

## **2001 Update**

*Suwanee 2020 - A Citywide Comprehensive Plan & Town Master Plan* was adopted by the City Council in November of 2000. Chapter 12. Implementation outlines policies and goals for keeping the plan up-to-date. This Chapter states that the City will complete an annual update to insure the Plan remains a “useful and influential tool in guiding growth and development in the future, and in ultimately realizing Suwanee’s vision for the future...” In addition, the State has certain requirements for amendments and updates that must be followed.

### *Annual Plan Review*

According to *Suwanee 2020 - A Citywide Comprehensive Plan & Town Master Plan*, at a minimum, annual updates will consider the following:

- Apparent changes in the pace of growth, in terms of housing units built and land absorbed by nonresidential development.
- Land development approvals over the past year in light of realization of the Comprehensive Plan Design Guidelines (as applicable).
- Zoning approvals over the past year in relation to the Future Land Use Map.
- Areas that may have been annexed and rezoned over the past year, and the relationship of those areas to the City’s Comprehensive Plan.
- Planned Short Term Work Program activities compared to actual accomplishments.

This is the first update of the *Suwanee 2020 - A Citywide Comprehensive Plan & Town Master Plan*. In addition to the items noted above, it will also include a revision to the City of Suwanee 2020 Future Land Use Plan and changes to the City’s Short Term Work Program. For the most part, this update does not change the goals and policies of *Suwanee 2020 - A Citywide Comprehensive Plan & Town*. It is more of a historical update to keep the plan current.

### *Future Update Schedule*

The Georgia Planning Act of 1989, in coordination with Georgia Department of Community Affairs (DCA), established deadlines for communities to adopt Comprehensive Plans. Subsequent 5-year update (Interim Update) and 10-year update (Full Update) were based on the original adoption date. Under the existing schedule, Suwanee is required to undertake an Interim Update (Short Term Work Program Update) by June 30, 2003.

In 2001, Georgia Department of Community Affairs amended all of the re-adoption schedules throughout Georgia for Full Updates. This is being done partially due to Service Delivery Strategy requirements. Under the new adoption schedules, counties and all of its cities must undertake complete updates at the same time. Based on this revised schedule, Gwinnett County, the City of Suwanee, and all of the other municipalities within the county must complete a Full Update by February 29, 2008.

## **Chapter I. Introduction**

Since *Suwanee 2020 - A Citywide Comprehensive Plan & Town Master Plan* was adopted in November of 2000, a number of notable events impacting the City have occurred during the interim period that warrant inclusion in an update. These events should be captured and incorporated into the City's Plan to insure the plan is up to date and continues to meet the needs of the City.

During this time, Suwanee has continued to grow and develop in a high quality manner. As projected in the Plan, businesses and residents continue to locate in Suwanee in record numbers. While other areas of the Country have experienced a recent economic slowdown, little evidence of this exists in Suwanee at this time.

Significant events include, but are not limited to, release of new census data by the U.S. Census Bureau, land annexations that substantially increased the size of the City, new businesses that located in the City, a decision by the Gwinnett County Board of Education to construct two new schools within and near the City, approval of a countywide Special Purpose Local Option Sales Tax (SPLOST), adoption of new Development Regulations incorporating stormwater quality requirements, completion and adoption of a local Open Space and Recreation Needs Assessment that created new polices and goals for the City, and approval of a ballot question by the citizens that authorized a \$17.7 million bond issue to fund land acquisition for open space and recreation.

## **Chapter II. Vision**

There are no changes needed to this chapter at this time.

## Chapter III. Population

The U.S. Census bureau released preliminary census figures for 2000. These numbers are quite similar to the projections outlined in the City of Suwanee Comprehensive Plan. The figures generally verified the Plan's assumptions.

