



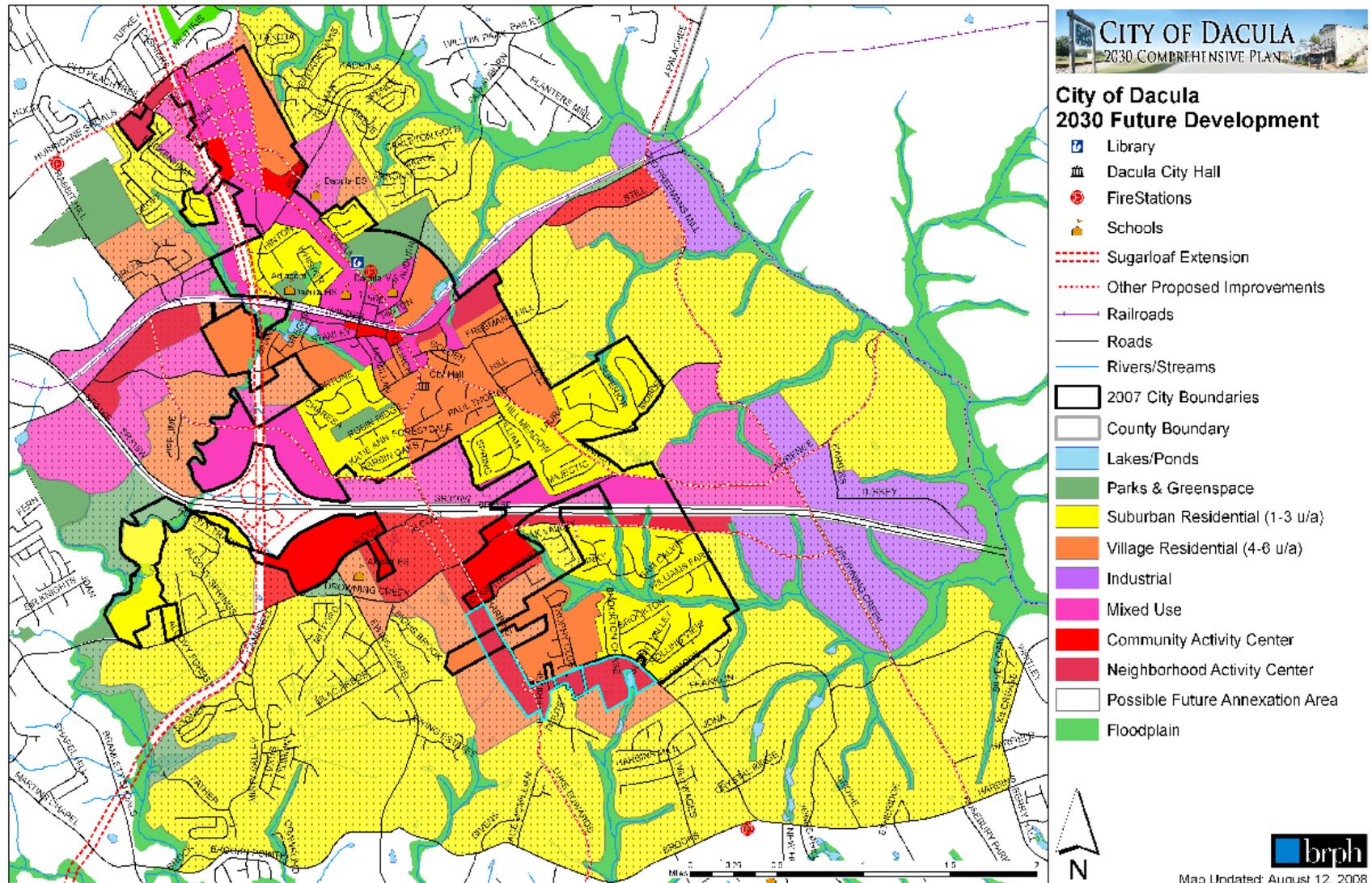
Part A Community Vision

The Future Development Areas Narrative provides a description of the types of development the City of Dacula will encourage over the life of the 2030 Comprehensive Plan. The narrative uses the concept of character areas as a tool to describe the vision the City has for its future. Character Area designations help identify distinct areas which together make up the larger community. By examining the aesthetic and functional characteristics of these areas, planners and officials can gain an understanding of how each area of the community serves to promote a cohesive, healthy community. The Future Development Map located on the following page illustrates the boundaries for each Character Area.

