



JOINT CITY-COUNTY COMPREHENSIVE PLAN 2006-2026

COMMUNITY AGENDA

for

WALTON COUNTY

And the cities of

**BETWEEN, GOOD HOPE, JERSEY, LOGANVILLE, MONROE,
SOCIAL CIRCLE, AND WALNUT GROVE**

August 2007

As Adopted



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1. INTRODUCTION

1.1 Purpose

The Community Agenda represents the heart of the community's Comprehensive Plan, providing a road map to help the community achieve its desired future. The document is based on the findings of the Community Assessment, information gathered at public meetings, and staff analysis and review.

The Community Agenda outlines the community's vision, identifies the key issues and opportunities facing the community, sets forth a set of supportive policies to help guide local decision makers, and outlines a short-term work program outlining the community's actions over the next five years.

1.2 Scope

The Community Agenda was prepared under the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1 - Standards and Procedures for Local Comprehensive Planning (effective May 1, 2005), specifically Chapter 110-12-1-.05 - Community Agenda.

The Community Agenda includes the following three components:

- Community Vision that includes a vision statement and a future development map.
- Community Issues and Opportunities that define and prioritize the issues facing the community.
- Implementation Program that defines the community's supportive policies and outlines a five-year action plan within the Short Term Work Program.

Local staff and elected and appointed officials will use the Community Agenda as a reference in making land use and capital investment decisions. The Future Development Map provides a representation of the community's vision and illustrates the general location of desired land uses. The plan's policies also help guide rezoning decisions and represent the basic goals of the plan.

It is important to understand that the plan is a living document and intended to be updated regularly (at minimum on a five-year interval as mandated by the Georgia Department of Community Affairs) to reflect changes in local conditions.



2. COMMUNITY VISION

The community vision element of the Community Agenda reflects the county's long-term goals and desired future with respect to future development patterns. The vision paints a picture of what the community desires to become and describes the county's favored development patterns.

2.1 General Vision Statement

Walton County is a dynamic community transforming under the influence of the neighboring Atlanta and Athens Metropolitan Areas. The county's location and readiness for change offer an attractive destination and point to a rich quality of life. The community vision addresses the desire to balance the county's rural qualities with continued residential development while expanding the local economy.

The following statements outline Walton's desired future:

- Walton County and its cities will preserve open space, habitat, and tree canopy by concentrating development in and around established areas, leaving critical rural and natural spaces undeveloped.
- Walton County and its cities will establish a comprehensive, efficient, and effective transportation strategy that affords residents and visitors choices in mobility.
- Walton County and its cities will invest in the means to enhance and sustain economic activity and quality of life, balancing housing, employment, government services, and shopping opportunities for all residents.

2.2 Guiding Principles for Community Agenda

1. Protect And Conserve Natural Resources.

Since Walton County is transitioning from an agricultural to an urbanizing county, protection and conservation of natural resources has become a necessary step. Water quality, air quality, ecologically sensitive lands, wildlife habitat, and open space for recreation use are critical areas that demand attention. The Future Development Map illustrates some of these areas and, as a guide to development, limits incompatible land uses.

2. Coordinate Infrastructure Expansion With Land Use.

It is important that future land use decisions are coordinated with the capacities of existing infrastructure. The expansion of supportive infrastructure networks (roads, water, and sewer) should be guided by the Future Development Map illustrating areas designated for growth to provide the most efficient and cost-effective use of public funds.

3. Encourage Innovative Development Techniques.

Master planned developments and conservation subdivisions, meeting the county's vision and goals, will be encouraged to increase the amount of open space within new development, promote a compatible mixture of uses, and protect environmentally sensitive areas. Additionally, intensive development will be encouraged within nodes at major intersections, providing inter-parcel connectivity and minimizing the impact of increased vehicle trips on the road network.

4. Encourage the Expansion of Employment Opportunities (Industrial, Office, or Commercial Uses) in Appropriate Locations.

The Future Development Map illustrates ample space to accommodate employment-generating uses. These areas are concentrated along existing and planned arterial thoroughfares with access to existing or planned water service. The county and its cities will continue to program appropriate infrastructure expansion within these areas to expand and diversify the local economy.

5. Land Use Compatibility.

The intensity, scale and design of new development should be compatible with the function, character,



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and scale of adjacent land uses. Adequate transitions and buffers should be provided as needed to mitigate any adverse impacts on adjacent properties.

6. Coordination, Leadership, and Unity.

The county and its cities will work together to accomplish the goals and achieve the vision set out in this plan. Comprehensive, non-overlapping service provision, inter-governmental communication, and coordinated implementation of broad objectives and specific strategies will bring efficiency, unity, and success to the forefront of public administration in Walton County and its cities.

2.3 Community Character Areas

Community character areas attempt to address the overall pattern of development within an area rather than focusing on the specific use of each individual parcel. Areas are defined in terms of the desired development characteristics and the appropriate types of land uses. The purpose of the community character area is to:

- Link the county’s vision, goals, policies, and regulations.
- Define the mixing and integration of appropriate and complimentary uses.
- Provide guidance to developers regarding the qualitative aspects of desired development patterns.
- Provide land use compatibility and transition standards.
- Coordinate the goals and policies of all other components of the Comprehensive Plan within land use decisions.

The core of Walton County’s vision is balancing residential and economic growth with the preservation of natural resources and rural land. The Future Development Map outlines the general intent for accommodating growth while maintaining a positive relationship between the natural and built environments. As a whole, the map illustrates the relationship of land use to the supportive infrastructure and community facilities over the long-term. The arrangement of land development patterns indicates the long-term investment strategies for efficiently accommodating new growth and developing with access to infrastructure.

The various Character Areas represent the desired development patterns on the Future Development Map. The map reflects the Comprehensive Plan’s goals and policies as well as current development patterns and expected trends. Each of the map designations illustrates the predominant types of land uses proposed within the general areas. The map, along with the supportive goals and policies should be considered together as a guide for land use decisions.

The following table provides an overview of each of the character areas. Important to note is that entries in the Zoning Compatibility column are based on a broad range of land types and locations, and that not all zoning classifications will necessarily be appropriate in all places within a character area.



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Character Area	Description of Character Area	Zoning Compatibility	Appropriate Land Uses
Rural Residential	Undeveloped land likely to face development pressures for lower-density residential land.	A, A-1, A-2	Residential, Agriculture, Public, Recreation
Suburban	Planned to accommodate the majority of new residential growth.	A, A-1, A-2, R-1, B-1	Residential, Public, Recreation, Mixed-use
Neighborhood Residential	Traditional residential development with neighborhood-scale businesses scattered throughout.	R-1, R-2, R-3, O-I, TC, B-1	Residential, Public, Recreation, Mixed-use
Village Center	Focal point/activity center with retail, service, office, high-density housing, and public/open space.	R-1, R-2, R-3, B-1, O-I, TC	Mixed-use, Residential, Public, Recreation, Office, Commercial
Employment Center	Area designated for larger-scale commercial including light industry, office, retail, and services.	B-1, B-2, B-3, O-I, M1, MUBP, MCMUBP	Commercial, Office, Industry
Highway Corridor	Accommodates commercial and industrial development; appropriate for major thoroughfares.	B-1, B-2, B-3, O-I, M1, M2, MUBP, MCMUBP	Commercial, Office, Industry, Public

RURAL RESIDENTIAL

Description of Character



Preserving rural character while accommodating residential growth is the predominant theme of this area. The aim is to encourage preservation of rural land and/or environmentally critical areas and discourage incompatible uses. This area will feature two acres per dwelling unit with limited infrastructure access (sewerage is typically not available and not anticipated).

Open space and master-planned developments are encouraged to preserve greenspace and retain the rural characteristics of the county. These areas are also designed to accommodate recreation and public or institutional uses.



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The intent is to provide a lower level of service to the area, in terms of transportation and infrastructure expansion, in order to reduce development pressures and retain the rural qualities of the area.

Appropriate Land Uses

- Residential
- Limited agricultural operations
- Public or Institutional uses
- Recreational facilities

Compatible Zoning Categories

- **A - Agricultural:** Tracts of land greater than five acres primarily intended for general farming or commercial farming and related agricultural purposes, including soil crops, livestock, fish, fowl, commercial timber, and similar uses.
- **A-1 - Rural Estate:** Primarily a combination of agricultural uses and larger acreage, sparse residential uses. This district is distinguished by a minimum lot area of two acres.
- **A-2 - Rural Estate:** Primarily a combination of agricultural uses and larger acreage, sparse residential uses. This district is distinguished by a minimum lot size of one and one-half acres.

Quality Community Objectives

The following Quality Community Objectives will be pursued in the Rural Residential area:

- **Heritage Preservation:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **Open Space Preservation:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.
- **Environmental Protection.** Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Wherever possible, the natural terrain, drainage, and vegetation of an area should be preserved.



Implementation Strategies

Goal	Implementation Measures
Economic Development	<ul style="list-style-type: none"> ● No area-specific implementation strategies.
Housing	<ul style="list-style-type: none"> ● Improve affordable housing options and provide homeowners supplemental income by allowing accessory housing units to be constructed on single-family lots, where appropriate.
Natural and Cultural Resources	<ul style="list-style-type: none"> ● Encourage voluntary resource preservation through conservation easements. ● Protect critical lands by developing conservation subdivisions. ● Facilitate habitat preservation and active living by greenway and/or trails networks. ● Protect riparian areas by enforcing buffers. ● Protect rural and environmentally sensitive areas from the encroachment of incompatible uses by directing all new development to appropriate areas as defined on the Future Development Map. ● Seek National Register of Historic Places status for historic structures where appropriate. ● Provide information to interested property owners regarding available state and federal incentives for the rehabilitation of historic structures. ● Provide information on funding opportunities for the rehabilitation and reuse of historic resources. ● Protect tree canopy.
Community Facilities	<ul style="list-style-type: none"> ● Site schools at locations convenient to residential areas and to encourage safe and active transportation.
Transportation	<ul style="list-style-type: none"> ● Design streets to maximize efficiency (minimize pavement width) and safety, and to accommodate all users.
Land Use	<ul style="list-style-type: none"> ● Cluster development to encourage land use efficiency, natural resources protection, and transportation choices. ● Design developments to be context-sensitive. ● Consider form-based concerns when reviewing new development to ensure compatibility. ● Concentrate growth in suitable locations while preserving sensitive or otherwise critical areas through transfer of development rights.



SUBURBAN

Description of Character



The overall character of the area can be classified as primarily residential and intended to accommodate the majority of the expected residential growth in the county. The area is located in parts of the county experiencing a high volume of transition to residential development.

Higher development densities are allowed based on the availability of supportive infrastructure, typically at 1 acre per dwelling unit without access to public sewerage, which is typically not currently available and not anticipated in the short-term. The area may be suitable for neighborhood level commercial activity provided it is developed within the character of the neighborhood and supported by the necessary infrastructure.

Open space and master-planned developments are encouraged to preserve greenspace and retain the rural characteristics of the county. These areas are also designed to accommodate recreation, as well as education, public administration, health care, or other institutional land uses associated with increased population densities.

Appropriate Land Uses

- Residential uses at varying densities.
- Public or institutional uses.
- Recreational facilities.
- Mixed-use, neighborhood-scale commercial uses may be appropriate within a master planned development.

Compatible Zoning Categories

- **A - Agricultural:** Tracts of land greater than five acres primarily intended for general farming or commercial farming and related agricultural purposes, including soil crops, livestock, fish, fowl, commercial timber, and similar uses.
- **A-1 - Rural Estate:** Primarily a combination of agricultural uses and larger acreage, sparse residential uses. This district is distinguished by a minimum lot area of two acres.
- **A-2 - Rural Estate:** Primarily a combination of agricultural uses and larger acreage, sparse residential uses. This district is distinguished by a minimum lot size of one and one-half acres.



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- **R-1 - Single-Family Residential:** Low- to high-density residential development.
- **B-1 - Neighborhood Business:** Primarily light retail or service businesses designed for the benefit of small residential areas. (With no outside storage.)

Quality Community Objectives

The following Quality Community Objectives will be pursued in the Suburban area:

- **Housing Choices:** A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community, to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.
- **Open Space Preservation:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelt/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.
- **Transportation Alternatives:** Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.
- **Traditional Neighborhoods:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Implementation Strategies

Goal	Implementation Measures
Economic Development	<ul style="list-style-type: none"> ● Permit neighborhood-scale commercial space that will serve and employ local residents, such as restaurants and small shops.
Housing	<ul style="list-style-type: none"> ● Require multiple access points to increase interconnectivity and minimize traffic impacts on the road network. ● Develop incentives to set aside useable open space within new residential developments. ● Improve affordable housing options and provide homeowners supplemental income by allowing accessory housing units to be constructed on single-family lots, where appropriate. ● Create balanced developments by adopting inclusive land use practices that require a predetermined percentage of affordable housing.
Natural and Cultural Resources	<ul style="list-style-type: none"> ● Facilitate habitat preservation and active living by greenway and/or trails networks. ● Encourage voluntary resource preservation through conservation easements. ● Protect riparian areas by enforcing buffers. ● Protect tree canopy.



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Goal	Implementation Measures
Community Facilities	<ul style="list-style-type: none"> ● Assess the feasibility of implementing a county water system to complement the existing municipal networks. ● Explore options for the implementation of public sewerage service in cooperation with the municipalities. ● Increase public education and awareness regarding the need to pump septic tanks on a regular interval. ● Incorporate recreation areas into new residential developments as a means of distributing park space within the vicinity of new residents. ● Assess the feasibility of implementing an impact fee program. ● Site schools at locations convenient to residential areas and to encourage safe and active transportation.
Transportation	<ul style="list-style-type: none"> ● Develop a road improvement priority program in coordination with the location of new development. ● Design streets to maximize efficiency (minimize pavement width) and safety, and to accommodate all users.
Land Use	<ul style="list-style-type: none"> ● Coordinate the development review process to assess the impacts of new development on county services. ● Require appropriate buffers and landscaping between incompatible uses. ● Cluster development to encourage land use efficiency, natural resources protection, and transportation choices. ● Design developments to be context-sensitive. ● Consider form-based concerns when reviewing new development to ensure compatibility. ● Concentrate growth in suitable locations while preserving sensitive or otherwise critical areas through transfer of development rights. ● Minimize unusable commercial space and impervious surfaces by allowing flexibility in parking regulations and shared parking where appropriate. ● Facilitate efficiency of service provision by encouraging infill development.

