# RESOLUTION No. <u>12-023</u>

WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Comprehensive Plan Update for the City of Auburn, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the City of Auburn that the Comprehensive Plan Update for the City of Auburn, Georgia, dated 2023, as approved by the Georgia Department of Community Affairs, is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this ___*19th*___ day of ___*October*___, 2023.

City of Auburn
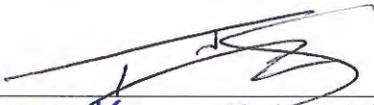
Taylor Sisk
Mayor Pro Tempore
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Linda M. Blechinger, Mayor
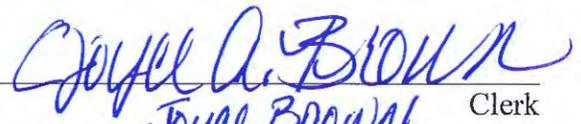
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Joyce Brown   Clerk

The City of

Auburn

Comprehensive Plan

2023-2028

Adopted: 10/19/2023

Contents — *Chapters*

Acknowledgements

Chapter 1

Introduction

A Comprehensive Plan is a community's guide for the growth and improvement of public services, community resources, local policies, and the built environment. The plan represents the preferred vision for the community's future and provides a tangible list of actions that the community is committed to undertaking to achieve that vision. It is intended to provide guidance to local elected officials on land use patterns, the existing needs of facilities and services, and the protection and enhancement of quality of life within the community.

The plan seeks to establish the ground rules for how the community will develop and invest by asking four questions:

- Where are we now?
- Where are we going?
- Where do we want to be?
- How do we get there?

By considering current needs and existing opportunities, the plan provides a foundation for decision-making in support of achieving short- and long-term goals.

Process Overview

The Comprehensive Plan process follows the Rules of the Georgia Department of Community Affairs ("DCA"), O.C.G.A. Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018.

The DCA rules require that the Comprehensive Plan of the City of Auburn consist of the following elements:

Community Vision and Goals

The City's vision, goals, and policies are developed through public and steering committee engagement to determine the community's future direction. As a part of this component, policies are identified to assist in making decisions that are consistent with community goals.

Needs and Opportunities

An analysis of the community's needs and opportunities helps to determine local conditions. Public engagement was used to identify existing issues and opportunities on which the City can capitalize to address those issues.

Future Land Use

This section is required for any community with a local zoning ordinance and assigns future land use categories by parcel. The map and narrative in this section will guide local elected officials on zoning and land use policy decisions. The intention is to influence growth and development throughout the community in consideration of existing development patterns, access to utilities and services, and community needs and goals.

Transportation

Since Auburn is within the Atlanta Metropolitan Planning Organization (MPO) boundary, a transportation element is required to ensure alignment with the Regional Transportation Plan (RTP). This element includes regional and local objectives and identifies needs based on current conditions and transportation infrastructure.

Broadband Services

All communities require a broadband element to analyze available services and identify potential improvements. This element is an action plan with steps for promoting reasonable and cost-effective access to broadband.

Community Work Program

The final element of the comprehensive plan, the Community Work Program, outlines steps and strategies for achieving the community's goals and implementing its plans. The Work Program will include a Report of Accomplishments from a previous list of projects and a Short-Term Work Program that identifies priority projects, timelines for implementation, responsible parties, and funding strategies for the next five years.

Public Involvement

Public Input & Steering Committee

The Comprehensive Plan update incorporated public involvement throughout. The planning process began with a public hearing and community input session on May 1st, 2023, where the public was invited to discuss the assets and challenges found in the county and their hopes for its future. Following the initial public meeting, several publicly available work sessions were held with a Steering Committee, a group of citizens representing various communities and interests throughout the county. This Committee provided valuable feedback, guidance, and recommendations and served an integral role in developing a plan representative of the community's vision. Following the initial public meeting, several publicly available work sessions were held with a Steering Committee, a group of citizens representing various communities and interests throughout the city. This Committee provided valuable feedback, guidance, and recommendations and served an integral role in developing a plan representative of the community's vision.

In addition, an online public survey allowed the local government to receive a wider range of input than otherwise would have been possible. The survey, which asked broad questions to help identify needs and opportunities for the plan, was available online from May 1, 2023, through June 14, 2023, and from July 1, 2023, through July 4, 2023, and received 198 total responses. A second, shorter, hard copy version of the survey was also made available on July 1 at the City's Independence Celebration; however, no responses were received. Survey results were shared with city staff, and summary graphics of the online survey results are included throughout this document and in the Appendix beginning on page A-1.

A final public hearing was held on August 30, 2023, before submittal of the plan to the DCA for review.

NEGRC's Role

The Planning and Government Services Division of the Northeast Georgia Regional Commission oversaw the development of this plan, including facilitating public involvement and input meetings.

Review Process

According to the DCA's rules for comprehensive planning, effective October 1, 2018, the City must transmit the plan to the Northeast Georgia Regional Commission (NEGRC) when all required components are complete. The transmittal must also include the community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria. Once it completes its review, the NEGRC will forward the plan to the DCA for review.

Once the DCA has found the plan to comply with Minimum Standards and Procedures, the approved Plan must be adopted to maintain Qualified Local Government status.

Data & Statistics

The facts, figures, and statistics used to develop the Plan were generated from data compiled throughout the planning process. The data and analyses were used to identify general trends and provide a reliable quantitative context to describe existing conditions and assist in informing the recommendations and policies. Unless otherwise noted, all data are sourced from Esri's Business Analyst Software, which is based on the U.S. Census's 2017–2021 American Community Survey.
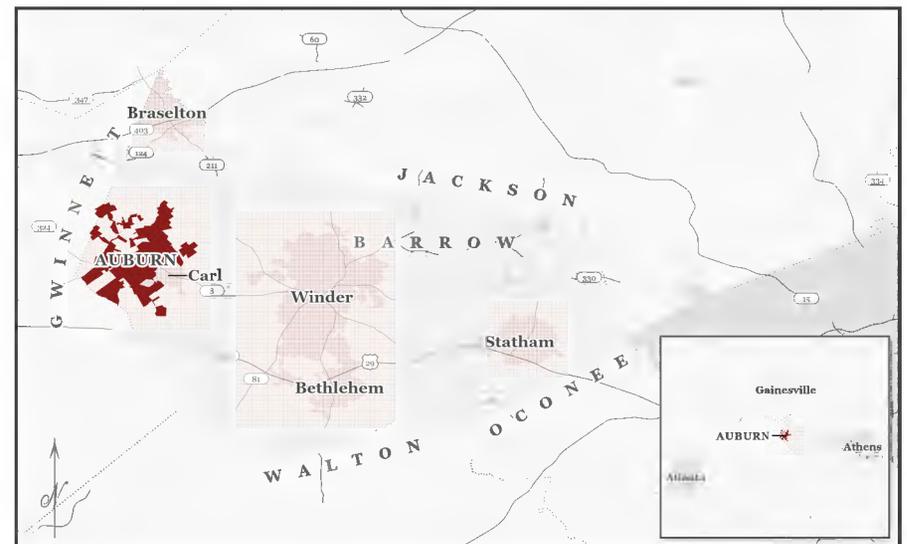
Chapter 2

Vision, Goals, and Policies

The plan's vision, goals, and policies look to the future. The vision paints a picture of what the community wants to be in 20 years. Goals and policies articulate ideals toward which the community is working and provide guidance and direction for achieving those ideals.

Vision

The city of Auburn is a quaint town with excellent leadership and an affordable standard of living for all phases of life. Its central location between Atlanta and Athens allows for opportunities for economic development and is ideal for small to medium-sized businesses. Through careful planning, Auburn will grow in population and business activity while preserving its rural character and the hometown feel of its community.

Goals & Policies

The goals and policies below are designed to help Auburn elected officials and staff in decision-making processes. They target needs and opportunities identified during the planning process.

- Continue to develop community engagement efforts
- Incentivize small business development
- Invest in infrastructure improvements and other public projects to spur private investment
- Improve public facilities and programming opportunities
- Increase diversity and civic pride
- Provide a variety of housing options
- Continue to access infrastructure needs and accommodate new developments.
- Implement economic development plan
- Expansion of walking and bicycle infrastructure
- Sustain affordable cost of living

Chapter 3

Needs & Opportunities

The Steering Committee and the public identified the following list of needs and opportunities during a series of input meetings, an online survey, and through a professional analysis of relevant data. The list is intended to capture the most prescient needs that the community will have over the next five to ten years to establish a set of goals the community can work towards achieving. Items are categorized into the following topics:

- Population & Community
- Economic Development
- Planning & Land Use
- Housing
- Natural and Cultural Resources
- Community Facilities & Services
- Governance & Interjurisdictional Coordination

Additional community statistics used in the local analysis to determine needs and opportunities and guide discussions during public input meetings can be found in the Appendix.

Population & Community

Demographics

Auburn is a city in Barrow County, Georgia. The United States Census projected that the population of Auburn in 2022 is 8,120, but with recent housing developments in the city, the approximate current population is closer to 10,000. From 2010 to 2020, the population increased by 8.15%, which is expected to increase at an annual rate of 1.9% from 2022–2027 (Figure 1). This projected growth rate is higher than the growth rate projected for Barrow County, over twice as much as the growth rate projected for the twelve-county Northeast Georgia Region, and over triple the rate projected for the state of Georgia (Figure 2).
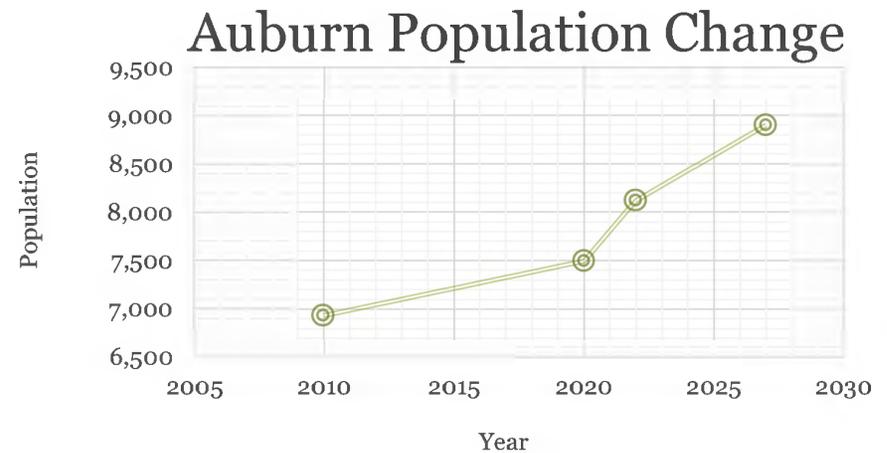

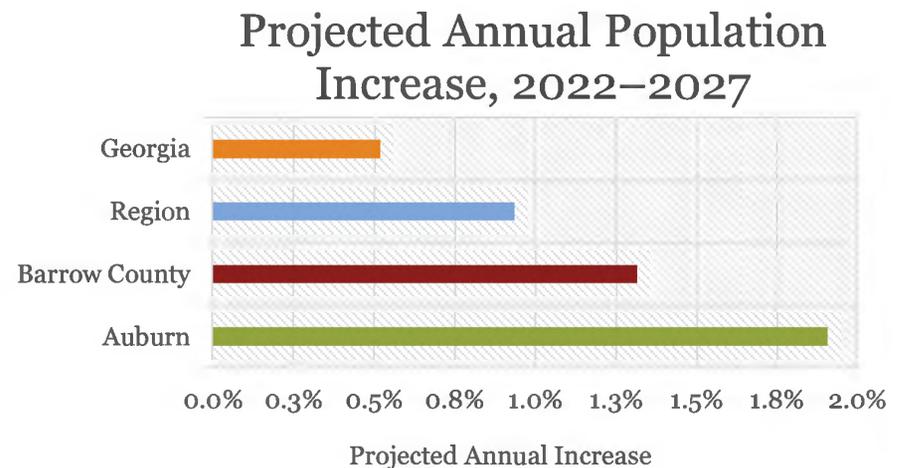*Figure 1. Auburn population over time, Census (2010 and 2020) and projected (2027).*

Figure 2. Projected annual population increase from 2022–2027 for Auburn, Barrow County, the Northeast Georgia Region, and the state.

The median age for city residents is 37.1, similar to the median age of that of Barrow County, the region, and the state. The median age has changed slightly, being 33.8 in 2010, and is only projected to increase to 38 by 2027 (Figure 3). It is estimated that 27% of the population is less than 18 years old, and 33.4% are 65 years old or older.

It is important for Auburn to provide services and resources that address the needs of all age groups. The Steering Committee and survey respondents noted the need for activities and events for various age groups as the current facilities, especially the parks, are targeted toward younger children.

Auburn's 2022 population is approximately 73% White and 7% Black, with the remaining 20% of the population identifying as multiracial, Asian, or another race. Approximately 13% of people in Auburn are of Hispanic origin. Since 2010, the percentage of white residents has decreased by almost 10%, with the percentage of multiracial residents quadrupling and the percentage of other races doubling. The percentage of black residents has increased by almost 2%, but the proportion of Asian residents has decreased slightly (Figure 5). Also, the percentage of residents with Hispanic origins has increased by approximately 5% since 2010. It is important for the City to ensure that the voices of all demographics are heard and that resources are accessible to all demographics.

Median Age
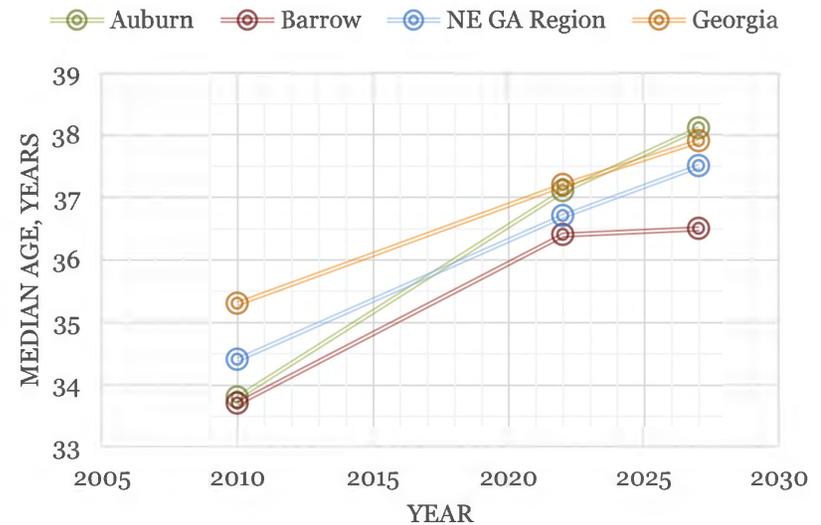
Figure 3. Median age of Auburn residents over time, compared with the Northeast Georgia Region and the state, U.S. Census (2010) and projected (2022 and 2027).

Population Change by Race
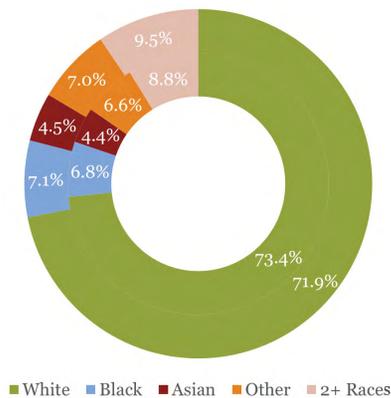
Figure 5. Comparison of 2010 and 2022 populations of Auburn, by racial percentage, U.S. Census (2010) and projected (2022).

Population by Race
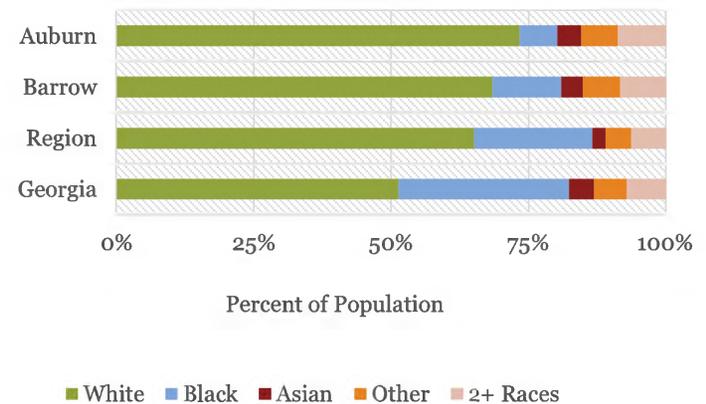
Figure 4. Compariosn of populations of Auburn, Barrow County, the Northeast Georgia Region, and the State, by racial percentage, U.S. Census (2022).

Household Income

Auburn's 2022 median household income stands at $62,883, which is lower than the median income in the county and state but slightly higher than the region's median income (Figure 6). In addition, an estimated 7% of households lived below the poverty level in 2017–2021. Approximately one-third of those households living below the poverty level were identified as female heads of family households with no husbands present, pointing to a need for programs and resources to support single mothers in the community.

County-wide, as of 2021, 11% of households earned below the poverty level, and an additional 43% of households were ALICE ("Asset Limited, Income Constrained, Employed), meaning that they earned above the Federal Poverty Level but less than the county's cost of living (United for ALICE). Although employed, these households are still in financially precarious conditions. Stabilizing these households can significantly lower poverty in the community. General strategies for addressing these challenges include developing housing and transportation options that lower the cost of living and decrease barriers to establishing small-scale enterprises.

Goals & Policies

Three of this Comprehensive Plan's Goals and Policies (page 3) pertain directly to population and community:

- Continue to develop community engagement efforts
- Increase diversity and civic pride
- Sustain affordable cost of living
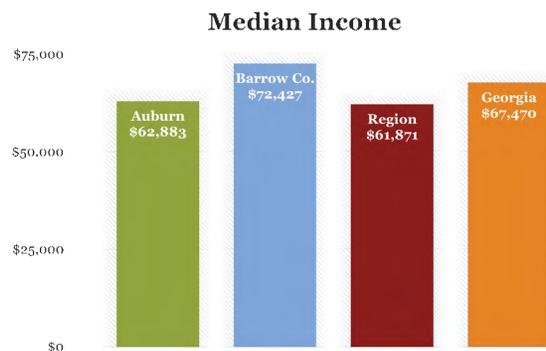
Median Income

Figure 6. 2022 median household income of Auburn, compared with Barrow County, the Northeast Georgia Region, and the state (projected).

Economic Development

Downtown Development Authority

The Auburn Downtown Development Authority (DDA) is a public body created by the City of Auburn. Under Georgia law, the purposes of downtown development authorities are revitalizing and developing municipal central business districts and promoting trade, commerce, industry, and employment opportunities. The DDA's objectives focus on the strategic coordination and oversight of development and enhancement endeavors, fostering business growth and sustainability, organizing events, and executing capital improvement initiatives. Additionally, the board is vital in facilitating Auburn's small business incubator, known as The Whistlestop Shops.

Economic Activity & Opportunities

Auburn is a bedroom community with few commercial establishments in town, so the City's main revenue source is residential property taxes and service delivery fees. The community seeks limited commercial development to establish local gathering spots and shopping options, eliminating the need to travel to neighboring towns. Steering Committee members and public comment expressed the need for infill in current commercial areas, including areas with vacant, underutilized properties such as the old Ingles Store. It is crucial that any commercial endeavors align harmoniously with the city's small-town setting.

To preserve Auburn's small-town charm, commercial uses in Auburn should be small in scale and proportionate to the needs of local neighborhoods. Appropriate commercial businesses for Auburn may include coffee shops, cafes, upscale dining, small retail boutiques, specialty shops, and shared-use or small office spaces. Bringing a few unique, charming small businesses into Auburn would provide amenities for residents, create local jobs, and diversify the City's tax base.

The Future Land Use Map (page 24) and zoning ordinance support this future commercial development by consolidating commercial areas along US Route 29 (State Route 8) and the downtown area.

In 2019, the city was awarded a $96,000 Livable Centers Initiative (LCI) grant by the Atlanta Regional Commission. The LCI program and funds were used to produce *Define Our Auburn* for the city. This study aims to be a guiding framework for directing development initiatives in Downtown Auburn and the new Town Center while serving as a valuable resource for successfully implementing ideas generated through public engagement. The main goal is to foster collaboration with the community in envisioning a progressive future for Downtown Auburn and the Town Center. This vision will prioritize responsible development, improve walkability and cycling options, and revitalize the historic downtown area.

