



DACULA 2050 COMPREHENSIVE PLAN UPDATE



The City of Dacula

Prepared by Hall Consulting, Inc.

**Adopted
2024**

ACKNOWLEDGEMENTS

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Introduction

Introduction

Purpose of this plan

This comprehensive plan envisions the long-term future of the City of Dacula and outlines its implementation. Over time, this plan will serve as a guide for cooperation and coordination between the City, its service providers, partners, and current and future property owners. The goals and strategies contained in this plan have been carefully crafted to support new development and redevelopment that is beneficial to the community and maintains its vision. The plan should be used to support decisions regarding growth management, transportation, housing, economic development, and quality of life over the next few decades. Furthermore, this plan fulfills Georgia Department of Community Affairs (DCA)'s requirements for local comprehensive planning and the requirements to maintain the City of Dacula's status as a Qualified Local Government which provides eligibility for financial incentives from DCA, the Department of Natural Resources (DNR), the Georgia Environmental Finance Authority (GEFA), and the One Georgia Authority.



Plan Organization

This chapter introduces the comprehensive plan and briefly reviews the history of Dacula and previous planning efforts.

The next section describes the extensive public engagement effort that served as the foundation of this plan.

The Community Vision Chapter provides the Vision Statement, Needs and Opportunities, and overarching goals and policies of the City based on public engagement, the Community Vision, and analysis of data and trends. Among the Elements section of the plan is the Land Use Element,

The Land Use Element includes Character Areas. These play a pivotal role in shaping Dacula's future by preserving its quality of life and promoting sustainable growth. Character Areas will allow local authorities and residents to carefully consider the distinct historical and community building features of different areas within Dacula, whether it be the historic downtown, residential suburbs, or developing corridors.

By identifying and delineating these character areas, the comprehensive plan empowers Dacula to craft tailored land use policies, infrastructure improvements, and zoning regulations that cater to the specific needs and aspirations of each area, thereby safeguarding the city's character, fostering community cohesion, and ensuring that future development aligns with the cherished values of its residents.

About Dacula

Dacula is located in eastern Gwinnett County, with U.S. Route 29 Business/Georgia State Route 8 (Winder Highway) the main road through the center of town. Business 29/SR 8 leads west 6 miles to Lawrenceville, the county seat, and east 11 miles to Winder. U.S. Route 29/SR 316 (University Parkway) is a four-lane highway that bypasses downtown to the south, with access from Harbins Road. University Parkway leads east 34 miles to Athens and west 12 miles to Interstate 85, which leads an additional 25 miles southwest to downtown Atlanta. University Parkway divides Dacula and provides opportunities and challenges for the city.

The vicinity of Dacula was one of the first areas in present-day metropolitan Atlanta to be settled around the time of the War of 1812, but the area remained mostly undeveloped until the late 20th century. The Dacula area is home to some of the oldest buildings in greater Atlanta, such as the Elisha Winn House, which originally acted as the courthouse for Gwinnett County.

Dacula itself began in the late 1800s near the community of Chinquapin Grove, where Dacula Elementary now stands. The town was originally named “Hoke”, after a Seaboard Air Line Railroad executive, but that name was changed due to the Post Office Department’s protest. Dacula’s name was formed from letters in Decatur and Atlanta, two cities to the west that were already prospering at the time of Dacula’s founding. The city was once home to a train station on a CSX line through northeast Georgia, although the station closed in the mid-1950s.



Figure 1 Elisha Winn House Source: <http://creativecommons.org/licenses/by-sa/3.0>

Recent and Ongoing Planning Projects

Approved in 2020, Rowen is a new 2,000-acre development bordering Dacula to the east. It is being promoted as Georgia's hub for environmental, agricultural and medical innovation. Gwinnett County has committed to the project as demonstrated by the \$125 million Eastern Regional Infrastructure Project that provides sewer upgrades and trail amenities in the area. Although there is no master plan for Rowen, the project is expected to include offices, research facilities, public parks, and residences along State Route 316. It is expected that the project will serve as an international destination for research in the fields of agriculture, the environment, and medicine, creating approximately 18,500 jobs and bring \$1.65 billion in income to Gwinnett county by 2035, and up to 100,000 jobs at buildout.

The site will eventually include more than 22 million square feet of lab, office and civic spaces alongside a mix of multi-family residential, cafes, start-up hubs, parks and public trails. Initial work will include horizontal infrastructure such as SITES-certified complete streets, trails, sidewalks and a variety of utilities. The new roads will create access to the Rowen Village area as well as medium- and low-density areas of the site for development.

As a visionary knowledge community, Rowen plans to bring together entrepreneurs, researchers, and innovators from around the world and more than 50 research and educational institutions across Georgia.

A considerable part of the project is recognizing the site's rich history, which dates back 200 years. In the early 1800s, the land held a grist mill which the project plans to preserve the associated dam linking it to a planned trail along the river.

Additional components of the project, marked as key priorities to Rowen, include:

- The reforestation and ecological enhancement in conjunction with the open space designed for people-oriented spaces
- The support of agricultural and food source education
- Providing a living laboratory for continued research on the relationship between the built and natural worlds
- Establishing a large-scale site providing comfort, interest and beauty throughout the year

Rowen

An overlay district with Design Guidelines was approved by Gwinnett County in 2022. The Design Guidelines establish a framework for all planning, design and placemaking associated with the development of Rowen. As the time frame for Rowen may span decades, the framework speaks to principles, components, place and scale - not style. The overlay will function as a form based code, allowing developers to be creative with design and function within a framework of sustainability, public place making, complete streets, and walkability.



Figure 2 - Rowen Overlay District - Source: ROWEN Design Guidelines, 2022

Gwinnett County Transit Development Plan

Gwinnett’s transit plan shows a Transit Transfer Facility in Dacula to be implemented in 2027. Gwinnett County Transit Development Plan was approved in September 2023 and aspires to:



- Increase mobility options for all Gwinnett residents
- Improve access to mobility options to connect people to more places, more jobs, and support economic development
- Enhance the user’s experience by making transit easy to use, safe, and comfortable
- Create vibrant multimodal places that generate a variety of activities
- Minimize environmental impact by reducing cars on the road and using cleaner technology
- Provide robust information about mobility alternatives and their benefits to all residents

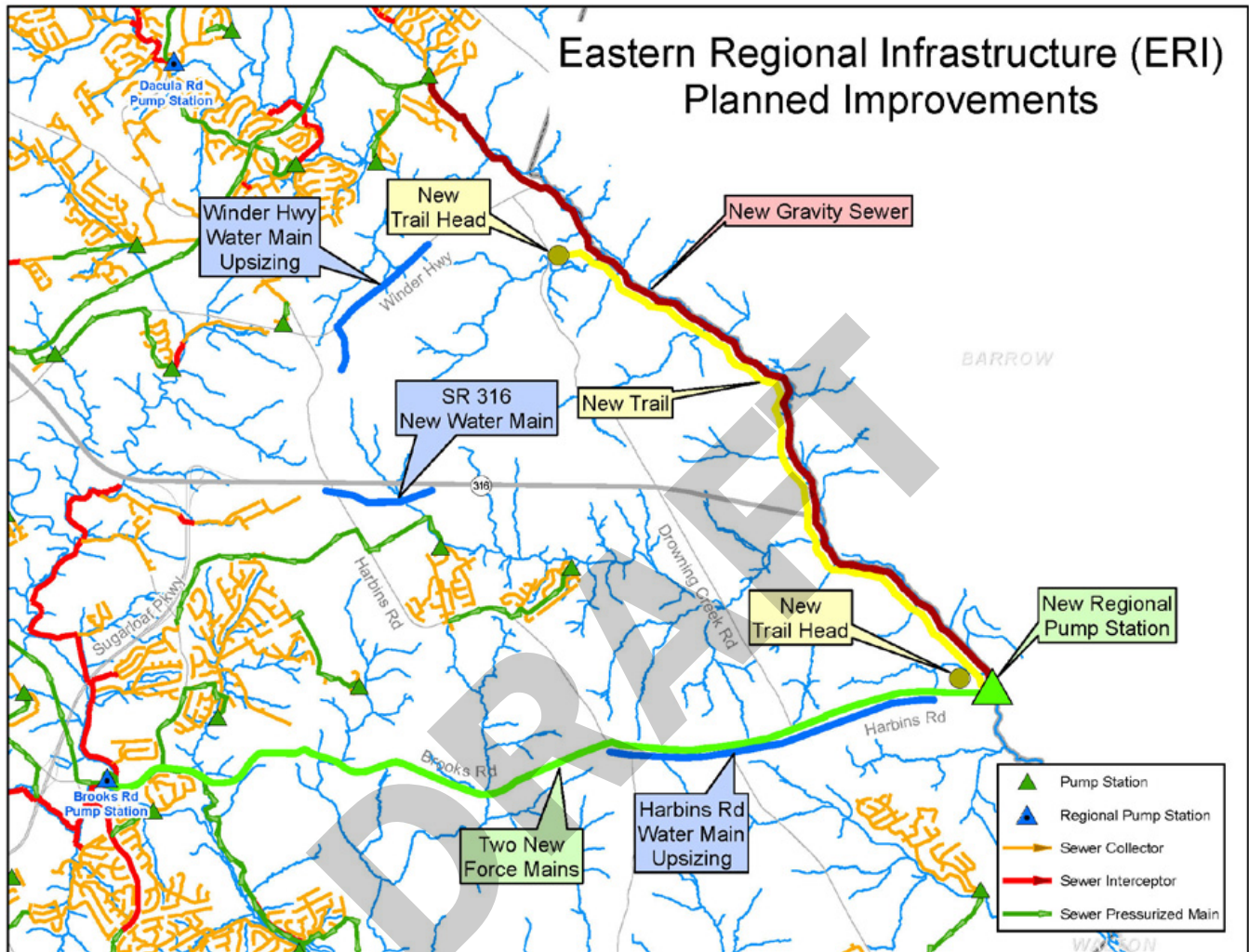
Gwinnett County 2045 Unified Plan

The Gwinnett County 2045 Unified Plan is the County’s Comprehensive Plan Update. It is underway and will be adopted at the approximately the same time as the Dacula Comprehensive Plan. As such, this plan incorporates the most up to date draft information that was available at the time of this writing. As of August 15, 2023, there were two major themes to the County’s Comprehensive Plan. To become more people-centered and intentional when planning for future development and to orient future development around the idea of the “Daily Community, strengthening neighborhoods and providing community anchors for Gwinnett’s diverse neighborhoods. “Daily Community” is defined as A community in which a resident can access work, goods, and services within a reasonable distance of their home (~15 minutes).

Benefits of the Daily Community

- Less traffic
- More walkable destinations
- Shorter commutes
- Public health
- Community strength
- Keeps \$\$ within Gwinnett
- More amenities/things to do

Gwinnett Eastern Regional Infrastructure (ERI) Project




The Eastern Regional Infrastructure (ERI) Project will provide sewer service and upgrades to water service along the eastern boundary of Gwinnett County utilizing sustainable construction practices that promote environmental stewardship and innovation.

The Gwinnett County Board of Commissioners awarded a \$125 million contract for the design and construction of the ERI Project to John D. Stephens, Inc (JDS). The project is funded by the departments of Water Resources and Community Services, including revenue from the 2017 SPLOST. Construction started in late 2021 and will be completed in early 2024.

The ERI project includes approximately:

- Five miles of new and upsized water mains
- Six miles of new gravity sewer along the Apalachee River
- Seven miles of parallel wastewater force mains along Harbins Road and Brooks Road
- A new 14 million-gallon-per-day regional sewer pump station on Harbins Road
- Five miles of new public greenway trails and two new trailheads



Public Engagement

Public Engagement

Public engagement and input are the cornerstones to a successful comprehensive planning process. The City of Dacula kicked off the process by laying out the foundation in a Community Engagement Plan. The plan was introduced to the City Council at a work session on June 1, 2023, and included workshops, website, survey, fliers, social media, steering committee, and interviews as described in the following pages.



Community Engagement Schedule



Date/Time	Event	Purpose	Location
July 25 6:00 pm	Visioning Workshop	Develop a Vision for the future of Dacula	City Hall
September 14 6:00 pm	Strategic Framework Workshop	Discuss Strategies for Reaching the Vision	Maple Creek Park
October 19 4:00 - 8:00 pm	Open House Drop In	Refine Strategies and Implementation plan	City Hall

Website

The project website, www.daculacompplan.com was host to general information about the comprehensive planning process and public input opportunities. It also hosted an interactive story map and advertised upcoming events. An email portal allowed members of the community to ask questions or leave comments.



OPEN HOUSE

OCT 19

HELP REFINE THE STRATEGIES AND IMPLEMENTATION STEPS FOR THE COMPREHENSIVE PLAN



October 19, 2023
4:00 pm to 8:00 pm

Dacula City Hall
442 Harbins Road
Dacula, GA 30019

Drop-In Open House

4:00 PM - 8:00 PM
Dacula City Hall ([map](#))

We invite you to an exciting drop-in open house session where you can review and provide feedback on the strategies and implementation steps for the Comprehensive Plan. This is your chance to actively participate in refining the blueprint for the community based on your valuable insights and comments. Together, we can shape a bright future for Dacula!

[View Event →](#)

THURSDAYS SEP 14

AT MAPLE CREEK

PARK

Come engage with your Dacula Mayor and City Council.

03.16.23 05.18.23 09.14.23 11.16.23

@ 6:30 PM

Strategic Framing Workshop

6:00 PM - 8:00 PM
Maple Creek Park ([map](#))

Help shape the future of Dacula at this special edition of Thursdays at Maple Street Park! Come out early (6:00 pm) and join us for an inclusive and engaging workshop, where you will explore strategies for the 30-year blueprint for the city's future. The community-driven event is open to all! Be a part of the conversation and contribute your insights to the Comprehensive Planning process.

[View Event →](#)

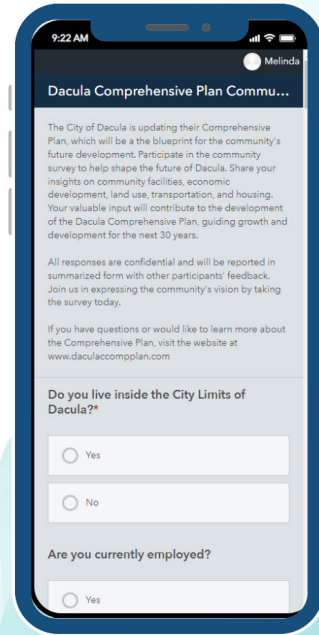
Online Survey

Survey

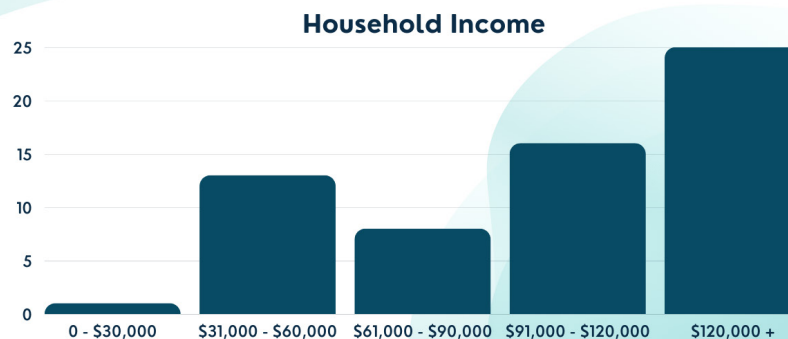
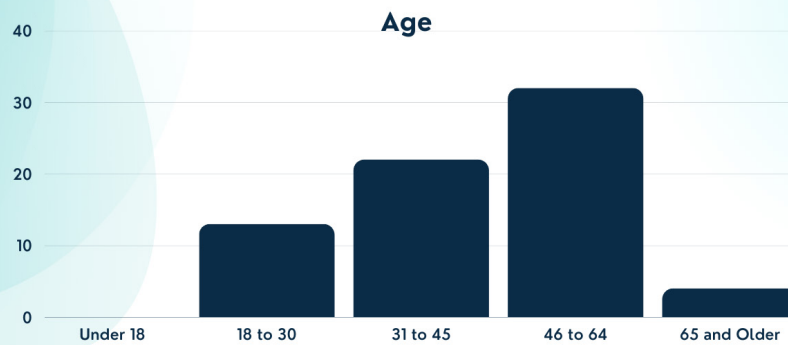
Open From June 2 - July 11

76 Responses

- 76% Live inside City Limits
- 63% Employed outside City Limits
- 30% Employer in Gwinnett County
- 24% Employer in a surrounding County

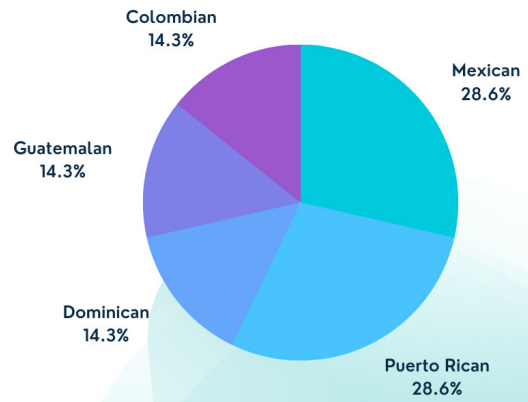
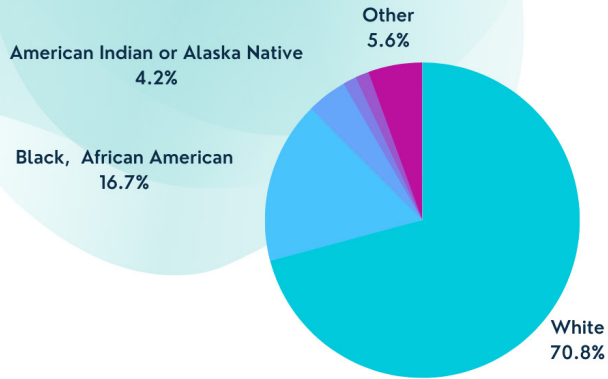


Survey Demographics



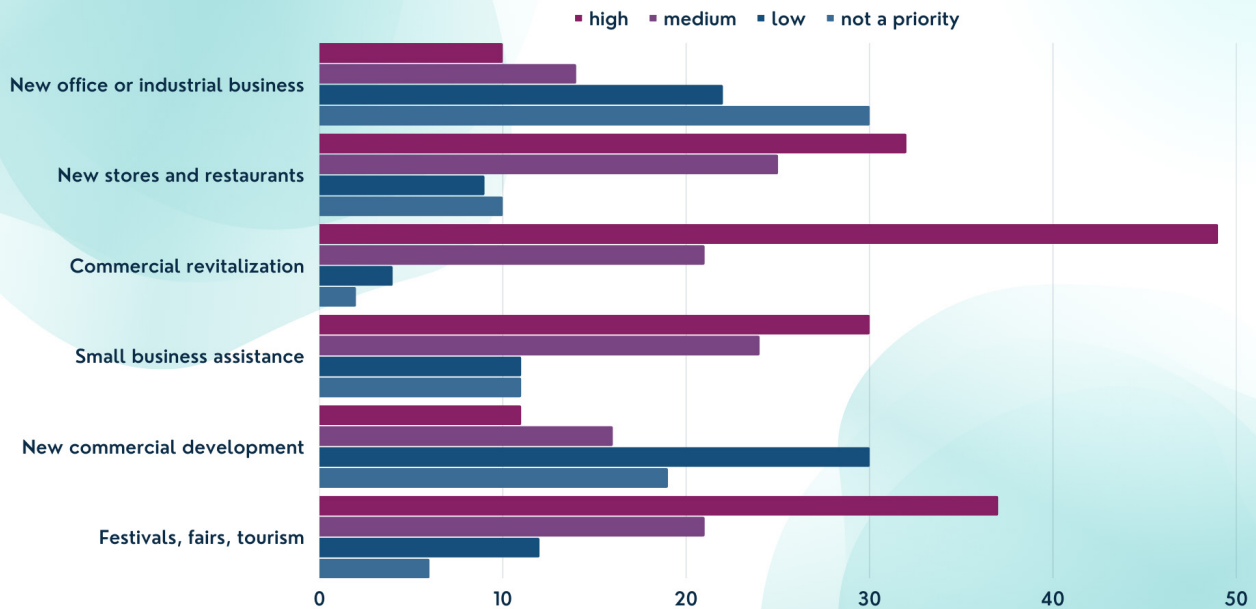
Online Survey (continued)

Survey Demographics



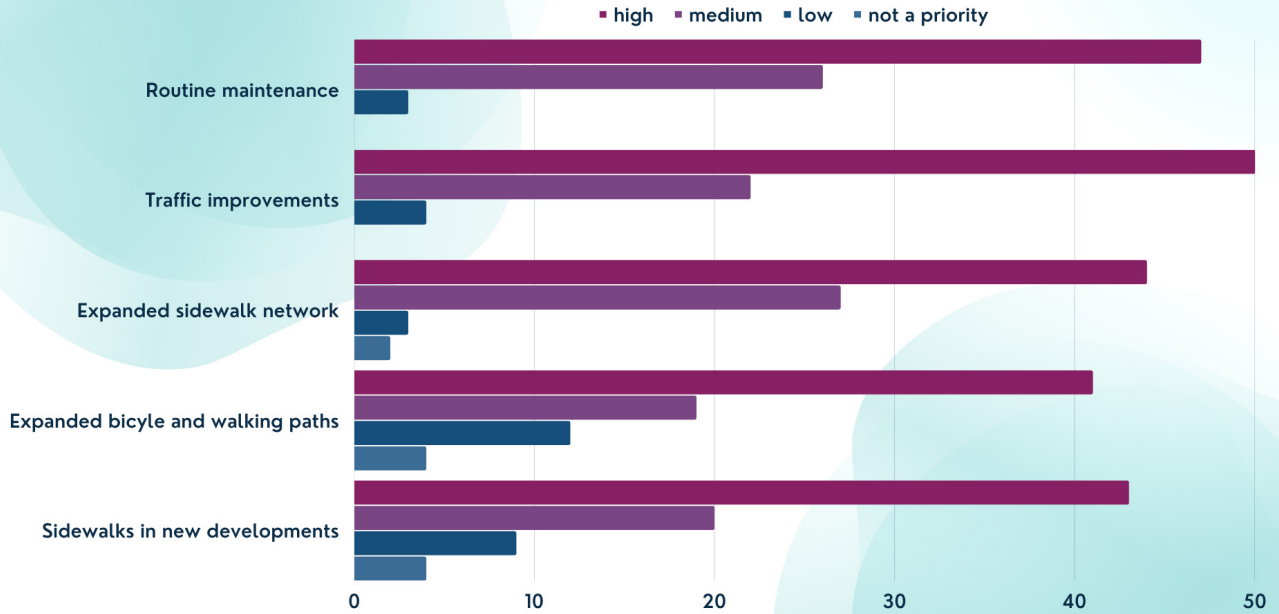
Race and Ethnicity

Economic Development Priorities

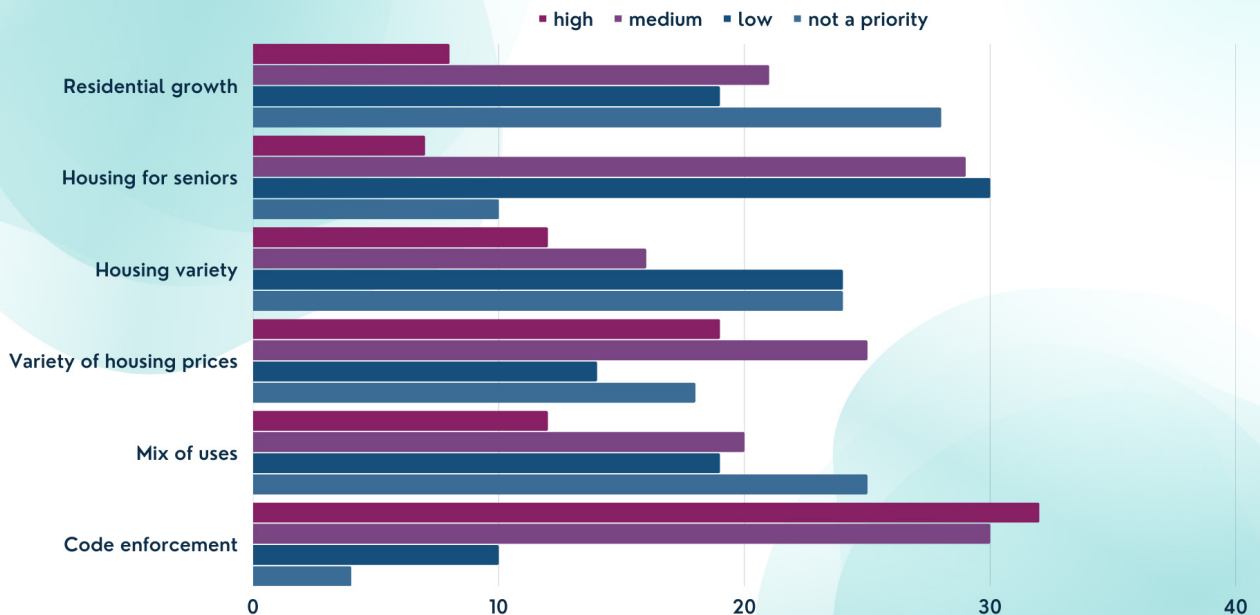


Online Survey (continued)

