

PLANNING &
DEVELOPMENT

2016 Business Plan

gwinnettcounty
GOVERNMENT



Introduction

- **Department Overview**
- **Major Accomplishments and Initiatives**
- **Operating Budget/Financial Details**
- **Balanced Scorecard Metrics**



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PLANNING &
DEVELOPMENT

Mission

Vision

Values

- To enhance the quality of life and property values in Gwinnett County by planning for growth and enforcing construction and environmental standards for development in new and revitalizing residential and non-residential neighborhoods.

Mission

Vision

Values

- To protect the natural environment and facilitate the creation of a built environment desired by the citizens of Gwinnett County through planning and development review.



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**PLANNING &
DEVELOPMENT**

Mission

Vision

Values

- Integrity, Responsiveness, Excellence, Teamwork

Core Services



PLANNING &
DEVELOPMENT

Development

Kathy Holland

Plan Review

Adena Fullard

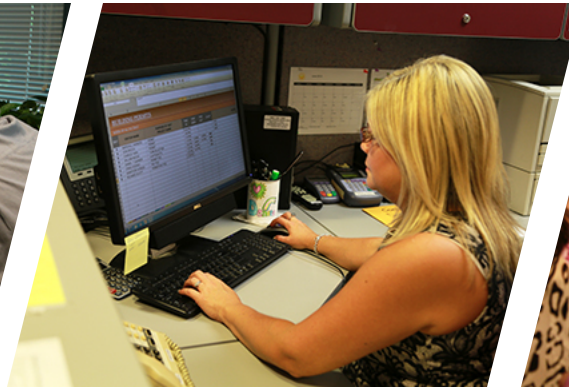
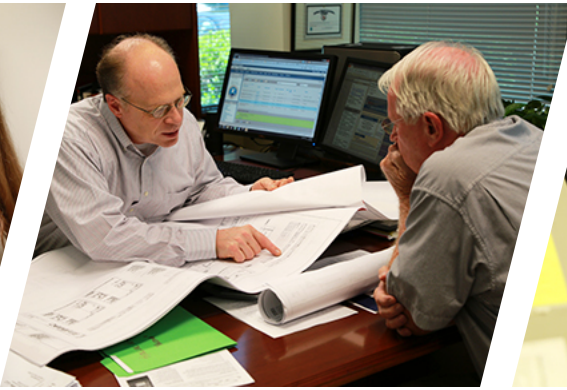
Inspections &
Permits

Dana Baites

Licensing &
Revenue

Brandi Everett

Core Services



PLANNING &
DEVELOPMENT

Planning

Jeff West

Current
Planning

Long-Range

James Pugsley

Data Services

Melanie Tabb

Core Services



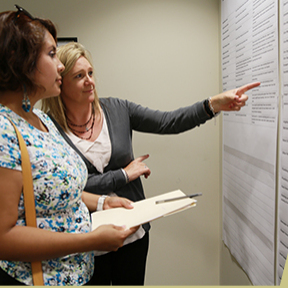
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DEVELOPMENT

Economic
Development

Robert Long

Redevelopment &
Revitalization

Recruitment &
Retention



2015 Initiatives & Accomplishments

- **2030 Unified Plan Recalibration***
- **Customer Sign-In System – NACO Award**
- **Improved Customer Waiting Area Service**
- **Online Permitting, Payment, and Affidavit Submittal***
- **Update/Review of all License & Revenue Ordinances***




* Denotes Objective on Balanced Scorecard

Customer Sign-In System

Current Wait Times

Thursday, August 20, 2015 10:55:48 AM

Legend: 0-30 Minutes 31-60 Minutes +60 Minutes

Customers Waiting for Initial Meeting / Review

Current Status / Waiting for:

<u>Customer Name</u>	<u>Customer Number</u>	<u>Check-in Time</u>	<u>Time Customer has Been Waiting (minutes)</u>
----------------------	------------------------	----------------------	---

Building Plan Review

MATTHEW COOK	CUSTOMER #-08202015-076	10:45:41	10
BRUCE BEHNER	CUSTOMER #-08202015-077	10:49:12	6

Development Plan Review

ROCHELL MCCOY	CUSTOMER #-08202015-071	10:37:35	18
CHARLES PHILLIPS	CUSTOMER #-08202015-075	10:44:02	11
WILLIAM KELLY	CUSTOMER #-08202015-078	10:53:04	2

Storm Water Sewer Plan Review

patrick stanton	CUSTOMER #-08202015-060	10:17:15	38
DEBBIE GRIFFITHS	CUSTOMER #-08202015-068	10:28:43	27
CHAN .	CUSTOMER #-08202015-069	10:30:17	25
WES DETWILER	CUSTOMER #-08202015-072	10:39:04	16

Customers Transferred From Other Departments

Current Status / Waiting for:

<u>Customer Name</u>	<u>Customer Number</u>	<u>Check-in Time</u>	<u>Time Customer has Been Waiting (minutes)</u>
----------------------	------------------------	----------------------	---

