

INTRODUCTION

The main purpose of the City of Lawrenceville's Revised 2020 Comprehensive Plan is to provide a short and long-term strategies to improve the quality of life in the City and to assure the economic vitality of the local business community through good planning and development.

The City of Lawrenceville was incorporated by an act of the Georgia General Assembly on December 15, 1821. The City was selected the Gwinnett County seat in the summer of 1871. The City of Lawrenceville is located about twenty-five (25) miles north of downtown Atlanta (see Map 1-1 for location).

The City of Lawrenceville Planning and Zoning Department prepared the first comprehensive City of Lawrenceville plan in 1986. An updated comprehensive plan "City of Lawrenceville - A Plan for 2010" was submitted in 1993 as per the Georgia State Planning Act of 1989. The 1989 Georgia State Planning Act requires that the updated comprehensive plan meet minimum standards and procedures.

This revised 2020 comprehensive plan for the City of Lawrenceville satisfies State requirements for comprehensive planning as outlined in the "Growth Strategies Planning Act of 1989", and "Minimum Standards and Procedures for Local Comprehensive Planning" as approved by the Georgia Department of Community Affairs (DCA). Previous Atlanta Regional Commission (ARC) comments for the 1993 Lawrenceville City Plan have also been addressed in this report. Furthermore, the most recent documents published by the ARC, such as "Vision 2020 Baseline Forecasts" (June 1994), "Employment 1996" (October 1996), "Atlanta Region Outlook" (October 1997), "1997 Population and Housing" (November 1997) were used as reference tools in preparing this plan.

CHAPTER ONE

PLANNING PROCESS

Section 1.1 City of Lawrenceville Goals

The City of Lawrenceville will continue to strive to provide a safe environment for its citizens regardless of socioeconomic background. The Mayor, City Council and all city officials, will work diligently to ensure that the City of Lawrenceville is a place where every citizen can feel a sense of pride about his home, have an equal opportunity for employment, and can plan for his and her family's future happiness.

The City of Lawrenceville's goals are simply stated as:

- ❖ To provide a strong sense of community including a safe and secure environment.
- ❖ To provide the highest quality environment for our residents and businesses.
- ❖ To provide an environment that is attractive to businesses and promotes economic activity within the City.

Section 1.2 Planning Process

The State of Georgia requires that all local government comprehensive plans follow a specific planning process and in their development that they adhere to minimum standards and procedures. This planning process is applied throughout this plan and consists of the following three steps, as defined by DCA

1. Inventory And Assessment
2. Needs And Goals Assessment
3. Implementation Strategy Development

Section 1.2.1 Inventory and Assessment

Projecting the City's future needs requires both an inventory and an assessment of existing conditions. This step answers the questions: "What do we have as a community?" and "What is good or bad about our community?". The answers to these two questions provide the foundation for planning and prioritizing community improvements.

Section 1.2.2 Statement of Needs and Goals

The City's needs and goal can be identified once the inventory and assessment of the various plan elements has been completed. The overall goals of the City have

been stated in section 1.1. Sub-goals and objectives are then defined with the purpose of defining a roadmap to meeting the future needs of the community. The City of Lawrenceville will initiate goals for community improvements that will preserve Lawrenceville, not only as the Gwinnett County seat but also as a historical city.

The overall goal of the Comprehensive development plan is the realization of the vision for Lawrenceville. Some of the primary elements of this vision include:

- A vital and prosperous citizenry who enjoy an continuously increasing standards of living;
- Superior and secure housing for all citizens;
- High quality parks, plazas and open spaces;
- Efficient and responsive government;
- Protection and preservation of the City's rich historical and cultural resources for the present and future generations;
- Promotion of environmental responsibility by the enactment of protective regulations and controls that do not adversely impact growth.

Section 1.2.3 Implementation Strategy

Once goals and objectives have been defined, an implementation strategy must be conceived that allows for the attainment of these goals in an orderly manner consistent with available resources. A critical part of the implementation strategy is the development of a short-term work program, which defines the specific actions that the City anticipates taking over the next five years. The overall implementation strategy and the short-term work program ensure that the Comprehensive Plan becomes a working tool in developing proposed community improvements.

Section 1.3 Plan Elements

The Georgia Department of Community Affairs' minimum planning standards and procedures requires examination of several elements in the development of comprehensive plans. By analyzing these elements the City is able to determine the most efficacious allocation of its resources. The various plan elements reviewed appear below.

Section 1.3.1 Population Element

The population element is key in that it has a direct influence on several of the other plan elements. Analysis of growth patterns in population helps to identify future trends in development and is considered when determining goals and resource allocations in other plan areas.

Section 1.3.2 Economic Development Element

This element provides an inventory and assessment of the City's economic base and its labor force. The City of Lawrenceville's trends in economic activity provide an insight into the City's ability to sustain growth. An understanding of

the Lawrenceville economy is necessary in order to develop goals and strategies for future economic developments.

Section 1.3.3 Natural and Historic Resources Element

An inventory and assessment of the City of Lawrenceville's natural features and historic resources is undertaken as part of the development of this plan. Natural features are indicated on topographic models and include, wetlands, prime agricultural and forestland, and plant and animal habitats. Historic homes, sites and landmark buildings are inventoried and assessed as historic resources. Future goals, objectives, and policies are developed to enhance positive and mitigate negative impacts of future population growth and development on these resources.

Section 1.3.4 Community Facilities and Service Element

The various services provided by the City of Lawrenceville are inventoried and assessed in this section of the plan. Future population growth will heavily impact the public service area. The school system, transportation, police, fire protection, water and sewer services, as well as solid waste management systems are analyzed in this element. Goals and strategies are developed from rigorous inventory and assessment, to address the present and future necessities of community facilities.

Section 1.3.5 Housing Element

An inventory of the City's housing by age, type, condition, and location of housing units within Lawrenceville is compiled in this plan element. Estimates of additional housing units needed to serve Lawrenceville's future population are made based on projected population growth.

Section 1.3.6 Land Use Element

Existing land uses in the City of Lawrenceville are examined in this element. The estimated acreage of each land use type is calculated and projections are made for future uses. Goals and strategies are developed to address existing land use problems and to develop plans to address anticipated future land use within Lawrenceville.

CHAPTER TWO

POPULATION ELEMENT

This chapter provides basic information about Lawrenceville’s residents including, trends over the past several decades, characteristics of the population as of 1997 and forecasts of the future. When combined with development opportunities and constraints contained in the Historic and Natural Resources Element, this element provides a basis for the Community Facilities, Housing and Land Use Elements of the Comprehensive Plan. Future population and household data, along with future employment forecasts contained in the Economic Development Element, help determine demand for housing and employment opportunities, infrastructure improvements, and land development patterns that are consistent with the goals and policies established in the other elements of the plan.

The City of Lawrenceville is located 25 miles north of downtown Atlanta. Lawrenceville is the county seat of Gwinnett County. Until recently, Gwinnett County was the most rapidly growing large county in the United States and continues to appear on the national top-ten list of population growth. The City of Lawrenceville shares in this constant growth with the County. The population trends and forecast are presented below.

Section 2.1 Population and Household

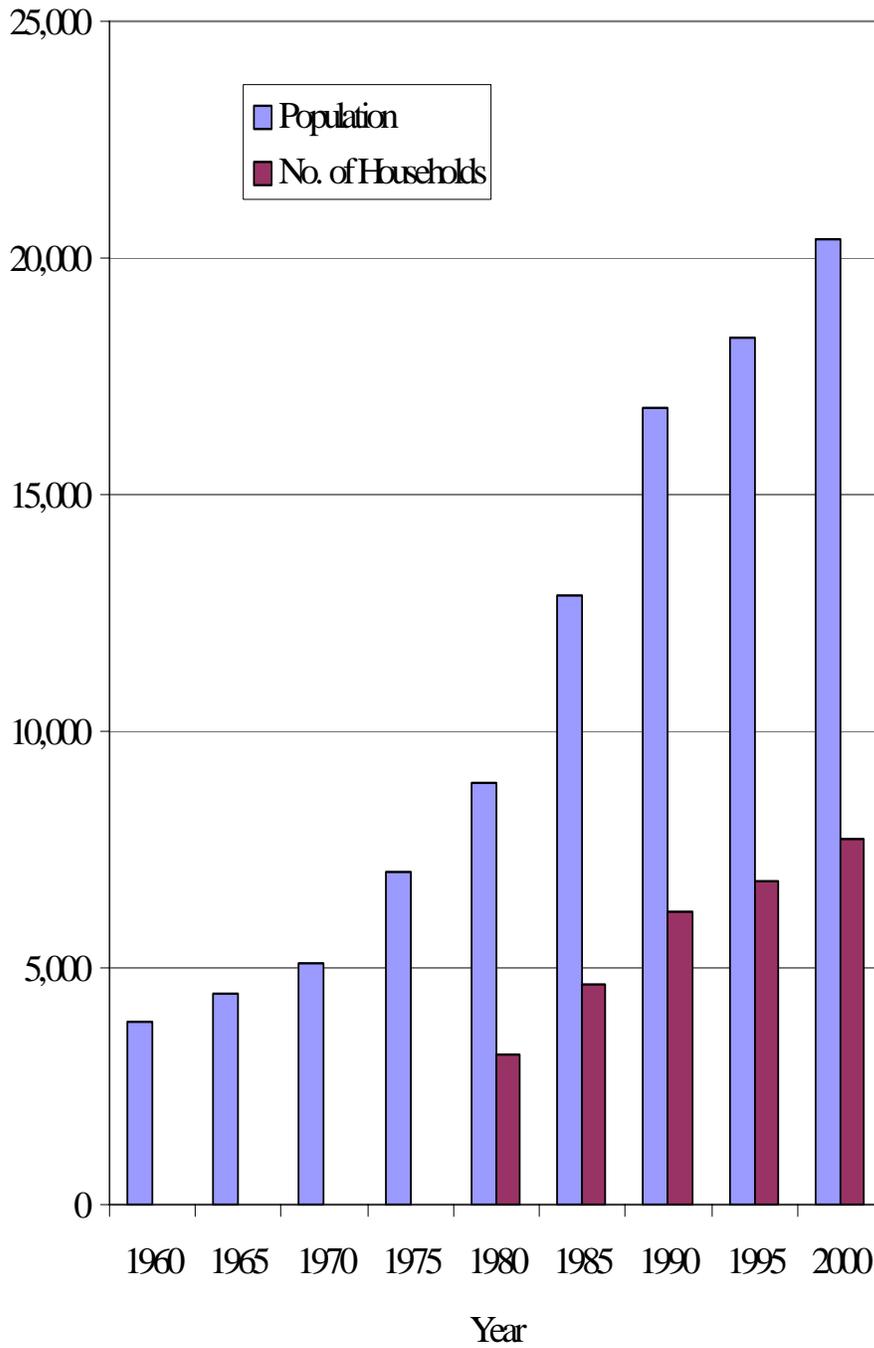
Section 2.1.1 Trends

The City of Lawrenceville was incorporated in December of 1821. It was selected as the Gwinnett County seat in the summer of 1871. Before 1970, the population growth, recorded at 5-year intervals, was less than 20%. The City of Lawrenceville maintained a stable growth rate up to 1970. Table 2.1.1.1 shows Lawrenceville population trends from 1960 to 2000. The most significant population growth in City of Lawrenceville history took place between 1970 and 1990, along with the urban growth in metro Atlanta area. The population grew 33% through the 1970s and 44.4% throughout the middle of the 1980s. In 1986, Gwinnett County was the fastest growing county in the United States. The City of Lawrenceville population growth trend correlates with the population growth of Gwinnett County, as shown in Table 2.1.1.1. The City of Lawrenceville’s population as a proportion of Gwinnett County’s population is gradually dropping; from 8.8% in 1960 to 4.0% in 1997 as the county becomes more urbanized.

TABLE 2.1.1.1
POPULATION AND HOUSEHOLD TRENDS
CITY OF LAWRENCEVILLE AND GWINNETT COUNTY

Year	1960	1965	1970	1975	1980	1985	1990	1995	2000
Lawrenceville Total Population	3,840	4,478	5,115	7,022	8,928	12,888	16,848	18,311	20,375
Population Density – Persons/acre	0.49	0.57	0.65	0.89	1.13	1.63	2.13	2.32	2.58
5-Year Pop. Change		0.17	0.14	0.37	0.27	0.44	0.31	0.09	0.11
10-Year Pop. Change			0.33	0.57	0.75	0.84	0.89	0.42	0.21
Number of Households					3,150	4,667	6,184	6,814	7,719
Household Size					2.83	2.78	2.72	2.69	2.64
Gwinnett									
Gwinnett Total Pop.	43,541	57,945	72,349	115,400	166,808	249,600	356,500	436,900	492,034
Population Ratio - Lawrenceville to Gwinnett Co.	0.09	0.08	0.07	0.06	0.05	0.05	0.05	0.04	0.04
Source: 1960, 1970, 1980, 1990 U.S. Bureau of the Census & 1990 "The Georgia Municipal Guide", 1993									
Data for 1965, 1975, 1985 are interpolated from U.S. Bureau of the Census									
Data for 1995, 2000 is based ON ARC "Vision 2020 Baseline Forecasts", 1994									

Figure 2.1.1.1 Lawrenceville Population and Household Trends



The City's 1990 population exceeded the 1970 population by a factor greater than three, resulting in a 20-year growth rate of 229%. The number of households increased at an even greater rate, indicating a decreasing household size. Table 2.1.1.1 shows the past trends to 1995. Population and housing growth has been affected by the urbanization of Gwinnett County. The City of Lawrenceville's present growth rate, remains slightly lower than that of Gwinnett County as a whole.

Section 2.1.2 Forecast Methodology

Much of the information contained in population element has been derived from Atlanta Regional Commission (ARC) forecasts, which is provided by county, super-district (County subdivided), and census tract. A portion of this information was published in a 1994 document titled "*Vision 2020 Baseline Forecasts.*" Other reference materials utilized in the preparation of this document include: ARC "*Atlanta Region Outlook*", October 1997; ARC "*1997 Population and Housing*", April 1997; Gwinnett Chamber of Commerce "*Demographic & Economic Trends 1991-1998*", 1998; and "*Gwinnett County 2020 Comprehensive Plan*", October 1997.

The ARC 1990 population forecasts for City of Lawrenceville related census tracts are presented in Table 2.1.2.1. These forecasts for the City of Lawrenceville were developed using the ratio of the area within the city limits to the total acreage of the census tract under consideration. For example, 33% of the land area of census tract 505.07 lies with the Lawrenceville City limits and therefore, 33% of the census tract 505.07 population is included in Lawrenceville's population projection. The appropriate census tract values of Table 2.1.2.1 were used to generate the City of Lawrenceville's population forecast. The 1990 ARC population census tracts (505.03, 505.08, 505.07, 505.05, 507.05, 505.09) were the primary data sources used in projecting current and future population trends. Map 2-1 shows ARC super-districts and census tracts within Gwinnett County.

**TABLE 2.1.2.1
ARC PROJECTED POPULATION
LAWRENCEVILLE RELATED CENSUS TRACTS**

Census Tract	Year	Total Population	Household Population	Average Household Size	Total Households
505.03	1990	12,533	11,984	3.06	3,917
	1995	19,449	18,841	2.98	6,315
	2000	26,363	25,647	2.92	8,787
	2005	32,736	31,931	2.86	11,176
	2010	37,409	36,486	2.81	12,978
	2015	39,966	38,933	2.77	14,050
	2020	40,736	39,569	2.74	14,422
505.05	1990	11,676	11,543	3.12	3,697
	1995	14,672	14,539	3.04	4,775
	2000	16,851	16,718	2.98	5,613
	2005	18,698	18,565	2.92	6,367
	2010	19,593	19,460	2.87	6,783
	2015	21,599	21,466	2.83	7,591
	2020	23,072	22,939	2.80	8,193
505.07	1990	6,099	6,026	2.98	2,021
	1995	8,222	8,146	2.91	2,801
	2000	10,249	10,170	2.84	3,575
	2005	11,457	11,376	2.78	4,086
	2010	11,591	11,507	2.74	4,200
	2015	11,167	11,080	2.70	4,102
	2020	10,537	10,446	2.67	3,907
505.08	1990	11,941	11,619	2.64	4,398
	1995	13,525	13,175	2.58	5,114
	2000	14,142	13,744	2.52	5,453
	2005	14,495	14,061	2.47	5,700
	2010	14,675	14,193	2.43	5,846
	2015	14,351	13,826	2.39	5,778
	2020	14,289	13,707	2.37	5,785
505.09	1990	5,283	5,231	2.84	1,839
	1995	6,515	6,463	2.77	2,330
	2000	7,552	7,500	2.71	2,764
	2005	9,486	9,434	2.66	3,551
	2010	11,972	11,920	2.61	4,561
	2015	14,884	14,832	2.58	5,757
	2020	18,712	18,660	2.55	7,315
507.05	1990	6,570	6,529	3.02	2,165
	1995	8,732	8,691	2.94	2,955
	2000	10,726	10,685	2.88	3,714
	2005	12,997	12,956	2.82	4,600
	2010	15,685	15,644	2.77	5,645
	2015	20,077	20,036	2.73	7,335
	2020	24,227	24,186	2.70	8,943

Source: ARC "Vision 2020 Baseline Forecasts", 1994

Insert ARC's map

Section 2.1.3 Population Forecasts

Table 2.1.3.1 shows Lawrenceville population figures from 1997 through 2020. These weighted population totals are based on ARC's population projections in city related census tracts.

Data is presented for each census tract in five-year increments from 1990 through year 2020, as shown in Table 2.1.3.1. Map 2-1 shows the City of Lawrenceville is primarily located in four census tracts (505.03, 505.07, 505.08 and 505.09) with additional lesser extensions in three census tracts (505.02, 505.05 and 507.05).

The City of Lawrenceville's projected population in Table 2.1.3.1 is consistent with the trends previously identified. These trends are:

- The City of Lawrenceville population growth rate is less than in the previous two decades.
- The City of Lawrenceville population growth rate is less than that of Gwinnett County.
- The City of Lawrenceville's population density has increased from 0.65 person per acre in 1970 to 2.32 persons per acre in 1995.

**TABLE 2.1.3.1
POPULATION AND HOUSEHOLD FORECASTS
CITY OF LAWRENCEVILLE AND GWINNETT COUNTY**

	1995	2000	2005	2010	2015	2020
Lawrenceville						
Total Population	18,311	20,375	22,106	23,309	23,937	24,729
# of Households	6,814	7,719	8,511	9,104	9,424	9,813
Household Size	2.69	2.64	2.60	2.56	2.54	2.52
Gwinnett						
Total Population	436,900	499,500	549,200	601,200	659,300	711,100
Population Ratio L'ville to Gwinnett	0.042	0.041	0.040	0.039	0.036	0.035
Data based on ARC "Vision 2020 Baseline Forecasts", 1994						

Section 2.1.4 Comparison in Rates of Growth

The City of Lawrenceville experienced its largest surge in population growth in its more than one hundred and seventy-five-year history, over the past three decades. **Table 2.1.4.1** shows the biggest five-year population growth in the City of Lawrenceville was attained in 1985 as families moved into the Atlanta area and settled in Gwinnett County. Gwinnett County was the fastest growing county in the United States in 1985. By 1990, the City of Lawrenceville's growth rate had moderated substantially, but remained significant at 30%.

As the County Seat, the City of Lawrenceville experienced earlier long-term development than other areas in Gwinnett County. Before 1980, the City's population was already three times that of the City of Duluth. After 1990, the City of Lawrenceville continued to grow at a rate comparable to the state of Georgia's growth rate, but lower than the Gwinnett County average.

Table 2.1.4.1 indicates that City of Lawrenceville current five-year growth is less than either its neighboring cities or Gwinnett County. Steady urbanization is expected to drive growth in both population and occupant density in Lawrenceville. Despite this continuing development, the City of Lawrenceville's growth rate is expected to continue to be slower than in previous years. The City of Lawrenceville's population is projected to continue to grow at a rate that reflects the regional growth trend, somewhat similar to that of the metro Atlanta region but less than the average for Gwinnett County.

Table 2.1.4.2 shows the ARC population forecasts in the Northern Atlanta area. **By year 2020, the population of Lawrenceville is projected to exceed 24,000. The population change between 1990 and 2020 is projected to be 32% or approximate 7,881 persons. This projected growth rate is comparable to the Atlanta Regional average of 39%, yet it is significantly less than the Gwinnett County average of 50%. Over the fifteen-year period from 1980 to 1995 the City of Lawrenceville population increased 105% with a net growth of 9,383 persons.**

**TABLE 2.1.4.1
COMPARATIVE RATES OF POPULATION GROWTH
LAWRENCEVILLE, DULUTH, LILBURN, GWINNETT, AND THE STATE OF GEORGIA**

Year	Lawrenceville			Duluth			Lilburn			Gwinnett County			Georgia		
	Pop.	Density (Pop./ Acre)	5-Year Change	Pop.	Density (Pop./ Acre)	5-Year Change	Pop.	Density (Pop./ Acre)	5-Year Change	Pop.	Density (Pop./ Acre)	5-Year Change	Pop.	Density (Pop./ Acre)	5-Year Change
1970	5,115	0.65	N/A	1,810	0.38	N/A	1,668	0.42	N/A	72,349	0.26	N/A	4,611,102	0.12	N/A
1975	7,022	0.89	0.37	2,383	0.50	0.32	2,717	0.68	0.63	115,400	0.42	0.60	5,056,037	0.13	0.10
1980	8,928	1.13	0.27	2,956	0.62	0.24	3,765	0.95	0.39	116,808	0.42	0.01	5,484,436	0.14	0.08
1985	12,888	1.63	0.44	5,993	1.27	1.03	6,533	1.65	0.74	249,600	0.90	1.14	5,962,716	0.16	0.09
1990	16,848	2.13	0.31	9,029	1.91	0.51	9,301	2.35	0.42	356,500	1.29	0.43	6,508,608	0.17	0.09
1995	18,311	2.32	0.09	14,628	3.09	0.62	10,450	2.63	0.12	436,900	1.58	0.23	7,056,802	0.19	0.08
1997	19,185	2.43	N/A	16,868	3.57	N/A	10,910	2.75	N/A	478,900	1.73	N/A	N/A	N/A	N/A
2000	20,375	2.58	0.11	N/A	N/A	N/A	N/A	N/A	N/A	499,500	1.80	0.17	7,557,009	0.20	0.07
2005	22,106	2.80	0.08	N/A	N/A	N/A	N/A	N/A	N/A	549,200	1.98	0.10	8,041,481	0.21	0.06
2010	23,309	2.95	0.05	N/A	N/A	N/A	N/A	N/A	N/A	601,200	2.17	0.09	8,533,488	0.22	0.06
2020	24,729	3.13	0.03	N/A	N/A	N/A	N/A	N/A	N/A	711,100	2.57	0.09	N/A	N/A	N/A

Source: 1970, 1980 U.S. Bureau of the Census

1990, 1995, 2000, 2005, 2010 ARC "Vision 2020 Baseline Forecasts", 1994

"Gwinnett County 2020 Comprehensive Plan", 1997

State forecasts: by Woods and Pools Economics, Inc.

**Table 2.1.4.2
Area Wide Population Growth
Lawrenceville and Northern Atlanta Region**

	Year					Ten Year Range							
	1980	1990	2000	2010	2020	1980-1990		1990-2000		2000-2010		2010-2020	
						#	%	#	%	#	%	#	%
Cobb Cty	297,718	453,400	524,800	601,900	658,400	155,682	52.0	71,400	16.0	77,100	15.0	56,500	9.0
Fulton Cty	589,904	670,800	750,600	807,700	888,200	80,896	14.0	79,800	12.0	57,100	8.0	80,500	10.0
Clayton Cty	150,357	184,100	209,100	225,900	241,700	33,743	22.0	25,000	14.0	16,800	8.0	15,800	7.0
Dekalb Cty	483,024	553,800	608,700	622,100	647,300	70,776	15.0	54,900	10.0	13,400	2.0	25,200	4.0
Rockdale Cty	36,747	54,500	75,400	99,600	136,900	17,753	48.0	20,900	38.0	24,200	32.0	37,300	37.0
C. Gwinnett	N/A	92,028	142,138	169,080	182,961	N/A	N/A	50,110	54.0	26,942	19.0	13,881	8.0
N. Gwinnett	N/A	41,576	74,764	111,133	152,639	N/A	N/A	33,188	80.0	36,369	49.0	41,506	37.0
E. Gwinnett	N/A	17,407	26,735	41,031	72,277	N/A	N/A	9,328	54.0	14,296	53.0	31,246	76.0
Gwinnett Cty	166,808	356,500	499,500	601,200	711,100	189,692	114.0	143,000	40.0	101,700	20.0	109,900	18.0
Atlanta Region	1,896,182	2,557,800	3,115,500	3,603,800	4,169,700	661,618	35.0	557,700	22.0	488,300	16.0	565,900	16.0
City of L'ville	8,928	16,848	20,375	23,309	24,729	7,920	89.0	3,527	21.0	2,934	14.0	1,420	6.0

Section 2.2 Age Distribution

Section 2.2.1 Age Distribution Trend

Age distribution trends for the City of Lawrenceville allow important planning inferences to be drawn with respect to future demand for various types of city services. Figure 2.2.1.1 displays, graphically, the age distribution characteristics from 1970 to 1990. Table 2.2.1.1 provides both the number and the percentage of residents in each age cohort. The City of Lawrenceville's population in the 15 to 44 year age group, increased from 43.2% in 1970 to 51.8% in 1990, or about 4% per decade. This significant increase indicates that families of working and childbearing age have been moving into the community.

The percentage of population under 15 year old and above 44 year old has decreased as the age group between 15 to 44 year old has increased over time. The median age of Lawrenceville residents rose from 26.7 in 1970 to 29.8 in 1990. This could be the result of natural trends, population migration to the community or a combination of both factors.

In the 1970s and 1980s, there was substantial dissimilarity between the percentage of each age group within the city and within the county. By 1990, the age distribution of the City of Lawrenceville and Gwinnett County had become similar. As shown in Table 2.2.1.1, the differences in the three major age subgroups (0 to 14 year old, 15 to 44 year old and 45 year old and up) are less than 0.9% in 1990. These figures reflect the higher percentages of similar aged persons moving into these communities.

The age distribution forecast for Lawrenceville is presented in Section 2.2.2.