Figure 1. 2000 Census Figures (Source: Census 2002 Summary File 1 (SF 1) 100-Percent Data)

<b>SUBJECT</b>	<b>NUMBER</b>	<b>PERCENT</b>
<b>Total population</b>	<b>8,725</b>	<b>100.0</b>
<b>SEX AND AGE</b>		
Male	4,410	50.5
Female	4,315	49.5
Under 5 years	746	8.6
5 to 9 years	779	8.9
10 to 14 years	697	8.0
15 to 19 years	517	5.9
20 to 24 years	368	4.2
25 to 34 years	1,402	16.1
35 to 44 years	2,029	23.3
45 to 54 years	1,325	15.2
55 to 59 years	323	3.7
60 to 64 years	162	1.9
65 to 74 years	230	2.6
75 to 84 years	128	1.5
85 years and over	19	0.2
Median age (years)	34.2	(X)
18 years and over	6,148	70.5
Male	3,101	35.5
Female	3,047	34.9
21 years and over	5,922	67.9
62 years and over	462	5.3
65 years and over	377	4.3
Male	158	1.8
Female	219	2.5
<b>RACE</b>		
One race	8,601	98.6
White	7,372	84.5
Black or African American	557	6.4

American Indian and Alaska Native	11	0.1
Asian	597	6.8
Asian Indian	148	1.7
Chinese	79	0.9
Filipino	11	0.1
Japanese	19	0.2
Korean	256	2.9
Vietnamese	30	0.3
Other Asian <sup>1</sup>	54	0.6
Native Hawaiian and Other Pacific Islander	1	0.0
Native Hawaiian	1	0.0
Guamanian or Chamorro	0	0.0
Samoan	0	0.0
Other Pacific Islander <sup>2</sup>	0	0.0
Some other race	63	0.7
Two or more races	124	1.4
<b><i>Race alone or in combination with one or more other races</i></b> <sup>3</sup>		
White	7,459	85.5
Black or African American	591	6.8
American Indian and Alaska Native	24	0.3
Asian	669	7.7
Native Hawaiian and Other Pacific Islander	3	0.0
Some other race	115	1.3
<b>HISPANIC OR LATINO AND RACE</b>		
<b>Total population</b>	<b>8,725</b>	<b>100.0</b>
Hispanic or Latino (of any race)	276	3.2
Mexican	96	1.1
Puerto Rican	24	0.3
Cuban	34	0.4
Other Hispanic or Latino	122	1.4
Not Hispanic or Latino	8,449	96.8
White alone	7,175	82.2
<b>RELATIONSHIP</b>		
<b>Total population</b>	<b>8,725</b>	<b>100.0</b>
In households	8,523	97.7
Householder	2,947	33.8
Spouse	2,117	24.3
Child	2,888	33.1
Own child under 18 years	2,512	28.8

Other relatives	305	3.5
Under 18 years	48	0.6
Nonrelatives	266	3.0
Unmarried partner	115	1.3
In group quarters	202	2.3
Institutionalized population	0	0.0
Noninstitutionalized population	202	2.3
<b>HOUSEHOLDS BY TYPE</b>		
<b>Total households</b>	<b>2,947</b>	<b>100.0</b>
Family households (families)	2,376	80.6
With own children under 18 years	1,379	46.8
Married-couple family	2,117	71.8
With own children under 18 years	1,215	41.2
Female householder, no husband present	176	6.0
With own children under 18 years	121	4.1
Nonfamily households	571	19.4
Householder living alone	428	14.5
Householder 65 years and over	57	1.9
Households with individuals under 18 years	1,407	47.7
Households with individuals 65 years and over	282	9.6
Average household size	2.89	(X)
Average family size	3.23	(X)
<b>HOUSING OCCUPANCY</b>		
<b>Total housing units</b>	<b>3,144</b>	<b>100.0</b>
Occupied housing units	2,947	93.7
Vacant housing units	197	6.3
For seasonal, recreational, or occasional use	14	0.4
Homeowner vacancy rate (percent)	1.0	(X)
Rental vacancy rate (percent)	16.2	(X)
<b>HOUSING TENURE</b>		
<b>Occupied housing units</b>	<b>2,947</b>	<b>100.0</b>
Owner-occupied housing units	2,279	77.3
Renter-occupied housing units	668	22.7
Average household size of owner-occupied unit	3.11	(X)
Average household size of renter-occupied unit	2.15	(X)

The release of preliminary 2000 census figures gives the City the opportunity to evaluate the degree of accuracy of the its projections and to replace some of the projected numbers with newer data. Below are revised tables and figures based on the newly available data.