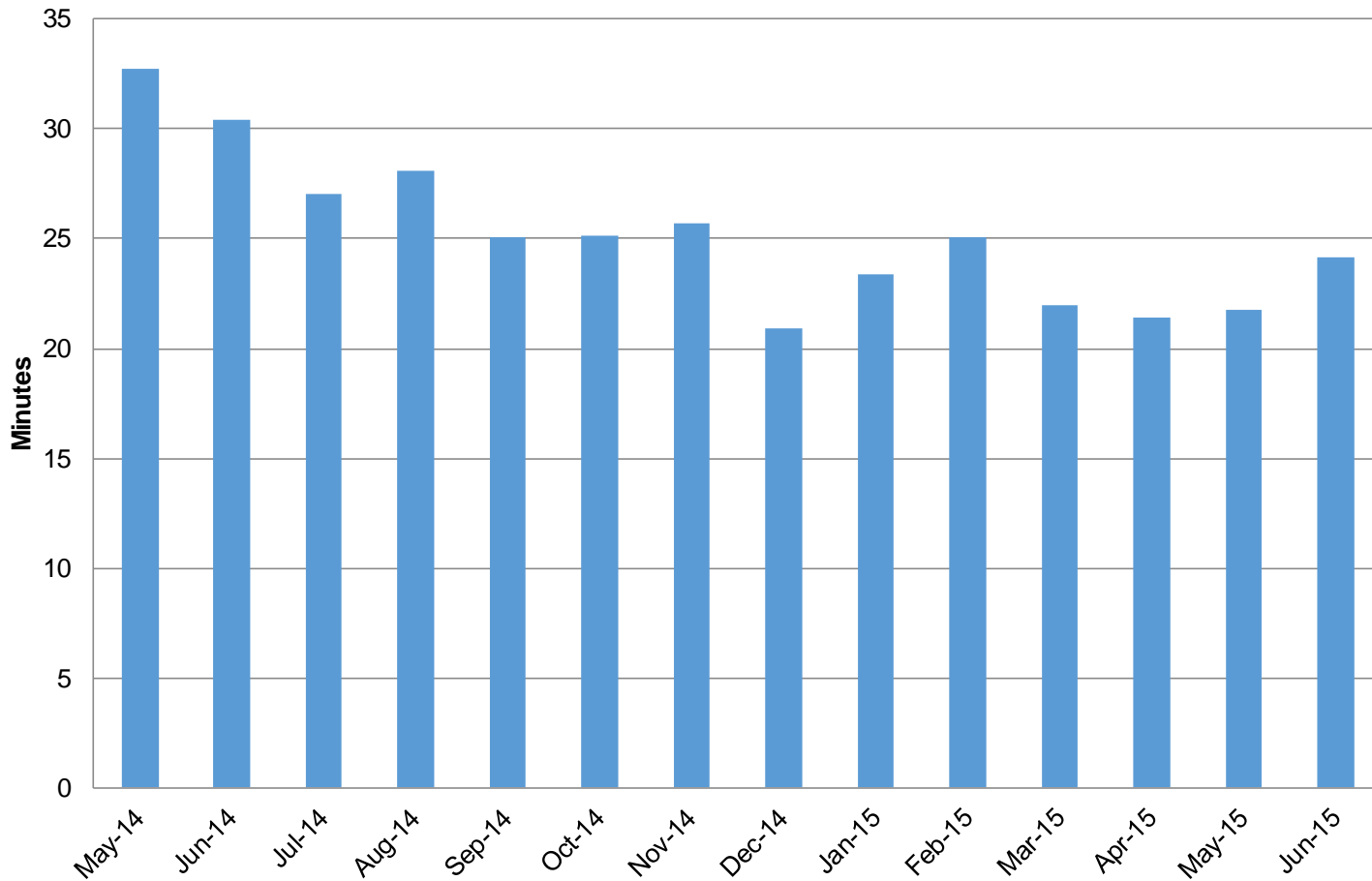
Waiting for Fire Plan Review

LEE RECCHIA	CUSTOMER #-08202015-062	10:40:50	15
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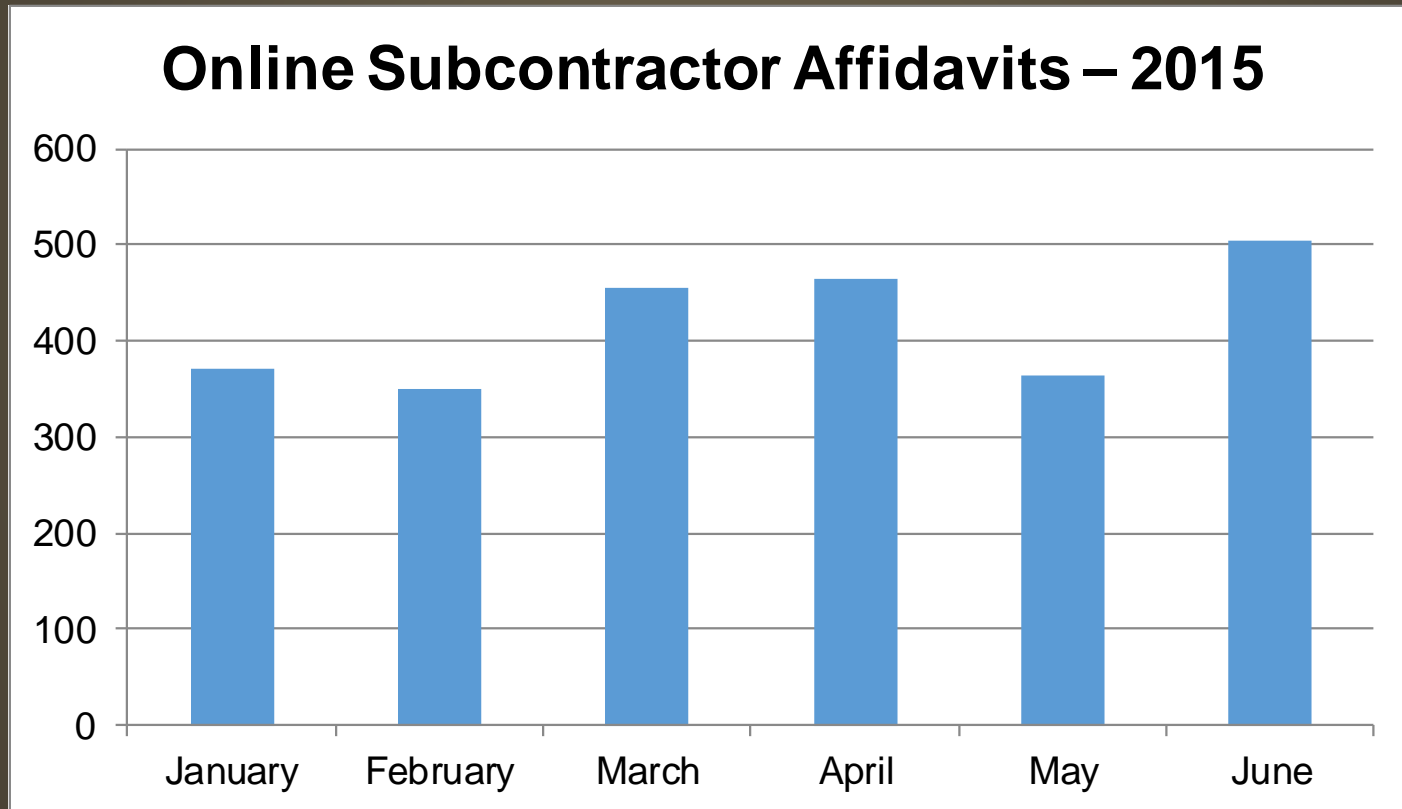
Customer Service