South of Auburn, just outside city limits in Gwinnett County, a 2,000-acre mix-used development is being built – the Rowen Project. The development project is a non-profit-led research community being built next to James Shackleford Park. The project is expected to produce over 80,000 jobs and will have 30% Small, Minority, and Women-Owned Business Enterprises (SMWBE) on the site. While not within city limits, the Rowen Project provides an opportunity for economic development, given the expected growth that will come with its completion (Rowen Project, 2023).

Unemployment Rate
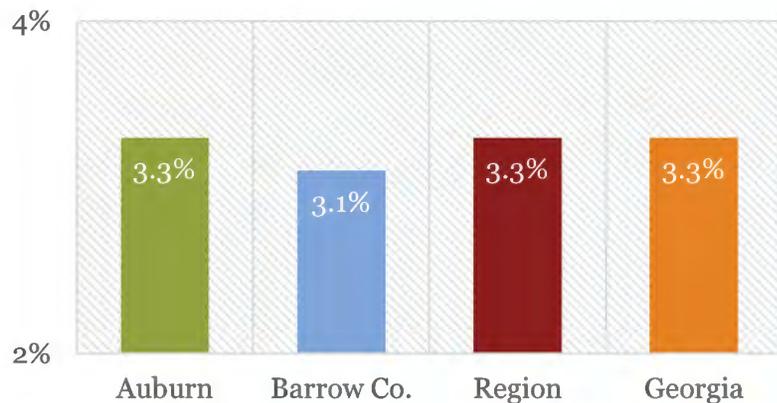

Figure 7. Unemployment Rate comparions between Auburn, Barrow County, the Region, and the State, U.S. Census 2022.
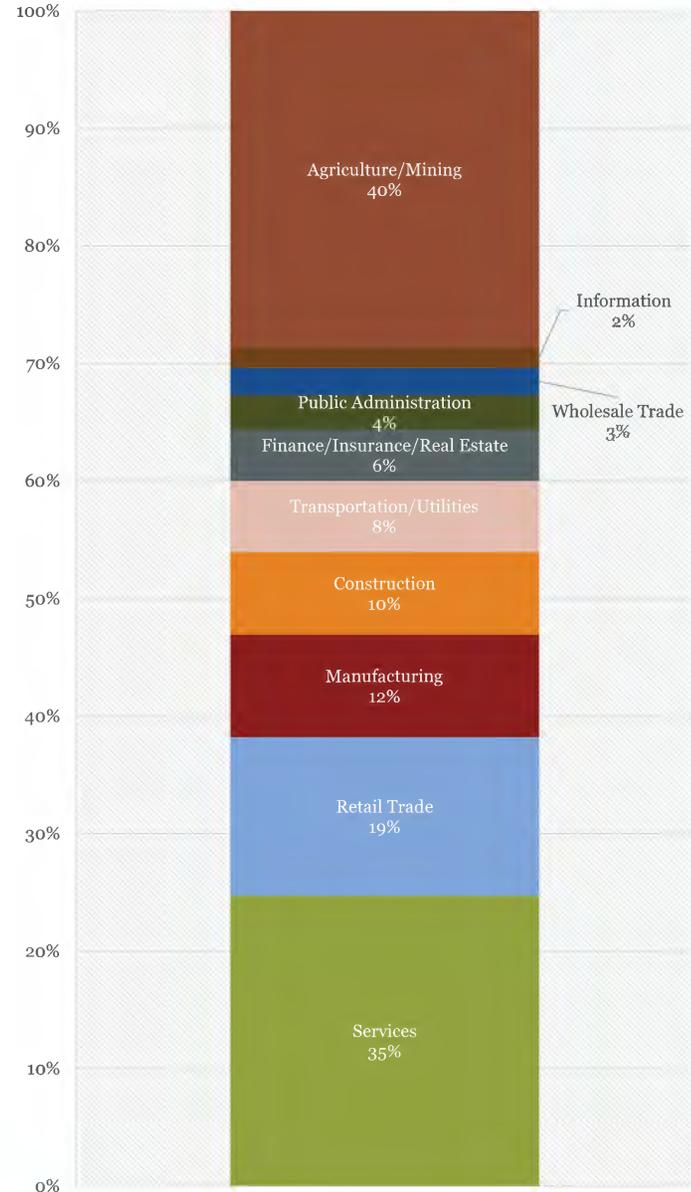
Employed Population, By Industry

Figure 8. Auburn's 2022 employed population, ages 16+, by industry (projected).

Workforce

Auburn's estimated unemployment rate stands at 3.3% in 2022, which is slightly higher than Barrow County but in line with the region and the state's rates for the same timeframe (Figure 7). Services, retail trade, and manufacturing are the top industries employing Auburn residents, with services comprising 34.5% of all industry employment (Figure 8). Auburn's workforce is diverse across occupational categories, with the top three being Administrative Support, Professional, and Sales. (Figure 10).

About 57.8% of the workforce is over the age of 25 and has a high school diploma, diploma equivalent, or some college credit as their highest level of educational attainment, while 16.4% do not have a diploma. College graduates comprise 25.8% of the workforce population – 9.8% have an associate degree, 11.7% have a bachelor's degree, and 4.3% have a graduate or professional degree. Compared with the county, region, and state, Auburn has a lower percentage of college-educated residents but a slightly higher percentage of residents with an associate degree and a significantly lower percentage of residents with a graduate or professional degree (Figure 9). Generally, building a diverse local employment base helps people with various credentials find work. Over half of the workforce does not have a college degree; therefore, the city should identify which workforce training and economic development efforts are most appropriate for the area. One successful example is the City's partnership with Lanier Technical College to offer adult literacy courses within the Perry Rainey Center.

Educational Attainment

Legend:
- No diploma
- Some College
- Bachelor's Degree
- High school graduate or equivalent
- Associate Degree
- Graduate/Professional Degree
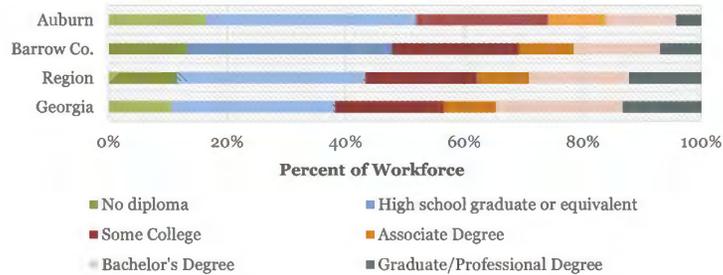
Figure 9. Workforce, ages 25+, by highest level of education attained, for Auburn, the Northeast Georgia Region, and the state, 2022 (projected).

EMPLOYED POPULATION, BY OCCUPATION

Farming/Forestry/Fishing 0.40%
Installation/Maintenance/Repair 6.80%
Construction/Extraction 7.50%
Production 8.50%
Transportation/Material Moving 10.90%
Services 11.10%
Management/Business/Financial 12.40%
Sales 13.40%
Professional 13.90%
Administrative Support 15.50%

Figure 10. Auburn's 2022 employed population, ages 16+, by occupation (projected).

Around 26.7% of Auburn residents work within Barrow County, and 22.1% work within Gwinnett County. Most residents who commute drive less than 30 minutes to work, with 60% driving less than 15 minutes. On average, Auburn residents commute more than Barrow County residents (Figure 11)—most residents who commute outside the county work in metropolitan Atlanta. Within Barrow County, besides Auburn itself, Winder is Auburn residents' most common commute destination (U.S. Census, *On the Map*).

Goals & Policies

Three of this Comprehensive Plan's Goals and Policies (page 3) pertain directly to economic development needs and opportunities:

- Incentivize small business development
- Invest in infrastructure improvements and other public projects to spur private investment
- Implement economic development plan

Travel Time to Work
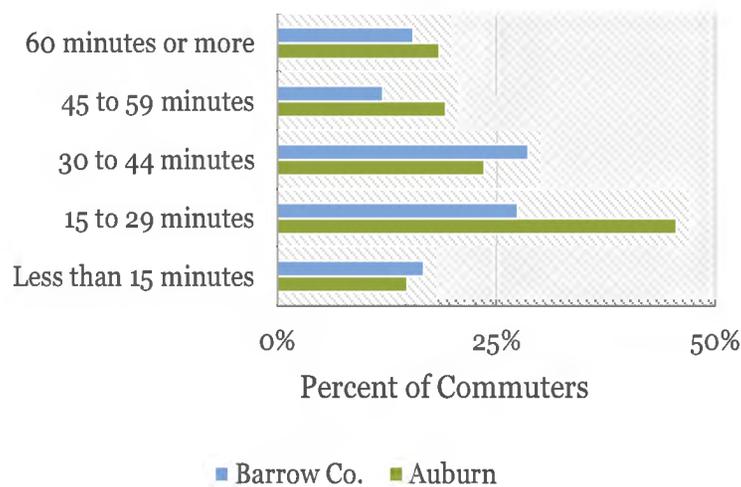
Figure 11. Travel time to work for workers age 16+ who did not work from home, 2017–2021.

Planning & Land Use

Land use consists mostly of single-family residential lots. As noted under "Economic Development," a slight increase and infill of commercial areas—in the form of small, boutique businesses—is desired to improve the vibrancy of the community and offer places to gather and shop. Auburn has completed an LCI Study, *Define Our Auburn*, for their Downtown and Town Center to help fill this need. The next step is to complete the Town Center development and continue to implement the recommendations of the study.

While most current land uses within Auburn are residential, much of the adjoining land in the city's northern parts is industrial. In the online survey, the respondents noted that they are concerned about adjoining industrial deve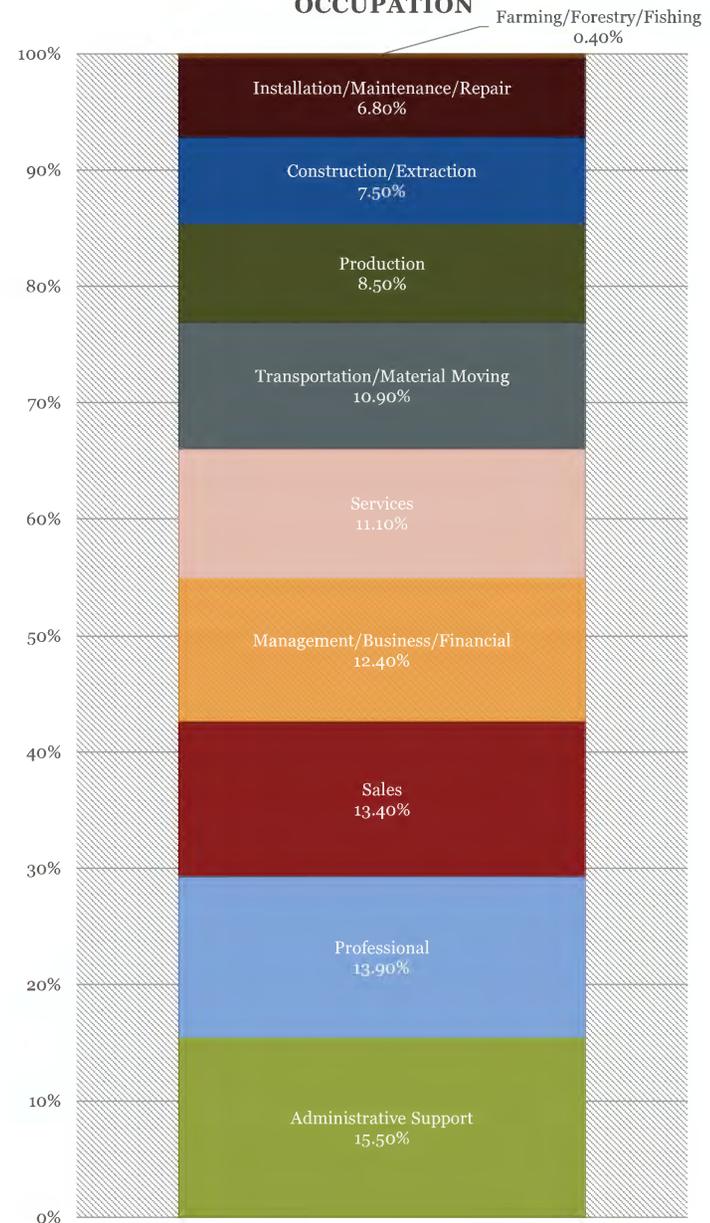lopment and its impact on the quality of life for the neighboring residential areas. Respondents also expressed concern for the loss of natural and wooded areas throughout the city and the overall loss of agricultural land.

With the expected increase in population, it is critical that the city utilizes smart and initiative planning. Doing so will help expand and upgrade its service and infrastructure to support its growing population. It will also help ensure the city can maintain its "small town" character with strategic development.

Goals & Policies

Two of this Comprehensive Plan's Goals and Policies (page 3) pertain directly to economic development needs and opportunities:

- Incentivize small business development
- Sustain affordable cost of living

Housing

In 2017–2021, 80% of homes in Auburn were single-family houses, 6.6% were 2- to 4-unit structures, 8.4% were mobile homes, and only 2% were townhomes (Figure 12). However, in recent years various residential developments have been built within the city, impacting these percentages. This includes the *Townes of Auburn*, a housing development of 398 townhomes, and *Harmony*, a mixed-density development project at the new Town Center.

With the increase in development in the city, the Steering Committee observed that housing demand, home prices, and pressure from residential developers had increased greatly in the past couple of years. These increased housing pressures are partly due to Auburn's proximity to Atlanta and the planned Rowen Project.

In 2022, an estimated 70.6% of housing units are owner-occupied (Figure 15). The estimated vacancy rate is 8.8%, which is higher than Barrow County's rate of 4.9%, the Northeast Georgia Region's rate of 7.3%, and lower than the state of Georgia's rate of 8.9%. The average household size is 2.81 people, and the median home value is $187,983. Auburn's average home values are lower than the county median, regional, and state averages (Figure 13). From 2017–2021, the median rent averaged $781, significantly lower than the median rent in the county and state and slightly higher than the median rent for the region (Figure 14).

There are very few blighted areas in Auburn. The local police department has implemented a "Broken Window Theory" policy regarding active code enforcement for dilapidated housing and expressed success in the program.

Approximately 60% of survey respondents found that the city had adequate housing options. Many respondents stated there were too many housing developments and expressed concerns about the city's inability to expand and upgrade the city's infrastructure to support the growing population. There were also concerns about the loss of green space and conservation areas due to rapid development. Many also expressed concern about losing the community's "small-town" and rural character.

Housing Types
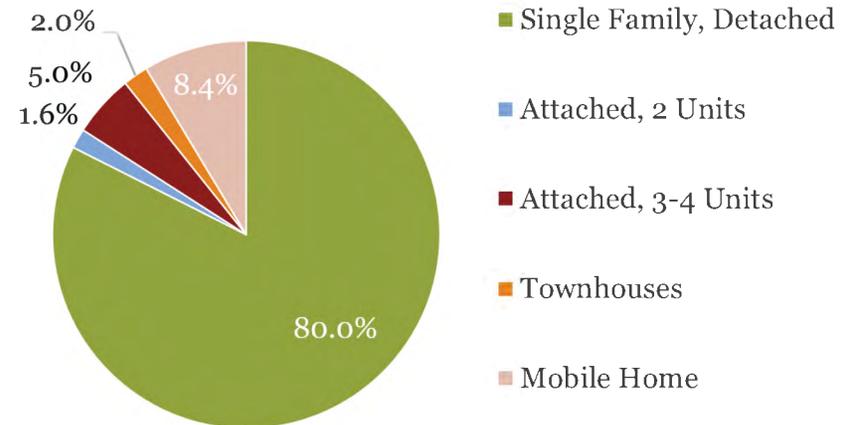
Figure 12. Housing types in Auburn, 2017–2021.
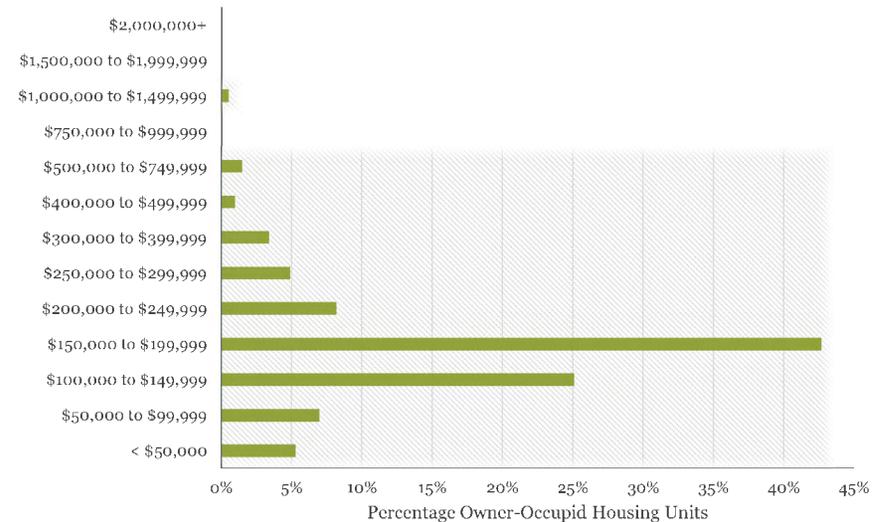
Figure 13. Median home values in Auburn, the Northeast Georgia Region, and the state, 2022 (projected).

That said, there were mixed opinions on the housing stock in Auburn and the need for more affordable housing in the city. While many respondents cited the need for more affordable housing, especially with the rising cost of living, many respondents felt there are too many affordable or "starter" homes being built and not enough higher-end or larger "non-starter" homes.

Steering Committee members said a housing mix that supports all life phases is necessary. While expanded home options are needed, it is important for growth to be gentle and intentional, matching the city's existing character and incorporating greenery and neighborhood amenities. The city is a graduate of the Georgia Initiative for Community Housing (GICH) program and plans to address its housing needs by developing a housing study.

According to the Center for Neighborhood Technology's Housing + Transportation Index, an average Auburn household in 2019 spent 19% of its income on housing, 24% on transportation, and 43% on housing and transportation together. A household that spends more than 30% of its income on housing, 15% on transportation, or 45% on housing and transportation together is considered cost burdened. Auburn is primarily a bedroom community, with most workers commuting out of the city for employment. Efforts to bring more jobs into Auburn, such as small restaurants, retail, or office establishments, could reduce some residents' transportation cost burden.

Goals & Policies

One of this Comprehensive Plan's Goals and Policies (page 3) pertain directly to planning, land use, and housing:

- Provide a variety of housing options
- Sustain affordable cost of living

Figure 14. Median monthly rent in Barrow County, the Northeast Georgia Region, and the state, 2017–2021.

Figure 15. Pertcenage of housing occupancy in the Auburn 2020.

Natural & Cultural Resources

Natural

The city is near the upstream end of the Upper Oconee River watershed, within the Rock Creek Tributary. It is part of Georgia's Upper Oconee Water Planning Region, and the *Upper Oconee Regional Water Plan* was last updated in June of 2023. A fact sheet about the previous Regional Water Plan is included in the Appendix.

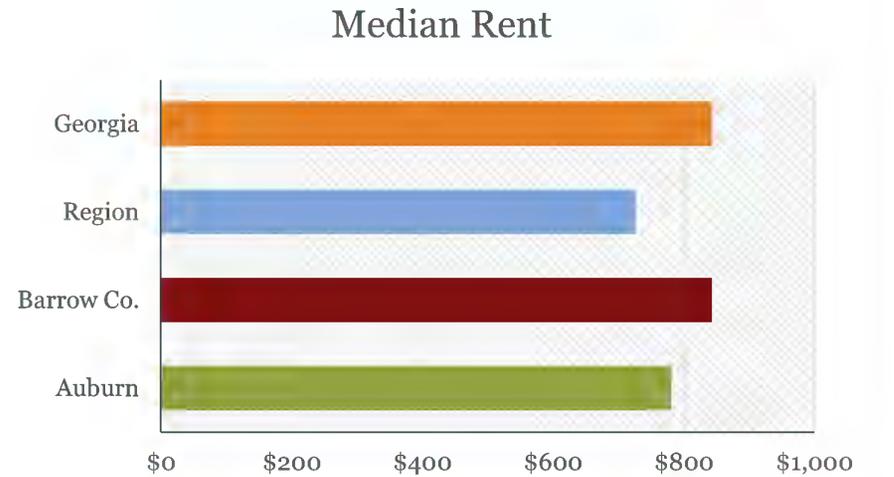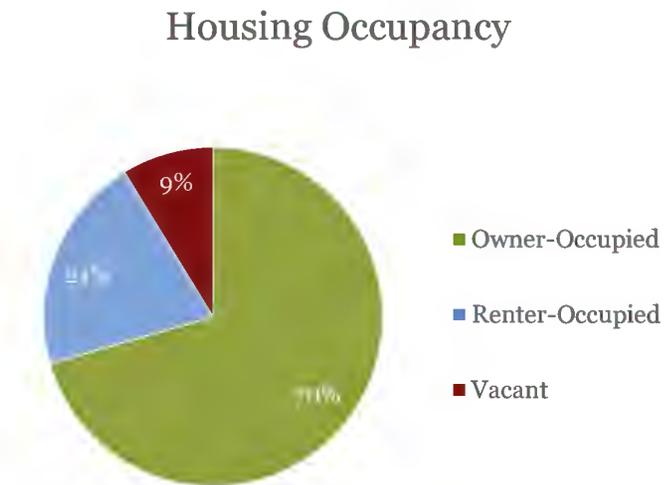The Apalachee River flows south of Auburn and is the boundary between Gwinnett and Barrow Counties. The river is a regionally important resource and is recommended to require increased vegetative buffers along this natural resource (*Northeast Georgia Resource Management Plan*, 2018). Downstream the river provides drinking water for Morgan and Oconee Counties and the city of Madison. Most of the land is forested along the river as Barrow has established a 100-foot natural vegetative buffer along the river. Single-family homes and James Shackelford Park border the river within Auburn city limits. On the other side of the city limits along the river will be the Rowen Project. Plans for this development show that the immediate areas along the river will remain open greenspace. A walking path and a pedestrian bridge over the river connecting the Rowen Project's greenspace to James Shackleford Park have been discussed, which would improve residents accessibility of the resource.