**Table 2.2.1.1
Population by Age: Trends
Lawrenceville and Gwinnett County**

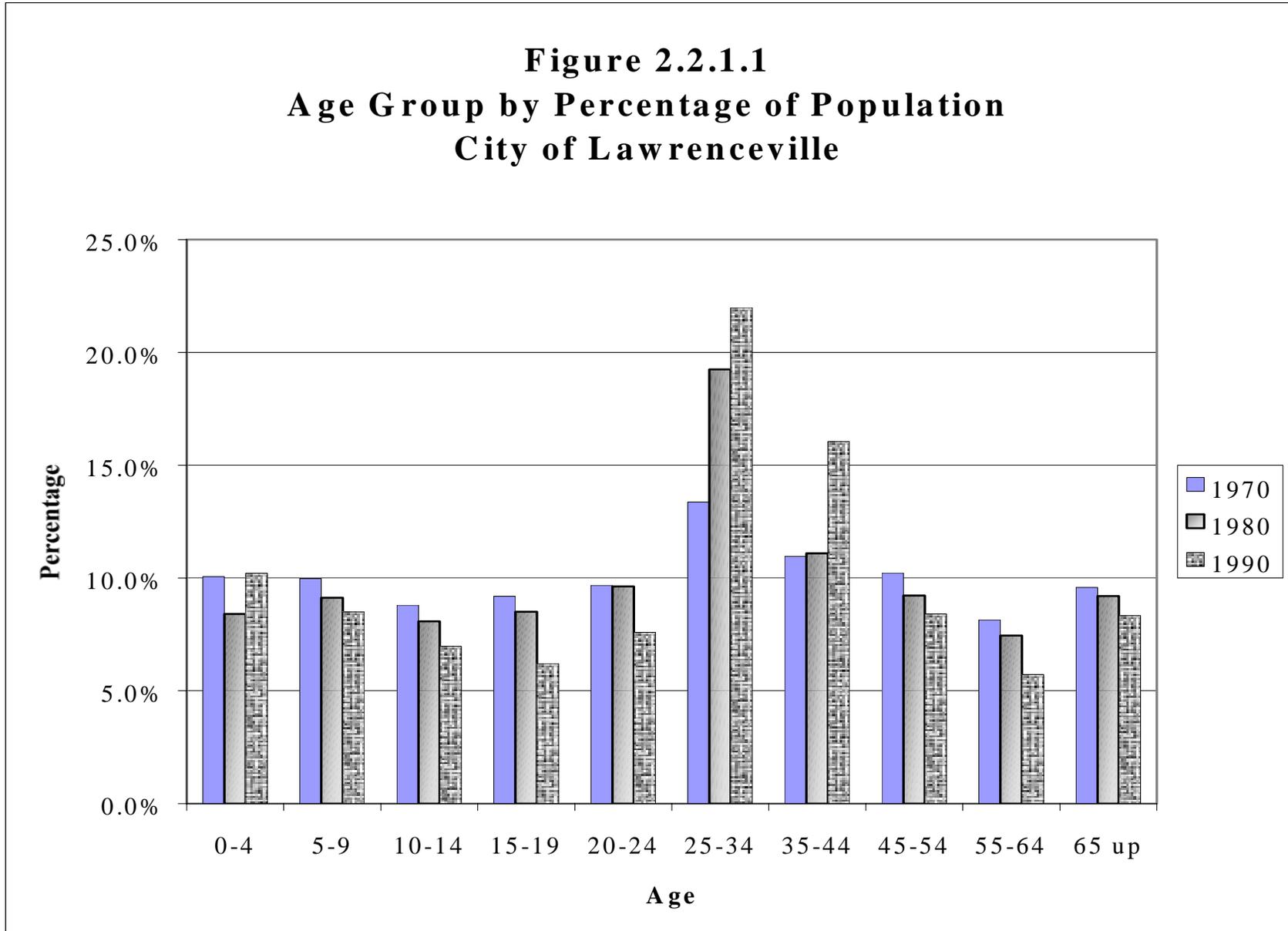
Age	1970 U.S. Census				1980 U.S. Census				1990 U.S. Census				1997 Estimated		2000 Forecasted		2010 Forecasted		2020 Forecasted	
	L'ville		Gwinnett Cty		L'ville		Gwinnett Cty		L'ville		Gwinnett Cty		Gwinnett Cty		Gwinnett Cty		Gwinnett Cty		Gwinnett Cty	
	People	%	People	%	People	%	People	%	People	%	People	%	People	%	People	%	People	%	People	%
0-4	515	10.07	7,890	10.91	751	8.41	13,899	8.33	1,722	10.22	34,372	9.64	40,248	8.18	38,048	7.62	33,289	5.54	50,308	7.07
5-9	510	9.97	8,160	11.28	815	9.13	15,597	9.35	1,432	8.50	31,959	8.96	42,512	8.64	42,877	8.58	42,075	7.00	46,570	6.55
10-14	450	8.80	7,558	10.45	722	8.09	15,597	9.35	1,174	6.97	28,411	7.97	34,590	7.03	38,317	7.67	43,942	7.31	44,571	6.27
Subtotal		28.84		32.63		25.63		27.03		25.69		26.58		23.85		23.87		19.84		19.89
15-19	470	9.19	6,023	8.32	760	8.51	13,526	8.11	1,046	6.21	26,014	7.30	34,492	7.01	32,235	6.45	47,485	7.90	45,313	6.37
20-24	495	9.68	5,824	8.05	860	9.63	13,080	7.84	1,280	7.60	28,158	7.90	31,687	6.44	30,289	6.06	44,420	7.39	50,295	7.07
25-34	684	13.37	12,071	16.68	1,718	19.24	36,512	21.89	3,705	21.99	50,542	14.18	97,570	19.83	81,458	16.31	80,465	13.38	113,168	15.91
35-44	561	10.97	8,553	11.82	991	11.10	25,819	15.48	2,703	16.04	77,322	21.69	91,125	18.52	103,314	20.68	91,993	15.30	104,204	14.65
Subtotal		43.21		44.88		48.49		53.32		51.84		51.06		51.80		49.51		43.97		44.01
45-54	523	10.22	6,938	9.59	824	9.23	14,433	8.65	1,417	8.41	40,495	11.36	62,784	12.76	72,736	14.56	106,681	17.74	95,799	13.47
55-64	417	8.15	4,946	6.84	665	7.45	9,787	5.87	965	5.73	20,543	5.76	31,244	6.35	35,624	7.13	68,899	11.46	85,330	12.00
65-up	490	9.58	4,386	6.06	822	9.21	8,558	5.13	1,404	8.33	18,684	5.24	25,783	5.20	24,604	4.93	41,951	6.98	75,543	10.62
Subtotal		27.96		22.49		25.88		19.65		22.47		22.36		24.31		26.62		36.18		36.10
Total	5,115	100%	72,349	100%	8,928	100%	166,808	100%	16,848	100%	356,500	100%	492,034	100%	499,500	100%	601,200	100%	711,100	100%
Median Age	26.70		25.60		28.20		28.20		29.80		30.80		31.53		N/A		N/A		N/A	

Source: 1990 U.S. Bureau of the Census

Gwinnett Chamber of Commerce "Demographic & Economic Trends 1997-1998"

ARC "Vision 2020 Baseline Forecasts", 1994

Figure 2.2.1.1
Age Group by Percentage of Population
City of Lawrenceville



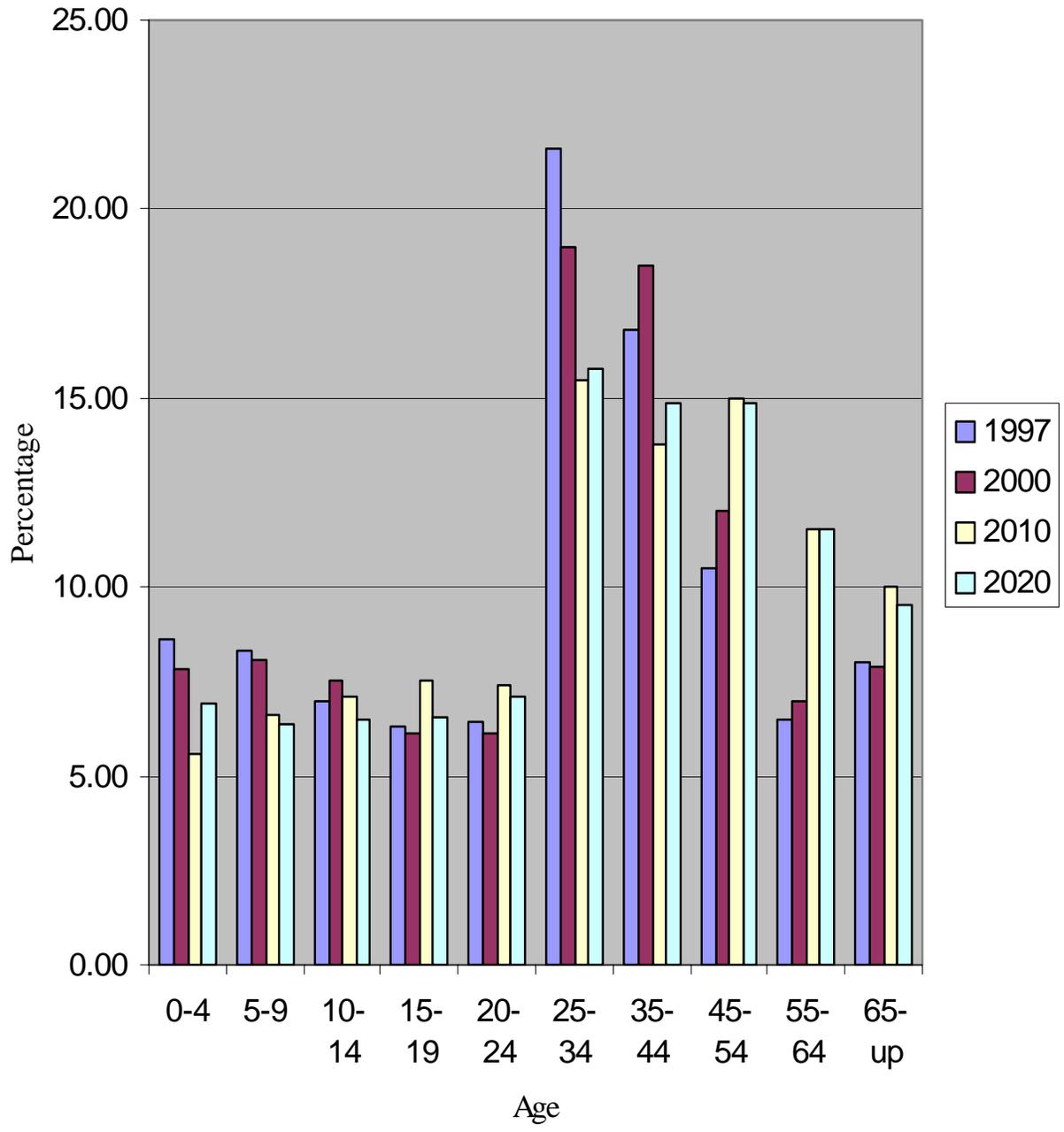
Section 2.2.2 Age Distribution Forecast

The Gwinnett County and the City of Lawrenceville age distribution projections, shown on Table 2.2.2.1 and Figure 2.2.2.1, indicate slight decreases in the lower age groups and slight increases in the older age groups after the year 2000. The available labor force represented by the 20 year to 64-year old age group shows an increase during the next twenty years.

**Table 2.2.2.1
Population by Age: Forecasts
Lawrenceville and Gwinnett County**

Age	1997 Year Estimate	%	2000 Year Forecast	%	2010 Year Forecast	%	2020 Year Forecast	%
Gwinnett County								
0-4	40,248	8.18	38,048	7.60	33,289	5.50	50,308	7.07
5-9	42,512	8.64	42,877	8.60	42,075	7.00	46,570	6.55
10-14	34,590	7.03	38,317	7.70	43,942	7.30	44,571	6.27
Subtotal		23.85		23.90		19.80		19.89
15-19	34,492	7.01	32,235	6.50	47,485	7.90	45,313	6.37
20-24	31,687	6.44	30,289	6.00	44,420	7.40	50,295	7.07
25-34	97,570	19.83	81,458	16.30	80,465	13.40	113,168	15.91
35-44	91,125	18.52	103,314	20.70	91,993	15.30	104,204	14.65
Subtotal		51.80		49.50		44.00		44.00
45-54	62,784	12.76	72,736	14.60	106,681	17.70	95,799	13.47
55-64	31,244	6.35	35,624	7.10	68,899	11.50	85,330	12.00
65-up	25,783	5.20	24,604	4.90	41,951	7.00	75,543	10.62
Subtotal		24.31		26.60		36.20		36.09
Total	492,034	99.96	499,502	100.00	601,200	100.00	711,101	100.00
Median Age	31.50		32.57		35.66		36.59	
Lawrenceville								
0-4	1,650	8.60	1,589	7.80	1,305	5.60	1,661	6.94
5-9	1,592	8.30	1,650	8.10	1,538	6.60	1,532	6.40
10-14	1,343	7.00	1,528	7.50	1,655	7.10	1,553	6.49
Subtotal		23.90		23.40		19.30		19.83
15-19	1,209	6.30	1,243	6.10	1,748	7.50	1,566	6.54
20-24	1,236	6.44	1,243	6.10	1,725	7.40	1,696	7.09
25-34	4,144	21.60	3,871	19.00	3,613	15.50	3,771	15.76
35-44	3,223	16.80	3,769	18.50	3,217	13.80	3,562	14.88
Subtotal		51.14		49.70		44.20		44.26
45-54	2,014	10.50	2,445	12.00	3,496	15.00	3,556	14.86
55-64	1,247	6.50	1,426	7.00	2,681	11.50	2,753	11.50
65-up	1,535	8.00	1,610	7.90	2,331	10.00	2,283	9.54
Subtotal		25.00		26.90		36.50		35.90
Total	19,185	100.04	20,375	100.00	23,309	100.00	24,729	100.00
Median Age	32.50		33.29		36.47		36.27	
Source: "Gwinnett County 2020 Comprehensive Plan", 1997								
Lawrenceville Data based on ARC "Vision 2020 Baseline Forecasts", 1994								

Figure 2.2.2.1
Age Group by Percentage of Population
Lawrenceville Forecasts



Section 2.3 Racial Composition

Table 2.3.1 provides a breakdown of the City of Lawrenceville's population by racial composition. Typical of many suburban areas in the Atlanta Region, the City of Lawrenceville has a predominately white population. Lawrenceville like many other communities and the nation as a whole experienced an increase in minority population between the years 1990 and 1997. The percentage of Asians, Hispanics and other races has increased somewhat less than in Gwinnett County as a whole. The African-American population was the largest minority group in 1990.

Proportionally white and black populations are decreasing due to increased migration of other races to the Atlanta area. The Asian and Hispanic population is increasing. In 1990, Asian population comprised 3% of the total Gwinnett County population, and the Hispanic population constituted 2.4%. Most recently, data from 1997 shows Asian and Pacific Islander populations accounting for 3.6% of the Gwinnett County total. In turn, the African-American percentage of the non-white population has decreased slightly.

Table 2.3.1
Racial Composition (1970-1997)
Lawrenceville, Lilburn, Duluth and Gwinnett County

	1970		1980		1990		1997	
	Pop.	Percent	Pop.	Percent	Pop.	Percent	Pop.	Percent
Lawrenceville								
Total	5,115	100.00	8,928	100.00	16,848	100.00	19,175	100.00
White	N/A	N/A	8,311	93.10	15,428	91.60	16,932	88.30
Black	538	10.50	606	6.80	957	5.70	N/A	N/A
Black+Other	N/A	N/A	617	6.90	1,415	8.40	2,253	11.70
Lilburn								
Total	1,668	100.00	3,765	100.00	9,301	100.00	10,910	100.00
White	N/A	N/A	N/A	N/A	8,629	92.70	10,055	92.20
Black	0	0.00	8	0.20	251	2.70	N/A	N/A
Black+Other	N/A	N/A	N/A	N/A	672	7.30	855	7.80
Duluth								
Total	1,810	100.00	2,956	100.00	9,125	100.00	16,868	100.00
White	N/A	N/A	N/A	N/A	8,343	91.40	15,262	90.50
Black	282	15.60	299	10.10	475	5.20	N/A	N/A
Black+Other	N/A	N/A	N/A	N/A	782	8.60	1,606	9.50
Gwinnett County								
Total	72,349	100.00	166,808	100.00	356,500	100.00	488,035	100.00
White	N/A	N/A	N/A	N/A	323,702	90.80	442,964	90.80
Black	N/A	N/A	N/A	N/A	12,834	3.60	21,945	4.50
Asian	N/A	N/A	N/A	N/A	10,695	3.00	17,418	3.60
Hispanic	N/A	N/A	N/A	N/A	8,556	2.40	N/A	N/A
Asian+Hispanic	N/A	N/A	N/A	N/A	19,251	5.40	N/A	N/A
Other Races	N/A	N/A	N/A	N/A	713	0.20	5,708	1.10
Source: Gwinnett Chamber of Commerce, "Demographic & Economic Trends 1997-1998"								
1970, 1980, 1990 U.S. Bureau of the Census								

Section 2.4 Population By Sex

Table 2.4.1 shows the City of Lawrenceville population classified by sex for the years 1960, 1970, 1980, and 1990 as well as the 1997 Gwinnett County population. The higher percentage of female population than male population in the over thirty year old grouping is very clear in the data from 1960 and 1970. This trend shows a slight decrease from 53% in 1960 to 51.9% in 1990. The population difference between females and males is probably indicative of the increased life span of females in the general population.

Table 2.4.1
Population Classified by Sex
Lawrenceville and Gwinnett County

		Pop.	Percent
Gwinnett County, 1997 Estimated			
	Male	244,344	49.66
	Female	247,690	50.34
Total		492,034	100.00
Lawrenceville, 1990 Census Estimated			
	Male	8,104	48.10
	Female	8,744	51.90
Total		16,848	100.00
Lawrenceville, 1980 Census Estimated			
	Male	4,225	47.32
	Female	4,703	52.68
Total		8,928	100.00
Lawrenceville, 1970 Census Estimated			
	Male	2,444	47.78
	Female	2,671	52.22
		5,115	100.00
Lawrenceville, 1960 Census Estimated			
	Male	1,788	47.00
	Female	2,016	53.00
Total		3,804	100.00
Source: Gwinnett Chamber of Commerce, "Demographic & Economic Trends 1997-1998"			
1980, 1990 U.S. Bureau of the Census			

Section 2.5 Educational Attainment

The level of education attainment for adult citizens in the City of Lawrenceville has increased dramatically since 1980. These gains are shown on Table 2.5.1. The percentage of citizens with higher education has risen significantly from 1980 to 1990. The percentage of adults 25 years and older with a high school diploma has increased from 27.5% in 1980 to 30.2% in 1990. The percentage of adults with a college degree increased from 14% in 1980 to 27% in 1990.

The education attainment of the adult population of the City of Lawrenceville compares very favorably with Gwinnett County, the surrounding region, and the State of Georgia. Table 2.5.2 illustrates these comparisons. The 1990 percentage of high school graduates exceeds that of Gwinnett County. The percentage of the adult population in the City of Lawrenceville with college education exceeds that of the State of Georgia.

Gwinnett County presently operates 82 schools, including 48 elementary schools, 16 middle schools, 13 high schools, one special education center, one high school vocational center, one pre-kinder garden center, and one post secondary technical institute. In the school year of 1998-1999 more than 98,000 students were enrolled in the Gwinnett County Public School System. Projections show that more than 122,000 students will be enrolled by the year 2003. The Gwinnett County Public School System plans to open six more schools over the next four years to accommodate for the increasing number of school age children.

Thirty one (31) Gwinnett County Public Schools have been designated as Georgia Schools of Excellence and eleven (11) have won distinction as National Schools of Excellence (Blue Ribbon Schools). The Lawrenceville Elementary School has earned the Georgia School of Excellence during the 1997-1998 school year.

Key educational attainment indicators, such as the drop out rate and standard achievement test scores, are not available for the City of Lawrenceville. The City of Lawrenceville is part of the Gwinnett County Board of Education System, and the data presented in Table 2.5.3 reflects Gwinnett County averages. Gwinnett is one of the few counties that has a lower high school dropout rate and higher achievement test scores than the State of Georgia average. Standard tests, such as the Iowa Tests of Basic Skills, the Test of Achievement and Proficiency, the American College Testing (ACT) exam and Scholastic Aptitude Test (SAT) consistently show that Gwinnett students score well above the state and national averages. The average SAT score for Gwinnett high school seniors in 1995-96 was 10 points above national average and 62 points above the Georgia average.

**TABLE 2.5.1
PERSONS 25 AND OVER
HIGHEST EDUCATIONAL LEVEL COMPLETED
CITY OF LAWRENCEVILLE**

	1980		1990	
	Pop.	Percent	Pop.	Percent
Elementary School	1,232	0.25	846	0.08
High School (1-3 years)	1,001	0.20	1,675	0.16
High School Graduate	1,378	0.27	3,094	0.30
College (1-3 years)	709	0.14	1,880	0.18
College Graduate	700	0.14	2,737	0.27
Total	5,020	1.00	10,232	1.00

Source: 1980, 1990 U.S. Bureau of the Census

**TABLE 2.5.2
COMPARISON OF EDUCATION ATTAINMENT
LAWRENCEVILLE, SURROUNDING COUNTIES AND STATE**

	Lawrenceville	Gwinnett County	Fulton County	Cobb County	Forsyth County	State of Georgia
1980						
Elementary (0-8) %	0.25	0.13	0.17	0.12	0.27	0.24
Some High School (9-11) %	0.20	0.15	0.17	0.16	0.22	0.20
High School Grad. (12) %	0.27	0.33	0.27	0.31	0.31	0.29
Some College (13-15) %	0.14	0.20	0.17	0.19	0.11	0.13
College Grad. and Above %	0.14	0.19	0.23	0.23	0.09	0.15
Total	1.00	1.00	1.00	1.00	1.00	1.00
1990						
Elementary (0-8) %	0.08	0.05	0.05	0.05	0.13	0.12
Some High School (9-11) %	0.16	0.09	0.09	0.09	0.19	0.17
High School Grad. (12) %	0.30	0.26	0.26	0.24	0.31	0.30
Some College (13-15) %	0.18	0.31	0.31	0.29	0.21	0.22
College Grad. and Above %	0.27	0.30	0.30	0.33	0.16	0.19
Total	1.00	1.00	1.00	1.00	1.00	1.00

Source: 1980, 1990 U.S. Bureau of the Census

**TABLE 2.5.3
EDUCATIONAL ATTAINMENT INDICATORS 1982-1997
GWINNETT COUNTY AND GEORGIA**

Year	Total Enrollment	Dropouts			Achievement	
		Gwinnett Population	Gwinnett Percent	Georgia Percent	Test Score	
Gwinnett	Georgia					
1982-83	40,326	608	1.50	2.30	N/A	N/A
1983-84	42,713	650	1.50	2.60	N/A	N/A
1984-85	47,271	697	1.50	2.50	N/A	N/A
1985-86	51,298	661	1.30	1.80	670	653
1986-87	54,826	687	1.30	2.10	669	653
1987-88	59,675	755	1.30	2.00	670	655
1988-89	62,290	637	1.00	2.00	666	654
1989-90	59,435	918	1.50	2.00	671	659
1990-91	64,944	803	1.20	1.80	673	660
1991-92	68,762	687	1.00	1.90	672	658
1992-93	72,380	735	1.30	2.10	N/A	N/A
1993-94	75,998	692	1.20	2.20	N/A	N/A
1994-95	79,616	644	1.00	2.00	N/A	N/A
1995-96	83,234	711	1.50	1.90	N/A	N/A
1996-97	86,852	754	1.40	1.70	N/A	N/A
1997-98	90,473	689	1.20	1.70	N/A	N/A
		Public Pre-Primary		0.05		
Gwinnett County Population Enrolled by School Sector		Private Pre-Primary		0.05		
		Public Elementary/High		0.65		
		Private Elementary/High		0.04		
		College		0.21		
Source:						
1992-1997 data interpolated by E & C Consulting Engineers, Inc.						
1982-1997 Gwinnett County School of Board						
1997, 1998 Gwinnett Chamber of Commerce "Demographic & Economic Trends 1997-1998"						

Section 2.6 Income

Table 2.6.1 shows the income distribution levels for the citizens of the City of Lawrenceville, Gwinnett County, and the State of Georgia. The residents of the City of Lawrenceville have a household and per capita income intermediate between the Gwinnett County and the State of Georgia average according to the 1990 U.S. Census data. The “Gwinnett County 2020 Comprehensive Plan” reports that one of the four main census tracts located in the City of Lawrenceville has an average household income below the state average.

Table 2.6.2 shows that the City of Lawrenceville income levels (per capita and median) increased over \$10,000 between 1980 and 1990. Metro Atlanta’s high commercial activity during the 1980’s raised income levels throughout Gwinnett County. No data was available for the Gwinnett County median family income.

**TABLE 2.6.1
INCOME DISTRIBUTION BY HOUSEHOLDS- 1989 AND 1997
LAWRENCEVILLE, GWINNETT COUNTY AND GEORGIA**

	Year 1989		Year 1989		Year 1989		Year 1997	
	Lawrenceville		Gwinnett County		Georgia State		Gwinnett County	
	Pop.	Percent	Pop.	Percent	Pop.	Percent	Pop.	Percent
Total Household	6,113	100.00	127,204	100.00	2,638,418	100.00	184,425	100.00
\$150,000 or More	52	0.85	1,958	1.50	36,938	1.40	10,734	5.82
\$100,000 to \$149,000	119	1.95	5,072	4.00	63,322	2.40	16,580	8.99
\$75,000 to \$99,999	303	4.96	11,792	9.30	121,367	4.60	25,248	13.69
\$50,000 to \$74,999	1,271	20.79	32,007	25.10	379,932	14.40	54,571	29.59
\$35,000 to \$49,999	1,298	21.23	30,673	24.00	469,638	17.80	32,865	17.82
\$25,000 to \$34,999	928	15.18	19,499	15.40	427,424	16.20	17,705	9.60
\$15,000 to \$24,999	1,180	19.30	15,433	12.20	469,638	17.80	15,639	8.48
\$5,000 to \$14,999	690	11.29	8,271	6.50	461,723	17.50	8,520	4.62
Under \$5,000	272	4.45	2,499	2.00	208,435	7.90	2,564	1.39
Ave. Household Income	N/A		N/A		N/A		\$73,266	
Median Household Income	\$34,826		\$42,926		\$29,021		\$56,833	
Est. Per Capita Income	\$14,479		\$15,503		\$10,624		\$27,541	
Source: Gwinnett Chamber of Commerce, "Demographic & Economic Trends 1997-1998"								
1990 U.S. Bureau of the Census								

**TABLE 2.6.2
HOUSEHOLD INCOME, 1989
LAWRENCEVILLE, LILBURN, DULUTH AND GWINNETT COUNTY**

City	Lawrenceville			Lilburn	Duluth	Gwinnett County			
	1970	1980	1990	1990	1990	1970	1980	1990	1997
Median Family Income	N/A	\$22,159	\$40,190	\$46,929	\$49,193	N/A	N/A	N/A	N/A
Median Household Income	\$9,027	\$20,041	\$34,826	\$40,708	\$42,869	\$27,929	\$37,194	\$42,926	\$56,833
Capita Income (Dollars/Person/Year)	N/A	\$7,051	\$14,479	N/A	N/A	\$8,106	\$12,240	\$15,503	\$27,541
Persons-Income Below Poverty Level									
# of Person	N/A	1,361	1,475	341	225	N/A	N/A	N/A	N/A
% of Persons	N/A	15.50	8.80	3.70	2.50	N/A	N/A	N/A	N/A
Family-Income Below Poverty Level									
# Family Household	N/A	297	312	43	46	N/A	N/A	N/A	N/A
% Family Household	N/A	11.85	6.80	1.70	1.90	N/A	N/A	N/A	N/A
Source: University of Georgia, "The Georgia Municipal Guide", 1993									
1970, 1980 U.S. Bureau of the Census & Gwinnett Chamber of Commerce "Demographic & Economic Trends 1997 – 1998"									
Gwinnett County Data from Woods & Pools Economics, Inc. 1991									

Section 2.7 Population Assessment

Population and housing units in the City of Lawrenceville are projected to increase in the next two decades. However, the growth rate is not expected to be much higher than the average of the last twenty years. The population growth in Lawrenceville will likely be considerably lower than the Gwinnett average, and slightly lower than the Atlanta Regional average. This forecast is based upon the past census data and the existing population density. The City of Lawrenceville, being the county seat is expected to develop more commercial, professional, industrial, and community facilities. This economic growth is expected to attract upper and middle management families that would like to live closer to work.

CHAPTER THREE

ECONOMIC DEVELOPMENT ELEMENT

This chapter provides an inventory and assessment of the economic base, labor force characteristics, local opportunities, and developmental resources for the City of Lawrenceville. This data, in conjunction with the other elements of this comprehensive plan, provide the basis for developing the economic needs and goals necessary, to create strategies for the economic well being of the City of Lawrenceville.

Several factors contribute to the City of Lawrenceville's positive growth outlook. As the county seat, the City of Lawrenceville is located almost directly in the geographical center of Gwinnett County. The City of Lawrenceville is expected to have favorable economic development over the next fifteen to twenty years due to increased commercial activity in Gwinnett County, the enticing quality of life, the city affords and numerous cultural and health facilities. The City's infrastructure is in excellent condition, which makes it attractive for siting planned developments. Available utility services include water, gas and electricity, provided by the Lawrenceville Public Works Department, and sewer services provided by Gwinnett County's Department of Public Utilities.