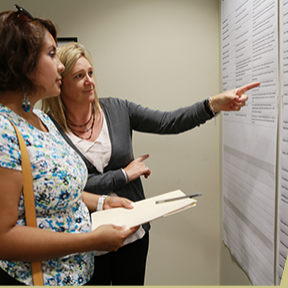
Initial Customer Wait Times (Avg) - 2014-15



Affidavits Submittals

35% online submittals for 2015 (8,100 total)

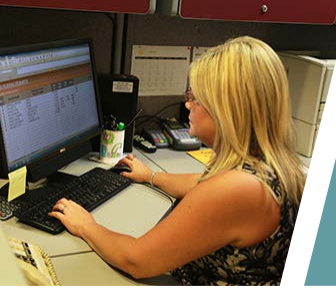




2015 Initiatives & Accomplishments

- **Automation of the Online Renewal of Occupational Tax Certificates**
- **Expansion of the Research & Development Corridor Character Area**
- **Current Zoning Build-Out Analysis**
- **Formation of Redevelopment Overlay Districts***
- **Electronic Document Review***

* Denotes Objective on Balanced Scorecard



Electronic Document Review Customer Submission

Welcome to the E-Services HomePage

Gwinnett County
Dept. of Planning and Development
Police Quality of Life Unit
Fire Marshal's Office

All E-Services are available 24 hours a day, seven days a week.

Home

Zoning

Development

Building & Fire

Code Complaints / Violations

[Create a Case](#) | [Search Development Permits](#) | [Schedule a Development Inspection](#)

Select a Case Type

Choose one of the following available case types. For assistance or to apply for a case type not listed below please contact us.

- Commercial Development Permit (with Electronic Document Review)
- Concept Plan (with Electronic Document Review)
- Land Disturbance Permit (with Electronic Document Review)
- Multifamily Development Permit (with Electronic Document Review)
- Specimen Tree Concept Plan (with Electronic Document Review)
- Subdivision Development Permit (with Electronic Document Review)
- XPL - Exemption Plat / Non-Residential
- XPL - Exemption Plat / Residential

[Continue Application »](#)

The customer selects an online review type



Electronic Document Review Customer Submission

Concept Plan (with Electronic Document Review)

1 Location | 2 People | **3 Details** | 4 Review | 5 Application Submitted

Step 3 : Details > Detail Info
Fill in all 'Required' Fields. * indicates a required field.

Project Information

GENERAL

*City Limits: Yes No
Concept Type: Residential
Street Type: Private
*Development Type: Agricultural Sales (On-S)

PROJECT DATA

*No. of Lots: 20
Floodplain Area (Acres): 30.1
Floodplain %: 75
Gas/Power Easement (Acres): 15
*Sanitary Service: --Select--
*Total Acres: 65
*Number of Existing Parking Spaces: 20
*Number of NEW Parking Spaces: 45
*Number of Multifamily Dwelling Units: 0
*New Building Space Area (SQ. Feet): 2000
*Existing Building Space Area (SQ. Feet): 2300
*Zoning / SUP / CIC Number(s): ZZZ2012-00001

Attachment

All project-related documents must be PDF format.
The maximum file size allowed is 5000 MB.

Name	Type	Size	Latest Update	Action
No records found.				

Save and resume later:

Open

Accla Automation (\jacf01\dotpnd\$\VOL1\PROGRAMS\... > Plans

Organize | New folder

Name	Date modified	Type	Size
01-Cover-Concept	3/18/2014 12:49 PM	Adobe Acrobat D...	1,498 KB
02-OVERALL-CONCEPT	3/18/2014 12:49 PM	Adobe Acrobat D...	1,901 KB
13069 Preserve at Reed Mill Concept Plan...	4/16/2014 8:58 AM	Adobe Acrobat D...	13,929 KB
BrookRoadTract_03242015_v1	3/30/2015 3:35 PM	Adobe Acrobat D...	8,091 KB

File name: BrookRoadTract_03242015_v1

Electronic Document Review Customer Submission

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All E-Services are available 24 hours a day, seven days a week.

[Home](#) [Zoning](#) [Development](#) [Building & Fire](#) [Code Complaints / Violations](#)

[Create a Case](#) | [Search Development Permits](#) | [Schedule a Development Inspection](#)

Concept Plan (with Electronic Document Review)

1 Location → 2 People → 3 Details → 4 Review → 5 Application Submitted

Step 5: Application Submitted



Your application has been successfully submitted.
Please print your case and retain a copy for your records.

Thank you for using our online services.
Your Case Number is CPL2015-00105.