Transportation Priorities

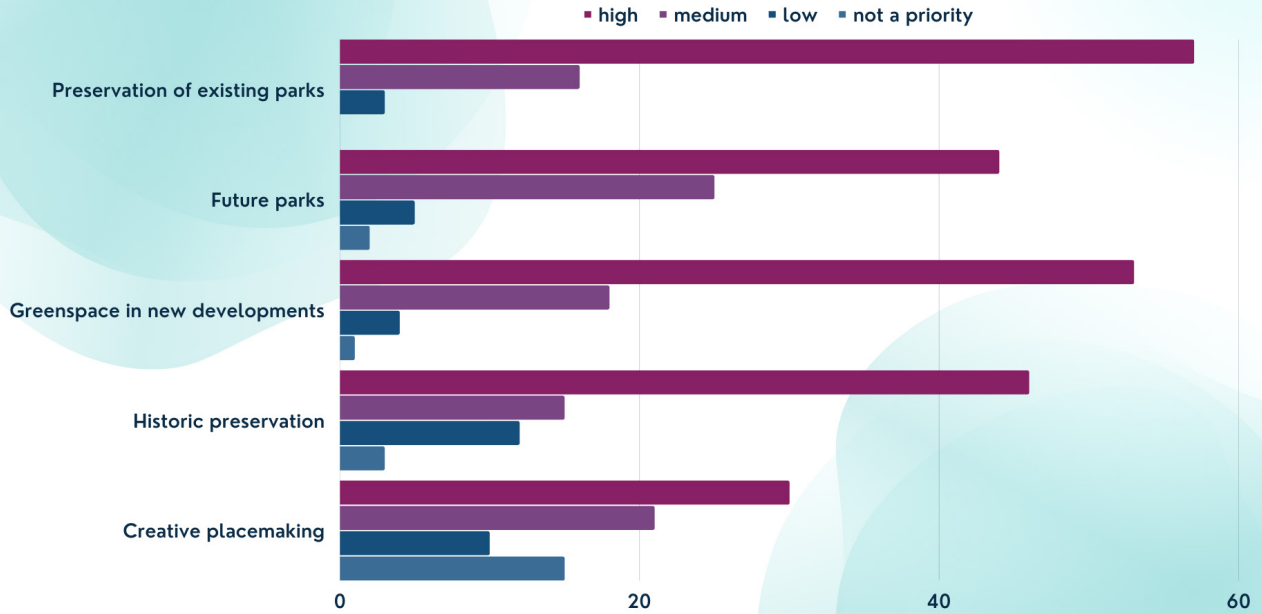


Housing Priorities

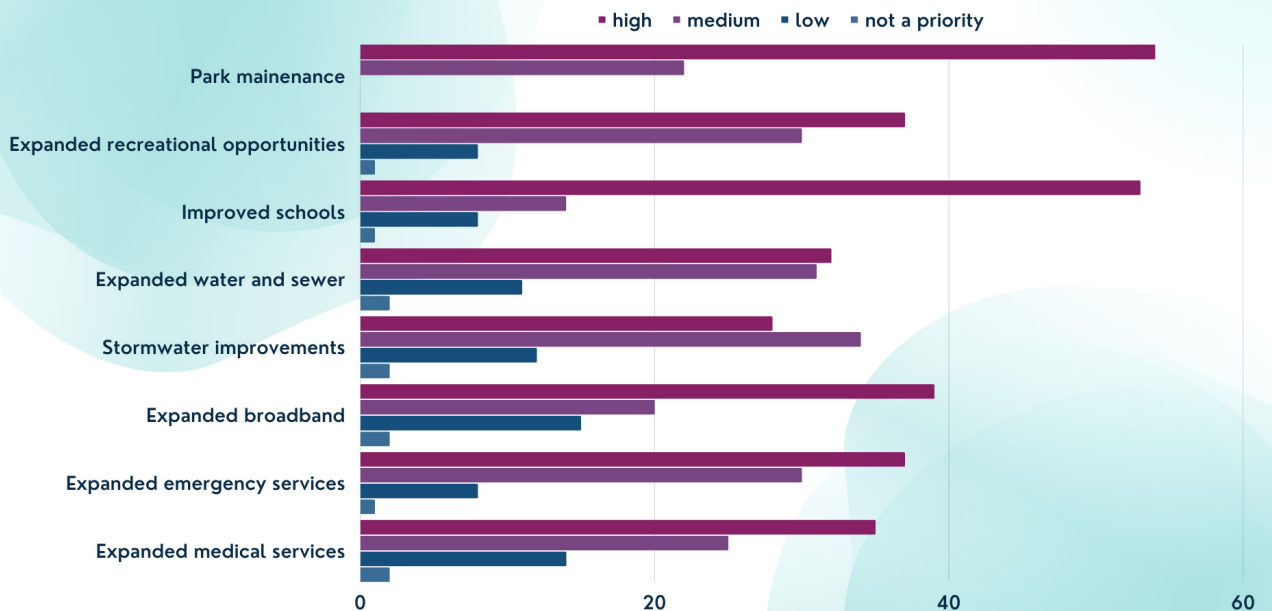


Online Survey (continued)

Natural and Cultural Resource Priorities

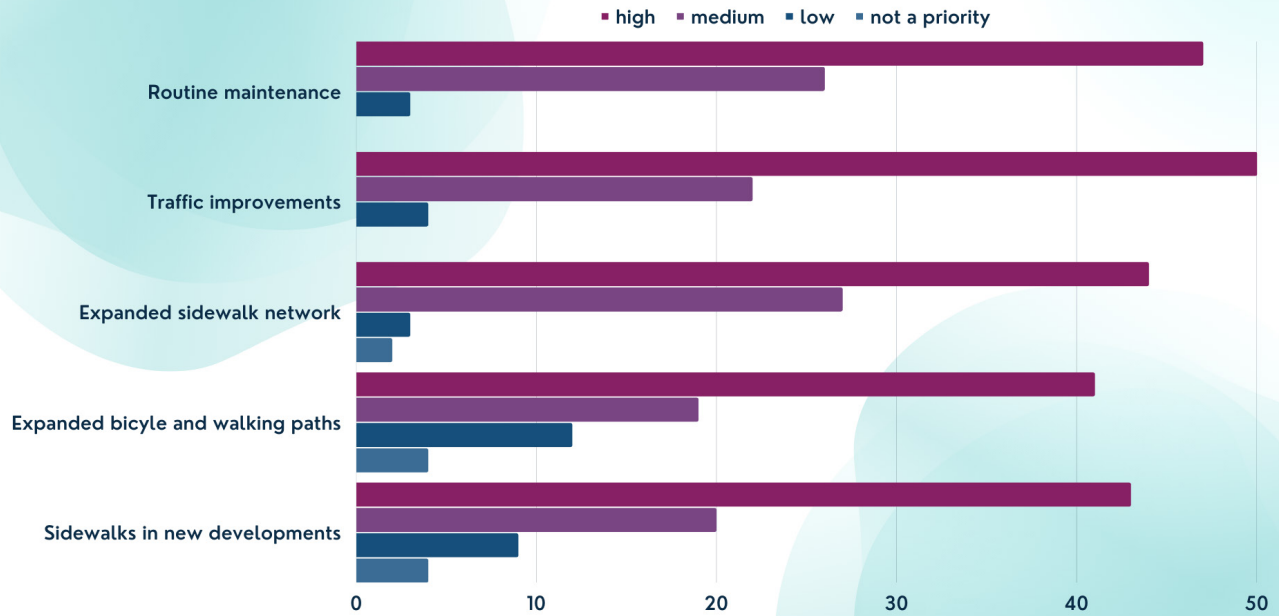


Community Facility Priorities

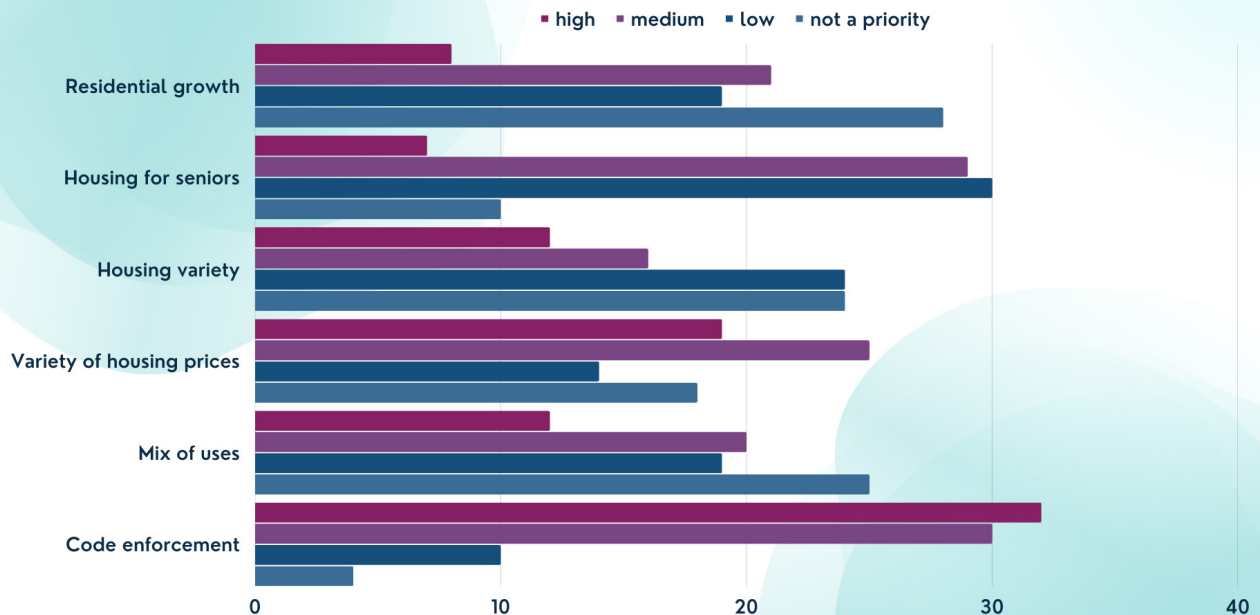


Online Survey (continued)

Transportation Priorities

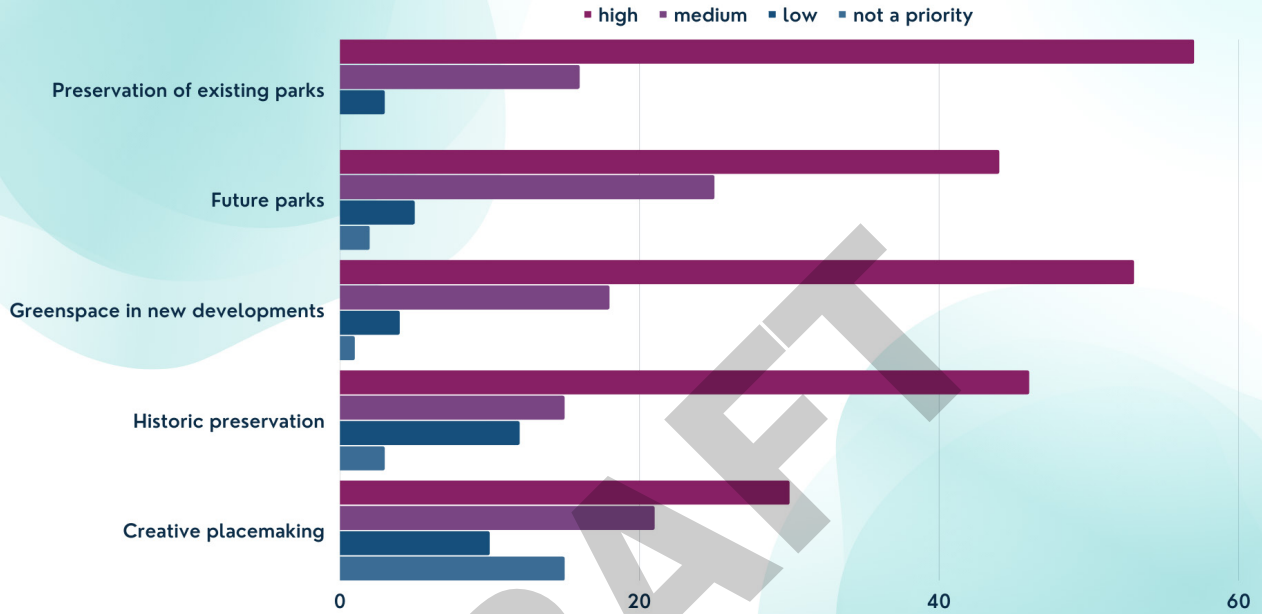


Housing Priorities

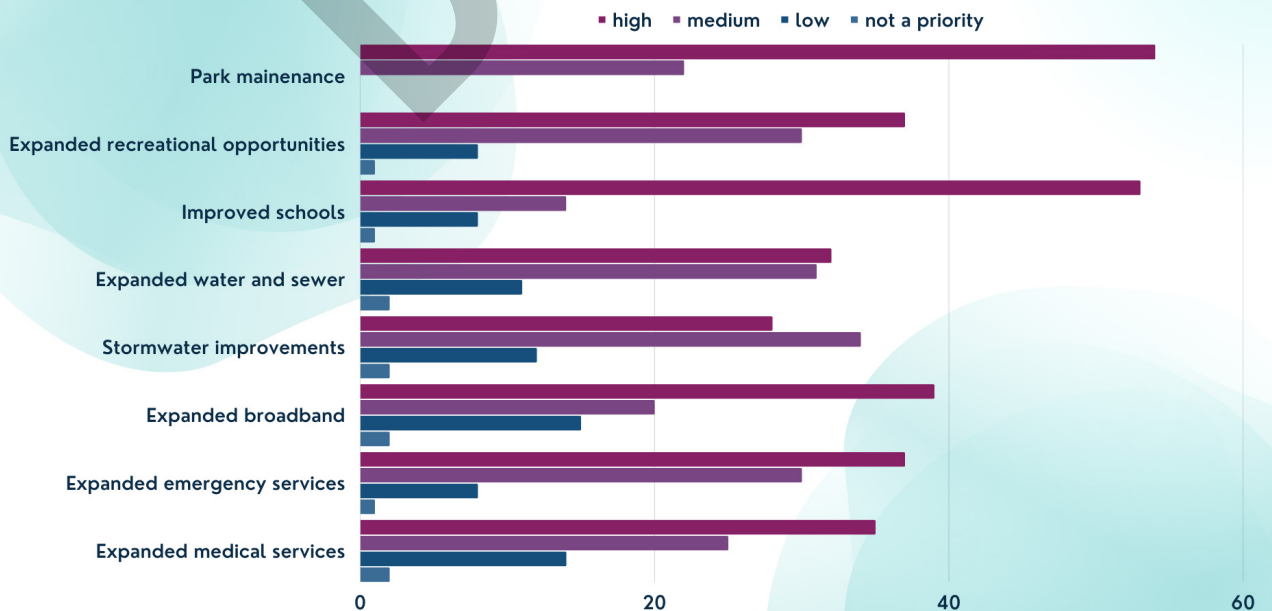


Online Survey (continued)

Natural and Cultural Resource Priorities

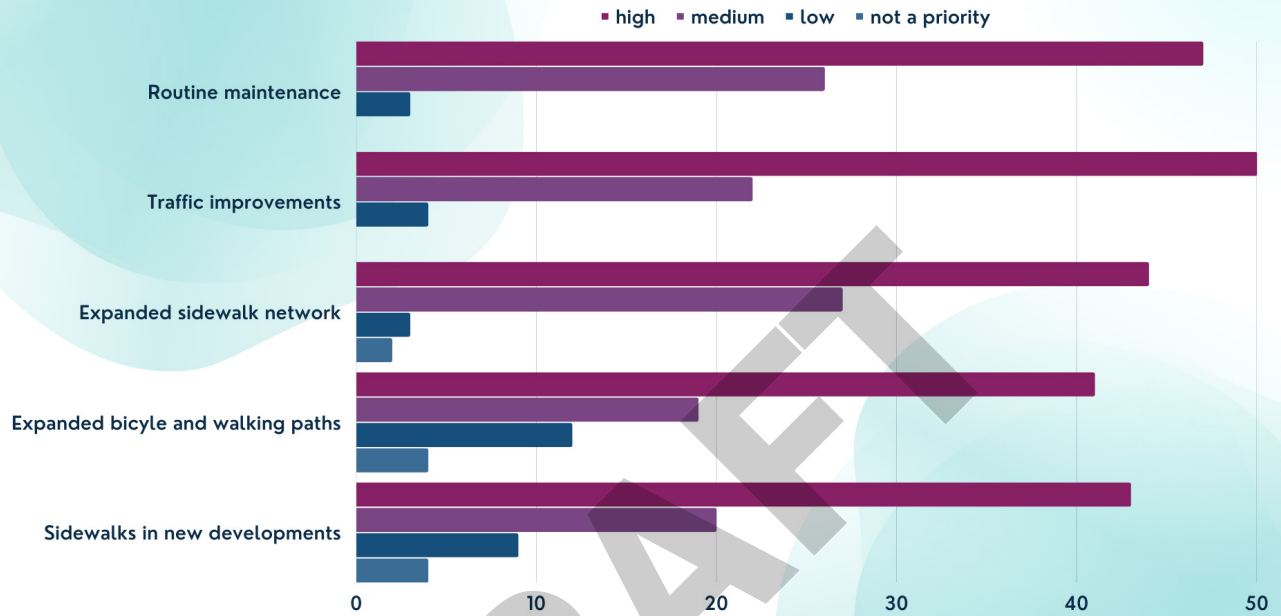


Community Facility Priorities

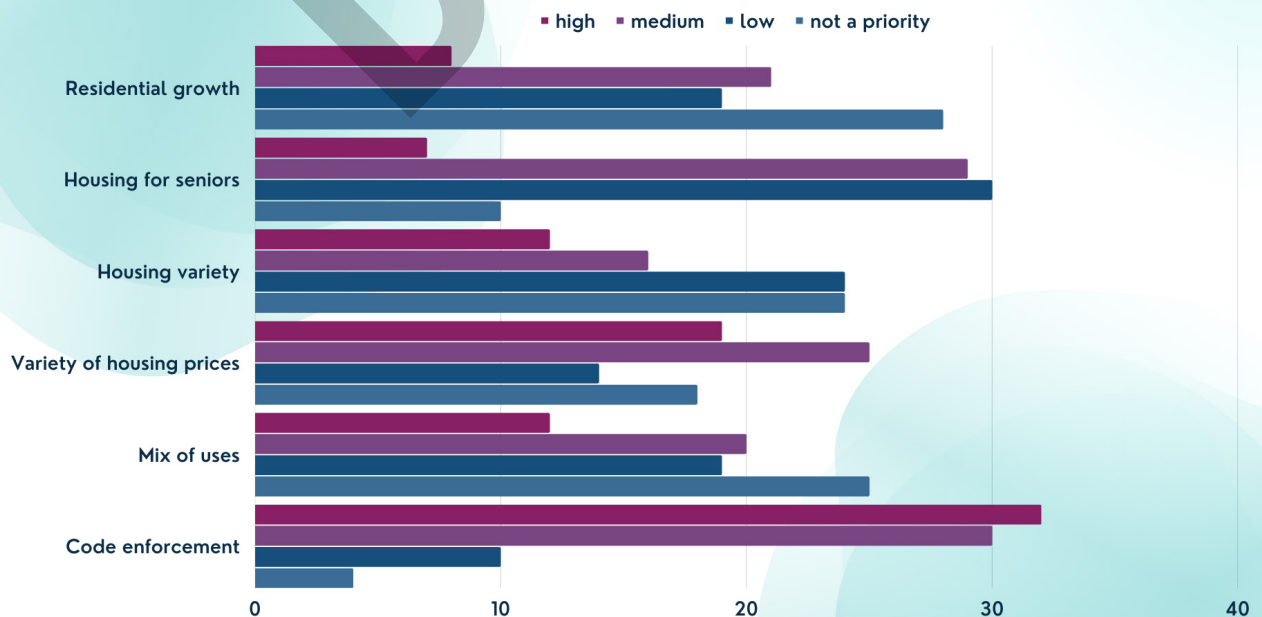


Online Survey (continued)

Transportation Priorities



Housing Priorities



Flyers and Social Media

Information about the public input sessions and the survey was distributed through the City of Dacula's social media page. The Steering Committee distributed fliers to the community through printed copies and email attachments.

Community Visioning Workshop

Join us in planning the future for the City of Dacula!

July 25, 2023 - 6:00 pm
Dacula City Hall
442 Harbins Road
Dacula, GA 30019

www.daculacompplan.com



OPEN HOUSE

HELP REFINE THE STRATEGIES AND IMPLEMENTATION STEPS FOR THE COMPREHENSIVE PLAN

October 19, 2023
4:00 pm to 8:00 pm

Dacula City Hall
442 Harbins Road
Dacula, GA 30019

www.daculacompplan.com



Public Hearing #1 - Kickoff

A public hearing must be held at the inception of the local planning process. Per the DCA procedures, the purpose of the hearing is to brief the community on the process to be used, share the opportunities for public participation and to gain input on the overall proposed planning process. The City of Dacula's public hearing was held at City Hall on June 1, 2023.

Visioning Workshop

The community visioning workshop was held on July 25, 2023. Community members learned about the survey results and information about the current and future trends for the city of Dacula. The workshop wrapped up with an interactive mapping exercise. Using the City of Dacula Community Facilities map as a base, they marked up areas where they wanted to expand or see changes for the next 30 years. Each group shared their visions at the end of the workshop.



Strategic Framing Workshop

The strategic framing workshop was held on September 14, 2023. Two activities guided community members through a drop in style workshop targeted toward narrowing down the broad ideas and concepts that came out of the earlier visioning workshop. Attendees voted on their priorities for the major elements of the comprehensive plan, helping guide the development and prioritization of strategies. A mapping exercise challenged them to look over the future land use map and make suggestions for updates to the map.