With the August 1999 opening of the Mall of Georgia, six miles away from the City's northern edge, Lawrenceville expects to garner more retail, service, and corporate employment opportunities. The Atlanta region as a whole and Gwinnett County in particular enjoys a favorable national image, successful business climate, and affordable land prices. The City of Lawrenceville as a center of government and commerce is well positioned to enjoy the continuing benefits of economic development.

Section 3.1 Setting

Section 3.1.1 The Region

The Atlanta region has served as an economic hub for the southeastern United States since the last century. It has an excellent transportation network including an international airport, which allows for convenient movement of goods and service into and out of the region. Atlanta provides a central distribution location and access to diverse housing choices. The region has a very positive housing market and has lead the nation in permits over the last fifteen years. The Atlanta region remains a top choice in corporate relocation and immigration. In fact, ARC projections indicate that immigration will account for almost half of the region's population increase between 1990 and 2020.

Gwinnett County is located in the northeastern quadrant of the Atlanta region. Although the region has experienced tremendous growth, the culture still retains a sense of warm southern hospitality and respect. During the past two decades, an

increasing number of high technology and multi-national firms have located in Gwinnett County. These firms have added to the diversity of businesses and cultures within the City of Lawrenceville. Balancing the needs of the community with commercial interests continues to offer the city and county increasing benefits such as cultural enrichment, new healthcare facilities, and economic opportunities to the citizenry. More than 700 manufacturing companies and 480 high-tech firms are located in Gwinnett County. Of these, 315 employ more than 100 employees each. Table 3.1.1.1 is a list of selected high- tech firms and major employers located in Gwinnett County.

The ARC forecasts that Gwinnett County, the Atlanta region's leader in population growth during the 1980s, will become the leader in employment growth in the 1990s. With excellent interstate access and a huge inventory of vacant, developable land, it is virtually assured that there will be substantial job creation between 1990 and 2020. A projected total of 259,200 additional jobs will be generated, more than any other county in the Atlanta region.

**TABLE 3.1.1.1
HIGH-TECH FIRMS AND MAJOR EMPLOYERS
GWINNETT COUNTY**

<u>High Tech Company</u>	<u>Product</u>
AT & T Laboratories	Communication, Research and Development
Boeing North American Inc	Missile and Rocket Technologies
Canon USA Inc	Electronic Office Machines, Photography Related Products
Electromagnetic Science Inc	Wireless LAN, Satellite Communications
GEC Avionics Inc	Aerospace Technology
Hayes Microcomputer	Computer and Modems
Lucent Technologies	Communications, Transmission Devices
Motorola Energy Products	Battery Packs
NCR	Retail Computers
OKI Telecom	Telephone and Voice Technology
Scientific Atlanta	Data Communication Technology, Transmitters and Receivers
<u>Major Employers</u>	<u>Employees</u>
Gwinnett County Public Schools	9,260
Scientific Atlanta	4,100
Lucent Technologies	3,500
Gwinnett County Government	3,091
Ciba Vision Corporation	2,500
Promina Gwinnett Health Systems	2,441
Kroger Company	1,920
Public Supermarkets Inc	1,835
Primerica Financial Services	1,350
Motorola Energy Products Division	1,100
Source: Gwinnett Chamber of Commerce, "Gwinnett County Executive Summary", 1998	

Section 3.1.2 The Lawrenceville Area

Before the middle of the 1980's, the City of Lawrenceville functioned as the commercial and the governmental center of Gwinnett County. The majority of the economic base was attributed to retail with a secondary emphasis on governmental and legal activities around the courthouse. Malls on the outskirts of Lawrenceville have since taken the majority of retail trade from the downtown area. Thereafter, no single sector has become the dominant economic base within the city. Today, the largest employment categories in Lawrenceville are government, service, retail and industry.

Lawrenceville is located near the geographic center of Gwinnett County and a number of highways facilitate commerce in the area. Georgia State Route 316 (University Parkway) provides east-west connectivity between the commercial areas of off Interstate 85 (near Gwinnett Place Mall) and the Athens area, where the University of Georgia is based. Additional east-west highways include U.S. Highway 29 (Lawrenceville Highway/Winder Highway) that runs from Atlanta to Athens and State Route 120 (West Pike Street/Duluth Highway). North-South highways include State Route 20 (Buford Drive/Grayson Highway) and State Route 124 (Scenic Highway/Braselton Highway).

Retail, commercial and industrial developments parallel these major arteries with residential developments in the interior. Employment levels and labor demands are high in these active areas due to strong economic activity. Census tract 505.03 (see Map 2-1, Chapter Two) north of Lawrenceville, including both the SR 316 and I-85 corridors, is projected to have an increase of over 10,000 jobs between 1990 and 2020.

Part of the City of Lawrenceville is located in the East Gwinnett Super-District. This is the smallest of the six Gwinnett super-districts and covers the eastern portion of the City of Lawrenceville. The East Gwinnett area accounted for 3,900 jobs in 1990. This figure is expected to quadruple to 16,958 by 2020 based on ARC's "Vision 2020 Baseline Forecasts".

Section 3.2 Economic Base

Section 3.2.1 Employment

In the past the City of Lawrenceville economic base was retail, government, and legal services associated with the courthouse. Today however, the City of Lawrenceville boasts a diverse mix of economic activities. Table 3.2.1.1 lists key employers within the City, each having more than thirty employees.

**TABLE 3.2.1.1
MAJOR EMPLOYERS
CITY OF LAWRENCEVILLE**

BUSINESS NAME	NUMBER OF EMPLOYEES	BUSINESS NAME	NUMBER OF EMPLOYEES
Albany International	45	K Mart	136
Anderson Merchandisers	125	Kroger	147
Apex Supply Company Inc	38	Medical Arts Health Facility	105
Atlanta Attachment Co.	410	Metro Waste Inc	30
Atlanta Coca Cola Bottling Company	86	National Vision Associates	260
Atlanta Journal Constitution	75	Norrell Service	200
Auto Vent Shade Company	300	Office Deport Inc	325
Bellsouth Telecommunications	391	Owen of Georgia Inc	200
Browning-Ferris Ind (BFI) Waste Sys	204	Peachtree Packaging	130
C & C Incorporated	100	Plumbing Distributors Inc	36
Cars and Concepts	100	Precision Planning	112
Chick-Fil-A	38	Progress Container Corp	69
Cofer-Adams Building Center Inc	507	Promina Gwinnett Health System	2,575
County Seat Café	48	Ricoh Electronics	225
Dekalb Home Health Care	46	Ryan's Family Steakhouse	42
DFACS	150	Sharp Electronics Corp	31
Dolco Packaging Corp	145	Specialty Fixtures Inc	30
Ernest Enterprises	100	Sugar Foods Corp	125
Georgia Art Lighting Designs	204	Summit Ridge	150
Georgia Pacific	370	Sun Trust Bank	111
Graphic Communication Corp	44	Tara Materials Inc	300
Gwinnett Bancshares Inc	125	Tri-County Quality Foods	35
Gwinnett County	3,091	Tri-State Culvert Corp	30
Gwinnett County Public Library	324	Wachovia Bank of Georgia	200
Gwinnett County Public Schools	9,260	Wal Mart Lawrenceville	250
Hayes Chrysler Plymouth	82	Wilkerson Air Conditioning	30
Ingeles Market #102	36	York Gasket Hardware Fabric	128
Jackson EMC	102		
Source: Gwinnett Chamber of Commerce, 1998			Total : 22,558

The City of Lawrenceville is the governmental center of Gwinnett County. The Gwinnett Justice and Administration Center, with nearly two thousand employees, is located downtown at 75 Langley Drive. The Gwinnett Department of Education is on Gwinnett Drive, only half mile away from the Gwinnett Justice and Administration Center. Most of the remaining Gwinnett County governmental departments have offices located on Oak Street and Hurricane Shoals Road. A notable exception is the Gwinnett Health Center, with nearly two thousand employees, that is located on the northwest edge of the city.

The commercial shopping centers, service and retail stores, automotive dealers, and gas stations are all located along the City of Lawrenceville's major arteries. The northeast area has a strong industrial base with at least ten companies employing approximately one thousand employees. With the development of the SR 316 (University Parkway) corridor, the Old Norcross Road area has become a prime location for the development of industrial parks for both wholesale distribution and manufacturing companies.

Table 3.2.1.2 shows levels of employment by economic sector, from 1970 to 2020. Figure 3.2.1.1 illustrates the 1995 City of Lawrenceville industry mix. All industries show employment growth in the reported periods. By 2020, the projected Lawrenceville residential employment force increases approximately 79% to 25,900, from 14,451 in 1995. Meanwhile, the Gwinnett County employment growth rate for the same period is projected at 89%. Increasing employment opportunities both inside and around the City is highly expected.

The government sector is the largest employment pool within in the City. Gwinnett County is the main employer in this sector. The next largest contributors to employment during 1995 were service, retail and manufacturing industries. By 2000, the service sector is expected to overtake retail as the leader in employment opportunities within the City.

Table 3.2.1.3 compares employment by economic sectors within the City of Lawrenceville, Gwinnett County, the Atlanta Region, and the State of Georgia. The employment level in the government sector for Lawrenceville was as high as 42.2% in 1990. This underscores the fact that Lawrenceville, the county seat, has the highest concentration of Gwinnett County public departments.

The retail and service sectors are the dominant, secondary economic factors in Lawrenceville. In 1995, the retail business accounted for 20% of total employment. By ARC forecast, this percentage is expected to decrease. The service sector was the third strongest of all economic sectors in 1995. Service sector employment is projected to continue increasing from 16.6% in 1995 to 24% in the year 2020.

The wholesale sector employment is forecasted to increase slowly during the next fifteen years, while manufacturing is expected to slightly decrease.

**TABLE 3.2.1.2
EMPLOYMENT TRENDS AND FORECASTS
CITY OF LAWRENCEVILLE AND GWINNETT COUNTY**

Year	1980	1985	1990	1995	2000	2005	2010	2015	2020
Lawrenceville									
Construction	347	454	561	676	755	832	1001	1070	1109
Manufacturing	1230	1333	1436	1646	1807	1922	1986	2376	2561
TCU	204	254	304	265	296	371	416	466	522
Wholesale	278	365	452	699	926	1093	1322	1436	1549
Retail	650	1448.5	2247	2884	3169	3474	3711	4061	4430
FIRE	240	289.5	339	275	238	259	259	285	313
Services	972	1203	1434	2402	3400	4149	5080	5550	6228
Government	260	2646	5032	5604	6275	6859	7670	8404	9187
Total	4181	7993	11805	14451	16866	18959	21445	23649	25900
Gwinnett County									
Construction	5498	12701	13719	13200	14500	15300	16700	17850	18500
Manufacturing	12107	21297	26143	31818	37664	40859	43967	52600	56700
TCU***	2157	3723	5573	6450	8200	9800	11150	12500	14000
Wholesale	5563	13333	25264	32800	39500	44150	48600	52800	56950
Retail	9297	22456	36049	48800	61200	68900	76400	83600	91200
FIRE***	5114	11286	19806	13350	16000	18100	20000	22000	24200
Services	11329	25530	44586	49301	65236	78591	91433	99900	112100
Government	7635	10641	17865	21481	24600	28000	31350	34350	37550
Total	58700	120967	189005	217200	266900	303700	339600	375600	411200

1. County data is from "Gwinnett County 2020 Comprehensive Plan, 1997".

2. The City of Lawrenceville data estimates and forecasts of the Census Tracts 505-07, 505-08 and 505.09 are based on the ARC "Vision 2020 Baseline Forecasts", 1994. The conversion is based on the population ratio between the City and its most related Census Tracts 505-07, 505-08 and 505-09.

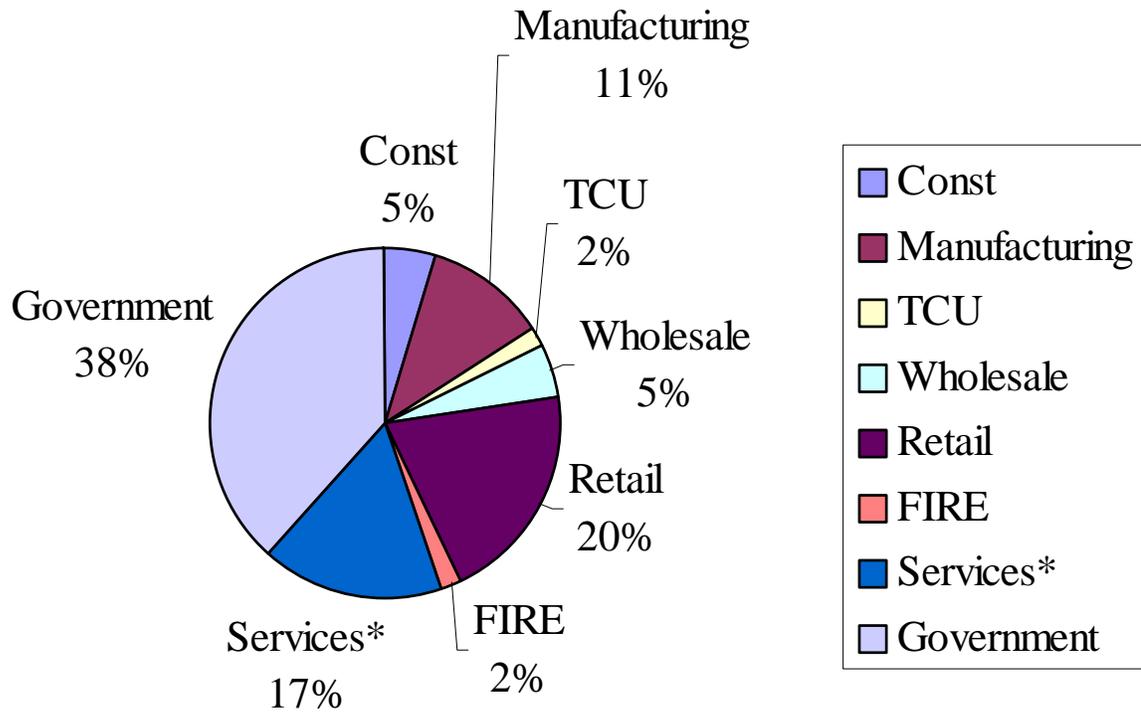
3. * includes Retail and ** includes Service

4. TCU is Transportation, Communication and Utilities.

5. FIRE is Finance, Insurance and Real Estate.

6. Services include Farming, agricultural and mining.

Figure 3.2.1.1 Lawrenceville Industry Mix



**TABLE 3.2.1.3
EMPLOYMENT COMPARISON BY PERCENT OF SECTOR
CITY OF LAWRENCEVILLE, GWINNETT COUNTY, ATLANTA
REGION AND GEORGIA**

Year	1970	1980	1985	1990	1995	2000	2005	2010	2015	2020
Construction										
Lawrenceville	6.3%	8.3%	5.7%	4.8%	4.7%	4.5%	4.4%	4.7%	4.5%	4.3%
Gwinnett		9.4%	21.6%	6.4%	6.1%	6.1%	5.0%	4.9%	4.8%	4.5%
Atlanta Region		5.4%	6.0%	4.5%	4.2%	5.0%	5.0%	5.0%	5.0%	5.1%
Georgia				5.6%	5.2%	5.3%	5.2%	5.1%	5.1%	N/A
Manufacturing										
Lawrenceville	31.3%	29.4%	16.7%	12.2%	11.4%	10.7%	10.1%	9.3%	10.0%	9.9%
Gwinnett				17.3%	15.9%	15.2%	14.6%	14.1%	13.0%	13.8%
Atlanta Region		15.1%	13.7%	10.8%	10.3%	10.0%	9.8%	9.7%	9.5%	9.4%
Georgia				15.4%	14.8%	14.5%	14.1%	13.8%	13.5%	N/A
TCU										
Lawrenceville	3.4%	4.9%	3.2%	2.6%	1.8%	1.8%	2.0%	1.9%	2.0%	2.0%
Gwinnett				2.8%	3.0%	3.1%	3.2%	3.3%	3.3%	3.4%
Atlanta Region		9.2%	8.5%	8.9%	8.7%	8.7%	8.7%	8.6%	8.5%	8.4%
Georgia				5.8%	5.9%	6.1%	6.2%	6.3%	6.3%	N/A
Wholesale										
Lawrenceville	21.0% *	6.6%	4.6%	3.8%	4.8%	5.4%	5.8%	6.2%	6.1%	6.0%
Gwinnett				15.6%	15.1%	14.8%	14.5%	14.3%	14.1%	13.8%
Atlanta Region		9.2%	8.5%	10.1%	9.8%	9.5%	9.0%	9.2%	9.1%	8.9%
Georgia				6.2%	6.3%	6.4%	6.5%	6.6%	6.6%	N/A
Retail										
Lawrenceville		15.5%	18.1%	19.0%	20.0%	18.8%	18.3%	17.3%	17.2%	17.1%
Gwinnett				20.7%	22.5%	22.9%	22.7%	22.5%	22.3%	22.2%
Atlanta Region		16.2%	17.3%	18.3%	18.1%	19.3%	19.4%	19.6%	19.8%	19.9%
Georgia				16.5%	16.5%	16.8%	17.2%	17.6%	17.9%	N/A
FIRE										
Lawrenceville	34.3%**	5.7%	3.6%	2.9%	1.9%	1.4%	1.4%	1.2%	1.2%	1.2%
Gwinnett				6.6%	6.2%	6.0%	6.0%	5.9%	5.9%	5.9%
Atlanta Region		8.0%	7.6%	8.0%	7.2%	7.4%	7.2%	7.0%	6.9%	6.8%
Georgia				7.4%	7.5%	7.6%	7.7%	7.7%	7.7%	N/A
Services***										
Lawrenceville		23.2%	15.1%	12.1%	16.6%	20.2%	21.9%	23.7%	23.5%	24.0%
Gwinnett				19.7%	21.4%	23.3%	24.8%	25.8%	27.6%	27.3%
Atlanta Region		20.1%	21.5%	24.5%	28.1%	27.1%	27.7%	28.3%	28.7%	29.1%
Georgia				26.0%	27.1%	27.3%	27.6%	28.0%	27.2%	N/A
Government										
Lawrenceville	3.7%	6.2%	33.1%	42.6%	38.8%	37.2%	36.2%	35.7%	35.5%	35.5%
Gwinnett				10.9%	9.9%	9.2%	9.2%	9.2%	9.1%	9.1%
Atlanta Region		16.6%	14.7%	14.7%	13.7%	13.0%	12.8%	12.6%	12.4%	12.3%
Georgia				16.6%	16.0%	15.3%	14.8%	14.4%	9.1%	N/A

Source: City and County data - ARC, "Vision 2020 Baseline Forecasts", 1994;
Georgia Data- Woods & Pools Economics, 1994

* include Retail; ** include Service

*** Service Sector include Agriculture, Forestry, Fishing and Mining Business

Section 3.2.2 Earnings and Wages

Currently, The City of Lawrenceville accounts for about 3.88% of Gwinnett County's population. It occupies roughly 2.85% of the county's area and employs 6.31% of all Gwinnett workers, including approximately 6,000 government employees. There is no data available relative to employee earnings within the City. The earnings listed in **Table 3.2.2.1** are estimates based on Gwinnett County earnings data. The average earnings per employer by sector is calculated and applied to the City of Lawrenceville.

Table 3.2.2.1 shows that the City of Lawrenceville's economy generated over \$400,000,000 in total employee earnings in 1995. This includes \$158,000,000 by government, \$70,000,000 in services, \$63,000,000 in manufacturing, \$43,000,000 in retail, \$29,000,000 in wholesale, \$21,000,000 in construction, \$8,000,000 in financial, insurance and real estate and \$8,000,000 in transportation, communication and utility services. **All of these sectors are projected to have robust growth, with total earnings doubling by 2020.** The wholesale and retail sectors are likely to grow the most during the next 20 years.

Table 3.2.2.2 estimates the earnings by sector for Lawrenceville, Gwinnett County, and the State of Georgia through the year 2020. Prior to 1995, the City of Lawrenceville's earnings base was dominated by the government services sector, with significant contributions from the services and manufacturing sectors. Notable contributions also were obtained from the retail and wholesale sectors. Compared with data through 1995 for Georgia and Gwinnett County, the City of Lawrenceville earnings are similar to both in the areas of construction, manufacturing, retail and services. As would be expected, Lawrenceville greatly exceeds both in the government sector. Other significant sector differences occur in the wholesale arena relative to the county and in fire services relative to both the county and the state.

The wholesale sector was slightly higher than the proportion of Georgia and much lower than Gwinnett. **By year 2020, the service industry and government sectors are projected to be the highest earning economic sectors, playing a major role in the Lawrenceville economy.** The wholesale industry is also projected to grow rapidly over the next twenty years.

**TABLE 3.2.2.1
EARNING TRENDS AND FORECASTS (THOUSANDS OF 1995 CONSTANT DOLLARS)
CITY OF LAWRENCEVILLE AND GWINNETT COUNTY**

	1980	1985	1990	1995	2000	2005	2010	2015	2020
Gwinnett County									
Construction	159,950	390,397	398,985	425,192	510,123	566,174	614,134	652,016	675,759
Manufacturing	435,098	851,206	1,070,059	1,224,547	1,547,118	1,886,413	2,234,196	2,573,211	2,770,453
TCU	70,506	118,370	174,599	209,484	270,623	333,887	395,711	451,158	505,297
Wholesale	209,700	515,701	1,047,089	1,368,234	1,834,604	2,347,558	2,880,889	3,399,227	3,666,401
Retail	164,055	384,932	598,381	737,129	972,511	1,228,822	1,493,831	1,750,699	1,909,853
FIRE	41,770	138,893	310,527	405,918	569,450	755,045	950,178	1,136,728	1,250,401
Services	256,270	564,590	1,048,023	1,445,543	2,030,472	2,714,308	3,463,528	4,223,042	4,735,900
Government	154,713	257,964	477,002	606,247	712,434	818,515	913,501	990,298	1,100,761
Total Earning	\$1,492,062	\$3,222,053	\$5,124,665	\$6,422,294	\$8,447,335	\$10,650,722	\$12,945,968	\$15,176,378	\$16,614,825
Lawrenceville									
Construction	N/A	N/A	16,315	21,775	26,562	30,788	36,811	39,082	40,505
Manufacturing	N/A	N/A	58,777	63,348	74,226	88,737	100,919	116,233	125,142
TCU	N/A	N/A	9,524	8,607	9,769	12,640	14,764	16,832	18,852
Wholesale	N/A	N/A	18,734	29,158	43,009	58,117	78,365	92,465	99,732
Retail	N/A	N/A	37,298	43,563	50,358	61,958	72,560	85,037	92,768
FIRE	N/A	N/A	5,315	8,362	8,471	10,804	12,305	14,721	16,193
Services	N/A	N/A	33,707	70,428	105,825	143,295	192,433	234,631	263,126
Government	N/A	N/A	144,356	158,159	181,729	200,507	223,495	242,283	269,309
Total Earning	N/A	N/A	\$324,026	\$403,400	\$499,947	\$606,846	\$731,652	\$841,284	\$925,627
Source: County data - "Gwinnett County 2020 Comprehensive Plan, 1997"; Calculation of City's data based on the County's earning data and employment ratio between the City and the County.									

TABLE 3.2.2.2
EARNING COMPARISONS BY PERCENT OF SECTOR
CITY OF LAWRENCEVILLE, GWINNETT COUNTY AND GEORGIA

	1990	1995	2000	2005	2010	2015
Construction						
Lawrenceville	5.2%	5.4%	5.3%	5.1%	5.0%	4.4%
Gwinnett	7.8%	6.6%	6.0%	5.3%	4.7%	4.2%
Georgia	5.6%	5.0%	4.9%	4.8%	4.6%	4.4%
Manufacturing						
Lawrenceville	18.7%	15.7%	14.8%	14.6%	13.8%	13.5%
Gwinnett	20.9%	19.1%	18.3%	17.7%	17.3%	16.9%
Georgia	18.0%	17.6%	17.6%	17.6%	17.5%	17.5%
TCU						
Lawrenceville	3.0%	2.1%	2.0%	2.1%	2.0%	2.0%
Gwinnett	3.4%	3.3%	3.2%	3.1%	3.1%	2.9%
Georgia	8.8%	9.1%	9.3%	9.4%	9.5%	9.5%
Wholesale						
Lawrenceville	6.0%	7.2%	8.6%	9.6%	10.7%	10.8%
Gwinnett	20.4%	21.3%	21.7%	22.0%	22.3%	22.3%
Georgia	9.1%	9.1%	9.1%	9.2%	9.2%	9.2%
Retail						
Lawrenceville	11.9%	10.8%	10.1%	10.2%	9.9%	10.0%
Gwinnett	11.7%	11.5%	11.5%	11.5%	11.5%	11.5%
Georgia	9.9%	9.7%	9.6%	9.6%	9.6%	9.6%
FIRE						
Lawrenceville	1.7%	2.1%	1.7%	1.8%	1.7%	1.7%
Gwinnett	6.1%	6.3%	6.7%	7.1%	7.3%	7.4%
Georgia	6.4%	6.6%	6.7%	6.8%	6.8%	6.8%
Services						
Lawrenceville	10.7%	17.5%	21.2%	23.6%	26.3%	28.4%
Gwinnett	20.5%	22.5%	24.0%	25.5%	26.8%	27.7%
Georgia	24.6%	26.4%	27.2%	27.9%	28.6%	29.3%
Government						
Lawrenceville	42.8%	39.2%	36.3%	33.0%	30.5%	29.1%
Gwinnett	9.3%	9.4%	8.4%	7.7%	7.1%	6.3%
Georgia	16.9%	16.0%	14.9%	14.2%	13.6%	12.9%
Source: Gwinnett County "Gwinnett County 2020 Comprehensive Plan"						
Information on projected 2020 Sector Earnings was not available.						

Section 3.2.3 Income

Section 3.2.3.1 Wages

Table 3.2.3.1.1 represents Gwinnett County and the City of Lawrenceville. Wage profiles are not available for the City of Lawrenceville. The wages vary with the economic sectors.

TABLE 3.2.3.1.1
AVERAGE WEEKLY WAGES BY SECTOR, 1980-1990
(1995 CONSTANT DOLLARS)
GWINNETT COUNTY

Total Average Weekly Wages						
Industry	1980		1985		1990	
	Gwinnett	Georgia	Gwinnett	Georgia	Gwinnett	Georgia
Construction	360	354	537	484	643	582
Manufacturing	298	350	447	491	640	602
TCU	421	499	593	694	762	809
Wholesale	494	452	660	635	864	809
Retail	225	220	279	279	338	317
FIRE	345	368	545	567	676	728
Services	381	287	480	416	598	555
Federal Government	484	385	633	502	657	716
State Government	334	385	436	502	531	518
Local Government	271	385	427	502	573	604
All Sectors	291	271	N/A	368	476	457
Source: Georgia Department of Community Affairs, Data for Planning: Gwinnett County, March 1994, p. 108						
TCU: Transportation, Communication, and Utilities.						
FIRE: Finance, Insurance, and Real-Estate.						

Section 3.2.3.2 Sources of Personal Income

Sources of personal income when aggregated can reveal how the community as whole receives its income. The State of Georgia, Department of Community Affairs, with the assistance of Woods & Pools Economics, Inc., has developed categories for the analysis of sources of personal income. These personal income categories are as follows:

Wages and Salary – Total income earned as compensation for working or rendering services;

Other Labor Income – Total employer contributions to private pension or worker’s compensation funds;

Proprietor’s Income – Proprietor’s income measures total profits earned from partnerships and proprietorships;

Dividends-Investment-Rent and Interest Payment, and Interest Income – Total income from investments and rental property; and

Transfer Payments – Total income from payments by the government under many different programs that include Social Security, unemployment insurance, food stamps, veterans benefits, and numerous others.