In North Auburn is the Martin Marietta Quarry. Besides being a source of granite, the quarry is the site for a future reservoir to be jointly used between Auburn and Winder. In previous years, the city experienced a drought that greatly impacted the local community, especially local farmers. The city decided to invest in creating the reservoir as a future water resource to make the city drought resilient. The reservoir will hold approximately 1 billion gallons of water.

Cultural

The city of Auburn has a long history with deep ties to the railroad and agriculture. Settlers, especially veterans from the Revolutionary War, were encouraged to become farmers in Georgia after receiving free and allotted land in the Auburn area. The fertile land made the area a small and prosperous rural community. Then in 1891, the Seaboard Railroad Company surveyed and platted the Town of Auburn and built the railroad bisecting the city. The city became a boom town and was a critical stop along the rail line.

Today several of the original buildings still stand, including the Poole Store (Auburn's current City Hall) and the former Auburn Bank (now Rawhide Boots). Another historically important building is the Perry Rainey Center. The current and only remaining building was originally the girl's dormitory for the Perry-Rainey Institute, founded in 1892. The City of Auburn renovated and restored the building, and it now serves as a public meeting space and rental venue. The Hawthorne House, a derelict boarding house facing the railroad, is another historic building the city wishes to rehabilitate or adaptively use.

In 1997, the National Register-listed the Auburn Historic District. The district is roughly bounded by 3rd Avenue, 6th Street, 6th Avenue, and Main Street and includes 22 contributing buildings, one contributing site, and one contributing structure. Under federal law, listing a property in the National Register places no restrictions on how a non-federal owner may use the property, up to and including demolition, unless the site is involved in a project that receives federal assistance (National Park Service). The City of Auburn should consider strategies that highlight historic attributes of their community through adaptive use projects and context-sensitive urban infill. When pursuing projects that involve historically contributing resources, the city will adhere to Federal Standards of Rehabilitation as outlined by the National Park Service.

Currently, the city has a local museum near the public library. It is city-owned and relies on volunteer assistance. The city also collaborates with the Barrow County Historical Society by having city residents on board as representatives for Auburn. There is also a walking tour that was developed by city staff and advertised in a brochure found at the library. Steering Committee members expressed the need to preserve and market the city's historical and cultural resources more. Adding a downloadable electronic copy of the full Auburn's historic walking tour brochure to the City's website, including its map of walking routes, would make this educational resource more accessible to the community and visitors.

Goals & Policies

Two of this Comprehensive Plan's Goals and Policies (page 3) pertain directly to natural & cultural resources:

- Continue to develop community engagement efforts
- Improve public facilities and programming opportunities

Community Facilities & Services

Utilities and Services

The city provides services through Public Works and Police departments. Utilities and services available through the Public Works department include but are not limited to grounds, road, and sidewalk maintenance, street sign installations, snow & ice control, the water distribution system, and liter control. Services provided by the police department include uniform patrol, traffic enforcement, criminal investigations, K-9 unit, and code enforcement. The Police department also performs community outreach and manages various programs. The police department takes an active role throughout the city, and crime has significantly decreased since 2009 as a result (Annual Report, 2022).

Georgia Power supplies electricity in Auburn, and the city has a contract with Republic Services for waste management for residents. Auburn purchases water from Barrow and Gwinnett Counties. Public water service is available throughout the city. Sewer service is only available in the downtown area. Wastewater from Auburn is treated at facilities operated by Barrow County. Based on a projection of water demands through 2060, the *Upper Oconee Regional Water Plan* (2023) identifies the need for strategic wastewater management in fast-growing areas such as Barrow County as a major future water quality issue for the region, along with challenges with surface water availability and impaired waters.

Auburn has agreements with Barrow County for the provision of other services. These include, but are not limited to, economic development, GIS services, emergency medical services, and fire. Children living in Auburn attend schools in the Barrow County School System.

Community events hosted by Auburn include the Farmers Market and the annual Independence Day parade. The city seeks to expand its event offerings and community engagement efforts. Doing so could strengthen community identity and facilitate social gatherings among residents.

Community Facilities

The city currently has several parks, recreational facilities, and public green spaces, which the Parks and Recreation Department manages. The Roy E. Parks Children's Playground, the Auburn Public Library, J. R. Burel Pavilion, Whistlestop Park, the Auburn Ballpark, and volleyball & tennis courts are in the Downtown area. Also behind the library is a community garden. In North Auburn, off Parks Mill Road, are the City of Auburn Ball Fields, and in South Auburn, off Brown Bridge Road, is James Shackleford Park.

The city plans to take a more comprehensive look at the community's recreational needs, including active and passive recreation and connectivity. The Parks and Recreation Department oversees park planning and improvement activities such as these. The city plans to use SPLOST funds to leverage grant funds to build a sports complex facility near the current Auburn Ballpark on Mary Carter Street. The park will be built out in phases. There are also plans to expand the Children's Park – the city has already acquired the adjacent parcel and is pending funding. City staff and the steering committee cited the city's need for a dog park. Plans did mention a possible dog park at the intersection of 6th Street and 10th Street, at the back entrance of the new Town Center and the Harmony development; however, the official location has yet to be decided.

Survey respondents and comments from the public input meetings expressed the need to expand the city's recreational facilities. Some expressed the desire for a large, consolidated park space and the development of a trail system –referring to Gwinnett County's Park system as an ideal example. The Steering Committee also mentioned the need for spaces and facilities for teenagers and older age groups. There were also several survey respondents who felt that the current recreation facilities were sufficient and preferred to travel outside of city limits for recreational facilities – many citing the concern for the loss of natural green space and overdevelopment that would come with the expansion and development of recreational facilities and parks. Steering Committee members also expressed the desire for subdivision developers to include neighborhood amenities in their plans.

Government business takes place within City Hall, which is currently located in Downtown Auburn, along with the Police Department a few doors down. Soon Auburn City Hall and Police Department will be moved to the new City Hall located in the new Town Center currently under construction. Across from the current City Hall is J. R. Burel Pavilion, home to Auburn's Farmers Market. Along with the pavilion, the city also operates two other rental facilities: the Perry-Rainey Center and the JD Withers Building. As noted in the "Broadband Services" chapter (page 20), the city offers public Wi-Fi at the public library.

Goals & Policies

Half of this Comprehensive Plan's Goals and Policies (page 3) pertain directly to community facilities and services, including governance:

- Continue to develop community engagement efforts
- Invest in infrastructure improvements and other public projects to spur private investment
- Improve public facilities and programming opportunities
- Continue to access infrastructure needs and accommodate new developments.
- Expansion of walking and bicycle infrastructure

Governance & Interjurisdictional Coordination

Governance

A mayor and four-member City Council lead Auburn's government. Agendas and minutes for the Council's monthly meetings are posted on the City's website. The City's standing committees include the Planning Commission and the Parks and Leisure Commission. Auburn also has a Downtown Development Authority.

Due to the current land use mix, property tax revenue in Auburn is almost entirely from residential properties. Auburn seeks to diversify its revenue stream by pursuing limited new commercial and office development as part of the Town Center project and identifying additional revenue sources.

Interjurisdictional Coordination

City elected officials maintain an active relationship with the other local governments throughout Barrow County. Mayoral gatherings and collaboration with the various Barrow County departments occur on a regular basis and are planned to continue. As with the development of this plan, Auburn intends to provide a platform for informed decision-making and effective government.

Additionally, as noted in the "Transportation" chapter (page 16), Auburn must work with the Georgia Department of Transportation to address traffic congestion and safety concerns. The city is also planning to develop, adopt, and implement a joint Complete Streets and Trails Plan with Barrow County introducing another possible collaboration opportunities through potential connections.

Finally, because the Apalachee River flows through various counties and cities, including Barrow and Gwinnett Counties and Auburn, protection of the river is an inter-jurisdictional priority. Auburn should work with these neighboring jurisdictions, the Georgia Environmental Protection Division, NEGRC, and Upper Oconee Regional Water Planning Council to determine how to protect and sustain the Apalachee River.

Goals & Policies

Two of this Comprehensive Plan's Goals and Policies (page 3) pertain directly to interjurisdictional coordination:

- Continue to develop community engagement efforts
- Invest in infrastructure improvements and other public projects to spur private investment

Chapter 4

Transportation

The State of Georgia requires a transportation element for any local government within a Metropolitan Planning Organization (MPO) boundary. MPO's are federally mandated organizations that provide regional context to transportation planning in urbanized areas. The City of Auburn is within the Atlanta Regional Commission's MPO boundary. The transportation objectives for the Atlanta MPO's regional transportation plan, *The Atlanta Region's Plan* (2022), are listed below, categorized under two overarching goals: *having world-class infrastructure* and *having healthy, livable communities*. These objectives are achieved through categorical recommendations of development patterns found in the regional Unified Growth Policy Map. Refer to *The Atlanta Region's Plan* for more information.

In addition, this chapter provides an analysis of local transportation infrastructure to provide a more specific planning context for the community in relation to local and regional goals. This section and the regional transportation plan should be used together when considering local transportation decisions.

Committees and Plans

Auburn does not participate directly in the Atlanta Regional Commission MPO. It is represented through the Barrow County government's Transportation & Air Quality Committee and Transportation Coordinating Committee and as part of the Atlanta Regional Commission's Municipal District 6, which includes other cities within Barrow, Gwinnett, and Walton counties.

The Atlanta Region's Plan impacting Auburn includes widening Mount Moriah Road from Barrow County's western boundary and to US 29 in Auburn and a bridge replacement for State Route 324 (Hills Shop Road) at the CSX railroad, which is expected to begin during the planning period of 2023-2027.

Transportation Objectives and Policies for Atlanta Regional Commission MPO

The transportation objectives for *The Atlanta Region's Plan* are categorized under two overarching goals: having world-class infrastructure and having healthy, livable communities.

World Class Infrastructure

- Maintain and operate the existing transportation system to provide for reliable travel.
- Improve transit and non-single-occupancy vehicle options to boost economic competitiveness and reduce environmental impacts.
- Strategically expand the transportation system while supporting local land use plans.
- Provide for a safe and secure transportation system.
- Promote an accessible and equitable transportation system.
- Support the reliable movement of freight and goods.
- Foster the application of advanced technologies to the transportation system.

Healthy, Livable Communities

- Improve quality of life at the neighborhood, city, county, and regional levels.
- In partnership with local communities, equitably and strategically focus resources in areas of need and importance.
- Improve public health through the built environment.
- Integrate sound environmental principles that ensure the region's sustainability.

Unified Growth Policy Map

The Atlanta Region's Plan provides a Unified Growth Policy Map (UGPM) that provides for the direction of future growth in the region (Figure 16). The UGPM is comprised of Areas and Places. Areas describe predominant land use patterns throughout the region. Areas also directly influence the future forecasted growth of the region by describing future land use patterns in each part of the region. Places reflect concentrated uses with generally defined boundaries and provide greater detail within Areas.

The map indicates three distinct growth areas in Barrow County: Developing Suburbs, Developing Rural, and Rural Areas. Additionally, five town centers are in the county. Auburn is considered one of the five town centers and is within the northern portion of Barrow County in the Developing Rural area. *The Atlanta Region's Plan* describes this area as:

> *"areas in the region where little to no development has taken place, but where there is development pressure. These areas are characterized by limited single-family subdivisions, large single-family lots, agricultural uses, protected lands, and forests.*
>
> *The region should strive to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low- intensity development.*
>
> *Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible."*

Some transportation improvements may be needed in developing rural areas.

MAP 11: UNIFIED GROWTH POLICY MAP | Updated: 11.01.19

Legend

Regional Areas
- Developing Rural
- Developing Suburbs
- Established Suburbs
- Maturing Neighborhoods
- Region Core
- Region Employment Corridors
- Rural Areas

Regional Places
- Central City
- Regional Center
- Small Regional Center
- Town Centers

- Existing Rail Transit
- Planned Premium Transit
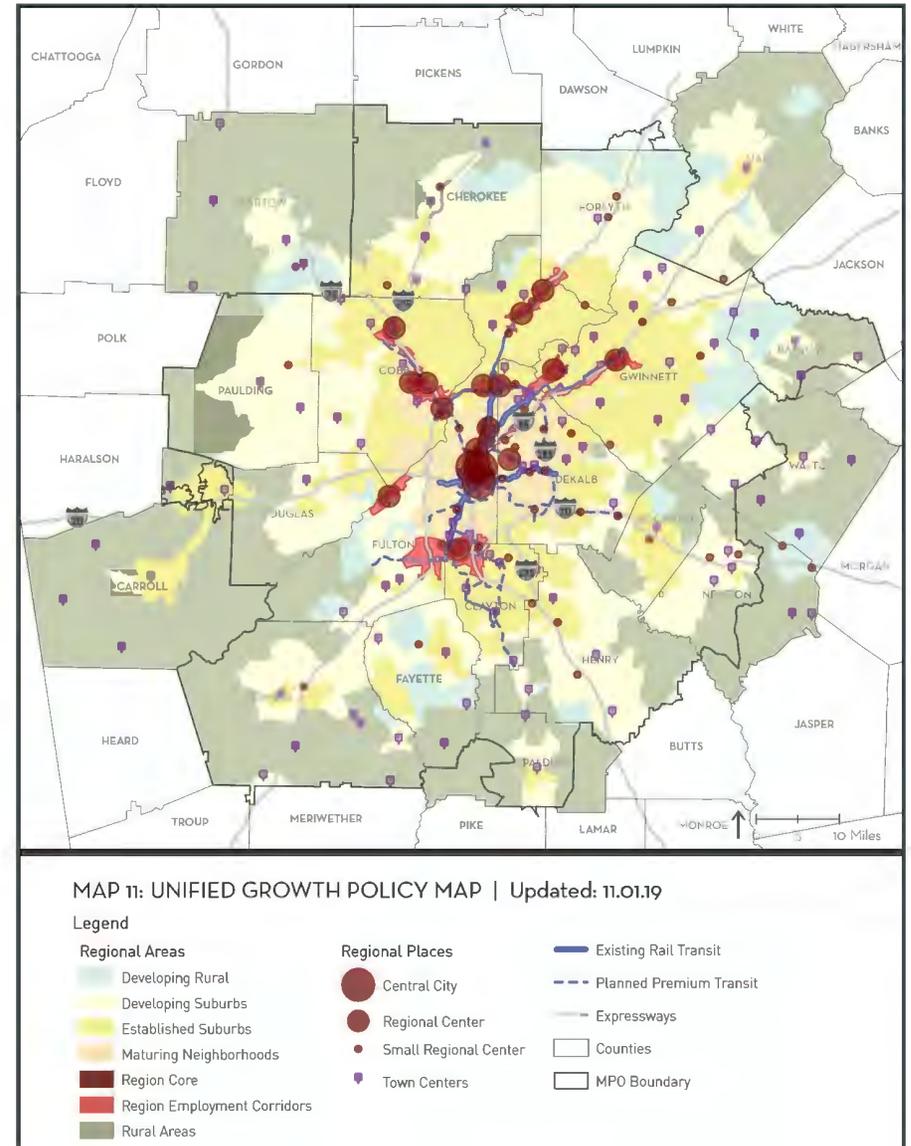- Expressways
- Counties
- MPO Boundary

Figure 16. Unified Growth Policy Map from the Atlanta Region's Regional Transportation Plan. The "Auburn" label and arrow were added for this Comprehensive Plan and are not part of the original image.

Local Transportation Network

Overview

Auburn is a community where residents mostly commute outside city limits for work and services, like Barrow County. Approximately 55% of workers leave the county for work; however, most of them do not have to travel far, with only 60.2% commuting at least 30 minutes and only 18.4% commuting at least 60 minutes. Only 14.7% of Auburn residents commute 15 minutes or less, which is slightly less than Barrow County, where 16.6% of workers commute less than 15 minutes (Figure 11).

Given the size of the city and its central location between the cities of Atlanta and Athens, traffic congestion is an issue. Business route US 29 (State Route 8) is the central thoroughfare bisecting the city, serving as the primary access route to US 29's parent route and Interstate 85 via State Route 316. US 29/SR 8 serves approximately 19,500 vehicle trips daily and has three traffic light signals within city limits (Georgia Department of Transportation).

Among the local roads that need attention, Mount Moriah Road, Etheridge Road, and County Line-Auburn Road hold significance. These thoroughfares are primary access routes for the city's industrial zones and northern neighborhoods, connecting them to major highways and state routes. These roads play a crucial role in traffic circulation in the city.

The remaining streets are of low-volume and residential character. There are future possibilities for improvements such as designated walking and bicycling infrastructure, communication and utility infrastructure, and beautification installments. Based on Georgia Department of Transportation traffic counts, widening these streets is unnecessary.

Infrastructure Improvements

Auburn plans to adopt a joint Complete Streets and Trails Plan with Barrow County in the next five years. This plan serves as a guide to facilitate local decision-making and investment in non-automobile transportation and outdoor recreation. The plan will identify the needs and estimated costs for city sidewalks, bike lanes, and trails.

Several existing streets and sidewalks may require attention in terms of repair and maintenance. Based on feedback received through the public survey, numerous respondents expressed the need for improvements and repairs on various roads, including Mount Moriah, Etheridge Road, County Line-Auburn Road, and Apalachee Church Road. The respondents highlighted that heavy truck traffic has led to the rapid deterioration of these roads. It is advisable for the city to thoroughly assess these areas and determine the necessary repairs and maintenance measures.

As discussed at the input meetings by the Steering Committee and mentioned by respondents in the public survey, attention needs to be given to US 29/SR 8 and addressing the thorofare's traffic congestion issues. Steering Committee members and respondents mentioned the need for dedicated turn lanes and turn signals at established intersections.

Other intersections of concern along US 29/SR 8 include Apalachee Church Road, Etheridge Road, Mt Moriah, and County Line-Auburn Road. Traffic congestion occurs at these intersections as vehicles cannot turn left due to traffic levels, especially during peak rush hour times. Survey respondents recommended the installation of traffic lights at these intersections. It is recommended that the city begins coordinating with GDOT in implementing these improvements.

Safety

The Georgia Department of Transportation reports that 879 crashes occurred in Auburn from 2013–2022, and 76% were of low severity with no injuries, but close to 1% of accidents were fatal. Due to its central location in Auburn and being the main collector in the city, US 29/SR 8 is where crashes occur most frequently, with over two-thirds of crashes occurring there. Also, several survey respondents mentioned the need to reduce the speed limit on Etheridge Road and Brown Bridge Road.

Goals & Policies

Two of this Comprehensive Plan's Goals and Policies (page 3) pertain directly to transportation needs and opportunities:

- Continue to access infrastructure needs and accommodate new developments
- Expansion of walking and bicycle infrastructure

Chapter 5

Broadband Services

Expansion of broadband is a top priority region-wide. The *Northeast Georgia Comprehensive Economic Development Strategy (CEDS) 2022–2026* prioritizes broadband expansion through specific tasks in its Action Plan (Action Items 3.1–3.4). This CEDS update was crafted through key stakeholder input from the entire Northeast Georgia Region, including economic development professionals, educators, business leaders, and elected officials.