NEIGHBORHOOD RESIDENTIAL

Description of Character





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The prevailing feature of this character area will be traditional neighborhood developments with high residential density, pedestrian orientation, and street connectivity. Located mainly around established or planned development centers (such as the Village Centers discussed in this plan and Walton County's existing cities), the Neighborhood Residential areas maximize infrastructure efficiency and concentrate development to allow preservation of more rural, undeveloped spaces.

High development densities are encouraged, as this character area will occur in areas with supportive infrastructure. Typical dwelling densities will be one unit to ¼-to-one acre. Neighborhood-level commercial activity is also encouraged, as it facilitates walking, bicycling, and community interaction, provided it is developed within the character of the neighborhood and supported by the necessary infrastructure.

Small, neighborhood-scale parks and networks of greenways, pedestrian and bicycle paths, and extensive sidewalks are key to this classification. These areas are also designed to accommodate recreation, as well as education, public administration, health care, or other institutional land uses associated with increased population densities.

Appropriate Land Uses

- Residential uses at varying densities.
- Public or institutional uses.
- Recreational facilities.
- Mixed-use, neighborhood-scale commercial uses may be appropriate within a master planned development.

Compatible Zoning Categories

- **R-1 - Single-Family Residential:** Low- to high-density residential development.
- **R-2 - Two-Family Residential District:** Primarily medium-density residential development of single- or two-family dwellings.
- **R-3 - Multi-Family Residential:** High-density residential development of multi-family (including two-family) dwellings.
- **B-1 - Neighborhood Business:** Primarily light retail or service businesses designed for the benefit of small residential areas. (With no outside storage.)
- **O-I - Office Institutional:** Primarily professional, administrative, or similar offices located near population centers and existing community facilities.
- **TC - Town Center:** Provides for a mixture of commercial, residential, office, and recreational uses within a clearly defined area with a network of connected streets with sidewalks and landscaping.

Quality Community Objectives

The following Quality Community Objectives will be pursued in the Neighborhood Residential area:

- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.
- **Housing Choices:** A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community, to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.
- **Open Space Preservation:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as



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greenbelt/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

- **Transportation Alternatives:** Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.
- **Traditional Neighborhoods:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Implementation Strategies

Goal	Implementation Measures
Economic Development	<ul style="list-style-type: none"> ● Permit neighborhood-scale commercial space that will serve and employ local residents, such as restaurants and small shops.
Housing	<ul style="list-style-type: none"> ● Require multiple access points to increase interconnectivity and minimize traffic impacts on the road network. ● Develop incentives to set aside useable open space within new residential developments. ● Improve affordable housing options and provide homeowners supplemental income by allowing accessory housing units to be constructed on single-family lots, where appropriate. ● Create balanced developments by adopting inclusive land use practices that require a predetermined percentage of affordable housing.
Natural and Cultural Resources	<ul style="list-style-type: none"> ● Facilitate habitat preservation and active living by greenway and/or trails networks. ● Encourage voluntary resource preservation through conservation easements. ● Protect riparian areas by enforcing buffers. ● Protect tree canopy.
Community Facilities	<ul style="list-style-type: none"> ● Assess the feasibility of implementing a county water system to complement the existing municipal networks. ● Explore options for the implementation of public sewerage service in cooperation with the municipalities. ● Incorporate recreation areas into new residential developments as a means of distributing park space within the vicinity of new residents. ● Assess the feasibility of implementing an impact fee program. ● Site schools at locations convenient to residential areas and to encourage safe and active transportation.
Transportation	<ul style="list-style-type: none"> ● Develop a road improvement priority program in coordination with the location of new development. ● Design streets to maximize efficiency (minimize pavement width) and safety, and to accommodate all users.



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Goal	Implementation Measures
Land Use	<ul style="list-style-type: none"> ● Coordinate the development review process to assess the impacts of all new development on county services. ● Require appropriate buffers and landscaping between incompatible uses. ● Cluster development to encourage land use efficiency, natural resources protection, and transportation choices. ● Design developments to be context-sensitive. ● Consider form-based concerns when reviewing new development to ensure compatibility. Concentrate growth in suitable locations while preserving sensitive or otherwise critical areas through transfer of development rights. ● Minimize unusable commercial space and impervious surfaces by allowing flexibility in parking regulations and shared parking where appropriate. ● Facilitate efficiency of service provision by encouraging infill development

VILLAGE CENTER

Description of Character



The overall character of the area is intended to provide a mixed-use environment that combines residential and commercial uses within community nodes. The area is designed to provide limited convenience shopping and services only for surrounding residential areas. The nodes will be suitable for higher density residential development depending on the availability of the necessary supportive infrastructure and the compatibility with the surrounding land uses.

The identified areas are a reflection of existing unincorporated communities and areas that may be suitable for mixed-use development that is within proximity to higher concentrations of population.

Newly developed areas not identified as existing communities shall be located at intersections of collector roads (or higher functional class) within close proximity to existing or planned populated residential areas. The commercial uses within the nodes are less reliant on automobile traffic and should be internally linked with bicycle and pedestrian networks.



Appropriate Land Uses

- Residential - low-to-moderate densities depending on the availability of infrastructure.
- Mixed-use - designed to allow village-scale commercial development intended to serve both surrounding residents and destination-shoppers.
- Public and institutional uses.
- Office and professional development - where possible, office uses should be clustered.
- Commercial - retail.
- Commercial - services.
- Recreational facilities.

Compatible Zoning Categories

Appropriate residential zones will vary depending on the availability of supportive infrastructure necessary to accommodate higher development densities.

- **R-1 - Single-Family Residential:** Low- to high-density residential development.
- **R-2 - Two-Family Residential District:** Primarily medium-density residential development of single- or two-family dwellings.
- **R-3 - Multi-Family Residential:** High-density residential development of multi-family (including two-family) dwellings.
- **B-1 - Neighborhood Business:** Primarily light retail or service businesses designed for the benefit of small residential areas. (With no outside storage.)
- **O-I - Office Institutional:** Primarily professional, administrative, or similar offices located near population centers and existing community facilities.
- **TC - Town Center:** Provides for a mixture of commercial, residential, office, and recreational uses within a clearly defined area with a network of connected streets with sidewalks and landscaping.

Quality Community Objectives

The following Quality Community Objectives will be pursued in the Village Center area:

- **Housing Choices:** A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community, to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.
- **Open Space Preservation:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.
- **Transportation Alternatives:** Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.
- **Traditional Neighborhoods:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- **Infill Development:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.



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- Sense of Place:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serves as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining socializing and entertainment.

Implementation Strategies

Goal	Implementation Measures
Economic Development	<ul style="list-style-type: none"> Upgrade and revitalize downtown buildings, landscape, and parking (strategy for existing cities).
Housing	<ul style="list-style-type: none"> Require multiple access points to increase interconnectivity and minimize traffic impacts on the road network. Develop incentives to set aside useable open space within new residential developments. Improve affordable housing options and provide homeowners supplemental income by allowing accessory housing units to be constructed on single-family lots, where appropriate. Create balanced developments by adopting inclusive land use practices that require a predetermined percentage of affordable housing.
Natural and Cultural Resources	<ul style="list-style-type: none"> Seek National Register of Historic Places status for historic structures where appropriate. Provide information to interested property owners regarding available state and federal incentives for the rehabilitation of historic structures. Provide information on funding opportunities for the rehabilitation and reuse of historic resources (strategy adopted by the county and each of the cities). Facilitate habitat preservation and active living by greenway and/or trails networks. Protect riparian areas by enforcing buffers. Protect tree canopy.
Community Facilities	<ul style="list-style-type: none"> Expand, improve and repair municipal water systems. Explore options for the implementation of public sewerage service in cooperation with the municipalities. Assess the feasibility of implementing a county water system to complement the existing municipal networks. Explore options for the implementation of public sewerage service in cooperation with the municipalities. Incorporate recreation areas into new residential developments as a means of distributing park space within the vicinity of new residents. Assess the feasibility of implementing an impact fee program. Site schools at locations convenient to residential areas and to encourage safe and active transportation.
Transportation	<ul style="list-style-type: none"> Develop a road improvement priority program in coordination with the location of new development. Design streets to maximize efficiency (minimize pavement width) and safety, and to accommodate all users.



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Goal	Implementation Measures
Land Use	<ul style="list-style-type: none"> ● Coordinate the development review process to assess the impacts of all new development on county services. ● Require appropriate buffers and landscaping between incompatible uses. ● Design developments to be context-sensitive. ● Consider form-based concerns when reviewing new development to ensure compatibility. ● Concentrate growth in suitable locations while preserving sensitive or otherwise critical areas through transfer of development rights. ● Minimize unusable commercial space and impervious surfaces by allowing flexibility in parking regulations and shared parking where appropriate. ● Facilitate efficiency of service provision by encouraging infill development.

EMPLOYMENT CENTER

Description of Character



The overall character of the area is intended for large-scale, employment-intensive commercial uses. The area is designed to provide a compatible mix of commercial development (retail and services), professional offices, or light industrial uses.

The intended types of development require access to the necessary supportive infrastructure, including public water and sewerage service, as well as major transportation networks. Where public sewerage is currently unavailable in this area, it is identified as a long-term need to accommodate the desired commercial growth.

Developments using planned development concepts are encouraged, such as business/office parks that provide internal transportation networks minimizing the traffic impacts on the arterial road network. Inter-parcel access should be promoted, eliminating the need for multiple access points.



Appropriate Land Uses

- Commercial - retail and services.
- Office and professional development - where possible, office uses should be clustered.
- Light industry - this includes warehouse and distribution centers, wholesale companies, research and technology uses, or other similar businesses that do not have significant impacts on the environment.

Compatible Zoning Categories

- **B-1 - Neighborhood Business:** Primarily light retail or service businesses designed for the benefit of small residential areas. (With no outside storage.)
- **B-2 - Highway Business:** Light to medium commercial uses primarily designed to serve the automotive traveling public. (Outside storage by conditional use approval only.)
- **B-3 - General Business:** Primarily heavy commercial and light industrial uses generally located near population centers which may generate increased traffic and congestion. (Outside storage is allowed within a screened, fence-in area.)
- **O-I - Office Institutional:** Primarily professional, administrative, or similar offices located near population centers and existing community facilities.
- **M-1 - Light Industrial:** Primarily wholesale warehousing and light manufacturing and trade shops located near population centers.
- **MUBP - Mixed-Use Business Park:** Large tracts of land suitable for the planned development of a mixed-use business park that allows light manufacturing, research, development, professional offices, and related commercial uses.
- **MCMUBP - Multi-County Mixed-Use Business Park:** Large tracts of land suitable for the planned development of a mixed-use business park that provides new jobs and increases the tax base that are part of a large-scale development of 1,000 acres or more located in two contiguous counties.

Quality Community Objectives

The following Quality Community Objectives will be pursued in the Employment Center area:

- **Growth Preparedness:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.
- **Employment Options:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the community should be suitable for the community in terms of job skills required, long-term sustain ability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.
- **Regional Cooperation:** Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or redevelopment of a transportation network.



Implementation Strategies

Goal	Implementation Measures
Economic Development	<ul style="list-style-type: none"> ● Address the potential for participating in a joint development authority with adjacent counties. ● Identify appropriate lands suitable for industrial development. ● Continue cooperative relationship with local chamber of commerce for all economic development related activities. ● Actively promote and market Walton County's economic resources through state agencies and interstate clearinghouses. ● Monitor the change in local economic conditions and assess the needs of local business and industry. ● Develop a workforce training technical assistance program for local business community. ● Seek funding to develop and implement an information technology plan in cooperation with regional efforts.
Housing	<ul style="list-style-type: none"> ● No area-specific implementation strategies.
Natural and Cultural Resources	<ul style="list-style-type: none"> ● Facilitate habitat preservation and active living by greenway and/or trails networks (where applicable). ● Encourage voluntary resource preservation through conservation easements. ● Protect riparian areas by enforcing buffers. ● Protect tree canopy.
Community Facilities	<ul style="list-style-type: none"> ● Assess the feasibility of implementing a county water system to complement the existing municipal networks. ● Explore multi-jurisdictional opportunities for implementing a regional water system. ● Explore options for the implementation of public sewerage service in cooperation with the municipalities.
Transportation	<ul style="list-style-type: none"> ● Require inter-parcel connectivity within and between developments along major transportation corridors.
Land Use	<ul style="list-style-type: none"> ● Coordinate the development review process to assess the impacts of all new development on county services. ● Require appropriate buffers and landscaping between incompatible uses. ● Design developments to be context-sensitive. ● Consider form-based concerns when reviewing new development to ensure compatibility.



Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove.

HIGHWAY CORRIDOR

Description of Character



The area is intended to accommodate larger scale commercial development that is more oriented to the automobile traveler and requires major road access and higher visibility. The area is designed as a primary commercial destination and appropriate for major shopping centers or "big box" commercial centers, and for office and industrial use. Uses should be clustered in these locations with internal, interconnected transportation networks to mitigate adverse access management impacts along major arteries.

Appropriate Land Uses

- Commercial - retail.
- Commercial - services.
- Office.
- Industrial.
- Mixed-use - oriented to a mixture of commercial uses.

Compatible Zoning Categories

- **B-1 - Neighborhood Business:** Primarily light retail or service businesses designed for the benefit of small residential areas. (With no outside storage.)
- **B-2 - Highway Business:** Light to medium commercial uses primarily designed to serve the automotive traveling public. (Outside storage by conditional use approval only.)
- **B-3 - General Business:** Primarily heavy commercial and light industrial uses generally located near population centers which may generate increased traffic and congestion. (Outside storage is allowed within a screened, fence-in area.)
- **O-1 - Office Institutional:** Primarily professional, administrative or similar offices located near population centers and existing community facilities.
- **M-1 - Light Industrial:** Primarily wholesale warehousing and light manufacturing and trade shops located near population centers.
- **MUBP - Mixed-Use Business Park:** Large tracts of land suitable for the planned development of a mixed-use business park that allows light manufacturing, research, development, professional offices, and related commercial uses.



Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove.

- **MCMUBP - Multi-County Mixed-Use Business Park:** Large tracts of land suitable for the planned development of a mixed-use business park that provides new jobs and increases the tax base that are a part of a large-scale development of 1,000 acres or more located in at least two contiguous counties.