Data on personal income based on the categorization above are not available for the City of Lawrenceville as an entity. The Gwinnett County data, which includes the City of Lawrenceville, will be examined to identify possible factors for consideration under the city’s comprehensive plan.

Table 3.2.3.2.1 presents personal income by type for Gwinnett County and the State of Georgia. The table shows that personal income in Gwinnett continues to respond to growth, development impacts and socioeconomic factors over time. A clear indication of growth within Gwinnett County is found in the Residence Adjustment figures. Residence Adjustment is a measure of the net amount of personal income of county residents, which is earned outside the county. The category reflects a decreasing proportion of personal net income earned outside the county. This can be correlated with the office, industrial, and general job growth that Gwinnett County has experienced.

Comparisons between Gwinnett County and the State of Georgia reveal some interesting trends in net personal income categories over time. The percentage of personal income earned under the wages and salary category in Gwinnett County was below the state average up until 1985. 1985 appears to have been a watershed year for Gwinnett County and a boom year for the Atlanta region in general. Since then, Gwinnett net wages and salaries have been consistently higher and the county has continued to see progress in the other categories versus State of Georgia averages.

TABLE 3.2.3.2.1
SOURCES OF PERSONAL INCOME BY TYPE, 1970-2010
GWINNETT COUNTY AND GEORGIA

Year	Total	Wage & Salary	Other Labor	Proprietor's Income	Dividends, Investment, Rent and Interest Payments	Transfer Payments	Residence Adjustment
1970							
Gwinnett	100.0%	53.6%	2.7%	14.1%	17.9%	11.4%	81.7%
Georgia	100.0%	67.5%	3.5%	9.4%	10.1%	9.3%	-0.1%
1975							
Gwinnett	100.0%	57.5%	4.9%	10.4%	13.7%	13.2%	75.8%
Georgia	100.0%	62.7%	4.6%	8.5%	10.0%	14.0%	0.0%
1980							
Gwinnett	100.0%	59.9%	6.2%	9.2%	14.5%	9.9%	72.7%
Georgia	100.0%	62.5%	5.9%	6.1%	11.8%	13.4%	0.2%
1985							
Gwinnett	100.0%	64.7%	6.3%	7.0%	14.7%	7.0%	45.5%
Georgia	100.0%	61.2%	5.6%	6.6%	14.0%	12.4%	0.0%
1990							
Gwinnett	100.0%	66.7%	6.7%	6.6%	13.2%	6.5%	34.1%
Georgia	100.0%	60.1%	6.0%	6.6%	14.5%	12.5%	0.1%
1995							
Gwinnett	99.8%	65.8%	7.1%	6.4%	11.9%	8.6%	31.6%
Georgia	100.0%	58.7%	6.3%	6.9%	13.3%	14.5%	1.1%
2000							
Gwinnett	100.0%	65.0%	6.9%	6.1%	12.9%	8.9%	30.1%
Georgia	100.0%	58.0%	6.1%	6.6%	14.3%	14.8%	1.5%
2005							
Gwinnett	100.0%	63.9%	6.6%	5.9%	14.0%	9.4%	28.8%
Georgia	100.0%	56.9%	5.9%	6.4%	15.3%	15.3%	1.7%
2010							
Gwinnett	99.8%	62.4%	6.4%	5.7%	15.3%	10.0%	27.5%
Georgia	100.0%	55.6%	5.7%	6.2%	16.4%	15.9%	1.9%
2015							
Gwinnett	100.0%	60.4%	6.1%	5.4%	16.9%	10.9%	26.2%
Georgia	100.0%	54.1%	5.5%	5.9%	17.6%	16.7%	1.9%
2020							
Gwinnett	100.0%	62.6%	6.5%	5.7%	15.3%	10.0%	27.0%
Georgia	100.0%	55.1%	5.9%	6.1%	16.7%	16.2%	0.2%

Source: Georgia Department of Community Affairs, Woods & Pools Economic, Inc. 1994

Another indicator of job quality growth is that Gwinnett now enjoys a higher rate of businesses buying into private pensions and worker’s compensation funds.

While wages have risen above state averages, incomes from investments or government transfers have fallen below the state averages. These statistics agree with the demographics of population growth since the 1980’s. Gwinnett County as well as the Atlanta area, has attracted and continues to attract, younger people who earn more than Georgia’s average salary, depend more on wages than investments, and depend less on government assistance than the state’s average.

Gwinnett County has changed dramatically over the past two decades being transformed from a bedroom and rural community in 1970, to a center of business and vast suburban residential developments currently. This trend is expected to continue, bringing with it economic benefits such as higher net incomes for residents and higher standards of living. The City of Lawrenceville is expected to continue participating in the region’s success.

Section 3.2.3.3 Major Economic Activities

Notable recent trends in the Lawrenceville area include the Gwinnett Medical Center expansion and residential/commercial developments, such as the “Urban Village-Village of Flowers Crossing”, which is located in the southwest area of the City. These developments will offer variety of housing choices, as well as restaurants, shopping centers, and recreation areas.

Additional industrial developments around Gwinnett’s Briscoe Field, airport, are anticipated in the Northeast area of the City.

Section 3.2.3.4 Special and Unique Activities

The City of Lawrenceville has become the political and medical service center in the Gwinnett region. The Gwinnett County Judicial Administration Center and other governmental facilities are located in downtown Lawrenceville. The Gwinnett Medical Center and its associated professional buildings are located in the northwest sections of the City.

Section 3.2.4 Labor Base

Section 3.2.4.1 Employment by Occupation

Lawrenceville has five occupational categories, which each account for over 10% of the total labor base as shown on Table 3.2.4.1.1. In order of highest employment percentage, these five categories are:

- Clerical and Administrative Support
- Executive, Administrative, and Managerial
- Sales
- Professional and Technical Specialty, and
- Precision Production, Craft, and Repair

Most of the occupational categories above are associated with the government, services and retail economic sectors. These categories attest to the City of Lawrenceville’s strong economic base as the county seat.

Table 3.2.4.1.2 provides a comparison of residential occupation between the city, county, State of Georgia, and the nation. Lawrenceville is superior to the state and federal government in the categories of Clerical and Administrative Support; and Precision Production, Craft and Repair and Labor. However, the Professional and Technical Specialty category is slightly lower when compared with Gwinnett County.

**TABLE 3.2.4.1.1
OCCUPATION OF RESIDENTS
LAWRENCEVILLE**

City of Lawrenceville	Percentage of Total Employment	
	1990	
Occupations	Number	Percent
Executive, Administrative and Managerial (not farm)	1,266	14.50%
Professional and Technical Specialty	1,213	13.89%
Sales	1,244	14.25%
Clerical and Administrative Support	1,705	19.53%
Private Household Services	14	0.16%
Services (not private household)	761	8.72%
Farming, fishing, forestry	122	1.40%
Precision Production, Craft, and Repair	1,163	13.32%
Equipment Operation, Assembly, Inspection	584	6.69%
Transportation Equipment Operation	264	3.02%
Labor (not farm)	395	4.52%
Total Employed Labor Force	8,731	100.0%
Source: 1990 U.S. Census		

TABLE 3.1.4.1.2
COMPARISON OF RESIDENT OCCUPATION
LAWRENCEVILLE, GWINNETT COUNTY AND GEORGIA AND USA

Occupation	Percentage of Total Employment						
	1980			1990			
	Gwinnett	Georgia	U.S.A.	Lawrenceville	Gwinnett	Georgia	U.S.A.
Executive, administrative and Managerial (not farm)	15.3%	10.2%	10.0%	14.5%	18.1%	12.3%	12.3%
Professional and Technical Specialty	13.9%	13.6%	14.8%	13.9%	18.1%	16.0%	17.8%
Sales	12.8%	10.2%	9.9%	14.2%	16.1%	12.3%	11.8%
Clerical and Administrative Support	21.4%	16.4%	16.9%	19.5%	19.0%	16.0%	16.3%
Private Household Services	0.4%	0.1%	0.6%	0.2%	0.2%	0.5%	0.5%
Services (not private household)	7.5%	11.1%	12.5%	8.7%	7.6%	11.5%	12.8%
Farming, fishing, forestry	0.7%	2.9%	2.9%	1.4%	0.9%	2.2%	2.5%
Precision Production, Craft, and Repair	13.5%	12.7%	13.1%	13.3%	10.6%	11.9%	11.3%
Equipment Operation, Assembly, Inspection	8.0%	11.8%	9.7%	6.7%	4.0%	8.5%	6.8%
Transportation Equipment Operation	3.3%	4.8%	4.6%	3.0%	2.7%	4.6%	4.1%
Labor (not farm)	3.2%	5.2%	4.9%	4.5%	2.6%	4.3%	3.9%
Source: "Gwinnett County 2020 Comprehensive Plan", 1997							

Section 3.2.4.2 Employment Status

Tables 3.2.4.2.1 and 3.2.4.2.2 show data on the employment status of the labor force in Lawrenceville and compares it to Georgia and the United States. During 1980, 69% of the city's population was over the age of 16 years, and either working or seeking employment. In 1990, this figure reached 74.2%, increasing by 5%.

The female population has been consistently higher than the male population over the past twenty years. In spite of this, the total female labor force is much lower than that of the male. The total employed males in the labor force peaked at 84.6% in 1980. The total employed females in the labor force consisted of 55.6%, with over half of the female population over 16 years old. This is attributable to the larger proportion of children in 1980, over 16 years old but not working.

The change in the percentage of females 16 year old or older who were working or seeking employment in 1980 and 1990 is particularly dramatic. The percentage increased from 55.6% in 1980 to 63.9% in 1990.

TABLE 3.2.4.2.1
LABOR FORCE CHARACTERISTICS, 1980 AND 1990
CITY OF LAWRENCEVILLE

	1980		1990	
	Number	Percent	Number	Percent
Population 16 and Older	6505	100.0%	12314	100.0%
Total in Labor Force	4486	69.0%	9131	74.2%
Civilian Labor Force	4486	69.0%	9123	74.1%
Employed	4276	65.7%	8731	70.9%
Unemployed	210	3.2%	392	3.2%
Armed Forces	0	0.0%	8	0.1%
Not in Labor Force	2019	31.0%	3183	25.8%
Males 16 and Older	2995	100.0%	5860	100.0%
Total in Labor Force	2534	84.6%	5008	85.5%
Civilian Labor Force	2534	84.6%	5000	85.3%
Employed	2443	81.6%	4786	81.7%
Unemployed	91	3.0%	214	3.7%
Armed Forces	0	0.0%	8	0.1%
Not in Labor Force	461	15.4%	852	14.5%
Females 16 and Older	3510	100.0%	6454	100.0%
Total in Labor Force	1952	55.6%	4123	63.9%
Civilian Labor Force	1952	55.6%	4123	63.9%
Employed	1833	52.2%	3945	61.1%
Unemployed	119	3.4%	178	2.8%
Armed Forces	0	0.0%	0	0.0%
Not in Labor Force	1558	44.4%	2331	36.1%
Sources: 1990 U.S. Census				

TABLE 3.2.4.2.2
COMPARISON OF LABOR FORCE CHARACTERISTICS
LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA AND USA

Year	1970			1980			1990				
	Gwinnett	Georgia	U.S.A.	L'ville	Gwinnett	Georgia	U.S.A.	L'ville	Gwinnett	Georgia	U.S.A.
Total in Labor Force	63.6%	60.5%	58.2%	69.0%	72.9%	63.4%	62.0%	74.2%	79.7%	67.9%	65.3%
Civilian Labor Force	63.5%	57.9%	56.7%	69.0%	72.8%	61.6%	61.0%	74.1%	79.6%	66.4%	64.4%
Armed Force	0.2%	2.6%	1.4%	0.0%	0.0%	1.8%	1.0%	0.1%	0.1%	1.5%	0.9%
Males in Labor Force	83.5%	77.9%	76.6%	84.6%	86.3%	75.8%	75.1%	85.5%	88.0%	76.6%	74.4%
Males not in labor Force	16.5%	22.1%	23.4%	15.4%	13.7%	24.2%	24.9%	14.5%	12.0%	23.4%	25.6%
Females in Labor Force	44.4%	44.7%	41.4%	55.6%	60.1%	52.3%	49.9%	63.9%	71.8%	59.9%	56.8%
Females not in labor Force	55.6%	55.3%	58.6%	44.4%	39.9%	47.7%	50.1%	36.1%	28.2%	40.1%	43.2%

Source: Georgia Department of Community Affairs, Data for Planning: Gwinnett County, March, 1994, p. 108; 1980 and 1990 U.S.

Viewed in reverse, in 1980 almost half (44.4%) of the city's female population was not in the labor force. By 1990, while the female population increased by 2,944, the labor forced population (16 or older) increased 2069, over two-thirds of the total increased population.

In 1980, the participation of males and females 16 years old and older in City of Lawrenceville labor force was slightly lower than in Gwinnett County but considerably higher than the State of Georgia and the nation. By 1990, both the City of Lawrenceville and Gwinnett County had an even higher percentage of the labor force than 1980. Georgia and Gwinnett County percentage remained the same levels in 1980. This indicates Gwinnett County's rapidly growing economy and powerful labor market.

Applying the 1990 labor force characteristics to the 2010 population forecast, it is anticipated that the City residents in that year will constitute a labor force of approximate 18,700.

These figures suggest that the City of Lawrenceville and Gwinnett County as indeed the nation in general, are moving away from the single wage-earner family model and moving increasingly to families with fewer children. The figures also suggest a larger proportion of two-income households, where many of the wives work, either full or part time, and also single person households have been attracted to the City's apartment market, which was virtually nonexistent in 1980.

Section 3.2.4.3 Unemployment Rates

The unemployment data for the City of Lawrenceville is presented in table 3.2.4.3.1 for the years 1960, 1970, 1980 and 1990. The unemployment for Gwinnett County, the State of Georgia and the United States are included in table 3.2.4.3.1 from 1980 through 1995.

The City of Lawrenceville's unemployment rates for the census periods were relatively low. During 1980 to 1990, the unemployment rate was lower than the national and Atlanta region, but equal or slightly higher than the Gwinnett average. The unemployment data for Gwinnett County, the Atlanta region and the nation suggests a decreasing unemployment rate for the City of Lawrenceville. As the local economy continues to growth, the unemployment levels should continue to fall and remain below the national and regional averages.

**TABLE 3.2.4.3.1
UNEMPLOYMENT RATES
GWINNETT COUNTY, GEORGIA AND USA**

Year	1960	1970	1980	1981	1982	1983	1984	1985	1986
Lawrenceville	5.4%	4.9%	4.7%						
Gwinnett			3.0%	4.4%	5.2%	5.0%	3.4%	3.2%	3.2%
Georgia			5.9%	6.4%	7.8%	7.5%	6.0%	6.6%	5.9%
U.S.A.			7.0%	7.5%	9.5%	9.5%	7.4%	7.2%	7.0%
Year	1987	1988	1989	1990	1991	1992	1993	1994	1995
Lawrenceville				4.3%					
Gwinnett	3.5%	3.6%	3.9%	4.3%	4.0%	5.5%	4.2%	3.9%	2.9%
Georgia	5.5%	5.8%	5.5%	5.4%	5.0%	6.9%	5.8%	5.2%	4.5%
U.S.A.	6.2%	5.5%	5.3%	5.4%	6.6%	7.4%	6.8%	7.1%	5.6%
Sources: Lawrenceville: 1970, 1980 and 1990 U.S. Census; Other: "Gwinnett 2020 Comprehensive Plan".									

Section 3.2.4.4 Commuting Patterns

In 1990, Lawrenceville had a resident labor force of almost 9,100 people and an employment base of over 8,400 people. However, in 1990, only 28.2% of workers who lived in the City actually worked there. Data on commuting patterns for 1990, presented in [Table 3.2.4.4.1](#), indicate that over 70% of the employed city residents commuted outside of the city to work. Conversely, almost 6,000 of the City's employees commuted into the city every day to work in 1990.

The mode of transportation to work is not surprising for a suburban city. Over 80% of employed Lawrenceville residents commuted to work by car, 16.49% carpool and 2.8% took public transit.

**TABLE 3.2.4.4.1
COMMUTING PATTERNS AND TIME TO WORK
LAWRENCEVILLE AND GWINNETT COUNTY**

Population Percentage by Transportation			
	Lawrenceville		Gwinnett County
	1980	1990	1996
Drive Alone	63.71%	80.87%	84.12%
Car Pool	30.43%	16.49%	11.39%
Public Transportation	0.98%	2.81%	0.65%
Drive Motorcycle	0.00%	0.13%	0.12%
Walked Only	2.65%	0.71%	0.63%
Other Means	1.36%	0.20%	0.71%
Worked at Home	0.86%	1.96%	2.38%
Residents Working In Place of Residence	38.54%	28.20%	60.00%
Population Percentage by Time			
Under 10 Minutes- Work at Home	24.84%	12.42%	11.38%
10 to 29 minutes	38.50%	41.98%	44.31%
30 to 59 Minutes	31.14%	40.59%	39.52%
60+ Minutes	5.52%	5.01%	4.78%
Average Travel Time in Minutes	22.6		25.61
Source: Gwinnett Chamber of Commerce, "Demographic & Economic Trends 1997-1998", 1998 and 1990 U.S. Census.			

Section 3.3 Local Economic Development Resources

Effective economic development programs are a group effort, involving not only local government staff but also the cooperation of and resources available from other potential partners that have programs underway at various levels.

Section 3.3.1 Economic Development Agencies

The City of Lawrenceville plans to use its two main economic development organizations, the **Downtown Development Authority (DDA)** and the **Lawrenceville Business Association (LBA)**, to encourage the growth of commercial districts throughout the downtown area and along the state highway corridors. The DDA and LBA are each administered by a board of seven members, who are appointed the mayor and council. The DDA's main geographic focus is the downtown square area and the corridor of State Route 316. In order to accomplish the economic goals of the city, these organizations offer low-interest business loans, promotions, grants, and provide assistance in writing zoning regulations for these areas.

Many other economic development agencies operate on a countywide, regional, or statewide level, which encompass the City of Lawrenceville. These economic development agencies aim to attract new firms as well as to assist existing companies within their area mandate. One of the more visible agencies working in the county is the **Gwinnett Chamber of Commerce**. The Gwinnett Chamber of Commerce is located only two miles from the western edge of the City of Lawrenceville. The Gwinnett Chamber of Commerce provides a number of helpful services for existing and prospective businesses. The Gwinnett Chamber of Commerce provides the following services:

- Assists with site selection and expansions;
- Hosts trade shows, export seminars, and six local area councils;
- Maintains an international business resource center;
- Conducts a Business and Education Partnership program; and
- Offers benefits such as small business insurance plans, reduced rate long-distance telephone service, and member-to-member discounts.

There are several other regional and statewide organizations that assist the Gwinnett Chamber of Commerce in marketing the community, including the Georgia Department of Industry, Trade and Tourism, Georgia Power, Oglethorpe Power, and Jackson EMC.

Another organization assisting and representing business interests is the **Council for Quality Growth**. The Council for Quality Growth has a slightly different focus than the Gwinnett Chamber of Commerce. The Council functions as a promoter of existing business interests and is particularly interested in development oriented

business. The Council counts among its membership developers, contractors, and related businesses, which seek responsible balanced growth. The Council acts as a forum to educate its membership on relevant issues as well as a liaison between members, the development community, local government, school boards, the Chamber of Commerce, and other organizations.

The **316 Alliance** has similar objectives and membership as the Council for Quality Growth. The 316 Alliance is made up of developers, manufacturers, landowners, and others interested in responsible development for the corridor along Georgia State Route 316. In this way the Alliance’s specific development focus is different than the broader approach taken by the Council for Quality Growth. The Alliance’s Georgia highway 316 corridor mandate spans four different counties, as does its membership. The Alliance works with many local agencies on the shared objective of developing the corridor as an attractive location for environmentally responsible firms.

Section 3.3.2 Economic Development Programs and Tools

The City of Lawrenceville’s Downtown Development Authority (DDA) plans to actively pursue governmental grants and low interest loans for new commercial enterprises in the downtown square area, the 316 corridor, and the Briscoe Airfield area. The DDA will also provide assistance in writing the zoning regulations for these focal points of economic development.

Several development programs and tools offered by Gwinnett County and the State of Georgia also assist business in Lawrenceville. Gwinnett County in recent years, has had no problems in attracting new business or industry. Over the past two decades of phenomenal growth in many different business sectors, Gwinnett County has not had to rely on tax incentives or financial assistance programs to bolster commerce. Yet the county does maintain a development authority which may issue industrial development revenue bonds to support manufacturing development. The Development Authority of Gwinnett County can issue bonds to lower the costs of borrowing for firms interested in expansion or starting operations in Gwinnett County.

In addition to the Gwinnett County economic development programs, the State of Georgia has increased incentives with the passage of “BEST”: the Georgia Business Expansion and Support Act. Incentives include 100% freeport and various special financing programs. A general provision of the act allows an employer that creates 25 or more new jobs to receive a \$500 job tax credit for each new position. This provision also encourages regional developmental cooperation by increasing the job tax credit to \$1000 when two adjacent counties form a joint development authority. Under the BEST program, Gwinnett County has been able to double the job tax credit through the formation of the Barrow –Gwinnett Joint Development Authority. The BEST act also authorizes tax credits for certain manufacturing investments, retraining expenditures and cost of providing child care, as well as tax exemptions for specific manufacturing machinery sales, primary material handling sales and electricity purchases for manufacturing.

Section 3.3.3 Education and Training Opportunities

Gwinnett County provides education and special job training programs in the City of Lawrenceville. The general information about education and job training are presented in the following sections.

Section 3.3.3.1 Primary and Secondary Education

Gwinnett County has a dynamic public school system with an enrollment exceeding 98,000 students in the 1998-1999 academic year. The student-to-teacher ratio averages 25 to 1. The Gwinnett Parent Teacher Association has more than 80,000 members, making it the largest PTA in the country. Gwinnett County public schools post test scores that are consistently among the highest in the state of Georgia. Teachers, students, and staff continuously earn national awards of excellence. All Gwinnett County high schools offer advanced placement curricula for college preparatory coursework and 80% of Gwinnett high school graduates continue their education at a university or other post-secondary institution. There are 16 private schools in the county.

Section 3.3.3.2 Colleges and Universities

Plans for a new four-year college in Gwinnett are under development. The campus will be located on Collins Hill Road near the University Parkway (SR 316), north of the City of Lawrenceville. Construction is planned to start in 1999, and be completed in 2000.

The county is home to facilities of Life College, Devry Institute of Technology, Shorter College, Asher School of Business, Gwinnett College of Business, Gwinnett Technical Institute, and Gwinnett University Center (a satellite campus of Georgia State University), Dekalb College and University of Georgia. Gwinnett County is close to the University of Georgia in Athens, Georgia State University, Georgia Institute of Technology, and Emory University.

Gwinnett Tech, located at the western edge of the city, is one of the main institutions responsible for training the local work force. For example, if a company relocates to the county from California but is unable to bring its sizeable work force with them. Gwinnett Tech will work with that company to either find or train new employees. Established companies also look to Gwinnett Tech to help in providing future employees through the various programs available through the school.

Section 3.3.3.3 Technical and Job Training

The Quick Start program is a State of Georgia job training initiative. The Georgia Department of Technical and Adult Education administers the Quick Start program. The program's mandate is to customize job-training programs,

with advice from industry officials, to supply the specific needs of expanding industry.

Gwinnett Tech has provided education, training and related services since 1983. The institution offers more than 75 associate degrees, diploma, and certificate programs and has approximately 28,000 students per year. Gwinnett Tech offers courses of study in several economic development programs to assist local businesses. The three major programs are Continuing Education for Business & Industry, Quick Start Industrial Training, and Corporate Training Center. Gwinnett Tech also works in tandem with the Development Authority of Gwinnett County to provide skilled work force development for particular company's needs.

Section 3.4 Economic Development Assessment

The City of Lawrenceville economy is growing in all sectors. However, the economic base of the city relies heavily on governmental, retail, service, and industrial activity. The service industry has shown significant growth over the last twenty years and will be the dominant economic sector in the near future. By taking advantage of a convenient transportation network and a central position in Gwinnett, wholesale business is also rapidly developing in Lawrenceville. In the TCU sector, the City of Lawrenceville operates its own electric, water and natural gas utilities. Continuous improvement of the utility systems is one of city's main goals as well as creating more local employment opportunities and stimulating higher economic development. In summary, the City of Lawrenceville is structured for further future economic development.

Section 3.5 Needs and Goals

Based on the inventory and assessment presented in the previous sections, the city needs to improve in the following areas.

- Attract a highly skilled professional work force to corporate and industrial development areas of the city.
- Maintain a highly viable downtown and re-develop the downtown area as an attractive central historic district and a modern cultural and political center.
- Continue to attract quality retailers to commercial areas throughout the city, especially the north Lawrenceville area, where significant change is expected after the opening of the Mall of Georgia. This facility is located six miles from the city and linked to the city by Buford Drive (SR 20).
- Maintain a high standard of aesthetics and enhance the architectural environment of the city.

Section 3.6 Implementation Strategy

Implementation Strategies that will address the City of Lawrenceville future needs include:

- Aid the Lawrenceville Business Association in promoting development in and around the square. Create an environment that will encourage existing businesses to continue to operate within the downtown and attract other businesses to the area.
- The Downtown Development Authority should actively pursue governmental grants and low-interest loans for new commercial enterprises in the downtown square area.
- The Downtown Development Authority should actively pursue governmental grants and low-interest loans for new industrial developments along the 316 corridor and the airport area.
- Development of options such as improved public and private transportation for the 25,900 government, retail and service employees projected to be working in commercial centers of Lawrenceville in the year 2020.
- Enhance the traditional downtown with a main street environment that encourages pedestrian activity.

CHAPTER FOUR

NATURAL AND HISTORIC ELEMENT

This chapter provides an inventory and assessment of natural, scenic, and historic resources found in the City of Lawrenceville. These resources include: flood plains, topography; aquifers, water recharge areas, watersheds, wetlands; soils, prime agricultural and forested lands; protected river corridors, major parks, scenic views and sites; and historic properties. Needs and goals are identified at the end of the chapter.

The Georgia Department of Natural Resources, Environmental Protection Division, Chapter 391-3-16, Rules for Environmental Planning Criteria, contain minimum planning standards for dealing specifically with the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors, and mountains. These regulations have been consulted in order to fulfill the requirements.

As Lawrenceville continues to develop, every effort is being made, to strike a balance between the often conflicting requirements of clean air and water, availability of water; managing stormwater; retaining areas of natural significance for animal and plant habitats, development and growing population. The city is currently working with Gwinnett County and the Georgia Department of Natural Resources to assess water quality in the Alcovy River Basin.

Section 4.1 Water Supply Watersheds

The Georgia Department of Natural Resources Environmental Planning Criteria notes that water supply watershed means the area of land upstream of a governmentally owned, public drinking water intake. The watersheds within the City of Lawrenceville drain to the Alcovy River basin and the Yellow River basin and are not immediately upstream from a water supply intake. The city is developing its ground water supply. The criteria used by the State to manage surface water supply watersheds are also applicable to the management of the ground water supply.

Particularly, State planning criteria states that “large drainage basins are less vulnerable to contamination by land use development than small basins”. Therefore, more stringent watershed protection criteria are established for water supply watersheds less than 100 square miles in size. Since existing water supply sources as well as future sources must be protected, the criteria apply to both existing and future water supply watersheds. Watersheds are not identical; consequently local governments may adopt alternative criteria to protect water supply watersheds. The purpose of these criteria is to ensure the protection of drinking water watersheds. This protection is necessary for the enhancement of public health, safety and welfare as well as to ensure that surface sources of drinking water are of high quality and meet all State and Federal drinking water standards.