The narrative describes each character area type with a brief description plus a catalogue of appropriate land uses, Quality Community Objectives addressed, and applicable implementation measures. These are supplemented by visual examples of each type of development taken from Dacula and other areas. The combination of these elements should serve to give a clear vision of Dacula's goals for future development.

While the Future Development Areas Narrative serves as a guide to the types of development encouraged within each character area type, more detailed inventories of land uses, Quality Community Objectives, and implementation measures can be found in the Community Assessment portion of the plan and elsewhere in the Community Agenda.

City of Dacula 2030 Comprehensive Plan
 Community Agenda Part A: Community Vision



Defining Narrative

Suburban Residential Areas

Description

Suburban Residential areas are generally characterized by relatively larger houses with greater setbacks from roads and from each other. Located further away from commercial or mixed use centers than Village Residential, Suburban Residential areas are considered to be more oriented toward the private realm. This sense is furthered by the fact that typical Suburban Residential development often includes cul-de-sac road systems rather than providing options for interconnectivity.

Suburban Residential areas are likely to include solely residential uses and are likely to be somewhat separated from activity centers, though they may still be in somewhat close proximity. Suburban Residential areas' separation from activity centers provides protection from large amounts of traffic and the imposition of undesirable or incompatible uses. Some nonresidential uses which might be appropriate adjacent to Suburban Residential areas are smaller churches, libraries, parks, or other uses which complement suburban development.

Suburban Residential areas will make up a large portion of the City of Dacula. As the City's population grows rapidly in upcoming years, new residents will require housing, and Suburban Residential areas are likely to absorb much of that growth. While some of these areas have already been developed, others will be built in areas which are currently characterized by rural development along road corridors.

Land Uses to be Allowed

- Low-density single family detached residential (1-3 units per acre)
- Institutional
- Parks, recreation, and greenspace

Quality Community Objectives Addressed

Development Patterns

- Some of our children can and do walk to school safely.
- Some of our children can and do bike to school safely.
- We require that new development connect with existing development through a street network, not a single entry/exit.
- We have a sidewalk ordinance in our community that requires new development to provide user-friendly sidewalks.
- We require that newly-built sidewalks connect to existing sidewalks wherever possible.
- We have a plan for bicycle routes through our community.

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Community Agenda Part A: Community Vision

Social and Economic Development

- We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.

Implementation Measures

- We will eliminate substandard or dilapidated housing in our community.
- We will encourage development of housing opportunities that enable residents to live close to their places of employment.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.
- We will encourage housing policies, choices and patterns that increase opportunities for people to move into affordable owner-occupied housing.
- We will be open to land planning and development concepts that may be new to our area but have been tried successfully in other places.
- We will encourage the efficient use of land to avoid potential costs and problems associated with urban sprawl.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.

Suburban Residential Examples



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Defining Narrative

Village Residential Areas

Description

Village Residential areas are neighborhoods which are in close proximity to activity centers and are relatively dense compared to Suburban Residential areas. These areas often follow the principles of Traditional Neighborhood Development (TND), which favors homes on smaller lots with shorter setbacks from the street. TND also favors the connectivity of a network of blocks with interconnected streets and sidewalks rather than cul-de-sac development.

The connectivity provided by Village Residential development means that residents are more likely to walk or bike to nearby centers rather than being forced to rely on automobiles. Consequently, these areas require additional infrastructure oriented toward pedestrians such as high-quality sidewalks, crosswalks, and paths in combination with traffic calming measures in order to increase pedestrian safety. Furthermore, activity centers adjacent to Village Residential areas should provide pedestrian infrastructure in order to accommodate foot traffic from local neighborhoods.