Quality Community Objectives

The following Quality Community Objectives will be pursued in the Highway Corridor area:

- **Growth Preparedness:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.
- **Employment Options:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the community should be suitable for the community in terms of job skills required, long-term sustain ability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.
- **Regional Cooperation:** Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or redevelopment of a transportation network.

Implementation Strategies

Goal	Implementation Measures
Economic Development	<ul style="list-style-type: none"> ● Continue cooperative relationship with local chamber of commerce for all economic development related activities. ● Actively promote and market Walton County’s economic resources through state agencies and interstate clearinghouses. ● Monitor the change in local economic conditions and assess the needs of local business and industry.
Housing	<ul style="list-style-type: none"> ● No area-specific implementation strategies.
Natural and Cultural Resources	<ul style="list-style-type: none"> ● Facilitate habitat preservation and active living by greenway and/or trails networks (where applicable). ● Encourage voluntary resource preservation through conservation easements. ● Protect riparian areas by enforcing buffers. ● Protect tree canopy.
Community Facilities	<ul style="list-style-type: none"> ● Assess the feasibility of implementing a county water system to complement the existing municipal networks. ● Explore multi-jurisdictional opportunities for implementing a regional water system. ● Explore options for the implementation of public sewerage service in cooperation with the municipalities.
Transportation	<ul style="list-style-type: none"> ● Incorporate alternative transportation requirements within higher-density development. ● Require inter-parcel connectivity within and between developments along major transportation corridors.



Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove.

Goal	Implementation Measures
Land Use	<ul style="list-style-type: none"> • Coordinate the development review process to assess the impacts of all new development on county services. • Require appropriate buffers and landscaping between incompatible uses. • Design developments to be context-sensitive. • Consider form-based concerns when reviewing new development to ensure compatibility.

ENVIRONMENTALLY SENSITIVE

Description of Character



These represent identified natural areas that require protection from either the encroachment of development or excessive intensity of development. The areas represent 100-year floodplains along river and stream corridors, wetlands identified on the National Wetlands Inventory map, small water supply watersheds surrounding drinking water reservoirs (including the potential watershed surrounding the proposed reservoir), significant groundwater recharge areas identified in the Department of Natural Resources Hydrologic Atlas, and steep slopes classified as greater than 15%.

Appropriate Land Uses

The Environmentally Sensitive classification is an overlay to the Future Development Map and illustrates the physical location of the areas. The underlying character area will determine the land uses allowable adjacent to the areas. All development should be compatible with the areas and developed in accordance with the county’s environmental regulations.

Compatible Zoning Categories

The county has adopted environmental regulations consistent with the Department of Natural Resources Environmental Planning Criteria and has developed zoning districts compatible with the identified environmentally sensitive areas.



Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove.

Quality Community Objectives

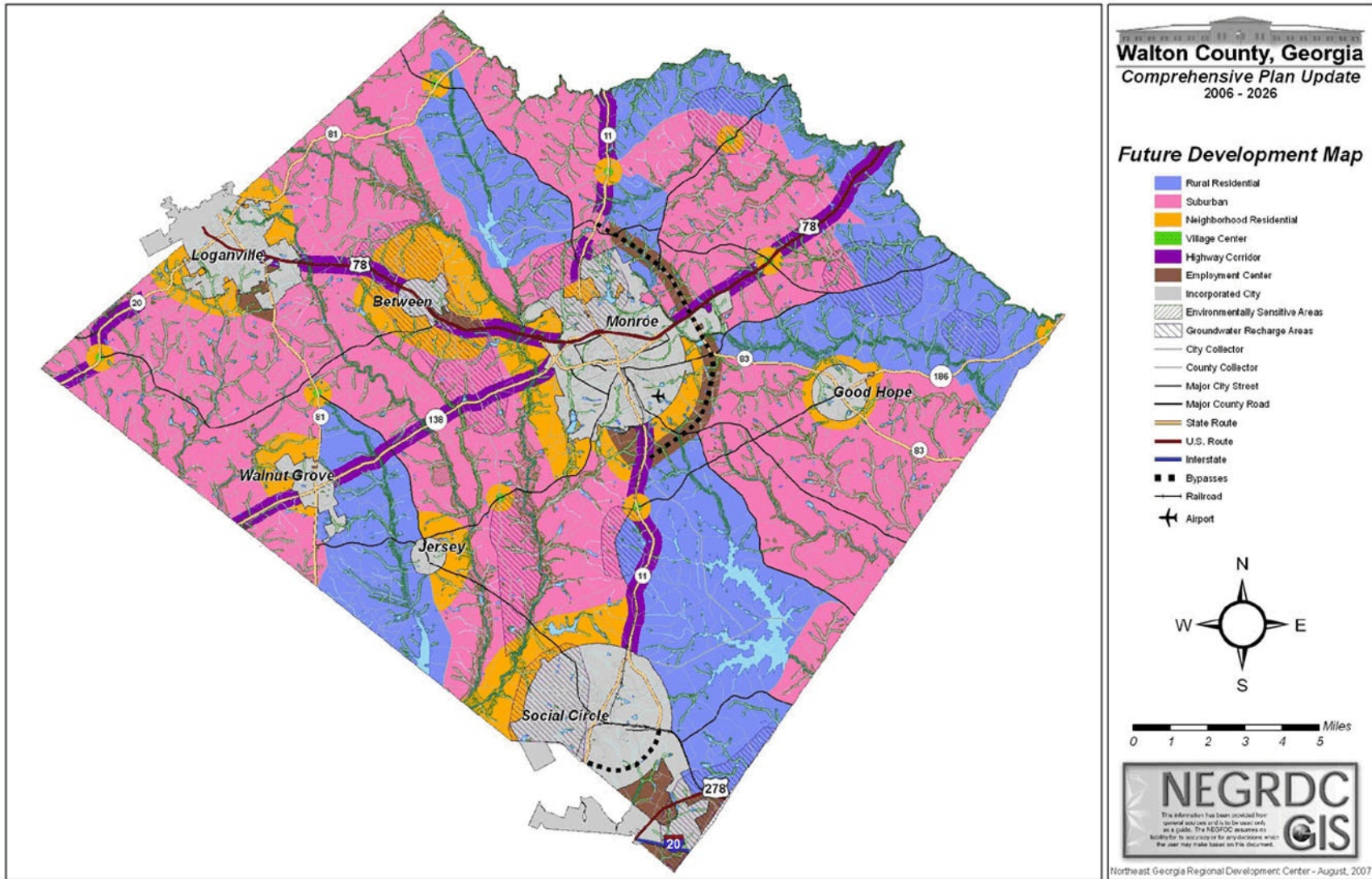
The following Quality Community Objectives will be pursued in the Rural Residential area:

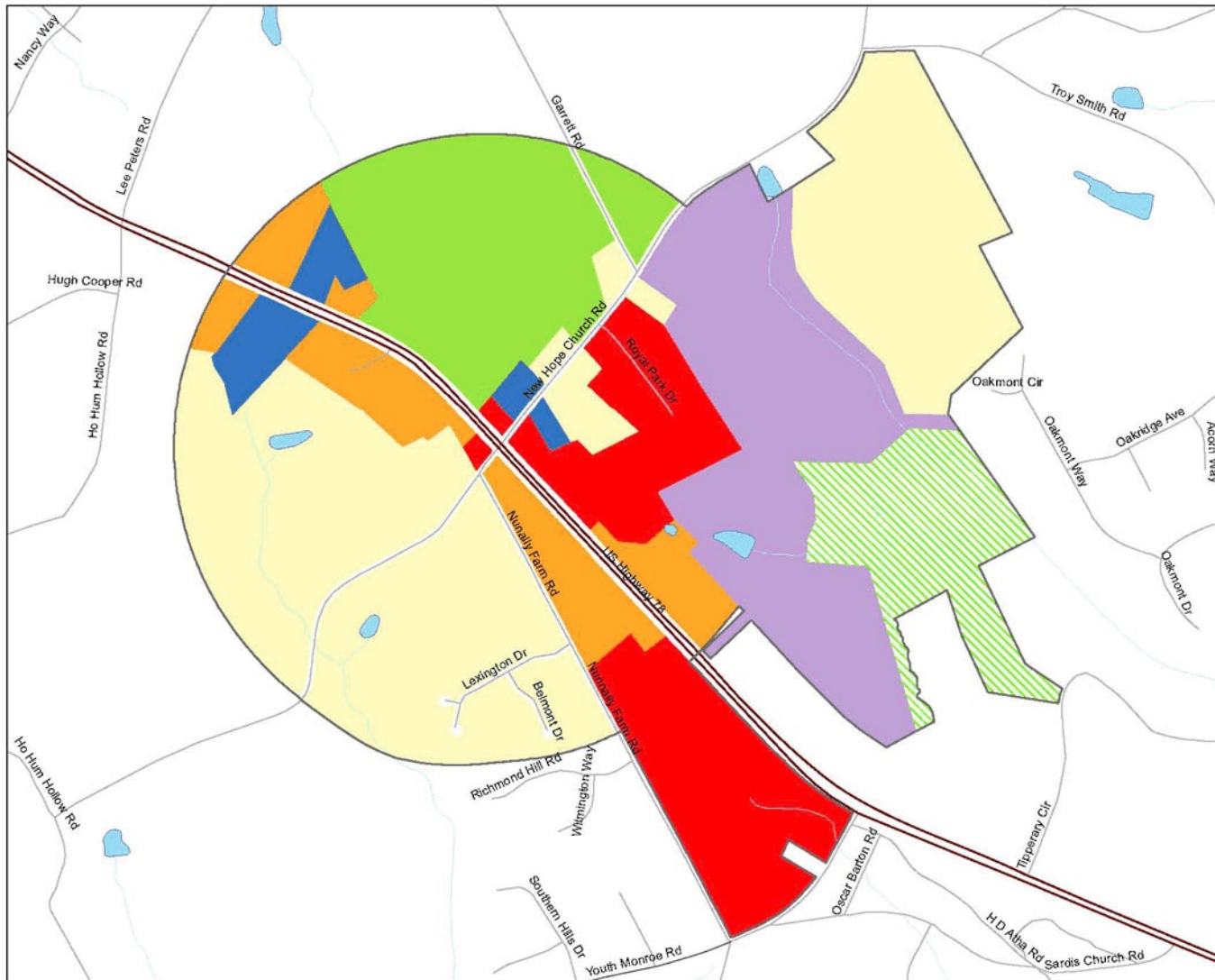
- **Open Space Preservation:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelt/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.
- **Environmental Protection:** Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Wherever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Implementation Strategies

Goal	Implementation Measures
Economic Development	<ul style="list-style-type: none"> ● No area-specific implementation strategies.
Housing	<ul style="list-style-type: none"> ● Enforce all environmental protection criteria and standards.
Natural and Cultural Resources	<ul style="list-style-type: none"> ● Enforce all applicable local, state, and federal laws, regulations, ordinances, and other regulations.
Community Facilities	<ul style="list-style-type: none"> ● No area-specific implementation strategies.
Transportation	<ul style="list-style-type: none"> ● No area-specific implementation strategies.
Land Use	<ul style="list-style-type: none"> ● No area-specific implementation strategies.

2.4 Future Development Maps

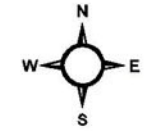




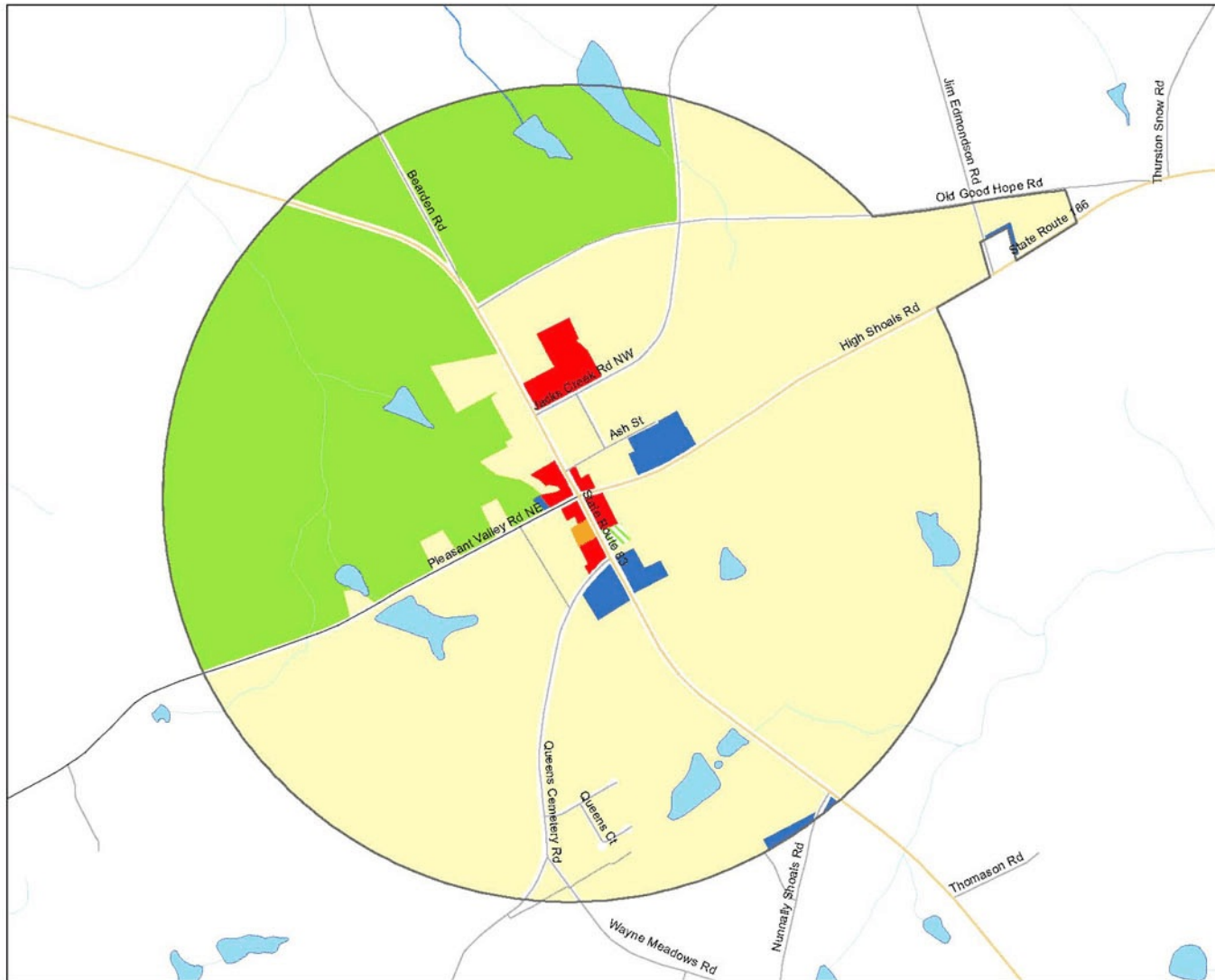
Walton County, Georgia
Comprehensive Plan Update
 2006 - 2026