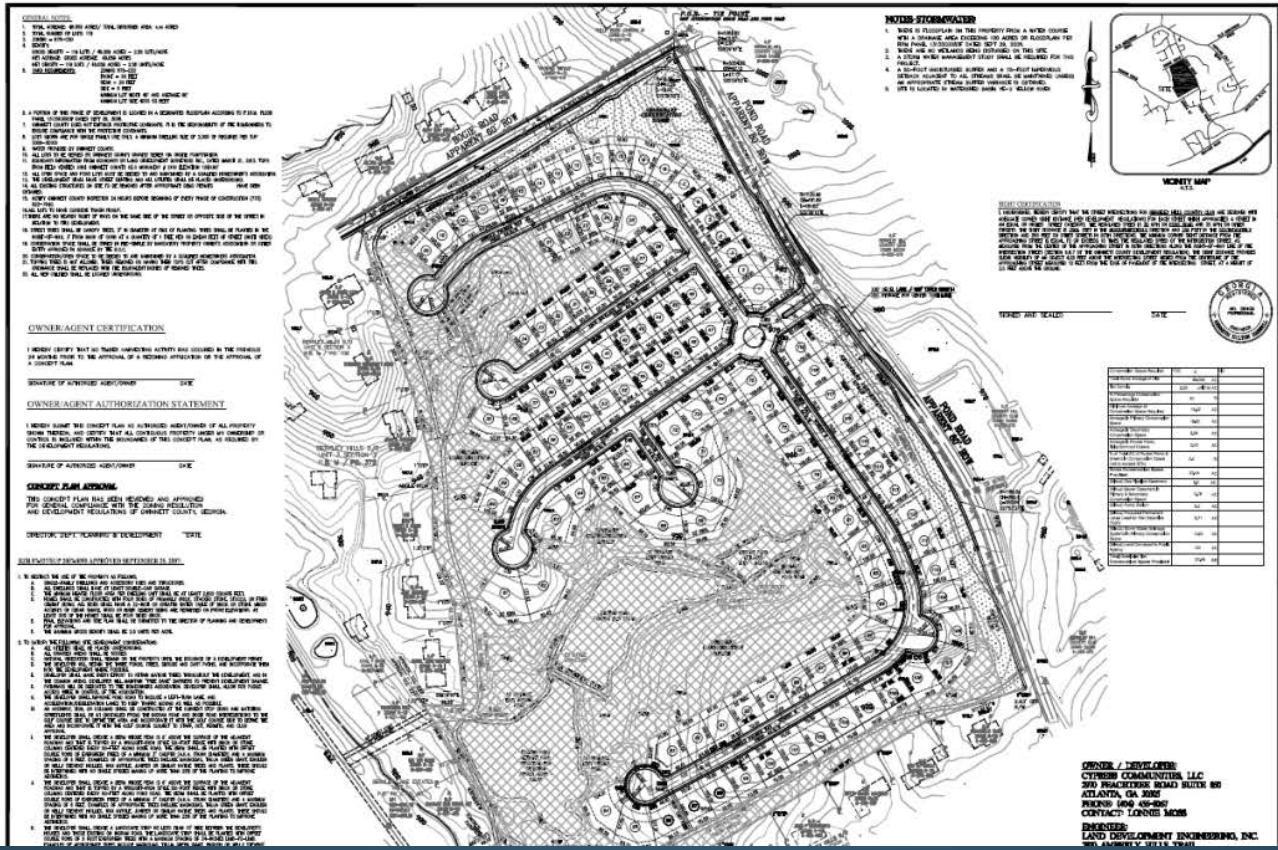
You will need this number to check the status of your application or to schedule/check results of inspections.

A licensed professional is now authorized to proceed with work at the designated location.

Your record type requires a follow-up inspection once work is completed. You may schedule the inspection now or return to schedule the inspection upon completion of the work. Choose "View Record Details" to Schedule Inspections, check status, or make other updates.

[View Case Details »](#) (You must post the record in the work area.)

Electronic Document Review Staff Review Process



PROPERTY NAME
BIRKENHEAD HILLS ESTATES
SUBDIVISION OF LAND
ESTATE DEVELOPMENT, INC.
CITY OF ATLANTA, GA 30348

CLIENT NAME
CYPRESS COMMUNITAL, LLC
300 PHOENIX ROAD SUITE 800
ATLANTA, GA 30348

LAND DEVELOPMENT ENGINEERING, INC.
1000 WOODLAND AVENUE, SUITE 1000
ATLANTA, GA 30348
TEL: 404.525.1111 FAX: 404.525.1112

DATE
3/26/13

SCALE
AS SHOWN

OWNER / DEVELOPER
CYPRESS COMMUNITAL, LLC
300 PHOENIX ROAD SUITE 800
ATLANTA, GA 30348
PHONE: 404.430.4800
CONTACT: LONNIE MOORE

ENGINEER
LAND DEVELOPMENT ENGINEERING, INC.
300 PHOENIX ROAD SUITE 800
ATLANTA, GA 30348

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	12/15/12
2	REVISIONS	
3	FINAL PLAN	3/26/13



Electronic Document Review Staff Review Process

Review Comments

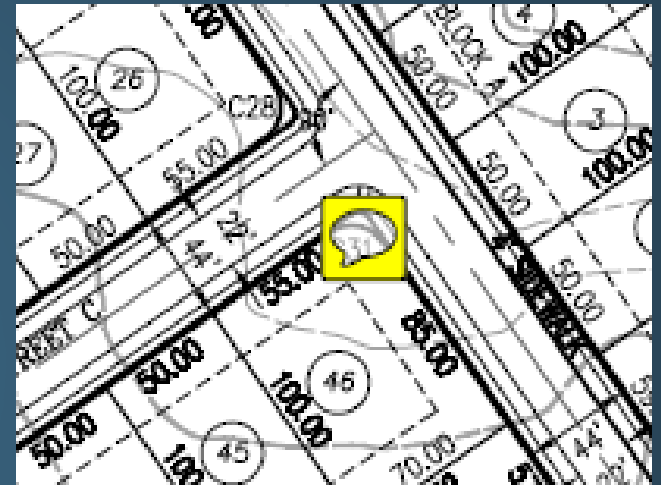
2119 ELEVATION 1240.90'
MAINTAINED BY A QUALIFIED HOMEOWNER'S ASSOCIATION.
UTILITIES SHALL BE PLACED UNDERGROUND.
APPROPRIATE DEMO PERMITS HAVE BEEN
OBTAINED FOR EVERY PHASE OF CONSTRUCTION (770)
ON THE STREET OR OPPOSITE SIDE OF THE STREET IN
CONFORMANCE WITH THE REQUIREMENTS OF THE
MUNICIPAL CODE OF PLANTING. TREES SHALL BE PLANTED IN THE
STREET PER 50 LINEAR FEET OF STREET (BOTH SIDES).
A SCHEDULED PROPERTY OWNER'S ASSOCIATION OR OTHER
PERSON SHALL BE PROVIDED BY A QUALIFIED HOMEOWNERS ASSOCIATION.
THEIR TOPS CUT AFTER COMPLIANCE WITH THIS
SECTION OF REMOVED TREES.