Land Uses to be Allowed

- Medium density residential (4-6 units per acre)
- Traditional Neighborhood Development
- Senior housing
- Parks and recreation
- Small-scale institutional

Quality Community Objectives Addressed

Development Patterns

- Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.
- Some of our children can and do walk to school safely.
- Some of our children can and do bike to school safely.
- We require that new development connect with existing development through a street network, not a single entry/exit.
- We have a good network of sidewalks to allow people to walk to a variety of destinations.
- We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.
- We require that newly-built sidewalks connect to existing sidewalks wherever possible.

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Community Agenda Part A: Community Vision

- We have a plan for bicycle routes through our community.

Resource Conservation

- We want new development to complement our historic development, and we have ordinances in place to ensure this.

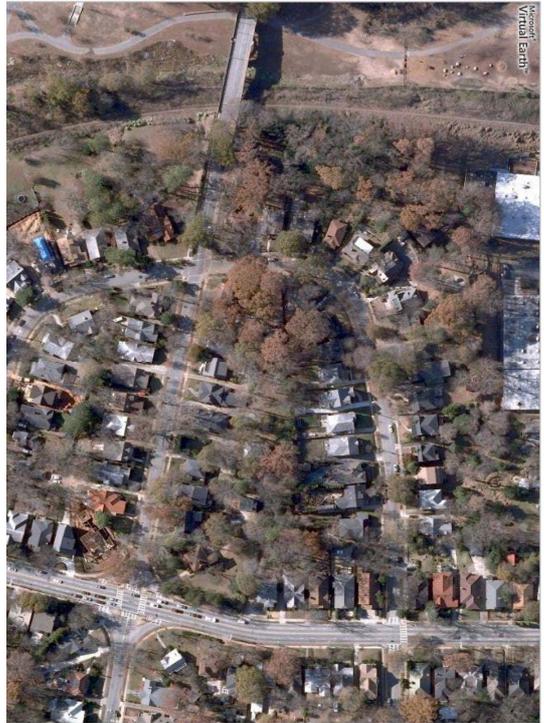
Social and Economic Development

- We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small scale neighborhoods.
- We have options available for loft living, downtown living, or “neotraditional” living.
- We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.

Implementation Measures

- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other
- We will consider access to housing and impacts on transportation when considering economic development projects.
- We will encourage more compact development of land in order to preserve natural resource areas and preserve green open spaces.
- We will stimulate infill housing development in existing neighborhoods.
- We will encourage development of housing opportunities that enable residents to live close to their places of employment.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.
- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have attractive, low-energy access options to schools, parks, and necessary services (grocery store, drug store).
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- We will support the development of residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the density.
- We will encourage walking, biking, car-pooling, and other alternative transportation choices in making development decisions.
- We will promote connectivity of our road network through fostering a grid network of streets in newly developing areas and establishing multiple local street access connections between residential subdivisions.

Village Residential Examples



Defining Narrative

Industrial Employment Centers

Description

Industrial Employment Center areas in the City of Dacula may include light industrial, industrial office, distribution/warehousing, and other clean industrial uses. While Industrial areas may be appropriate in a number of locations within the City, it is important to limit the types of industrial uses in order to minimize impacts on adjacent areas. For instance, while industrial office space might be appropriate in somewhat close proximity to some types of residential development, the noise and freight traffic associated with distribution/warehousing necessitates a buffer between it and any type of residential use.

Because it is located at the nexus of several major highways and roads and a major rail line, Dacula has the opportunity to create a strong and diverse economy which includes industrial areas. Dacula's population is expected to increase rapidly over the next two decades, and locating jobs within the City will help it to maintain a favorable jobs/housing balance. The City of Dacula will foster the growth of industrial areas primarily along Georgia Highway 316 because of its importance as a freight corridor as well as the rail corridor which passes through the City.

Land Uses to be Allowed

- Light industrial
- Industrial office
- Distribution/warehouse
- Other clean industrial uses

Quality Community Objectives Addressed

Social and Economic Development

- Our economic development organization has considered our community's strengths, assets, and weaknesses, and has created a business development strategy based on them.
- Our economic development organization has considered the types of businesses already in our community and has a plan to recruit businesses or industries that will be compatible.
- We recruit firms that provide or create sustainable products.
- We have a diverse jobs base, so that one employer leaving would not cripple our economy.
- Our community has jobs for skilled labor.
- Our community has jobs for unskilled labor.
- Our community has professional and managerial jobs.