Town of Between
Future Development Map

- Agriculture
- Commercial
- Mixed-Use
- Office/Professional
- Parks/Recreation/Conservation
- Public/Institutional
- Residential



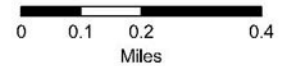
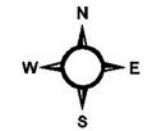
Northeast Georgia Regional Development Center - July, 2007



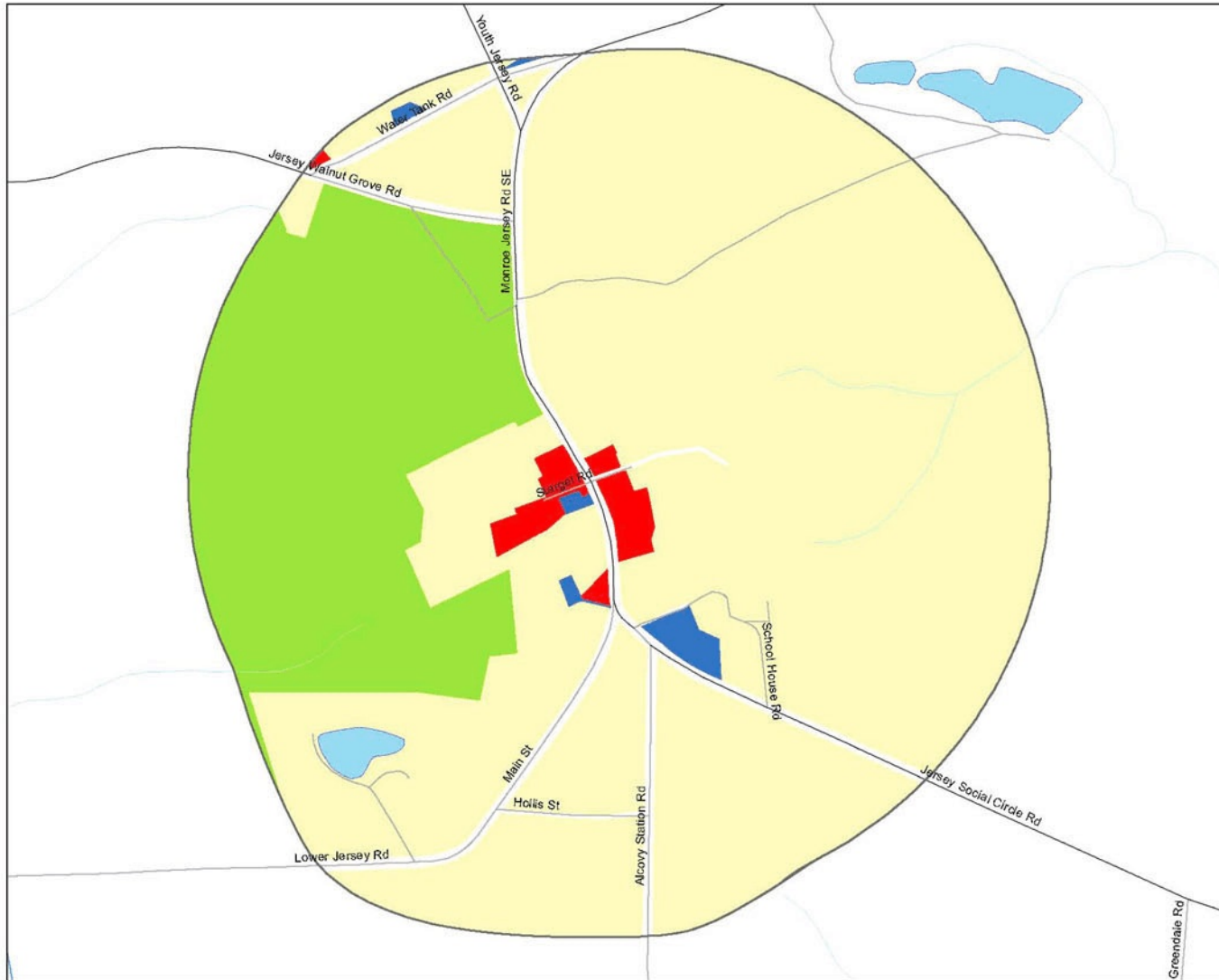
Walton County, Georgia
Comprehensive Plan Update
 2006 - 2026

City of Good Hope
Future Development Map

- Commercial
- Employment Center
- Parks/Recreation/Conservation
- Public/Institutional
- Rural Residential
- Suburban



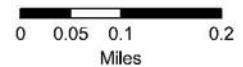
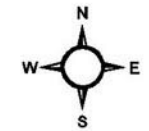
Northeast Georgia Regional Development Center - July, 2007



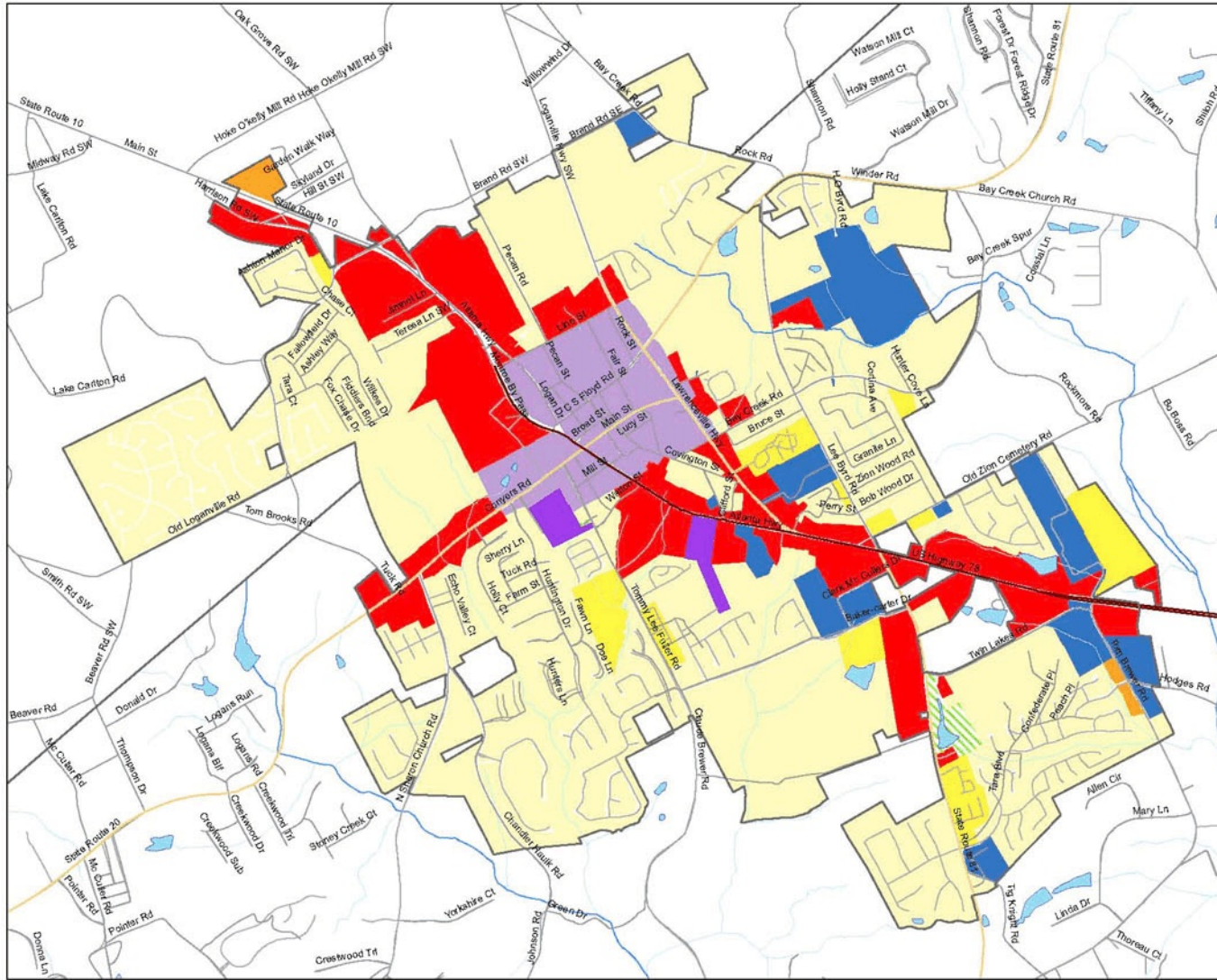
Walton County, Georgia
Comprehensive Plan Update
 2006 - 2026

Town of Jersey
Future Development Map

- Commercial
- Public/Institutional
- Residential
- Rural Residential



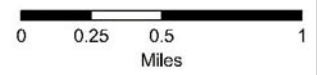
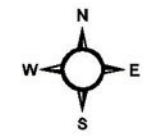
Northeast Georgia Regional Development Center - July, 2007



Walton County, Georgia
Comprehensive Plan Update
 2006 - 2026

City of Loganville
Future Development Map

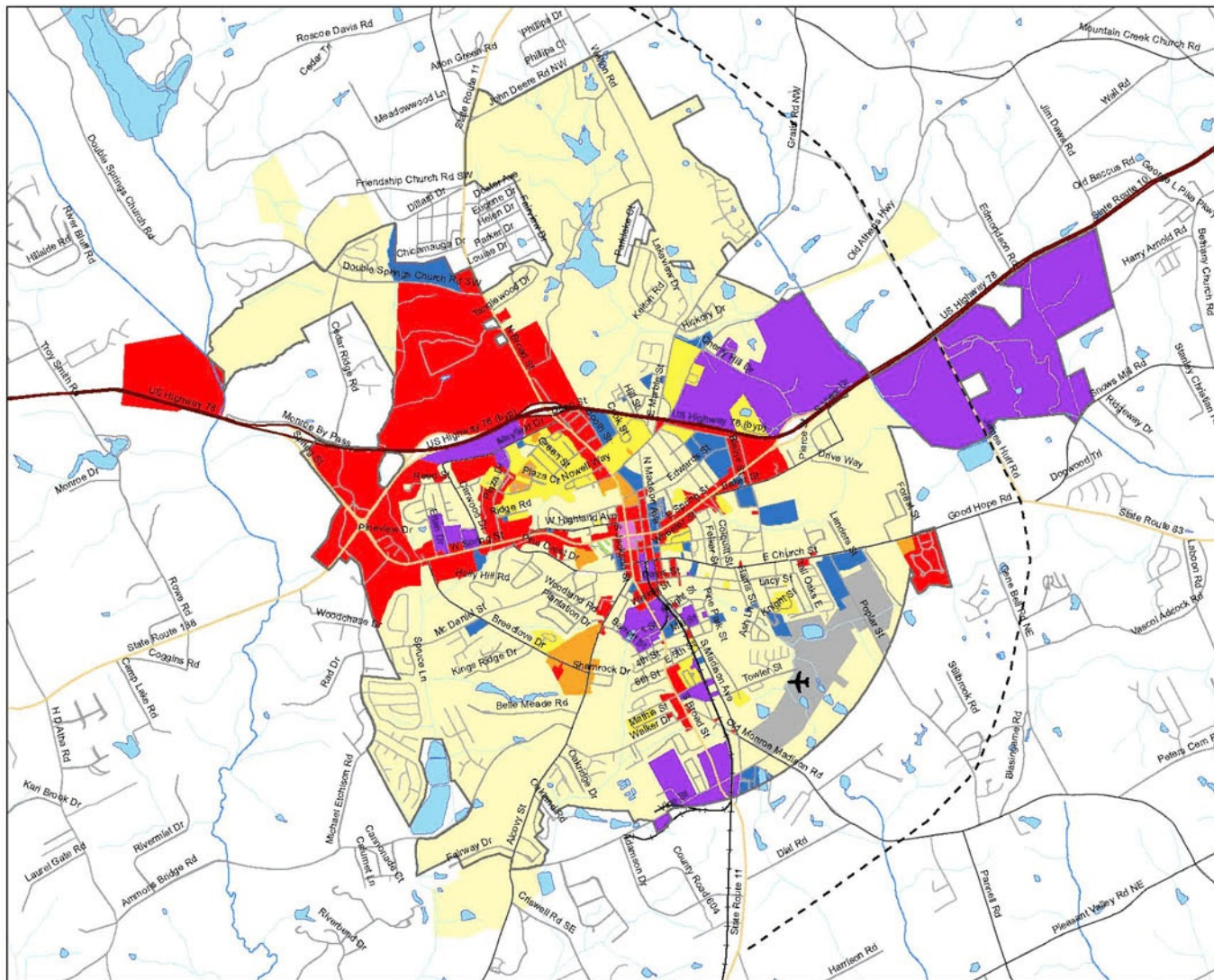
- Commercial
- Downtown
- Office/Professional
- Industrial
- Multi-Family Residential
- ▨ Parks/Recreation/Conservation
- Public/Institutional
- Residential



NEGRDC GIS

This information has been provided for general information only and is not intended to be used as a basis for any decision which the user may make based on the information.