N/F
ERREAL SPARKS
ZONED R-75
8-238-011

966.8
N/F
JAMES M JONES ETAL
ZONED R-75
8-228-001M

Notification
Required for this
Property Owner re:
Access to ROW

Call-Out Notes



DRIVEWAY PERMIT
REQUIRED

P&D
DEPARTMENT OF PLANNING & DEVELOPMENT

ADMINISTRATIVE APPROVAL
Jul 22, 2015

Gwinnett County
Department of Planning and Development

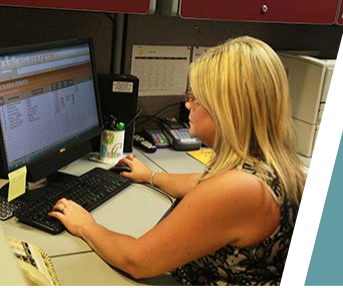
These drawings have been reviewed by all applicable Plan Review Sections
of the Gwinnett County Department of Planning and Development and all
applicable County Departments and have been found to be in compliance
with the codes and regulations of the County and are hereby Approved.

DATE: Jul 22, 2015

APPROVED

9701
N/F
CHRIS PAUL
ZONED R-75
8-038-014

Approval Stamps

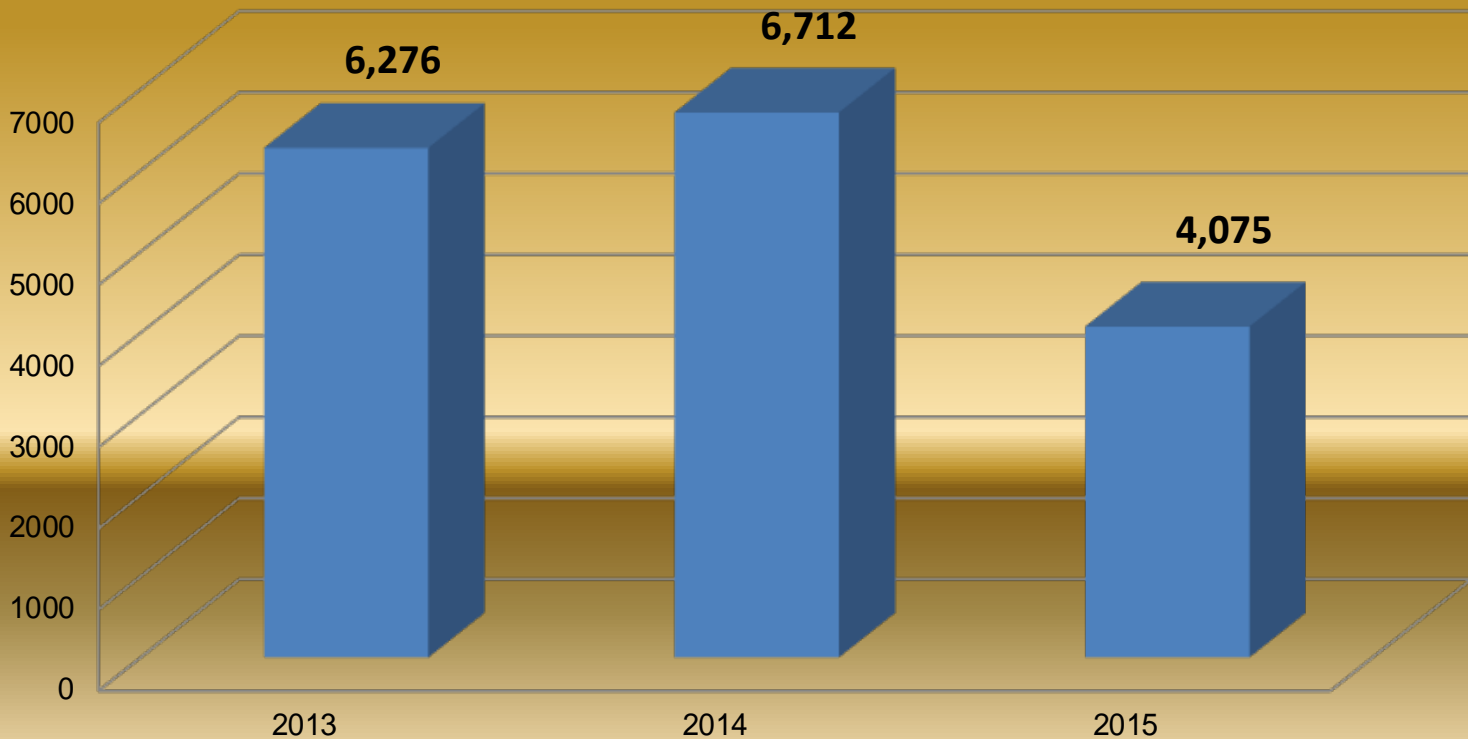


Environment

- **Meeting the Needs of our Customers as the Economic Recovery Continues**
- **Facilitating Walk-in Customers, Increasing Electronic/Online Options, and Providing Expected Levels of Service**
- **Managing our Service District and Multiple Funds**
- **Unified Development Ordinance Administration**
- **Unified Plan Recalibration Project – Transitioning For the Next Full Plan Update**