City of Dacula 2030 Comprehensive Plan

Community Agenda Part A: Community Vision

Implementation Measures

- We will support programs that retain, expand and create businesses that provide a good fit for our community's economy in terms of job skills required and links to existing businesses.
- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.
- We will encourage new development to locate in suitable locations close to transportation and infrastructure resources in order to protect environmentally sensitive areas and valuable historic, archaeological or cultural resources from encroachment.
- We will seek ways for new growth to pay for public infrastructure and services to support the development to the maximum extent possible.
- We will use planned infrastructure expansion to support development in areas identified as suitable for such development in the Comprehensive Plan.
- We will encourage development that provides appropriate employment opportunities to serve our current and future population.

Industrial Employment Center Examples



Defining Narrative

Mixed Use Areas

Description

Mixed Use areas provide a variety of uses in close proximity to each other in order to draw residents to the area. They are designed as pedestrian-oriented areas which attract pedestrians from nearby areas as well as visitors who will drive to the center, park, and then experience the center as a pedestrian.

Mixed Use areas include commercial (retail, smaller offices, restaurants, etc.), some types of residential (apartment/condo, town homes). They are appropriate adjacent to commercial/office areas and Village Residential areas in order to ensure pedestrian access. The redevelopment of declining commercial or institutional areas into Mixed Use areas will bring new life to these areas and create amenities for residents.

In Dacula, Mixed Use areas will be encouraged in the vicinity of major road corridors, especially at the intersection of major road corridors, in order to draw a large base of visitors to the centers. This includes areas adjacent to Sugarloaf Parkway extension corridor and highways GA-316 and US-29. Mixed Use areas should be located adjacent to parks, residential, and institutional uses in order to improve their success and attractiveness.

Land Uses to be Allowed

- Townhomes
- Lofts/Condos
- Institutional
- Parks, recreation, other gathering spaces

Quality Community Objectives Addressed

Development Patterns

- If we have a zoning code, it does not separate commercial, residential, and retail uses in every district.
- Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.
- In some areas errands can be made on foot, if so desired.
- Some of our children can and do walk to school safely.
- Some of our children can and do bike to school safely.
- Our community is actively working to promote greyfield development.
- We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).

City of Dacula 2030 Comprehensive Plan

Community Agenda Part A: Community Vision

- Our community allows small lot development (5,000 square feet or less) for some uses.
- We have ordinances to regulate the aesthetics of development in our highly visible areas.
- We have ordinances to regulate the size and type of signage in our community.
- We require that new development connect with existing development through a street network, not a single entry/exit.
- We have a good network of sidewalks to allow people to walk to a variety of destinations.
- We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.
- We require that newly built sidewalks connect to existing sidewalks wherever possible.
- We allow commercial and retail development to share parking areas wherever possible.
- Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, and education.

Resource Conservation

- We want new development to complement our historic development, and we have ordinances in place to ensure this.

Social and Economic Development

- We have clearly understandable guidelines for new development.
- We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small-scale neighborhoods.
- We have options available for loft living, downtown living, or “neotraditional” living.
- We have vacant land developable land available for multifamily housing.
- We allow multifamily housing to be developed in our community.
- We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.

Implementation Measures

- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We will encourage more compact development of land in order to preserve natural resource areas and preserve green open spaces.
- We will encourage new development to locate in suitable locations close to transportation and infrastructure resources in order to protect environmentally sensitive areas and valuable historic, archaeological or cultural resources from encroachment.

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Community Agenda Part A: Community Vision

- We will encourage development of housing opportunities that enable residents to live close to their places of employment.
- We will encourage development that provides appropriate employment opportunities to serve our current and future population.
- We will encourage development of a rational network of commercial activity centers to meet the service needs of our citizens while avoiding unattractive and inefficient strip development along major roadways.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- We will encourage mixed-use developments that are human-scale and less auto-oriented.
- We will encourage the development of downtown Dacula as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- We will be open to land planning and development concepts that may be new to our area but have been tried successfully in other places.
- We will encourage the efficient use of land to avoid potential costs and problems associated with urban sprawl.
- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have attractive, low-energy access options to schools, parks, and necessary services (grocery store, drug store).
- We will encourage walking, biking, car-pooling, and other alternative transportation choices in making development decisions.