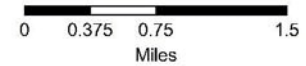
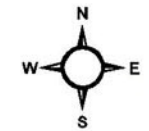
Northeast Georgia Regional Development Center - July, 2007



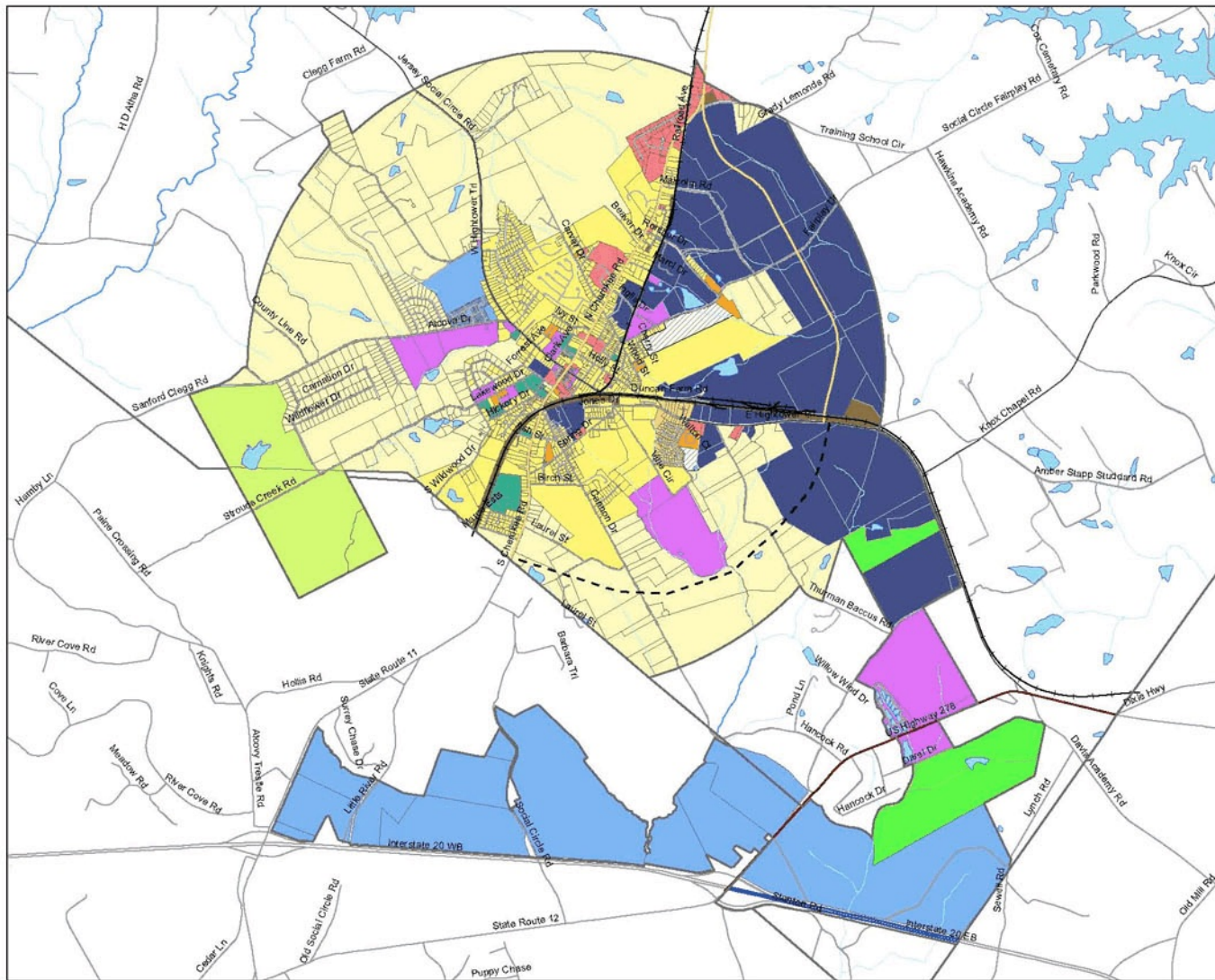
Walton County, Georgia
Comprehensive Plan Update
 2006 - 2026

City of Monroe
Future Development Map

- Commercial
- Downtown
- High Density Residential
- Industrial
- Office/Professional
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utility



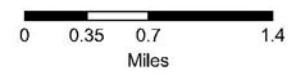
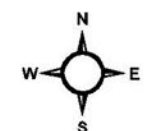
Northeast Georgia Regional Development Center - July, 2007



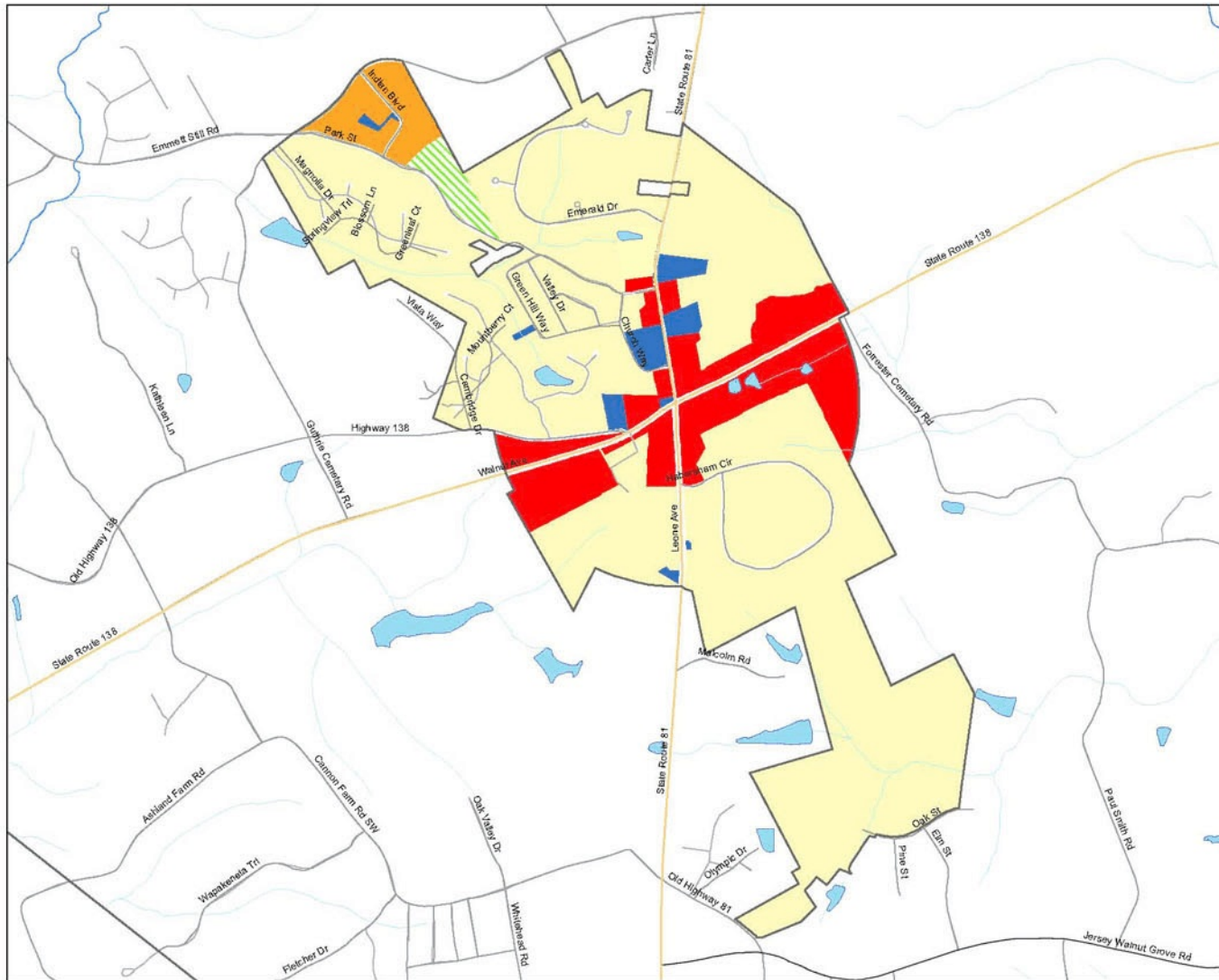
Walton County, Georgia
Comprehensive Plan Update
 2006 - 2026

City of Social Circle
Future Development Map

- Agriculture
- Estate Single Family Residential
- Low Density Single Family Residential
- Medium Density Single Family Residential
- High Density Single Family Residential
- Multi-Family Residential
- Commercial
- Mixed-Use
- Industrial
- Park/Recreation/Conservation
- Government
- Public/Institutional
- Transportation/Communication/Utility



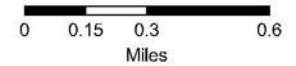
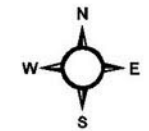
Northeast Georgia Regional Development Center - July, 2007



Walton County, Georgia
Comprehensive Plan Update
 2006 - 2026

City of Walnut Grove
Future Development Map

- Commercial
- Employment Center
- Parks/Recreation/Conservation
- Public/Institutional
- Residential



Northeast Georgia Regional Development Center - July, 2007



3. ISSUES AND OPPORTUNITIES

3.1 Economic Development

- **Job Opportunities.** Walton County lacks employment opportunities for the expanding labor force. This has led to an increasing percentage of the workforce that commutes outside the county for employment. By balancing residential growth with job growth the county and its cities can alleviate some of the traffic problems associated with a commuting workforce. [County and cities]
- **Infrastructure.** The county does not have sufficient traditional (water and sewer) and non-traditional (technological) infrastructure necessary to support economic growth. Through focused planning, the county and its cities can develop the capacity necessary to support economic growth. [County and cities]
- **Economic Development Strategy.** The county and its cities have the opportunity to develop a unified vision for recruitment and focus on a strategy that supports the continued vitality of the central business districts and supports the pattern of economic growth indicated in the Future Development Map. [County and Loganville, Monroe, and Social Circle]

3.2 Housing

- **Diversity of Available Housing.** The lack of diversity in the housing supply limits options for low-to-moderate income and elderly households. Concentrating density in areas served with adequate infrastructure will allow increased density and housing diversity in appropriate areas. [County and cities]

3.3 Natural and Cultural Resources

- **Air Quality.** Reduction of tree canopy through clear-cutting impacts air quality, and part of Walton County is in the Atlanta Regional Commission Air Quality Containment Area. Increasing the amount of tree canopy can help mitigate the impact of the increased development and resulting traffic on air quality. [County]
- **Open Space and Habitat.** Loss of open space and habitat is continually threatened because of development, thus reducing both recreation opportunities and biodiversity. The county provides for open space set-aside in developments; however, rather than providing for fragmented open space, interconnected open space would provide better recreation opportunities and protect biodiversity. [County]
- **Water Quality.** Ten percent impervious surface is the benchmark for water quality being impacted from development. The amount of impervious surface in the Monroe/Alcovy River watershed is nearing 10 percent. Water quality is also threatened due to intensive development in groundwater recharge areas. Without sewerage infrastructure expansion into the growth corridors, contamination from septic systems is likely. It is also likely that due to the county's proximity to Atlanta and Athens, Walton County will remain a high-growth county, which will continue to stress watersheds with the resulting proliferation of impervious surfaces. There are many alternatives to impervious paving and mechanisms to mitigate the impact of impervious surfaces. [County and cities]
- **Cultural Resources.** There is a continued loss of cultural and historic resources either through outright demolition or demolition-by-neglect. Historic resources, particularly those associated with the downtowns and crossroads communities, can provide opportunities for economic development, downtown revitalization, and tourism; however, a successful tourism economy requires a coordinated approach to tourism programs. [County and cities]



3.4 Community Facilities and Services

- **Recreation.** There is a lack of adequate recreation facilities such as passive parks (not sports-based), skate park, community building/center, center for the arts, public pools, and multi-use trails. Through open space set-asides, there are opportunities for additional passive parks; however, other recreation amenities require public funding to insure their development. [County and cities]
- **Infrastructure.** Walton County has insufficient capacity to meet current and future water demands and insufficient infrastructure to meet water and sewer demands, both current and future. The county has plans to develop the Hard Labor Creek Reservoir which will meet some capacity needs, but not countywide needs. Cities, in particular, will have to look to other sources to meet demand. [County and cities]
- **Emergency Services.** Police, fire protection, and emergency services resources are adequate to meet the current population, but demand will increase with projected population gains, and local government will need to expand the emergency services staff, equipment, and facilities. [County and cities]
- **Wastewater.** Until Walton County implements wastewater treatment service, all new development is anticipated to utilize septic tanks for on-site wastewater treatment, which increases the potential for tank failure and environmental degradation. Presently, only some of the cities provide for public wastewater treatment, yet most of the growth is in unincorporated Walton County. In order to facilitate the preferred development pattern in unincorporated Walton County, reliance on individual septic systems is unrealistic. Walton County took the first step in reversing its reliance on septic systems by completing a Waste Water System Master Plan. This plan identifies infrastructure needs and provides a schedule for implementation. [County and cities]

3.5 Transportation

- **Traffic Congestion.** There is increased truck traffic and congestion within downtown areas of Monroe and Social Circle along SR 11; however, the planned Monroe and Social Circle truck routes will alleviate truck traffic through those corridors. [County and Monroe and Social Circle]
- **Alternative Transportation Modes.** Development within Walton County is auto-dependent. Residential development is typically “sprawl” development and is not clustered near commercial centers. Non-automobile transportation choices are not typically facilitated in new suburban-style developments. The County requires sidewalks in new subdivisions, yet interconnectivity with other pedestrian trails is not required. There are no multi-use trails or public transportation alternatives, with the exception of Social Circle. [County and cities]

Walton County is within the Atlanta region designated by the U.S. Environmental Protection Agency as a non-attainment area under the National Ambient Air Quality Standards (NAAQS) for eight-hour ozone and fine particulate matter (PM 2.5). Unless changes in land development are made to reduce the auto-dependency of the county’s citizens, air quality issues will persist. Instituting nodal and compact development that can sustain public transportation will help to mitigate air quality issues, as will protection of greenspace, which can also serve to provide needed multi-use trails.

3.6 Land Use

- **Development Patterns.** Unincorporated Walton County is developing primarily in segregated, low-density land use patterns disconnected from existing municipalities and their infrastructure. In particular, the rate of residential development in western Walton County has outstripped the ability of infrastructure (road, sewer, and soon, water) to keep pace. Sprawl development reduces the feasibility of alternative transportation choices and increases the cost to provide community services and supportive infrastructure. An adequate mix of residential, retail, and office uses within neighborhoods reduces automobile dependency. [County and cities]



Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove.