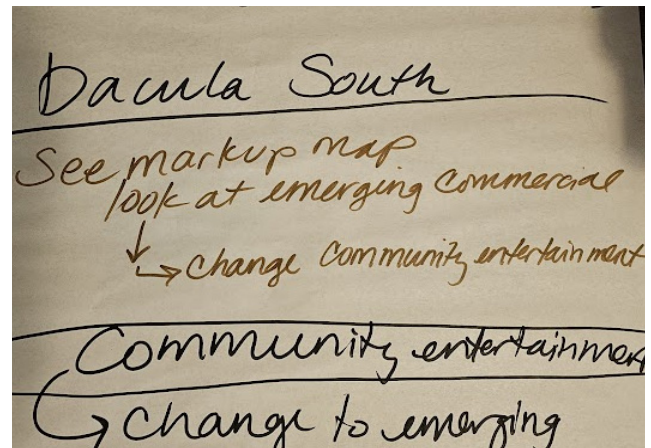


Drop in Open House

The final public workshop was held on October 19, 2023, at Dacula City Hall and was conducted in a drop-in, open house format. Approximately 22 citizens attended the open house that was held from 4-8pm. There were four stations for participants to review content including a prioritization of issues and opportunities table, the draft Gwinnett County Character Area map from a separate effort, the Character Areas Maps for the City of Dacula,

Vision Committee

The Comprehensive Plan Vision Committee met at critical points during the planning process to review data and discuss findings from community input. Their guidance further refined and developed the community vision into feasible strategies for the plan.



Interviews

A total of nine people were interviewed. Each interview included conversations outlined around the following questions.

1. What do you see as the biggest opportunities or challenges for Dacula in the next 5 years? 20 years?
 - Land Use? Zoning and development regulations?
 - Housing?
 - Transportation?
 - Economic Development?
 - Other, quality of life?
2. What issues and concerns do you typically hear from your community?
3. What makes Dacula unique and stand-out in the Atlanta region?
4. What projects or city initiatives should be high priorities?
5. What would you most like to see come out of the Comprehensive Plan update process? What would make the plan most helpful?
6. A summary of the results of the interviews can be found in the appendix.

Community Members Interviewed	
David Barber	GCPS Planner
Dr. James Taylor	Hebron Christian Academy
Farooq Mughal	State Representative
Jasper Watkins	Gwinnett County District Commissioner
Jerry Oberholtzer	Gwinnett County Department of Transportation
Kimberly Bussey	Dacula Middle School/Principal
Michelle Arnold	Gwinnett County Department of Transportation
Nicole Hendrickson	Gwinnett County Chairwoman
Tom Sever	Gwinnett County Department of Transportation



Community Vision

Community Vision

Vision Statement

The City of Dacula makes effective investments in families and children, neighborhood pride, diversity, thriving economy, quality government services, and leadership.

Needs and Opportunities

Through analyses and conversations with City staff, elected officials, the Steering Committee, and the community, a summarized list of needs and opportunities was developed to guide policy and project recommendations. Some of these needs and opportunities have been carried over from the previous comprehensive plan due to their relevance today.

Population and Demographics

- Need to accommodate growth of population in areas that have access to major roadways (i.e., GA-SR316, Winder Hwy, and Sugarloaf Parkway).
- Need to maintain balanced tax base and areas for future residential, commercial & employment growth in potential annexation areas adjacent to City.
- Need infrastructure projects to provide City resources to support a diverse mix of households, age groups, & economic resources.
- Need for a diverse mix of housing options, social activities & services.
- Opportunity to accommodate an increased population of elderly residents (aging is a pressing need).

Community Facilities and Services

- Need to use appropriate community facilities as a focal point or anchor for future town center plans.
- Need new development that contributes to local infrastructure needs related to growth.
- Need funding for new infrastructure and expansion of existing facilities
- Need land for future public facilities to keep costs down and preserve needed land before it becomes scarce and more expensive.

Broadband Services

- Need to address disposition/removal of retired towers.
- Need to identify specific locations with inadequate services.
- Opportunity to support public/private coordination to expand service into unserved areas and capacity into underserved areas.

Needs and Opportunities (continued)

Natural and Cultural Resources

- Need to maintain and protect greenspace and sensitive natural resources.
- Need to protect floodplains, wetlands, steep slopes, and wildlife habitat areas.
- Need to Protect water resources and water quality, including groundwater recharge areas near Fence Road.
- Need smaller lot sizes for new middle class homes (continued large residential lots consume more land, yield fewer housing units, and may consume remaining woodlands, pastures, and steep slopes).
- Need to provide diverse recreation choices for Dacula residents. Gwinnett County is pursuing large parks. City may need smaller parks, green space, and open spaces
- Opportunity to support a “greenway” corridor along the Apalachee River to enhance value to residents and visitors.
- Need to identify a “downtown” and follow up on opportunities to develop public use amenities such as a community or cultural arts facility or a traditional downtown square.
- Need to maintain environmental resources and rural structures that provide sense of place and cultural identity of Dacula which may be lost to redevelopment.
- Need to consider value of existing scenic views to weigh whether new development uses the scenic resource or obstructs it.

Community Building and Civic Engagement

- Need for education on opportunities for civic engagement and events.
- Need for a cultural or arts center that would host events, festivals, workshops, etc.
- Need to promote youth leadership and social connections with diverse populations.
- Need to create a town center for public amenities, events, and social gatherings.
- Opportunity to create additional events and opportunities for community building and engagement.

Economic Development

- Need to provide employment opportunities in the City relative to its residential population.
- Need City branding for a positive identity.
- Opportunity to redevelop and revitalize downtown Dacula.
- Need to improve the aesthetic appearance of older strip shopping centers.
- Need to identify and create City “Gateways” to enhance community identity and provide way finding for visitors.

Needs and Opportunities (continued)

Land Use and Development Patterns

- Opportunity to redevelop and revitalize vacant or underutilized commercial properties in historic downtown near Winder Hwy.
- Opportunity to identify “placemaking” strategies to develop vibrant town center serving as community focal point.
- Need to identify development opportunities and growth pressures caused by extension of Sugarloaf Pkwy. to SR316.
- Opportunity to encourage development of major employment centers and mixed use activity centers at major highway intersections.
- Opportunity to encourage high quality mixed use development to create live-work-play community activity centers.
- Opportunity to develop higher density housing options located in or near mixed use activity centers to support pedestrian-oriented retail and services
- Opportunity to avoid excessive segregation of land uses and “traditional” zoning approaches to minimize traffic and the need to drive between activities.
- Need to encourage incentives to redevelop depressed areas under the City’s zoning and development regulations.
- Opportunity to develop appropriate design and signage standards to support the City’s efforts to rehabilitate unattractive areas.

Transportation

- Need to consider alternative modes of transportation and support mixed use development.
- Opportunity to consider connectivity in the road layout of new residential subdivisions.
- Opportunity to explore commuter rail as an alternative to roads to improve air quality and reduce potential traffic on road corridors.
- Need to develop transportation improvements to be made concurrent with development.
- Opportunity to support multi-modal access to commercial centers.
- Opportunity to explore opportunities for additional pedestrian and bicycle mobility along new connecting corridors or improved existing corridor or access to the Apalachee River corridor and its tributaries.
- Need to address high volumes of through trips compared to the volume of traffic generated by the local Dacula population.
- Need to determine the best possible locations for a commuter station related to the “Brain Train” concept proposal to come through Dacula.
- Opportunity to develop dedicated bicycle and pedestrian infrastructure to promote alternate travel modes.

Needs and Opportunities (continued)

Intergovernmental Coordination and Communications

- Opportunity to support the annexation of the properties identified by the Comprehensive Plan.
- Opportunity to coordinate with Gwinnett County on future land uses and the provision and timing of infrastructure development in the sphere of influence around the City.
- Need to work with Gwinnett County, Barrow County, the City of Auburn, and regional planning entities to address issues regarding water and sewer infrastructure, land use, transportation, and protection of environment resources.
- Opportunity to use service delivery agreements with the County (and other entities) when the value provided by the other entity meets with the interests of the City.
- Need to maintain positive working relationships with the Gwinnett County Board of Education to serve local education needs and maintain the health, safety and welfare of the schools and school attendance districts located in and adjacent to the City.
- Opportunity to engage in intergovernmental relationships such as those between fire, police, EMS, and other services to save resources and provide redundancies to ensure residents' health and well-being.

Intergovernmental Coordination and Communications

- Opportunity to maintain cooperative agreements with water and power utility providers, planning agencies, and regulators such as Georgia Power, Oglethorpe Power, MEAG, the Metropolitan North Georgia Water Planning District, Gwinnett Water services, the Atlanta Regional Commission, and other public elements of State and federal agencies and private entities that encourage coordination between providers and assist in deciding on shared infrastructure and promotion of the best interests of local citizens.

Needs and Opportunities (continued)

Housing and Social Services

- Need to encourage the redevelopment of substandard housing and older manufactured housing in declining neighborhoods.
- Opportunity to increase options for attached housing, such as townhomes, condominiums, and mixed use.
- Opportunity to coordinate housing development with town center planning to provide medium density and traditional neighborhood development near mixed use amenities.
- Opportunity to work with Gwinnett County programs to provide special needs housing and social services, such as the Gwinnett Consolidated Plan and Community development Block Grant (CDBG) program.
- Opportunity to coordinate with non-profit organizations to provide affordable housing and social services.
- Need to identify areas where single family, large lot development can be modified to address alternative housing needs.
- Need to create mixed use districts that include mixed types of housing that promote revitalization in designated areas.
- Need to identify special needs for seniors (smaller households, low income and moderate-income households) that are expected to increase throughout the next two decades.



Goals and Policies

The comprehensive plan is intended to provide a guide to everyday decision-making for use by local government officials and other community leaders. Local planning requirements specify that the local government must include a goals element, with policies to provide ongoing guidance and direction to local government officials for making decisions consistent with addressing the identified needs and opportunities. In this plan Goals and Policies are included within each element as they apply to each element. The goals below are more general, and apply to every decision the city makes, regardless of planning element.

- Ensure a safe community
- Encourage positive development of youth
- Foster neighborhood pride and increase sense of community
- Maintain an attractive City
- Recruit and retain a highly-skilled and diverse workforce
- Ensure long-term financial stability
- Optimize staff effectiveness through training, technology, equipment, and facilities





Element One Population and Housing

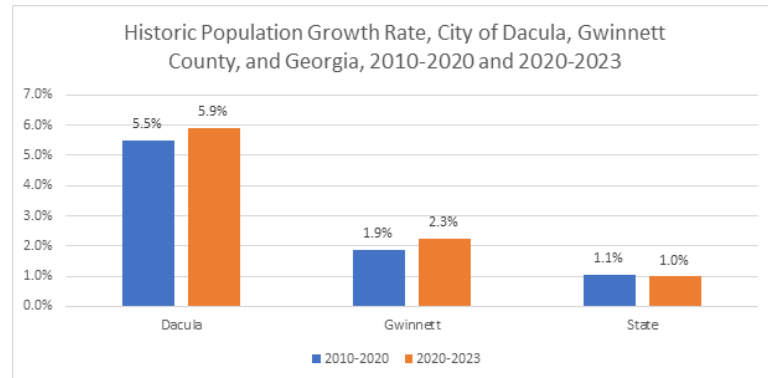
Population and Housing

Population

Growth Rate

In 2023 the estimated population of the City of Dacula was 8,101, representing a 82% increase from 2010. The growth rate in Dacula was significantly higher than for Gwinnett County and the state of Georgia.

Figure 1



Source: 2010 & 2020 US Census

Household Size

The average household size in Dacula is about 3.26. Households tend to be larger in Dacula than in Gwinnett County (3.01) and in the State of Georgia (2.67).

Table 1: Household Size, Dacula, Gwinnett County, Georgia

	Persons Per Household
Dacula	3.26
Gwinnett County	3.01
Georgia	2.67

Source: 2010 & 2020 US Census

Population Forecast

Forecasting the Population for Dacula is difficult. The future growth rate depends on decisions made by the City. The table and figure on the next page show three population growth scenarios. The first is a projection based on the annual growth rate from 2020 to 2023, which was 5.9%. This scenario has the 2045 population forecasted at 25,576. The second scenario is based on the annual population increase from 2020 to 2023. The population increased by an average of 406 persons per year between 2020 and 2023. Using this method, the forecasted population in 2045 is 10,539. The third method uses the amount of vacant land as of 2023 and zoning classifications to calculate the maximum population at buildout. This forecast assumed the household size remains relatively large as shown in Table 1. Table 2 shows the population forecasts for Dacula utilizing the three methods.

Table 2: Dacula Population Forecasts

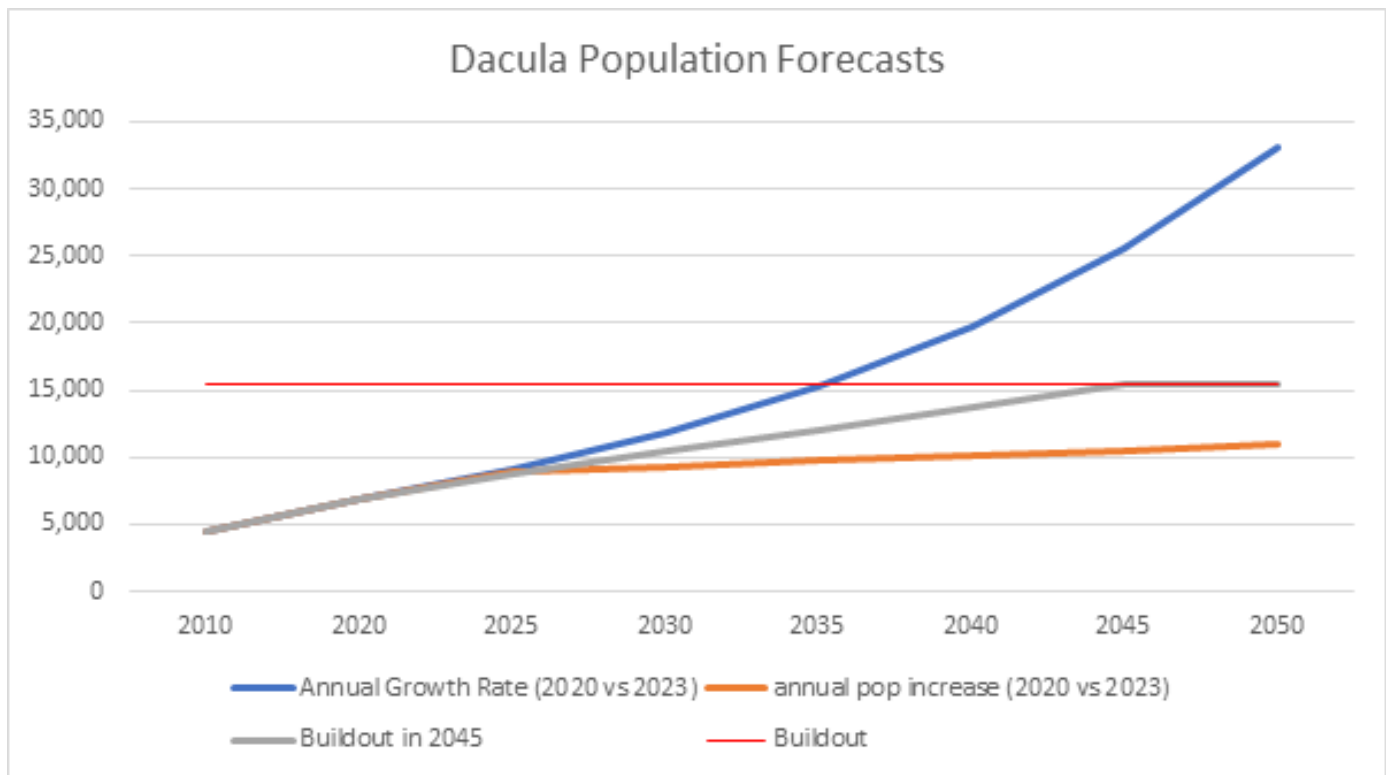
	Annual Growth Rate (2020 vs 2023)	Annual Population Increase (2020 vs 2023)	Buildout in 2045
2010	4,442	4,442	4,442
2020	6,882	6,882	6,882
2025	9,086	8,913	8,763
2030	11,769	9,320	10,419
2035	15,244	9,276	12,074
2040	19,746	10,133	13,730
2045	25,576	10,539	15,385

Source: 2010 & 2020 US Census, Governor's Office of Planning and Budget, Series 2021, Hall Consulting Calculations

Forecasts and Buildout

Figure 2 illustrates three different population forecasts. The red line shows maximum buildout given the amount of vacant land in the city and its zoning. Using the annual growth rate method, buildout is reached in 2035. If the City grows at the same rate as it did from 2020 to 2023 it will need to annex additional land by 2035 to accommodate this growth. If the city grows by 406 people every year moving forward it will not reach buildout before 2050. Finally, if the city grows at a rate to reach buildout in 2045, the average growth rate would be about 3.5% per year.

Figure 2



Under the buildout scenario and using the Atlanta Regional Commission’s forecasts for Gwinnett County, Dacula will account for more than 1% of the County’s population by 2040. In 2010 it accounted for .55% and in 2020 it accounted for .72% of the County’s population. (Table 3)

Table 3: Population Forecast, Dacula, Gwinnett, and Georgia

	2010	2020	2025	2030	2035	2040	2045
Georgia	9,687,653	10,710,017	11,242,166	11,742,622	12,203,589	12,632,994	13,028,837
Gwinnett County	805,321	957,062	1,064,907	1,172,752	1,252,395	1,332,037	1,408,390
City of Dacula	4,442	6,882	8,763	10,419	12,074	13,730	15,385
Dacula’s % County Population	.55%	.72%	.82%	.89%	.96%	1.03%	1.09%

Source: 2010 & 2020 US Census, Governor’s Office of Planning and Budget, Series 2021, Hall Consulting Calculations

Age

Composition by age group varies throughout the region. Dacula has significantly more children under 18 than Gwinnett County or the State of Georgia. Neither Dacula or Gwinnett County has a high percentage of residents in retirement or nearing retirement.

Figure 3

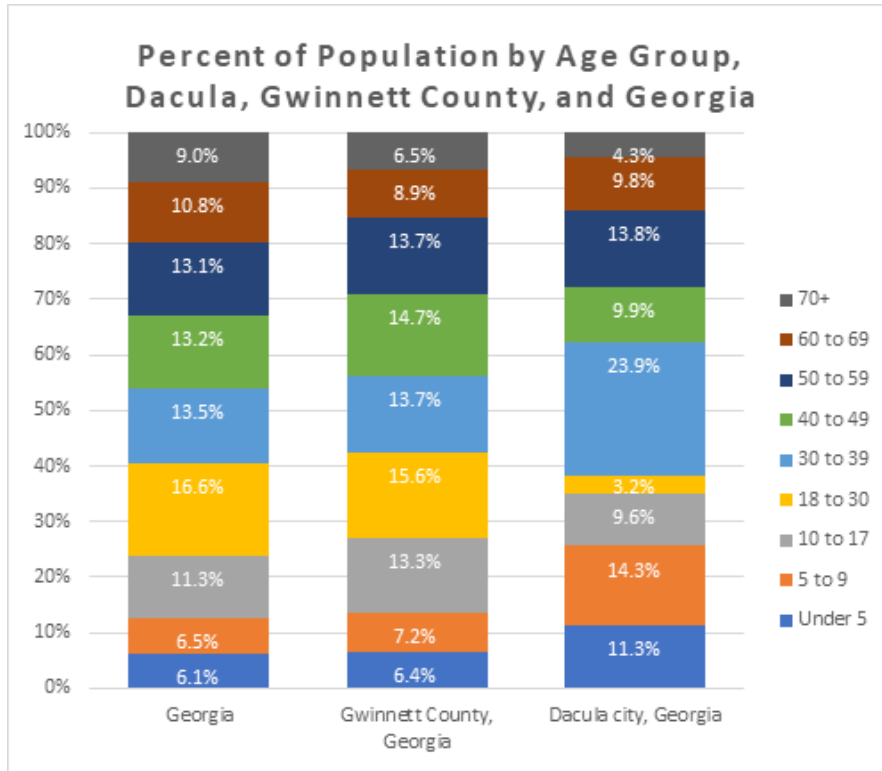


Figure 4

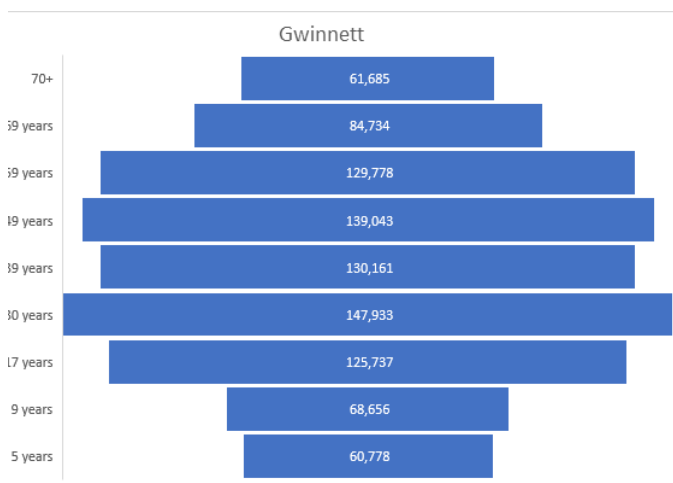
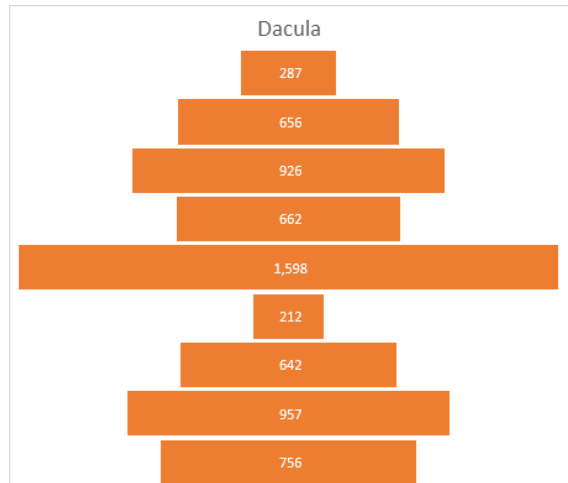


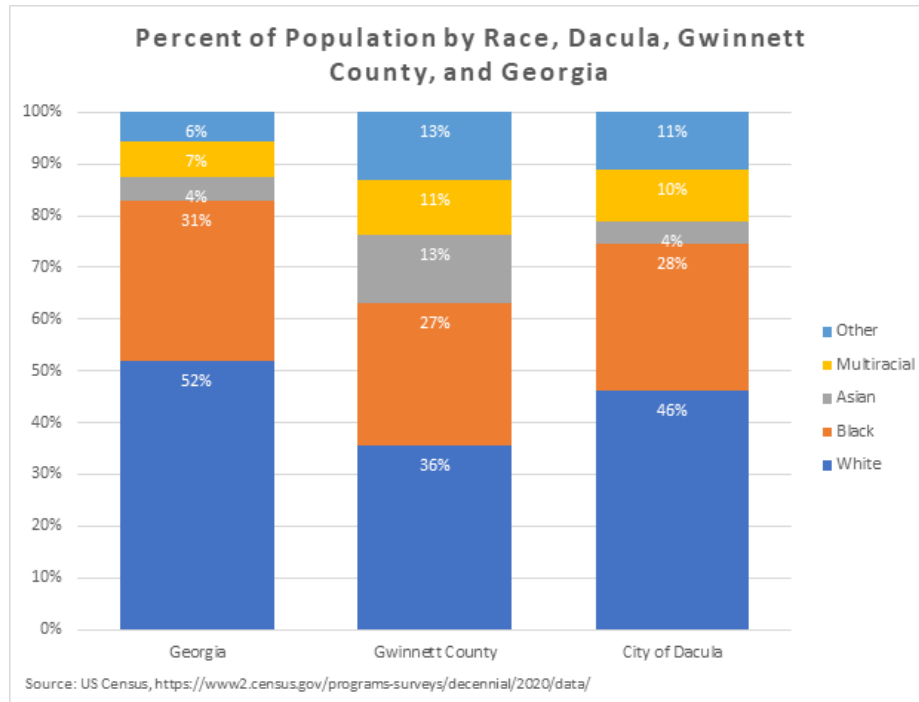
Figure 5



Source: US Census, <https://www2.census.gov/programs-surveys/decennial/2020/data>

Race and Ethnicity

Figure 6



White residents make up about half of the population of Dacula and black residents make up about a third. Although Gwinnett County has a relatively large percentage of persons of Asian descent, much more than the state, Dacula has about the same percentage of Asian residents as Georgia.