Map 4-1 shows the City of Lawrenceville watersheds. In the 12.4 square mile area of the City of Lawrenceville, there are three watersheds associated with major tributaries. Shoal Creek is a tributary of the Alcovy River with a total basin area of 3.9 square miles. Pew Creek and Redland Creek are tributaries of the Yellow River with total basin area of 7.4 square-miles. Yellow River flows south through the western and northern sections of the city. The Yellow River itself drains the areas west of Collins Hill Road, north of Hurricane Shoals, as well as the western extremities of the city.

Section 4.2 Groundwater Recharge Areas

The Georgia Department of Natural Resources Environmental Planning Criteria (391-3-16-02) for Protection of Groundwater Recharge Areas details the State's requirements for protecting aquifer recharge areas. An aquifer is defined as any stratum or zone of rock beneath the surface of the earth capable of containing or producing water from a well. A recharge area is defined as any portion of the earth's surface, where water infiltrates into the ground to replenish an aquifer.

The Georgia Department of Natural Resources, has identified the most significant recharge areas of Georgia (Georgia Geologic Survey, Hydrologic Atlas 18, 1989, by Kenneth R. Davis, John C. Donahue, Robert H. Hutcheson and Deborah L. Waldrop,). The City of Lawrenceville has identified six recharge areas as shown on the Groundwater Recharge Zones Map (Map 4-2).

Section 4.3 Wetlands

The City of Lawrenceville does not have significant wetland areas. Although, there are some man made ponds and lakes within the city. The largest body of water within the city is City Lake at Rhodes Jordan Park. The lake covers approximate 23 acres. The floodplains of the three major drainage creeks: Shoal Creek, Pew Creek and Redland Creek are regulated by other regulations.

Insert map 4-1

Insert map 4 - 2

Section 4.4 Protected Mountains

According to the city geological map, there are no pronounced, isolated, mountain structures inside the city limits of Lawrenceville. The highest topographic point inside the city is 1128 feet above mean sea level (MSL). The Oak Street water tank is erected at this location. Geologically, this area is underlain by Quartzite, Schist and Biotite Gneiss that are weathered to a yellowish-brown soil layer in most places.

Section 4.5 Protected River Corridors

Two of the six major watersheds in Gwinnett County have sub-basins within the City of Lawrenceville. They are Yellow River basin and Alcovy River basin, with basin areas of 183 square miles and 65 square miles respectively.

Intact stream and river corridors have natural functions that directly benefit people. Undisturbed vegetation, for example, traps sediment and other contaminants in runoff. Georgia law establishes corridors as critical natural resource areas along large rivers. The City of Lawrenceville enforces the State's minimum standards to protect Yellow River corridors and other local creek corridors. The City of Lawrenceville implements the standards by requiring a 50 to 100-foot natural vegetative buffer for tributaries and a 150-foot setback for impervious surface on each side of a creek. The city also restricts development in the flood plains and prohibits septic tanks and drain fields within river corridors. In addition, areas for receiving, storing, or disposing of hazardous waste or hazardous materials, as well as solid landfills, are prohibited within any riparian buffer area.

The National Pollutant Discharge Elimination System (NPDES) mandates that municipalities institute Storm Water Management Programs to reduce or eliminate pollutants entering watersheds within their jurisdictions. The City of Lawrenceville, as a co-permittee with Gwinnett County, will continue to cooperate in a number ways including river quality monitoring, instituting Best Management Practices, and enforcement of regulations. Gwinnett County and the city continue to sample and analysis all the three major creeks in the City of Lawrenceville to protect the local streams and city related river corridors.

Section 4.6 Coastal Resources

The City of Lawrenceville is not located within a coastal area.

Insert map 4-3

Section 4.7 Flood Plains

There are no large river flood plains within the Lawrenceville city limits. Floodplains that do exist have been mapped by the Federal Emergency Management Agency (FEMA). Map 4-3 indicates that 100-year flood zones occur in the western portion of the city along Redland Creek, on the southwest side of Pew Creek, and on the east side of Shoal Creek. Lawrenceville has a flood plain ordinance that restricts development within those areas.

Section 4.8 Soil Types

The soil type map (Map 4-4) for the City of Lawrenceville was prepared from data gleaned from the United States Department of Agricultural (USDA) Soil Maps. The USDA maps are based on black and white air photographs taken in 1966.

Most of Lawrenceville's soil layers are the result of weathering of the underlying crystalline bedrock. The resulting type of soil is commonly a porous amalgamation of clay, silt and sand known as regolith.

Section 4.9 Steep Slopes

The topography and the slope of the City of Lawrenceville are illustrated in Map 4-5 and Map 4-6. Map 4-5 illustrates contour values at 20-foot intervals. Map 4-6 shows that most of the city area falls within slope values between 0 to 10 percent. There are some areas where the land surface exceeds 10 percent slope. These are:

- Shoal Creek zone on the eastern side of the city boundary near the intersection of Paper Mill Road and McCart Road;
- Redland Creek, along the West Pike Street area, specifically in the vicinity the city water tank;
- Redland Creek along the Dogwood Lane area.;
- Yellow River basin area on the north side of SR 316 approximately ½ mile west of the intersection with Collin Hill Road; and
- Pew Creek area approximately ¼ mile south of intersection of Hwy 29 with Johnson Road.

It should be noted that the steep slope areas in the City of Lawrenceville have likely resulted from regional bedrock deformation rather than surface erosion processes. Therefore, it is anticipated that the rock layers in the high slope regions are either exposed on the surface or the soil cover in these regions is not very thick.

Insert map 4-4

Insert map 4-5

Insert Map 4-6

Section 4.10 Prime Agricultural and Forest Land

The City of Lawrenceville is a small urban area with few prime agricultural tracts of land. A few small farms located in southeast area provide the only exceptions.

There is no prime forestland in the city. Yet, much of the undeveloped areas of the city are forested. The City of Lawrenceville strictly enforces buffer, landscape and tree Ordinances for any development activities within its limits.

Section 4.11 Plant and Animal Habitats

No specific plants or animals that require protection have identified habitat in the city. However, the city will continue enforcement of various environmental laws and site development codes to preserve the natural environment.

Section 4.12 Major Park, Recreation and Conservation Areas

There are no federal or state park/recreation areas currently located in the City of Lawrenceville. Gwinnett county operates two parks in Lawrenceville. The Rhodes Jordan Park is being redesigned by Gwinnett County to become a regional park. The proposed renovation will yield a park consisting of six baseball fields, a football field, twelve tennis courts, an aquatic center, a senior center, an amphitheater, and walking trails.

The Park West has four tennis courts and three baseball fields. The future of this park is unknown. There is a possibility that the current activities of this park will be transferred to the renovated Rhodes Jordan park when it is completed.

Section 4.13 Scenic Views and Sites

There are no designated scenic views or sites within the city.

Section 4.14 Historic Resources

Landmark buildings and structures, commercial districts, residential districts, rural resources, and archaeological and cultural sites are included in the historic resources of an area. These resources serve as visual reminders of a community's past and they provide a link to its cultural heritage and a better understanding of the people and events that shaped the patterns of its development. By recognizing these resources in order to preserve them, it is possible for them to play an integral role in the community. Map 4-7 shows the location of such sites within the City of Lawrenceville.

Insert map 4-7

Section 4.15 Landmark Buildings and Structures

There are two landmark building structures in the City of Lawrenceville. The first is the Lawrenceville Female Seminary, a Greek revival structure that was built around 1854 and was used as such until 1886. The second story of this structure was used for the meetings of the Lawrenceville Lodge 131, Free and Accepted Masons, for more than a century. Now, the Seminary houses the offices of the County Historian and the Gwinnett County Historical Museum. The downstairs area is used for functions held by private and civic groups.

The Old Gwinnett County Courthouse is the second landmark building in Lawrenceville. The courthouse is located on the square where it was built in 1885. This building was home to county offices until the completion of the new Gwinnett Justice and Administration Center, which was built in 1988 and is also, located in the heart of Lawrenceville. A three million-dollar restoration project of this building was completed in an effort to preserve the structure. The restored building was rededicated on July 3, 1992. A portion of the building's second floor is used for the offices of the Historical Society, the United Daughters of the Confederacy, and the Daughters of the American Revolution. The rest of the second floor may be rented by members of the community for private functions, such as weddings, receptions, and meetings. The main floor contains a visitor center as well as rooms that may be rented for private functions.

Section 4.16 Residential Resources

There are only two residential districts in the City of Lawrenceville with a possibility of future consideration as a historical residential district. The first district is located along Pike Street. This residential district is in the process of becoming a major commercial corridor. The second residential area is along Culver Street close to the new Gwinnett Justice and Administration Center, and is transforming into a commercial district as well.

Historic Building Map 4-7 shows the preserved buildings, the majority of which are located in the downtown area.

Section 4.17 Commercial Resources

The Central Business District (CBD) of Lawrenceville consists of many structures that were built in the early 1900's and encompasses nine square blocks. The City of Lawrenceville recognizes the importance of preserving these historical structures, as well as this area, since the downtown square is the focal point of the city. The City of Lawrenceville has completed a 1.2 million-dollar renovation project known as the Downtown Revitalization Project. This project consisted of decorative sidewalk improvements, benches, lighting, landscaping, and many other features that the city believes will revitalize the downtown area by drawing the community to the heart of Lawrenceville for their daily business. Government grants as well as low interest loans by local banks have been made available to encourage downtown storefront improvements.

Section 4.18 Industrial Resources

This category is not applicable to the City of Lawrenceville.

Section 4.19 Institutional Resources

This category is not applicable to the City of Lawrenceville.

Section 4.20 Rural Resources

The City of Lawrenceville understands the importance of preserving rural resources since they generally represent the values and ideals upon which the community was founded. However, there have been no rural resources located in Lawrenceville.

Section 4.21 Historic, Archaeological and Cultural Resources

Shadowlawn Cemetery is a notable cultural site in the city limits of Lawrenceville. Graves in this cemetery date back to the late 1800's. Another site worth noting is the old city cemetery located near the corner of Corbin Street and East Crogan Street. The site is currently being mapped and investigated by the Gwinnett Historical Society. The Historical Society believes that several of the city's founding fathers are buried there. The City of Lawrenceville believes in the preservation of cultural sites, as these speak to the city's history and development.

Section 4.22 Natural and Historic Resources Assessment

In general, Lawrenceville has limited natural resources with a notable exception being groundwater. This resource is currently being exploited to provide a supplemental source of potable water for the city's residents, augmenting the primary supply provided by Gwinnett County. As a result, the City of Lawrenceville places a great deal of emphasis on protecting groundwater in the Lawrenceville Aquifer. The city intends to continue pursuing the development and protection of this important resource.

As in the past, the City of Lawrenceville will continue to work closely with the Gwinnett Historical Society to preserve and increase the awareness of historic resources. The City of Lawrenceville is committed to restoration and preservation of historic resources within its corporate limits. The primary resource in this regard would be the historic buildings located in the in the downtown area. These buildings were considered in the "Downtown Redevelopment Plan".

Section 4.23 Needs and Goals

The goal of the city, as it pertains to natural resources, is to protect resources by enforcing state and federal regulations as well as the city's own protective regulations and ordinances.. The City of Lawrenceville has three areas that are considered environmentally sensitive. These are the Pew Creek, Shoal Creek, and Redland Creek basins. The city intends to protect these areas by enforcing state and federal regulations requiring buffers around river areas, and

the implementation of measures to manage storm water quality and runoff. Through these means, the city aims to improve water quality, reduce soil erosion and restore watershed vitality.

The city enforces regulations in regard to storm water quality and storm water drainage facilities. The city will advance towards achieving the above stated goals by fully committing to its obligations as a co-permittee with Gwinnett County in the National Pollutant Discharge Elimination System (NPDES) including instituting a Storm Water Management Program.

The City of Lawrenceville is working on a groundwater exploration program. Currently, the City of Lawrenceville has one groundwater treatment plant but envisions having three water treatment plants operating within the near future. It is the city's goal to continue the Lawrenceville Groundwater Development Program to produce more water for residential and commercial use. In concert with developing the groundwater resource is the effort to protect the Lawrenceville Aquifer. To this end, the City of Lawrenceville aims to identify and protect water infiltration areas as well as locate point pollution sources.

CHAPTER FIVE

COMMUNITY FACILITIES AND SERVICE ELEMENT

Community facilities within the City of Lawrenceville are evaluated as a part of the development of the city's Comprehensive Plan. This element of the Comprehensive Plan evaluates and anticipates the need for facilities in coordination with future land uses so that facilities will be available to serve existing and future population and development. The primary services included in the Community Facilities and Services Element are general government; water supply and treatment; sewage system and wastewater treatment; solid waste management; public safety (policy and fire); public health facilities and services; recreation and open space; educational facilities; libraries and other cultural facilities. The City of Lawrenceville goal for the community facilities is to provide for a variety of public and semipublic facilities and services that meet the needs of Lawrenceville citizens and enhances the quality of life. The location of these facilities is illustrated on the Community Facilities Map 5-3.

Section 5.1 Transportation Network

Lawrenceville, located in the center of Gwinnett County, has an excellent road network. State Route 316 (SR 316), also called University Parkway, begins at Interstate 85 (exit 41) and runs easterly through the city's northern area. State Route 20 (SR 20), also called Buford Highway or Grayson Highway connects the city's northern and southern portions. Buford Drive connects with I-85 and to the new Mall of Georgia. U.S. Highway 29 (SR 8), also called Lawrenceville Highway or Winder Highway, is the original route from Atlanta to Athens. State Route 124 (SR 124) also called Scenic Highway or Braselton Highway, connects Snellville to the south and Braselton to the northeast. State Route 120 (SR 120), also called West Pike Street in the city, or Duluth Highway in the county area, runs westward from the City to I-85. Old Norcross Road runs west from West Pike Street to the retail business area at Gwinnett Place Mall. See transportation network Map 5-1 for location of the different highways.

Recent construction of highways by the Georgia and Gwinnett Departments of Transportation facilitate traffic movement through and around Lawrenceville. The recently completed Sugarloaf Parkway extends from SR 20 (Grayson Highway) to I-85. Lawrenceville has numerous highways and roads extending to the northwest including U.S. Highway 29, Old Norcross Road, SR 316, SR 120, I-85 and Satellite Boulevard.

Insert map 5-1

Lawrenceville-Suwanee Road is a four-lane arterial, that runs from the west side of the city to I-85 and I-985, providing access to the Lake Lanier area. This highway has been extended to connect with Sugarloaf Parkway and Lawrenceville Highway (U.S. 29). Riverside Parkway runs north/south on the western side of the city and connects Old Norcross Road to SR 316, and extends to SR 120. **There are plans to extend Riverside Parkway to Sugarloaf Parkway.** The recent completion of the Hurricane Shoals Road Extension southwest from West Pike Street (SR 120) to Old Norcross Road facilitates traffic movement between the Briscoe Field Airport commercial area, to the northeast and the manufacturing and wholesale areas, along Old Norcross Road to the southwest. Many street improvement projects have been completed within the city.

The Gwinnett County Airport, Briscoe Field, directly adjoins with the Lawrenceville city limits. This airport provides a passenger, freight and recreational aviation base for Lawrenceville, and Gwinnett County. Gwinnett County is currently planning an expansion of this important air facility. Map 5-1 illustrates transportation facilities within the City of Lawrenceville.

Section 5.2 Water Supply and Treatment

Section 5.2.1 General

The availability of potable water is one of the most important factors in planning current and future land use. The City of Lawrenceville Department of Public Utilities is responsible for providing city residents and businesses with a reliable supply of clean, high quality water. The Department of Public Utilities strives to provide responsive, consistent service throughout the city and to protect the public health and safety by using responsible and efficient water delivery and treatment systems.

The Department of Public Utilities takes an active role in planning for future growth and expansion. This planning will ensure that the city has sufficient water and sewer capacities to support quality growth, while maintaining the integrity of the environment. On average, each household in Lawrenceville uses approximately 210 gallons of water per day. Residential water use was 75 gallons per capita daily (GPCD) in 1997. **Table 5.2.1.1 shows the projected water demand from 1997 to 2020.**

As shown in Table 5.2.1.1, Lawrenceville currently purchases approximately 85% of its water supply from Gwinnett County. The County obtains water from Lake Lanier, which it treats at its Lake Lanier Water Treatment Plant. Groundwater fills the remaining 15% of water supply needs and is treated at Lawrenceville's Water Treatment Plant No.1. This treatment plant is located at Rhodes-Jordan Park within the City of Lawrenceville. The purchase of water from the Gwinnett County is based on a wholesale agreement between the city and the county. The city is billed for consumption; based on the readings of the city-county connection meters. Water is transferred to the city through two peak meters and five non-peak meters.

**TABLE 5.2.1.1
PROPOSED DAILY WATER USAGE (SUMMER DAILY AVERAGE)
LAWRENCEVILLE**

Year	1997	1999	2000	2005	2010	2015	2020
	Est.	Proj.	Proj.	Proj.	Proj.	Proj.	Proj.
Residential Population	19,185	19,616	19,832	21,215	22,256	23,937	24,729
Summer Daily Per Capita Water Use (GPD)	75	79	80	85	90	92	95
Residential Demand (MGD)	1.44	1.54	1.59	1.80	2.00	2.20	2.35
Commercial, Industrial and Other (MGD)	1	1.10	1.15	1.29	1.44	1.6	1.76
Total Water Demand (MGD)	2.44	2.64	2.74	3.09	3.45	3.82	4.11

The total annual water demand of the City of Lawrenceville is about 900 million gallons. The average daily demand is 2.44 million gallons per day (MGD). Maximum daily demand is 3.0 MGD. Residential water use constitutes about 60% of the total and the balance is attributed to commercial and industrial activities. All residential, commercial, and industrial users are metered. Water demand increases 40% during the summer months.

Section 5.2.2 Water Storage

The city's water storage facilities consist of a single million-gallon standpipe located on Oak Street. The steel standpipe maintains pressure throughout the distribution system and provides fire protection. The standpipe was constructed in 1966-67 and is equipped with an altitude valve, which prevents the tank from overflowing during low demand conditions.

Section 5.2.3 Water Mains and Valves

The city water distribution system consists of 6, 8, 10, and 12-inch diameter water mains. A 16-inch diameter transmission main runs between the Oak Street standpipe and the Gwinnett Justice and Administration Center on Langley Drive. In addition, there are a large number of smaller 2 and 4-inch diameter lines serving many areas of the city. The distribution system is maintained by the City of Lawrenceville Water Department and is in good working condition, with only a few minor ruptures in the last year. All valves, meters, and hydrants are located and mapped for maintenance purposes. For water main locations and sizes see Map 5-2.

The City of Lawrenceville monitors both customer and supply water meters. The city has 6,766 residential, commercial, institutional, and industrial meters in use as of December of 1997. Water users consuming more than 3,000 gallons per month constitute approximately 70% of the total. Service meters are read on a monthly basis using a three-route system. Each route or area is read on alternate weeks. That is, route no. 1 is read the first week, route no. 2 the second week, and so on. The readings are compiled weekly and entered into the computer system for monthly customer billing.

Insert Map 5-2

Section 5.2.4 Water Treatment Plants

The City of Lawrenceville Ground Water Treatment Plant No.1 is located at 90 West Crogan Street in the Rhodes-Jordan Park area. The plant currently treats water pumped from one of two production wells designated as 14FF10 and 14FF16 according to the U.S. Geological Survey (USGS) classification system. Both wells have been used as a source for the city’s water supply since they were drilled in 1914 and 1947, respectively, up until the middle 1970s. At that time, new secondary drinking water standards, limiting the concentration of iron and manganese in raw water, were established. These standards could not be met without adding appropriate treatment technologies. The wells were capped until 1993 when the construction of water treatment plant No. 1, begun.

The City of Lawrenceville built its first water treatment plant in 1993; for the purpose of supplemental emergency back up during summer high demand conditions. Regular year around operation started in January 1996.

The Plant utilizes greensand filters with the addition of a chlorine and potassium permanganate solution ahead of the filters, for iron and manganese removal. A polyphosphate solution is used for corrosion control in the distribution system. Chlorine gas is used for iron and manganese oxidation and disinfection of the water. The design capacity of the plant is 0.76 MGD. The current ground water withdrawal permit issued by the Georgia Environmental Protection Division (EPD) allows the city to withdraw a total of 0.5 MGD per day from either or both production wells.

Water samples collected from the production wells show moderate concentrations of radon gas. There are no current regulations restricting radon gas concentration in treated water. In 1991 The U.S. Environmental Protection Agency (EPA) proposed a maximum contaminant level for radon of 300 picocuries per liter (pCi/L), but this standard has not been made into law as of this writing. The U.S. EPA “Report to the United States Congress on Radon in Drinking Water”, dated March, 1994 stated, “the cancer risk from radon in water is higher than the cancer risk estimated from any other drinking water contaminant.”

Based on this assessment, other related information and concern for public health protection of its citizenry, the City of Lawrenceville made a proactive decision to include a radon removal system as part of a 1998 Upgrade of Water Treatment Plant No. 1. The system consists of air injectors and degas separators and is currently in the start up phase.

Section 5.2.5 Water Quality

Treated water samples collected from the distribution system and Water Treatment Plant No.1 are tested on a regular basis as required by the Georgia Rules for Safe Drinking Water Act 391-3-5-25. The testing is done by the City of Lawrenceville, the Georgia Environmental Protection Division (EPD) Chemical Laboratories; and a commercial EPD certified laboratory. The City of Lawrenceville conducts daily

testing, the EPD laboratory performs quarterly testing and the commercial, EPD approved laboratory performs monthly testing. The City of Lawrenceville performs real-time, continuous water quality testing at the treatment plant and the results are verified manually every thirty minutes. Testing is undertaken for all the regulated and non-regulated parameters listed in the Safe Drinking Water Act. In addition, the City periodically tests ground water samples taken from production and observation wells for volatile organic chemicals (VOC), methyl tert butyl ether (MTBE), a gasoline oxygenating additive), radon gas and other potential contaminants, as a part of the city's Well Head Protection Program.

Section 5.2.5.1 Supervisory Control and Data Acquisition System (SCADA)

The SCADA system for controlling and monitoring the water distribution system was installed in 1995 and consists of eleven (11) remote telemetry units (RTUs), a central telemetry unit (CTU) and three flow control valves.

Three RTUs measure and control the water pressure and flow at the three major points of entry; from the Gwinnett County water system into the City of Lawrenceville's water distribution system. One RTU controls and monitors the existing Water Treatment Plant No. 1. One RTU controls the water level in the city's standpipe tank. Six remote telemetry units (RTUs) monitor the water pressure at various points within the Lawrenceville water distribution system.

The CTU provides control and monitoring services, and logs the data from all RTU's in the SCADA system. Currently, the CTU is located in the City of Lawrenceville Water Department office.

Section 5.2.5.2 Status of Current Projects

The City of Lawrenceville is currently in the process of upgrading its water distribution SCADA system. The upgrade includes the installation of four additional RTUs for monitoring pressure and flows at all points of entry from the Gwinnett County water system into the Lawrenceville water distribution system. Six additional remote terminal units will be installed in observation wells to monitor groundwater water levels. These monitoring points are sited at different locations throughout the City of Lawrenceville and are a part of the city's Wellhead Protection Program. The existing RTU at the Water Treatment Plant No. 1 was upgraded to monitor and adjust additional parameters, including finished water quality, using online analyzer readings.

The City of Lawrenceville is currently completing the design for Water Treatment Plant No. 2, which is to be located at 335 Maltbie Industrial Drive and will use two new wells as its source of supply. Design capacity of the plant will be 1.2 MGD. The new plant will use much of the same technology and control strategies incorporated in the existing plant. In addition, there will be two granular activated carbon (GAC) filters installed, for taste and odor control and a 1.0 million-gallon (MG) storage tank. The CTU of the water system will remain located in the Water Department office.

Section 5.2.6 Future Needs

The ability to ensure that City of Lawrenceville water users continue to receive stable and reliable supplies of water in the future depends, on the city's development of additional groundwater resources, better conservation practices and construction of new water mains. The city plans to construct and operate Water Treatment Plant No. 2 in the immediate future. Table 5.2.6.1 displays the current and projected water balance between demand and supply. The purchase of water is based on the wholesale agreement with Gwinnett County. The city will continue to be billed on the actual consumption based on the readings of the city-county connection meters.

It is expected that new development will continue to extend water distribution lines where necessary. It is the goal of the city to design new water lines to meet both present and future demands. The city will continue to encourage and enforce water conservation measures in all developments within the city.

**TABLE 5.2.6.1
WATER DEMAND
LAWRENCEVILLE**

Year	1997		1999		2000		2005		2010		2015		2020	
	Est.	Share	Proj.	Share										
	(MGD)	%												
Total Water Demand	2.44	100%	2.64		2.74		3.09		3.45		3.82		4.11	
Produced by Lawrenceville		14%		58%		56%		82%		74%		79%		74%
Water Treatment No. 1	0.34		0.34		0.34		0.34		0.34		0.34		0.34	
Water Treatment No. 2			1.20		1.20		1.20		1.20		1.20		1.20	
Water Treatment No. 3							1.00		1.00		1.50		1.50	
Purchased from Gwinnett	2.10	86%	1.10	42%	1.20	44%	0.55	18%	0.91	26%	0.78		1.07	

Source: Population Projection and Lawrenceville Water Department.

As shown in the Table 5.2.6.1, the City of Lawrenceville plans to construct two additional water treatment plants, commission ten new production wells and fifteen test and observation wells in connection with its wellhead protection program. The city also intends to install two additional 1 MG elevated storage tanks.

Based on historical water use data, current demand and population projections, the city's water demand is projected to reach 4.11 MGD by the year 2020. The projected maximum groundwater withdrawal is 2.54 MGD. Therefore, the city will continue to rely on purchases of water from Gwinnett County to satisfy its future water needs. By 2020, the City of Lawrenceville is expected to produce a substantial portion of the water used by the city, decreasing the demand from the Lake Lanier surface water source. This will lower water rates and increase water quality reliability in Lawrenceville.

The City of Lawrenceville plans to develop automated commercial and residential meter readings, via telemetry, with the objective of providing a fully integrated and automated water utility billing system.

Several improvements to the city's water distribution system are required to improve system hydraulic performance and to meet future residential and commercial water supply and fire flow demands. These include:

- Replace old 6 and 8-inch diameter water lines that serve as distribution mains with 12-inch diameter lines;
- Replace 2 and 4-inch diameter water lines with 6-inch diameter and larger lines;
- Eliminate “dead end lines” by installing additional water lines to create closed “loops” within the system;
- Create redundancy in the distribution system by the addition of water mains 12-inch and larger such that fire flow requirements can be met, even with some mains out-of-service;
- Develop a 1,500,000 to 2,000,000 gallon online storage capacity using a combination of ground storage and elevated storage tanks.

Improvement projects will be constructed in the order of need, using a combination of funding mechanisms, including bonds, loans and grants, development impact fees and accumulated cash reserves.

Section 5.2.7 Water Conservation

The City of Lawrenceville recognizes the importance of a water conservation program as a vehicle for preserving its precious water resources for future generations. The city plans to adopt a new water conservation rate structure, that will create economic incentives for curtailing residential and irrigation water usage during peak summer

months. In addition, public education and water leak detection and elimination programs will be implemented.

The City of Lawrenceville also plans to implement a program to automate water meter readings. This program will promote water conservation by allowing more accurate and timely readings, conceivably, at some point, providing this data in real-time over the internet. This will improve the billing process and customers can be notified about possible water leaks in their systems.

Section 5.3 Sewage System and Wastewater Treatment

Section 5.3.1 Sanitary Sewer

The availability of wastewater services affects growth rates and can limit development of communities. Wastewater treatment is often a regional issue, affected by topography, in many cases requiring cooperation between governmental jurisdictions. Gwinnett County owns and maintains the sanitary sewage system that serves the City of Lawrenceville. There are no wastewater treatment facilities located within the city limits. There are two lift stations near Paper Mill Road on the city's eastside. The current amount of wastewater generated within Lawrenceville, based on the water consumption, is approximately 2.3 MGD. **The city's wastewater flow is expected to increase to 3.81 MGD in 2020.** Current plans envision wastewater continuing to be collected and treated by Gwinnett County.