Inspection Activity

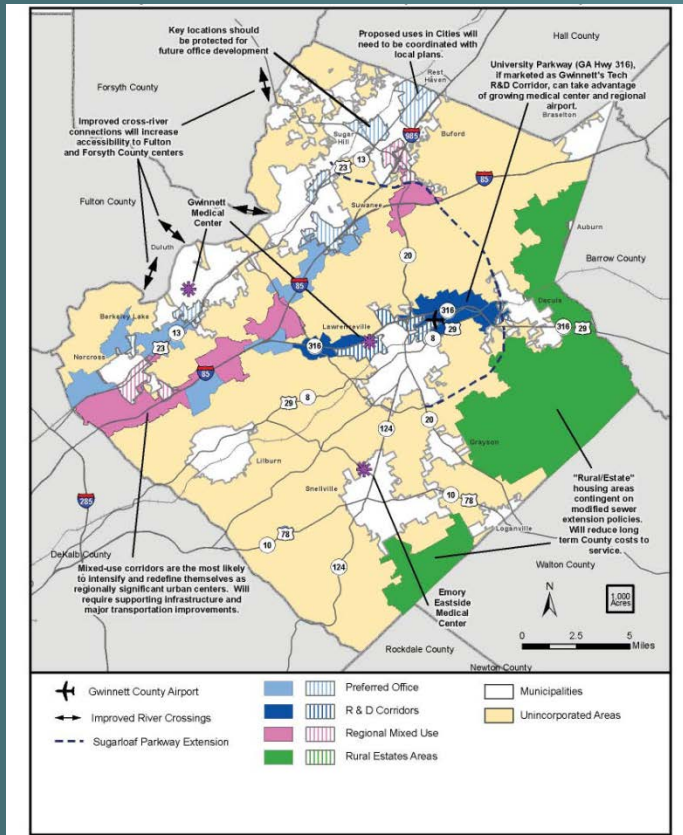
**Total Inspections per Inspector
(January - June)**



2030 Unified Plan

Maintain Economic Development and Fiscal Health

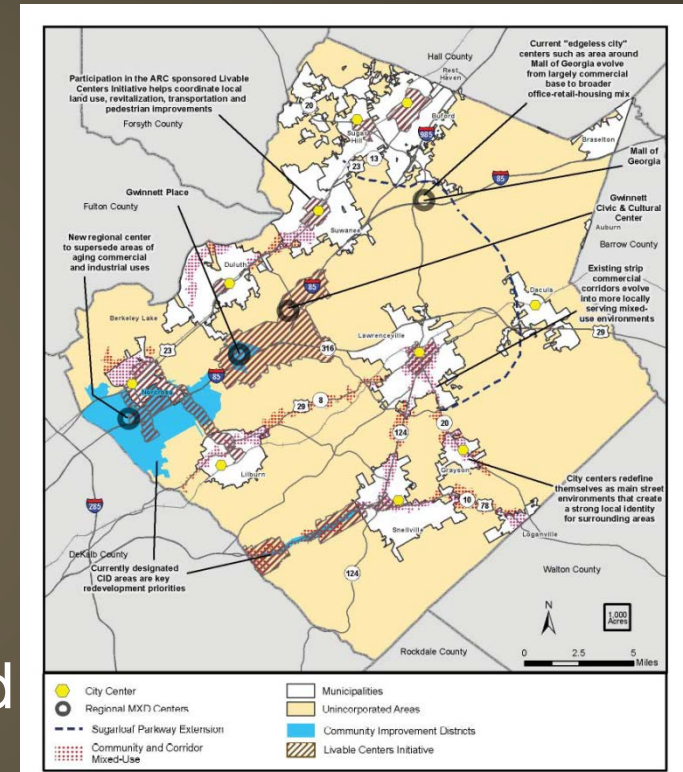
- Promote Major Mixed-Use Developments
- Protect Large, Well-Located Parcels/Areas for Office
- Strategic Placement of Sewer
- Revise Current Millage Rates
- Promote University Parkway as R&D Corridor
- Employ Debt Financing of Major Infrastructure
- Obtain Appropriate Balance of Retail



2030 Unified Plan

Foster Redevelopment

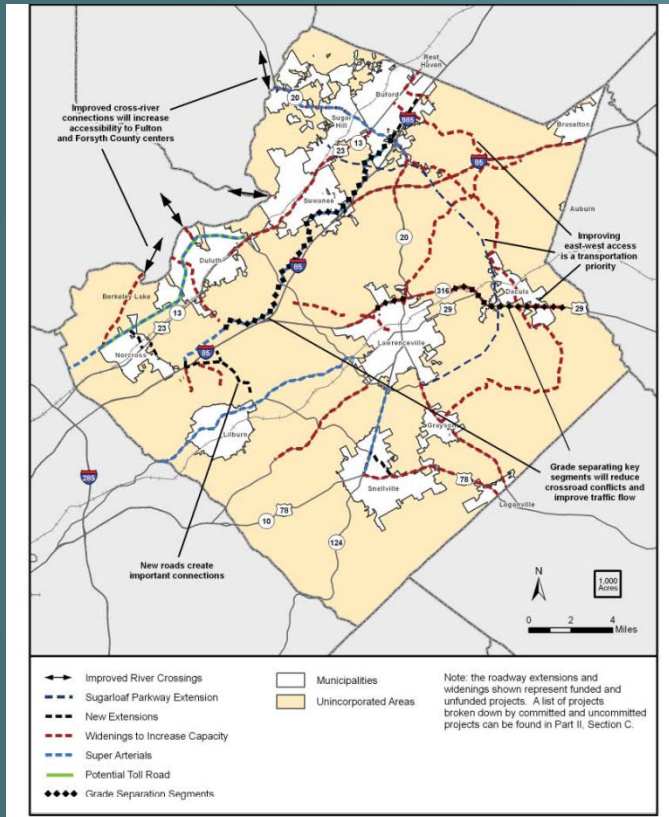
- Institute a Variety of Redevelopment Incentives
- Promote Densification in Specific Areas
- Use Tax Allocation Districts (TADs)
- Promoted Shared Infrastructure Facilities
- Allow “corner stores” within specified Med/High Density Areas