Additionally, in 2018 the Georgia Department of Community Affairs launched the Georgia Broadband Deployment Initiative (GDBI) to coordinate and establish broadband programs to increase economic, educational, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies.

Existing Services

The Georgia Department of Community Affairs (DCA) considers Auburn to be "served" by broadband (Figure 17). The DCA defines "served" as a download speed of 25 Mbps and an upload speed of 3 Mbps. While this speed may be sufficient for certain kinds of digital needs, it may not meet the speeds necessary for higher-demand needs like streaming content or virtual learning.

The nearest location identified on DCA's map of free public Wi-Fi locations (https://broadband.georgia.gov/free-public-wifi) is at the Auburn Public Library, which is less than a 5-minute walk to Auburn's current City Hall and will be less than a 5-minute drive to the new City Hall. Auburn is looking into expanding the library's public Wi-Fi range to extend it outside and reach the community garden and possibly the children's park. Currently, the Library has 100mps upload speeds within a quarter-mile radius of the library. Steering Committee members cited that the local internet providers are not offering adequate services, with many residents visiting the library to access higher and more reliable interest speeds for data upload and work-related activities. Newer

developments in the city include upgraded Wi-Fi capabilities leaving older and less developed places having issues with proper broadband access. There is consideration and interest in utilizing TV white space to provide public Wi-Fi like that in Milledgeville, Georgia.

Auburn will remain open to opportunities to upgrade broadband service and expand free public Wi-Fi locations, as needed, and plans to obtain a Broadband Ready Community designation from the Department of Community Affairs.

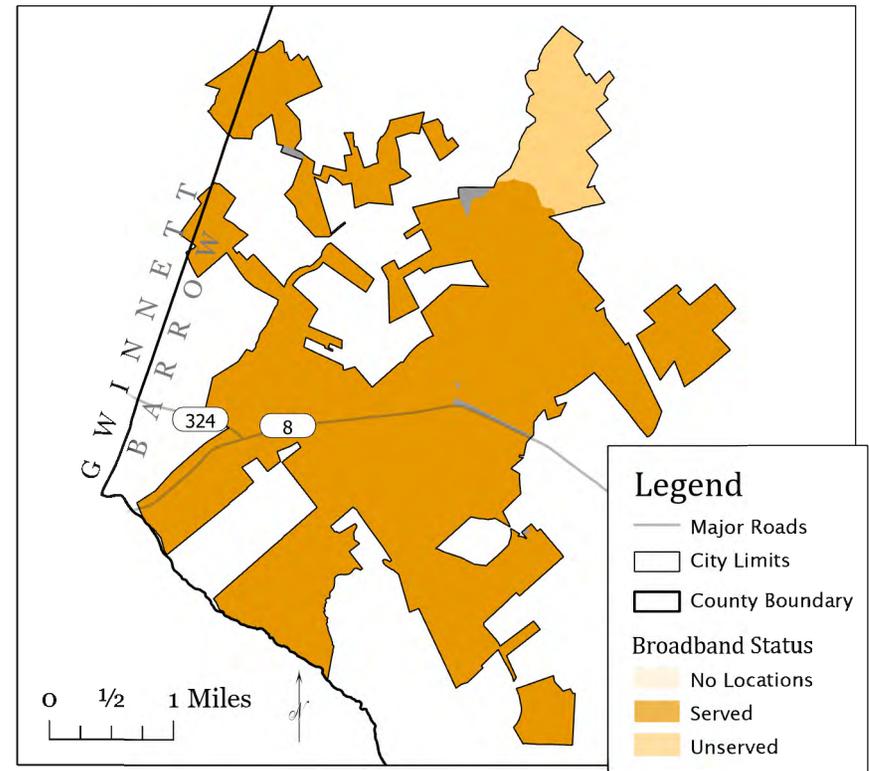### City of Auburn Broadband Availability

Figure 17. Broadband availability in Auburn, by Census block, according to the Georgia Department of Community Affairs. No areas are unserved. Blocks labeled as "no locations" are places with no buildings, like open spaces and cemeteries.

Chapter 6

Land Use

The Land Use Chapter includes a description of future development categories with synchronized zoning designations and a Future Land Use Map. The "future land use" methodology was chosen for the format of land use planning in this document in lieu of the "character area" methodology. The future land use method involves assigning land use categories to each parcel with example uses associated with each category.

It is crucial to have a holistic understanding of land use patterns and existing regulations, as they will have the most significant influence over future growth and development. A review of existing land use was performed to accurately inform any potential future changes. In addition, the future land use map is conceptually consistent with the local zoning ordinance so that the local government's ability to manage land use appropriately is not diminished.

These future land use (FLU) categories correspond to the following map. While zoning and development regulations vary, FLU represents a standardized approach to envisioning and planning for desired scenarios. As such, it is natural that certain areas may appear to be inconsistent between the FLU and zoning maps because FLU presents a blueprint for what is to come.

Future Land Use Designations

Agricultural

Agriculture and very low-density residential development. Ensures that open and/or sparsely developed areas of the city are protected with minimal community impacts.

Parks/Recreation/Conservation

Land dedicated to active or passive recreational uses. These areas may be publicly or privately owned, including playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, or similar uses.

Public/Institutional

Local government or institutional land uses, including but not limited to city halls and government building complexes, police, fire, and emergency medical services stations, libraries, prisons, post offices, schools, military installations, colleges, and hospitals.

Neighborhood Commercial

Provides a location for convenience goods and services for people in nearby residential neighborhoods. Parking will be minimized and buildings should address the street for easy pedestrian and cyclist access. Includes low- and medium-impact civic space.

General Commercial

Commercial uses that require a location accessible to large numbers of people and that serve substantial portions of the community. Typically situated along major roads and thoroughfares. Includes civic space.

Corridor Commercial

Similar to General Commercial, these require a location accessible to large numbers of people and serve substantial portions of the community. Predominantly located along Atlanta Highway. Includes civic space.

Mixed Use

Multiple land uses within the same area, such as a blend of residential, commercial, office, and institutional uses. This may refer to uses mixed vertically (on different floors of the same building) or horizontally (in neighboring buildings). The mixed-use "Town Center" area is expected to include a mixture of blocks dedicated to the following uses: Neighborhood Commercial, General Commercial, Single Family Residential, and Public/Institutional. With some exceptions, these uses will generally transition from commercial and office uses on the blocks nearest the major roads and state routes; to mixed residential and the City Hall in the Town Center core; then to mixed-density residential uses in the areas furthest from the city's center. Existing and new institutional uses may be found throughout. Residential lots will be 5,000-10,000 square ft with an allowable density of 6 dwelling units per acre, taking up 70% of the area. Public/Institutional (pocket parks, a creek-side greenway, and a village green) will take up 20%, and the remaining area will be for commercial and other development types. Commercial and office uses may vary in size and density depending on the characteristics of each project and market demands at the time of proposal. Commercial and office uses in big-box formats and other developments requiring large expanses of parking are not allowable uses in this area.

Single-Family Residential

Conventional residential subdivisions, as well as conservation subdivisions, with supportive recreational amenities and small-scale public/institutional uses. Lot sizes range from 5,000 square feet to several acres. Includes low-impact civic space.

Multi-Family Residential

Apartments, town homes, or duplexes of varying sizes and structure types, mostly concentrated on collectors, arterials, etc. Includes low- and medium-impact civic space.

Heavy Industrial

More intensive manufacturing and industrial operations and processes that are not public nuisances and are not dangerous to the health, safety, or general welfare of the inhabitants of the city.

Light Industrial

Lands located on or with ready access to a major road or state highway and well adapted to industrial development, but whose proximity to residential land necessitates minimal impacts. All uses are conducted indoors.

Future Land Use (2023)

- Agricultural
- Parks /Recreation/Conservation
- Public/Institutional
- Neighborhood Commercial
- General Commercial
- Corridor Commercial
- Mixed Use
- Single-Family Residential
- Multi-Family Residential
- Heavy Industrial
- Light Industrial
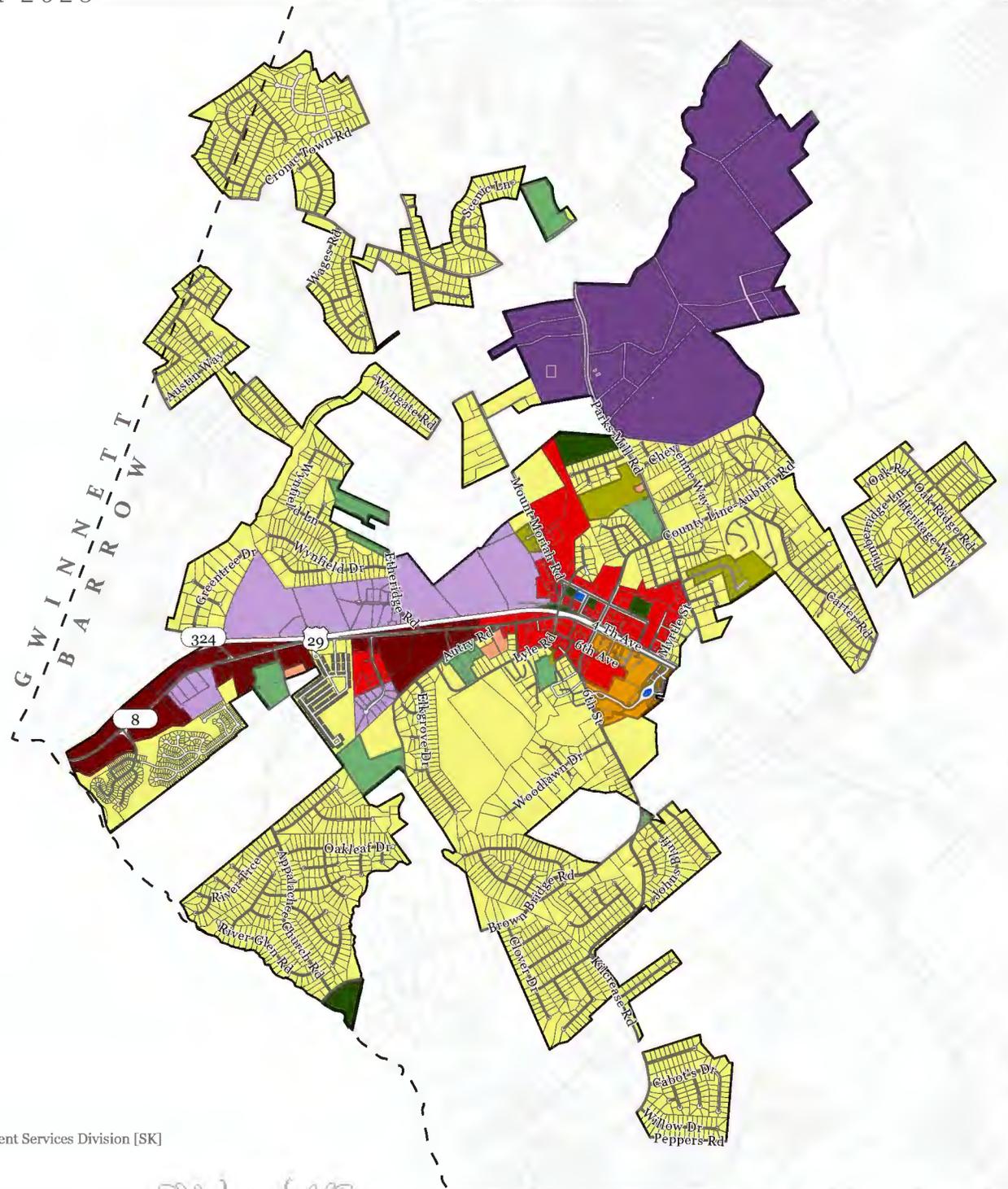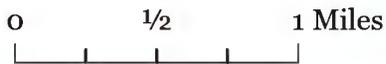
NEGRC

The information has been provided from general sources and is to be used only as a guide. The NEGRC assumes no liability for its accuracy or for any decisions the user may make based on this document.

Geographic Information Systems

8/3/2023
Planning & Government Services Division [SK]

Chapter 7

Community Work Program

A Community Work Program consists of two parts: a Report of Accomplishments and a Short-Term Work Program. The Report of Accomplishments (page 28), provides a status report of the 2018–2022 Short-Term Work Program. Subsequently, the Short-Term Work Program (page 25) is updated to reflect a new, tangible list of projects to complete over the following five years (2023–2028). The list identifies priority projects, timelines for implementation, responsible parties, and funding strategies.

Report of Accomplishments

(*entries with an asterisk represent items carried over to the next Short-Term Work Program (STWP))

#	Activity	Status (Complete, Ongoing, Postponed, Cancelled)	Notes
1	Create central square area for gathering, entertainment, and beautification	Completed	A small stage was included in the park next to city hall and space in front of Whistlestop Shops, creating a central gathering and entertainment space.
2	*Develop housing study to identify specific type, design, and location preferences	Postponed	Current housing projects underway and COVID limitations with staff caused it to be postponed and carried over to STWP #5.
3	Designate ad hoc work group of elected officials, staff, and residents to identify programming and facility improvements that will provide opportunities for children and attract families	Completed	Task designated to Parks and Leisure Department.
4	Begin implementation of mixed-use development south of railroad	Completed	Construction of a new Town Center mixed-use development began in 2019, estimated completion of Phase 1 is 2023.
5	Determine list of infrastructure (and other) needs to accommodate future development	Completed	Ongoing discussions related to infrastructure needs will continue and be incorporated into the plan's new goals and policies section.

#	Activity	Status (Complete, Ongoing, Postponed, Cancelled)	Notes
6	*Adopt complete streets and trails plan for walking and bicycling	Postponed	The discussion expanded to become a joint effort with Barrow County. The project is estimated to begin in Summer 2024 and will be carried over to STWP #11.
7	*Construct underpass for connectivity across railroad corridor	Postponed	The intention was revised to be a pedestrian overpass. Funds have been unavailable to complete the project to date. Item revised and carried over to STWP #12.
8	Adopt basic parks and recreation master plan that identifies needs/desires and recommends improvements (including greenspace)	Completed	The plan completed outlines facilities to be built within the city.
9	*Open dog park	Postponed	Pending funding, refer to the parks and recreation plan. Carried over to STWP #8.
10	Develop parking plan focusing on day-to-day and special events parking, including physical space and operations/procedures	Completed	Responsibility is held within Auburn Police Department.
11	Define blight eradication strategy	Completed	Auburn Police Department adopted a "broken window strategy" to tie in with code enforcement.
12	*Identify location for and create flexible-use space for children and teens, using existing public land	Postponed	Pending construction of a sports complex referred to in the parks and recreation plan. No estimated completion and carried over to STWP #9.
13	Construct splash pad	Postponed	It was included as a recommendation in the LCI Study, with no estimated completion date.
14	Develop plan to increase diversity	Ongoing	Considered a general goal of the city, the item is incorporated into the plan's new goals and policies section.
15	Designate ad hoc committee to address poverty	Cancelled	Item being addressed through various other programs. Lanier Technical College partnered with City to offer adult literacy programs in Perry-Rainey Center and Code Enforcement Officer is implementing "broken window" policy.

#	Activity	Status (Complete, Ongoing, Postponed, Cancelled)	Notes
16	Adopt economic development plan	Postponed	Pending designation of responsibility for city-wide economic development and potential collaboration with Barrow County. Incorporated into the new goals and policies section of the plan.
17	Prepare and adopt Town Center concept	Completed	LCI downtown master plan accomplishes this item. Completed in 2021.
18	Prepare and adopt an Access Management Plan (driveway consolidation and interparcel access for the Atlanta Highway/SR 8/U.S. 29 Bus. Route corridor)	Completed	
19	Review, edit, and adopt amendments to city code and development ordinances	Completed	Consistently addressed and considered an ongoing effort.
20	Map stormwater and sewer features in GIS	Ongoing	New developments are required to send plats to Barrow County GIS department for digitization.
21	*Working with property owners, create plan to redevelop old Ingles store	Postponed	Item identified as a major need during community input meetings and carried over to STWP #1.

Short-term Work Program

(*entries with an asterisk represent carryover items from the previous STWP)

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
Economic Development					
1	*Work with property owners to create plan to redevelop old Ingle's store	2023–2027	Downtown Development Authority, City Staff, and Mayor & Council	Staff Time	N/A
2	Create shared-work and office space to serve as a step up from Whistle Stop Shops for small businesses	2023-2028	Downtown Development Authority, City Staff, and Mayor & Council	Dependent on Project	General Fund, Grants
Planning & Land Use					
3	Complete development of Phase 2 of Town Center mixed-use development	2023-2028	Downtown Development Authority, City Council, and City Manager	Dependent on Project	General fund, Grants, Private Public Partnerships
4	Complete a comprehensive audit of the local zoning ordinance and development codes	2023–2028	Planning Commission, Sustainability Committee, and City Council	$15,000	General Fund
Housing					
5	*Develop housing study to identify specific type, design, and location preferences	2023–2025	Planning Commission, City Staff, Mayor, and City Council	$20,000	General Fund
Natural & Cultural Resources					
6	Create marketing material for the city's historic resources, along with public outreach	2023	City Staff	Staff Time	General Fund

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
Community Facilities & Services					
7	Audit service delivery fee rates and align with state recommendations	2023–2024	City Staff and Mayor & Council	Staff Time	Utilities, General Fund
8	*Construct a local dog park	2023–2025	City Staff and Mayor & Council	$30,000	General Fund, Grants
9	*Identify location for and create flexible-use space for children and teens, using existing public land	2023–2028	Parks and Leisure Commission, City Staff, and Mayor & Council	$65,000	General Fund, Grants
Interjurisdictional Coordination					
10	Host retreat with City of Carl to discuss economic development opportunities at city boundaries	2023-2028	City Staff and Mayor & Council	Staff Time	N/A
Transportation					
11	* Adopt complete streets and trails plan for walking and bicycling	2024–2028	Parks and Leisure Commission, City Staff, and Mayor & Council	$2,000	General Fund, GDOT
12	*Construct a pedestrian overpass for connectivity across railroad corridor	2024-2028	City Staff and Mayor & Council	$1,500,000	General Fund, GDOT, Grants
13	Sidewalk expansion	2023–2028	City Staff and Mayor & Council	Dependent on Project	General Fund, Grants
Broadband Services					
14	Expand public Wi-Fi availability near the library.	2023-2028	City Staff	$10,000	General Fund, Grants
15	Become a designated Broadband Ready Community	2023-2025	City Staff and Mayor & Council	Staff Time	N/A

Appendix

This section provides documentation of public meetings, public involvement, and data collection associated with the development of the Comprehensive Plan.
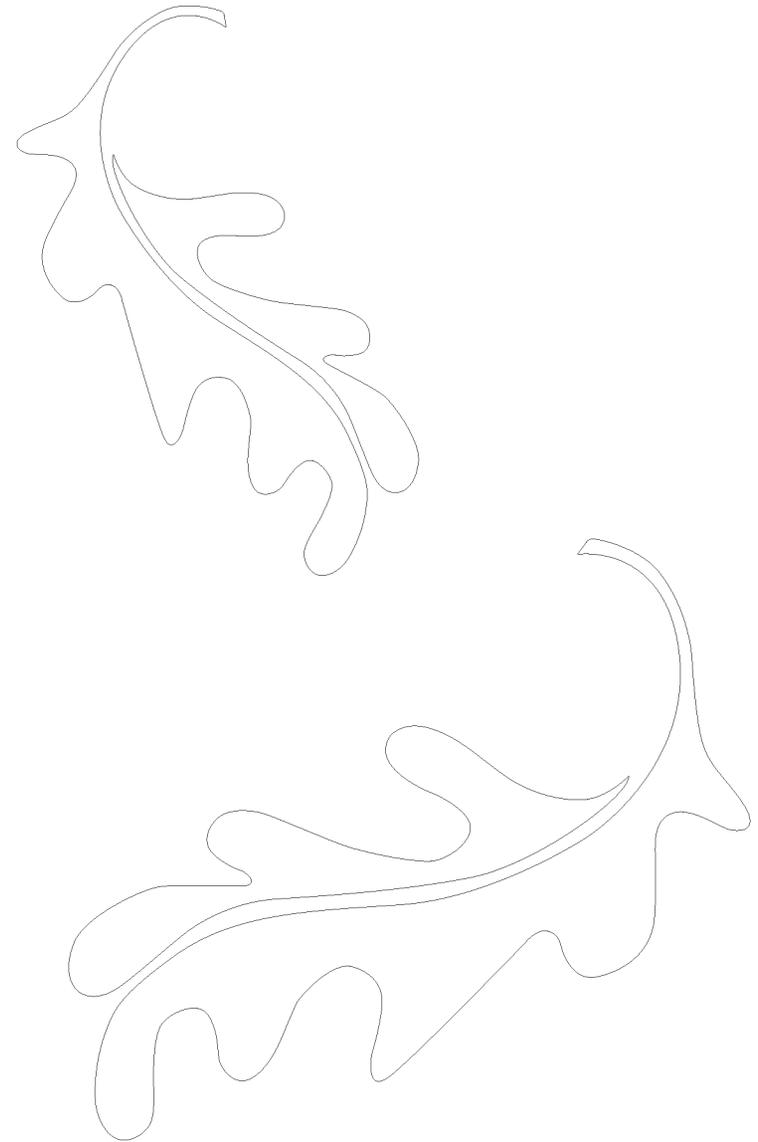
Appendix Contents

Public Input
Public Hearing #1/ Input Meeting #1 Documentation

NOTICE OF PUBLIC HEARING

The City of Auburn will conduct a Public Hearing on **May 1st, 2023, at 6:00 p.m.** at the Auburn Public Library, 24 5th Street, Auburn, GA 30011.