The Gwinnett County sewage collection and treatment system is made up of eight distinct drainage basins, and provided service to approximately 78,000 households at the end of 1996. The sewerage treatment capacity is about 48 MGD. This includes 4 MGD which is treated at the R.M. Clayton Plant operated by City of Atlanta, and 5 MGD that is treated in Dekalb County. In order to meet the sewage needs of Gwinnett's growing population successfully, Gwinnett County is currently constructing a state-of-the-art wastewater treatment facility in the vicinity of I-85 and I-985. This facility, known as the North Advanced Water Reclamation Facility (NAWRF) will provide the county with an additional 20 MGD of wastewater treatment capacity. The NAWRF is expected to become operational by the year 2000 and City of Lawrenceville is definitely located within its service area.

Gwinnett County is constructing a 48-inch diameter treated effluent pipeline from the NAWRF, 20 miles south to the Crooked Creek wastewater Treatment Plant for discharge to the Chattahoochee River. The county plans to investigate reuse of this treated wastewater for irrigation and possible raw water augmentation by blending with raw water from the Lake Lanier surface water supply.

Gwinnett County has one of the highest concentrations of septic tank systems in the metropolitan Atlanta area, with approximately 80,000 septic systems in service (this includes systems in use within the City of Lawrenceville). Because septic systems are deemed to be low-level wastewater treatment strategies, they are considered by the State Health Department to be a temporary solution to handling wastewater. Septic

systems have a life expectancy of approximately 25 years and must be properly maintained. Areas served by septic tanks support a lesser level of development intensity than areas served by sewerage and may pose a threat to surface and ground water supplies in the area due to the risk of system failure. The City of Lawrenceville will continue to cooperate with Gwinnett County to promote the gradual replacement of septic systems with central collection and treatment systems to yield a safer environment.

Section 5.3.2 Storm Water System

Section 5.3.2.1 Overview of Existing Storm Water System

The storm water drainage system in the City of Lawrenceville consists of a combination of covered pipes and modified natural creeks. Pew, Redland, and Shoal Creeks are the main storm-water drainage channels in the City of Lawrenceville.

Shoal Creek with a total length of 6.2 miles originates north of Lawrenceville and flows southeasterly through the city, ultimately joining the Alcovy River. Shoal Creek has drainage basin area of 8.3 square miles; 3.9 square miles of which are within the city limits of Lawrenceville. Redland Creek has a long, narrow drainage basin with an area of 3.3 square miles. It originates in Lawrenceville, south of Hurricane Shoals Road and flows approximately 4.2 miles to its confluence with Pew Creek near Sugarloaf Parkway. Pew Creek begins in the southern section of the downtown area of the city and flows approximately 4.4 miles westward to join the Yellow River near Arnold Road in Gwinnett County. The Pew Creek drainage basin has an area of 4.1 square miles and drains a number of unnamed tributaries from Forest Park and other areas of the city. Creeks that flow into an unnamed tributary of the Yellow River drain the southern portion of the city. This creek drains westward from the county fairground area, crossing Old Snellville Road, Five Forks Trickum Road and joins the Yellow River near its confluence with Pew Creek.

Section 5.3.2.2 Storm Water Management

The City of Lawrenceville strictly enforces its Storm Water Regulations for all new development projects to minimize the impact of storm water runoff.

Wet and dry detention ponds are the significant storm water Best Management Practice (BMP) controls and are required by the City of Lawrenceville. The city implements Storm Water Drainage Regulations for development that require provision of detention structures to control peak post-developed flow to equal or be less than the peak pre-developed flow leaving a site. Present regulations require all projects to provide a Storm Water Management Report before a permit can be issued. Any detention structures erected to meet the flow goals above must comply with soil erosion control regulations, including the provision of silt fences, trash racks, outlet control structures, rip-rap at pipe outlets and check dams in ditches. The City of Lawrenceville retains a

professional land surveyor to complete an as-built survey of each completed detention pond to ensure that it is constructed as designed.

The City of Lawrenceville is developing a comprehensive Storm Water Management Plan, including area-wide storm water detention and conveyance facilities. Field Surveys, GIS data, hydrologic and hydraulic studies are being used in the preparation of this plan. The results, when implemented, will ensure responsible future development and improvement of existing facilities. All culverts under major traffic roads are designed with adequate capacity for a 100 year-storm event without causing roadway overtopping. All of the three existing major drainage creeks are to be modified at locations that will enable them to carry more discharge without flooding.

The City of Lawrenceville is actively enforcing Storm Water Drainage Regulations for all developments greater than 0.5 acres in area. The city will continue its stringent enforcement policy, especially in light of the connection between storm water management and ground water aquifer protection. The city plans to continue mapping and development of cross-sections of the city's creeks.

Present regulations require developers of all projects to provide a Storm Water Management Report before a permit can be issued. The developer is required to install all required storm water controls before construction is permitted to commence.

Requirements may be modified for future developments, as circumstances dictate. Detention ponds are used at most sites to meet the peak flow regulations requiring post-developed peak outflow from a developed site be equal or less than pre-developed flows. Other typical control measures include providing trash racks for outlet control structures in detention ponds, providing grassing and stabilizing disturbed areas on the site, providing erosion control measures during construction, and maintenance of drainage structures.

Section 5.4 Solid Waste System

The City of Lawrenceville Sanitation Department currently collects residential and most of the commercial municipal solid waste (MSW) in the city limits. The City of Lawrenceville has a recycling program implemented by Browning Ferris Industries, Waste Management Services, American Waste Systems, and a number of other private firms. There are several MSW transfer stations within the city limits. Chambers of Georgia, doing business as USA Waste Service, Inc. operates a MSW transfer station on Maltbie Industrial Drive. The City of Lawrenceville signed a 10-year contract in 1997 for the MSW collected by the city to be disposed at a sanitary landfill in Barrow County.

Gwinnett County estimates the amount of solid waste generated within the county to be 654,000 tons per year and 1,005,000 tons per year in 1990 and 2000, respectively. With a simplifying assumption of uniform per capita waste generation and using the population ratio between the city and the county, estimates of solid waste generated in Lawrenceville equal to 16350 tons per year in 1990 and 19,200 tons per year in 2000 are computed.

In the planning period, Lawrenceville will continue to seek out of city disposal sites for its solid waste. Simultaneously, the city will continue to promote and expand its recycling and composting programs to decrease reliance on landfill disposal of solid waste. The City of Lawrenceville currently offers curbside pickup of various recyclable materials and free mulch is available at the city complex.

Section 5.5 Public Safety

Section 5.5.1 Police

The goal of the Lawrenceville Police Department is to provide a safe secure environment, and to meet community standards of high visibility through community oriented policing. Although, Lawrenceville currently has a low crime rate, increasing growth, a large daytime population and the impact of downtown development will present challenges in the future.

The Lawrenceville Police Department currently has an allocated strength of forty-nine sworn officers, nine radio operators, three records clerks, two administrative secretaries, six sworn criminal investigators, one K-9 unit, one precinct officer, five Selective Traffic Enforcement Patrol (S.T.E.P.) units and four D.U.I. units. The department maintains a total of forty-one patrol cars, six motorcycle units, one B.A.T. (Breath Alcohol Test) Mobile, and one seized, surveillance vehicle. The Police Department's headquarters are located at 20 South Clayton Street, near the downtown square and operates a precinct five days a week at 237 Hooper Renwick, in one of the city's housing authority developments.

Currently, the Lawrenceville Municipal Court is housed in the police building. The court is supervised by the City Clerk and holds approximately six sessions a month. The building also has an index room, a holding cell for housing detainees, administrative offices, special operations, and investigative divisions. The Police Department plans to relocate to the new City Hall complex when it is complete.

The Police Department has recently purchased a computer system that includes two file servers and twenty-two workstations. The system is designed in two parts. Part one being L.E.S. (Law Enforcement Software), which is designed to enhance the department's record keeping and criminal reporting to the State, part two is C.A.D. (Computer Aided Dispatch), a system that assists the dispatcher in obtaining information and tracking units on patrol.

As Lawrenceville’s population increases, a detailed and thorough analysis of the city’s police department and service requirements will be conducted to ensure that a high level of police protection is provided to existing and future city residents. For location of some of these facilities see Map 5-3.

Section 5.5.2 Fire Protection

Gwinnett County provides fire protection services for Lawrenceville, as well as for most of the cities in the county. Fire Station No. 15 is located within the city limits, adjacent to the downtown square.

The long range objective of the Gwinnett County Fire Department is to maintain its current level of service and to improve the City’s Insurance Service Office (ISO) rating. Although the ISO rating is presently very good (4), the city is currently striving to reduce it to 2 by increasing personnel, developing a training facility and opening Station #5 on the growing west side.

At the present time, fire capacity and station locations meet current and projected demands. However, because fire service areas are based on time to respond, as the City of Lawrenceville becomes more urbanized and thus more densely populated, new service areas may have to be established in order to meet the city’s four-minute response time standard.

In addition to fire protection services, the department provides first response emergency medical services (EMS), within its service districts. The EMS provides initial medical attention until the patient can be transported to a medical facility. All Fire Department personnel are EMS trained, and each engine is medically equipped. For location of some of these facilities see map 5-3.

Section 5.6 Hospitals and Other Public Health Facilities

Lawrenceville does not operate its own public health system, but Gwinnett County’s largest hospital system is located within the city. Promina Gwinnett Hospital System is located near SR 316, West Pike Street (SR 120), Lawrenceville-Suwanee Road and Old Norcross Road. It surrounds the Gwinnett Medical Center, a 190 bed, full service facility with a 24 hour emergency room. Gwinnett Medical Center is the only emergency medical facility located inside the Lawrenceville city limits. A modern, privately owned establishment, it serves most of Gwinnett County and adjacent areas. Gwinnett Day Surgery provides outpatient surgery services and the Gwinnett Women’s Pavilion offers care with a full range of services addressed to women’s needs. The second largest healthcare facility is Columbia Eastside Medical Center in Snellville, which has 104 beds, an emergency facility and numerous satellite facilities located throughout the county, including Egleston Children’s Hospital, Northside Hospital, and Emory University.

Countywide, the Gwinnett County Health Department administers an array of health services through its three divisions: physical health, mental health, and environmental health. Programs include prevention, detection and control of disease, health education,

environmental health services, mental health, and vital records. The Health Department has identified several programs that they would like to expand in the future to better serve city residents. These services include immunizations, screening and development testing, well child check-up, dental services, maternal and family care. The Department also seeks to develop and implement a program to support local physicians who accept new Medicaid assignments. For location of some of these facilities see Map 5-3.

Section 5.7 Recreation

In the spring of 1992, the City of Lawrenceville transferred the recreation authority in Lawrenceville to Gwinnett County. This includes operation and maintenance of the two parks in Lawrenceville, Rhodes-Jordan Park and West City Park (Boys and Girls Club). The City of Lawrenceville retains ownership of the properties, and leases them to Gwinnett County for a nominal fee. For location of some of this facility see Map 5-3.

Section 5.8 General Government

The City of Lawrenceville's main administration functions are housed within the City Hall complex located at 18 Clayton Street. The existing City Hall is an eighty year old structure and houses numerous city departmental offices including: planning, building inspections, finance, purchasing, human resources, MIS and general administrative offices. City Hall staff currently numbers 40 individuals. In addition, the Public Works Department employs approximately 120 individuals and is located in the complex behind the City Hall. The addition of public safety personnel raises the number of City employees to approximately 200 full-time and 30 part-time employees. A mayor and four council members govern the City of Lawrenceville.

The proposed new City Hall, a four-floor complex with total area of 64,000 square feet, will replace the old one at a location near the present site. It is estimated that over the next fifteen years the city will add 50 to 60 new employees, largely in the public safety and services areas. The city has conducted a needs assessment for current and future space requirements. Most of the city's administrative offices will be located in the new facility. The new city hall will accommodate growth until 2025. For location of some of these facilities see Map 5-3.

Section 5.9 Educational Facilities

There are three schools located within the city limits of Lawrenceville, Lawrenceville Elementary School, Central Gwinnett High School and Phoenix High School. Phoenix High School is a special instructional school.

The Gwinnett County Board of Education administers the operation of these schools and oversees the planning for future schools to serve the area. The total enrollment for the 1998-1999 school year in Gwinnett County is over 98,000. Currently, the Gwinnett County Education Department has forty-eight elementary schools, seventeen middle schools, thirteen high schools, and five other instructional facilities.

In addition to the network of public schools in Gwinnett County, there are also a number of private schools. ARC has identified ten private schools within Gwinnett County, and one of them, Oak Meadow Montessori is located within the city limits of Lawrenceville. For location of some of these facilities see Map 5-3.

Section 5.10 Libraries and Other Cultural Facilities

Until the completion of the new, Lake Lanier Regional Library on Highway 29, the Lawrenceville branch of this library was located inside the city limits, on the downtown square. This branch was relocated to the site on Highway 29 due to the need for expansion caused by the growing community. The city's first library "Lawrenceville Public Library" opened on August 12, 1936. On November 3, 1936, Lawrenceville Public Library became the "Gwinnett County Library." For location of some of these facilities see Map 5-3.

Insert map 5-3

Section 5.11 Assessment

In general, Lawrenceville has well-maintained community facilities. The continuous expansion and improvement of community facilities will remain issues to be addressed with continuing development and expansion of the City of Lawrenceville. The following section will discuss the needs and goals of each sector; including water treatment plants, water mains, sewage system, storm water drainage system.

Section 5.12 Needs and Goals

Section 5.12.1 Community Facilities and Services Goal

- ❖ The City of Lawrenceville is dedicated to providing the best possible public facilities and services to the citizens and businesses located within the city.

Based on the inventory and assessment presented above, the City of Lawrenceville needs to:

- Provide a municipal service complex that meets the growing needs of the city.
- Encourage infrastructure development that keeps pace with and develops concurrently with the city's population and economic growth.
- Provide adequate water and sewer service for all future development.
- Continue to develop and promote the Lawrenceville Recycling Program to reduce solid wastes going to the landfill.
- Ensure that police and fire services are adequately staffed and coverage areas expanded to serve the city.
- Provide additional open space, park and recreational areas to enhance the city's quality of life. The Gwinnett County Recreation Department is the primary provider of parks and recreational opportunities within the City of Lawrenceville. Yet the city will cooperate to the fullest extent possible to achieve the stated goals.
- Promote an educational system that achieves higher standards of learning and meets current and future population needs.
- Enhance and develop cultural opportunities in Lawrenceville. The Gwinnett County Recreation Department is the primary provider of cultural events at this time. Yet the city will continue to support the county's efforts in non-financial ways.

Section 5.13 Strategies

Specific Strategies that address these needs include:

Section 5.13.1 Water and Sewer Strategies

1. Continue exploration efforts for high-yield water well sites and build at least two additional 1-1.5 MGD groundwater water treatment plants.
2. Coordinate development activities with Gwinnett County to ensure adequate sewer treatment capacities are planned to meet future demand.
3. Gradually replace existing septic tanks; maintain strict septic tank permitting requirements for all developments in accordance with state and county guidelines.
4. Cooperate with the county to provide more sewer lines and increase transmission capacity, including lift stations where necessary.
5. Upgrade the existing water mains, eliminating low water pressure zones.
6. Upgrade the city's water distribution network.
7. Extend branch water mains, as loops, improving the reliability of the water distribution network.
8. Develop additional elevated water storage facilities in the city (water tanks).
9. Design water and sewer lines to meet not only present demands but future service demands of the respective service areas.
10. Develop and enforce water conservation measures throughout the city.

Section 5.13.2 Solid Waste Strategies

1. Continue to emphasize education and current programs that encourage recycling and composting, thereby reducing the solid waste stream further.

Section 5.13.3 Public Safety Strategies

1. Encourage Gwinnett County to provide a fire fighting system that ensures an average minimum response time of 4 minutes.
2. Maintain a fire protection Insurance Service Organization rating of four, with a target rating of two.
3. Provide police service ratio of 2.6 sworn police officers per 1,000 residents.

4. Maintain community-oriented foot patrol policing for the downtown area and a community police station in the Lawrenceville Housing Authority development.

Section 5.13.4 Hospitals and Other Public Health Facility Strategies

1. Continue to work with the Gwinnett County Health Department to develop and expand programming to meet the needs of Lawrenceville.

Section 5.13.5 Recreation and Open Space Strategies

1. Support Gwinnett County in the recreational development of Rhodes-Jordan Park.
2. Encourage developers to incorporate recreational features in development projects, while better defining public open space versus private open space.
3. Encourage more child-oriented after school recreation programs.

Section 5.13.6 Educational Strategies

1. Communicate with Gwinnett County Board of Education regarding future growth areas of the city and the county's plans to provide public schools to meet future needs.
2. Investigate the feasibility of creating an improved school system for Lawrenceville.
3. Continue to promote local opportunities for human resource development.
4. Coordinate with Gwinnett County Department of Education for the extensive redistricting which will start in 1999.

Section 5.13.7 Cultural and Library Strategies

1. Support Gwinnett County in cultural events planned for the city. Currently, cultural affairs and events have been transferred to the Gwinnett County Recreation Department for a term of 25 years.
2. Continue cooperation with the Gwinnett County Historical Society in mapping of the old city cemetery.

CHAPTER SIX

HOUSING ELEMENT

The City of Lawrenceville has experienced a significant increase in the number of housing units since the 1970's. It is the City of Lawrenceville's goal to preserve existing neighborhoods, while encouraging high quality residential developments to accommodate executives, first-time homebuyers and quality rental accommodations. This element of the Comprehensive Plan consists of four components:

1. An inventory of the existing housing;
2. An assessment of the adequacy and suitability of existing housing to serve current and future population and economic development needs;
3. A determination of future housing needs and goals; and
4. Strategies to address current and future housing needs and goals for all sectors of the population.

Section 6.1 Housing Stock Inventory

Section 6.1.1 Total Housing Units

During the period from 1970 to 1990, the City of Lawrenceville's residential areas expanded dramatically. Table 6.1.1.1 shows that the total change of housing units from 1970 to 1980 is 89.7%. Furthermore, it reached 100% during 1980 to 1990. After 1990, the growth rates drop to 8.8%, much slower than the past twenty years. The same trends are evident for Gwinnett County as a whole and the City of Lilburn, but not for the City of Duluth.

**Table 6.1.1.1
Housing Units 1970-1997
Lawrenceville, Lilburn, Duluth and Gwinnett County**

	Year	Lawrenceville		Lilburn		Duluth		Gwinnett	
		Number	Change	Number	Change	Number	Change	Number	Change
Total Unit	1997	7,258	8.8%	4,212	15.9%	7,443	89.4%	185,561	34.8%
	1990	6,674	104.0%	3,633	195.4%	3,930	277.9%	137,608	137.3%
	1980	3,272	89.7%	1,230	141.2%	1,040	80.9%	57,982	172.0%
	1970	1,725		510		575		21,316	
Source: University of Georgia, " The Georgia Municipal Guide", 2nd Edition 1993									
ARC "1997 Population and Housing".									

Section 6.1.2 Housing Structure by Type

In recent decades, the types of residential structures located within the City of Lawrenceville have changed. In 1980, 71% of the housing stock consisted of single family dwellings. In 1990, single family dwellings were still the major housing unit and made up 77.5% of the housing unit total. No change was noted for Gwinnett County during this period. Since 1990, there has been an increased conversion of single family dwellings to multi-family structures for both Lawrenceville and Gwinnett County. The most recent data shows that the single housing dwelling rate in Lawrenceville is 78.3%, slightly higher than figures reported by Gwinnett County (at 76.3%), and much higher than the average for the Atlanta Region.

Multi-family dwellings remained constant, making up 23% of the total housing stock during the period from 1980 to 1990 in the City of Lawrenceville. During the same period, the percentage of mobile homes decreased. By 1997, Multi-family dwellings and mobile homes shared 16.9% and 4.8%, respectively. See Table 6.1.2.1.

In comparison with Gwinnett County and the Atlanta Region, the City of Lawrenceville has a higher percentage of single family dwellings and mobile homes, and has a lower percentage of multi-family dwellings.

**TABLE 6.1.2.1
HOUSING UNITS BY TYPE OF STRUCTURE
LAWRENCEVILLE, GWINNETT COUNTY AND ATLANTA REGION**

	1970		1980		1990		1995		1997	
	No. Units	%								
Lawrenceville			3,272	100.0%	6,674	100.0%			7,258	100.0%
Single-Family			2,323	71.0%	5,175	77.5%			5,686	78.3%
Multifamily			720	22.0%	1,193	17.9%			1,225	16.9%
Mobile Homes			229	7.0%	306	4.6%			347	4.8%
Gwinnett County	22,175	100.0%	57,982	100.0%	137,608	100.0%	166,901	100.0%	185,561	100.0%
Single-Family	21,132	95%	47,231	73%	100,316	73%	127,418	76%	141,611	76.3%
Multifamily	1,043	5%	7,252	23%	31,922	23%	34,382	21%	38,816	20.9%
Mobile Homes	N/A	N/A	3,499	4%	4,889	4%	5,101	3%	5,134	2.8%
Atlanta Region	471,328	100.0%	703,386	100.0%	1,018,590	100.0%	1,173,607	100.0%		
Single-Family	342,497	73%	460,874	66%	654,432	64%	785,902	67%		
Multifamily	128,834	27%	227,370	32%	333,753	33%	359,863	31%		
Mobile Homes	N/A	N/A	15,124	2%	22,865	3%	27,842	2%		

Source: U.S. Department of Commerce, Census Bureau, 1970 and 1980 Census of Population and Housing; 1990 Census; Atlanta Regional Commission.

Section 6.1.3 Housing Age

The period from 1970 to 1990 was one of rapid expansion for housing in the Atlanta region and throughout the State of Georgia. The number of new housing starts for the City of Lawrenceville as compared to housing starts occurring within Gwinnett County is shown on Table 6.1.3.1. During the period from 1980 to 1989, the number of new housing starts more than doubled. According to estimated data on April 1, 1997, there were 7,258 housing units in the City of Lawrenceville. The 1,568 housing units built in 1970's make up 21.6% of the 1997 total. The 3,571 housing units constructed between 1980 to 1988 comprise 49.2% of the total and demonstrate that the 1980s produced vigorous increases in the construction of new homes in the City of Lawrenceville. Since 1989, housing units continue to be constructed but at a much slow pace than in the previous twenty year period.

In summary, the 5,999 units of housing built in Lawrenceville between 1969 and 1997 account for an 82.7% increase in total housing units available. This is slightly less than the 90.5% increases shown for Gwinnett County. Between 1980 and 1990, construction of homes in the City of Lawrenceville was found to be within the mean of projected figures from Gwinnett County and the state as a whole. A percentage comparison of construction before 1939 is presented in Table 6.1.3.2.

**TABLE 6.1.3.1
AGE OF HOUSING
LAWRENCEVILLE AND GWINNETT COUNTY**

Year Structure Built	Lawrenceville		Gwinnett County	
	No. Units	%	No. Units	%
1989 - March, 1997	860	11.8%	54,891	29.6%
1985 - 1988	1,801	24.8%	43,349	23.4%
1980 - 1984	1,770	24.4%	35,894	19.3%
1970 - 1979	1,568	21.6%	33,757	18.2%
Subtotal	5,999	82.7%	167,891	90.5%
1960 - 1969	594	8.2%	10,131	5.5%
1950 - 1959	310	4.3%	4,081	2.2%
1940 - 1949	128	1.8%	1,490	0.8%
1939 or earlier	227	3.1%	1,968	1.1%
Total	7,258	100.0%	185,561	100.0%
Source: 1990 U.S. Census; ARC "1997 Housing Estimates."				

TABLE 6.1.3.2
PERCENTAGE OF HOUSING STOCK BUILT BEFORE 1939
CITY OF LAWRENCEVILLE, GWINNETT COUNTY AND GEORGIA

	1980	1990
Lawrenceville	10%	3%
Gwinnett County	5%	1%
Georgia	15%	12%
Source: U.S. Census Bureau		

Section 6.1.4 Housing Unit Conditions

Most housing in the City of Lawrenceville is in good condition. Houses and yards are generally well maintained, suggesting a sense of community spirit and pride of ownership among its residents.

The housing problems that do exist in the City are generally associated with older homes that are located in transitional areas, where rezoning and market forces act to resolve conflicts of use or building type. The percentage of housing units lacking complete plumbing decreased in Lawrenceville between 1980 and 1990, from 5.1% to 0.2% of all housing units. The number of substandard units in Lawrenceville are considerably lower than the numbers for the State of Georgia as a whole, where the percentage of units lacking complete plumbing is 1.1%. The percentage of the housing stock lacking a central heating system and kitchen facilities also dropped significantly during this period.

**TABLE 6.1.4.1
HOUSING UNIT CONDITIONS
LAWRENCEVILLE AND GWINNETT COUNTY**

	1980		1990	
	No. Units	%	No. Units	%
Lawrenceville				
Total All House Units	3,272	100.0%	6,674	100.0%
Lacking Plumbing	167	5.1%	16	0.2%
Lacking Central Heating System	508	15.5%	56	0.8%
Lacking Kitchen Facilities	51	1.6%	27	0.4%
Gwinnett County				
Total All House Units	57,982	100.0%	137,608	100.0%
Lacking Plumbing	754	1.3%	413	0.3%
Lacking Central Heating System	8,407	14.5%	2,064	1.5%
Lacking Kitchen Facilities	1,044	1.8%	275	0.2%
Source: 1980 and 1990 U.S. Census of Population and Housing.				

Section 6.1.5 Housing Occupancy Characteristics

In 1980, the housing occupancy rate in Lawrenceville was 95.7%, as shown on Table 6.1.5.1. Since 1990, there has been a slight decline and the figures have stabilized between 92.7% and 92.9%. Gwinnett County has similar housing occupancy characteristics, but with slightly lower rates. Lawrenceville's housing occupancy rates **are comparable** with the neighboring cities of Lilburn and Duluth.

Table 6.1.5.2 presents the Owner and Renter Occupancy Comparison for the City of Lawrenceville, Gwinnett County, and the State of Georgia.

Historically, homeowners made up the majority of residents in Lawrenceville. **The percentage of owner occupancy has remained relatively stable at about 60% of total occupied units, over the past two decades.** In 1980, owner occupied units made up 62.3% of the total and renter occupied units made up 37.7%. **This ratio of 1.65 to 1 is slightly lower than the State's overall ratio of 1.86 to 1, and much lower than Gwinnett County's ratio of 3.57 to 1.** By 1990, City of Lawrenceville owner to renter ratio had dropped to 1.34 to 1, during the same period Gwinnett County changed to 2.16 to 1, and the State ratio remained almost constant at 1.85 to 1. Lawrenceville's lower owner to renter ratio is consistent with the dropping Gwinnett County ratio over this period of time. The reduction of owner to renter ratios in Lawrenceville and Gwinnett County in general is consistent with the increasing diversity in housing choices available in the greater the Atlanta area, with an emphasis on multi-family rental units.