Table P-1 Population and Household Trends (with 2000 Census Data)

**City of Suwanee**

	1970	1975	1980	1985	1990	1995	2000
Total Population	615	823	1,026	1,476	2,412	3,935	8,725
Number of Households	186	248	320	475	769	1,241	2,947
Average Household Size*	3.43	3.32	3.21	3.11	3.02	3.10	2.89

\*Based on population in households only (excludes population in group quarters).

Source: U.S. Bureau of Census

Table P-1 Population and Household Trends for the City of Suwanee contains estimates for total population (9,191), number of households (3,071) and average household size (2.96). The census bureau released the following numbers: Population 8,725, Number of Households 2,947, and Average Household Size 2.89.

Table P-2 Population Trends (with 2000 Census Data)

Year	Gwinnett Population	New Growth	Percent Increase
1970	72,349	-----	
1980	166,903	94,554	130%
1990	352,910	186,007	111%
2000	588,448	235,538	66%

The following information is an amendment to Table P-3. The age distribution figures for 2000 were based on estimate. The release of the 2000 Census information provides actual figures.

Table P-3 Age Distribution (with 2000 Census Data)

Age Group	2000	
	Number	Percent
0 to 4	746	8.6%
5 to 14	1476	16.9%
15 to 24	885	10.1%
25 to 34	1402	16.1%
35 to 44	2029	23.3%
45 to 54	1325	15.2%
55 to 64	485	5.6%
65 and older	377	4.3%
Total	8,725	100.0%

The release of the 2000 Census age breakdown for Suwanee, confirms the projections for the most part. The significant difference is that there are more 25 to 34 year olds than projected and less 35 to 44 year olds.

*Race and Sex Characteristics.*

The 2000 census released figures for the racial characteristics for Suwanee. These new figures indicate a decline in the percentage of the white population, a slight increase in the percentage of the African-American population, and a larger increase in the Asian or Pacific Islander population.

Table P-4 Racial Characteristics (with 2000 Census Data)

2000		
Race	Number	Percent
White	7,372	84.5%
<i>Non-White</i>		
Black	557	6.4%
American Indian, Eskimo or Aluet	11	0.1%
Asian or Pacific Islander; Other	598	6.9%
Some other race	63	0.7%
Subtotal – Non White	1166	14.0%
Two or more races	124	1.4%
Total Population	8,725	100.0%
Hispanic Origin	276	3.2%

Table P-5 Population by Sex(with 2000 Census Data)

2000 Census Population by Sex			
Gender	Suwanee	Gwinnett County	Georgia
Male	4410	296,749	4,027,113
Female	4315	291,699	4,159,340
% Male	50.5%	50.4%	49.2%
% Female	49.5%	49.6%	50.8%

*Educational Attainment and Income*

The Census bureau has not released these figures to date. These figures should be available for a future Comprehensive Plan Update.

**Chapter IV. Housing**

Housing starts remained strong during the interim period between plan creation and this update. In 2000, the City issued 164 building permits for new single-family detached housing and 22 building permits for multi-family buildings (342 units). In 2001, the City issued 87 building permits for new single-family detached housing units.

Two new subdivisions are currently under development in the City of Suwanee. Old Suwanee, located within the Old Town district off Scales Road, is a 104 unit neighborhood under construction as a traditional neighborhood development. It won the 2001 Development of Excellence award for the Atlanta metropolitan area by the Atlanta Regional Commission. Design features for the development include street trees, porches, streets that integrate into the fabric of Old Town Suwanee, sidewalks, and a neighborhood mini-park.

The other new residential development is Suwanee’s first gated community – Barrington Subdivision. This project is another 104 unit neighborhood located off Suwanee Dam Road. The homes in this exclusive neighborhood are very large in comparison to the lot size. The roads throughout the neighborhood are private.