- **Sense of Place.** The rapid residential growth of several traditional crossroads communities and smaller jurisdictions (e.g., Loganville, Between, Walnut Grove) necessitates transportation improvements that will likely transform these communities from rural places to suburban areas. Maintaining a sense of community will be a challenge to these smaller jurisdictions. Techniques that are helpful in preserving a sense of place include implementing bicycle and pedestrian facilities, greenspace set-asides, reinvestment and redevelopment opportunities within existing municipalities, and multiple uses in neighborhoods to benefit the transportation-disadvantaged and public health. [County and cities]

3.7 Intergovernmental Coordination

- **Governmental Coordination.** With the anticipated population increase and associated development, intergovernmental coordination is critical so that infrastructure expansion meets associated growth demands. Coordination of infrastructure improvements countywide with input from cities will benefit all the county's jurisdictions. [County and cities]



4. IMPLEMENTATION PROGRAM

4.1 Goals and Policies

1. Economic Development.

Goal: Invest in the long-term stability of the local economy through the diversified attraction of new economic activity and the retention and expansion of existing business and industry.

Supportive Policies:

- Diversify the skill levels of the local labor force.
- Support, promote, and strengthen local economic development agencies through coordination between state and local governments and the private sector.
- Strengthen relationships and partnership opportunities with adjacent communities.
- Increase tourism-generated revenues.
- Minimize economic leakages.
- Minimize adverse impacts of industrial development on the natural environment.
- Provide for infrastructure to support commercial growth.
- Target reinvestment to existing vacant or underutilized sites.
- Consider both costs and benefits of economic development projects.
- Local chamber of commerce should coordinate economic development-related activities.
- Upgrade and revitalize downtown buildings and streetscaping (applies to existing municipalities, especially Social Circle, Monroe, and Loganville).

Goal: Increase the availability of non-traditional (information technology) infrastructure networks as a mechanism to attract new business and industry, especially high-tech, high-paying jobs.

Supportive Policy: Facilitate relationships among local, regional, and statewide resources to spur investment in information technology.

2. Housing.

Goal: Provide a diverse mix of housing opportunities within quality neighborhoods to all residents, minimizing the adverse impacts of housing construction on the natural environment.

Supportive Policies:

- Promote interconnectivity within and between neighborhoods.
- Promote the inclusion of sidewalks and bicycle facilities (such as parking racks and bike lanes) within development.
- Provide for useable open space for recreation activities within residential development.
- Minimize conflicting adjacent land uses.
- Mitigate negative environmental impacts of development.

Goal: Promote recovery and reclamation of blighted areas in Walton County and its cities.

Supportive Policies: Create practical, quality opportunities for affordable residential space by enabling accessory dwellings on single-family lots (where applicable, especially in denser residential areas) and by setting a minimum requirement for affordable housing in new developments.



3. Natural and Cultural Resources.

Goal: Protect, enhance, and promote the natural and cultural resources of Walton County.

Supportive Policies:

- Conserve tree canopy and promote open space conservation and active living by requiring set-asides and greenway/trail connections between and within new developments.
- Protect environmentally sensitive and rural areas.
- Promote the use of historic structures as an economic development tool.
- Promote recognition of significant cultural resources.

4. Community Facilities and Services.

Goal: Provide high quality, well-maintained community facilities and services in a cost-effective manner.

Supportive Policies:

- Focus infrastructure investment in designated growth areas.
- Foster walking and bicycling as viable modes of transportation for workers and students.
- Consider infrastructure capacity when making development decisions.
- Provide for capital improvements concurrent with growth demands.
- Prevent unnecessary extension of infrastructure.
- Prevent a decline in existing levels of service of community infrastructure by repairing, expanding, and improving county and municipal systems.
- Reduce tax burden required to support new growth by efficiently planning and implementing service provision (parks, water/wastewater, sewer, etc.).
- Invest in infrastructure necessary to enhance quality of life.
- Utilize the Metropolitan North Georgia Water Planning District plans and policies in water and wastewater related decisions.
- Coordinate development review process with affected agencies.
- Incorporate recreation areas into new residential developments as a means of distributing park space within the vicinity of new residents.

5. Transportation.

Goal: Provide a safe, comprehensive, efficient, and effective transportation system that keeps pace with growth and integrates a variety of transportation modes, increasing mobility options for all residents.

Supportive Policies:

- Coordinate transportation planning activities.
- Coordinate future development decisions with transportation capabilities and develop a road improvement priority program to interface with the location of new development.
- Encourage intensive commercial uses at the intersections of major roads.
- Control access points along major roads to decrease congestion and increase safety.
- Encourage inter-parcel connectivity to minimize curb cuts along major thoroughfares.
- Encourage the incorporation of sidewalks and bicycle facilities (such as parking racks and bike lanes) in new developments where appropriate.
- Minimize pavement widths in new streets to maximize efficiency and safety.



Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove.

6. Land Use.

Goal: Promote the orderly development of land to accommodate growth through the coordination of available and planned public facilities and services and the protection of key natural and cultural resources.

Supportive Policies:

- Promote development patterns that increase the efficiency of service delivery.
- Promote mixed-use development by updating land development ordinances and considering form-based concerns.
- Ensure orderly development through multi-jurisdictional cooperation.
- Promote development that does not foster automobile-dependence.
- Support complementary infill and cluster development and redevelopment by initiating transferrable development rights and/or context-sensitive design standards.
- Allow flexibility in parking regulations and promote shared parking for areas where uses occupy facilities at different times of day, week, or year.

7. Intergovernmental Coordination.

Goal: Coordinate planning, economic development, transportation, recreation, and administrative efforts between the county and its municipalities.

Supportive Policies:

- Share mutually beneficial services and facilities with neighboring jurisdictions.
- Develop solutions for shared regional issues (ex: growth management, watershed protection).
- Pursue joint processes and information sharing for collaborative planning and decision-making.



Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove.

4.2 Short-Term Work Programs

Walton County								
Project Description	07	08	09	10	11	Estimated Cost	Funding Source	Responsible Party
Economic Development								
Conduct periodic retail/service supply and demand studies	X	X	X	X	X	\$1,500/ study	Local	County; COC; Development Authority
Research the potential for participating in a joint development authority with one or more adjacent counties.		X				\$0		County
Construct Hard Labor Creek Reservoir			X	X	X	\$353,000, 000		Walton & Oconee counties
Identify appropriate lands suitable for industrial development.			X			\$0		County
Develop partnerships with local businesses to create and market the “Shop Walton First” program.	X	X	X	X	X	\$0		County; COC
Promote and market Walton County’s economic resources through state agencies and interstate clearinghouses.	X	X	X	X	X	\$0		County; COC
Monitor the change in local economic conditions and assess the needs of local business and industry.	X	X	X	X	X	\$5,000 per year	Local	County; COC
Develop a workforce training technical assistance program to diversify skill levels of the labor force.		X				\$5,000	Local	County; COC
Identify vacant or underutilized sites suitable for commercial and industrial activity and target reinvestment to those sites.	X	X	X	X	X	\$0		County; COC
Work with state and local governments and the private sector to support, promote, and strengthen local economic development agencies by seeking funding and assistance with marketing, administration, and organizational aspects.	X	X	X	X	X	\$0		County; Cities; State; COC
Seek funding to develop and implement an information technology plan in cooperation with regional efforts.		X	X			\$0		County; COC
Develop information technology plan.				X		\$10,000	Local	County; COC



Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove.

Walton County								
Project Description	07	08	09	10	11	Estimated Cost	Funding Source	Responsible Party
Housing								
Update land development ordinance to require that new development features an appropriate percentage of affordable housing		X				\$0		County P&D
Update land development ordinance to require interconnectivity within and between residential developments.		X				\$0		County – P&D
Update land development ordinance to require sidewalks and bicycle facilities in residential and commercial development.		X				\$0		County – P&D
Update land development ordinance to allow accessory dwelling units to be constructed on single-family lots, where applicable (such as in higher-density residential areas, both existing and planned).		X				\$0		County – P&D
Develop incentives to set aside useable open space within new residential developments.		X				\$0		County – P&D
Natural and Cultural Resources								
Enforce Environmental Protection Criteria.	X	X	X	X	X	\$0		County – P&D
Update land development ordinance to conserve tree canopy and require greenspace set-asides and trail/greenway connections within and between developments.		X				\$0		County P&D
Direct new development to appropriate areas as identified on the Future Development Map.	X	X	X	X	X	\$0		County – P&D
Seek National Register designation for eligible historic structures.	X	X	X	X	X	Varied According To project	Local; DNR	County; Historical Society
Provide information regarding available state and federal incentives for the rehabilitation/reuse of historic properties, particularly in-town properties that can foster economic development opportunities.	X	X	X	X	X	\$0		County; Historical Society
Seek funding opportunities for the rehabilitation and reuse of historic resources.	X	X	X	X	X	\$0		County; Historical Society



Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove.

Walton County								
Project Description	07	08	09	10	11	Estimated Cost	Funding Source	Responsible Party
Community Facilities								
Assess the feasibility of implementing a county water system to complement the existing municipal networks.			X			\$15,000	Local	County; Cities
Explore multi-jurisdictional opportunities for implementing a regional water system.		X	X	X	X	\$0		County
Explore options for the implementation of public sewerage service in cooperation with the municipalities.		X	X	X	X	\$0		County; Cities
Implement Waste Water System Master Plan	X	X	X	X	X	\$16,841,700	Local	County
Implement county sewerage system along US Highway 78 corridor between Loganville and Monroe		X	X			Contingent on findings of sewer capacity study	Local; GEFA; DCA; Bond Issue; SPLOST	County; IDA; Water and Sewer Authority
Increase public education and awareness regarding septic tank maintenance.		X	X	X	X	\$2,500 per year	Local	County – public health department
Secure right-of-way along growth corridors	X	X	X	X	X	\$500,000 - \$1,000,000	Local	County
Coordinate future school sites the site with existing and planned residential development.		X	X	X	X	\$0		County - BOE
Increase public education and awareness regarding recycling and waste reduction.	X	X	X	X	X	\$3,000 per year	Local; RDC	County; RDC (Solid Waste Authority)
Acquire and construct additional parks and recreation facilities and improve equipment to meet demand		X				Contingent upon parks plan	Local; DCA; DNR; NPS; GFC; DOT	County – Consolidated Parks Department
Assess the feasibility of implementing an impact fee program to reduce the tax burden required to support new growth.		X				\$5,000	Local	County



Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove.

Walton County								
Project Description	07	08	09	10	11	Estimated Cost	Funding Source	Responsible Party
Transportation								
Develop a road improvement priority program in coordination with the location of new development.		X				\$5,000	Local; GDOT	County
Continue to work with the Georgia Department of Transportation to address regional transportation needs and the construction of the Monroe and Social Circle bypass projects.	X	X	X	X	X	\$0		County; Monroe; Social Circle; GDOT
Develop park-and-ride lots in western Walton County.			X	X		Varied according to number and size.	Local; GDOT	County
Update land development ordinance to minimize pavement width on new streets, establishing high-efficiency and -safety standards for street design and construction, and reducing environmental impacts of development.		X				\$0		County P&D
Update land development ordinance to require inter-parcel connectivity within commercial developments along major transportation corridors.		X				\$0		County P&D
Update land development ordinance to require installation of non-automobile transportation modes within higher-density subdivisions and at commercial nodes.		X				\$0		County P&D
Land Use								
Update the Comprehensive Plan, including a complete review of character areas.					X	\$100,000	Local	County; Cities
Implement GIS linking tax office with planning office		X	X			\$200,000	Local; DCA	County
Coordinate the development review process with various county departments including, Public Works, Parks and Recreation, Emergency Medical Services, Sheriff's Department, and Traffic Operation to assess the impacts of new development on county services and infrastructure.	X	X	X	X	X			County P&D



Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove.

Walton County								
Project Description	07	08	09	10	11	Estimated Cost	Funding Source	Responsible Party
Initiate a feasibility study to evaluate the appropriateness of transferrable development rights to preserve sensitive areas and promote cluster and infill development, and if applicable, pursue program.		X	X			\$10,000 - \$75,000	Local	County P&D
Update land development ordinance to allow flexibility in parking regulations and shared parking where appropriate.		X				\$0		County P&D
Update land development ordinance to require that new development is sensitive to the context of its surroundings, both in regard to land use patterns and design details (ex.: form-based code).		X				\$0		County P&D
Implement incentives to encourage mixed-use developments.			X			\$0		County P&D
Update land development ordinance to require appropriate buffers and landscaping between incompatible uses.		X				\$0		County P&D



Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove.

Town of Between								
Project Description	07	08	09	10	11	Estimated Cost	Funding Source	Responsible Party
Economic Development								
Upgrade and revitalize downtown buildings, landscape, and parking.	X	X	X	X	X	Varied according to project	GA DCA LDF, Local, Private	Local
Natural and Cultural Resources								
Promote and encourage use of state and federal tax-incentive programs for rehabilitation of historic properties.	X	X	X	X	X	Varied according to project	Local, GA DNR, Other	Local
Community Facilities								
Construct new Town Hall and Fire Station				X	X	Cost unknown	SPLOST	Local/County
Participate in regional solid waste efforts.	X	X	X	X	X	\$500 - \$1,000	Local	Local
Construct new public park			X			Cost unknown	Local	Local/County
Transportation								
Resurface South New Hope Church Road			X			Cost unknown	Local, GA DOT	Local
Improve and repair transportation infrastructure according to community needs.			X	X	X	Varied according to project	Local, SPLOST, GA DOT	Local
Land Use								
Incorporate Comprehensive Plan into development review process.	X	X	X	X	X			Local
Utilize Future Land Use map to coordinate new development in appropriate areas serviced by necessary infrastructure.	X	X	X	X	X			Local



Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove.

City of Good Hope								
Project Description	07	08	09	10	11	Estimated Cost	Funding Source	Responsible Party
Economic Development								
Upgrade and revitalize downtown buildings, landscape, and parking.	X	X	X	X	X	Varied according to project	GA DCA LDF, Local, Private	Local
Housing								
Follow the future land use map when locating new development	X	X	X	X	X			Local
Natural and Cultural Resources								
Develop Historic District overlay for Downtown area	X	X	X			\$500 - \$1,000	Local	Local
Community Facilities								
Upgrade and repair municipal building				X	X	\$25,000 - \$30,000	Local	Local
Upgrade and improve recreational facilities.		X	X	X	X	Varied according to project	Local, GA	Local
Improve drainage infrastructure along Ash Road, Malcom Road, and Jacks Creek Road.			X	X	X	Varied according to project	Local, GA	Local
Coordinate new development with existing and planned community facilities.	X	X	X	X	X			Local
Participate in regional solid waste efforts.	X	X	X	X	X	\$500 - \$1,000/year	Local	Local
Transportation								
Resurface and widen Ash Street and Malcom Road.	X	X	X			\$12,000	Local, DOT	Local
Expand sidewalk on east side of Queens Cemetery Road.		X	X			Cost unknown	Local	Local
Improve and repair transportation infrastructure according to community needs.			X	X	X	Varied according to project	Local, SPLOST, GA DOT	Local
Repair existing sidewalk along Jacks Creek Road and Old Good Hope Road.		X	X			Cost unknown	Local	Local
Land Use								
Incorporate Comprehensive Plan into planning review.	X	X	X	X	X			Local



Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove.