Mixed Use Examples



Defining Narrative

Neighborhood Activity Centers

Description

Neighborhood Activity Center areas are small nodes of commercial activity within neighborhoods with service areas generally limited to that neighborhood. They might include uses such as local cafés, small shops, or small offices. These centers are small in size (ten acres or less) and should serve as an amenity to the neighborhood without interfering with residential activity.

Because of the prevalence of Commercial and Mixed Use areas expected in Dacula as it grows, there will be relatively little development of Neighborhood Centers compared to Community Activity Centers and Mixed Use areas. These centers will be primarily limited to areas where they will serve as buffers between residential neighborhoods and uses which are incompatible with residential, such as light industrial.

Land Uses to be Allowed

- Medium-density residential
- Local retail
- Professional office
- Institutional
- Parks

Quality Community Objectives Addressed

Development Patterns

- If we have a zoning code, it does not separate commercial, residential, and retail uses in every district.
- Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.
- In some areas several errands can be made on foot, if so desired.
- We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).
- Our community allows small lot development (5,000 square feet or less) for some uses.
- We have ordinances to regulate the size and type of signage in our community.
- We require that new development connect with existing development through a street network, not a single entry/exit.
- We have a good network of sidewalks that allow people to walk to a variety of destinations.

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Community Agenda Part A: Community Vision

- We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.
- We require that newly built sidewalks connect to existing sidewalks wherever possible.
- We allow commercial and retail development to share parking areas wherever possible.

Resource Conservation

- We have designated historic districts in our community.
- We want new development to complement our historic development, and we have ordinances in place to ensure this.

Social and Economic Development

- Our economic development organization has considered our community's strengths, assets, and weaknesses, and has created a business development strategy based on them.
- Our economic development organization has considered the types of businesses already in our community and has a plan to recruit businesses or industries that will be compatible.
- Our community has jobs for skilled labor.
- Our community has jobs for unskilled labor.
- Our community has professional and managerial jobs.

Implementation Measures

- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We will encourage new development to locate in suitable locations close to transportation and infrastructure resources in order to protect environmentally sensitive areas and valuable historic, archaeological or cultural resources from encroachment.
- We will encourage development that is sensitive to the historic context, sense of place, and overall setting of the community and will contribute to our community's character and sense of place.
- We will encourage development that provides appropriate employment opportunities to serve our current and future population.
- We will encourage development of a rational network of commercial activity centers to meet the service needs of our citizens while avoiding unattractive and inefficient strip development along major roadways.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.

Neighborhood Activity Center Examples



Defining Narrative

Community Activity Center

Description

Community Activity Centers are relatively larger nodes than Neighborhood Centers and which serve a larger base of visitors. While they may include some mixing of uses, Community Activity Centers are primarily commercial areas which cater to the community as a whole rather than a very localized area surrounding the center. These centers are developed at major intersections and along major corridors and may include both auto- and pedestrian-oriented development.

While denser residential may be appropriate in close proximity to Community Activity Centers, most types of residential should be provided a buffer to protect them from encroachment of commercial traffic into neighborhoods. In order to further separate the most intense uses within Community Activity Centers from adjacent areas, the highest-intensity development should be in heart of the Community Activity Center and the least intense uses should be located along the edges of the center.

Land Uses to be Allowed

- Retail commercial
- Office/professional
- Other commercial
- Institutional

Quality Community Objectives Addressed

Development Patterns

- Our community is actively working to promote greyfield development.
- We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).
- We have ordinances to regulate the aesthetics of development in our highly visible areas.
- We have ordinances to regulate the size and type of signage in our community.
- We require that new development connect with existing development through a street network, not a single entry/exit.
- We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.
- We allow commercial and retail development to share parking whenever possible.
- Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, and education.

City of Dacula 2030 Comprehensive Plan

Community Agenda Part A: Community Vision

Resource Conservation

- We want new development to complement our historic development, and we have ordinances in place to ensure this.

