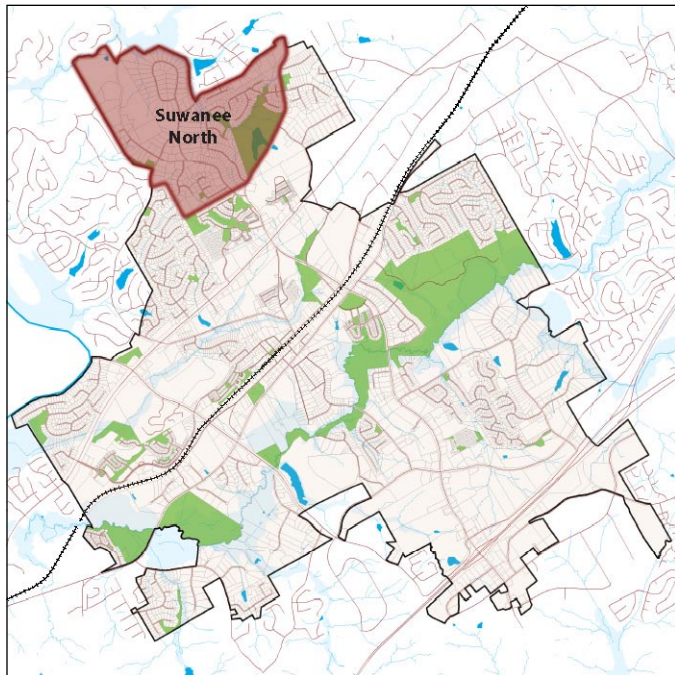


3.1 Suwanee North Character Area



Suwanee North is an area located in the northern most portion of the city. This character area encompasses area west of Suwanee Dam Road and north of Village Grove and Lansdowne subdivisions. The area is dominated by low density single family residential land uses and also includes a city park, a church, and a horse farm/estate.

Vision for Suwanee North

There are no dramatic changes envisioned for Suwanee North. It is anticipated to remain as an established residential area with an increase in pedestrian connectivity and open spaces. Most of the vacant and

redevelopable land should adhere to the existing character of the city and be developed as single family residential or compatible uses.

Typical Existing Development Character

High-end suburban homes on large land lots generally characterize this area. These houses were constructed mainly during the 1970s and 1980s. They are mostly well-constructed, large and luxurious homes representing traditional, modern and French country styles among others. There are a few vacant land parcels along Settles Bridge Road and toward the north of Suwanee Dam Road. There is a large agricultural piece of land at the north-west corner of the area that is a likely candidate for redevelopment in the future. The 62-acre Sims Lake Park along Suwanee Dam Road is the site of a future park that is under construction. It provides a stable passive anchor for the area. The area has very few sidewalks and is not optimized for pedestrian use at this time. The North Gwinnett High School is located at the north-east corner of the area.

Future Development

Future development in the Suwanee North area should maintain all characteristics present in the area today. Over time, the vacant parcels as well as the agricultural land should be developed into lower density, single family estate style lots. The opening of the Sims Lake Park will provide a focus for community activities. Settles Bridge Road could be re-connected to its northern portion to improve mobility in the far north of the city, if the large agricultural property terminating the southern half should be developed in the future. The addition of multipurpose paths and sidewalks would provide ease in mobility to pedestrians not only north of Peachtree Industrial Boulevard but also provide access to other areas in the city like Town Center and the Suwanee Creek Greenway. Tench Road on the east should facilitate local movement of traffic from the north to the centre of the city without having to access heavily trafficked roads.

LAND USE AREAS AND DEVELOPABLE QUANTITIES IN 2030:

Land Use	Existing Acres	Acres in 2030
Single Family	458	594
Institutional	15	19
Parks/Recreation	80	81
Agriculture	130	0
Vacant	12	0

Development	New Growth	Total Quantities
Residential	124 units	523 units
Institutional	1 acre	19 acres
Parks/Recreation		81 acres

Table 3.1-a⁴

Implementation Measures

Goals	Implementation Measures
Land Use	<ul style="list-style-type: none"> • Maintain the suburban residential character of the area
Housing	<ul style="list-style-type: none"> • Develop vacant and underutilized parcels into single family homes that match the character of the area
Community Facilities	<ul style="list-style-type: none"> • Complete the construction and development of Sims Lake Park • Provide a system of multiuse trails that enable connectivity south of PIB

⁴ Calculation of developable quantities:

- Existing residential areas = Existing densities

Transportation	<ul style="list-style-type: none"> • Evaluate and consider the possibility of re-connecting Settles Bridge Road through the agricultural property in the northwest corner of the character area as part of any future development of the site • Provide pedestrian connectivity through sidewalks and streetscapes to make the area pedestrian friendly
Natural and Historic Resources	<ul style="list-style-type: none"> • Protect Sims Lake and the wetland around it • Protect the trees as much as practical when developing the large tract of land • Low density development should allow for more sensitivity to stream buffers
Economic Development	<ul style="list-style-type: none"> • Market Suwanee North as a low density, high-end residential area