2030 Unified Plan

Maintain Mobility and Accessibility

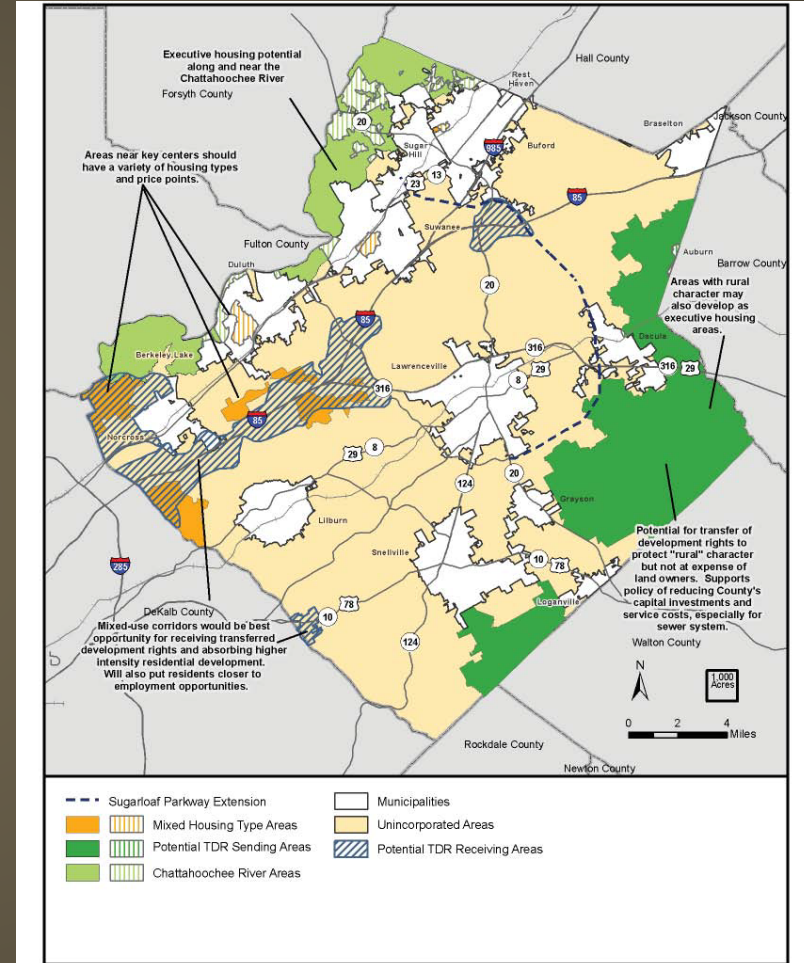
- Enhance Signal Coordination and Intelligent Transportation Systems
- Manage Access on Arterials
- Enhance Incident Management (Traffic Control Center)
- Establish Road Connectivity Requirement
- Create Transit-Oriented Development at Appropriate Sites
- Establish a More Extensive Transit System
- Pursue Strategic Road Widening and New Alignments



2030 Unified Plan

Provide More Housing Choice

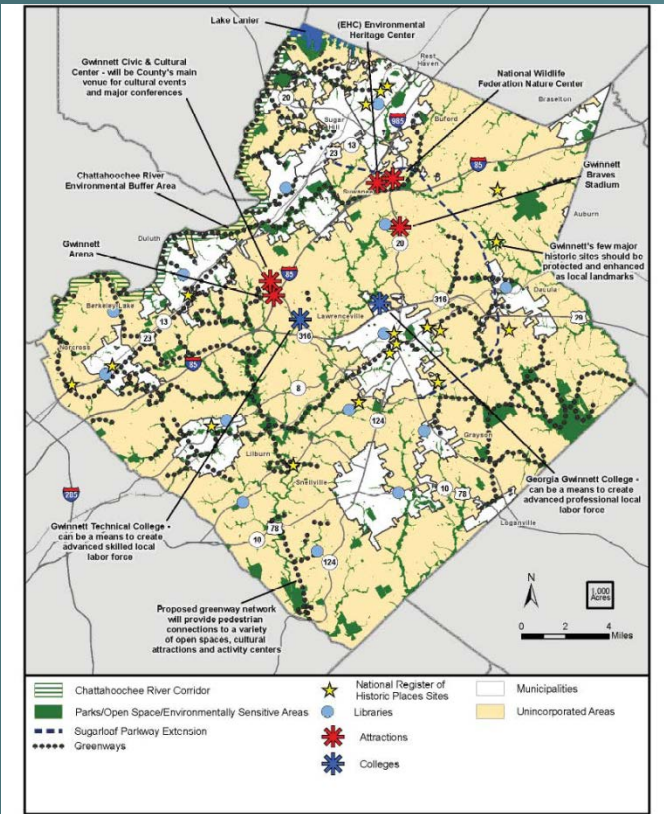
- Establish and Provide Access to More Executive Housing
- Preserve Existing Workforce Housing
- Expand Maintenance and Rehabilitation Assistance to Homeowners and Small Business Owners



2030 Unified Plan

Keep Gwinnett a “Preferred Place”

- Improve the Walkability of Gwinnett’s Activity Centers and Neighborhoods
- Support and Promote the Expanded Four Year College
- Invest in After School Programs
- Enhance Development Aesthetics
- Provide Venues to Celebrate Growing Cultural Diversity of the County
- Expand Presence of “Arts Community”
- Provide Incentives for Enhanced Open Space/Trails
- Use Development Regulations to Create Local Parks
- Acquire Surplus Industrial or Commercial Sites for Open Space/Recreation





2016 Major Initiatives

- **Adoption of the 2030 Unified Plan Update**
- **Upgrade of Inspector Field Tablets**
- **Adoption and Implementation of Redevelopment Overlays**
- **Expanded Electronic Plan Review**
- **Meeting Customer Needs By Providing Expected Levels of Service**
- **Continuation of 2015 Initiatives**



2015 vs 2016 Operational Budget

FUND	2015 Adopted	2016 Proposed
001 – Economic Development and Planning	\$836,845	\$853,135
102 – Fire Plan Review	\$582,501	\$646,292
104 – Development and Enforcement District	\$6,224,013	\$6,216,243
106 – License and Revenue	\$694,293	\$715,714
501 – Water and Sewer	\$1,196,665	\$913,922
590 – Stormwater	\$492,356	\$476,269
Total	\$10,026,673	\$9,821,575

