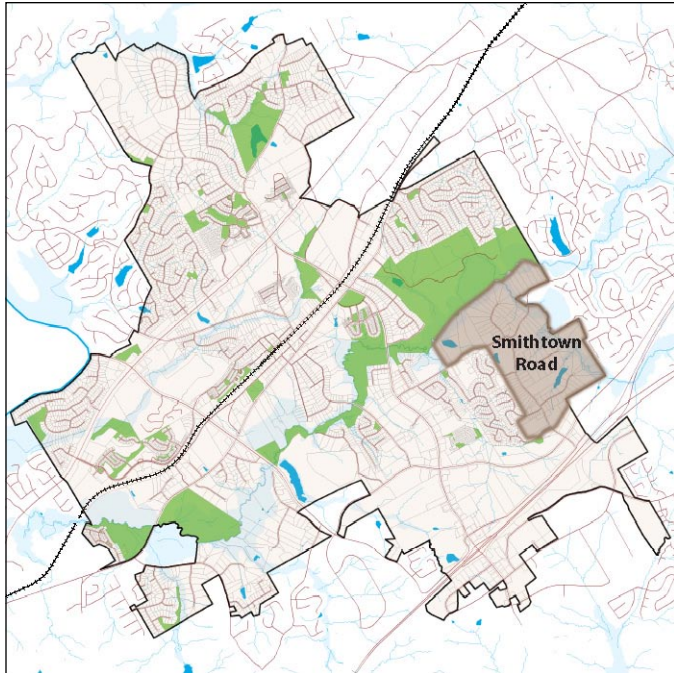


3.8 Smithtown Road Character Area



Smithtown Road comprises an area on the eastern edge of Suwanee and just south of the George Pierce Park and Suwanee Creek. The character area includes several large parcels north of Smithtown Road, those on its western edge as the road turns south towards I-85 and all the parcels along its eastern face, extending to the city limits. The area stops at a one parcel depth before reaching Satellite Boulevard. The Smithtown Road area is characterized by rural and suburban residential developments primarily built in the 1970s and 1980s.

Vision for Smithtown Road

Smithtown Road is one of the older residential areas of the city that still has some rural lots along with suburban residential development. In the future, this character should be preserved, transitioning over time to estate homes. The area should be developed as a safe residential haven with limited and slow traffic moving through the neighborhoods. Future cut-through traffic and its effects on the residents should be managed and minimized. Pedestrian connectivity should be enhanced through streetscape projects such that surrounding areas of the city, like George Pierce Park, Martin Farm Park and Town Center become easy to access without complete dependency on the automobile.

Typical Existing Development Character

The development in the Smithtown Road area is characterized by residential and institutional buildings (Suwanee Elementary School and churches) built over a number of decades. The north and east portions of this area are dominated by suburban homes built on large rural lots serviced by septic tanks and primarily built in and before the 1980s. Traditional suburban residential subdivisions developed in the 1990s are located to the southwest of the area where

the lots are about half an acre in size and are serviced by sanitary sewer. All residences are single family structures varying in size and style. Traditional American style houses are mixed in with wood frame bungalows, ranches and split levels. Construction material also varies from wood, to brick and masonry. This non-uniformity in construction material and techniques imparts a special character and feel to these neighborhoods. This community is served by a school and a couple churches. There is a tree nursery located at the bend of Smithtown Road where it turns south towards the interstate. The Smithtown Road area has limited connectivity to other areas of the city. It is served poorly by sidewalks or trails thereby discouraging any safe pedestrian or bicycling activity. There are no commercial facilities within these neighborhoods.

Future Development

Future development in this area should be limited and should reinforce the existing residential and institutional nature that is predominant. The suburban residential character should be maintained. Future lots should not be dramatically different than those in the area at this time. The tree nursery should be redeveloped into a residential neighborhood in the future that would complement existing development. Development along Moore Road would be a model for evolution and growth in this area. The extension of Smithtown Road across I-85 would provide easy access to the southern portion of the city but could potentially increase traffic and congestion. Care should be taken in designing and landscaping the street such that vehicles move at safe speeds through the neighborhoods. Smithtown Road could also connect across Lawrenceville-Suwanee to Martin Farm Road thereby providing more connectivity options to different parts of the city. Multiuse paths and trails should be incorporated into this area to increase connections to George Pierce Park, Martin Farm Park and the Suwanee greenway. Sidewalks and streetscapes should be provided to make it a pedestrian friendly environment.

LAND USE AREAS AND DEVELOPABLE QUANTITIES IN 2030:

Land Use	Existing Acres	Acres in 2030
Single Family	379	388
MU Village	0	11
Office-Industrial	0	8
Industrial	5	5
Institutional	27	27
Parks/Recreation	3	3
Agriculture	22	0

Development	New Growth	Total Quantities
Residential	32 units	173 units
Comm/Retail	12,222 sf	12,222 sf
Office	6,111 sf	6,111 sf
Office-Industrial	174,240 sf	174,240 sf
Industrial		108,900 sf
Institutional		27 acres
Parks/Recreation		3 acres

Table 3.8-a¹¹**Implementation Measures**

Goals	Implementation Measures
Land Use	• Maintain the suburban residential and institutional nature of the area
Housing	• Transition smaller homes on larger lots to estate homes
Community Facilities	• Create new multiuse trails to connect to George Pierce Park, Martin Farm Park and the Suwanee Greenway
Transportation	<ul style="list-style-type: none"> • Study the impact of the proposed extension of Smithtown Road across I-85 on the neighborhoods. • Promote inter-parcel connectivity • Improve pedestrian connectivity to enhance mobility across the area by providing sidewalks and streetscapes
Natural and Historic Resources	• Maintain as many of the existing trees as possible
Economic Development	• Market the area as the location of estate homes

¹¹ Calculation of developable quantities:

- Existing residential areas = Existing densities
- Residential: Low density = 4 units per acre
- Commercial/Retail: Within mixed-use developments: Low density = 5,000 sf per acre
- Office: Low density = 5,000 sf per acre
- Industrial and Office-Industrial = 0.5 FAR
- Mixed-Use Village: 2/3 of total area = residential and 1/3 of total area = commercial/retail