Comprehensive Plan Update
for **the City of Auburn**

The purpose of the public hearing is to brief the community on the process in developing the comprehensive plan, and to obtain input on the proposed planning process. Citizens, business owners, and all stakeholders are invited to attend the Public Hearing to provide comments, ideas, and suggestions. If you are unable to attend and wish to receive information regarding the hearing, please contact the Northeast Georgia Regional Commission (NEGRC) at (706) 445-5096 or skaminski@negrc.org.

AUBURN GEORGIA·EST. 1892

City of Auburn: Comprehensive Plan Update
Public Hearing #1: May 1st, 2023 – 6:00 p.m.
Auburn Public Library, 24 5th St, Auburn, GA 30011

NAME	EMAIL
Michael Watson	
Tim Walker	
Judy Bradbury	
Anita Smith	
Lauren Carter	
Jamie Bradley	Emails Redacted
Tina Parks	
Ilenia Quintero	
Bel Outwater	
Brandon Webb	
Joel and Faith Shoemaker	
Stan Waters	

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6 people missing

AUBURN GEORGIA·EST. 1892

City of Auburn: Comprehensive Plan Update
Public Hearing #1: May 1st, 2023 – 6:00 p.m.
Auburn Public Library, 24 5th St, Auburn, GA 30011

NAME	EMAIL
Chris LaVeglia	
Terry LaVeglia	
Cassandra Gilbert	
Douglas Mayweather	
Jim Porter	
Pam Llewellyn	Emails Redacted
Will + Bev Azbell	
Dylan McCurry	
Rob Yoe	
Chris Parker	
Sharon Parkin	
Sabrina Watson	

AUBURN GEORGIA·EST. 1892

City of Auburn: Comprehensive Plan Update
Public Hearing #1: May 1st, 2023 – 6:00 p.m.
Auburn Public Library, 24 5th St, Auburn, GA 30011

NAME	EMAIL
Jeremiah Outwater	
Chitra Subbarayan	
Linda Blehingit	
Kris Meahl	
Ruth Trippy	Emails Redacted
Michael Parks	
Alison Howey	
Sara Kaminski	
Mark Beatty	

Public Hearing #2 Documentation

**NOTICE OF
PUBLIC HEARING**

The City of Auburn will conduct a Public Hearing on **August 30, 2023, at 5:00 pm** at the Auburn Public Library, 24 5th Street, Auburn, GA 30011.

**Comprehensive Plan Update
for the City of Auburn**

The purpose of the public hearing is to brief the community on the contents of the plan, provide an opportunity for final suggestions, and notify the public of the submittal and adoption schedule. All interested parties are encouraged to attend. If you are unable to attend and wish to receive information regarding the hearing, please contact the Northeast Georgia Regional Commission (NEGRC) at (706) 445-5096 or skaminski@negrc.org.

Auburn's Comprehensive Plan 2023 Update Draft is available here:
https://arcg.is/qWW8O

City of Auburn: Comprehensive Plan Update
Public Hearing #2: August 30th, 2023 – 5:00 p.m.
Auburn Public Library, 24 5th St, Auburn, GA 30011

NAME	EMAIL
Sora Kaminski	
Mark Beatty	
Sabrina Watson	
David C Kelley	
Bel Outwater	Emails Redacted
Stan Wooters	
Kris Meahl	
Michael Parks	
Jeremiah Outwater	
Cort Watson	
Taylor Sish	

Input Meeting #2 Documentation

AUBURN
GEORGIA · EST. 1892

City of Auburn: Comprehensive Plan Update
Public Input #2: May 12th, 2023 – 10:00 a.m.
Auburn City Hall, 1369 4th Ave, Auburn, GA 30011

NAME	EMAIL
Tina Parks	
Ilenia Quintero	
Sabrina Watson	
Lauren Carter	
Charles Brank	Emails Redacted
Judy Bradberry	
TJ Sisk	
Bo Bland	
Cassandra Gilbert	
Mark Beatty	
Sara Kaminski	

Input Meeting #3 Documentation

AUBURN
GEORGIA · EST. 1892

City of Auburn: Comprehensive Plan Update
Public Input #3: May 23rd, 2023 – 5:00 p.m.
Auburn Public Library, 24 5th Street, Auburn, GA 30011

NAME	EMAIL
Bel Outwater	
Mark Beatty	
Sara Kaminski	
Sabrina Watson	
Michael Watson	Emails Redacted
Cassandra Gilbert	
Doug Mayweather	
Tina Parks	
James Draper	

Input Meeting #4 Documentation

AUBURN
GEORGIA · EST. 1892

City of Auburn: Comprehensive Plan Update
Public Input #4: June 14th, 2023 – 1:30 p.m.
Auburn Public Library, 24 5th Street, Auburn, GA 30011

NAME	EMAIL
Bel Outwater	
Beth Eavenson	
Tim Walker	
Sabrina Watson	
Judy Bradberry	Emails Redacted
Mark Beatty	
Sara Kaminski	
Dylan McCarty	
Ilenia Quintero	
Jim Fowler	
Chitra Subbarayan	
Sara Kaminski	

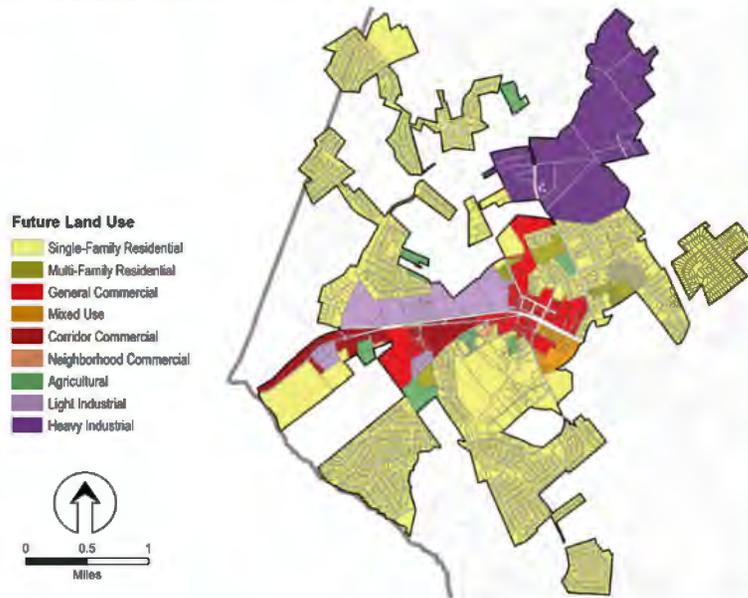**AUBURN**
GEORGIA · EST. 1892

City of Auburn: Comprehensive Plan Update
Public Input #4: June 14th, 2023 – 1:30 p.m.
Auburn Public Library, 24 5th Street, Auburn, GA 30011

NAME	EMAIL
Mark Beatty	Emails Redacted

Online Public Survey & Story Map

City of Auburn 2023 Comprehensive Plan Update Survey

Please complete the survey below. The purpose of the survey is to gather information and guide the Northeast Georgia Regional Commission and the City of Auburn through the update of the comprehensive plan. Your answers will be anonymous and will be used to identify needs within the community.

Please use this map for the first question.

Future Land Use

- Single-Family Residential
- Multi-Family Residential
- General Commercial
- Mixed Use
- Corridor Commercial
- Neighborhood Commercial
- Agricultural
- Light Industrial
- Heavy Industrial

0   0.5   1
Miles

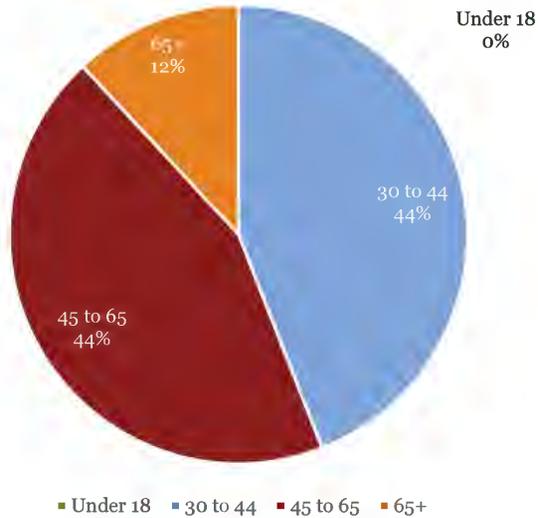The map shown above is of a draft of the Future Land Use Map for the comprehensive plan. Please provide any comments regarding the growth concept presented in the map:

City of Auburn Comprehensive Plan Update 2023

City of Auburn Comprehensive Plan Update 2023

Help shape Auburn's future by participating in the city's comprehensive plan update!

Northeast Georgia Regional Commission
May 15, 2023

Online Survey Summary Graphics

Due to the large number of responces, a seperate document containing the online survey responces will be published in a supplemtnal docments after the adpotion of the Comprehensive Plan.

What is your age range:

Under 18
0%

30 to 44
44%

45 to 65
44%

65+
12%

- Under 18 ■ 30 to 44 ■ 45 to 65 ■ 65+

Is the community safe, comfortable, and inviting for people to walk or bike to activities, jobs, shopping, dining, services, etc.?

9%

41%

60%

■ Yes ■ No ■ I don't know
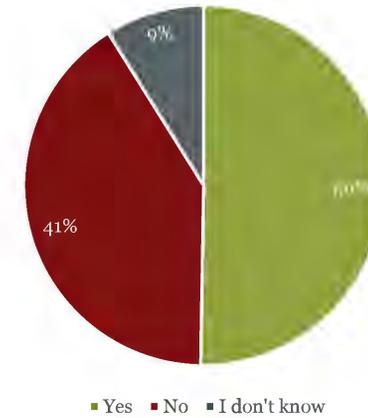
Are the streets and sidewalks adequately maintained?

12%

27%

61%

■ Yes ■ No ■ I don't know
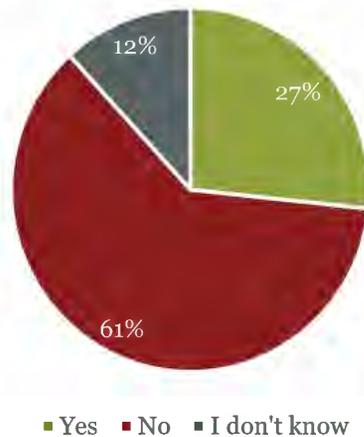
Are there adequate housing options to meet the future needs of the community?

20%

18%

62%

■ Yes ■ No ■ I don't know
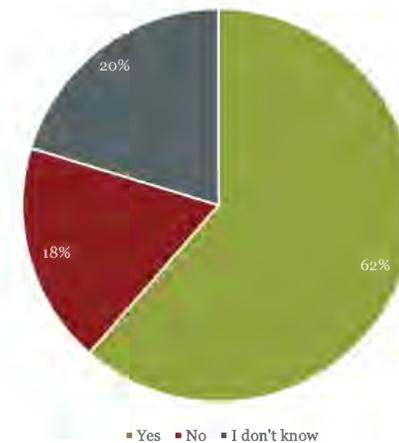
Online Survey Summary Graphics (Continued)

What are the top activities you do within Auburn?
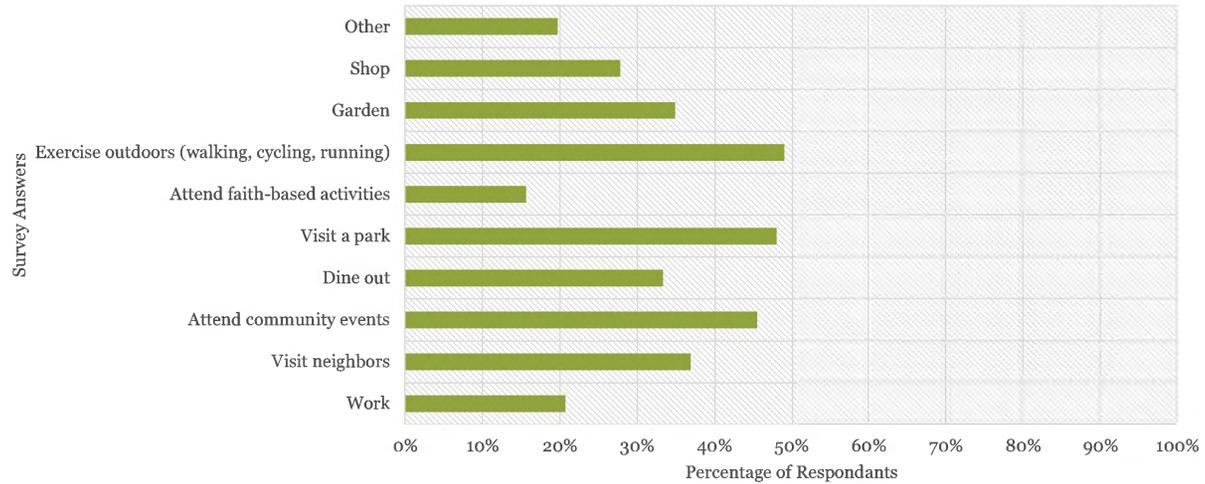
Does the community have traffic issues? If so, what is the specific problem?
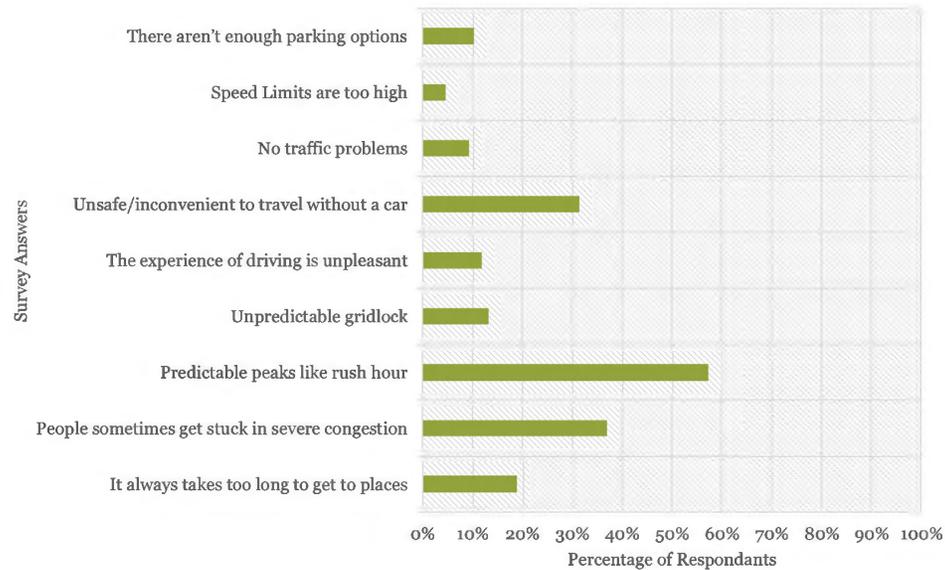
Online Survey Summary Graphics (Continued)

How would you rate emergency response services in the City of Auburn:

- 16%
- 31%
- 29%
- 17%
- 7%

■ Poor ■ Average ■ Good ■ Very Good ■ Excellent
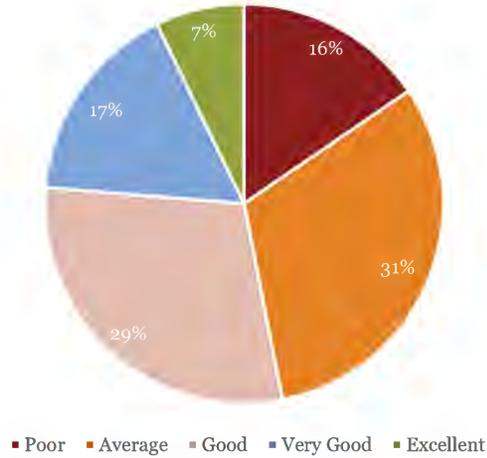
How would you rate the water & sewer in the City of Auburn:

- 16%
- 17%

■ Poor ■ Average ■ Good ■ Very Good ■ Excellent
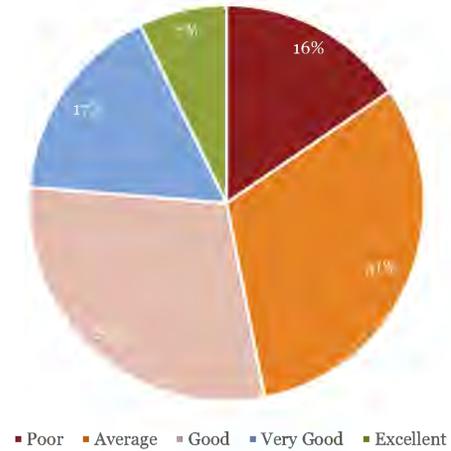
How would you rate leisure/recreation services in the City of Auburn:

- 31%
- 28%
- 22%
- 16%
- 3%

■ Poor ■ Average ■ Good ■ Very Good ■ Excellent
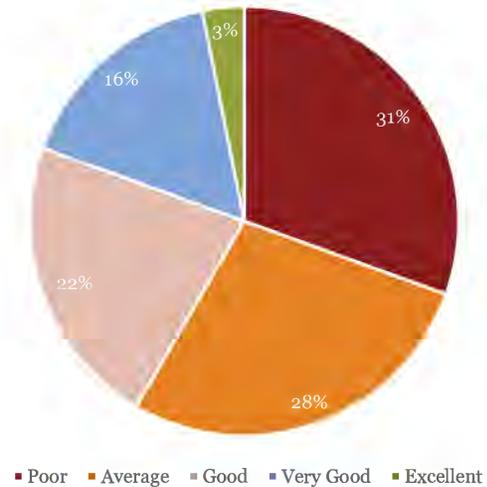
How would you rate internet services in the City of Auburn:

- 12%
- 32%
- 22%
- 7%

■ Poor ■ Average ■ Good ■ Very Good ■ Excellent
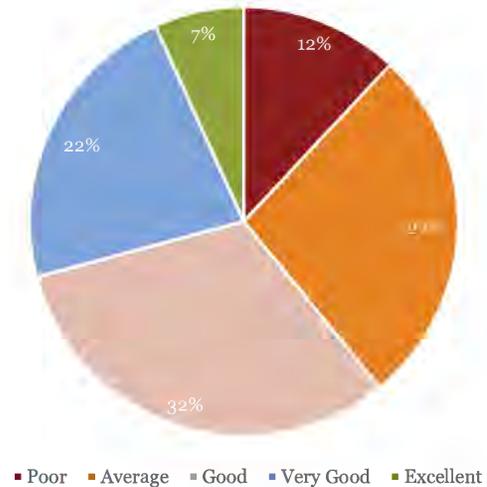
Community Data
Business Analyst Online (BAO) Reports

NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION

Community Profile

Auburn City, GA
Auburn City, GA (1304140)
Geography: Place

Prepared by Esri

	Auburn city, ...
Population Summary	
2010 Total Population	6,930
2020 Total Population	7,495
2020 Group Quarters	0
2022 Total Population	8,120
2022 Group Quarters	0
2027 Total Population	8,893
2022-2027 Annual Rate	1.84%
2022 Total Daytime Population	5,621
Workers	1,464
Residents	4,157
Household Summary	
2010 Households	2,368
2010 Average Household Size	2.93
2020 Total Households	2,650
2020 Average Household Size	2.83
2022 Households	2,888
2022 Average Household Size	2.81
2027 Households	3,176
2027 Average Household Size	2.80
2022-2027 Annual Rate	1.92%
2010 Families	1,819
2010 Average Family Size	3.29
2022 Families	2,168
2022 Average Family Size	3.21
2027 Families	2,380
2027 Average Family Size	3.19
2022-2027 Annual Rate	1.88%
Housing Unit Summary	
2000 Housing Units	2,413
Owner Occupied Housing Units	79.4%
Renter Occupied Housing Units	18.0%
Vacant Housing Units	2.5%
2010 Housing Units	2,607
Owner Occupied Housing Units	70.8%
Renter Occupied Housing Units	20.0%
Vacant Housing Units	9.2%
2020 Housing Units	2,763
Vacant Housing Units	4.1%
2022 Housing Units	3,035
Owner Occupied Housing Units	83.3%
Renter Occupied Housing Units	11.8%
Vacant Housing Units	4.8%
2027 Housing Units	3,349
Owner Occupied Housing Units	84.6%
Renter Occupied Housing Units	10.2%
Vacant Housing Units	5.2%
Median Household Income	
2022	$62,883
2027	$72,525
Median Home Value	
2022	$187,983
2027	$216,927
Per Capita Income	
2022	$26,985
2027	$31,223
Median Age	
2010	33.8
2022	37.1
2027	38.1

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households.
Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 26, 2023

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NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION

Community Profile

Auburn City, GA
Auburn City, GA (1304140)
Geography: Place

Prepared by Esri

	Auburn city, ...
2022 Households by Income	
Household Income Base	2,887
<$15,000	9.5%
$15,000 - $24,999	4.5%
$25,000 - $34,999	8.4%
$35,000 - $49,999	10.5%
$50,000 - $74,999	27.3%
$75,000 - $99,999	16.0%
$100,000 - $149,999	17.9%
$150,000 - $199,999	4.2%
$200,000+	1.8%
Average Household Income	$76,943
2027 Households by Income	
Household Income Base	3,175
<$15,000	6.1%
$15,000 - $24,999	3.0%
$25,000 - $34,999	9.6%
$35,000 - $49,999	10.7%
$50,000 - $74,999	22.0%
$75,000 - $99,999	16.4%
$100,000 - $149,999	23.9%
$150,000 - $199,999	6.0%
$200,000+	2.2%
Average Household Income	$88,773
2022 Owner Occupied Housing Units by Value	
Total	2,530
<$50,000	2.4%
$50,000 - $99,999	5.1%
$100,000 - $149,999	10.6%
$150,000 - $199,999	41.9%
$200,000 - $249,999	14.7%
$250,000 - $299,999	4.4%
$300,000 - $399,999	11.6%
$400,000 - $499,999	2.6%
$500,000 - $749,999	5.2%
$750,000 - $999,999	0.9%
$1,000,000 - $1,499,999	0.0%
$1,500,000 - $1,999,999	0.4%
$2,000,000 +	0.0%
Average Home Value	$236,542
2027 Owner Occupied Housing Units by Value	
Total	2,835
<$50,000	1.3%
$50,000 - $99,999	1.9%
$100,000 - $149,999	5.5%
$150,000 - $199,999	35.7%
$200,000 - $249,999	16.9%
$250,000 - $299,999	6.5%
$300,000 - $399,999	18.3%
$400,000 - $499,999	3.7%
$500,000 - $749,999	8.3%
$750,000 - $999,999	1.6%
$1,000,000 - $1,499,999	0.0%
$1,500,000 - $1,999,999	0.4%
$2,000,000 +	0.1%
Average Home Value	$281,041

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 26, 2023

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Business Analyst Online (BAO) Reports (Continued)

NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION

Community Profile

Auburn City, GA
Auburn City, GA (1304140)
Geography: Place

Prepared by Esri

	Auburn city, ...
2010 Population by Age	
Total	6,926
0 - 4	7.5%
5 - 9	7.7%
10 - 14	7.7%
15 - 24	13.7%
25 - 34	15.1%
35 - 44	14.8%
45 - 54	16.1%
55 - 64	9.7%
65 - 74	5.1%
75 - 84	1.9%
85 +	0.6%
18 +	72.6%
2022 Population by Age	
Total	8,121
0 - 4	6.5%
5 - 9	6.8%
10 - 14	6.9%
15 - 24	11.7%
25 - 34	14.9%
35 - 44	14.8%
45 - 54	12.9%
55 - 64	13.5%
65 - 74	8.1%
75 - 84	3.3%
85 +	0.7%
18 +	76.1%
2027 Population by Age	
Total	8,895
0 - 4	6.4%
5 - 9	6.7%
10 - 14	7.1%
15 - 24	11.3%
25 - 34	13.8%
35 - 44	15.1%
45 - 54	12.5%
55 - 64	12.7%
65 - 74	9.3%
75 - 84	4.3%
85 +	0.8%
18 +	75.9%
2010 Population by Sex	
Males	3,540
Females	3,390
2022 Population by Sex	
Males	4,165
Females	3,956
2027 Population by Sex	
Males	4,562
Females	4,333

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 26, 2023

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NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION

Community Profile

Auburn City, GA
Auburn City, GA (1304140)
Geography: Place

Prepared by Esri

	Auburn city, ...
2010 Population by Race/Ethnicity	
Total	6,930
White Alone	84.9%
Black Alone	5.0%
American Indian Alone	0.3%
Asian Alone	4.6%
Pacific Islander Alone	0.0%
Some Other Race Alone	3.1%
Two or More Races	2.1%
Hispanic Origin	7.6%
Diversity Index	37.6
2020 Population by Race/Ethnicity	
Total	7,495
White Alone	74.1%
Black Alone	6.8%
American Indian Alone	0.6%
Asian Alone	4.1%
Pacific Islander Alone	0.0%
Some Other Race Alone	5.9%
Two or More Races	8.6%
Hispanic Origin	12.4%
Diversity Index	55.8
2022 Population by Race/Ethnicity	
Total	8,120
White Alone	73.4%
Black Alone	6.8%
American Indian Alone	0.6%
Asian Alone	4.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	6.0%
Two or More Races	8.8%
Hispanic Origin	12.9%
Diversity Index	56.8
2027 Population by Race/Ethnicity	
Total	8,893
White Alone	71.9%
Black Alone	7.1%
American Indian Alone	0.6%
Asian Alone	4.5%
Pacific Islander Alone	0.0%
Some Other Race Alone	6.4%
Two or More Races	9.5%
Hispanic Origin	13.2%
Diversity Index	58.6
2010 Population by Relationship and Household Type	
Total	6,930
In Households	100.0%
In Family Households	89.6%
Householder	26.0%
Spouse	19.2%
Child	35.5%
Other relative	5.5%
Nonrelative	3.4%
In Nonfamily Households	10.4%
In Group Quarters	0.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 26, 2023

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Business Analyst Online (BAO) Reports (Continued)

NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION

Community Profile

Auburn City, GA
Auburn City, GA (1304140)
Geography: Place

Prepared by Esri

	Auburn city, …
2022 Population 25+ by Educational Attainment	
Total	5,530
Less than 9th Grade	5.3%
9th - 12th Grade, No Diploma	11.1%
High School Graduate	28.5%
GED/Alternative Credential	7.0%
Some College, No Degree	22.3%
Associate Degree	9.8%
Bachelor's Degree	11.7%
Graduate/Professional Degree	4.3%
2022 Population 15+ by Marital Status	
Total	6,482
Never Married	25.4%
Married	57.7%
Widowed	5.4%
Divorced	11.6%
2022 Civilian Population 16+ in Labor Force	
Civilian Population 16+	4,164
Population 16+ Employed	96.7%
Population 16+ Unemployment rate	3.3%
Population 16-24 Employed	11.4%
Population 16-24 Unemployment rate	3.4%
Population 25-54 Employed	67.2%
Population 25-54 Unemployment rate	3.9%
Population 55-64 Employed	18.0%
Population 55-64 Unemployment rate	1.5%
Population 65+ Employed	3.4%
Population 65+ Unemployment rate	0.0%
2022 Employed Population 16+ by Industry	
Total	4,027
Agriculture/Mining	0.4%
Construction	9.8%
Manufacturing	12.2%
Wholesale Trade	3.2%
Retail Trade	18.8%
Transportation/Utilities	8.4%
Information	2.4%
Finance/Insurance/Real Estate	6.1%
Services	34.5%
Public Administration	4.1%
2022 Employed Population 16+ by Occupation	
Total	4,026
White Collar	55.2%
Management/Business/Financial	12.4%
Professional	13.9%
Sales	13.4%
Administrative Support	15.5%
Services	11.1%
Blue Collar	33.7%
Farming/Forestry/Fishing	0.4%
Construction/Extraction	7.2%
Installation/Maintenance/Repair	6.8%
Production	8.5%
Transportation/Material Moving	10.9%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 26, 2023

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NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION

Community Profile

Auburn City, GA
Auburn City, GA (1304140)
Geography: Place

Prepared by Esri

	Auburn city, …
2010 Households by Type	
Total	2,368
Households with 1 Person	17.7%
Households with 2+ People	82.3%
Family Households	76.8%
Husband-wife Families	56.6%
With Related Children	29.3%
Other Family (No Spouse Present)	20.2%
Other Family with Male Householder	7.1%
With Related Children	4.5%
Other Family with Female Householder	13.1%
With Related Children	8.4%
Nonfamily Households	5.5%
All Households with Children	42.9%
Multigenerational Households	6.5%
Unmarried Partner Households	7.9%
Male-female	7.2%
Same-sex	0.7%
2010 Households by Size	
Total	2,368
1 Person Household	17.7%
2 Person Household	28.7%
3 Person Household	21.9%
4 Person Household	16.7%
5 Person Household	8.2%
6 Person Household	4.3%
7 + Person Household	2.6%
2010 Households by Tenure and Mortgage Status	
Total	2,367
Owner Occupied	78.0%
Owned with a Mortgage/Loan	66.4%
Owned Free and Clear	11.7%
Renter Occupied	22.0%
2022 Affordability, Mortgage and Wealth	
Housing Affordability Index	165
Percent of Income for Mortgage	15.8%
Wealth Index	57
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	2,607
Housing Units Inside Urbanized Area	75.9%
Housing Units Inside Urbanized Cluster	1.8%
Rural Housing Units	22.3%
2010 Population By Urban/ Rural Status	
Total Population	6,930
Population Inside Urbanized Area	76.0%
Population Inside Urbanized Cluster	1.8%
Rural Population	22.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 26, 2023

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Business Analyst Online (BAO) Reports (Continued)

NEGRC Community Profile

Auburn City, GA
Auburn City, GA (1304140)
Geography: Place

Prepared by Esri

	Auburn city, ...
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2010 Population By Urban/ Rural Status	
Total Population	6,930
Population Inside Urbanized Area	76.0%
Population Inside Urbanized Cluster	1.8%
Rural Population	22.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 26, 2023

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NEGRC Graphic Profile

Auburn City, GA
Auburn City, GA (1304140)
Geography: Place

Prepared by Esri

2022 Population by Race

2022 Population by Age

2022 Percent Hispanic Origin: 12.9%

Households
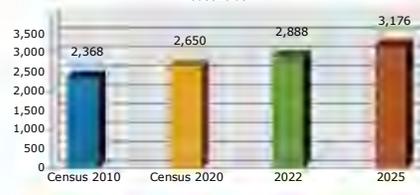
2022 Home Value

2022-2027 Annual Growth Rate

Household Income

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.
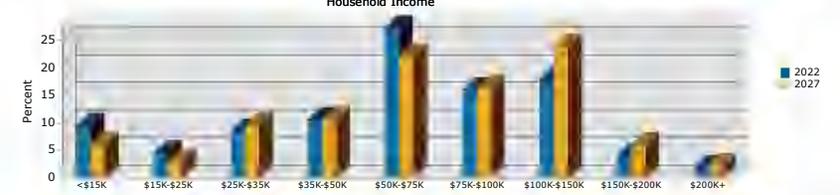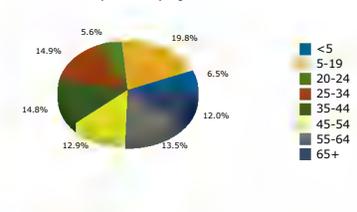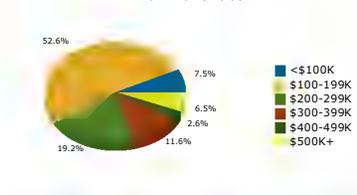
April 26, 2023

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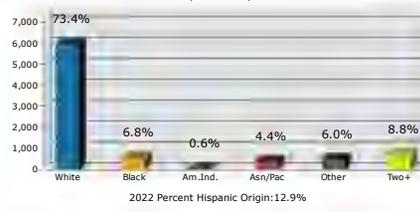# Business Analyst Online (BAO) Reports (Continued)

Left Report

NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION

2010 Census Profile

Auburn City, GA
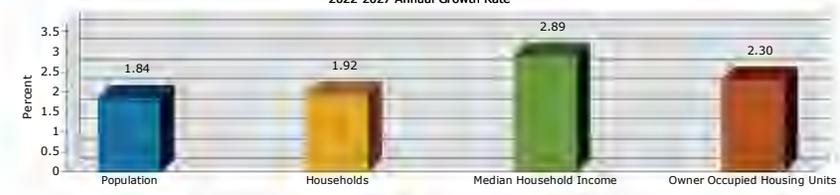Auburn City, GA (1304140)
Geography: Place

Prepared by Esri

	2010	2020	2010-2020 Annual Rate
Population	6,930	7,495	0.79%
Households	2,368	2,650	1.13%
Housing Units	2,607	2,763	0.58%

		2010	
		Number	Percent
Population by Race			
Total		6,930	100.0%
Population Reporting One Race		6,785	97.9%
White		5,882	84.9%
Black		347	5.0%
American Indian		21	0.3%
Asian		317	4.6%
Pacific Islander		2	0.0%
Some Other Race		216	3.1%
Population Reporting Two or More Races		145	2.1%
Total Hispanic Population		529	7.6%
Population by Sex			
Male		3,540	51.1%
Female		3,390	48.9%
Population by Age			
Total		6,926	100.0%
Age 0 - 4		518	7.5%
Age 5 - 9		533	7.7%
Age 10 - 14		536	7.7%
Age 15 - 19		531	7.7%
Age 20 - 24		421	6.1%
Age 25 - 29		526	7.6%
Age 30 - 34		517	7.5%
Age 35 - 39		498	7.2%
Age 40 - 44		529	7.6%
Age 45 - 49		610	8.8%
Age 50 - 54		508	7.3%
Age 55 - 59		369	5.3%
Age 60 - 64		300	4.3%
Age 65 - 69		219	3.2%
Age 70 - 74		135	1.9%
Age 75 - 79		69	1.0%
Age 80 - 84		66	1.0%
Age 85+		41	0.6%
Age 18+		5,031	72.6%
Age 65+		530	7.6%

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.
Source: U.S. Census Bureau 2010 and 2020 decennial Census data converted by Esri into 2020 geography.

April 26, 2023

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Right Report

	2010	
Households by Type		
Total	2,368	100.0%
Households with 1 Person	418	17.7%
Households with 2+ People	1,950	82.3%
Family Households	1,819	76.8%
Husband-wife Families	1,341	56.6%
With Own Children	630	26.6%
Other Family (No Spouse Present)	478	20.2%
With Own Children	253	10.7%
Nonfamily Households	131	5.5%
All Households with Children	1,015	42.9%
Multigenerational Households	153	6.5%
Unmarried Partner Households	186	7.9%
Male-female	170	7.2%
Same-sex	16	0.7%
Average Household Size	2.93	
Family Households by Size		
Total	1,819	100.0%
2 People	573	31.5%
3 People	504	27.7%
4 People	389	21.4%
5 People	192	10.6%
6 People	101	5.6%
7+ People	60	3.3%
Average Family Size	3.29	
Nonfamily Households by Size		
Total	549	100.0%
1 Person	418	76.1%
2 People	106	19.3%
3 People	14	2.6%
4 People	7	1.3%
5 People	3	0.5%
6 People	0	0.0%
7+ People	1	0.2%
Average Nonfamily Size	1.31	
Population by Relationship and Household Type		
Total	6,930	100.0%
In Households	6,930	100.0%
In Family Households	6,212	89.6%
Householder	1,805	26.0%
Spouse	1,331	19.2%
Child	2,458	35.5%
Other relative	382	5.5%
Nonrelative	235	3.4%
In Nonfamily Households	718	10.4%
In Group Quarters	0	0.0%
Institutionalized Population	0	0.0%
Noninstitutionalized Population	0	0.0%

Data Note: Households with children include any households with people under age 18, related or not. **Multigenerational households** are families with 3 or more parent-child relationships. **Unmarried partner households** are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. **Average family size** excludes nonrelatives.
Source: U.S. Census Bureau 2010 and 2020 decennial Census data converted by Esri into 2020 geography.

April 26, 2023

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Business Analyst Online (BAO) Reports (Continued)

NEGRC — 2010 Census Profile (Page 3 of 4)

Auburn City, GA
Auburn City, GA (1304140)
Geography: Place

Prepared by Esri

	2010	
Family Households by Age of Householder		
Total	1,819	100.0%
Householder Age 15 - 44	847	46.6%
Householder Age 45 - 54	488	26.8%
Householder Age 55 - 64	280	15.4%
Householder Age 65 - 74	143	7.9%
Householder Age 75+	61	3.4%
Nonfamily Households by Age of Householder		
Total	549	100.0%
Householder Age 15 - 44	173	31.5%
Householder Age 45 - 54	134	24.4%
Householder Age 55 - 64	125	22.8%
Householder Age 65 - 74	73	13.3%
Householder Age 75+	44	8.0%
Households by Race of Householder		
Total	2,368	100.0%
Householder is White Alone	2,090	88.3%
Householder is Black Alone	116	4.9%
Householder is American Indian Alone	8	0.3%
Householder is Asian Alone	68	2.9%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	48	2.0%
Householder is Two or More Races	38	1.6%
Households with Hispanic Householder	123	5.2%
Husband-wife Families by Race of Householder		
Total	1,342	100.0%
Householder is White Alone	1,193	88.9%
Householder is Black Alone	48	3.6%
Householder is American Indian Alone	5	0.4%
Householder is Asian Alone	50	3.7%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	28	2.1%
Householder is Two or More Races	18	1.3%
Husband-wife Families with Hispanic Householder	78	5.8%
Other Families (No Spouse) by Race of Householder		
Total	477	100.0%
Householder is White Alone	405	84.9%
Householder is Black Alone	38	8.0%
Householder is American Indian Alone	2	0.4%
Householder is Asian Alone	10	2.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	13	2.7%
Householder is Two or More Races	9	1.9%
Other Families with Hispanic Householder	28	5.9%
Nonfamily Households by Race of Householder		
Total	550	100.0%
Householder is White Alone	492	89.5%
Householder is Black Alone	30	5.5%
Householder is American Indian Alone	1	0.2%
Householder is Asian Alone	8	1.5%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	8	1.5%
Householder is Two or More Races	11	2.0%
Nonfamily Households with Hispanic Householder	17	3.1%

Source: U.S. Census Bureau 2010 and 2020 decennial Census data converted by Esri into 2020 geography.