Capital Budget

2030 Unified Plan Recalibration



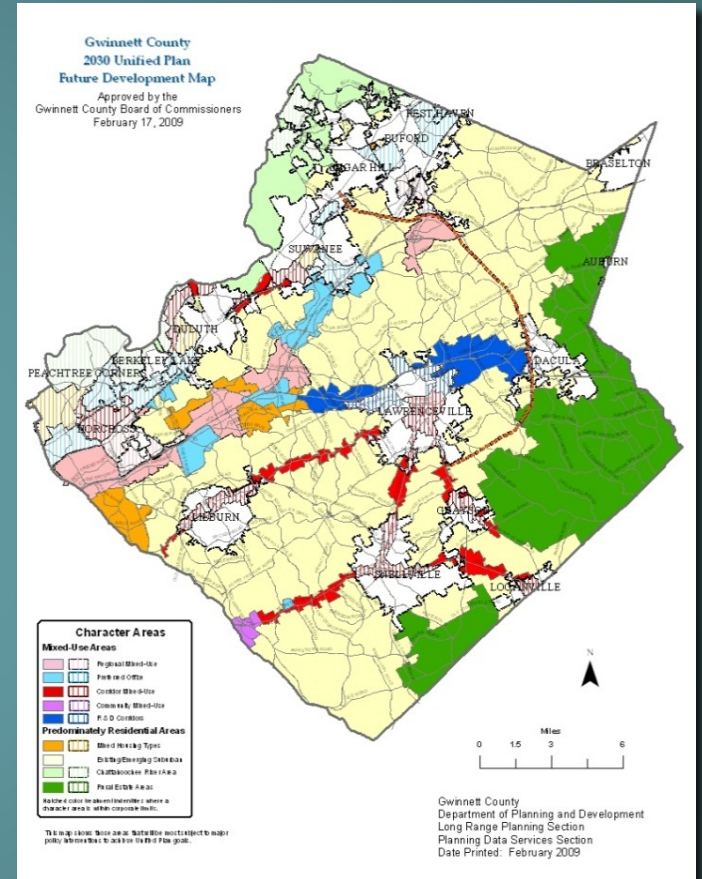
gwinnett county

2030 unified plan

Comprehensive Plan

Consolidated Plan

Comprehensive Transportation Plan

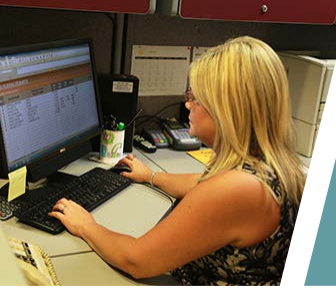




Key Performance Measures



Measure	YTD Result	2016 Target
% Plan Review Documents Received Electronically	18%	20%
% Building Inspections Completed On Schedule	95%	100%
% Plan Submittals Reviewed on Schedule	90%	100%
% Unified Plan Recalibration Complete	55%	100%
% Zoning Concepts Research Complete	49%	100%
% Redevelopment Concepts Research Complete	48%	100%



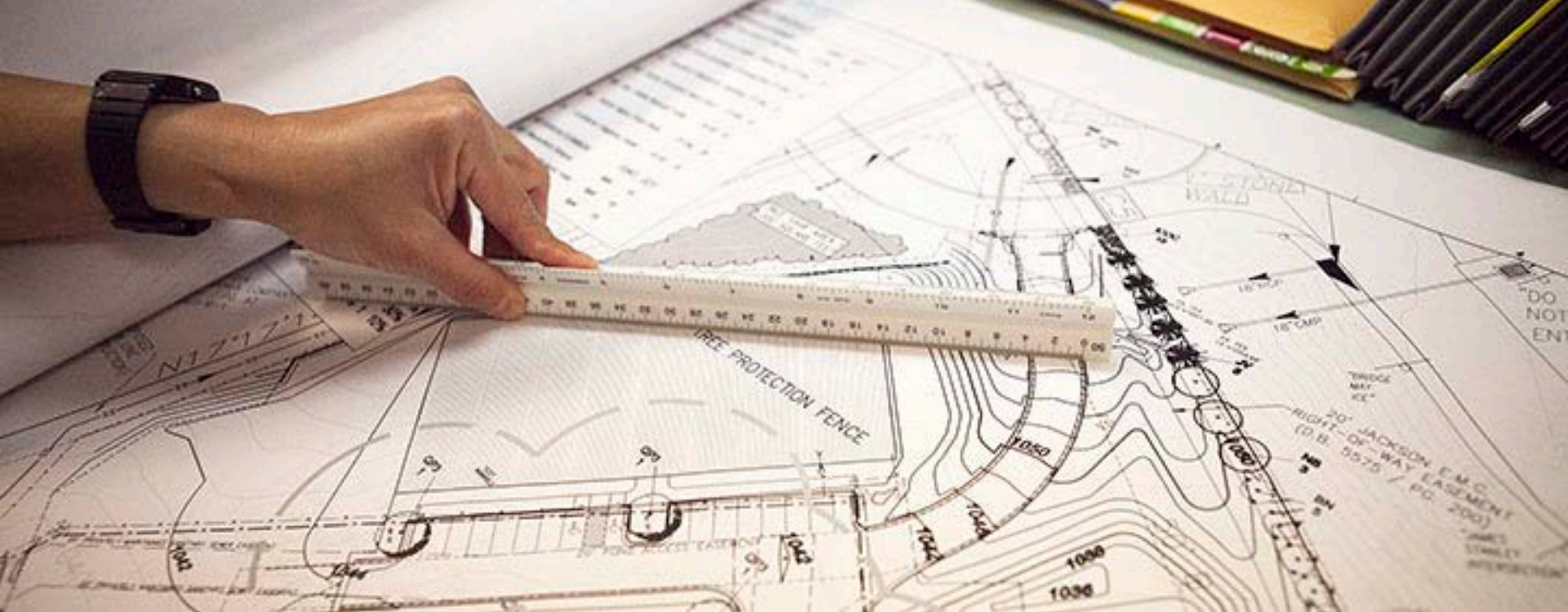
Summary

“One-Stop Shop” When Doing Business In Gwinnett

Monitor Customer Service Levels-Being Innovative and Effective

Progress/Completion of Major Initiatives

Unified Plan Support and Vision



PLANNING &
DEVELOPMENT

Questions?

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