Income

Table 4 Income, Georgia, Gwinnett County, Dacula

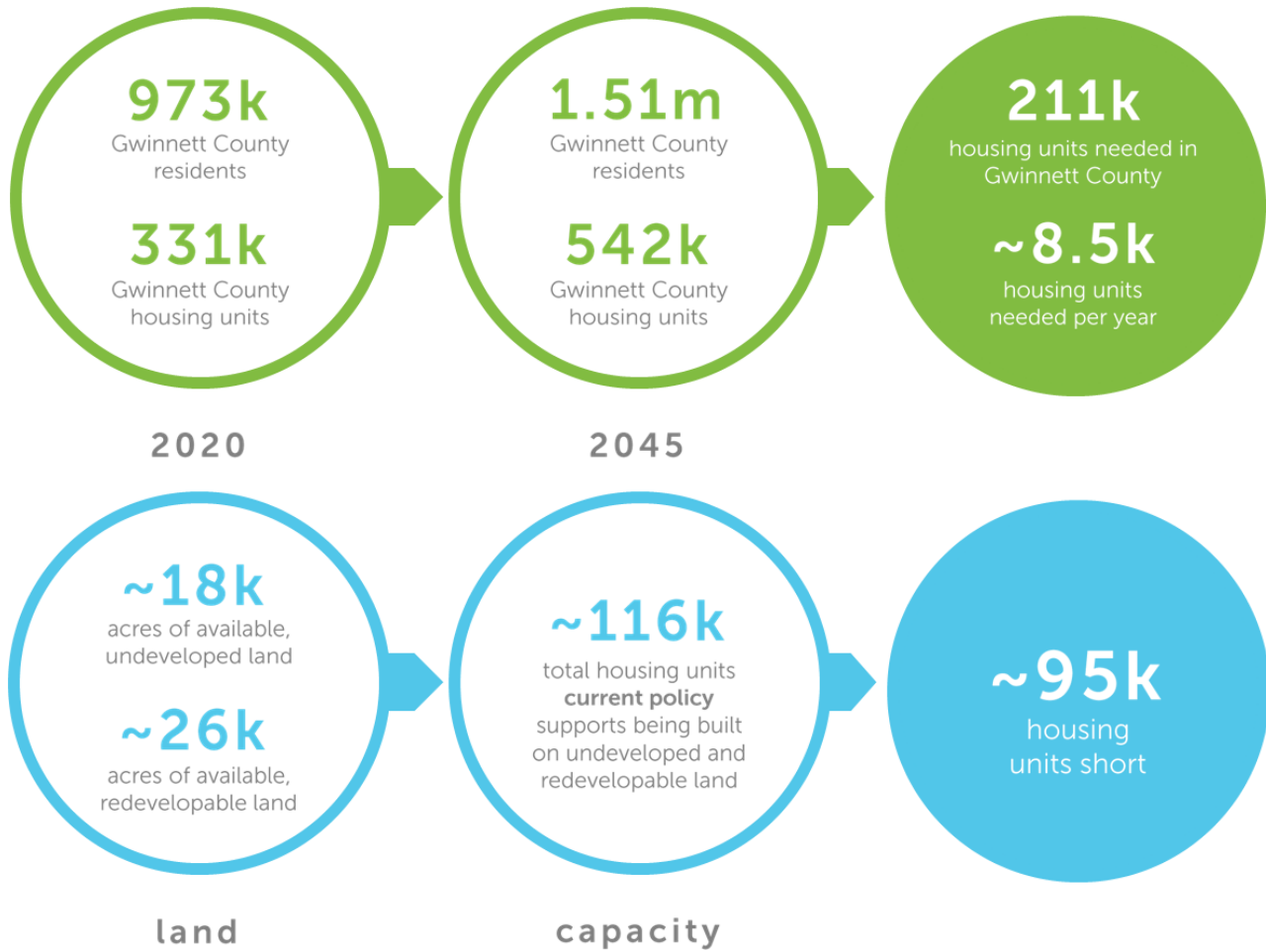
	Georgia	Gwinnett County	Dacula
Median household income (in 2021 dollars)	\$65,030	\$75,853	\$87,666
Per capita income in past 12 months (in 2021 dollars)	\$34,516	\$33,870	\$26,778
Persons in poverty, percent	14.00%	10.80%	2.60%

Source: Census Quick Facts 2017-2021

Households in the City of Dacula tend to be in higher income categories than Gwinnett County and the State. The median household income is significantly higher in Dacula than in Gwinnett County, but per capita income is lower. This can be attributed to the larger household size in Dacula, when compared to the County and State. Additionally, poverty rates are very low in Dacula.

Housing in Gwinnett County

Figure 7



Source: Gwinnett County 2045 Unified Plan, Board of Commissioners – Interim Update, August 15, 2023

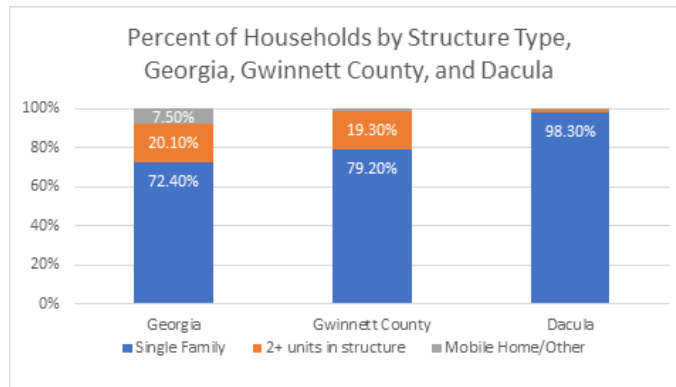
More than 200,000 additional housing units are needed to provide homes for the expected 2045 population of Gwinnett County. Current policies in Gwinnett County lead to a shortfall of about 95,000 housing units. Gwinnett County and its Cities need to change their patterns of development to accommodate future growth.

Housing in Dacula

Household type of structure

Dacula’s housing is predominantly single family as shown in the figure below.

Figure 8



Owner Occupied vs. Rental

Most housing in Dacula is owner-occupied. At 80%, this is much higher than in Gwinnett County (67%) and the State. (65%). Also, the average age of a home in Dacula is younger than the county or the state. The median year a home was built is 1998 in Dacula, 1994 for Gwinnett, and 1990 for the State.

Table 5: Share of owners and renters

	Georgia	Gwinnett County	Dacula
Owner-occupied housing units	64.50%	66.90%	80.00%
Renter-occupied housing units	35.50%	33.10%	20.00%

Home prices have increased all over the country in the last decade. The same is true for Dacula and Gwinnett County. However, home prices in Dacula have risen slower than in the county as a whole.

Table 6: Home Prices in Dacula, Georgia

	Gwinnett County	Dacula
Median cost of a home (April 2023)	\$400,000	\$428,000
Median cost of a home (April 2020)	\$257,900	\$312,750
% Change in cost of a home April 2020 vs 2023	55%	37%

Source: Realtor.com, <https://www.realtor.com/realestateandhomes-search/>, accessed May 31, 2023

Housing Goals and Policies

Goal: Provide housing opportunities that ensure Dacula is a lifetime, multigenerational community for residents across the socioeconomic spectrum.

Policies

- Encourage more diverse housing types other than single-family detached homes to accommodate new residents and to adapt to the changing needs of the city's population.
- Provide opportunities for affordable home ownership by allowing a diverse stock of housing intended for individual ownership such as condominiums, townhomes, cottages, and bungalows.
- Encourage mixed use developments that combine housing with office, retail, commercial, and/or industrial.
- Encourage infill development.
- Integrate housing, transportation and land use plans to improve mobility to and from jobs and other primary destinations.
- Encourage profit and nonprofit collaboration on mixed income, mixed use housing development to serve a diverse population.
- Assist homeowners and home buyers in finding information regarding federal or other tax credits.
- Create a diverse mix of housing types, densities and amenities in new housing subdivisions and development projects to accommodate a mix of income and family needs.
- Support transit options in mixed use activity centers.

Goal: Stimulate infill housing development in existing neighborhoods

Policies

- Identify and support financial resources for homebuyers and the rehabilitation of existing housing stock.
- Develop affordable housing repair and infill programs to assist homeowners, buyers, and landlords to focus on basic shelter, building envelope and major systems (electric, plumbing, & mechanical). Provide support and technical assistance to neighborhoods and organizations that provide nonprofit housing development assistance such as Community Development Corporations.
- Protect and improve public resources such as local access streets, public stormwater drainage facilities, neighborhood parks, and sidewalks.

Goal: Address dilapidated and substandard housing

Policies

- Ensure no resident of Dacula has to live in unsafe or unsanitary conditions in alignment with city codes.
- Support programs for weatherization, water conservation, and other efficiency programs to lower utility costs.
- Assist aging owners, disabled residents, and other housing occupants through coordination of volunteer clean up and repair efforts.
- Identify and support financial resources for homebuyers and the rehabilitation of existing housing stock.
- Use Federal, State, and regional assistance programs and funding to help carry out neighborhood revitalization and affordable housing initiatives appropriate to Dacula and Gwinnett County.

Goal: Encourage development of housing opportunities that enable residents to live close to where they live their lives

Policies

- Encourage compact development and urban housing initiatives that integrate housing into mixed use development to provide compact communities with opportunities to live, work and play within the same community.
- Increase and expand mobility with more bicycle and pedestrian options.
- Continue to construct more sidewalks that connect homes to work and shopping facilities.
- Integrate housing, transportation and land use plans to improve mobility to and from jobs and other primary destinations.
- Support transit options in mixed use activity centers.
- Provide more housing choices in addition to large lot single family detached residential at appropriate locations.

Housing Strategies

1a

Create a “Livable Centers Initiative” (LCI) Plan to provide an opportunity for the City to specify redevelopment of central area to include a variety of housing types.

The Livable Centers Initiative (LCI) is a program administered by the Atlanta Regional Commission (ARC) that provides grants and planning support to communities in the Atlanta metropolitan area to create more livable, walkable, and vibrant centers. An LCI plan can provide a conceptual master planning document to direct development, redevelopment, public investment, and other important activities.

1b

Encourage Infill Development

Infill development converts once empty and dilapidated lots into residential developments. Focusing on creating infill affordable housing allows more accessibility to jobs and other resources. Infill development occurs in existing urban areas, meaning that it is easy to integrate these new developments into transportation and other infrastructure systems. Many people that would be living in affordable housing have limited access to cars, so being far from the urban center where a high concentration of jobs are located is an equity issue with greenfield development. Infill development allows residents to have easy access to existing transportation systems and promotes walkability, which is beneficial to those who may not have the financial means to cover the costs associated with owning a vehicle such as fuel costs, registration, and reserved parking, which can come at a premium in urban areas. In broader terms, infill development allows more people of various socioeconomic backgrounds to participate in the local economy.



Element Two Transportation

Transportation

Transportation Overview

The inventory and assessment for the transportation element of the comprehensive plan includes facilities for vehicles, trains, bicycles, and pedestrians. A starting point for this review is the City of Dacula, Georgia 2019 Comprehensive Plan. Additionally, regional and state plans have been reviewed to identify potential projects that may impact the City of Dacula. The purpose of this inventory and assessment is to identify potential projects that could address existing and future transportation needs.

Inventory and Assessment

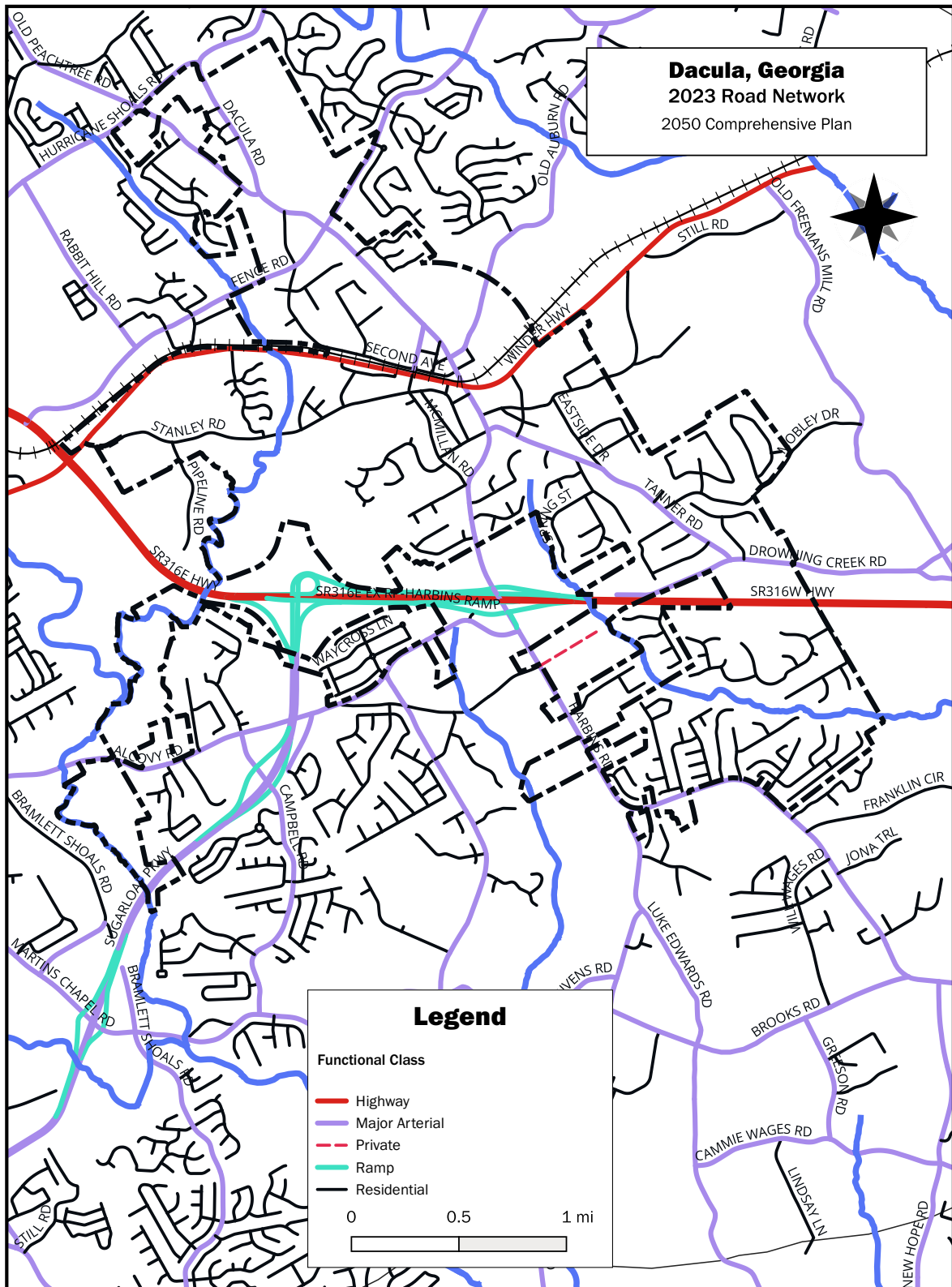
The following is an inventory and discussion of the transportation facilities available to Dacula residents and businesses. Most of this data is from the 2019 Comprehensive Plan and updated with more recent information if available.

Road Network

The functional classification of roads provides for the primary role of the facility. At the highest level, highways are designed to move traffic over large distances and typically have higher speeds. Arterials provide high volume and direct access to properties. Residential roads consist of collectors and local roads. Collectors are typically lower volume and speed, with local roads having the slowest speeds and greatest property access. In Dacula, two main highways transect the city, with arterials and collector roads.

Traffic volumes on the main roads are provided by Georgia DOT. Volumes on Dacula road have increased since 2012. University Parkway (SR 316) has the most traffic and recent/planned improvements will remove the at-grade intersections along the portion of SR 316 near Dacula

Figure 9: City of Dacula Functional Classification Map



Transportation Overview

Figure 10: Traffic Counts

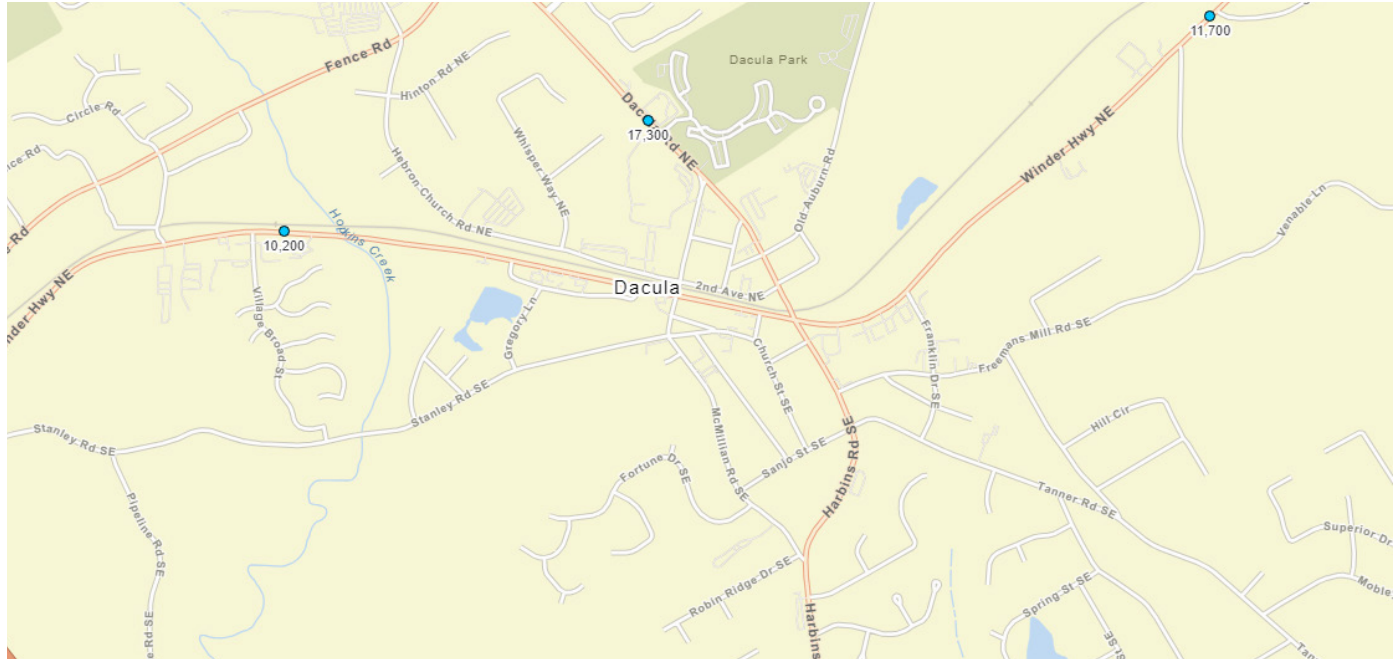


Figure 11: Dacula Road Historical Counts

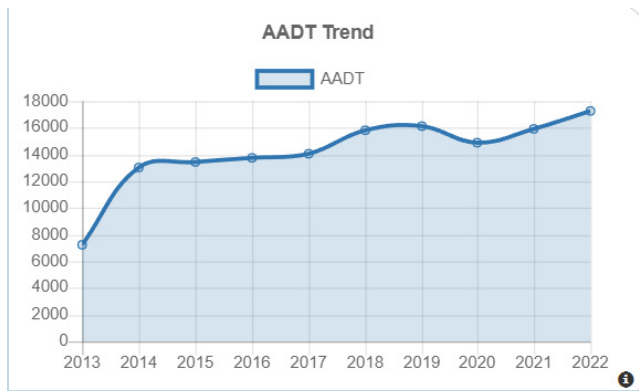


Figure 12: Winder Highway Historical Counts

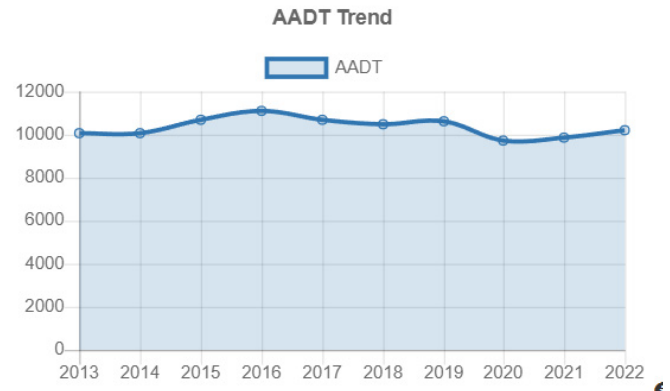
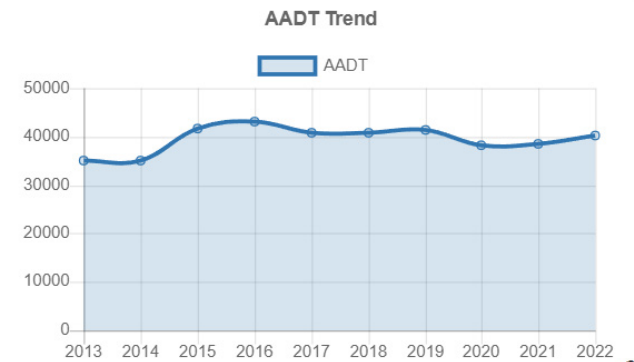


