

# CASE STUDY

## Field Trip Fridays

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**City/Municipality**

Old Town Lilburn

**Date.**

6/16/2023

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## Project Overview

In this study, we conducted an analysis of parking, economic development, trails, and green space in Old Town Lilburn. Our research involved phone interviews with city planners, onsite visits, and reviewing online planning documents. The objective of this analysis was to compare the planning and implementation differences between Old Town Lilburn and Stone Mountain Village.



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**Phone.**

404.480.0054

**Website.**

[villageforwardinc.org](http://villageforwardinc.org)

**Address.**

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## The Approach

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### • Parking

We examined the parking situation by conducting a count of every public parking space in Old Town Lilburn. We then compared the number of spaces in Old Town Lilburn to the number of public spaces documented in the 2018 Stone Mountain Village Parking Inventory Plan.

### • Economic Development

In our economic development analysis we researched the catalytic developments that spurred growth in Old Town Lilburn. We did this research by studying Lilburn's planning documents, zoning code and interviewing one of Lilburn's City Planners. We then cross referenced our findings with Stone Mountain Villages zoning code, proposed projects and future developments.

### • Green Spaces and Trails

To study the green spaces and trails we referenced Gwinnett County's and Lilburn's planning documents, future plans and performed onsite visit. Based on what we learned in Lilburn, we compared it to Stone Mountain Village's proposed plans, trails, and existing parks.



## Situation

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- Old Town Lilburn has approximately 446 public parking spaces compared to Stone Mountain Village's 74 public spaces.
- The catalytic factors for downtown growth in Old Town Lilburn include the Main Street Realignment and three residential developments near the Downtown core. Stone Mountain Village has not experienced any major developments near its Downtown core, but they have plans for streetscape projects in their Downtown Master Plan.
- Old Town Lilburn and Stone Mountain Village have very similar zoning in their Downtown Core, with both municipalities having medium to low-density residential zoning and a mixed-use zoning district. Stone Mountain Village allows 20 units per acre, while Old Town Lilburn allows 12 units per acre.
- With assistance from Gwinnett County, the City of Lilburn implemented a portion of the Greenway Master Plan and developed the Camp Creek Greenway. In comparison, the City of Stone Mountain has the Stone Mountain Path Trail, which passes through a portion of the city, and they are working on a study to better connect the Path Trail to Stone Mountain Village and its existing parks.



## Situation

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- The City of Lilburn has three parks totaling 150 acres within its limits, but it is only responsible for maintaining one 10-acre park, Lilburn City Park. The City of Stone Mountain maintains four parks totaling 28.6 acres and has Stone Mountain Park, which spans 3,200 acres and is within walking distance of its Downtown Core.

## Conclusion

Old Town Lilburn and Stone Mountain Village have similar planning and zoning strategies in place, but the difference lies in the execution and implementation of these strategies. Over a period of 9 years, Old Town Lilburn has successfully completed a majority of the projects on its work plan.



## Recommendations

### • Parking

1. Consider purchasing the MARTA parking lot located at 1001 Fourth Street, which has 180 spaces, for parking and green space purposes.
2. Implement the Downtown Master Plan's proposal for the intersection at Mimosa and Poole Street, which enhances the streetscape and adds five parking spaces.
3. Explore the possibility of purchasing land on 2nd Street for parking or establishing shared parking agreements with business owners on Main Street, as suggested in the 2018 Parking Inventory Plan.

### • Green Spaces and Trails

1. Prioritize the completion of the Livable Centers Initiative (LCI) award, which focuses on developing a trail system to connect the parks and Path Trail.

### • Economic Development

1. The city should implement qualitative economic development strategies outlined in the 2020 Downtown Master Plan to enhance the vibrancy of the Downtown Core. These strategies include the following projects: Streetscape Project on Main Street, installation of Gateway Signage, improvements to the Mimosa + Poole Intersection, and the addition of a roundabout at the JBR Intersection. Consider allocating Splost funds for a couple of these projects.
2. Foster development in the Village Center Mixed Use district by establishing clearer design and density goals for the Downtown Core.
3. Identify specific areas within Stone Mountain Village that are suitable for development and preservation, creating a targeted approach to maximize the potential of these pockets.



## What Can We Do

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- **Parking**

1. Identify suitable areas for parking and develop comprehensive plans and designs for these spaces.
2. As a non-profit organization, actively raise funds to acquire small lots that can be utilized for parking in the Downtown Core.
3. Advocate for the City of Stone Mountain to follow through with proposed acquisitions and projects aimed at alleviating traffic and parking issues.

- **Green Spaces and Trails**

1. Ensure active participation in the community engagement phase of the Livable Centers Initiative (LCI) study and effectively communicate with the community about how they can get involved in this project.

- **Economic Development**

1. Adopt Main Street and mobilize fundraising efforts to enhance and maintain the landscaping between Manor and Mountain Street.
2. Seek funding opportunities through grants to support the implementation of various Main Street projects.
3. Envision potential areas within the Downtown core that can be revitalized and preserved, fostering a proactive approach to development.



## Sources

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1. 2020 Stone Mountain Village Forward Master Plan
2. 2018 Stone Mountain Village Parking Inventory
3. City of Lilburn
4. 2018 City of Lilburn Strategic Business Plan