The subdivisions under development through the latter portion of the 90’s are now nearing completion. These subdivisions include: Chattahoochee Run and Ruby Forest. Additional homes on scattered lots throughout the City continued to be developed.

*Owner-Occupied and Renter-Occupied Housing.*

The 2000 Census housing tenure figures indicated that Suwanee is starting to see a lower percentage of owner occupied households than in the previous decade. However, Suwanee still has a much higher owner occupied rate than both Gwinnett County and the state.

Table H-3 Housing Tenure (With 2000 Census Data)

<b>2000 Housing Tenure</b>						
	<b>Georgia</b>		<b>Gwinnett County</b>		<b>Suwanee</b>	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	2,029,154	67.5%	146,543	72.4%	2,279	77.3%
Renter Occupied	977,215	32.5%	55,774	27.6%	668	22.7%
Total	3,056,369	100.0%	202,317	100.0%	2,947	100.0%

Table H-4 Vacancy Status (With 2000 Census Data)

<b>2000 Vacancy Status</b>						
	<b>Georgia</b>		<b>Gwinnett County</b>		<b>Suwanee</b>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
For Rent	86,905	31.6%	3,379	45.9%	129	65.5%
For Sale Only	38,440	14.0%	1,827	24.8%	23	11.7%
Rented or sold, but vacant	20,353	7.4%	582	7.9%	18	9.1%
Seasonal or Recreational Use	50,064	18.2%	354	4.8%	14	7.1%
For Migrant Workers	969	0.4%	7	0.1%	0	0.0%
Other Vacant	78,637	28.6%	1,216	16.5%	13	6.6%
<i>Total – All Vacant Units</i>	<i>275,368</i>	<i>100.0%</i>	<i>7,365</i>	<i>100.0%</i>	<i>197</i>	<i>100.0</i>

The comprehensive plan indicates that at the time of adoption the 2000 Census data was not available. The City noted at that time that the 1990 vacancy status data was likely not an

accurate representation of the actual vacancy status. The 2000 Census figures confirm that indeed the rental vacancy rate increased substantially, while the for sale vacancy rate dropped.

## Chapter V. Economic Development

### *Economic Base Inventory*

There are 957 businesses in 2001, compared with 725 in 2000. Included in the 957 businesses are 142 in-home businesses – an increase of 85 in 2000.

The Standard Industrial Classification (SIC) is the statistical classification standard underlying federal economic statistics classified by the industry. Major groups further classify each industry. The divisions are listed below:

- Agriculture, forestry, and fishing
- Mining
- Construction
- Manufacturing
- Transportation, communications, electric, gas, and sanitary services
- Wholesale trade
- Retail trade
- Finance, insurance, and real estate
- Services
- Public Administration

According to the 2001 occupational tax records, the largest division is finance, insurance, and real estate. The largest groups within this division are real estate agents (15) and insurance agents (11). Table E-1 indicates the business types within each division. As you can see, eating- places and general contractors make up almost one-fourth of the businesses located in Suwanee.

Table E-1 Type of Business by Category (updated)

Types of Businesses	
City of Suwanee	
For the Year 2001	
Type of Business	Percent of Total
Lawn & Garden Services	2%
General Contractors	10%
Plumbing, Heating, & Air-Conditioning	4%
Painting & Paper Hanging	2%
Electrical Work	2%
Plastic, Drywall, Acoustical, and Insulation Work	2%
Roofing, Siding, and Sheet Metal Work	2%
Special Trade Contractors	2%
Local Trucking without Storage	2%
Grocery Stores	3%
Floor Covering Stores	2%

Eating Places	12%
Used Merchandise Stores	2%
Gift, Novelty, and Souvenir Shops	2%
Catalog and Mail-order Houses	2%
Miscellaneous Retail Stores	2%
Insurance Agents/Brokers	3%
Real Estate Agents and Managers	4%
Hotels and Motels	2%
Beauty Shops	4%
Miscellaneous Personal Services	4%
Building Cleaning and Maintenance Services	2%
Employment Agencies	2%
Help Supply Services	2%
Computer Programming Services	2%
Computer Related Services	3%
Miscellaneous Business Services	4%
Top, Body, and Upholstery Repair Shops and Paint Shops	3%
Miscellaneous Automotive Repair Shops	3%
Miscellaneous Repair Shops and Related Services	2%
Miscellaneous Amusement and Recreation Services	2%
Legal Services	2%
Engineering Services	2%
Management Services	3%