Figure 13: University Parkway Historical Counts

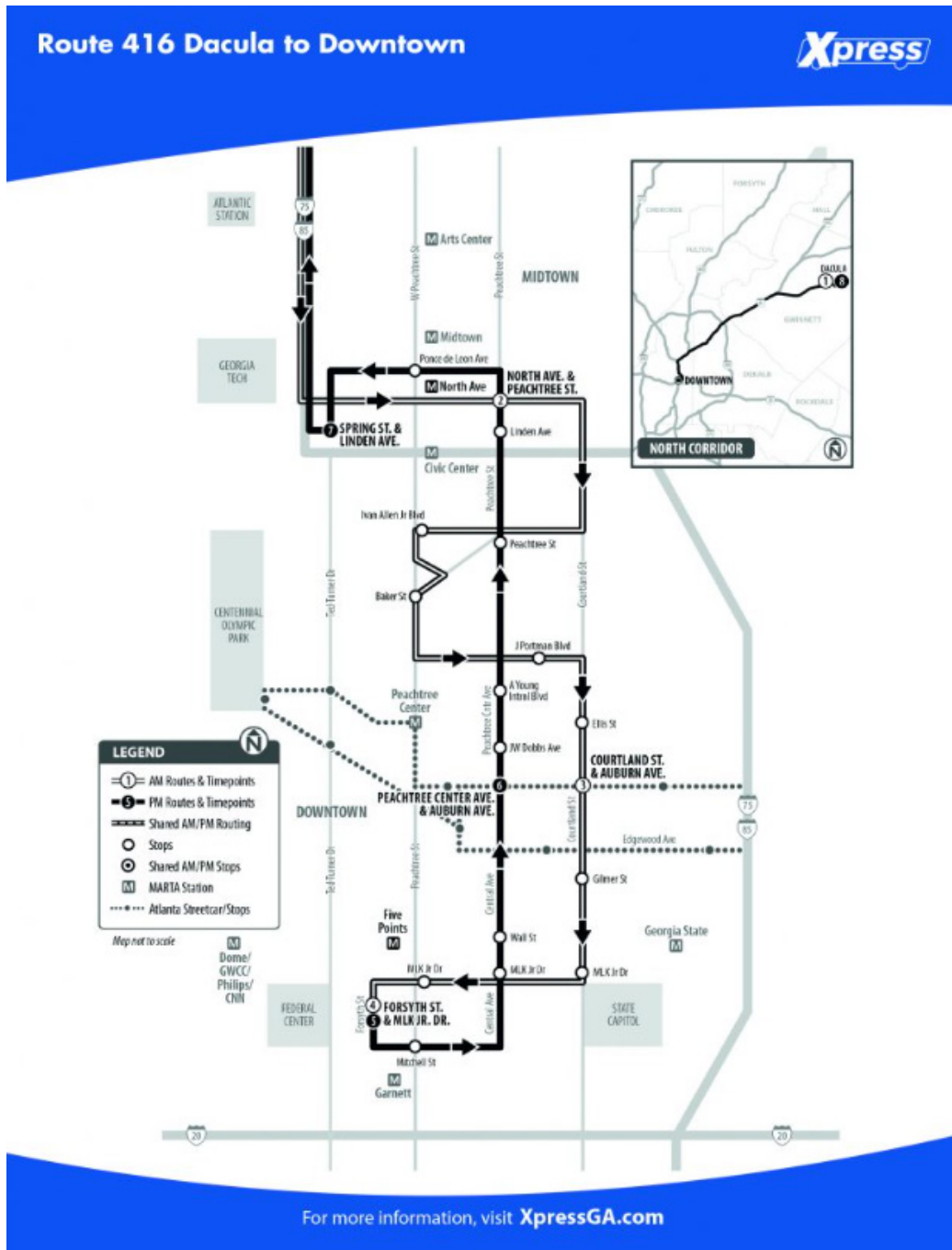


Transportation Overview

Public Transportation

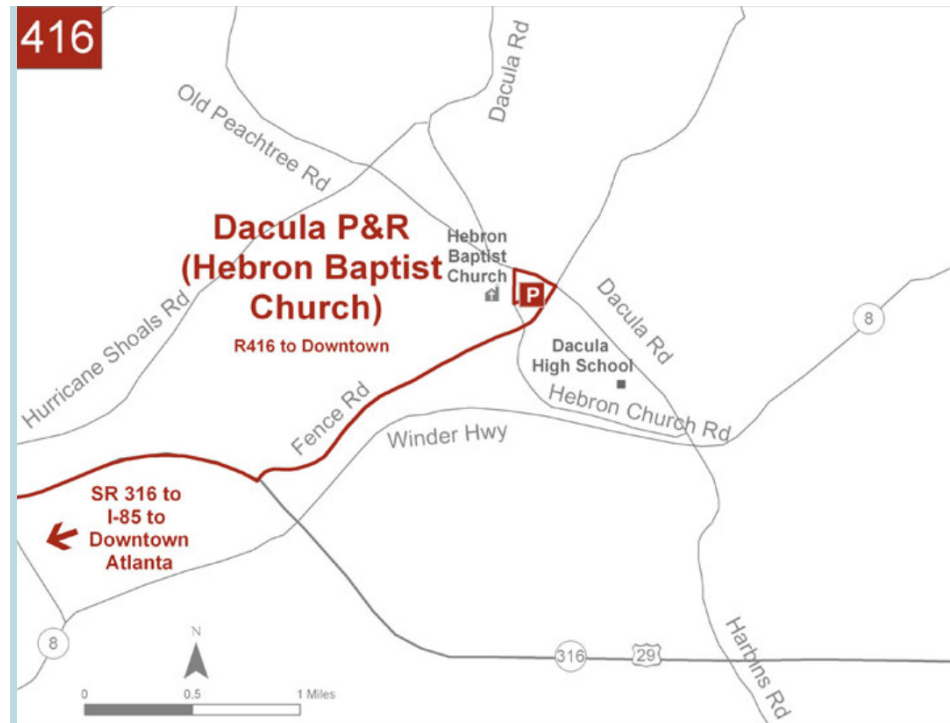
An Xpress route is available to downtown Atlanta serving the City of Dacula. The stop is located at the Hebron Baptist Church. According to commuting data, very few people use public transit for getting to work.

Figure 14: Xpress map



Transportation Overview

Figure 15: 416 Map



Bike Routes

There were no designated bike route facilities listed in the 2019 Comprehensive Plan.

Parking

Parking is generally provided for individual businesses, with shared parking for multiunit commercial facilities. There is on street public parking located on 2nd Avenue in the downtown area for one city block.

Freight

CSX operates a rail line along Winder Hwy through Dacula that runs from Atlanta to Athens. Both SR316 and I85 are designated statewide freight corridors.

Aviation

Dacula is approximately 2.5 miles from Briscoe Field Airport. It is owned by Gwinnett County and provides a 6,000-foot-long runway. There are two fix base operators, a flight training facility and two medical flight operators. The closest passenger airport is Hartsfield Jackson Atlanta International Airport. It is approximately 30 miles away.

Trails

See Community Facilities Element

Transportation Goals and Policies

Goal: Encourage multimodal transportation options, including bike, public transportation, and pedestrian.

Policies

- Reserve right-of-way for new multi-use and walking trails
- Collaborate with County, local, and regional public transportation efforts

Goal: Improve Traffic Flow

Policies

- Encourage interconnected road network
- Identify areas where additional roads would relieve downtown congestion

Transportation Strategies

2a

Develop a master plan for bicycle and pedestrian trails

The master plan should integrate with the County Bike and Trail Plan and Rowen.

2b

Connect Old Peachtree Road to Fence Road behind existing Kroger

The road can alleviate traffic congestion from the elementary school and Hebron Church by allowing connectivity.

2c

Incentivize connectivity for new development and redevelopments by offering bonus density.

Though it may be difficult for additional connectivity, when opportunities arise, these can be encouraged by providing incentives for additional development densities.



Element Three

Economic

Development

Economic Development

The economic development element of the comprehensive plan provides for an analysis of the current economic conditions for the City of Dacula and provides recommendations for the next 30 years. In simple terms, economic development refers to the policy and programs implemented by a community to promote sustainable growth and economic health.

Data related to current economic conditions are usually provided at the regional or county level. Residents within the City of Dacula may work outside the city limits. Conversely, residents outside the City of Dacula may work inside the city. The result is work-related commuting patterns on the main access roads into and out of the city. As such, understanding regional impacts is critical in developing policies or programs for economic development within the City of Dacula.

The Atlanta Regional Commission has developed an economic competitiveness study for the 10 counties. The latest available statistics from the US Census are provided for discussion.

Table 7: City of Dacula Industry Trends 2013-2020

Industry	2014	2015	2016	2017	2018	2019	2020
Construction	261	306	253	126	159	165	147
Manufacturing	136	189	101	147	147	168	235
Wholesale Trade	12	14	0	0	0	0	0
Retail Trade	297	396	413	556	556	596	515
Transportation & Warehousing	70	79	115	231	231	324	276
Utilities	34	45	20	63	63	42	41
Information	51	0	0	16	16	28	97
Finance & Insurance	127	150	184	169	169	168	157
Real Estate & Rental Leasing	64	30	34	77	77	64	104
Professional, Scientific & Technical Services	54	13	26	94	94	132	138
Administrative & Support & Waste Management Services	192	24	346	285	285	180	67
Education Services	184	116	79	133	133	57	203
Health Care & Social Assistance	148	138	130	260	260	252	345
Arts, Entertainment, & Recreation	32	0	0	0	0	0	0
Accommodation & Food Services	22	0	19	34	148	125	119
Other Services, Except Public Administration	97	75	69	67	108	32	25

Table 8 City of Dacula Occupation Trends 2013-2020

Occupation	2013	2014	2015	2016	2017	2018	2019	2020
Management, Business, Science, & Arts	462	273	75	110	186	246	555	759
Natural Resources, Construction, and Maintenance	318	228	236			142	142	178
Production, Transportation, & Material Moving	265	172	100	125	133			
Sales & Office	489	609	571	580	705	733	710	493
Service					166	106	100	140
Total	1,534	1,282	982	815	1,190	1,227	1,507	1,570

Figure 16: Gwinnett County Occupation Trends 2013-2020

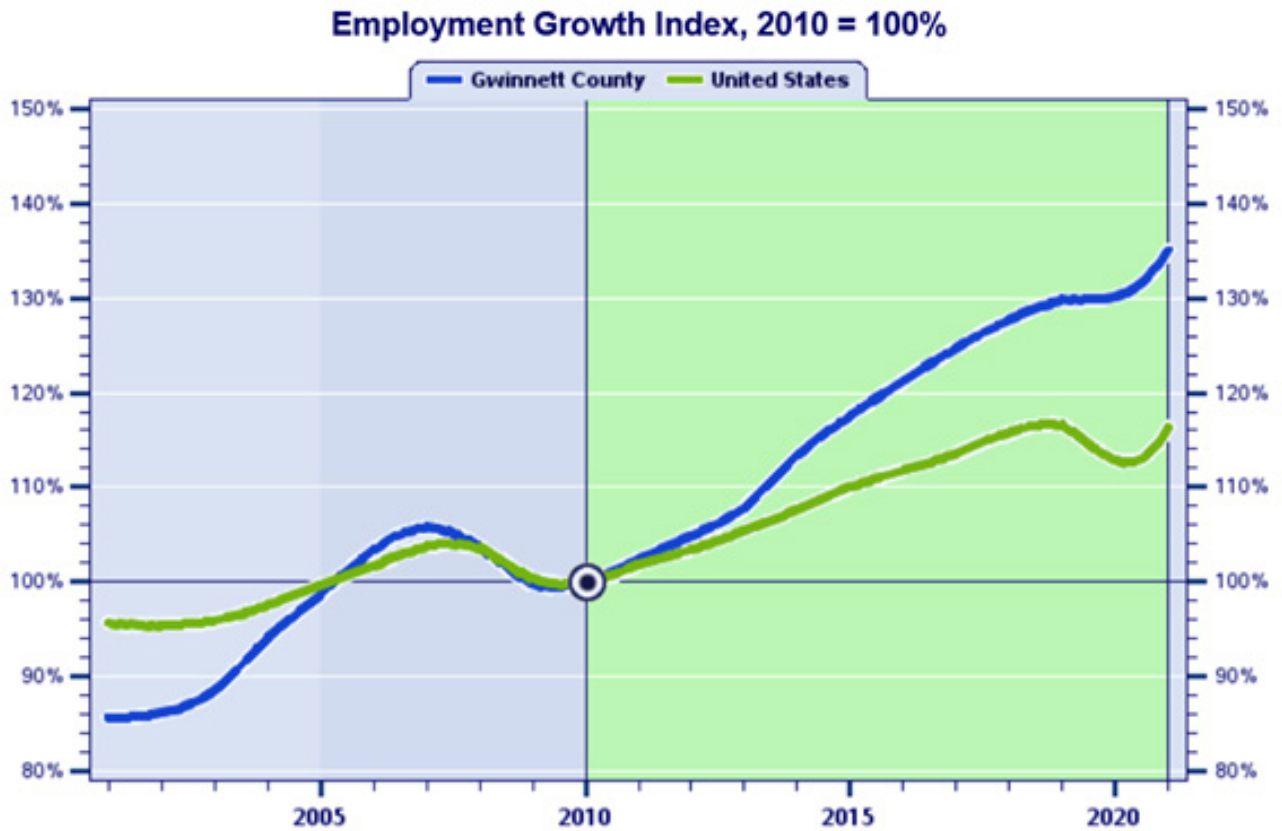


Figure 3.

Source: Georgia REAP Project.org
Data: Regional Income Division, BEA (11-16-2022)

Economic Development Goals and Policies

Goal: Increase employment opportunities within the City of Dacula

Policies

- Encourage industrial and commercial uses

Goal: Attract more visitors to downtown Dacula

Policies

- Incentivize the revitalization of downtown commercial areas
- Develop a Dacula Identity

Economic Development Strategies

3a

Create a branding plan

A branding plan can help Dacula by creating a unique and compelling identity that distinguishes it from neighboring areas, Attracting businesses and visitors. This distinct brand can foster civic pride, encourage tourism, and generate investor interest, ultimately leading to increased economic growth and prosperity for the city.

3b

Identify and implement gateway signage and landscaping in accord with City “Branding” update.

Two areas have been identified as gateway entrances to the Downtown Dacula Area. Gateway signs welcome tourists and travelers, increasing visibility and foot traffic to local businesses. They also create a sense of identity and place, making the town more memorable and encouraging repeat visits and investments.

3c

Plan for a new cultural center

As the city begins planning for a new city center or revitalizing downtown, a cultural center can be included in the plan as a place for community events. A cultural center can enhance the overall quality of life in a community, making it more attractive to residents and businesses, which can contribute to long-term economic growth and development.

3d

Establish a City Development Authority

The Development Authority could assist Dacula in recruiting new business and supporting existing business. A Development Authority would be able to identify areas for redevelopment and facilitate implementation of redevelopment plans.



Element Four Community Facilities

Community Facilities

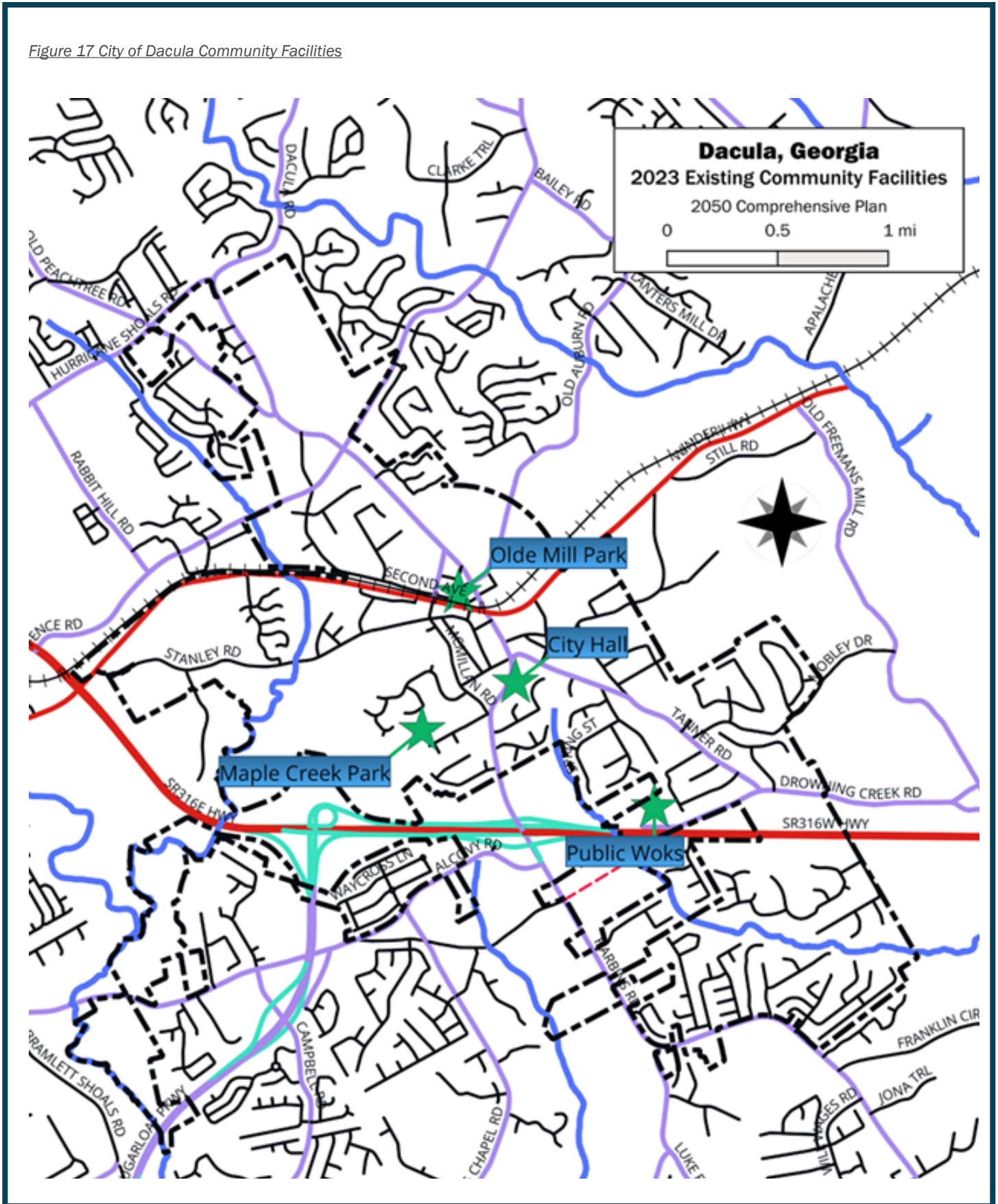
Dacula provides community facilities for the benefit of the residents, business owners and visitors to the city. The City also has access to County provided facilities within the city-limits. The following services are provided by the City:

- Public Safety
- Courts
- Transportation
- Stormwater
- Parks

The City of Dacula employs Marshals for public safety and code enforcement. The City also provides municipal court services. Though Gwinnett County provides parks and recreation, Dacula also provides this service. Dacula maintains the local road system and does participate in other transportation efforts with the County and State. Transportation information is provided in the Transportation Element of the Comprehensive Plan.

The map on the following page provides locations to the four facilities owned by the City. These include two parks, the City Hall and the Public Works building. City Hall houses the marshal's office, the city courts, and city administration and planning. City Hall is at capacity and needs to either be enlarged or relocated to a larger facility.

Figure 17 City of Dacula Community Facilities



Park and Recreation Facilities

There are a total of three parks located in the City of Dacula. Two are managed by the city and one is managed by Gwinnett County. There is also a county park located just outside the city limits that should also be taken into consideration. Across the four parks, there are opportunities for self-directed and programmed recreational opportunities for people of all ages and abilities.

City of Dacula Parks

Olde Mill Park

This park is part of the historic downtown area, with its name referencing the historic mills that used to be located on the park property. Olde Mill Park is a small community space, featuring a Veteran's Memorial Monument, and a Gazebo that is available for rental.

Maple Creek Park

This community park provides opportunities for Dacula's residents to gather and enjoy self-directed recreational activities. There are features available for people of all ages. Maple Creek Park features a 9-hole disc golf course, a playground that is currently being replaced, a ½ mile walking trail, and a small pavilion that is available for rental.



Gwinnett County Parks

Dacula Park

This park is a larger community park and is more likely to serve not only Dacula residents, but also people from the surrounding areas in the county. This park features active recreation opportunities with ball fields and tennis courts. An activity building and aquatics facility provide both programmed and self-directed activities. A paved walking trail and pond provide passive recreation opportunities.

Rabbit Hill Park

This Park is a large regional scale park featuring a wide range of active and passive recreational opportunities. The park hosts 7 football/soccer fields, a soccer complex with 8 youth soccer fields, and a multi-purpose field with a walking track, and an outdoor basketball court. A community center building provides indoor basketball as well as a senior center and classrooms for community programs and activities. Walking trails, playgrounds, and pavilions are available for self-directed recreational use.

Capital Investments

Gwinnett County relies on the Special Local Option Sales Tax (SPLOST) program to fund capital improvements to their parks. Rabbit Hill Park received SPLOST 2017 funds to expand their community center, adding a gymnasium and elevated walking track. A senior center with cafeteria and other support space expanded capacity for senior services. Site work was also completed to provide additional parking and improved connectivity through the park. Athletic field renovations were recently completed in Dacula Park.

Community Facilities Goals and Policies

Goal: Have adequate space for public safety, courts, and administration.

Policies

- Reserve existing City parcel ownership for future needs
- Increase capacity at existing facilities

Goal: Develop revenue sources for the funding of expanded community facilities.

Policies

- Encourage commercial and industrial development and redevelopment to enhance the tax base
- Identify other funding sources for community facilities
- Support EV recharging stations as a potential revenue source

Goal: Have adequate parks and recreation for a growing population.

Policies

- Maintain and enhance existing park facilities
- Connect with surrounding multi-use trail networks
- Create a pocket park system

Community Facilities Strategies

4a

Develop a master plan for property across from existing City Hall.

The result of the master planning effort may preclude other strategies below. This effort should be done first.

4b

Identify additional land for future facilities, including annexation opportunities.

Dacula has ownership of several parcels of land and sufficient land for new facilities but should continue to look for opportunities as needs arise.

4c

Investigate Federal and State grants for community infrastructure.

Grant programs are available from state and federal departments and vary from time to time. These should be checked regularly for opportunities.

4d

Implement an impact fee program for roads, parks & recreation, and public safety.

Impact fees help offset facility expansion cost for certain categories of city services.

4e

Complete playground and exercise upgrade at Maple Creek park.

This is a current project that should be completed prior to finalizing this Comprehensive Plan update.

4f

Explore a pocket park program

Investigate the feasibility of using city owned parcels or vacant lots for pocket parks. Pocket parks provide accessible green spaces for relaxation and recreation, promoting physical and mental well-being among residents. They also contribute to the beautification of urban areas, enhancing the neighborhood's overall quality of life and desirability.

4g

Negotiate with County on sewer

The City of Dacula relies on County sewer for the community service.