Social and Economic Development

- Our economic development organization has considered our community's strengths, assets, and weaknesses, and has created a business development strategy based on them.
- Our economic development organization has considered the types of businesses already in our community and has a plan to recruit businesses or industries that will be compatible.
- Our community has jobs for skilled labor.
- Our community has jobs for unskilled labor.
- Our community has professional and managerial jobs.

Implementation Measures

- We will support programs that retain, expand and create businesses that provide a good fit for our community's economy in terms of job skills required and links to existing businesses.
- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We will consider impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.
- We will encourage new development to locate in suitable locations close to transportation and infrastructure resources in order to protect environmentally sensitive areas and valuable historic, archaeological or cultural resources from encroachment.
- We will promote low impact site development that encourages maintaining the natural topography and existing vegetation on a site when feasible.
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- We will use planned infrastructure expansion to support development in areas identified as suitable for such development in the Comprehensive Plan.
- We will encourage development that provides appropriate employment opportunities to serve our current and future population.

City of Dacula 2030 Comprehensive Plan

Community Agenda Part A: Community Vision

- We will encourage development of a rational network of commercial activity centers to meet the service needs of our citizens while avoiding unattractive and inefficient strip development along major roadways.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- We will be open to land planning and development concepts that may be new to our area but have been tried successfully in other places.
- We will encourage the efficient use of land to avoid potential costs and problems associated with urban sprawl.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- We will target transportation improvements to support desired development patterns for the community.

Community Activity Center Examples



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Defining Narrative

Parks, Recreation, and Greenspace

Parks, Recreation, and Greenspace areas are important assets to communities for many reasons including the mental and physical well-being of the community and quality of life in general. Because of the wide variety of types of parks and greenspace, these areas may be appropriate in proximity to most other areas. Parks, Recreation, and Greenspace areas are particularly important to residential areas.

While the City of Dacula operates relatively little park space within the community, there are several Gwinnett County-owned facilities in the area. Perhaps the most notable of these is Dacula Park, which features both active and passive recreation opportunities.

Land Uses to be Allowed

- Active recreation
- Passive recreation
- Greenspace

Quality Community Objectives Addressed

Resource Conservation

- Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.
- We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.
- Our community has a comprehensive natural resources inventory.
- We use this resource to steer development away from environmentally sensitive areas.
- We have identified our defining natural resources and taken steps to protect them.
- Our community has passed the necessary “Part V” environmental ordinances, and we enforce them.
- We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).

Government Regulations

- We participate in regional environmental organizations and initiatives, especially regarding water quality and conservation issues.

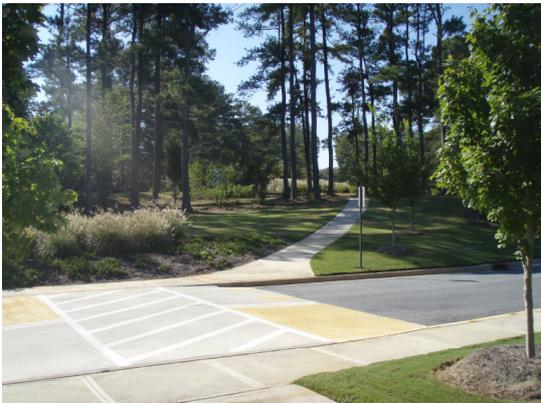
Implementation Measures

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Community Agenda Part A: Community Vision

- We will encourage more compact development of land in order to preserve natural resource areas and preserve green open spaces.
- We will encourage new development to locate in suitable locations close to transportation and infrastructure resources in order to protect environmentally sensitive areas and valuable historic, archaeological or cultural resources from encroachment.
- We will consider potential impacts on air and water quality in making decisions on new developments and transportation improvements and steer new development away from sensitive natural resource areas.
- We will promote the protection and maintenance of trees and green open space in new development.
- We will protect ground and surface water sources to promote the maintenance of safe and adequate supplies of water.
- We will minimize inefficient land consumption and encourage more compact urban development in order to preserve green open space and natural resource areas.

Parks, Recreation and Greenspace Examples



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