April 26, 2023

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NEGRC — 2010 Census Profile (Page 4 of 4)

Auburn City, GA
Auburn City, GA (1304140)
Geography: Place

Prepared by Esri

	2010	
Total Housing Units by Occupancy		
Total	2,633	100.0%
Occupied Housing Units	2,368	89.9%
Vacant Housing Units		
For Rent	110	4.2%
Rented, not Occupied	2	0.1%
For Sale Only	59	2.2%
Sold, not Occupied	6	0.2%
For Seasonal/Recreational/Occasional Use	7	0.3%
For Migrant Workers	0	0.0%
Other Vacant	81	3.1%
Total Vacancy Rate	9.2%	
Households by Tenure and Mortgage Status		
Total	2,367	100.0%
Owner Occupied	1,846	78.0%
Owned with a Mortgage/Loan	1,571	66.4%
Owned Free and Clear	276	11.7%
Average Household Size	2.89	
Renter Occupied	521	22.0%
Average Household Size	3.06	
Owner-occupied Housing Units by Race of Householder		
Total	1,846	100.0%
Householder is White Alone	1,649	89.3%
Householder is Black Alone	79	4.3%
Householder is American Indian Alone	5	0.3%
Householder is Asian Alone	47	2.5%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	38	2.1%
Householder is Two or More Races	28	1.5%
Owner-occupied Housing Units with Hispanic Householder	95	5.1%
Renter-occupied Housing Units by Race of Householder		
Total	521	100.0%
Householder is White Alone	441	84.6%
Householder is Black Alone	36	6.9%
Householder is American Indian Alone	3	0.6%
Householder is Asian Alone	21	4.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	10	1.9%
Householder is Two or More Races	10	1.9%
Renter-occupied Housing Units with Hispanic Householder	28	5.4%
Average Household Size by Race/Hispanic Origin of Householder		
Householder is White Alone	2.83	
Householder is Black Alone	3.02	
Householder is American Indian Alone	2.63	
Householder is Asian Alone	4.53	
Householder is Pacific Islander Alone	0.00	
Householder is Some Other Race Alone	4.46	
Householder is Two or More Races	3.05	
Householder is Hispanic	4.11	

Source: U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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Business Analyst Online (BAO) Reports (Continued)

NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION

ACS Housing Summary

Auburn City, GA
Auburn City, GA (1304140)
Geography: Place

Prepared by Esri

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	7,424		106	
Total Households	2,513		159	
Total Housing Units	2,754		184	
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	1,943	100.0%	192	
Housing units with a mortgage/contract to purchase/similar debt	1,338	68.9%	199	
No Second Mortgage and No Home Equity Loan	1,231	63.4%	201	
Multiple Mortgages	88	4.5%	46	
Second mortgage and Home Equity Loan	0	0.0%	20	
Only Home Equity Loan	40	2.1%	22	
Only Second Mortgage	48	2.5%	37	
Home Equity Loan without Primary Mortgage	19	1.0%	16	
Housing units without a mortgage	605	31.1%	122	
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	$176,466		$38,952	
Housing units without a mortgage	$155,132		$49,578	
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS				
Total	1,943	100.0%	192	
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	60	3.1%	38	
10.0 to 14.9 percent	364	18.7%	138	
15.0 to 19.9 percent	313	16.1%	125	
20.0 to 24.9 percent	176	9.1%	72	
25.0 to 29.9 percent	133	6.8%	73	
30.0 to 34.9 percent	69	3.6%	53	
35.0 to 39.9 percent	61	3.1%	44	
40.0 to 49.9 percent	63	3.2%	43	
50.0 percent or more	99	5.1%	43	
Not computed	0	0.0%	20	
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	353	18.2%	89	
10.0 to 14.9 percent	108	5.6%	66	
15.0 to 19.9 percent	40	2.1%	30	
20.0 to 24.9 percent	13	0.7%	19	
25.0 to 29.9 percent	0	0.0%	20	
30.0 to 34.9 percent	0	0.0%	20	
35.0 to 39.9 percent	30	1.5%	46	
40.0 to 49.9 percent	0	0.0%	20	
50.0 percent or more	4	0.2%	7	
Not computed	57	2.9%	49	

Source: U.S. Census Bureau, 2017-2021 American Community Survey

Reliability: ▌▌ high ▌ medium ▌ low

April 26, 2023

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NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION

ACS Housing Summary

Auburn City, GA
Auburn City, GA (1304140)
Geography: Place

Prepared by Esri

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	570	100.0%	148	
With cash rent	570	100.0%	148	
Less than $100	0	0.0%	20	
$100 to $149	0	0.0%	20	
$150 to $199	0	0.0%	20	
$200 to $249	0	0.0%	20	
$250 to $299	0	0.0%	20	
$300 to $349	0	0.0%	20	
$350 to $399	0	0.0%	20	
$400 to $449	44	7.7%	33	
$450 to $499	12	2.1%	18	
$500 to $549	28	4.9%	35	
$550 to $599	50	8.8%	35	
$600 to $649	33	5.8%	41	
$650 to $699	36	6.3%	26	
$700 to $749	27	4.7%	26	
$750 to $799	88	15.4%	74	
$800 to $899	16	2.8%	19	
$900 to $999	117	20.5%	91	
$1,000 to $1,249	88	15.4%	53	
$1,250 to $1,499	31	5.4%	31	
$1,500 to $1,999	0	0.0%	20	
$2,000 to $2,499	0	0.0%	20	
$2,500 to $2,999	0	0.0%	20	
$3,000 to $3,499	0	0.0%	20	
$3,500 or more	0	0.0%	20	
No cash rent	0	0.0%	20	
Median Contract Rent	$781		$79	
Average Contract Rent	$806		$311	
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	570	100.0%	148	
Pay extra for one or more utilities	570	100.0%	148	
No extra payment for any utilities	0	0.0%	20	

Source: U.S. Census Bureau, 2017-2021 American Community Survey

Reliability: ▌▌ high ▌ medium ▌ low

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Business Analyst Online (BAO) Reports (Continued)

NEGRC — NORTHEAST GEORGIA REGIONAL COMMISSION

ACS Housing Summary

Auburn City, GA
Auburn City, GA (1304140)
Geography: Place

Prepared by Esri

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT				
Total:	570	100.0%	148	medium
With cash rent:	570	100.0%	148	
Less than $100	0	0.0%	20	
$100 to $149	0	0.0%	20	
$150 to $199	0	0.0%	20	
$200 to $249	0	0.0%	20	
$250 to $299	0	0.0%	20	
$300 to $349	0	0.0%	20	
$350 to $399	0	0.0%	20	
$400 to $449	0	0.0%	20	
$450 to $499	9	1.6%	14	low
$500 to $549	0	0.0%	20	
$550 to $599	11	1.9%	18	low
$600 to $649	36	6.3%	37	low
$650 to $699	30	5.3%	33	low
$700 to $749	59	10.4%	50	low
$750 to $799	8	1.4%	13	low
$800 to $899	44	7.7%	39	low
$900 to $999	107	18.8%	72	low
$1,000 to $1,249	130	22.8%	100	low
$1,250 to $1,499	87	15.3%	50	medium
$1,500 to $1,999	49	8.6%	36	medium
$2,000 to $2,499	0	0.0%	20	
$2,500 to $2,999	0	0.0%	20	
$3,000 to $3,499	0	0.0%	20	
$3,500 or more	0	0.0%	20	
No cash rent	0	0.0%	20	
Median Gross Rent	$982		$81	high
Average Gross Rent	$1,023		$388	medium

Source: U.S. Census Bureau, 2017-2021 American Community Survey

Reliability: ▮▮▮ high ▮▮ medium ▮ low

April 26, 2023

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NEGRC — NORTHEAST GEORGIA REGIONAL COMMISSION

ACS Housing Summary

Auburn City, GA
Auburn City, GA (1304140)
Geography: Place

Prepared by Esri

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	2,754	100.0%	184	high
1, detached	2,204	80.0%	209	high
1, attached	56	2.0%	38	low
2	44	1.6%	66	medium
3 or 4	139	5.0%	76	medium
5 to 9	8	0.3%	13	low
10 to 19	47	1.7%	27	medium
20 to 49	17	0.6%	25	low
50 or more	8	0.3%	20	low
Mobile home	231	8.4%	86	medium
Boat, RV, van, etc.	0	0.0%	20	
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	2,754	100.0%	184	high
Built 2020 or later	23	0.8%	20	low
Built 2010 to 2019	59	2.1%	3	low
Built 2000 to 2009	360	13.1%	128	medium
Built 1990 to 1999	904	32.8%	148	high
Built 1980 to 1989	893	32.4%	144	high
Built 1970 to 1979	234	8.5%	99	medium
Built 1960 to 1969	99	3.6%	44	medium
Built 1950 to 1959	44	1.6%	30	low
Built 1940 to 1949	15	0.5%	16	low
Built 1939 or earlier	123	4.5%	67	medium
Median Year Structure Built	1990		2	high
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	2,513	100.0%	159	high
Owner occupied				
Moved in 2019 or later	83	3.3%	48	medium
Moved in 2015 to 2018	455	18.1%	133	medium
Moved in 2010 to 2014	277	11.0%	90	medium
Moved in 2000 to 2009	380	15.1%	111	medium
Moved in 1990 to 1999	477	19.0%	99	medium
Moved in 1989 or earlier	271	10.8%	99	medium
Renter occupied				
Moved in 2019 or later	143	5.7%	97	low
Moved in 2015 to 2018	215	8.6%	96	medium
Moved in 2010 to 2014	95	3.8%	54	medium
Moved in 2000 to 2009	87	3.5%	80	low
Moved in 1990 to 1999	30	1.2%	39	low
Moved in 1989 or earlier	0	0.0%	20	
Median Year Householder Moved Into Unit	2010		3	high

Source: U.S. Census Bureau, 2017-2021 American Community Survey

Reliability: ▮▮▮ high ▮▮ medium ▮ low

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Business Analyst Online (BAO) Reports (Continued)

NEGRC — NORTHEAST GEORGIA REGIONAL COMMISSION

ACS Housing Summary

Auburn City, GA
Auburn City, GA (1304140)
Geography: Place

Prepared by Esri

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	2,513	100.0%	159	
Utility gas	251	10.0%	104	
Bottled, tank, or LP gas	26	1.0%	19	
Electricity	2,199	87.5%	176	
Fuel oil, kerosene, etc.	9	0.4%	11	
Coal or coke	0	0.0%	20	
Wood	0	0.0%	20	
Solar energy	0	0.0%	20	
Other fuel	0	0.0%	20	
No fuel used	28	1.1%	24	
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	2,513	100.0%	159	
Owner occupied				
No vehicle available	5	0.2%	8	
1 vehicle available	419	16.7%	124	
2 vehicles available	713	28.4%	143	
3 vehicles available	561	22.3%	138	
4 vehicles available	180	7.2%	68	
5 or more vehicles available	65	2.6%	43	
Renter occupied				
No vehicle available	40	1.6%	36	
1 vehicle available	195	7.8%	89	
2 vehicles available	299	11.9%	100	
3 vehicles available	0	0.0%	20	
4 vehicles available	10	0.4%	15	
5 or more vehicles available	26	1.0%	31	
Average Number of Vehicles Available	2.2		0.2	
VACANT HOUSING UNITS				
Total vacant housing units	241	100.0%	117	
For rent	56	23.2%	51	
Rented, not occupied	12	5.0%	19	
For sale only	21	8.7%	29	
Sold, not occupied	17	7.1%	24	
Seasonal/occasional	0	0.0%	20	
For migrant workers	0	0.0%	20	
Other	135	56.0%	96	

Source: U.S. Census Bureau, 2017-2021 American Community Survey

Reliability: high medium low

April 26, 2023

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NEGRC — NORTHEAST GEORGIA REGIONAL COMMISSION

ACS Housing Summary

Auburn City, GA
Auburn City, GA (1304140)
Geography: Place

Prepared by Esri

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	1,943	100%	192	
Less than $10,000	0	0.0%	20	
$10,000 to $14,999	14	0.7%	15	
$15,000 to $19,999	20	1.0%	18	
$20,000 to $24,999	6	0.3%	10	
$25,000 to $29,999	32	1.6%	33	
$30,000 to $34,999	10	0.5%	16	
$35,000 to $39,999	0	0.0%	20	
$40,000 to $49,999	23	1.2%	26	
$50,000 to $59,999	10	0.5%	11	
$60,000 to $69,999	0	0.0%	20	
$70,000 to $79,999	24	1.2%	22	
$80,000 to $89,999	18	0.9%	17	
$90,000 to $99,999	85	4.4%	53	
$100,000 to $124,999	160	8.2%	58	
$125,000 to $149,999	329	16.9%	122	
$150,000 to $174,999	620	31.9%	150	
$175,000 to $199,999	209	10.8%	67	
$200,000 to $249,999	160	8.2%	75	
$250,000 to $299,999	96	4.9%	70	
$300,000 to $399,999	67	3.4%	34	
$400,000 to $499,999	20	1.0%	27	
$500,000 to $749,999	30	1.5%	40	
$750,000 to $999,999	0	0.0%	20	
$1,000,000 to $1,499,999	10	0.5%	16	
$1,500,000 to $1,999,999	0	0.0%	20	
$2,000,000 or more	0	0.0%	20	
Median Home Value	$159,700		$4,112	
Average Home Value	$169,823		$26,971	

Data Note: N/A means not available.

2017-2021 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2017-2021 ACS estimates, five-year period data collected monthly from January 1, 2017 through December 31, 2021. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.

Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.

Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2017-2021 American Community Survey

Reliability: high medium low

April 26, 2023

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Housing & Transporation Index

H+T Fact Sheet
TRUE AFFORDABILITY AND LOCATION EFFICIENCY

CNT

Municipality: Auburn, GA

Traditional measures of housing affordability ignore transportation costs. Typically a household's second-largest expenditure, transportation costs are largely a function of the characteristics of the neighborhood in which a household chooses to live. Location Matters. Compact and dynamic neighborhoods with walkable streets and high access to jobs, transit, and a wide variety of businesses are more efficient, affordable, and sustainable.

The statistics below are modeled for the Regional Typical Household. Income: $68,316 Commuters: 1.24 Household Size: 2.74 (Atlanta-Sandy Springs-Alpharetta, GA)

Map of Transportation Costs % Income

© Mapbox © OpenStreetMap

Location Efficient Areas

| < 8% | 8-12% | 12-15% | 15-18% | 18-22% | 22-26% |
| 26-29% | 29% + |

Location Efficiency Metrics
Places that are compact, close to jobs and services, with a variety of transportation choices, allow people to spend less time, energy, and money on transportation.

0% Percent of location efficient neighborhoods

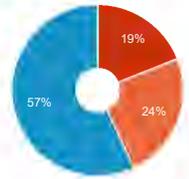### Neighborhood Characteristic Scores (1-10)
As compared to neighborhoods in all 955 U.S. regions in the Index

Job Access	AllTransit Performance Score	Compact Neighborhood
2.6	0	3.2
Low access to jobs	Car-dependent with very limited or no access to public transportation	Low density and limited walkability

Average Housing + Transportation Costs % Income
Factoring in both housing *and* transportation costs provides a more comprehensive way of thinking about the cost of housing and true affordability.

- Housing
- Transportation
- Remaining Income

Housing 19% / Transportation 24% / Remaining 57%

Transportation Costs
In dispersed areas, people need to own more vehicles and rely upon driving them farther distances which also drives up the cost of living.

$16,405 Annual Transportation Costs

2.15 Autos Per Household

24,096 Average Household VMT

1% Transit Ridership % of Workers

16 Annual Transit Trips

9.98 Tonnes Annual Greenhouse Gas per Household

H+T Fact Sheet
TRUE AFFORDABILITY AND LOCATION EFFICIENCY

CNT

H+T Metrics

Affordability

Housing + Transportation Costs % Income	43%
Housing Costs % Income	19%
Transportation Costs % Income	24%

Demographics

Block Groups:	2
Households:	1,301
Population:	3,836

Household Transportation Model Outputs

Autos per Household:	2.15
Annual Vehicle Miles Traveled per Household :	24,096
Transit Ridership % of Workers:	1%
Annual Transportation Cost:	$16,405
Annual Auto Ownership Cost:	$12,878
Annual VMT Cost:	$3,514
Annual Transit Cost:	$13
Annual Transit Trips:	16

Environmental Characteristics

Residential Density 2010:	0.61 HHs/Res. Acre
Gross Household Density:	0.30 HH/Acre
Regional Household Intensity:	7,747 HH/mile^2
Percent Single Family Detached Households:	78%
Employment Access Index:	8,065 Jobs/mi^2
Employment Mix Index (0-100):	84
Transit Connectivity Index (0-100):	0
Transit Access Shed:	0 km^2
Jobs Accessible in 30 Minute Transit Ride:	0
Available Transit Trips per Week:	0
Average Block Perimeter:	2,103 Meters
Average Block Size :	59 Acres
Intersection Density:	25 /mi^2

Housing Costs

Average Monthly Housing Cost:	$1,102
Median Selected Monthly Owner Costs:	$1,144
Median Gross Monthly Rent:	$1,019
Percent Owner Occupied Housing Units:	78%
Percent Renter Occupied Housing Unit:	22%

Greenhouse Gas from Household Auto Use

Annual GHG per Household:	9.98 Tonnes
Annual GHG per Acre:	3.11 Tonnes

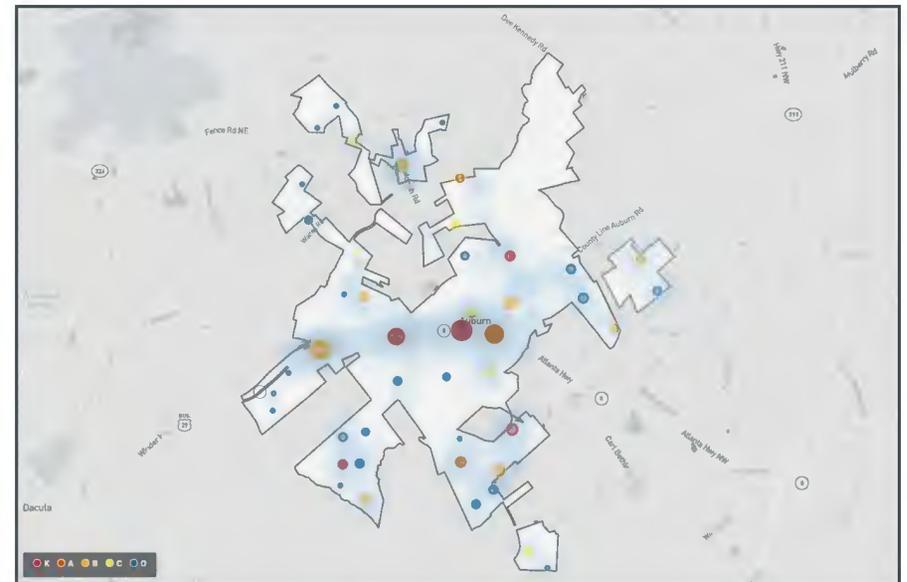**Crash Data**

Density of Crashes in Auburn by Severity

From 2013 to 2022, in Auburn...