*Employment by Sector*

Employment refers to the number of people employed by local businesses and industries. Employment by sector examines the employment opportunities in the Suwanee area for workers. The data does not determine if the workforce in the Suwanee area are a resident of Suwanee. Table E-2 shows the actual number of businesses by sector currently in the city and the percentage of that type of business in terms of total number of businesses.

Table E-2 Type of Business by Sector (updated)

Types of Businesses by Sector		
City of Suwanee		
For the Year 2001		
	Number of	Percent of
Type of Business by Sector	Businesses	Total
Agriculture, forestry, and fishing	18	2%
Construction	114	12%
Manufacturing	83	9%
Transportation, communications, electric, gas, and sanitary services	20	2%
Wholesale trade	48	5%

Retail trade	145	15%
Finance, insurance, and real estate	279	29%
Services	252	26%

The revised Table E-2 indicates a significant increase in the number of Finance, Insurance and Real Estate businesses. This may be partially explained by increasing numbers of home occupation licenses in the City.

## **Chapter VI. Historic Resources**

In 2000, the City formed a Downtown Development Authority (DDA) to help assist the City preserve and revitalize the Old Town area. This group is comprised of 7 individuals appointed by the City Council. They are charged with the task of improving the Old Town area in ways that are consistent with the City’s goals and plans.

The City is currently in the process of creating an Old Town Master Plan. This Plan is a comprehensive study of the historic area of Suwanee – including both the Main Street and the Buford Highway corridors. The Plan is being prepared with the assistance of two professional firms (Jordan, Jones & Goulding and Urban Collage) who are working alongside a local stakeholders group that is comprised of residents, businessmen, city officials and other civic leaders.

The developing Plan includes a comprehensive evaluation of the City’s strengths, weaknesses, opportunities, constraints, and desires. With this information, various strategies will be recommended for the City to consider for the area. This will include both public and private development opportunities. It is anticipated that the Old Town Master Plan will include numerous projects to help the area that will be implemented over time.

More details about the Plan will be included in future updates.

## **Chapter VII. Natural Resources**

The City and its citizens took several steps forward regarding the protection of natural resources. These steps included new regulatory controls and significant local initiatives to protect the environment. Most of these initiatives are closely related to the comments and feedback obtained when the Comprehensive Plan was being drafted in 1999 and 2000. After the approval of a bond referendum in November of 2001, the City will forever be considered a leader in the protection of the environment.

The most notable regulatory action was the adoption of stormwater quality requirements for the City. Following the lead of Gwinnett County, in 2000 the City adopted innovative regulations designed to improve stormwater quality. These regulations should significantly help water quality in our lakes and streams. The City of Suwanee also re-adopted the Soil Erosion and Sedimentation Control Ordinance to comply with state regulations. Additionally, the City strengthened the City’s stream buffer requirements. It

is now required that both the City of Suwanee Zoning Board of Appeals and the State Environmental Protection Division approve stream buffer variances. Finally, the City adopted a new Floodplain Management Ordinance modeled on Gwinnett County's ordinance.

Suwanee also qualified for the Georgia Greenspace Program and obtained approximately \$62,000.00 in funds for the acquisition of greenspace. The City is exploring alternative locations for using this money.

Finally, the City completed an Open Space and Recreational Needs Assessment in 2001. Directly resulting from comments and input by the citizens during the creation of the City's Comprehensive Plan, the City decided to further study the need for proactive open space and recreation efforts. The City enlisted the assistance of Lose and Associates in this matter.

After careful analysis, the Plan recommends proactive efforts by the City to acquire open space throughout the community. The plan recommends potential locations for trails, parks, town center sites and other lands to be preserved. More information about the recommended projects can be found within the plan.