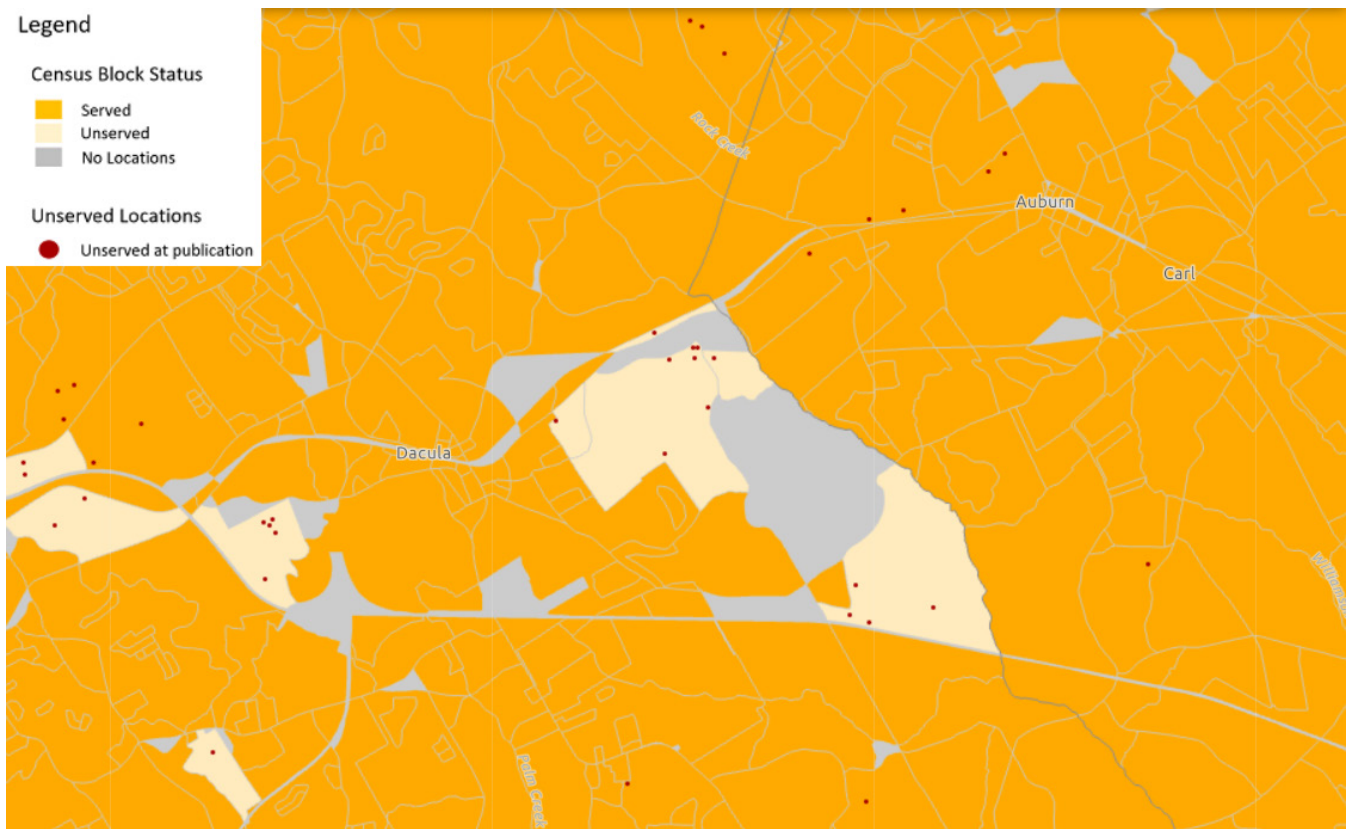
Element Five Broadband

Broadband

According to the Department of Community Affairs, “the purpose of a community amending their comprehensive plan to include a broadband element is to ensure that a community adopts a strategy that demonstrates the promotion of broadband within the community. DCA has developed and approved the rules for the new element required for a community to include in their comprehensive plan. The rules are being communicated to local governments and Regional Commissions. Plans must include the update prior to being eligible to apply for a Broadband Ready Community Designation.”

The City of Dacula recognizes the importance of broadband deployment throughout all parts of the Dacula community and considers broadband services as important and necessary for economic development and quality of life. Fortunately, Gwinnett County and the City of Dacula enjoy widespread access to broadband technology from a variety of public service providers.

Figure 18: Broadband availability in and around Dacula



Source: <https://broadband.georgia.gov/2022-georgia-broadband-availability-map>

Broadband Goals

Goal: Ensure that every resident has access to reliable and affordable broadband services.

Policies

- Work with broadband providers to identify any areas of the community that lack access to broadband
- Work with broadband providers to provide reliable service to every resident and business in the city

Broadband Strategies

5a

Provide broadband availability to unserved areas

Identify specific areas that are not served by broadband service providers and create an action plan to promote the deployment of broadband services to these areas by qualified broadband service providers.

5b

Protect city properties by advocating for retired tower removal

Support legislative direction from the State to define protection of City rights-of-way and decommissioning and removal of retired towers.

Element Six Land Use

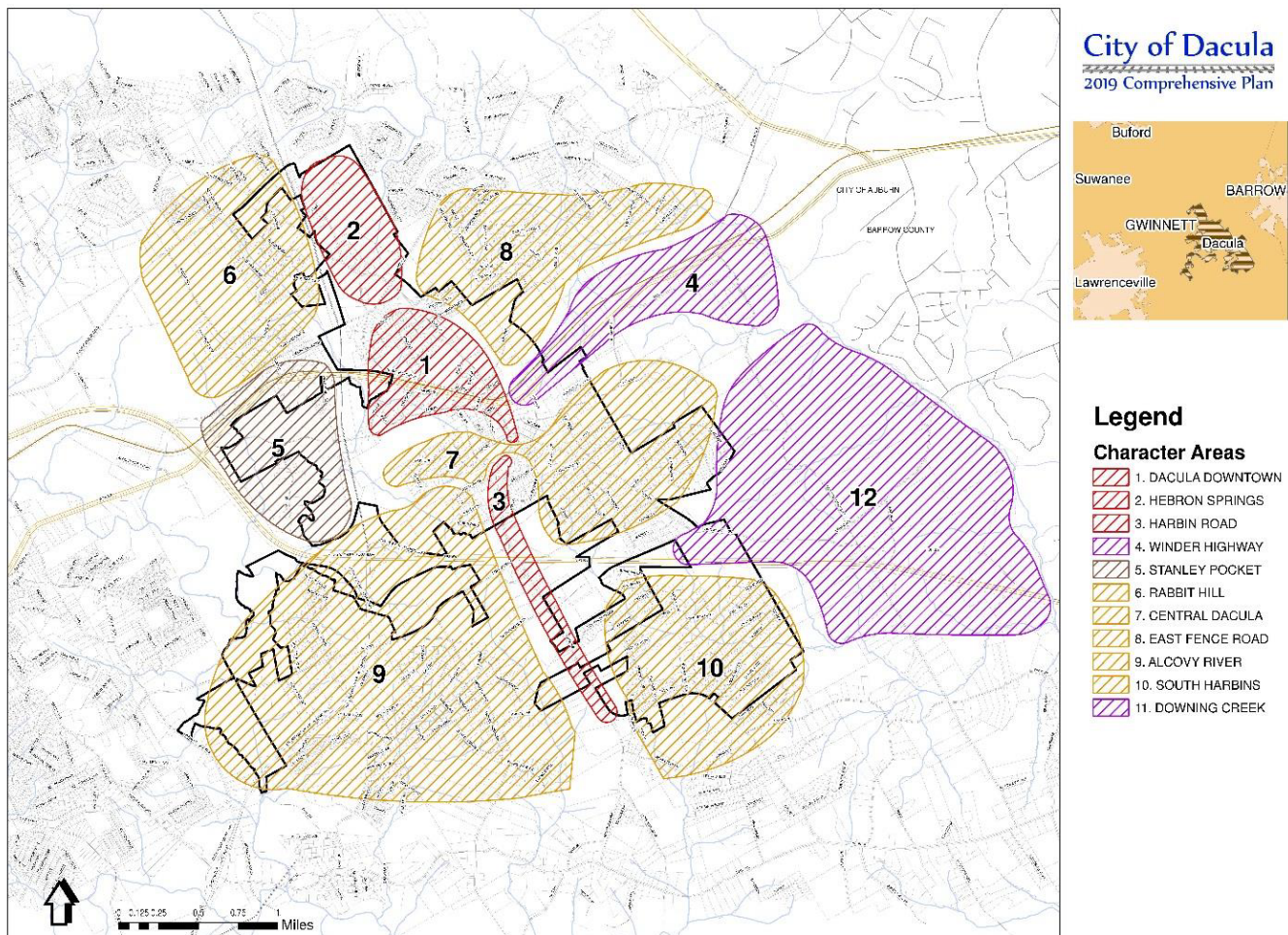
Land Use

Existing Development Patterns

In 2023 the estimated population of the City of Dacula was 8,101, representing a 82% increase from 2010. The growth rate in Dacula was significantly higher than for Gwinnett County and the state of Georgia.

The 2019 Comprehensive Plan identified eleven Character Areas. These were updated as part of the community engagement program for this plan. The revised Character Areas are presented later in this section.

Figure 19: City of Dacula 2019 Character Area Map



In addition to the character areas, the 2019 plan identified five overlay land use modifiers shown below. This includes expressway and commercial corridors, neighborhood connections, gateways, and commuter rail opportunities.

Figure 20: City of Dacula Overlay Modifiers

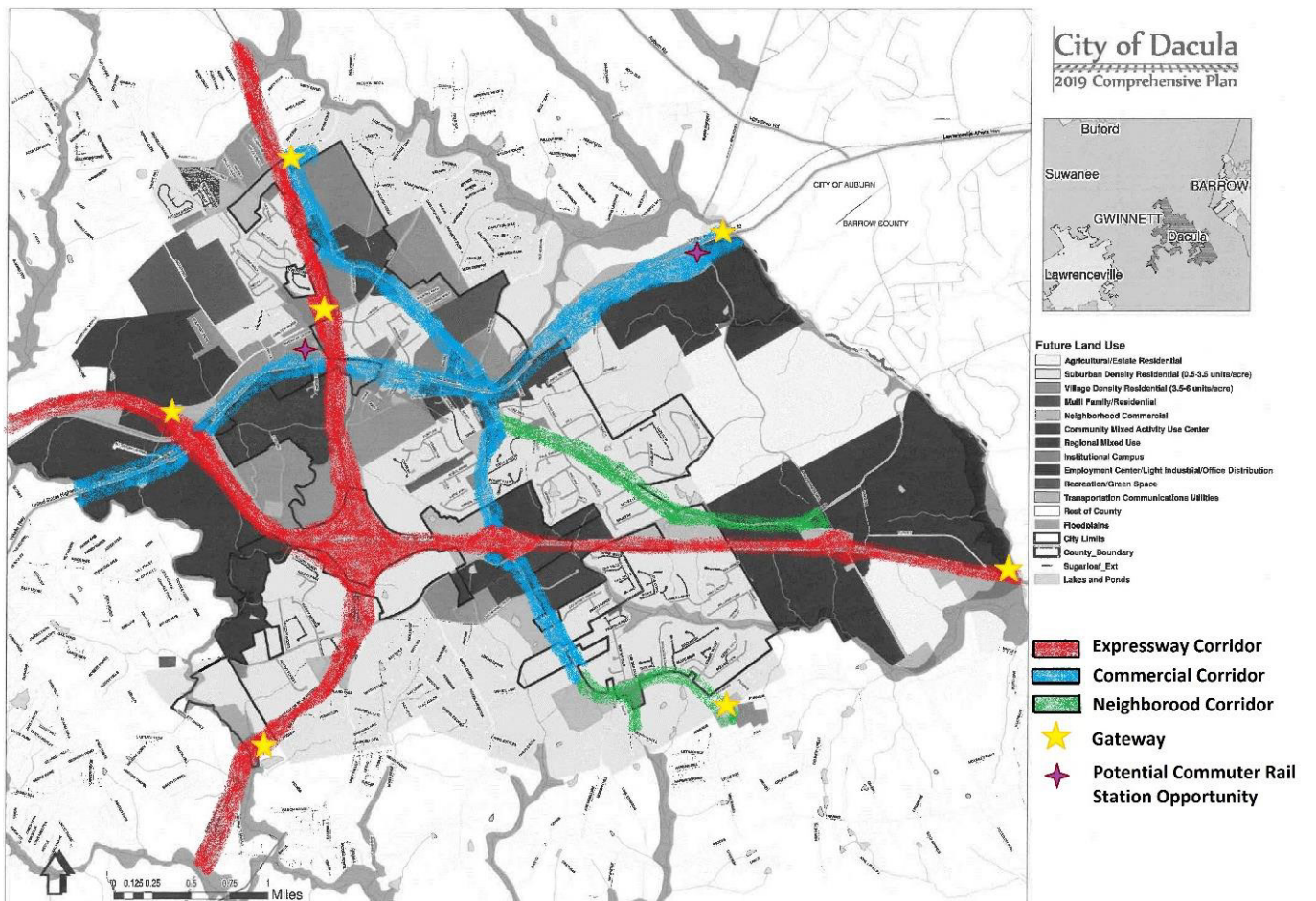
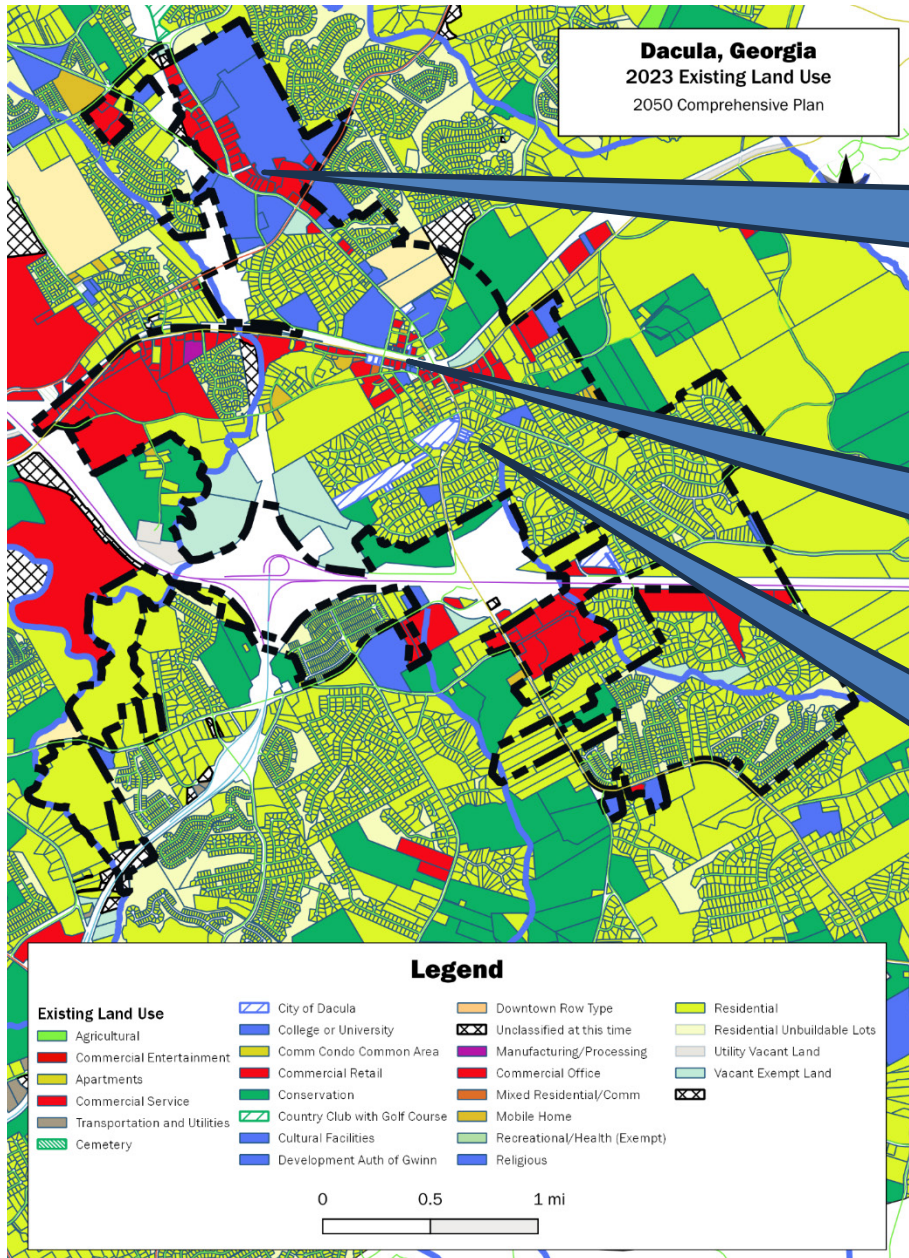


Figure 21 provides a preliminary existing land use map for the City of Dacula and surrounding area. The data source is from Gwinnett County's Geographic Information System (GIS) and has not been field verified.

Figure 21: City of Dacula Existing Land Use



The Hebron Springs area includes a large church and private school and commercial uses.

A mixture of Commercial and Residential uses exist in downtown area.

A good portion of Dacula is single-family residential.

Land Use Goals and Policies

Goal: Maintain existing character in established neighborhoods

Policies

- Redevelopment in existing neighborhoods should be limited to existing zoning but encourage connectivity when opportunities arise
- Enforce codes to maintain the health, welfare and safety of the community

Goal: Increase diversity of land uses in downtown character area

Policies

- Allow for higher density, connectivity, and transportation modal options
- Encourage the redevelopment of underutilized and/or abandoned/dilapidated properties
- Balance land use to provide both housing and employment opportunities

Goal: Increase base economic activity through land use

Policies

- Identify areas for manufacturing
- Encourage research and development activities
- Support tourism

Land Use Strategies

6a Identify specific areas reserved for industry

The future character area map has identified areas that would be well suited for industrial development. These are near transportation corridors and have access to water and wastewater services.

6b Identify specific areas reserved for commercial office and retail

The future character area map has identified areas that would be well suited for commercial office and development.

6c Reserve area for hotels and support industry

The future character area map has identified areas that would be well suited for hotel and associated support industries. These are located along S.R. 316 and would include hotels and sit-down restaurants.

6d Implement future character area map as a guide for new development and redevelopment

The future character area map has identified areas for all future development and redevelopment activities. Zoning and redevelopment decisions should follow the proposed character to both protect existing character as suggested, or for new development or redevelopment to achieve the future vision of the City.

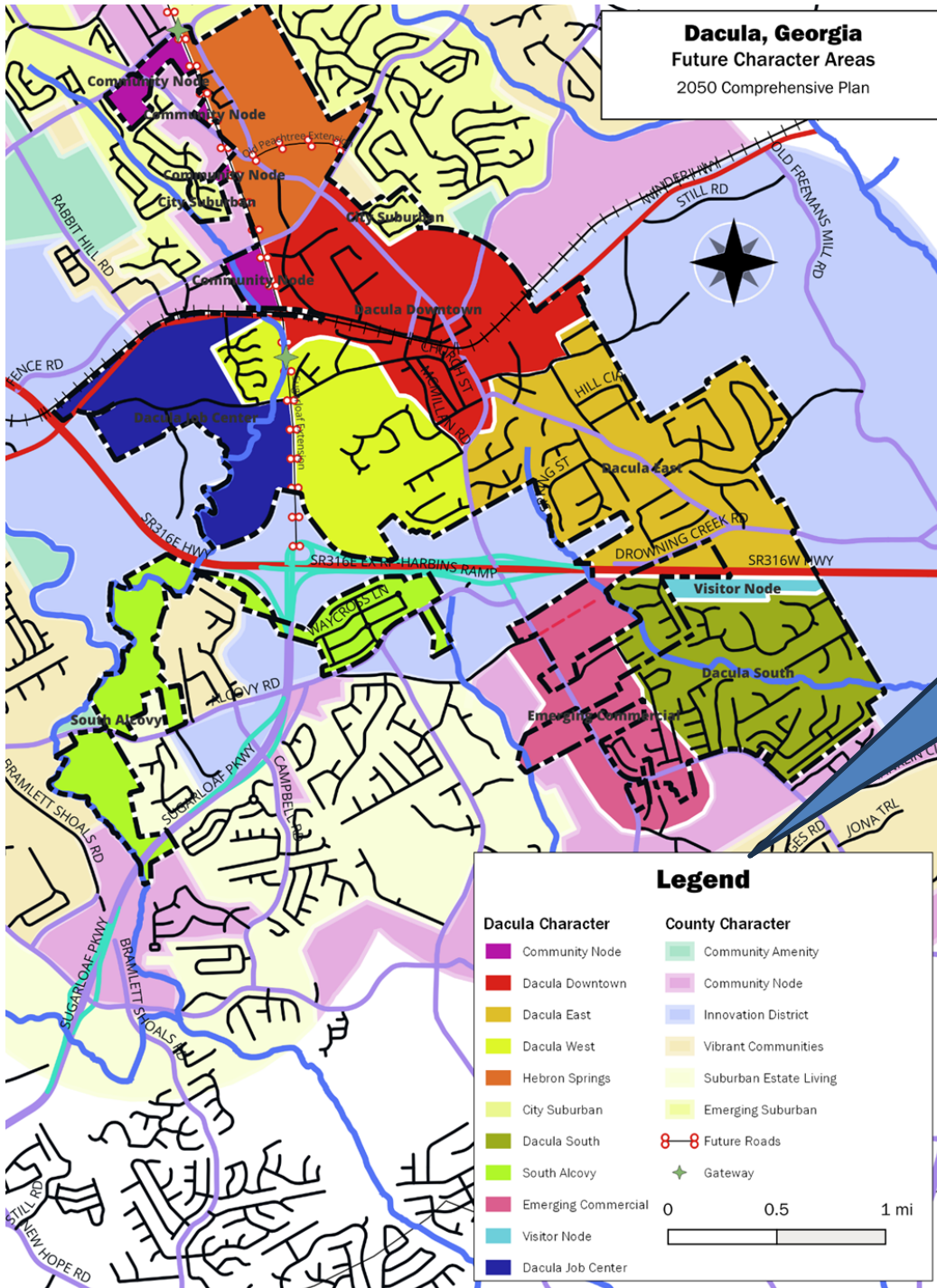
6e Review and update building codes

Review and update building codes as needed.

6f Review and update zoning and development codes

Review and update zoning and development codes to encourage connectivity and alternative modes of transportation, including bike, pedestrian, and public transportation.

Figure 22: City of Dacula Future Character Areas



Defining narrative is provided on following pages

Character Areas

Community Node

Description

The Community Node Character Areas is planned to be a commercial mixed-use area of the city adjacent to unincorporated Gwinnett County in the northwest area of the city. It should support employment of both city and unincorporated residents as well as potentially provide lower cost housing options where appropriate.

Future development and redevelopment should focus on making these nodes more pedestrian-oriented with mixed-use buildings. This area is characterized by mixed-use developments incorporating commercial, office, live-work, and similar ground floor uses with residential uses. Ground floor non-residential uses should be oriented toward the street with direct pedestrian access, outdoor patios, plazas, etc., to encourage pedestrian activity. Where ground floor non-residential space is provided, these areas should include convertible space. These activity centers are intended to serve surrounding residential communities and people throughout the County by providing shopping, dining, and entertainment venues.



Figure 23
Source: 2040 Gwinnett County Comprehensive Plan

Objectives

- Provide an appropriate transition between land uses and intensity.

Policies

- Allow for higher density, and increase in connectivity, and transportation modal options.
- Encourage the redevelopment of underutilized and/or abandoned/dilapidated properties.
- Balance land use to provide both housing and employment opportunities.

Implementation Strategies

- Create incentives for developers to integrate comprehensive plan goals, objectives, and policies.

Land Use and Zoning Consideration

The Community Node character area is primarily for commercial retail, office, and public/institutional uses. Zoning change and redevelopment requests should be consistent as an activity center.



Figure 24
Source: 2040 Gwinnett County Comprehensive Plan

Dacula Downtown

Description

The Dacula Downtown Character Area is planned to be a primarily commercial retail growth area of the city. The goal would be to have a livable, walkable city center to attract tourism, support employment of residents and to provide a place for entertainment and recreational opportunities.

Objectives

- Increase employment opportunities for the citizens of Dacula to match or exceed planned population increases for the City.
- Decrease vehicular traffic by providing access to trails, sidewalks and public transportation.
- Provide an appropriate transition between land uses and intensity.

Policies

- Allow for higher density, and increase in connectivity, and transportation modal options.
- Encourage the redevelopment of underutilized and/or abandoned/dilapidated properties.
- Balance land use to provide both housing and employment opportunities.

Implementation Strategies

- Create incentives for developers to integrate comprehensive plan goals, objectives, and policies.

Land Use and Zoning Consideration

The Dacula Downtown character area is primarily for commercial retail, office, and residential land uses. Zoning change and redevelopment requests should be consistent with a downtown character, including provision of entertainment, locally driven cultural and other community gathering uses. Effort should be made to add connectivity in the road network, add sidewalks and multi-use trails. Multi-use trails should logically connect with planned efforts by the County.