**TABLE 6.1.5.1
HOUSING OCCUPANCY AND HOUSEHOLD SIZE
CITY OF LAWRENCEVILLE, LILBURN, DULUTH AND GWINNETT
COUNTY**

Year	1980	1990	1997	1980	1990	1997
	Total House Unit (HU)			Average Household Size		
Gwinnett County	55,339	137,608	185,561	3.00	2.77	2.77
Lawrenceville	3,268	6,674	7,258	2.94	2.77	2.67
Lilburn	1,230	3,633	4,212	N/A	2.67	2.68
Duluth	1,040	3,930	7,443	N/A	2.59	2.58
	Total Occupied Units			% of Occupancy		
Gwinnett County	52,682	126,971	171,309	95.2%	92.3%	92.3%
Lawrenceville	3,131	6,184	6,745	95.7%	92.7%	92.9%
Lilburn	N/A	3,430	4,006	N/A	94.4%	95.1%
Duluth	N/A	3,486	6,535	N/A	88.7%	87.8%

Source: ARC, "1997 Population and Housing", November 1997

**TABLE 6.1.5.2
OWNER AND RENTER OCCUPANCY COMPARISON
CITY OF LAWRENCEVILLE, GWINNETT COUNTY AND GEORGIA**

	Occupied Units	Owner Occupied Units	%	Renter Occupied Units	%	Owner to Renter Ratio
Lawrenceville						
1970	1,675	1,000	59.7%	675	40.3%	1.48
1980	3,131	1,951	62.3%	1,180	37.7%	1.65
1990	6,184	3,545	57.3%	2,639	42.7%	1.34
Gwinnett County						
1970	21,316	16,081	72.5%	5,235	23.6%	3.07
1980	5,782	45,284	78.1%	12,698	68.4%	3.57
1990	137,608	94,124	74.1%	43,484	15.9%	2.16
State of Georgia						
1970	1,369,225	836,323	61.1%	532,902	38.9%	1.57
1980	1,871,652	1,216,459	65.0%	655,193	35.0%	1.86
1990	2,366,615	1,536,759	64.9%	829,856	35.1%	1.85

Source: U.S. Census Bureau

Section 6.1.6 Housing Value and Activity

A number of factors contribute to the cost of housing. These include the purchase price of the property, the cost of construction, the availability and cost of financing, and local government policies and regulations governing land development and housing construction. These factors, plus the competition or demand for housing in a given area, determine the purchase price of housing or rental rates for apartments and other rental property.

Table 6.1.6.1 presents the 1990 Housing Value and Rent for the City of Lawrenceville, Lilburn, Duluth, Gwinnett, Georgia, and USA.

The average cost of owner-occupied housing in the City of Lawrenceville during 1990 was \$88,300. The majority of owner-occupied houses were within the \$60,000 to \$99,999 value category in 1990. Lilburn had a similar percentage of owner-occupied houses within this class, while Georgia had a more normal distribution throughout the value categories. Lawrenceville's housing values illustrate the city's middle class demographics.

The median monthly rent in 1990 was \$418. This amount is lower than the selected neighboring cities and Gwinnett County, yet higher than the State of Georgia average. Interestingly, the difference between Georgia's and Lawrenceville's rental prices narrow with the 75th percentile. The 25th and 75th percentiles indicate that Lawrenceville's housing rent averages have a smaller range than Lilburn, Duluth or Georgia. This suggests that the rental choices in Lawrenceville are more limited for upper income renters than in neighboring cities and are priced primarily for low to mid-income renters.

The City of Lawrenceville is below average, when compared to neighboring cities and Gwinnett County, in both owner-occupied and renter occupied housing costs. A recent Gwinnett report shows that the average new home price in Gwinnett County is \$150,000, and the average rents for a one-bedroom or a two-bedroom apartment are \$550 and \$650, respectively. With the continued development of new housing, and the constant reduction of available property the median value of a new home should continue to increase.

Table 6.1.6.2 presents the Median Housing Cost for the City of Lawrenceville and Georgia for the years 1970, 1980, and 1990.

The owner-occupied, median housing value has remained higher than the state median average for the three years presented (1970, 1980, and 1990). The City of Lawrenceville median housing value grew from \$17,400 in 1970 to \$48,500 in 1980 and to \$88,300 in 1990. Although, Lawrenceville still has a median housing value, which surpasses the state, the most significant percentage gap between the two occurred in 1980.

The median rent over the study period indicates that the City of Lawrenceville and State of Georgia had similar averages in 1970 (\$61 and \$65 respectively), yet diverged in the following decades. Lawrenceville's housing rents increased and remained higher than the State of Georgia in both the 1980 and 1990 data. These changes in housing value and rent can be attributed to inflation and the growth of the greater Atlanta area over this time.

TABLE 6.1.6.1
HOUSING VALUE AND RENT (1990)
CITY OF LAWRENCEVILLE, DULUTH, GWINNETT COUNTY, GEORGIA
AND USA

	L'ville	Lilburn	Duluth	Gwinnett	Georgia	USA
House Value						
Less 30,000	1.12%	0.60%	0.90%	N/A	9.90%	N/A
30,000 - 59,999	10.93%	5.00%	3.70%	N/A	27.60%	N/A
60,000 - 99,999	52.85%	54.10%	37.30%	N/A	36.70%	N/A
100,000 - 199,999	30.42%	35.00%	52.90%	38.10%	20.20%	24%
200,000 or more	4.68%	5.20%	5.10%	5.60%	5.50%	12.80%
Median House Value	\$88,300	\$93,300	\$110,300	\$95,900	\$71,300	\$79,100
Rental Housing Rent						
25th Percentile	\$353	\$379	\$438	N/A	\$202	N/A
Median Rent	\$418	\$474	\$516	\$483	\$344	N/A
75th Percentile	\$476	\$539	\$577	N/A	\$466	N/A
Source: University of Georgia, " The Georgia Municipal Guide", 2nd Edition 1993 and 1990 U.S. Census						

TABLE 6.1.6.2
MEDIAN HOUSING COST (1970, 1980 AND 1990)
CITY OF LAWRENCEVILLE AND GEORGIA

	1970	1980	1990
Owner Median Value			
Lawrenceville	\$17,400	\$48,500	\$88,300
Georgia	\$14,600	\$23,100	\$71,300
Renter Median Rent			
Lawrenceville	\$61	\$192	\$418
Georgia	\$65	\$153	\$344
Source: University of Georgia, " The Georgia Municipal Guide", 2nd Ed.1993 1990 U.S. Census			

Section 6.1.7 The Lawrenceville Housing Authority

The City of Lawrenceville has several housing developments that are federally funded, which provide housing to low income families. The housing developments are administered by the Lawrenceville Housing Authority, which is governed by a seven-member board, appointed by the mayor and city council. The Lawrenceville Housing Authority is funded by HUD, the federal department of Housing and Urban Development. The City of Lawrenceville provides community policing as well as other services to the housing developments. The city and the authority have had great success and community acceptance of the one officer community station.

Section 6.1.8 Projection of Future Trends

Table 6.1.8.1 presents Forecasts, Number and Percentage of Housing Types for the City of Lawrenceville 1980 - 2020.

Projection of future housing trends over the period 1997 (the last year for which data is available) to 2020 indicate that the number of housing units will rise from 7,258 in 1997 to 9,813 in 2020. The percentages of each type of housing unit (single, multi-family, and mobile) will change only slightly over this 20-year period. Single family housing will increase slightly to 78% of the total housing stock within Lawrenceville. While multi-family dwellings will increase to 23% of total housing stock. The percentage of mobile homes to the total number of housing units will decrease as no additional mobile developments are forecasted in this planning period. Lawrenceville similar to other cities in Gwinnett County in regard to housing unit type percentages. The trends indicated in Table 6.1.8.1 were extrapolated with forecasted population data and most recently available housing type building starts over the period of 1990 to 1997.

The spatial distribution of forecasted new housing is presented on the Housing Unit Forecasts Map (Map 6-1). The map shows currently developed parcels in dark gray while undeveloped or underdeveloped parcels (i.e. land use categories: vacant/undeveloped, rural residential, and estate residential) are colored according to their future land usage. These areas are projected to have the most potential for new development within the City of Lawrenceville. The map illustrates where building activity is anticipated to occur and at what density and indicates several areas that will experience major housing development. These areas are: eastern Lawrenceville (the Paper Mill Rd area), southwest Lawrenceville (between and adjacent to Scenic Hwy and Five Forks Trickum), west central Lawrenceville (north of Lawrenceville Hwy and south of CSX Railroad), and north Lawrenceville (north of Hurricane Shoals Rd and west of Collins Hill Rd). One can also clearly visualize other types of development that will influence land use by the year 2020.

**TABLE 6.1.8.1
FORECASTED NUMBER AND PERCENTAGE OF HOUSING TYPES
FOR THE CITY OF LAWRENCEVILLE 1980 – 2020**

Year	1970	1980	1990	1997	2000	2010	2020
Housing Type	#						
Single	NA	2,323	5,175	5,686	6,049	7,138	7,695
Multi	NA	720	1,193	1,225	1,323	1,627	1,778
Mobile	NA	229	306	347	347	347	347
Total	1,725	3,272	6,674	7,258	7,719	9,104	9,813
*1997 the last year for which data is available							
2000, 2010, 2020 are forecasted using population and permitting data							

INSERT MAP 6-1

INSERT MAP 6-2

The land use classifications were based on 1997 data and some forecasted changes have since occurred. Thus, land categorized as vacant/undeveloped in 1997 may have been developed since then. The 1997 – 1999 Development Map (Map 6-2) illustrates the recent and current development in areas that were designated as prime locations for new development (i.e. land use categories vacant/undeveloped, rural residential, and estate residential). These undeveloped/underdeveloped lots are visible when the 1999 ortho-photo map is overlain by the existing developed land use classification. Residential development is taking place at numerous locations within the city. Cleared tracks of parcels are visible as a bright shade of gray in the southern areas of the city, such as just west of Five Forks Trickum Road. These areas are being developed as single family residential housing units. One can also see many other, recently constructed, light industrial/distribution buildings in the west, north central, and east central.

The acreage forecasted for residential housing development can be estimated by taking the number of housing units to be built (per category: single, multi-family, and mobile), multiplied by a generic estimate of average lot site (1/4 acre, 1/8 acre, and 1/10 acre). The estimate for increased acreage for housing developments in the City of Lawrenceville between 1997 and 2020 is slightly above 570 acres. This forecast corresponds well to the estimated available acreage for housing development within the city. The only ambiguity between the Housing Unit Forecasts Map and the Future Land Use Map(Chapter 7 Map 7-2) relate to particular parcels that have been rezoned since the 1997 land use classification occurred.

Section 6.2 Housing Assessment

In the past thirty years, the City of Lawrenceville has experienced a period of rapid growth in population and housing development. The median household size and house age are getting smaller. General housing conditions continue to improve. The median housing value, with a high percentage of new housing, is rising rapidly. Yet, the median housing value in Lawrenceville is still below other comparable cities in Gwinnett County as a whole. The median value of housing suggests that Lawrenceville has an ample stock of affordable starter homes. Increasing rental rates for apartments indicate that renter-occupied housing conditions are also improving, with amenities such as central heating, air conditioning, swimming pools, fitness facilities and security becoming more prevalent. The data also suggests that rentals are more affordable in Lawrenceville than other cities in Gwinnett County. The City of Lawrenceville projects that the number and type of housing units available for this planning period, will be adequate to supply the needs of the public. The amount of affordable housing appears to be sufficient for a city the size of Lawrenceville.

Information such as location, type, and density of present and future residential development is a great aid in planning for public services and organizing municipal priorities. Although community facilities and services have been considered in the previous chapter, the following is a short appraisal of how future housing development will influence certain municipal

responsibilities. The municipal activities that are the responsibility of other levels of government have not been included (such as fire protection). The following assessment considers clusters of housing development as particular geographic quadrants (such as southwest), for the sake of simplicity.

Future housing developments will lead to increased traffic burdens on Lawrenceville's transportation network. Road improvements and development have occurred with projects such as Lawrenceville-Suwannee Road and Sugarloaf Parkway extensions. These two projects have alleviated some traffic problems and will mitigate traffic impacts from the new housing developments anticipated in the southwest, west central, and north Lawrenceville. East Lawrenceville is an area of city where no significant roadway widening projects have been undertaken recently. Although present traffic does not warrant upgrading Winder Highway, increased traffic associated with residential development in eastern Gwinnett may cause this to be revisited in the future. Winder Highway will be monitored as a potential project over the next decade.

As detailed in Chapter 5, the water storage and distribution system will undergo substantial changes over the next two decades. Residential water demands are usually more intensive than business operations. The city's water system improvement goals are outlined in Chapter 5. Future 12" to 16" diameter water mains will loop around the outer west, south and east areas of Lawrenceville. This work as well as a main extending up Collins Hill Road will add pressure and capacity to future housing developments. Please reference Map 5-2 for exact locations of new water piping.

Future Housing Development will create new impervious surfaces, which will increase rainfall runoff and create drainage challenges. The storm water system in those areas will be upgraded on a systematic basis, as the regulations and Best Management Practices demand.

Solid waste management will be affected in several ways by new housing developments. Trash and recyclable pickup routes will have to be altered to take into account the locations of new citizens, as well as the increase in total solid waste tonnage.

The Lawrenceville Police Department's goal to provide an exceptional level of service to the city is implicit in the ratio of sworn officers to the general public that it maintains. Population increase as well annexation may affect the level of service that the department can deliver. Periodic analysis will be conducted to measure service levels of Lawrenceville's changing cityscape.

Section 6.3 Needs and Goals

The Atlanta Regional Commission has assessed the Atlanta region to have a very positive housing market, leading the nation in permits and starts over the last five years. Gwinnett County is projected to continue leading the area in population growth, employment and housing starts. The rate of housing growth for the City of Lawrenceville, as a population trend, is not expected to be as high as in the last twenty years, and the housing growth rate will most likely be lower than that of Gwinnett County.

The population of the City of Lawrenceville by the year 2020 is expected to be 24,729 with a net population increase from 1997 to 2020 of approximately 5,544. Projections in Table 6.1.8.1 indicate that the required number of housing units needed to accommodate growth will be approximately 2,500. The number of new housing developments could fluctuate with any changes in zoning, as well as numbers of in-fill and brown stone developments.

Although the major housing development areas in Gwinnett County are outside of existing municipalities, there are still several potential development areas, in the eastern, southwest, and northern parts of the City of Lawrenceville. With the continued development of the city perimeter loop streets and road improvements, the pace of housing development trends around Collins Hill Road, north of Hurricane Shoals, Sugarloaf Parkway, Lawrenceville-Suwanee Road, and Paper Mill Road are likely to continue for the next ten to fifteen years. The percentages of particular types of future housing developments vary only slightly from the present mix of housing stock existing within the city. Retail and service business development will also continue to expand to serve a growing residential population.

The City of Lawrenceville has a federally funded housing authority charged with providing housing to low-income individuals and families. Currently the Lawrenceville Housing Authority is HUD financed with the city providing community policing and utility services. The City of Lawrenceville will continue to support the Lawrenceville Housing Authority's mission of providing low cost housing.

Section 6.4 Strategies

1. Encourage large property owners to plan for multiple land uses.
2. Promote subdivisions that foster a sense of community and promote pedestrian mobility, the natural environment, community recreation and public open space.
3. Preserve existing neighborhoods as a source of affordable housing.
4. Support the Lawrenceville Housing Authority in non-financial ways.

CHAPTER SEVEN

LAND USE ELEMENT

The Land Use Element of the 2020 Comprehensive Plan is an inventory of existing and future land use, as well as an assessment of the land use patterns and trends in the City of Lawrenceville. An inventory of current land uses has been compiled with the existing land use map. The existing land use map allows for visualization of the locations and extents of different categories of land use. Each of the existing land use categories lends itself to critical interpretation of the externalities it may create when taking into account the other land uses that surround it. Future development trends are reflected in a future land use map. The future land use map allows for assessment and public consultation regarding future development patterns. Determining future development growth is required to realize the possible positive and negative aspects of land use patterns. This on going assessment will be carried out to correctly balance economic development, effective and efficient delivery of public services, protection of natural and historic resources, and respect for individual property rights. The City of Lawrenceville Planning Zones Map (Map 7-3) has been included at the end of the chapter for reference.

Section 7.1 Land Use Categories (Existing and Future)

Land uses have been grouped in conformance with State Department of Community Affairs (DCA) guidelines. Some of the DCA recommended categories have been broken down further to allow for a more thorough understanding of the development patterns within the city. The City of Lawrenceville's land use category definitions are in agreement with the county's, to allow for easy comparison. Both use parcel data to differentiate land uses. The goal is to have, to the maximum extent possible, consistent land use designations for properties in the city or the county. In some cases, the city and county have differences of opinion on the designation of particular properties. These cases will be brought to the county's attention through their MCR (Map Change Requests) process for changing land use designations of the properties. The following are the land use category definitions used to classify the City of Lawrenceville's existing and future land use maps (Map 7-1 and Map 7-2).

Section 7.1.1 Agriculture

These are lands, which maintain their rural character and may include one or more activities such as farming, raising of livestock, timber production, aquaculture, riding stables, and single family homes on tracts of one acre or more in size.

Section 7.1.2 Commercial

This broad category of use includes businesses, which are not industrial.

Section 7.1.2.1 Commercial/Retail Uses

This category contains a broad range of business activities from convenience stores to shopping malls. Other examples in this category include hotels, restaurants, outlets, entertainment facilities, and repair shops.

Section 7.1.2.2 Office/Professional Uses

The office/professional category includes businesses that provide services rather than providing products directly to consumers. The category covers single buildings as well as office parks. This designation does not include business activities involving the manufacture, storage, or distribution of products. Examples of economic activity associated with this land use would include doctors, accountants, dentists, and insurance agents.

Section 7.1.2.3 Office/Distribution/Technology Uses

This category includes warehousing, distribution, and limited industrial operations and processes.

Section 7.1.3 Industrial

This category contains industrial business activities such as manufacturing facilities, processing plants, factories, warehousing, and wholesale trade facilities. These land use activities have been grouped into the following designations.

Section 7.1.3.1 Light Industrial Uses

This land use designation includes an array of business activities from light manufacturing to food processing. The category contains businesses whose primary activity would include warehousing, distribution, food processing (e.g. bottling or baking), trucking, and light manufacturing (e.g. assembly of components).

Section 7.1.3.2 Heavy Industrial Uses

The heavy industrial designation applies to, manufacturing businesses that process raw materials into finished products, the storage of bulk materials, natural resource extraction, or any other operation which produces large amounts of dust, odor, noise, or emissions. This use typically has negative impacts on adjacent properties.

Section 7.1.3.3 Multi-tenant Mixed Industrial Uses

This category includes a variety of business activities, which include light industry, distribution, or warehousing, in close proximity to office or/and commercial activities.

Section 7.1.4 Institutional/Public

The institutional/public land use category applies to all public and semipublic uses such as schools, churches, hospitals, private non-profit facilities, prisons, general government buildings, post offices, cemeteries, and libraries.

Section 7.1.5 Park, Conservation, & Recreation Areas

This category of use is for publicly or privately owned land and whose use is either active or passive recreation. Examples of this designation include playgrounds, recreation centers, public parks, nature preserves, golf courses, national forests and similar uses.

Section 7.1.6 Residential

This broad land use category is broken into several subgroups. Each category represents a land use where people live. The density of habitation differentiates between the residential categories.

Section 7.1.6.1 Rural Residential /Estate Residential Uses

These two categories: rural residential and estate residential have been combined due to their similar definitions. These uses are the least dense of the residential land uses. The category includes single family homes on a parcel of one acre, but the category can accommodate up to 2 traditional homes per acre.

Section 7.1.6.2 Low Density Residential Uses

This single-family residential category includes various residential densities between one and three units per acre.

Section 7.1.6.3 Medium Density Residential Uses

This category accommodates residential uses between three and eight units per acre. The medium density residential land use may include both attached and detached structures, depending upon specific location.

Section 7.1. 6.4 High Density Residential Uses

This category includes all residential development at a density of more than eight units per acre, whether rental or owner-occupied units. The

typical physical building form of this category is one to three story apartments and is usually indicative of an urban environment.

Section 7.1.7 Transportation and Communication/Utilities

This designation includes diverse land use types such uses as landfills, water treatment plants, wastewater treatment plants, power substations, rail yards, mass transit facilities, airports, and others that fit the description.

Section 7.1.8 Vacant and Undeveloped

This land use designation includes all lands, which do not have a specific use, or land whose previous use has been abandoned. This category includes former agricultural lands, undeveloped lots of residential subdivisions, or vacant land lots.

Map 7-1

Section 7.2 Existing Land Use Patterns

The Existing Land Use Map - 1998 (Map 7-1) presents the current land use pattern within the city limits of Lawrenceville. The land uses on the map have been generalized to depict the activity occurring on the majority of that particular parcel.

This section provides a synopsis of land use patterns currently associated with the City of Lawrenceville. Please refer to the Existing Land Use Map in order visualize the following categorical descriptions of land uses.

Section 7.2.1 Agriculture

This category is absent from the City of Lawrenceville with the exception of a parcel in the southern part of Lawrenceville, just north of Davis Road.

Section 7.2.2 Commercial

Section 7.2.2.1 Commercial and Retail

The commercial/retail land use designation includes many different kinds of retail and commercial service activities. These activities have resulted in a variety of business location decisions within the City of Lawrenceville. The patterns of commercial/retail development can be characterized into three broad groups: the central business district (CBD), strip development along major thoroughfares, and isolated business activities such as convenience stores. The central business district is located in the center of city, the major roads within the central business district are as follows: Crogan Street, Pike Street, Clayton Street, and Perry Street. The descriptive land use category of strip development is most clearly evidenced on the busier thoroughfares such as University Parkway (SR 316), Buford Highway (SR 20/124), Duluth Highway (SR 120/East Pike Street), and Grayson Highway (SR 20). The third sub-category of isolated business activity is scattered throughout the city, but is typically located on corner lots between the busier thoroughfares.

Section 7.2.2.2 Office and Distribution/Technology

This designation is not present in the existing land use of the city.

Section 7.2.2.3 Office/Professional

This category in the city ranges from small professional offices to larger office buildings. A number of the small professional offices are located in previously residential properties along the major thoroughfares in the central business district. Other clusters of

office/professional development lie along East Pike Street, South Perry Street, and South Clayton Street.

Section 7.2.3 Industrial

Section 7.2.3.1 Light Industrial

This category is clustered in the northern half of the city. The primary areas of light industrial land use are located along Raco Drive, Winer Industrial Way, Hurricane Shoals Road, Maltbie Street, Industrial Park Drive, Lawrenceville Industrial Park Circle, Cripple Creek Drive, and Hosea Road.

Section 7.2.3.2 Heavy Industrial

This designation is located in the central and eastern portions of the city. The areas of heavy industrial are located around Maltbie Street, Hosea Road, and Industrial Park Drive.

Section 7.2.3.3 Multi-tenant Mixed Industrial

This category is located in the western portions of the city. The main areas of multi-tenant mixed industrial are located along Hurricane Shoals Road and Old Norcross Road.

Section 7.2.4 Institutional/Public

This land use designation composes a significant percentage of the acreage in the City of Lawrenceville. The City of Lawrenceville is the county seat of Gwinnett County and as such, many governmental agencies are located there. The pattern of institutional/public land use is concentrated in and around the central business district, with the exception of the Gwinnett Hospital and various schools. The institutional/public uses located in the central business district are primarily offices of different levels of government.

Section 7.2.5 Parks/Recreation/Conservation

The major concentrations of this land use are Rhodes Jordan Park (surrounding City Lake) just south of Gwinnett Drive, west of Stone Mountain Street.

Section 7.2.6 Residential

Section 7.2.6.1 Rural Residential/Estate Residential

These rural residential and estate residential categories have been combined due to the similar land use definition of each. The category is significant within the western, eastern, and northern extents of the

city. This land use designation is most prominent north and south of Old Norcross Road (the western portion of the city), adjacent to Paper Mill Road (the eastern portion of the city), and north of Hurricane Shoals Road (the northern portion of the city).

Section 7.2.6.2 Low Density Residential

This Category takes two forms within the City of Lawrenceville, the first form is subdivision development and the second form is linear residential development located along Lawrenceville's main thoroughfares. The first form of low-density residential development is represented primarily by new and old subdivision developments in the southwest and southeast quadrants of the city. This form of residential development is bounded and intersected by different land uses along main roads in the southern half of the city. The second form of low-density residential land use is found in single-family residential developments located as linear stretches along major roads and collector streets within the city.

Section 7.2.6.3 Medium Density Residential

This land use designation is represented by scattered residential developments throughout the city. The major clusters of medium density residential land use, appear between Hurricane Shoals Road and Maltbie Street, between New Hope Road and Paper Mill Road, and several other developments are located adjacent to Stone Mountain Street, State Route 124, and State Route 20.

Section 7.2.6.4 High Density Residential

This category has a least acreage than any other residential land use designation. High density residential developments are typically located along the major thoroughfares within the city. These developments are found in the center of the city, in areas surrounding the central business district. Significant developments are located along Northdale Road, east of Stone Mountain Street, south of Gwinnett Drive, and south of Winder Highway US 29 / SR 8.

Section 7.2.7 Transportation/Communication/Utilities

This category is most visible as the parcels associated with Briscoe Air Field. The transportation/communication/utilities land use category also contains the stockyards of CSX Seaboard Railroad as well as BellSouth's properties just north of Oak Street.

Section 7.2.8 Vacant/Undeveloped

This land use designation is most prevalent on the western, northern, and eastern portions of the city. A significant number of acres of this land use

exist in the southern portion of the city between Scenic Highway 124 and Five Forks Trickum.

Section 7.3 LAND USE ASSESSMENT

Section 7.3.1 Historic Patterns of Growth (Historical Factors)

The City of Lawrenceville, as the county seat of Gwinnett County has been a center of commerce, finance, and government since the early nineteenth century. The Georgia General Assembly incorporated the City of Lawrenceville on December 15, 1821. During the 1820's, the county courthouse and adjacent streets were laid out for the village center. The town's population grew rapidly, as did economic activities associated with a county seat of its size and regional location. Mercantile establishments, lawyers, and doctors located in the town center. During the 1850's, manufacturing enterprises such as cotton flour and grist mills, served as the major industries of the day. Where the lay of the land and fertility of the soil allowed, farming occurred to satisfy the demands of the cotton, flour, and grist mills.

Until the year 1870, Lawrenceville continued to be the only incorporated town in Gwinnett County. Soon the Atlanta Charlotte Air Line Railroad entered Gwinnett County and alongside the railroad other towns sprang up. At the turn of the century, Lawrenceville was a prosperous city with grand houses and roads extending in all directions from the courthouse square. The economic importance of cotton waned in the region due to poor crops, boll weevil infestations, and dropping prices at the onset of the Great Depression. In 1939, Lawrenceville's cotton mill was purchased and the building converted to manufacture shoes by the General Shoe Company. Cotton pants and shirts were produced in Lawrenceville starting in the early 1940's.

Downtown Lawrenceville remained the major center of commerce, finance, and government in Gwinnett County, until the 1970's when the western section of Gwinnett County gained ascension in commerce and industrial activities, due to the increased access provided by highway infrastructure such as I-85 and I-285.

Over the last twenty years, the City of Lawrenceville has shared the dynamic growth that the greater Atlanta area has experienced. Lawrenceville's development is evident in the changing land uses of the 1980's and 1990's. This period of time saw a dramatic shift in the road infrastructure with nearly every highway in and out of the city being improved and widened. Georgia SR 316 (University Parkway), the other highways that transect Lawrenceville, CSX Seaboard Railroad, and Briscoe Air Field all gave industry and commerce an increasing number of reasons to locate to the city. Developers built residential subdivisions in and around the City of Lawrenceville.

Commercial and retail activities have increased along the main thoroughfares to provide service to the population. The service industry has become the dominant economic base within the city.

Today, we can see the culmination of the city's land use development over time as a combination of many factors. The city's built shape and form have been influenced by the Lawrenceville's status as a county seat and as a provider of goods and services to the agricultural hinterland. Similarly, the City of Lawrenceville has benefited as a stop on the Atlanta Charlotte Air Line Railroad, as a small manufacturing/processing center, and most recently as part of greater Atlanta's urban/economic fabric of the 1990's. Each of these events has left an indelible mark on the land use pattern of city.

Section 7.3.2 Land Use Patterns (and Infrastructure)

The land use development of the City of Lawrenceville has in large part been facilitated by the physical infrastructure made available to commercial, industrial, and residential concerns. The construction or improvement of road, water and sanitary sewer infrastructure, has been instrumental in development. The city grew from activities stemming from its functions as a county seat and as a market/processing center for the hinterlands of Gwinnett County. This development is evident in the city's tightly packed grid of streets and businesses surrounding the old courthouse. The city's role as county administrator has grown tremendously over the past several decades, as Gwinnett became the fastest growing urban county in the United States. Facilities such as the Gwinnett County Judicial and Administrative Center highlight the important presence that government has in terms of employment and as a major property owner in the city.