In November of 2001, the City held a referendum seeking voter approval to obtain bonds to implement the Open Space and Recreational Needs Assessment. The special election overwhelmingly approved the ballot question that authorized the City to obtain \$17.7 million in bonds. The City anticipates completing the bond process by early to mid 2002 and immediately beginning land acquisition.

#### *Endangered or Threatened plants and animals in Gwinnett County*

The following is an update on the status of state and federally protected plants and animals found in Gwinnett:

##### Plants:

Amphianthus pusillus (Threatened, was endangered)

Schissandra glabra (Threatened)

##### Animals:

Peregrine Falcons (Threatened, was endangered)

#### *River and Stream Corridors*

In the past year the City approved two Certificates for the Metropolitan River Protection Act. The second certificate was a revision to the first certificate. The certificate enabled the development of a QuickTrip Convenience Store and a Burger King Restaurant at the intersection of Peachtree Industrial Boulevard and McGinnis Ferry Road. Both projects were determined to be consistent with the Chattahoochee River Protection Corridor requirements.

### *Wetlands*

As noted above, the City received approval to sell \$17.7 million in bonds for greenspace preservation and park development. Some parcels with extensive wetlands have been identified on the plan for purchase and protection.

### *Summary and Needs Assessment*

The section indicates that the City enforces the NPDES permit. This is not the case. The Environmental Protection Division enforces the NPDES permit.

## **Chapter VIII. Transportation**

The most notable event surrounding transportation (and also parks and recreation) was the extension of Gwinnett County's Special Purpose Local Option Sales Tax. The voters of Gwinnett County approved the tax for another four years. In addition to money for transportation projects, the tax also includes funds for parks and recreation.

For the first time Gwinnett County decided to directly share SPLOST proceeds with the cities in the County. Based on a set formula, the City of Suwanee will receive \$954,000 in transportation funds and \$954,000 in parks and greenspace funds over the next four years.

In addition, a number of major road projects have recently been completed and other relevant projects have been approved by various agencies.

### *Projects recently completed or under construction*

The Peachtree Industrial Boulevard expansion from 2 to 4 lanes is complete.

### *Major State and County Projects*

Gwinnett County is in the process of acquiring right-of-way for the extension of Satellite Boulevard from Smithtown Road to Highway 20 in Buford near the Mall of Georgia. This will be a four-lane divided roadway similar to existing Satellite Boulevard. This is a major project that will improve traffic circulation along Lawrenceville-Suwanee Road.

Gwinnett County also plans to extend McGinnis Ferry Road across I-85 to Old Peachtree Road. The design of this project is funded through SPLOST projects. This is a major project that will improve traffic circulation along Lawrenceville-Suwanee Road.

### *Other Identified Problems*

One of the problems identified was the need to pave Cemetery Road (Jackson Street). This road, from Calaboose Street to Scales Road, was paved as part of a joint project with Richport Properties.

### *Public Transportation*

The Gwinnett Transit System implemented Phase I of its bus system. Phase one entails operating express routes that run to downtown Atlanta. The three routes originate at the I-985/SR 20 Park and Ride (Route 101), the Indian Trail Park and Ride (Route 102) and the SR316/SR 20 Park and Ride (Route 103).

#### *Assessment of Transportation Needs*

Suwanee and the entire metropolitan area are still part of a non-attainment zone for air quality. However, the Environmental Protection Agency has approved a Regional Transportation Plan (RTP) that enables the state to proceed with the implementation of projects that are part of the RTP.

## **Chapter IX. Community Facilities and Services**

### *Police Protection*

The City of Suwanee Police Department currently budgets for 33 positions including 27 sworn police officer, 4 dispatcher, an administrative assistant, and records clerk. The department underwent some minor modifications. The booking room has been converted into a work area for the officers to complete paperwork. The file room has been converted into a records room with some office space. The holding cells are used to store files, equipment, and evidence. The laundry room is no longer used since Suwanee inmates are now kept at the Gwinnett County jail. Therefore, the laundry room will be modified into an office for a probation officer.