Figure 25
Source: Hall Consulting, Inc.



Figure 26
Source: Hall Consulting, Inc.

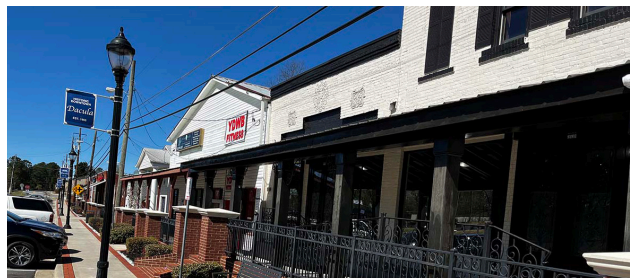


Figure 27
Source: Hall Consulting, Inc.

Dacula East and West

Description

The Dacula East and West Character Areas are primarily single family residential. Most of the East character area is developed, however, the West character area has more undeveloped land. Infill and redevelopment may happen and should continue this existing character and residential density. The goal is to maintain existing character and provide community amenities including neighborhood commercial and pocket parks.

Objectives

- Maintain existing character.

Policies

- Allow for small scale neighborhood commercial activities along Harbins Road.
- Look for opportunities to connect to multi-use trail system (both County and planned city multi-use trails)
- Allow for higher density and better connectivity in Dacula West Character area

Implementation Strategies

- Create incentives for developers to integrate comprehensive plan goals, objectives, and policies.

Land Use and Zoning Consideration

The Dacula East character area is mostly developed with some opportunities for infill and redevelopment. Zoning considerations should reflect existing character (single-family residential at similar density), and small neighborhood commercial and community amenities where appropriate. The Dacula West character area which has undeveloped land should maintain the single-family character.



Figure 28
Source: © William A. Morgan / Adobe Stock



Figure 29
Source: © Jason / Adobe Stock

Hebron Springs

Description

The Hebron Springs Character Area is home to a larger church and private school and is primarily a commercial retail growth area of the city. The goal would be to have walkable shops, sit-down restaurants and a movie theatre to attract tourism, and to provide a place for entertainment and recreational opportunities for Dacula residents.

Objectives

- Decrease vehicular traffic by providing access to trails, sidewalks, and public transportation.

Policies

- Allow for increase in connectivity, and transportation modal options.
- Carefully review requests for drive through businesses to ensure compatibility with goals and objectives of this area.

Implementation Strategies

- Create incentives for developers to integrate comprehensive plan goals, objectives, and policies.

Land Use and Zoning Consideration

The Hebron Springs character area is primarily for commercial retail, office, and institutional uses. Neighborhood Mixed Use and General Commercial land uses include smaller neighborhood mixed use activity centers and general commercial land uses along major roadways that make up and support the economic well-being of the community. Zoning change and redevelopment requests should be consistent with a neighborhood mixed use and general commercial character. Effort should be made to add connectivity in the road network, add sidewalks and multi-use trails. Multi-use trails should logically connect with planned efforts by the County. Appropriate zoning includes standalone and multi-use commercial, mixed use (retail and office) commercial properties. Projects that offer shared off-street parking should be a priority.



Figure 30
Source: Hall Consulting, Inc.



Figure 31
Source: Page Light Studios / iStock

City Suburban

Description

There are two areas identified as City Suburban future character. These are currently residential subdivisions and are planned to remain unchanged during the planning horizon. The adjacent County future character areas are identified as emerging suburban. It is anticipated that these land uses are compatible. Request for zoning changes should be consistent with current character.

Objectives

- Maintain existing character.

Policies

- Look for opportunities to connect to multi-use trail system (both County and planned city multiuse trails)

Implementation Strategies

- Create incentives for developers to integrate comprehensive plan goals, objectives, and policies.



Figure 32
Source: © Konstantin L / Adobe Stock

Land Use and Zoning Consideration

These character areas are primarily single family residential. Zoning change requests should be limited to single family or neighborhood commercial if context allows. These photos represent examples of appropriate development and redevelopment in the City Suburban Character Area.



Figure 33
Source: © zimmytws / Adobe Stock



Figure 34
Source: © Becky Wright / Adobe Stock

Dacula South and South Alcovy

Description

The Dacula South and South Alcovy Character Areas are primarily single family residential. Most of the Dacula South character area is developed. Infill and redevelopment may happen and should continue this existing character and residential density. The goal is to maintain existing character and provide community amenities including neighborhood commercial and pocket parks.

Objectives

- Maintain existing character.

Policies

- Allow for small scale neighborhood commercial activities along main corridors such as Alcovy Road.
- Look for opportunities to connect to multi-use trail system (both County and planned city multi-use trails).

Implementation Strategies

- Create incentives for developers to integrate comprehensive plan goals, objectives, and policies.



Figure 35
Source: © Evelyn / Adobe Stock

Land Use and Zoning Consideration

The Dacula South and South Alcovy character areas are mostly developed with some opportunities for infill and redevelopment. Zoning considerations should reflect existing character (single-family residential at similar density), and small neighborhood commercial and community amenities where appropriate.



Figure 36
Source: © William A. Morgan / Adobe Stock



Figure 37
Source: © Ursula Page / Adobe Stock

Emerging Commercial

Description

The Emerging Commercial Character Areas is planned to be a primarily mixed-use area of the city along Harbins Rd south of S.R. 316. The goal is to have consistent land use with Gwinnett County's plan which has identified this area as Community Node described earlier in this element. It should support employment of both city and unincorporated residents as well as provide lower cost housing options.

Future development and redevelopment should focus on making these nodes more pedestrian-oriented with mixed-use buildings. This area is characterized by mixed-use developments incorporating commercial, office, live-work, and similar ground floor uses with compatible residential uses. Ground floor non-residential uses should be oriented toward the street with direct pedestrian access, outdoor patios, plazas, etc., to encourage pedestrian activity. Where ground floor non-residential space is provided, these areas should include convertible space. These activity centers are intended to serve surrounding residential communities and people throughout the County by providing shopping, dining, and entertainment venues.

An overlay district over existing residential should be included to protect these current uses.



Figure 38
Source: Hall Consulting, Inc.

Objectives

- Provide a transition area on Harbins Rd. consistent with County Comprehensive Plan

Policies

- Allow for higher density as appropriate, and increase in connectivity, and transportation modal options.
- Encourage the redevelopment of underutilized and/or abandoned/dilapidated properties.
- Balance land use to provide both housing and employment opportunities.

Implementation Strategies

- Create incentives for developers to integrate comprehensive plan goals, objectives, and policies.

Land Use and Zoning Consideration

The Emerging Commercial character area is primarily for any combination of residential, commercial, office, and public/ institutional uses. Zoning change and redevelopment requests should be consistent with a mixed-use character. Effort should be made to add connectivity in the road network, add sidewalks and multi-use trails. Multi-use trails should logically connect with planned efforts by the County, especially along the Sugarloaf parkway corridor. Projects that offer shared off-street parking should be a priority. The resulting character of the area should be similar to the Hebron Springs character area in North Dacula.

Visitor Node

Description

The visitor node character area was identified to support tourism for both Dacula and this area of the County. The County has identified this part of Gwinnett as an innovation district along S.R. 316. The city of Dacula can take advantage of this economic activity by providing hotels, motels and tourist support services.

Objectives

- Provide a hotel district with supporting services.

Policies

- Encourage sit down restaurants.

Implementation Strategies

- Coordinate with County for collector distributor road along S.R. 316

Land Use and Zoning Consideration

The visitor node character area is primarily for temporary housing for visitors to Dacula and the County Innovation District, including the Rowan Development. Zoning change and redevelopment requests should be consistent with hotel or related land use and sit-down restaurants.

Land Use and Zoning Consideration

The Visitor Node is currently undeveloped and is located along the S.R. 316 corridor. Land topology and size may make it difficult for large buildings. Zoning should allow for hotels and support industries, including sit-down restaurants.



Figure 40
Source: © MelissaMN / Adobe Stock



Figure 39
Source: © William A. Morgan / Adobe Stock



Figure 41
Source: © Tada Images / Adobe Stock

Dacula Job Center

Description

The Dacula Job Center Character Area may include light industrial and manufacturing, warehousing, industrial offices, and distribution facilities as well as supporting uses such as hotels. While Industrial areas may be appropriate in several locations within the City, it is important to limit the types of industrial uses to minimize impacts on adjacent areas. For instance, while industrial office space might be appropriate in 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.

Objectives

- Increase base economy.
- Protect river.

Policies

- Allow for low impact industry.
- Encourage the redevelopment of underutilized and/or abandoned/dilapidated properties.
- Designate land use to provide employment opportunities.

Implementation Strategies

- Create incentives for industrial employers to locate in Dacula.
- Carefully review requests for residential and commercial development to ensure capability with the objectives of this Area and the overall objectives of the Plan.
- Coordinate with County for water and wastewater infrastructure needs.

Land Use and Zoning Consideration

The Job Center character area is primarily for light industrial, industrial office, and distribution/warehouse. Zoning change and redevelopment requests should be consistent with an employment activity specific to enhancing the base economy of Dacula. Appropriate zoning includes industrial zoning categories. New development should provide buffer protection to both the Alcovy River and adjacent character areas.



Figure 42
Source: © onlyyouqj / Adobe Stock



Figure 43
Source: © netsay / Adobe Stock

Guidance for Rezoning by Character Area

Table 10: Guidance for Rezoning by Character Area

Character Area	Summary of Land Uses	Recommended Zoning Codes
Community Node	Commercial mixed use	C2, PMUD, R-TH
Dacula Downtown	Commercial Retail, office, and residential land use	C1, C2, R1200, OI
Dacula East	Single family residential with Commercial along Harbins Rd	R1200, R1400, C1, OI
Dacula West	Single family residential with Commercial along Harbins Rd	TRD, C1, R1200, R1400CZP, OI
Hebron Springs	Commercial Retail, office, and institutional land use	C1, C2, PMUD
City Suburban	Single family residential with Neighborhood commercial if context allows	R1200
Dacula South	Single family residential with Neighborhood commercial if context allows	R1400CSO, R1400, TRD
South Alcovy	Single family residential with Neighborhood commercial if context allows	R1400CSO, TRD, C1
Emerging Commercial	Commercial mixed use	PMUD, C1, C2, OI
Visitor Node	Hotel and Restaurant (sit down) other uses that support tourism	C2
Dacula Job Center	Manufacturing, warehousing, hotels/motels, industrial office	M1, M2, C2



Element Seven Community Building

Community Building

Community Building and Civic Engagement



Photo by Phil Mistry/PHIL FOTO

Civic engagement can take many forms, such as individual volunteerism, community activism and advocacy, organizational involvement, and electoral participation. Historically, long-term residents of Dacula have been civically engaged, participating actively in their local government and decision-making processes. This civic engagement is a valuable resource that can be tapped. However, as the city and county have attracted new residents overall civic engagement has decreased. As such, during the public engagement process, community building and engagement stood out as necessary components to maintain and improve the quality of life of residents.

A strong sense of community creates a supportive environment where residents feel connected and engaged. This social cohesion contributes to improved mental and emotional well-being, as individuals are more likely to have access to a support system and opportunities for social interaction. In a suburban city experiencing growth, a tight-knit community can help newcomers integrate into the fabric of the city, reducing feelings of isolation and increasing overall satisfaction with life.

Civic engagement is a cornerstone of a vibrant city's success. When residents actively participate in local government, they can voice their opinions and influence policies and decisions that directly affect their lives. This involvement fosters a sense of ownership and empowerment among community members, leading to a more responsive and accountable government. In turn, this can lead to better infrastructure, improved public services, and a safer environment, all of which are essential for attracting new businesses and residents. Economic development thrives in areas where residents take pride in their community and actively work towards its betterment, making it an attractive destination for both businesses and individuals.

An engaged and well-connected community often supports local businesses, boosting their success and sustainability. Moreover, a positive community reputation can attract outside investments and talent, further fueling economic development. Additionally, community-driven initiatives and programs, such as beautification projects, cultural events, and educational initiatives, can make a city more appealing to potential residents and businesses.

The largest community event in Dacula is the Memorial Day Parade. The parade has been a proud tradition in Dacula since 1994 and has grown over the years with about 100 units participating in the parade each year. The parade attracts about 10,000 spectators. Participants in the public engagement process suggested the need for additional community engagement and family activities. Specific suggestions included Art in Park, Fall Festival, additional cleanup events, and restarting the farmers market.

Dacula can encourage civic involvement by implementing a thoughtful system of recognition and incentives that acknowledge and appreciate the contributions of engaged residents. This may include public acknowledgments in local newsletters, websites, or social media platforms, showcasing the individuals or groups making a positive impact. Also, the city can organize annual civic awards ceremonies to honor outstanding volunteers or community leaders. Tangible rewards, such as certificates, plaques, or even small grants for community projects, can also be granted to those who consistently demonstrate a commitment to civic engagement. Additionally, fostering a culture of inclusivity and participation, where residents feel their input genuinely influences decisions and policies, serves as a meaningful and enduring reward, as it empowers citizens to play an active role in shaping the future of their city.

Goals and Policies

Goal: Create opportunities for residents to get together socially and build community

Policies

- Partner with local organizations and schools to create and sustain local events spearheaded by the city.
- Support family and youth activities, attractions, and events.
- Support investment in parks and public spaces to enhance the quality of life for citizens.
- Plan for family-friendly outdoor space for gathering and socializing.
- Create locations for social interactions and community building such as a town center, cultural center, or amphitheater.
- Create and continue traditions that bring residents and visitors together, such as the Memorial Day parade, arts in the park, farmers market, etc.

Goal: Protect and promote a culture of civic engagement

Policies

- Include youth in City planning efforts, events support, and other opportunities, as appropriate.
- Promote community volunteerism through recognition programs for sponsors and contributors to the Memorial Day Parade, historic preservation, volunteer beautification projects, school partnerships, etc.
- Create and support opportunities for volunteerism among residents, especially youth.

Strengthen civic pride for residents of Dacula

Policies

- Support creation and implementation of a consistent brand and messaging strategy to promote the city.
- Encourage the creation of unique destinations and gathering places within the city.
- Encourage placemaking strategies such as wayfinding signs, gateways, public art, and public events.

Community Building and Civic Engagement Strategies

7a Make it easy to find out how to get engaged with the city

Residents who want to volunteer in their community and get more involved may not know where to start. The city's website should include a page with local volunteer opportunities that enhances and supplements the bulletin board at City Hall.

7b Reward Civic Involvement

Create and implement a system of recognition and incentives that recognizes the contributions of engaged residents. Recommendations include public acknowledgment on the city's website and social media platforms, hosting an annual civic awards ceremony to honor outstanding volunteers and presenting certificates, plaques, or even small grants for community projects.

7c Create spaces for public engagement

Need to identify a "downtown" and follow up on opportunities to develop public use amenities such as a community or cultural arts facility and a traditional downtown square. This would be part of an LCI.

7d Create additional opportunities for engagement and community building

Plan additional events and opportunities for community building and engagement. The city can spearhead new events and partner with local organizations.

7e Improve civic pride with branding plan

A well-executed branding plan can instill a sense of identity and belonging among residents, fostering civic pride by highlighting the unique characteristics and values of a community. When a city's brand effectively communicates its history, culture, and aspirations, it can evoke a sense of shared purpose and unity among its citizens. Additionally, a strong city brand can attract positive attention, tourism, and investment, which, in turn, can lead to improved infrastructure, amenities, and overall quality of life, further fueling civic pride.

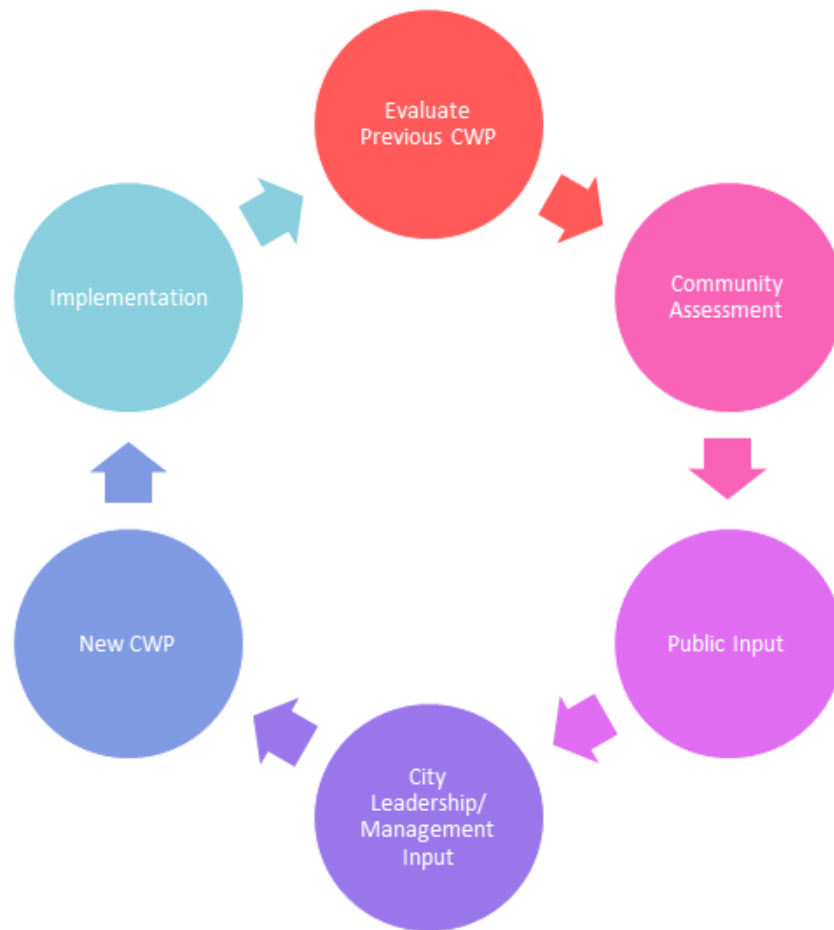
Community Work Program

Community Work Program

Community Building and Civic Engagement

The community work program (CWP) is a 5-year detailed plan of activities for the City of Dacula. These could be additional plans, programs, and community facilities as well as rehabilitation of existing community facilities. The activities in the work program are derived from the recommendations in each of the previous sections of this comprehensive plan. Grants are competitive and may not necessarily be awarded. The following illustrates the process of developing the CWP. Please note that public, city leadership, and city management input may be iterative and performed several times prior to completing the CWP.

Community Work Program Update Process



The following table is a list of accomplishments from the previous CWP. Projects that have not been accomplished and/or postponed may be placed on the current community work program. The previous community work program was extensive and included many items that were the responsibility of Gwinnett County. These items have not been rolled over to the new work program to keep the CWP realistic.

List of Accomplishments

#	ID	Priority (Year 1, 5, 10 or 10+)	Need, Opportunity or Purpose	Project	Date Completed	Currently Underway	Postponed	Not Accomplished	Explanation for project or activity postponed or not accomplished
4	Population and Demographics								
5	1a	1	Prioritize (eastward) annexation, infrastructure, and planned development between CSX RR and SR316 east to support growth of employment, commerce, and homes to support tax base.	Annex area between CSX RR and along south side of Georgia 316 to accommodate future growth and development.				X	Due to the Rowan project this has not been accomplished. South of Winder Highway has been annexed.
6	1b	5	Specify state roads and Dacula, Fence, and Harbins Roads as growth corridors / Update zoning and development regulations to support/manage appropriate densities along corridors.	Update zoning ordinance and development regulations to support urban development where appropriate.	3/5/2020				
7	1c	5	Identify specific locations for employment, higher density, commerce & social interaction.	Prepare infrastructure plans for development of city		X			
8	1d	5	Expand water + sewer infrastructure to accommodate changing population requirements.	Prepare infrastructure plans for development of city		X			
9	1e	5	Identify programs to provide housing choices to keep aging residents in the community.	Prepare infrastructure plans for development of city		X			
10	NATURAL AND CULTURAL RESOURCES								
11	2a	1	Pursue LCI grant for downtown planning and identify priorities and funding.	Identify local \$/match reqts. and pursue LCI grant from ARC to fund Livable Community Initiatives Plan.			X		Will include this to new community work program
12	2b	5	Restrict development densities in environmentally sensitive areas and encourage potential Conservation Subdivision Overlay ordinance	See 1b) above. Update zoning ordinance and development regulations to support urban development where appropriate.	3/5/2020				

List of Accomplishments continued

#	ID	Priority (Year 1, 5, 10 or 10+)	Need, Opportunity or Purpose	Project	Date Completed	Currently Underway	Postponed	Not Accomplished	Explanation for project or activity postponed or not accomplished
13	2c	5	Enforce rigid stormwater, erosion, stream bank, and septic tank ordinances in recharge areas.	See 1b) above. Update zoning ordinance and development regulations to support urban development where appropriate.	3/5/2020				
14	2d	5	Support some smaller single-family residential parcels and multi-family in the City (continued large residential lots consume more land, yield fewer housing units, and consume remaining woodlands,	Expand zoning categories to accommodate smaller lots where feasible and appropriate	3/5/2020				
15	2e	5	Work with Gwinnett County for recreation / Identify needs in City for local small scale open space facilities and program some projects for joint City/County	Prepare City recreation plan to supplement County plan and support small parks and cultural resources inside the City and within walking		X			
16	2f	5	Inventory scenic resources for information for decision-makers and negotiations.	Prepare City recreation plan to supplement County plan and support small parks and cultural resources inside the City and within walking		X			
17	2g	5	Identify and preserve pastures, woods, and cultural resources that provide dramatic scenic views of surrounding countryside. along the Alcovy and Apalachee River basins.	Prepare City recreation plan to supplement County plan and support small parks and cultural resources inside the City and within walking		X			
18	2h	10	Work with Gwinnett County to support "greenway" corridor along Apalachee River to complement Chattahoochee River greenway on west side of County.	Prepare City recreation plan to supplement County plan and support small parks and cultural resources inside the City and within walking		X			
19	COMMUNITY FACILITIES & SERVICES								

List of Accomplishments continued

#	ID	Priority (Year 1, 5, 10 or 10+)	Need, Opportunity or Purpose	Project	Date Completed	Currently Underway	Postponed	Not Accomplished	Explanation for project or activity postponed or not accomplished
20	3a	5	Explore grants and service fees for expansion.	Explore grants and service fees for expansion.				X	Item to be revisited for more specific application
21	3b	1	Enforce rigid stormwater, erosion, stream bank, and septic tank ordinances in recharge areas.	See 1b) above. Update zoning ordinance and development regulations to support urban development where appropriate and protect environment.	1/1/2023				
22		10+	Enforce rigid stormwater, erosion, stream bank, and septic tank ordinances in recharge areas.	Plan for new reservoir along Apalachee River to supplement existing Chattahoochee River resources.	1/2/2023				
23	3c	1	Improve current water line delivery services to ensure fire flow and increased populations along critical lines	Implement Phase 2 of Water Main Replacement Program - 1. Upsize 6-inch water system pipes that fail fire flow test (2a-2d); 2. Upsize water main on Dacula Road to 10-inch	1/3/2023				
24		5	Update existing water lines as needed based on future fire flow studies and expand water lines into areas of existing City not currently served	Implement future phases of Water Main Replacement Program. Identify requirements for expansion systems and coordinate with County Water System.		X			
25		10+	Update existing water lines as needed based on future fire flow studies and expand water lines into areas of existing and future City not currently served.	Identify requirements for expansion of water system in coordination with County Water System.		X			
26	3d	1	Coordinate with Gwinnett County Water System to extend sewer lines and reduce pump station and force mains in Alcovy basin.	Extend sewer to City Hall on Harbins Road and along Dacula Road and US29 to	2/1/2023				

List of Accomplishments continued

#	ID	Priority (Year 1, 5, 10 or 10+)	Need, Opportunity or Purpose	Project	Date Completed	Currently Underway	Postponed	Not Accomplished	Explanation for project or activity postponed or not accomplished
27		5	Coordinate with Gwinnett County Water System to extend sewer lines and reduce pump station and force mains in Alcovy basin and septic tanks in Apalachee basin.	Extend sewer on Harbins Road from City Hall to SR316 and along SR316 to County Line				X	Revisit in next Comprehensive Plan update.
28		10+	Coordinate with Gwinnett County Water System to extend sewer lines and reduce pump station and force mains in Apalachee basin.	Extend distributed water lines in expanded areas of the City that may be annexed.		X			
29	3e	5	Identify additional personnel needs to support fire and police services and facilities as the population grows.	Identify additional personnel needs to support fire and police services and facilities as the population grows.		X			
30	3f	5	Need funding to acquire land in near term for future public facilities needs.	Need funding to acquire land in near term for future public facilities needs.	2021				
31	3g	10	Current City Hall meets needs. Consider cultural facility to anchor downtown.	Plan for New Cultural Center			X		Will include this to new community work program
32	BROADBAND								
33	4a	5	Broadband services provided by private providers. City to address changes to development codes. Also support public access for private users who cannot afford private marketplace	Support Broadband ready programs Citywide via Wi-Fi. Potential initiatives are expected to be clarified by the State. Details pending State legislation.	2022				Park and Public Works WIFI public completed.
34	4b	5	Define where requirements and development codes need to change and implement. Where are the gaps in services?	Support legislative direction from the State to define protection of City rights-of-way and decommissioning and removal of retired towers.		X			This will be a continuous effort

List of Accomplishments continued

#	ID	Priority (Year 1, 5, 10 or 10+)	Need, Opportunity or Purpose	Project	Date Completed	Currently Underway	Postponed	Not Accomplished	Explanation for project or activity postponed or not accomplished
35	4c	5	Gap in services along Apalachee River will need service when it is developed.	Support public/private coordination to expand service into unserved areas and capacity into underserved areas		X			This will be a continuous effort
36	CAPITAL IMPROVEMENTS								
37		10+	City may want to consider impact fees in long term plans	Review options to fund specifically allowed infrastructure by establishing impact fees in long			X		Will add this to new community work program
38	ECONOMIC DEVELOPMENT								
39	6a	1	Revise and update the City's marketing materials to create a positive, compelling image for the City.	Create City of Dacula "Brand" for future public information and economic development		X			Will finish in 2024
40	6b	1	Identify and implement gateway signage and landscaping.	Identify and implement gateway signage and landscaping in accord with City "Branding" update			X		Will include this to new community work program
41	6c	5	Explore Tax Allocation Districts (TAD), impact fees, economic development grant programs, Community Improvements Districts (CIDs), ARC grant programs (LCI), and Infrastructure Development Districts.	Establish City Development Authority to support funding, and consider Tax Allocation Districts (TAD), impact fees, economic development grant programs, Community Improvements Districts (CIDs), ARC grant programs (LCI), and Infrastructure Development Districts..			X		Will include this to new community work program
42	6d	5	Balance development requests with revenue generation and create promotion programs to support commercial and industrial development in the City and recruit retail and employment	Establish an economic development function within the city to recruit business and employment centers to balance with housing as				X	Revisit in next Comprehensive Plan update.