Total Crashed: 879

Number of Injuries: 274

Number of Fatal Crashes: 7

Crashes per Year in Auburn

Crashes by Hour of the Day

Crash Data (Continued)

CRASH SUMMARY REPORT

Auburn

Created on August 4, 2023
Created by Sara Kaminski
Data extents: January 1, 2013 to December 31, 2022

GDOT
Georgia Department of Transportation

Applied Filters

| City (Geo) | = | Auburn |

© Mapbox   © OpenStreetMap

| Total Crashes | 879 | Fatal Crashes | 7 |

GDOT Summary	Collisions Dataset	
Total Crashes	879	100.00%
Intersection Related	715	81.34%
Distracted Driver (Suspected)	361	41.07%
Single Motor Vehicle Involved	216	24.57%
Large Truck Related	44	5.01%
Impaired Driving (Confirmed)	31	3.53%
Distracted Driver (Confirmed)	28	3.19%
Motorcycle Related	17	1.93%
+ 3 more	6	0.69%

KABCO Severity	Collisions Dataset	
(O) No Injury	670	76.22%
(C) Possible Injury / Complaint	127	14.45%
(B) Suspected Minor/Visible Injury	62	7.05%
(A) Suspected Serious Injury	9	1.02%
(K) Fatal Injury	7	0.80%
Unknown	4	0.46%

Date and Time (Year)	Collisions Dataset	
2022	129	14.68%
2021	112	12.74%
2020	104	11.83%
2019	101	11.49%
2018	89	10.13%
2017	100	11.38%
2016	92	10.47%
2015	78	8.87%
+ 2 more	74	8.42%

Date and Time (Hour of Day)	Collisions Dataset	
12 am - 2 am	21	2.39%
2 am - 4 am	13	1.48%
4 am - 6 am	22	2.50%
6 am - 8 am	92	10.47%
8 am - 10 am	87	9.90%
10 am - 12 pm	71	8.08%
12 pm - 2 pm	96	10.92%
2 pm - 4 pm	131	14.90%
+ 4 more	346	39.36%

Manner of Collision (Crash Level)	Collisions Dataset	
Rear End	258	29.35%
Not a Collision with Motor Vehicle	209	23.78%
Angle (Other)	148	16.84%
Left Angle Crash	95	10.81%
Sideswipe-Same Direction	62	7.05%
Sideswipe-Opposite Direction	34	3.87%
Head On	32	3.64%
(None)	22	2.50%
Right Angle Crash	19	2.16%

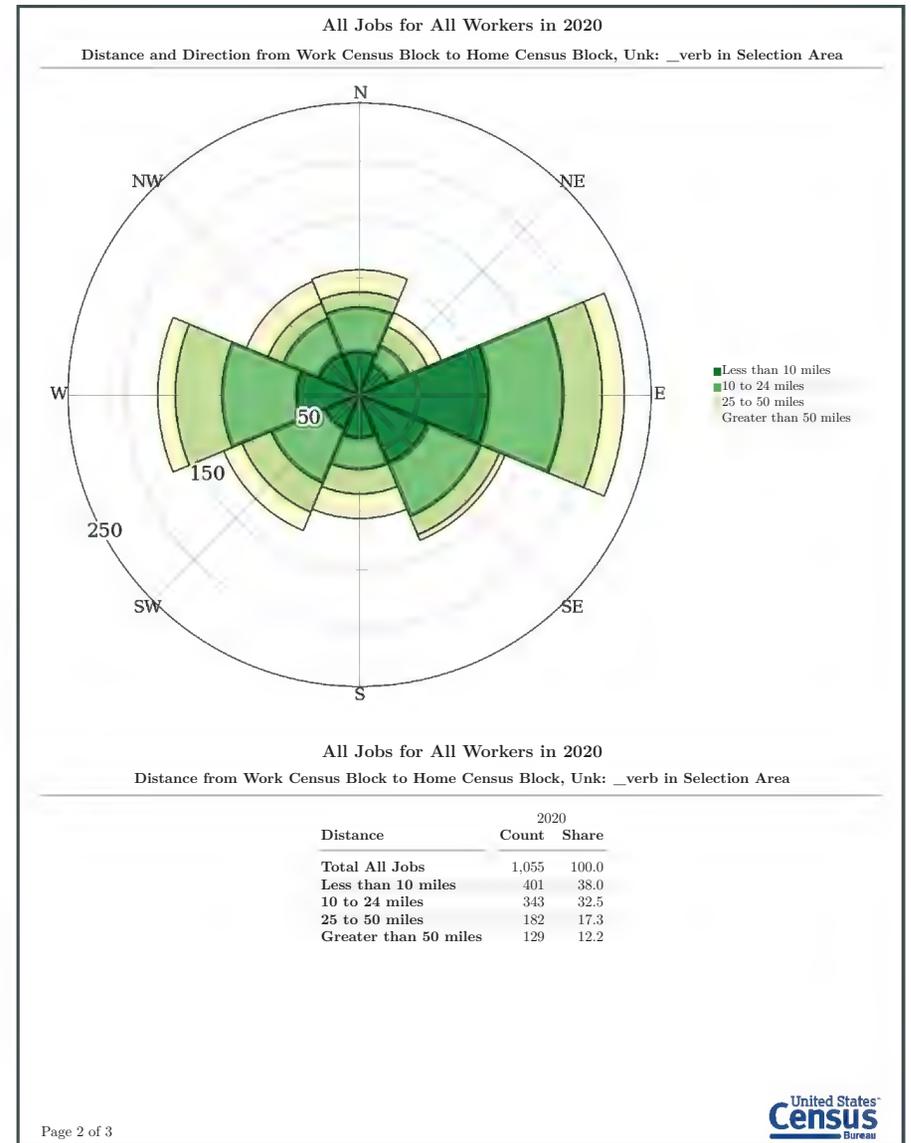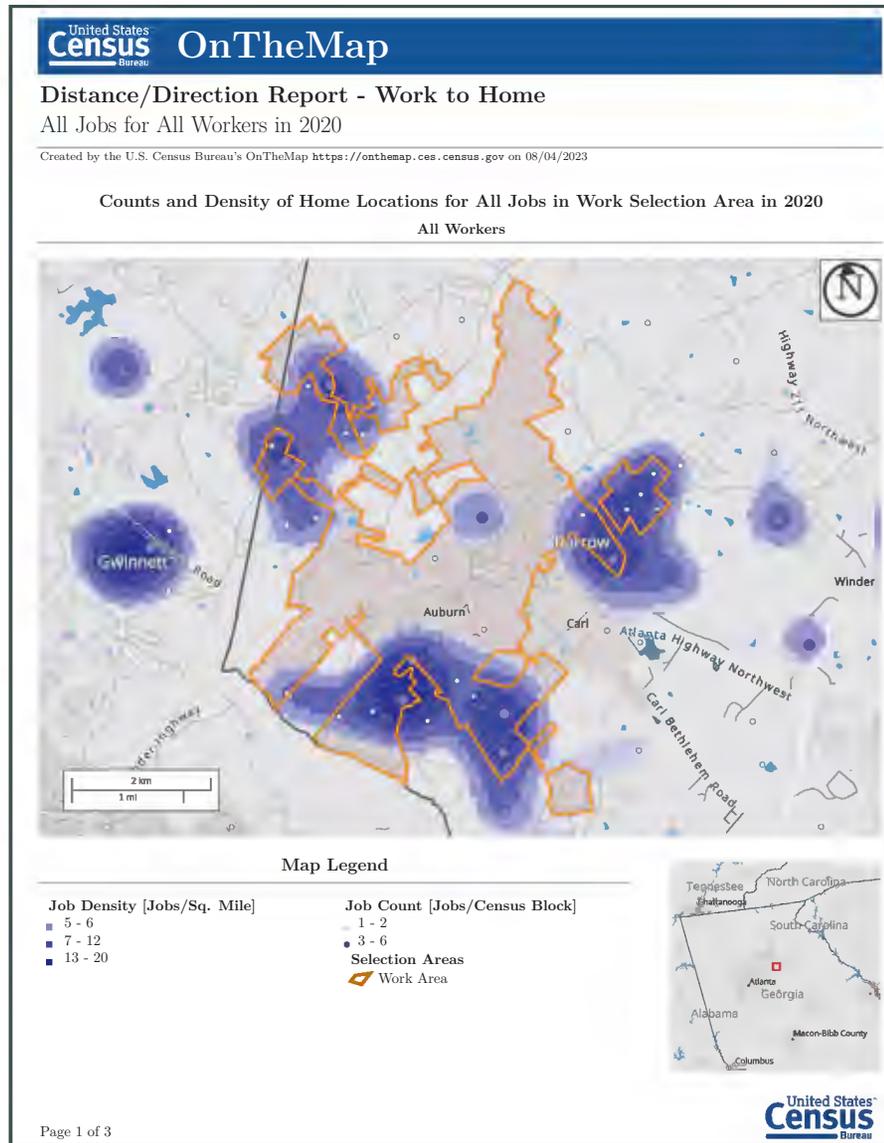| Location at Impact (Crash Level)	Collisions Dataset	
On Roadway - Roadway Intersection	372	42.32%
On Roadway - Non-Intersection	317	36.06%
Off Roadway	127	14.45%
On Shoulder	28	3.19%
(None)	20	2.28%
On Roadway - Driveway Intersection	10	1.14%
On Roadway - Railroad Crossing	3	0.34%
Median	1	0.11%
+ 9 more	1	0.11%

Most Harmful Event (Crash Level)	Collisions Dataset	
Motor Vehicle in Motion	259	29.47%
Parked Motor Vehicle	13	1.48%
Tree	13	1.48%
Animal	9	1.02%

Crash Data (Continued)

Ditch	9	1.02%
Deer	8	0.91%
Mail Box	7	0.80%
Utility Pole	5	0.57%
+ 30 more	34	3.88%

Operator/Driver Contributing Factors	Collisions Dataset	
No Contributing Factors	453	51.54%
(None)	245	27.87%
Following Too Close	165	18.77%
Failure to Yield	119	13.54%
Driver Lost Control	56	6.37%
Improper Backing	47	5.35%
Too Fast for Conditions	46	5.23%
Wrong Side of Road	33	3.75%
+ 35 more	274	31.17%

Area: County	Collisions Dataset	
Barrow	879	100.00%
+ 158 more	0	0%

Area: GDOT District (Crash Level)	Collisions Dataset	
D1	879	100.00%
+ 6 more	0	0%

SHSP Emphasis Area	Collisions Dataset	
Intersection Related	715	81.34%
Distracted Driver (Suspected)	361	41.07%
Young Adult Driver (Age 20-24)	196	22.30%
Roadway Departure	194	22.07%
Older Driver Related (55-64)	183	20.82%
Young Driver (Age 15-19)	157	17.86%
Older Driver Related (65+)	124	14.11%
Aggressive/Speed Related	69	7.85%
+ 10 more	193	21.97%

First Harmful Event	Collisions Dataset	
Motor Vehicle in Motion	662	75.31%
Ditch	33	3.75%
Parked Motor Vehicle	27	3.07%
Other/Unknown	23	2.62%
Animal	21	2.39%
Deer	18	2.05%
Other Non-Collision	18	2.05%

Mail Box	17	1.93%
+ 31 more	94	10.69%

Vehicle Type (Crash Level)	Collisions Dataset	
Passenger Car	607	69.06%
Pickup Truck	289	32.88%
Sports Utility Vehicle (SUV)	274	31.17%
Van	63	7.17%
Tractor/Trailer	21	2.39%
Motorcycle	15	1.71%
Single Unit Truck	14	1.59%
Other	9	1.02%
+ 16 more	28	3.19%

Roadway Contributing Factors	Collisions Dataset	
No Contributing Factors	770	87.60%
Road Surface Condition (wet, icy, snow, slush, etc.)	53	6.03%
Traffic Congestion	4	0.46%
Ruts, Holes, Bumps	3	0.34%
Loose Material on Surface	2	0.23%
Obstruction in Roadway	2	0.23%
Road Under Construction	2	0.23%
Shoulder (none, low, soft, high)	2	0.23%
+ 6 more	5	0.56%

Vehicle Contributing Factor (Crash Level)	Collisions Dataset	
No Known Defects	859	97.72%
Other	15	1.71%
Brake Failure	6	0.68%
Slick Tires	6	0.68%
Suspension	2	0.23%
Tire Failure	2	0.23%
Mirrors	1	0.11%
Windows / Windshield	1	0.11%
+ 5 more	0	0%

On The Map

OnTheMap
United States Census Bureau

Distance/Direction Report - Work to Home
All Jobs for All Workers in 2020

Created by the U.S. Census Bureau's OnTheMap https://onthemap.ces.census.gov on 08/04/2023

Counts and Density of Home Locations for All Jobs in Work Selection Area in 2020
All Workers

Map Legend

Job Density [Jobs/Sq. Mile]
- 5 - 6
- 7 - 12
- 13 - 20

Job Count [Jobs/Census Block]
- 1 - 2
- 3 - 6

Selection Areas
- Work Area

Page 1 of 3

United States Census Bureau

All Jobs for All Workers in 2020
Distance and Direction from Work Census Block to Home Census Block, Unk: __verb in Selection Area

- Less than 10 miles
- 10 to 24 miles
- 25 to 50 miles
- Greater than 50 miles

All Jobs for All Workers in 2020
Distance from Work Census Block to Home Census Block, Unk: __verb in Selection Area

Distance	2020 Count	Share
Total All Jobs	1,055	100.0
Less than 10 miles	401	38.0
10 to 24 miles	343	32.5
25 to 50 miles	182	17.3
Greater than 50 miles	129	12.2

Page 2 of 3

United States Census Bureau

On The Map (Continued)

Additional Information

Analysis Settings

Analysis Type	Distance/Direction
Selection area as	Work
Year(s)	2020
Job Type	All Jobs
Selection Area	Auburn city, GA from Places (Cities, CDPs, etc.)
Selected Census Blocks	102
Analysis Generation Date	08/04/2023 07:33 - OnTheMap 6.23.1
Code Revision	a0a13191a5f4f4a96c67a221fb70057ecc21a6d1
LODES Data Vintage	20230321_1647

Data Sources

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2020).

Notes

1. Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and are not available before 2009.
2. Educational Attainment is only produced for workers aged 30 and over.
3. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.

United States™
Census
Bureau

Distance/Direction Report - Work Census Block to Home Census Block

Job Counts in Home Blocks by Distance Only

	2020	
	Count	Share
Total All Jobs	1,055	100.0%
Less than 10 miles	401	38.0%
10 to 24 miles	343	32.5%
25 to 50 miles	182	17.3%
Greater than 50 miles	129	12.2%

Job Counts in Home Blocks to the North of Work Blocks by Distance

	2020	
	Count	Share
Total All Jobs	107	100.0%
Less than 10 miles	37	34.6%
10 to 24 miles	38	35.5%
25 to 50 miles	13	12.1%
Greater than 50 miles	19	17.8%

Job Counts in Home Blocks to the Northeast of Work Blocks by Distance

	2020	
	Count	Share
Total All Jobs	76	100.0%
Less than 10 miles	28	36.8%
10 to 24 miles	18	23.7%
25 to 50 miles	17	22.4%
Greater than 50 miles	13	17.1%

Job Counts in Home Blocks to the East of Work Blocks by Distance

	2020	
	Count	Share
Total All Jobs	227	100.0%
Less than 10 miles	111	48.9%
10 to 24 miles	64	28.2%
25 to 50 miles	33	14.5%
Greater than 50 miles	19	8.4%

Job Counts in Home Blocks to the Southeast of Work Blocks by Distance

	2020	
	Count	Share
Total All Jobs	135	100.0%
Less than 10 miles	64	47.4%
10 to 24 miles	49	36.3%
25 to 50 miles	17	12.6%
Greater than 50 miles	5	3.7%

Job Counts in Home Blocks to the South of Work Blocks by Distance

	2020	
	Count	Share
Total All Jobs	106	100.0%
Less than 10 miles	37	34.9%
10 to 24 miles	27	25.5%
25 to 50 miles	21	19.8%
Greater than 50 miles	21	19.8%

Job Counts in Home Blocks to the Southwest of Work Blocks by Distance

	2020	
	Count	Share
Total All Jobs	126	100.0%
Less than 10 miles	32	25.4%
10 to 24 miles	50	39.7%
25 to 50 miles	27	21.4%
Greater than 50 miles	17	13.5%

Job Counts in Home Blocks to the West of Work Blocks by Distance

	2020	
	Count	Share
Total All Jobs	173	100.0%
Less than 10 miles	54	31.2%
10 to 24 miles	64	37.0%
25 to 50 miles	40	23.1%
Greater than 50 miles	15	8.7%

Job Counts in Home Blocks to the Northwest of Work Blocks by Distance

	2020	
	Count	Share
Total All Jobs	105	100.0%
Less than 10 miles	38	36.2%
10 to 24 miles	33	31.4%
25 to 50 miles	14	13.3%
Greater than 50 miles	20	19.0%

Upper Oconee Regional Water Plan Fact Sheet 2017

2017 REGIONAL WATER PLAN

UPPER OCONEE REGION

BACKGROUND

The Upper Oconee Regional Water Plan was initially completed in 2011 and subsequently updated in 2017. The plan outlines near-term and long-term strategies to meet water needs through 2050. Major water resources include portions of the Oconee, Ocmulgee, Ogeechee, Savannah, and Altamaha river basins and includes various groundwater aquifer systems. The Upper Oconee Region encompasses several major population centers including Athens and Dublin.

Counties:
Baldwin, Barrow, Clarke, Greene, Hancock, Jackson, Laurens, Morgan, Oconee, Putnam, Walton, Washington, Wilkinson

OVERVIEW OF UPPER OCONEE REGION

The Upper Oconee Region encompasses 13 counties in the central-northeast portion of Georgia. Over the next 35 years, the population of the region is projected to increase from approximately 577,000 to 877,000 residents. The region's leading economic sectors include government, health care, services, manufacturing, retail and construction.

In 2015, the Upper Oconee Region withdrew approximately 166 million gallons per day (MGD) for water supply to meet municipal (44 percent), industrial (37 percent) and agricultural (18 percent) uses. Surface water and groundwater demand in the region are currently evenly split and projected to increase proportionally over the planning horizon.

UPPER OCONEE WATER PLANNING REGION

KEY WATER RESOURCE ISSUES ADDRESSED BY THE COUNCIL

1. Efficient use of the water by all sectors, recognizing the diverse characteristics of the Upper Oconee.
2. Strategic wastewater management in fast growing counties (Barrow, Jackson, Oconee, and Walton Counties).
3. Potential limitations placed on future surface water supplies in existing impoundments.
4. Protecting the water quality of Lakes Oconee and Sinclair and the Oconee River by reducing both point and nonpoint source nutrient loads.
5. The natural capacity of the water bodies to process pollutants is exceeded in the middle (Morgan and Putnam Counties) and lower (Laurens and Wilkinson Counties) portion of the basin due to zones of low dissolved oxygen.
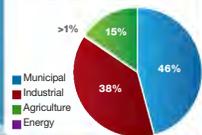
FORECASTED REGIONAL WATER DEMANDS

2015 WATER DEMAND TOTAL = 166 MGD
- Municipal 44%
- Industrial 37%
- Agriculture 18%
- Energy >1%
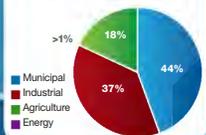
2050 WATER DEMAND TOTAL = 226 MGD
- Municipal 46%
- Industrial 38%
- Agriculture 15%
- Energy >1%

Georgia's State Water Plan
UPPER OCONEE REGION

www.georgiawaterplanning.org

SUMMARY OF 2017 RESOURCE ASSESSMENT RESULTS

GROUNDWATER: At the regional level, there will be adequate supplies to meet the region's future groundwater supply needs over the planning horizon.

SURFACE WATER QUALITY: Water quality gaps were predicted to occur in Lakes Oconee and Sinclair due to excess nutrients in the future due to a combination of point source and nonpoint source pollutant loads from anticipated wastewater discharges and land use changes.

SURFACE WATER AVAILABILITY: Over the next 35 years, the modeling analysis indicates that forecasted surface water demand within the Upper Oconee Region is projected to cause stream flows in the Ogeechee River (at the Eden planning node) to fall below targets for support of instream uses (resulting in "potential gaps"). A map of the node locations, their drainage areas, and a summary of the potential gaps are provided below.

POTENTIAL 2050 SURFACE WATER GAPS IN THE UPPER OCONEE REGION
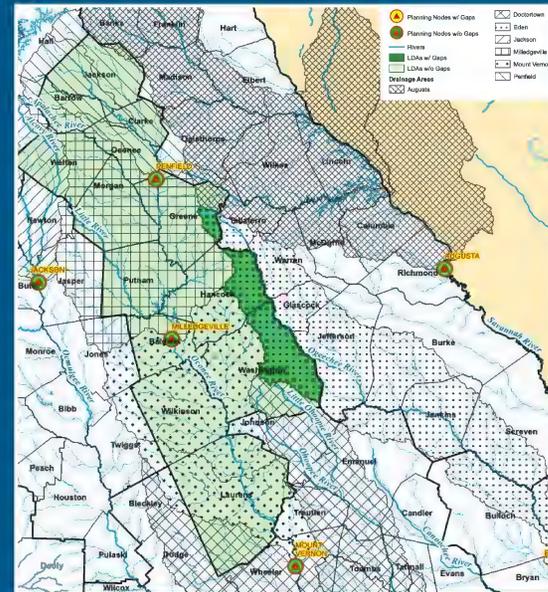
SUMMARY OF MODELED 2050 POTENTIAL SURFACE WATER GAPS

Node	Duration of Gap (% of total days*)	Avg. Flow Deficit (MGD)	Long-term Avg. Flow (MGD)
Eden	3	16	1,430

*Model simulation period is 1939 - 2013

UPPER OCONEE MANAGEMENT PRACTICES

The Upper Oconee Plan describes 25 management practices targeted toward current and future needs. Actions for surface and groundwater are grouped and listed by the water use sectors that will implement them. The Plan also includes practices for resources shared with other regions. Representative practices are summarized here.

WATER CONSERVATION: To prevent potential shortages in meeting instream flow needs, the Upper Oconee Plan encourages conservation pricing and development of water conservation goals.

WATER SUPPLY: Practices include expansion of existing reservoirs and construction of new water supply reservoirs.

WASTEWATER & WATER QUALITY: The Upper Oconee Plan calls for implementation of centralized sewer in developing areas where density warrants and development of local wastewater master plans to evaluate wastewater treatment and disposal options to meet future demands. Comprehensive land use planning and local government participation in construction erosion and sediment control are also encouraged.

RECOMMENDATIONS TO STATE: Focus on incentives, collaboration and cooperation with state and local planning agencies, support plan implementers; fund water planning; focus funding and assistance on areas with shortfalls; continue monitoring to help conserve Georgia's natural, historic, and cultural resources.

PRODUCED: **AUGUST 2010**

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