The Police Department started a Selective Enforcement Unit (SEU). The SEU handles any type of specific issue, special detail, or problem identified as a public safety issue. Initially, SEU is focusing on traffic problems; however, in the future, responsibilities may expand to include undercover assignments, stakeouts, etc. The department goal is to add to the unit one officer per year over the next five years. Currently, one full-time officer is assigned to the SEU.

As Suwanee has entered a period of rapid growth, City Hall is beginning to experience some overcrowding. The City is currently exploring options to relieve the overcrowding including, constructing a new Police Station or purchasing an existing building to convert into a new police station.

### *Parks and Recreation*

As previously discussed, the City undertook an Open Space and Recreational Needs Assessment starting in late April and ending in September. The plan identified potential locations for trails, parks, and land to be preserved. For the most part, the Plan recommends acquisition of primarily passive open space. However, the Plan also calls for a limited amount of developed recreation area in select locations.

The City also acquired 5 acres of land on Moore Road for a small neighborhood park. Future plans include limited amount of development such as walking trails. Finally the City continued to work on the extension of the Suwanee Creek Greenway (Richard Trice

Trail). As part of that, the City acquired roughly 12 acres of land adjacent to Suwanee Creek adjoining Annandale Village.

#### *Adult Disability Care*

Annandale Village started two expansions during the year. They recently completed a 64 bed personal care facility to serve their elderly residents. The other expansion is still underway. This is a 9700 square foot addition to the multi-purpose Annandale Program Center.

#### *Educational Facilities*

The enrollment for each of the schools that Suwanee feeds continues to exceed capacity. The capacity for Suwanee Elementary is 790 and the enrollment is 1344. The capacity for Riverside Elementary is 1165 and the enrollment is 1645. Riverside Elementary is the largest elementary school in the state of Georgia and one of the largest in the nation. Lanier Middle School's capacity is 1900 with an enrollment of 2295. North Gwinnett High School's capacity is 1900 with an enrollment of 2494. The overall capacity for these schools is 5755. That capacity is exceeded by 2023 students.

To alleviate some of the crowding in the elementary schools, Gwinnett County Board of Education purchased two tracts of land for new schools. One of the new schools is slated to open in 2003. The other school (located off Tench Road) is slated for completion in 2004. Both North Gwinnett High School and Lanier Middle School recently were also recently expanded.

A new school cluster, located near the Sugarloaf area is anticipated to be open by 2003. This cluster will also alleviate crowding for some of the area's schools.

#### *Assessment of General Government Needs*

City Hall continues to be pressed for space. The City is looking into both short term and long-term solutions.

## **Chapter X. Land Use**

Among the more significant events, the City has annexed substantial amounts of land increasing the size of the City by approximately 430 acres. The various annexations increased the size of the City from 6,202 acres (9.8 square miles) to 6,636 acres (10.5 square miles). The City also de-annexed a small 5 acre tract on Moore Road.

In 2000, the City annexed roughly 355 acres of land. This is more than any other city in the County. Most of that annexation was a single 200+ acre City initiated annexation. Recent legislation passed by the state allows cities to annex unincorporated islands larger than 50 acres. Suwanee contained a large 500+ acre island. This annexation reduced the size of the island by bringing in all of the non-residential parcels. Many of these parcels were undeveloped at the time of annexation. By the end of 2001, almost all of the parcels involved in this annexation will be developed or in the development process. No new

acreage was annexed in 2001. A major component of this update is to amend the City's 2020 Future Land Use Plan to incorporate the recently annexed property.

Near the end of 2000 the City rezoned a large tract located near the interstate in the Main Street Lakeside character area to M-1. The future land use plan indicated that this parcel should be a mixed-use center. The tract was rezoned to M-1 for a Fortune 500 company corporate campus. The company has indicated that a turn in the market forced them to reconsider its plans for a corporate campus. The site will maintain its mixed-use center designation.

Please see the attached 2020 Future Land Use Map for revisions reflecting certain rezoning cases and annexations approved by the Suwanee City Council. Said map is herein incorporated by reference.

## **Chapter XI. Design Guidelines**

There are no changes needed to this chapter at this time.

## **Chapter XII. Implementation Strategy**

See attached Short Term Work Program.