List of Accomplishments continued

#	ID	Priority (Year 1, 5, 10 or 10+)	Need, Opportunity or Purpose	Project	Date Completed	Currently Underway	Postponed	Not Accomplished	Explanation for project or activity postponed or not accomplished
				infrastructure for water/sewer becomes available!					
43	6e	5	Explore LCI plan to develop and identify consensus on directions for downtown Dacula. .	Create a “Livable Centers Initiative” (LCI) Plan to provide an opportunity for the City to specify redevelopment of downtown and possible				X	Revisit in next Comprehensive Plan update.
44	6f	5	Encourage redevelopment or revitalization with specific architectural standards for design quality and sustainability and include locations of curb cuts, vehicle parking, and outside display elements in the design review process to enhance appearance and desirability.	Update zoning ordinance and development regulations to support urban development where appropriate.	2021				
45	6g	5	Identify methods to require new development to support infrastructure improvements related to growth created by the development.	Develop education program for developers to create mixed uses that support commercial, office and employment in addition to residential.				X	Revisit in next Comprehensive Plan update.
51	LAND USE AND DEVELOPMENT PATTERNS								
52	7a	1	See # 6, Economic Development, (k).	Update zoning ordinance and development regulations to support urban development where appropriate.	2021				
53	7b	1	LCI would provide directions for revitalization of downtown core. See #6, Economic Development (c)	See LCI plan (item 6e) above.				X	Revisit in next Comprehensive Plan update.
54	7c	1	LCI would help identify specific recommendations to add to commercial uses and schools.	See Branding (item 6a) above and LCI plan (item 6e) above.				X	Revisit in next Comprehensive Plan update.

List of Accomplishments continued

#	ID	Priority (Year 1, 5, 10 or 10+)	Need, Opportunity or Purpose	Project	Date Completed	Currently Underway	Postponed	Not Accomplished	Explanation for project or activity postponed or not accomplished
55	7d	5	Identify potential grant sources to fund Winder Road Corridor land use study.	See Branding (item 6a) above and LCI plan (item 6e) above.				X	Revisit in next Comprehensive Plan update.
57	7e	5	Identify specific parcels that should include mixed-use and / or major employment.	See Items 1a) above (Annexation) and 6e) LCI project above				X	Revisit in next Comprehensive Plan update.
58	7g	5	Specify appropriate locations for mixed-use.	Actively seek a developer for the Regional Mixed Use centers	2023				
59	7h	5	Determine appropriate locations for mixed-use, and address traffic generation, impacts on schools and services created by increased residential densities.	Update zoning ordinance and development regulations to support urban development where appropriate for mixed use, increased density, and live/work/play.	2021				
60	7i	5	Support Traditional Neighborhood Development (TND) principles for neighborhood design.	Create a City sidewalks program to supplement projects identified under item 8g) below		X			
61		10	Consider mixed-use where appropriate and address inter-use travel regulations.			X			
62	7j	10	Encourage sidewalks, bike lanes, and local traffic enhancements at these locations.	See LCI plan (item 6e) above		X			
63	7l	5	Identify incentives to recover depressed areas.	See item 6c) above to provide powers to a City Development Authority		X			
64	7n	5	Update signage ordinance as needed.	Update zoning ordinance and development regulations to support integrate aesthetic signage standards.				X	Will include this to new community work program

List of Accomplishments continued

#	ID	Priority (Year 1, 5, 10 or 10+)	Need, Opportunity or Purpose	Project	Date Completed	Currently Underway	Postponed	Not Accomplished	Explanation for project or activity postponed or not accomplished
65		5	Address land uses at interchanges and along SR 316.	Identify timing and intensity of development along existing E/W and extension of Drowning Creek Road to Harbins Road on north side of SR 316.				X	County responsibility
66	TRANSPORTATION								
67	8a	1	Identify a favored list of SPLOST projects for the City	Identify a favored list of SPLOST projects for the City	2023				
68	8b	1	Provide specific incentives to encourage developers to build quality roadways that exceed minimal requirements especially on future arterial and collector corridors.	Identify roadway design requirements for developers to meet and possible incentives program to allow higher densities for enhanced design.				X	Revisit in next Comprehensive Plan update.
69	8c	1	Narrow bottleneck constrains north/south connectivity). New bridge is pending; short term construction will relieve current congestion, but can increase traffic due to limited capacity of approaching roadways.	Construct SR 8/Winder Highway/Auburn Road New Connection Bridge and relocate roadway alignments for Dacula Road, Harbins Road and US 29.	2021				
70		5	Develop improvements for access across railroad with new grade separated crossings and additional connecting corridors between Northern Gwinnett and GA-316.	Identify improvements to Broad Street access across CSX RR.	2021				
71		5	Identify additional improvements to create new grade separated crossings and additional connecting corridors between Northern Gwinnett and GA-316.	Identify Old Freemans Mill Road right-of-way for access from SR 316 to US 29 and to extend across CSX RR to Apalachee Road				X	County responsibility

List of Accomplishments continued

#	ID	Priority (Year 1, 5, 10 or 10+)	Need, Opportunity or Purpose	Project	Date Completed	Currently Underway	Postponed	Not Accomplished	Explanation for project or activity postponed or not accomplished
72		10	Identify additional improvements to create new grade separated crossings and additional connecting corridors between Northern Gwinnett and GA-316.	Improve Old Freemans Road corridor and extension to provide access from Apalachee Road to SR 316				X	County responsibility
73		5	Georgia SR 316 is being reconstructed as a grade- separated, limited access highway from State Route 120 in Lawrenceville to Apalachee River (Barrow Co. line).	Construct grade-separated, limited access bridge and ramps at Winder Highway (US 29/SR8), Sugarloaf Pkwy Extension, and Harbins Road.				X	County responsibility
74	8d	5	"	Construct grade-separated, limited access bridge and ramps at Harbins Road.				X	County responsibility
75		5	SR 316 improvements will close SR 316 access at Fence Road and include Fence Road bridge over CSX RR to connect to Winder Hwy (US 29).	New Project: Fence Road improvements east of new Sugarloaf Parkway Interchange*				X	County responsibility
76		5	Identify desired frontage roads along SR 316 corridor Address land uses at interchanges, and extend grade separated design to/across Apalachee River, including a Drowning Creek Road interchange.	Improve and extend E/W Drowning Creek Road from Old Freeman Mill Road to Harbins Road on north side of SR 316.				X	County responsibility
77	8c	10	Consider Sugarloaf Parkway Extension Phase 2 will be grade-separated, limited access highway from SR316 to I-85. Interchanges are proposed at SR316, Fence Road, and SR124 (Braselton Highway).	Construct Sugarloaf Parkway extension - Phase 2 from I-85 to SR 316 as grade-separated limited access highway with interchanges at SR316, Fence Road, and SR124 (Braselton Highway). Identify east/west access at Old Peachtree Road and Hurricane Shoals Roads.				X	County responsibility

List of Accomplishments continued

#	ID	Priority (Year 1, 5, 10 or 10+)	Need, Opportunity or Purpose	Project	Date Completed	Currently Underway	Postponed	Not Accomplished	Explanation for project or activity postponed or not accomplished
78		10	Assume Stanley Road will be closed at Sugarloaf Parkway Extension Phase 2 ROW	Design Sugarloaf Extension to maintain pedestrian & bicycle access across the extension ROW at Stanley Road crossing to promote alternate access to city.				X	County responsibility
79	8d	5	Encourage access management techniques.	New Project: Improve Dacula Road Access Management				X	County responsibility
80	8e	5	Plan roadway and signal improvements to address congestion (ITS Expansion on Harbins Road)	Intersection improvements: Fence Road at Circle Road				X	County responsibility
81		5	Brooks Road at Bramlett Shoals Road	Intersection improvements: Brooks Road at Bramlett Shoals Road				X	County responsibility
82		5	ITS Expansion on Harbins Road	ITS Expansion Project on Harbins Road				X	County responsibility
83		5	ITS Expansion on Sugarloaf Parkway	ITS Expansion Project on Sugarloaf Parkway				X	County responsibility
84		5	Tanner Road from Harbins Road to West Drowning Creek Road	Improve Tanner Road from Harbins Road to West Drowning Creek Road	2019				
85		10	Harbins Road from SR 316 to Ace McMillan Road*	New Project: Improve Harbins Road from SR 316 to Ace McMillan Road*				X	County responsibility
86	8f	5	Identify where appropriate for pedestrian and bicycle routes.	Prepare City bicycle/pedestrian and trail plan to identify and provide pedestrian and bicycle mobility and accessibility.			X		Will include this to new community work program

List of Accomplishments continued

#	ID	Priority (Year 1, 5, 10 or 10+)	Need, Opportunity or Purpose	Project	Date Completed	Currently Underway	Postponed	Not Accomplished	Explanation for project or activity postponed or not accomplished
87	8g	5	Integrate context sensitive design approaches to identify preferred roadway design within walkable districts. Also, See # 7, Land Use and Development, (k).	Adopt a "Complete Streets" approach to road design to accommodate multiple transportation modes, including pedestrians, bicycles, automobiles, and transit.			X		Will include this to new community work program
88	8g	5	Improve alternative modes of access to support mixed use development	Promote plans to expand Inter-County bus system with additional routes between Dacula and Lawrenceville, Buford/ Mall of Georgia, Lawrenceville/Gwinnett Justice Center, and Snellville/ US 78 corridor.				X	County responsibility
89		5	Sidewalk Connections on Dacula Road*	New Project: Sidewalk Connections on Dacula Road*				X	County responsibility
90		5	Harbins Road Sidewalks north of SR 316*	New Project: Harbins Road Sidewalks north of SR 316*	2018				
91		10	Need to coordinate with County proposed trails system	Partner with County Recreation and PATH to coordinate trail system to connect Dacula Park, downtown, and areas south of SR 316 to system.		X			
92		5	Explore opportunities for additional pedestrian and bicycle mobility along new connecting corridors or improved existing corridor or along the Apalachee River corridor and its tributaries.	Identify connecting links and preserve as development occurs.			X		Will include this to new community work program
93	8h	5	Ensure policies accommodate the disabled, the elderly, and meet ADA design standards.	Review design of sidewalks and trails with ADA guidelines.		X			

List of Accomplishments continued

#	ID	Priority (Year 1, 5, 10 or 10+)	Need, Opportunity or Purpose	Project	Date Completed	Currently Underway	Postponed	Not Accomplished	Explanation for project or activity postponed or not accomplished
94	8i	5	Review road layouts of new subdivisions to support connectivity.	Require review road layouts of new subdivisions to support connectivity, protect buffers, and encourage attractive aesthetics.		X			
95	8j	10	Locate a Commuter Rail Station for the "Brain Train" between Atlanta and Athens on CSX Railroad/Winder Highway corridor between SR 316 and the Apalachee River.	Continue investigation of Atlanta to Athens Commuter Rail.				X	County responsibility
96		10	Determine location for a commuter station related to the "Brain Train" concept proposal to come through Dacula.	Create a "Livable Centers Initiative" (LCI) Plan to provide an opportunity for the City to specify a location for Commuter Rail station.				X	Revisit in next Comprehensive Plan update.
97	8k	10	Develop on-street parking to reduce the need for surface parking, provide a buffer of parked cars along the roadway between automobile traffic and sidewalks, and encourage reduced speeds through congested areas.	Prepare policy to consider increased urban density parking requirements for mixed use developments			X		Will include this to new community work program
98	Not Titled								
99	9a	5	Expand water + sewer infrastructure to accommodate changing population requirements.	See 1c) above. Prepare infrastructure plans for development of city				X	Revisit in next Comprehensive Plan update.
100	9b	5	identify programs to provide housing choices to keep aging residents in the community.	See 1c) above. Prepare infrastructure plans for development of city	2021				
101	9c	5	Review code enforcement to identify needed redevelopment.	Update zoning ordinance and development regulations to support urban development where appropriate.	2021				

List of Accomplishments continued

#	ID	Priority (Year 1, 5, 10 or 10+)	Need, Opportunity or Purpose	Project	Date Completed	Currently Underway	Postponed	Not Accomplished	Explanation for project or activity postponed or not accomplished
102	9c	5	Where appropriate especially to mixed-use centers.	Update zoning ordinance and development regulations to support urban development where appropriate.	2021				
103	9d	5	Encourage where appropriate and include economic assessment regarding decisions of where and when	See LCI plan (item 6e) above				X	Revisit in next Comprehensive Plan update.
104	9e	5	Continue working with Gwinnett County programs and other providers.	Coordinate local input to programs provided by Gwinnett County programs and other agencies and coordinate with non-profit organizations to provide affordable housing and social services..		X			Continuous program
105	9f	5	Accommodate the anticipated mix of diverse housing needs per zoning and development regulations.		2021				
106	9i	5	Adopt a senior housing ordinance or other similar method to ensure that the needs of the elderly population are properly planned for.	Adopt a senior housing ordinance to support the planning needs to accommodate increased elderly populations.	Pre-2015				This was done already
107	9j	5	Continue coordination with providers.	Support Countywide efforts to accommodate homeless persons (specifically including single female parents with children) and help them become self-sufficient.		X			
109	INTERGOVERNMENTAL COORDINATION								
110	10a	5	Follow through on annexation process to create strong identity of City and boundaries.	Follow through on annexation process to create strong identity of City and boundaries..		X			Continuous program

List of Accomplishments continued

#	ID	Priority (Year 1, 5, 10 or 10+)	Need, Opportunity or Purpose	Project	Date Completed	Currently Underway	Postponed	Not Accomplished	Explanation for project or activity postponed or not accomplished
111	10b	5	Coordinate with County providers.	Coordinate with County providers.		X			Continuous program
112	10c	5	Coordinate with regional Water Plan and other jurisdiction.	Coordinate with regional Water Plan and other jurisdiction.		X			Continuous program
113	10d	5	Coordinate with other jurisdictions.	Coordinate with other jurisdictions.		X			Continuous program
114	10e	5	Coordinate with School Board to identify and resolve issues of safety, security, and access.	Coordinate with School Board to identify and resolve issues of safety, security, and access.		X			Continuous program
115	10f	5	Continue coordinating with providers.	Continue coordinating with providers.		X			Continuous program
116	10g	5	Continue coordinating with providers to define and merge responsibilities.	Maintain cooperative agreements with water and power utility providers, planning agencies, and regulators such as Georgia Power, Oglethorpe Power, MEAG, the Metropolitan NGWP District, Gwinnett Water, ARC, and other public elements of State and federal agencies and private entities that encourage coordination between providers and assist in deciding on shared infrastructure and promotion of the best interests of local citizens.		X			Continuous program

Community Work Program

The CWP is developed from public input and staff recommendations. The strategy ID maps back to the plan elements goals, policies and strategies page. A priority of 1 represents the highest priority to be undertaken. Cost are estimates only.

#	Strategy ID	Priority	Need, Opportunity or Purpose	Project	Responsible Party	Cost	Funding Source
1 - POPULATION & HOUSING							
1	1a	1	Prioritize (eastward) annexation, infrastructure, and planned development between CSX RR and SR316 east to support growth of employment, commerce, and homes to support tax base.	Annex area between CSX RR and along south side of Georgia 316 to accommodate future growth and development.	City	100	City
2	1a	1	Create a "Livable Centers Initiative" (LCI) Plan to provide an opportunity for the City to specify redevelopment of central area to include a variety of housing types.	Identify local \$/match reqts. and pursue LCI grant from ARC to fund Livable Community Initiatives Plan.	City, Gwinnett County	50	City, ARC, Gwinnett County
3	1b	1	Encourage Infill Development	Identify empty and dilapidated lots within the city and promote them for redevelopment.	City, Gwinnett County	staff time	City
2 - TRANSPORTATION							
4	2a	5	Identify where appropriate for pedestrian and bicycle routes.	Prepare City bicycle/pedestrian and trail plan to identify and provide pedestrian and bicycle mobility and accessibility.	Gwinnett County, PATH Foundation	40	GDOT, Gwinnett
5	2b	5	Reduce traffic congestion	Build road behind Kroger, extending Old Peachtree Rd. to Fence Rd. (Approx 0.5 miles)	County	1000	SPLOST, County
6	2c	1	Reduce traffic congestion	Modify zoning/development regulations to encourage connectivity of roads.	City	staff time	City
3 - ECONOMIC DEVELOPMENT							
7	3a	1	Identify and implement gateway signage and landscaping.	Identify and implement gateway signage and landscaping in accord with City "Branding" update	City	180	City
8	3a	1	Strengthen civic pride for residents of Dacula	Create a branding plan	City	50	City
9	3b	2	Community identity/placemaking	Gateway Signage	City	100	City
10	3c	10	Encourage tourism	Plan for New Cultural Center	City	100	City
11	3d	5	Explore Tax Allocation Districts (TAD), impact fees, economic development grant programs, Community Improvements Districts (CIDs), ARC grant programs (LCI), and Infrastructure Development Districts.	Establish City Development Authority to support funding, and consider Tax Allocation Districts (TAD), impact fees, economic development grant programs, Community Improvements Districts (CIDs), ARC grant programs (LCI), and Infrastructure Development Districts..	City	TBD	City
4 - COMMUNITY FACILITIES & SERVICES							
12	4a	5	The current Dacula City Hall has reached maximum capacity	Build a new City Hall at 431 Harbins Road	City	5500	SPLOST
13	4b	1	Need land for future facilities	Identify additional land for future facilities, including annexation opportunities.	City	1100	SPLOST
14	4c	5	Explore grants and service fees for expansion.	Investigate Federal and State grants for community infrastructure.	City	TBD	City
15	4d	10+	City may want to consider impact fees in long term plans	Implement an impact fee program for roads, parks & recreation, and public safety.	City	TBD	City
16	4e	1	Update equipment/increase exercise capacity	Complete playground and exercise upgrade at Maple Creek Park.	City	750	Endowment
17	4f	1	Provide additional amenities for residents and visitors	Explore a pocket park program			
18	4g	1	Need sewer for denser development	Negotiate with County on Sewer			

Community Work Program continued

#	Strategy ID	Priority	Need, Opportunity or Purpose	Project	Responsible Party	Cost	Funding Source
1 - POPULATION & HOUSING							
5 - BROADBAND							
19	5a	5	Need to identify specific locations with inadequate services and ensure that every resident has access to reliable and affordable broadband services.	Identify specific areas that are not served by broadband service providers and create an action plan to promote the deployment of broadband services to these areas by qualified broadband service providers.	Utility Providers, County, City	staff time	City, County, Private Providers
20	5b	5	Need to address disposition/removal of retired towers.	Support legislative direction from the State to define protection of City rights-of-way and decommissioning and removal of retired towers.	Utility Providers, City, County	10	City, County
6 - LAND USE AND DEVELOPMENT PATTERNS							
21	6a, 6b, 6c, 6d	1	Increase employment opportunities	Adopt Future Character Area map and defining narrative as a guide for future land use decisions for rezoning and	City	staff time	City
22	6b, 7c	1	Pursue LCI grant for downtown planning and identify priorities and funding.	Identify local \$/match reqts. and pursue LCI grant from ARC to fund Livable Community Initiatives Plan.	City, Gwinnett County	50	ARC, Gwinnett County
23	6e	2	Maintain existing community character	Review and update building codes as needed	City	staff time	City
24	6f	5	Update signage ordinance as needed.	Update zoning ordinance and development regulations to support integrate aesthetic signage standards.	City	TBD	City
25	6f	3	Reduce traffic congestion	Review and update zoning and development regulations to encourage connectivity and alternative modes of	City	staff time	City
7 - COMMUNITY BUILDING AND ENGAGEMENT							
26	7a, 7b	1	Protect and promote a culture of civic engagement	Add a page to the city website highlighting engagement opportunities and activities of volunteers	City	staff time	City
27	7b	5	Protect and promote a culture of civic engagement	Create an annual recognition event to honor outstanding volunteers and organizations	City	10	City
28	7d	1	Create opportunities for residents to get together socially and build community.	Plan and promote additional events and opportunities for community building such as arts in the park, farmers	City	staff time	City



Appendices

Appendices

Interview Summaries



Environmental Planning Criteria



Required Documentation