This presence certainly has had an impact on spurring the redevelopment of downtown Lawrenceville. Residential subdivision development has continued over the 1970's, 1980's, and 1990's with a focus on developing the southern portions of the city. Few green sites remain in the southern half of Lawrenceville. Industrial development has occurred primarily in the northern portion of the city where companies have easy access to Highway 316 (University Parkway) as well as the CSX Seaboard Railroad and Briscoe Air Field. Commerce has spread along the many main thoroughfares that transect the city. Businesses have located on highways such as Duluth Highway SR 120, Grayson Highway SR 20, and Buford Drive Highway SR 20/124, benefiting from the increased traffic as well as adding to it. This retail and commercial activity has taken away from the downtown's traditional economic vitality. The majority of governmental as well as legal activities still cluster in the downtown area.

Lawrenceville's Development has occurred in conjunction with an aggressive annexation policy. The City of Lawrenceville has accepted any and all

proposals for property annexation. Currently, the City is approaching 8200 acres in size.

Section 7.3.3 Land Use Acreage Calculations

The land use acreage calculation table summarizes the total number of acres for each land use on the existing and future land use maps. The City of Lawrenceville's Geographic Information System contains spatial parcel data; tabular data was encoded to reflect each parcel's predominant land use activity. This data was then tabulated using a desktop GIS called ArcView (version 3.0). ArcView derived the areas by summing the acreage of parcels of each particular land use. The results are shown in the TABLE 7.3.3.1.

The differences between the existing land use map and future land use map reveal development trends in the city. For example, the commercial land use category has had the most dramatic rise in area extent. The category has more than tripled in size. Based on the estimates, it is apparent that the residential share of the total acreage has remained relatively stable, yet there is a shift within the category towards higher densities. The intensification of land use has converted virtually all of the vacant/undeveloped land.

It is important to remember that this information is derived from the existing land use map, which has generalized the city's land use. Also, the future land use information is estimated. Thus, the data should be regarded as an approximation of the actual acreage on the ground.

**TABLE 7.3.3.1
LAND USE ACREAGE
CITY OF LAWRENCEVILLE**

Categories of Land Use	98 Sq. feet	98 Acreage	% of Total	2010 Sq. feet	2010 Acreage	% of Total
Estate Residential/Rural Residential	26882764	617	7.56%	0	0	0.00%
Low-Density Residential	110023567	2526	30.95%	120872192	2775	34.00%
Medium density residential	12372525	284	3.48%	22538639	517	6.34%
High-Density Residential	4246777	97	1.19%	12996644	298	3.65%
Residential Total	153625633	3524	43.18%	156407475	3591	44.00%
Commercial / Retail	20375363	468	5.73%	58636069	1346	16.49%
Office /Distribution/Technology	0	0	0.00%	20065819	461	5.65%
Office/Professional	3076244	71	0.87%	9539876	219	2.68%
Commercial Total	25363376	582	7.13%	88241764	2026	24.83%
Light Industrial	15408588	354	4.34%	29126663	669	8.20%
Heavy Industrial	6188083	142	1.74%	7564658	174	2.13%
Multi-tenant Mixed Industrial	1911769	44	0.54%	0	0	0.00%
Industrial Total	21596671	496	6.08%	36691320	842	10.32%
Agriculture	1659280	38	0.47%	1731847	40	0.49%
Institutional/Public	23468277	539	6.60%	27070607	621	7.61%
Park/Conservation/Recreation	2975203	68	0.83%	2216301	51	0.62%
Right-of-Way	35566481	816	10.00%	35566481	816	10.00%
Transportation/Communications/Utilities	6733072	155	1.90%	6537960	150	1.84%
Vacant/Undeveloped	83559873	1918	23.50%	1853	0	0.00%
Water	1040247	24	0.29%	1022506	23	0.28%
Total Area	355488114	8161		355488114	8161	

Source: Gwinnett County 2020 Land Use Plan Map

Map 7-2

Section 7.3.4 Future Land Use Patterns

This section presents a synopsis of the future land use patterns projected for the City of Lawrenceville. A generalized future land use map has been prepared taking into account the various land use types and the relationships between them. The future land use map will act as a basis for planning and influencing the location patterns of land uses in order to bring about a more harmonious and logical arrangement of land use. Please refer to the Future Land Use Map in order to visualize the following categorical descriptions of land uses.

Section 7.3.4.1 Agriculture

This category is absent from the future land use map with the exception of a parcel in the southern part of Lawrenceville, just north of Davis Road. This area has remained virtually unchanged from the existing land use map.

Section 7.3.4.2 Commercial

Section 7.3.4.2.1 Commercial/Retail

The commercial/retail land use designation includes many different kinds of retail and commercial service activities. These activities have resulted in a variety of business location decisions within the City of Lawrenceville. The future land use patterns of commercial/retail development have grown in extent from the existing land use map. According to the future land use map, the major thoroughfares and the central business district will intensify with commercial and retail activities.

Section 7.3.4.2.2 Office/Distribution/Technology

The office/distribution/technology category of future land use is a significant portion of the acreage in the City of Lawrenceville. Although its spatial extent is limited to a swath of land north of Old Norcross Road and west of West Pike Street. This category was not present on the existing land use map.

Section 7.3.4.2.3 Office/Professional

This use category ranges from small professional offices to larger office buildings. On the whole, the office/professional land use category is estimated to grow in total acreage within

the City of Lawrenceville. Yet there are spatial exceptions on where this growth will occur, according to the future land map. Previously, the existing land use map indicated that the downtown area had a clustering of office activities. On the future land use map, the central business district has almost entirely been converted to commercial/retail uses. Office/professional land use activities are expected to grow between South Clayton Street and South Perry Street, south of Luckie Street. Other major areas of office/professional use lie just southwest of the downtown area, along Philip Boulevard, and to either side of Scenic Highway SR 124.

Section 7.3.4.3 Industrial

Section 7.3.4.3.1 Light Industrial

This category is clustered in the northern half of the city. The primary areas of light industrial future land use are located south of Old Norcross Road, west of Maltbie Street, Industrial Park Drive, Lawrenceville Industrial Park Circle, Cripple Creek Drive, and Hosea Road.

Section 7.3.4.3.2 Heavy Industrial

This designation is located in the central and eastern portions of the city. The future land use map illustrates that little if any changes will occur in the locations or extent of the properties designated as heavy industrial on the existing land use map. These areas of heavy industrial use are located around Maltbie Street, Hosea Street, and Industrial Park Drive.

Section 7.3.4.3.3 Multi-tenant Mixed Industrial

This category is nonexistent in the future land use map. Most of parcels that were multi-tenant mixed industrial on the existing land use map, have been defined as office, distribution and technology on the future land use map.

Section 7.3.4.4 Institutional/Public.

This land use designation composes a significant percentage of the acreage in the City of Lawrenceville. The City of Lawrenceville is county seat of Gwinnett and as such, many governmental agencies have located here. The pattern of institutional/public land use is concentrated in and around the central business district, with the exception of the medical center and schools. The institutional/public category is located in and around the central business district are primarily offices of different levels of government. The locations and

extents of this land use have remained constant between the existing and future land use maps with one exception. It is expected that a large parcel of land west of Collins Hill Road will be converted to Institutional/Public pending the completion of a planned university. Presently, the property is designated as vacant/undeveloped on the existing land use map.

Section 7.3.4.5 Parks/Recreation/Conservation

This category is visible in several areas in the city. The major concentrations of this land use are surrounding City Lake (Rhodes Jordan Park) and south of Gwinnett Drive. Little has changed for this designation between the existing and future land use maps.

Section 7.3.4.6 Residential

Section 7.3.4.6.1 Rural Residential / Estate Residential

These two categories have been combined due to a similar land use definition. The rural residential/estate residential category is no longer present on the future land use map. The intensification of land use will lead to fewer large residential parcels than the city currently contains.

Section 7.3.4.6.2 Low Density Residential

This category is visible in two forms within the City of Lawrenceville, the first form is subdivision development and the second form is linear residential development located along Lawrenceville's main thoroughfares. The first form of low-density residential development is represented primarily by new and old subdivision developments in southwest and southeast quadrants of the city. Low-density uses are expected to result in rural residential/estate residential land uses in the southern portion of city. As well, according to the future land use map, a significant site will be converted to low density residential use between Hurricane Shoals Road and Highway 316 (University Parkway). This form of residential development will be increasing bounded and intersected by different land uses along the main roads in the southern half of the city. The second form of low-density residential land use is that of single-family residential development located as linear stretches along major roads and collector streets within the city. A majority of this linear low-density residential land use will be converted to other uses over time according to the city's estimates.

Section 7.3.4.6.3 Medium Density Residential

This future land use designation is represented by scattered residential developments throughout the city. The major clusters of medium density residential land use appear between Hurricane Shoals Road and Maltbie Street, between New Hope Road and Paper Mill Road, and several other developments are located adjacent to Stone Mountain Street, Scenic Highway State Route 124, and Grayson Highway State Route 20. The major clusters of medium density residential land use appear to have growth in acreage when comparing the existing and future land use maps. An exception worth noting is west of Ezzard Street where medium density residential use will be converted to commercial/retail.

Section 7.3.4.6.4 High Density Residential

This category is projected to expand on the future land use map, with developments along Paper Mill Road. Other high-density residential developments have changed land use designation when comparing existing and future land use maps. These developments are found in the center of the city in areas surrounding the central business district. Significant developments are located along Buford Drive Highway SR 20/124, east of Stone Mountain Street / south of Gwinnett Drive, and along Paper Mill Road.

Section 7.3.4.7 Transportation/Communication/Utilities

This category is most visible as Briscoe Air Field and as stockyards for the CSX Seaboard Railroad. The transportation / communication / utilities land use category is most easily identified next to CSX Seaboard Railroad. Another concentration of this category lies on north side of Oak Street. This land use designation has changed very little between the existing and future land use maps.

Section 7.3.4.8 Vacant/Undeveloped

Although this land use designation is significant on the existing land use map, it is not longer present in the future land use map due to the intensification of land use activities.

Section 7.4 Needs and Goals

The City of Lawrenceville land use element is closely tied to all of the other element's strategies and goals. Each element's goals affect the use of land and therefore the number of acres in each land use designation.

The general city trends can be identified, and to some degree, influenced by city policy. The two most pressing land use concerns are revitalizing the downtown square and protecting the Lawrenceville Aquifer.

Previously, the City of Lawrenceville has had a strong commercial downtown square, surrounded by residential areas. Currently, this commercial core has been deteriorating and Lawrenceville has been experiencing haphazard commercial growth along the state highway corridors.

The City's goal is to strengthen and consolidate the commercial growth in the downtown area and to promote in-fill of commercial uses along the state highway corridors. These goals need to be in harmony with maintaining the vitality of the buffered river areas and protecting the Lawrenceville Aquifer.

The City of Lawrenceville is developing an ordinance aimed at providing the resource protection that the aquifer requires, to be sustainable. The Wellhead Protection Ordinance will help identify recharge areas and potential pollution point sources as well as monitor groundwater quantity and quality.

PLANNING ZONES MAP

CHAPTER EIGHT

IMPLEMENTATION STRATEGY

The previous chapters provided a basic assessment of needs and a statement of goals and strategies related to the seven elements of Lawrenceville’s 2020 Comprehensive Plan: population; economic development; natural and historic resources; community facilities; transportation; housing and land use. However, without an overall strategy for implementation, the plan’s goals and strategies will not be realized. This chapter merges and coordinates the goals and strategies from the separate plan elements into an overall implementation strategy to achieve plan goals by the year 2020. An integral part of this long-term implementation strategy is the five-year, Short Term Work Program. The Short Term Work Program sets out specific actions and time frames for the next five years to implement the plan. This plan is a dynamic document and will be reviewed yearly, and updated every five years.

Section 8.1 Implementation Process

Section 8.1.1 Communication

The first step in the implementation process is communication. However, to fully communicate the values of the planning process, the City Council and Planning Commission will be fully apprised of the plan’s overall goals, facility needs and the strategies necessary to achieve these goals. This communication step is not limited to the policy makers but will be extended to the citizens and businesspersons in the community as well. The public should be aware of the processes involved in creating the Comprehensive Plan, how they can contribute to the process, and how the plan will be implemented.

Section 8.1.2 Formal Adoption

The second step is the formal adoption by the City Council and Planning Commission after public hearings are held. The Planning Commission and City Council will then use the Comprehensive Plan, as a guide for making decisions that will affect future growth in Lawrenceville. Unless the goals and strategies are accepted and embraced by the City Council, the Planning Commission, residents, and business interests, the Comprehensive Plan will have little value.

Section 8.1.3 Continuous Monitoring

To ensure that the Comprehensive Plan remains a useful tool for guiding growth, it will be monitored for its impact and modified periodically to reflect changing community conditions. As part of plan implementation, the Plan’s Five-Year Short

Term Work Program is to be updated annually and extended into another year to maintain the five-year horizon.

Section 8.2 Strategies

Section 8.2.1 Physical Boundaries

The City of Lawrenceville's physical boundaries have grown consistently and radically from the downtown square, with the last major legislative annexation occurring in 1998. The City of Lawrenceville has accepted any and all requests from the private sector to be annexed since then. The current policy of the city is to welcome annexations within the private sector; however, the city is not actively annexing property.

The long-range goal of the City of Lawrenceville is to expand the physical boundaries of the city so that the city continues to prosper and maintain a balance between commercial, industrial, and residential uses in order to ensure a high standard of living for the community.

Although the City of Lawrenceville does have a long-range goal and policy of annexation in and around the city, it does not have a specific, funded annexation program.

To reach the long-range goal, the City of Lawrenceville's annexation policy is as follows:

- Annexing unincorporated islands,
- Annexing land along the Highway 316 corridor, and
- Annexing land up to and including the proposed Lawrenceville Loop.

Section 8.2.2 Population

The City of Lawrenceville has experienced rapid growth in population since the 1960's. Currently, the population growth rate has decreased due to areas of the city changing from residential to commercial and the existing subdivisions having been built out, leaving fewer undeveloped sites within the city.

Lawrenceville is expected to experience only moderate growth in population until the **year 2020**. The population growth will be in the southern and eastern areas of Lawrenceville as the City boundaries expand to the Lawrenceville Loop. **A guideline for where this residential development growth (population increase) will occur has been provided in Chapter 6, Section 6.1.8.**

The population element long-term goal of the City of Lawrenceville is to accommodate a minimum population growth in order to balance the tax base and ensure a high standard quality of life. The City of Lawrenceville has no specific short-

term programs to entice residential development. The city feels that the market place will be the driving force in this area. But other elements strategies certainly will enhance the quality of life and thus attract new residential developments.

Section 8.2.3 Economic Development

The long-term economic development goal of the City of Lawrenceville is to bring Lawrenceville back to the center of Gwinnett County's economic community by actively pursuing commercial and industrial development. Within this greater economic goal, the City of Lawrenceville would like to emphasize the economic redevelopment of the downtown area.

As the county seat, the City of Lawrenceville has always been the center of commerce and government for Gwinnett County. Yet during the 1980's and 1990's with the growth of metro Atlanta, Gwinnett Place Mall and other large retail strip centers were built. This development removed the focus that Lawrenceville had previously enjoyed as Gwinnett County's commercial and government hub. The recently completed Mall of Georgia, six miles north of the city, should attract more commercial activities to the City of Lawrenceville. In addition, the City of Lawrenceville has invested in major renovation projects for the downtown square. These developments should help return the focus of economic development back toward Lawrenceville and its city center.

The City of Lawrenceville has outlined specific strategies that it will employ in order to reach the economic development goals of the city. The near-term strategies to achieve objectives that are not embodied in operational policy, appear in the city's Short Term Work Program (STWP). The policy goals and related STWP elements are as follows:

- 1) Aid the Lawrenceville Business Association in promoting development in and around the square. Create an environment that will encourage existing businesses to continue to operate within the downtown and would attract other businesses to the area (support of DDA and LBA).
- 2) The Downtown Development Authority should actively pursue governmental grants and low-interest loans for new commercial enterprises in the downtown square area (support of DDA).
- 3) The Downtown Development Authority should actively pursue governmental grants and low-interest loans for new industrial developments along the 316 corridor and the airport area (support of DDA).
- 4) Provide options such as improved public and private transportation for the 20,845 government, retail and service employees projected to be working in commercial centers of Lawrenceville in the year 2020 (various highway and road improvements).

- 5) Enhance the traditional downtown with a main street environment that encourages pedestrian activity (DDA and sidewalk extension project).

Section 8.2.4 Natural And Historic Resource

The goal of the city is to protect its natural resources by vigorously enforcing local, state and federal regulations. The City of Lawrenceville has three areas of environmentally sensitive natural resources. These are the Pew Creek, Shoal Creek, and Redland Creek floodplains. The city will protect these areas by enforcing provisions of its code of ordinances as well as state and federal regulations requiring buffers around river areas, and proper provisions for storm water management. In this way, the city aims to improve water quality, reduce soil erosion and restore watershed vitality.

In coordination with the goals mentioned above, the City of Lawrenceville places a great deal of emphasis on protecting the Lawrenceville Aquifer. The city will continue to develop and protect this important resource. Currently, the City of Lawrenceville is implementing a Wellhead Protection Program that seeks to identify and protect aquifer recharge areas as well as locate point sources of water pollution. From this investigation, protective regulations will be developed and codified as a Wellhead Protection Ordinance. The city STWP calls for the city to have three operating water treatment plants by the year 2001.

The Gwinnett County Court House has been renovated recently thanks to the cooperation of several levels of government. The City of Lawrenceville will continue to work closely with Gwinnett County and the Gwinnett Historical Society to preserve and increase the awareness of its historic resources.

In summary, the strategies and policies to support the long-term natural and historic resource objectives are as follows:

- 1) The Groundwater Exploration Program and the building of water treatment plants in support of providing water for growing residential and commercial use.
- 2) Implementation of a Wellhead Protection Program to protect the Lawrenceville aquifer and identify point pollution sources.
- 3) Cooperate, as a co-permittee with Gwinnett County in the National Pollutant Discharge Elimination System (NPDES) by instituting the Storm Water Management Program.
- 4) Provide assistance to Gwinnett County and the Gwinnett Historical Society in preserving historic resources.

Section 8.2.5 Community Facilities

The goal of the City of Lawrenceville is to provide growth in the quantity and quality of community facilities so that a high standard of living is passed on to future generations.

There are many programs that the city will implement to accomplish this goal. These programs include:

- 1) Provide a municipal service complex that meets the growing needs of the city. Currently, the new city hall is being designed.
- 2) Two major road extension projects are under consideration for construction. The first extends Georgia Hwy 20 from Pike Street to Georgia Hwy 124. The second project is the widening of Luckie Street from two lanes to three, between South Culver Street and Jackson Street.
- 3) The city is currently completing construction of a three hundred thousand gallons per day water plant upgrade to supplement the water system. In addition the city is updating water distribution metering system.
- 4) Expansion of the gas system toward the southeast portion of Gwinnett County and to the northwest of Lawrenceville to I-85. The extension of gas services will continue to be driven by service demand.
- 5) Continue to work with Gwinnett County to insure that adequate sewage capacity is maintained for the City of Lawrenceville. The city currently does not have a specific STWP activity to address this need as responsibility for the sewerage network and treatment capacity, rests with Gwinnett County. The city continues to enforce strict development restrictions (based on guidelines from state and county) for new septic tanks within the city and inspects existing septic tanks.
- 6) Continue to develop and promote the Lawrenceville Recycling Program, including curbside pick-up service and offering free mulch to citizens.
- 7) Construct new police headquarters within new city hall complex and increase the police force in concert with the growth of the city.
- 8) Continue to work with Gwinnett County to ensure that adequate fire protection is maintained in the City of Lawrenceville.
- 9) Support Gwinnett County in the renovation of Rhodes Jordan Park as a regional resource. In addition, the city will support the Gwinnett County Recreation Department in cultural events, parks, and other recreational opportunities for the citizenry of Lawrenceville.

- 10) Continue to work with the Gwinnett County Board of Education to ensure that adequate education is available to the community.
- 11) Continue to work with Gwinnett County to ensure that adequate library facilities are maintained in the City of Lawrenceville.

Section 8.2.6 Housing

Before 1985, the City of Lawrenceville had a predominantly single family-housing base. The median price for these houses was below the average for the region. Multifamily dwellings made up only one fifth of the total housing units in the city. Since that time, there has been a large increase in the number of single family dwellings in Lawrenceville. The median price for these homes has been brought closer to the average for the region. There has also been an increase in the number of multifamily housing units in the city.

The goal of the City of Lawrenceville is to maintain the current rate of increase for single family dwelling units, with a balance of price ranges throughout the city. The city does not foresee a need for additional multifamily dwelling units, and therefore has set a goal to maintain the existing units. Preserving existing units will allow for a future source of affordable housing within the city. Currently the Lawrenceville Housing Authority is HUD financed, but the city does provide community policing and utilities services. The City of Lawrenceville will continue to cooperate in non-financial ways to support the Lawrenceville Housing Authority's mission of providing low cost housing.

The city does not have any specific large-scale projects to influence the housing market or housing choices available to the public. However, the City of Lawrenceville's zoning policies do have an impact on which areas of the city develop as subdivisions. This influence will be used where possible to achieve the city's goals of:

- 1) Encouraging large property owners to plan for multiple land uses.
- 2) Promoting subdivisions that foster a sense of community and promote pedestrian mobility, the natural environment, community recreation, and public open space.
- 3) Preserving existing neighborhoods as a source of affordable housing.

Section 8.2.7 Land Use

The City of Lawrenceville land use element is closely tied to all of the other elements' strategies and goals. Each element's goals affect the use of land and therefore the number of acres in each land use designation.

The general city trends can be identified, and somewhat, influenced by city policy. The two most pressing land-use concerns are revitalizing the downtown square and protecting the Lawrenceville Aquifer.

Previously, the City of Lawrenceville has had a strong commercial downtown square, surrounded by residential areas. Currently, this commercial core has been deteriorating and Lawrenceville has been experiencing haphazard commercial growth along the state highway corridors.

The City's goal is to strengthen and consolidate the commercial growth in the downtown area and to promote in-fill commercial uses along state highway corridors. Achieving these goals will be consistent with maintaining the vitality of the buffered river areas and protecting the Lawrenceville Aquifer.

The City of Lawrenceville is developing an ordinance aimed at providing the resource protection that the aquifer requires, to be sustainable. The Wellhead Protection Ordinance will help identify recharge areas and potential pollution point sources as well as monitor groundwater quantity and quality.

Section 8.3 Short Term Work Programs (STWP)

Individual implementation strategies for the Comprehensive Plan are found within the text of each element. On the following pages is the Five-Year Program that presents the highest priority needs and goals of the Plan elements.

Section 8.3.1 Review of Previous Short Term Work Program

The *Minimum Standards and Procedures for Local Comprehensive Planning* adopted by the Georgia Department of Community Affairs requires that a major update of a comprehensive plan include a review of plan accomplishments and identify the current status of each activity in the previous STWP. Table 8.3.1.1 displays the previous STWP and current program status.

Section 8.3.2 Short Term Work Program for Next Five Years

This section outlines the short term work programs proposed for the next five years in order to meet the goals of the City of Lawrenceville as described in this plan. This section includes any community and economic programs, necessary public facilities, and a general description of any land development regulations that may be expected in order to help achieve the goals of the Lawrenceville Comprehensive Plan. Table 8.3.2.1 presents the highest priority needs and goals of the Plan elements.

TABLE 8.3.1.1
CITY OF LAWRENCEVILLE
FIVE YEAR (1998 – 2002) SHORT TERM WORK PROGRAM STATUS SUMMARY

PROGRAM/PROJECT	PROJECT COORDINATOR	CURRENT STATUS	FUNDING	START DATE	COMPLETION DATE
PUBLIC FACILITIES					
Rapid Transit (Bus and Train)		Hold	Gwinnett Co. State and Federal		2007
Airport Commuter & Passenger Service			Gwinnett Co., State, Federal and Private		1997
Hurricane Shoals Road Extension			Lawrenceville, Gwinnett Co. & State		1997
Hwy 20 Extension		On going	Gwinnett Co. and State		2002
Potable Well System		On going	Lawrenceville and USGS		2001
Gas System Expansion		On going	Lawrenceville		2010
Detention Facilities		On going	Gwinnett Co.		2010
Park Renovations		On going	Gwinnett Co.		2002
LAND DEVELOPMENT REGULATIONS					
New Parking and Sign Regulations			Lawrenceville and DDA		1993
Zoning Ordinance for Downtown area			Lawrenceville and DDA		1994
Building Zoning Classification Revisions			Lawrenceville and DDA		1993
Zoning Ordinance Revisions			Lawrenceville		1994
Landscape Ordinance Revisions			Lawrenceville		1994
Impervious and Pervious Surface Ordinance Revisions			Lawrenceville		1994
Solid Waste Disposal Ordinance			Lawrenceville		1994
Zoning Classification Revision			Lawrenceville and DDA		1993
Well Head Protection Ordinance		On going	Lawrenceville		1999

**TABLE 8.3.2.1
CITY OF LAWRENCEVILLE
FIVE YEAR (1999 – 2004) SHORT TERM WORK PROGRAM**

Status	Description	Project Coordinator	Total	1999	FC	2000	FC	2001	FC	2002	FC	2003	FC	2004-2019
D	Groundwater Exploration Program	L'ville Dir. Public Wks.	\$1,000,000	\$300,000	SF	\$400,000	SF	\$300,000	SF					
D	Well Head Protection Program	L'ville Dir. Public Wks.	\$750,000	\$50,000	SF	\$150,000	SF	\$350,000	SF	\$200,000	SF			
	Rhodes Jordan Park Expansion	Gw. Co. Parks & Rec.	\$8,500,000			\$8,500,000	GC							
C	City Hall Design	L'ville Dir. Public Wks.	\$360,000		SF	\$360,000	SF							
P	City Hall Construction	L'ville Dir. Public Wks.	\$6,800,000			\$2,800,000	SF	\$4,000,000	SF					
	Water Wells - Construction	L'ville Dir. Public Wks.	\$500,000	\$150,000	SF	\$200,000	SF	\$150,000	SF					
D	Treatment Plants 2 And 3 Design	L'ville Dir. Public Wks.	\$300,000	\$150,000	SF	\$150,000	SF							
P	Treatment Plants 2 And 3 Construction	L'ville Dir. Public Wks.	\$2,600,000			\$1,300,000	SF	\$1,300,000	SF					
	Water System Upgrade Design	L'ville Dir. Public Wks.	\$450,000	\$300,000	SF	\$150,000	SF							
P	Water System Upgrade Construction	L'ville Dir. Public Wks.	\$600,000	\$600,000			SF		SF					
	Water Meter Upgrade Program	L'ville Dir. Public Wks.	\$3,600,000	\$100,000	SF	\$350,000	SF	\$550,000	SF	\$1,000,000	SF	\$1,000,000	SF	\$600,000
	Storm Water Management/NPDES	L'ville Dir. Public Wks.	\$2,750,000	\$250,000	SF	\$500,000	SF	\$500,000	SF	\$500,000	SF	\$500,000		\$500,000
UC	Annual ADA Sidewalk Improvement	L'ville Dir. Public Wks.	\$600,000	\$100,000	CD	\$100,000	CD	\$100,000	CD	\$100,000	CD	\$100,000	CD	\$100,000
	Elderly And Disabled Housing Study		\$10,000			\$10,000								
	TOTALS		\$28,820,000	\$2,000,000		\$14,970,000		\$7,250,000		\$1,800,000		\$1,600,000		\$1,200,000

LEGEND			
Status Codes		Funding Codes	
Conceptual Stage	C	Sinking Fund	SF
Design Stage	D	Gwinnett County	GC
Design Complete	DC	State of Georgia	ST
Under Construction	UC	Private Funds	PV
Pending	P	CDBG Funds	CD