Town of Jersey								
Project Description	07	08	09	10	11	Estimated Cost	Funding Source	Responsible Party
Housing								
Follow the Future Development Map when locating new housing.	X	X	X	X	X			Local
Community Facilities								
Coordinate new development with existing and planned community facilities.	X	X	X	X	X			Local
Transportation								
Improve and repair transportation infrastructure according to community needs.			X	X	X	Varied according to project	Local, SPLOST, GA DOT	Local



Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove.

City of Loganville								
Project Description	07	08	09	10	11	Estimated Cost	Funding Source	Responsible Party
Economic Development								
Upgrade and revitalize downtown buildings, landscape, and parking.	X	X	X	X	X	Varied according to project	GA DCA LDF, Local, Private	Local
Housing								
Follow the future land use map when locating new development	X	X	X	X	X			Local
Natural and Cultural Resources								
Adopt and implement wetlands protection ordinance.	X							Local
Community Facilities								
Construct additional fire station and hire adequate staff to ensure it is fully functional.				X	X	Cost unknown	Local	Local
Improve and expand public water and wastewater systems as needed to ensure the effectiveness of distribution systems and their ability to accommodate growth.	X	X	X	X	X	\$500,000 - \$1,000,000	Local; CDBG; DCA	Local
Participate in regional solid waste efforts.	X	X	X	X	X	\$500 - \$1,000/year	Local	Local
Transportation								
Continue to improve and coordinate signalization in congested areas of the city.		X	X	X	X	Varies by project type	Local; DOT	Local
Improve and repair transportation infrastructure according to community needs.			X	X	X	Varied according to project	Local, SPLOST, GA DOT	Local
Require the inclusion of bike lanes in development plans and road projects in accordance with the bike lane study.		X	X	X	X	Included in overall road project cost		Local



Walton County, Between, Good Hope, Jersey, Loganville,
Monroe, Social Circle, and Walnut Grove.

Land Use							
Incorporate Comprehensive Plan into planning review.	X	X	X	X	X		Local



Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove.

City of Monroe								
Project Description	07	08	09	10	11	Estimated Cost	Funding Source	Responsible Party
Economic Development								
Upgrade and revitalize downtown buildings, landscape, and parking.	X	X	X	X	X	Varied according to project	GA DCA LDF, Local, Private	Local
Housing								
Follow the future land use map when locating new development	X	X	X	X	X			Local
Natural and Cultural Resources								
Promote and encourage use of state and federal tax-incentive programs for rehabilitation of historic properties.	X	X	X	X	X	Varied according to project	Local, GA DNR, Other	Local
Community Facilities								
Expand Fire Department personnel, facilities, and equipment as required to maintain an adequate level of service.				X		Varies by type of expansion	Local	Local
Improve and expand public water and wastewater systems as needed to ensure the effectiveness of distribution systems and their ability to accommodate growth.		X	X	X	X	\$500,000 - \$1,000,000	Local; CDBG; DCA	Local
Improve utility and transportation infrastructure to meet community needs.			X	X	X	Varies by identified needs	Local; DCA	Local
Transportation								
Continue to improve signalization and signage in congested areas of the city.			X	X	X	Varies by project type	Local; DOT	Local
Develop a bike lane study to designate suitable locations.		X				\$5,000	Local	Local
Improve and repair transportation infrastructure according to community needs.			X	X	X	Varied according to project	Local, SPLOST, GA DOT	Local
Require the inclusion of bike lanes in development plans and road projects in accordance with the bike lane study.		X				Included in overall road project cost		Local



Walton County, Between, Good Hope, Jersey, Loganville,
Monroe, Social Circle, and Walnut Grove.

Land Use							
Incorporate Comprehensive Plan into planning review.	X	X	X	X	X		Local



Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove.

City of Social Circle									
Project Description	07	08	09	10	11	Estimated Cost	Funding Source	Responsible Party	
Economic Development									
Upgrade and revitalize downtown buildings, landscape, and parking.			X	X	X	Varied according to project	GA DCA LDF, Local, Private	Local	
Housing									
Follow the future land use map when locating new development	X	X	X	X	X			Local	
Assist elderly residents with receiving government assistance to improve housing.	X	X	X	X	X			Local – Better Hometown Program	
Seek government funding to rehabilitate substandard housing and to construct new low-/ moderate-income housing units.	X	X	X	X	X			Local	
Natural and Cultural Resources									
Promote and encourage use of state and federal tax-incentive programs for rehabilitation of historic properties.	X	X	X	X	X	Varied according to project	Local, GA DNR, Other	Local	
Apply for remediation funding to redevelop historic cotton mill site.	X					\$200,000	EPA grant	Local	
Redevelop historic cotton mill site for potential public/private partnership and city hall/post office.			X	X		\$15,000,000	Local - public/private	Local	
Community Facilities									
Improve and expand public water and wastewater systems as needed to ensure the effectiveness of distribution systems and their ability to accommodate growth.			X	X	X	\$500,000 - \$1,000,000	Local; CDBG; DCA	Local	
Improve utility and transportation infrastructure to meet community needs.			X	X	X	Varies by identified needs	Local; DCA	Local	
Transportation									
Improve and repair transportation infrastructure according to community needs.			X	X	X	Varied according to project	Local, GA DOT	Local	



Walton County, Between, Good Hope, Jersey, Loganville,
Monroe, Social Circle, and Walnut Grove.

Land Use							
Incorporate Comprehensive Plan into planning review.	X	X	X	X	X		Local



Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove.

City of Walnut Grove								
Project Description	07	08	09	10	11	Estimated Cost	Funding Source	Responsible Party
Economic Development								
Upgrade and revitalize downtown buildings, landscape, and parking.	X	X	X	X	X	Varied according to project	GA DCA LDF, Local, Private	Local
Housing								
Follow the future land use map when locating new development	X	X	X	X	X			Local
Seek government funding to rehabilitate substandard housing and to construct new low-/ moderate-income housing units.	X	X	X	X	X			Local
Natural and Cultural Resources								
Promote and encourage use of state and federal tax-incentive programs for rehabilitation of historic properties.	X	X	X	X	X	Varied according to project	Local, GA DNR, Other	Local
Community Facilities								
Initiate development of local/private wastewater treatment facility.		X	X	X		\$2,000,000	Local, USDA	Local
Increase park acreage in city limits.				X		\$20,000	Local; LDF	Local
Construct new library.				X	X	\$1,200,000	Local; GA; other	Local
Improve utility and transportation infrastructure to meet community needs.			X	X	X	Varies by identified needs	Local; DCA	Local
Coordinate new development with existing and planned community facilities.	X	X	X	X	X			Local
Transportation								
Improve and repair transportation infrastructure according to community needs.		X	X	X	X	Varied according to project	Local, GA DOT	Local



Walton County, Between, Good Hope, Jersey, Loganville,
Monroe, Social Circle, and Walnut Grove.

Land Use							
Incorporate Comprehensive Plan into planning review.	X	X	X	X	X		Local



Walton County, Between, Good Hope, Jersey, Loganville,
Monroe, Social Circle, and Walnut Grove.

APPENDIX A - Report of Accomplishments

TOWN OF BETWEEN, GEORGIA
SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS
2002 - 2006 AND ONGOING
County I.D. No.

Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
CF	Continue to participate in regional solid waste efforts.	Ongoing	Ongoing	\$500-\$1,000/Yr.	City	City	1	
CF/LU	Coordinate all new development with existing and planned community facilities.	Ongoing	Ongoing	0	City		1	
HO	Follow the future land use map when locating new development.	Ongoing	Ongoing	0	City		1	
HO/LU	Minimize the negative environmental impacts of development.	Ongoing	Ongoing	0	City		1	
NR	Adopt water supply watershed protection ordinance.	2003	2003	0	City		1	
LU	Update Comprehensive Plan	2002	2002	Included in county's cost.	City		1	
LU	Incorporate Comprehensive Plan into planning review.	Ongoing	Ongoing	0	City		1	
LU	Update future land use plan every two years.	Ongoing	Ongoing	\$1,000	City	DCA	1	

CITY OF GOOD HOPE, GEORGIA
SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS
2002 - 2006 AND ONGOING
County I.D. No.

Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
CF	Continue to participate in regional solid waste efforts.	Ongoing	Ongoing	\$500-\$1000/Yr.	City	City	1	
CF/LU	Coordinate all new development with existing and planned community facilities.	Ongoing	Ongoing	0	City		1	
HO	Follow the future land use map when locating future development.	Ongoing	Ongoing	0	City		1	
HO/LU	Minimize the negative environmental impacts of development.	Ongoing	Ongoing	0	City		1	
NR	Work with county to review and amend identified scenic areas/scenic roadways, prioritize area for protection, develop and implement protection mechanisms.	Ongoing	Ongoing	Cost unknown. Some may be purchased but most will be protected through easements.	City working with county.	Greenspace Program, Land and Water Conservation Fund, County.	1	
NR	Amend zoning ordinance to require conservation design and habitat site evaluation for rare element occurrence habitat (granite rock outcrops).	2004	2004	\$1,000	City	City	1	
NR	Adopt and implement wetlands protection ordinance.	2003	2003	0	City		1	

CITY OF GOOD HOPE, GEORGIA
SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS
2002 - 2006 AND ONGOING
County I.D. No.

Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
LU	Update Land Use Plan.	Ongoing	Ongoing	\$1,000	City	DCA	1	
LU	Update Comprehensive Plan	2002	2002	Included in county's cost.	City		1	
LU	Incorporate Comprehensive Plan into planning review.	Ongoing	Ongoing	0	City		1	

TOWN OF JERSEY, GEORGIA
SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS
2002 - 2006 AND ONGOING
County I.D. No.

Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
CF/LU	Coordinate all new development with existing and planned community facilities.	Ongoing	Ongoing	0	City		1	
HO	Follow the future land use map when locating areas for new residential development.	Ongoing	Ongoing	0	City		1	
HO/LU	Minimize the negative environmental impacts of development.	Ongoing	Ongoing	0	City		1	
NR	Adopt and implement wetlands protection ordinance.	2003	2003	0	City		3	Postponed by State. No deadline available.
LU	Update Comprehensive Plan	2002	2002	Included in county's cost.	City		1	
LU	Incorporate Comprehensive Plan into planning review.	Ongoing	Ongoing	0	City		1	

CITY OF LOGANVILLE, GEORGIA
SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS
2002 - 2006 AND ONGOING
County I.D. No.

Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
CF	Improve utility and transportation infrastructure to meet community needs.	Ongoing	Ongoing	Varied according to identified needs.	City	City; DCA	2	Ongoing
CF	Continue to participate in regional solid waste efforts.	Ongoing	Ongoing	\$500-\$1,000/Yr.	City	City	1	
CF	Construct additional fire station and hire adequate staff to ensure it is fully functional.	2004	2004	Contingent upon final design specifications.	City	City	3	Waiting on land acquisition. Moved to 2008
CF	Hire 3 additional staff and purchase 3 additional vehicles to keep pace with future growth. (Loganville Police Dept.)	Ongoing	Ongoing	\$200,000/Yr.	City	City	1	
CF	Adopt ordinance requiring building and residential addresses be visible from access streets.	2002	2002	\$500	City	City; RDC	1	
CF	Acquire and construct additional parks and recreation facilities and improve equipment to meet demands.	Ongoing	Ongoing	Contingent upon findings in county-municipal parks plan.	Consolidated Parks Department	County; DCA; DNR; NPS; GFC; DOT	1	
CF	Develop a bike lane study to designate suitable locations.	2002	2002	\$5,000	City	City; DOT; DNR	3	Postponed until 2008 due to funding.
CF	Require the inclusion of bike lanes in development plans and road projects in accordance with the bike lane study.	Ongoing	Ongoing	Included in overall road project cost.	City	City; DOT	3	Postponed until 2008 due to funding.

CITY OF LOGANVILLE, GEORGIA
SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS
2002 - 2006 AND ONGOING
County I.D. No.

Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
CF	Continue to improve signalization and signage in congested areas of the city.	Ongoing	Ongoing	Varied according to type of project.	City	City; DOT	1	
CF	Improve and expand public water systems as needed to ensure the effective of distribution systems and their ability to accommodate growth.	Ongoing	Ongoing	\$500,000 - \$1 Million	City	City; CDBG; DCA	3	Land acquisition delayed this project to 2008.
CF	Adopt NPDES Phase II Stormwater Management Ordinance	2003	2003	\$1,000	City	City	1	
CF/LU	Coordinate all new development with existing and planned community facilities.	Ongoing	Ongoing	0	City		1	Ongoing
HO	Hire additional building inspectors and require more frequent inspection of rental property.	2002	2002	\$30,000	City	City	1	
HO	Develop ordinance to require manufactured homes be placed on permanent foundations.	2003	2003	\$1,000	City	City; RDC	4	Needs further asesment.
HO	Develop more comprehensive manufactured housing regulations, similar to subdivision regulations, addressing minimum buffers, landscaping and structural design.	2003	2003	\$1,000	City	City; RDC	1	

CITY OF LOGANVILLE, GEORGIA
SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS
2002 - 2006 AND ONGOING
County I.D. No.

Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
HO	Follow the future land use map when locating areas for new residential development.	Ongoing	Ongoing	0	City		1	
HO/LU	Minimize the negative environmental impacts of development.	Ongoing	Ongoing	0	City		1	
HR	Obtain and use educational materials provided by Historic Preservation Division.	2006	2006	0	City, GA RDC		4	Not a priority.
NR	Adopt and implement wetlands protection ordinance.	2003	2003	0	City		3	2007
NR	Amend zoning ordinance to require conservation design techniques in residential developments.	2003	2003		City		1	
NR	Amend zoning ordinance to require conservation design techniques, habitat site evaluation for rare element occurrence habitat (granite rock outcrops), and stream corridor protection.	2003	2003	0	City		3	2007
NR	Develop and adopt watershed protection ordinance for the Alcovy River and Big Haynes Creek watersheds.	2003	2003	0	City		1	

CITY OF LOGANVILLE, GEORGIA
SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS
2002 - 2006 AND ONGOING
County I.D. No.

Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
LU	Update land use plan every two years.	Ongoing	Ongoing	\$1,000	City	DCA	1	2007
LU	Update Comprehensive Plan.	2002	2002	Included in county's cost.			1	2007
LU	Incorporate Comprehensive Plan into planning review.	Ongoing	Ongoing	0	City		1	

CITY OF MONROE, GEORGIA
SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS
2002 - 2006 AND ONGOING
County I.D. No.

Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
CF	Improve utility and transportation infrastructure to meet community needs.	Ongoing	Ongoing	Varied according to identified needs.	City	City; DCA; GEFA	2	
CF	Ensure that city streets are equipped with adequate drainage infrastructure and make improvements as required.	2003	2006	\$800,000	City	City; DCA	2	
CF	Expand capacity at water treatment plant from 6.5mgd to 10mgd and upgrade Alcovy River pump station.	Ongoing	Ongoing	\$750,000 - \$1 Million	City	City; CDBG; DCA	3	2007
CF	Continue to participate in regional solid waste efforts.	Ongoing	Ongoing	\$500-\$1,000/Yr.	City	City	1	
CF	Expand police personnel, facilities, and equipment as required to maintain an adequate level of service.	Ongoing	Ongoing	Varied according to type of expansion.	City	City; Local Law Enforcement Block Grants	1	
CF	Develop a comprehensive study of traffic hazards in the city.	2003	2003	\$10,000	City	City; DOT	3	2007
CF	Continue to improve signalization and signage in congested areas of the city.	Ongoing	Ongoing	Varied according to type of project.	City	City; DOT	3	2008
CF	Develop a bike lane study to designate suitable locations.	2003	2003	\$5,000	City	City; DOT; DNR	3	2008

CITY OF MONROE, GEORGIA
SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS
2002 - 2006 AND ONGOING
County I.D. No.

Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
CF	Require the inclusion of bike lanes in development plans and road projects.	2003	2003	Cost part of overall road project.	City	City; DOT	3	2007
CF	Acquire and construct additional parks and recreation facilities and improve equipment to meet demands.	Ongoing	Ongoing	Contingent upon findings in county-municipal parks plan.	Consolidated Parks Department	County; DCA; DNR; NPS; GFC; DOT	4	County has taken over recreation.
CF	Develop a joint county-municipal parks and recreation plan to address service delivery needs and potential funding sources.	2002		\$5,000	Consolidated Parks D ept.	City; DCA; DNR	1	2003
CF	Expand Fire Department personnel, facilities, and equipment as required to maintain an adequate level of service.	Ongoing	Ongoing	varied according to type of expansion	City	City	2	2008
CF/LU	Coordinate all new development with existing and planned community facilities.	Ongoing	Ongoing	0	City		1	
HO	Seek government funding to rehabilitate substandard housing and to construct new low-moderate income housing units.	Ongoing	Ongoing	0	City		4	Not a priority.
HO	Follow the future land use map when locating areas for new residential development.	Ongoing	Ongoing	0	City		1	

CITY OF MONROE, GEORGIA
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Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
HO	Assist the elderly with receiving governmental assistance to improve housing.	Ongoing	Ongoing	0	City		4	Not a priority.
HO/LU	Minimize the negative environmental impacts of development.	Ongoing	Ongoing	0	City		1	
HR	Submit Georgia Heritage grant applications for eligible projects.	2006	2006	\$2,000-\$10,000	City, Other	DNR	1	
HR	Obtain and use educational materials provided by Historic Preservation Division.	2006	2006	0	City, GA RDC		4	Not a priority.
HR	Involve state preservation architect in review of public and private projects.	2006	2006	0	City, GA RDC		4	Not a priority.
HR	Participate in African-American Commission.	2006	2006	0	City, Other		4	Not a priority.
HR	Participate in Georgia Civil War Commission.	2006	2006	0	City, Other		4	Not a priority.
HR	Submit applications for Preservation Services Fund (PSF) grants for eligible projects.	2006	2006	\$1,000-\$2,000	City, Other	Other	4	Not a priority.
HR	Participate in Federal and State Tax incentive programs.	2006	2006	\$500 and \$50	Other	Private	4	Not a priority.

CITY OF MONROE, GEORGIA
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Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
HR	Participate in collection of oral histories from African-American Community.	2006	2006	0	City, Other		4	Not a priority.
HR	Prepare National Register nomination for Old Depot.	2003	2003	\$1,000-\$3,000	City, Other	DCA LDF	4	Not a priority.
HR	Conduct historic resources survey.	2004	2004	0	City		3	2008
NR	Adopt and implement wetland and groundwater recharge area protection.	2003	2003	0	City		1	
NR	Develop and adopt tree ordinance.	2004	2004	\$5,000	City	City, U&CF	3	2008
NR	Adopt Alcovy River watershed protection ordinance.	2003	2003	0	City		3	2008
NR	Amend zoning ordinance to require conservation design techniques, habitat site evaluation for rare element occurrence habitat (granite rock outcrop), and river corridor protection.	2003	2003	0	City		3	2007
LU	Update Land Use Plan.	Ongoing	Ongoing	\$1,000	City	DCA	1	
LU	Update Comprehensive Plan.	2002	2002	Included in county's cost.	City		1	
LU	Incorporate Comprehensive Plan into planning review.	Ongoing	Ongoing	0	City		1	

CITY OF SOCIAL CIRCLE, GEORGIA
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2002 - 2006 AND ONGOING
County I.D. No.

Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
CF	Develop a joint county-municipal parks and recreation plan to address service delivery needs and potential funding sources.	2002		\$5,000	Consolidated Parks Dept.	City; DCA; DNR	1	
CF	Improve utility and transportation infrastructure to meet community needs.	Ongoing	Ongoing	Varied according to identified needs.	City	City; DCA	2	2007-2008
CF	Expand City wastewater plant as part of ten-year plan to reach 1.4 mgd capacity. Phase 1, upgrade capacity to .65 mgd.	2004	2004	\$1.1 Million	City	GEFA; State Grants; General Fund	2	2008
CF	Continue participation in regional solid waste efforts.	Ongoing	Ongoing	\$500-\$1,000/Yr.	City	City	1	
CF	Adopt an ordinance requiring building and residential addresses be visible from access streets.	2002	2002	0	City		1	
CF	Develop a comprehensive study of traffic hazards in the city.	2003	2003	\$3,500	City	City; DOT	1	
CF	Continue to improve signalization and signage in congested areas of the city.	Ongoing	Ongoing	Varied according to project.	City	City; DOT	1	
CF	Provide Section 18 public transportation service.	Ongoing	Ongoing	\$15,000/Yr.	City	City; State Funds; Private	1	

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Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
CF	Develop a bike lane study to designate suitable locations.	2002	2002	\$5,000	City	DOT; DNR; City	3	Traffic plan underway. Complete by 2008.
CF	Require the inclusion of bike lanes in development plans and road projects.	2002	2002	0	City		4	Not a priority
CF	Acquire and construct additional parks and recreation facilities and improve equipment to meet demands.	Ongoing	Ongoing	Contingent upon findings in county-municipal parks plan.	City	County; DCA; DNR; NPS; GFC; DOT	1	
CF	Improve and expand public water systems as needed to ensure the effectiveness of distribution systems and their ability to accommodate growth.	Ongoing	Ongoing	\$500,000 - \$750,000	City	City; DCA; CDBG	1	
CF/LU	Coordinate all new development with existing and planned community facilities.	Ongoing	Ongoing	0	City		1	
HO	Follow the future land use map when locating areas for new residential development.	Ongoing	Ongoing	0	City		1	
HO	Seek government funding to rehabilitate substandard housing and to construct new low-moderate income housing units.	Ongoing	Ongoing	0	City		1	

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Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
HO	Develop more comprehensive manufactured housing regulations, similar to subdivision regulations, addressing minimum buffers, landscaping and structural design requirements.	2003	2003	\$500	City	City	4	Parks have been converted to duplexes
HO	Hire additional building inspectors and require more frequent inspections of rental property.	2002	2002	\$30,000	City	City	1	Contract with Walton County
HO	Develop ordinance to require placement of manufactured homes on permanent foundation.	2002	2002	\$500	City	City	4	Converted to duplex developments
HO	Offer workshops and increase awareness on how to qualify for home mortgages.	2003	2003	Unknown	Better Hometown Program	Better Hometown Program	4	Change of Better Hometown Directors
HO	Assist the elderly with receiving government assistance to improve housing.	Ongoing	Ongoing	0	Better Hometown Program		4	Change of Better Hometown Directors
HO/LU	Minimize the negative environmental impacts of development.	Ongoing	Ongoing	0	City		1	
HR	Obtain and use educational materials provided by Historic Preservation Division.	2002	2002	0	City, GA RDC		1	

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Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
HR	Prepare Georgia Historical Marker application for Social Circle.	2003	2003	\$800	City, Other	Private, Other	4	No community interest
HR	Participate in inventorying and documenting cemeteries.	2006	2006	0	City, Other		1	
HR	Participate in Georgia Civil War Commission.	Ongoing	Ongoing	0	City		4	No community interest
HR	Conduct historic resources survey.	2003	2003	\$1,000-\$2,000	City, Other	DNR HPF	1	
HR	Prepare design guidelines for Social Circle's historic district.	2002	2002	0	City		1	
HR	Participate in African-American Commission.	Ongoing	Ongoing	0	City, Other		4	No community interest
HR	Involve state preservation architect in review of public and private projects.	2002	2002	0	City, GA RDC		1	
HR	Prepare overlay map identifying historic areas.	2003	2003	0	City		1	
NR	Work with county to review and amend identified scenic areas/scenic roadways, prioritize area for protection, develop and implement protection mechanisms.	Ongoing	Ongoing	Cost unknown. Some may be purchased but most will be protected through easements.	City working with county.	Greenspace Program, Land and Water Conservation Fund, city.	1	
NR	Develop and adopt tree ordinance.	2002	2002	\$1,000	City	City; U&CF	1	

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Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
NR	Amend zoning ordinance to require conservation design techniques and habitat site evaluation for rare element occurrence habitat (granite rock outcrop).	2003	2003	0	City		1	
NR	Adopt and implement recharge area and wetland protection.	2003	2003	0	City		3	Working with MNGWPD on this. ECD 2009
NR	Develop and adopt watershed protection ordinance for Hard Labor Creek and Alcovy River watersheds.	2003	2003	0	City		3	Working with MNGWPD on this. ECD 2009
LU	Update land use plan every two years.	2004	Ongoing	\$1,000	City	DCA	1	
LU	Incorporate Comprehensive Plan into planning review.	Ongoing	Ongoing	0	City		1	
LU	Update Comprehensive Plan.	2002	2002	Included in county's cost.	City		1	

CITY OF WALNUT GROVE, GEORGIA
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Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
CF	Develop a joint county-municipal parks and recreation plan to address service delivery needs and potential funding sources.	2002	2002	\$5,000	Consolidated Parks Dept.	City; DCA; DNR	3	12/2007
CF	Initiate development of local wastewater treatment facility.	2006	2006	\$600,000	City	City	3	3/2010
CF	Increase park acreage in city limits.	2003	2003	\$20,000	City	City; LDF	1	
CF	Improve utility and transportation infrastructure to meet community needs.	Ongoing	Ongoing	Varied according to identified needs.	City	City; DCA	3	12/2009
CF/LU	Coordinate all new development with existing and planned community facilities.	Ongoing	Ongoing	0	City	City	1	
HO	Develop more comprehensive manufactured housing regulations, similar to subdivision regulations, addressing minimum buffers, landscaping and structural design requirements.	2002	2002	0	City	City	3	12/2007
HO	Develop ordinance to require manufactured homes be placed on permanent foundations.	2002	2002	0	City	City	4	Not a priority.
HO	Follow the future land use map when locating areas for new residential development.	Ongoing	Ongoing	0	City	City	1	

CITY OF WALNUT GROVE, GEORGIA
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Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
HO/LU	Minimize the negative environmental impacts of development.	Ongoing	Ongoing	0	City	City	1	
HR	Participate in Georgia Civil War Commission.	2006	2006	0	Other	City	4	Has not been an essential priority
HR	Prepare overlay map identifying historic areas.	2002	2002	0	City	City	3	12/2007
HR	Participate in survey of historic resources.	2006	2006	\$500-\$1,000	Other	DNR HPD	1	6/2007
HR	Prepare National Register nomination for Walnut Grove Historic District.	2006	2006	\$5,000	City, Other	DCA LDF, Other	3	12/2008
HR	Submit Georgia Heritage 2000 grant applications for eligible projects	2006	2006	\$2,000-\$10,000	City, Other	DNR HPD	3	12/2008
HR	Submit applications for Preservation Services Fund (PSF) grants for eligible projects.	2002	2002	\$1,000-\$2,000	City, Other	Other	4	Other issues have taken priority. Have not identified eligible projects.
HR	Participate in African-American Commission	2006	2006	0	Other	City	3	12/2008
HR	Involve state preservation architect in review of public and private projects.	2006	2006	0	Other	City	1	

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Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
NR	Incorporate county's tree planing requirements for commercial development into city's zoning ordinance.	2006	2006	\$1,000	City	City	1	
LU	Update future land use plan every two years.	Ongoing	Ongoing	\$1,000	City	DCA	1	
LU	Incorporate Comprehensive Plan into planning review.	Ongoing	Ongoing	0	City		1	

WALTON COUNTY, GEORGIA
SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS
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Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
CF	Initiate sewer capacity study of existing wastewater treatment plants.	2002	2002	\$8,800	County	County	1	
CF	Implement county sewerage system along U.S. Highway 78 corridor between Loganville and Monroe.	2006	2006	Contingent on the findings of the sewer capacity study.	County; Industrial Development Authority; Water and Sewer Authority	County; GEFA; DCA; Bond Issue; SPLOST	2	
CF	Implement projects for water line, tank and pump construction as identified by water and sewer authority.	Ongoing	Ongoing	\$6.5 Million	Water and Sewer Authority	GEFA; Bond Issue	1	
CF	Increase Sheriff's Department staff by 40 members over a three year period. (20 jail staff members and 20 patrol staff).	2002	2004	\$1.5 Million	Sheriff's Department	General Fund	1	
CF	Acquire additional ambulance and all necessary equipment.	2004	2004	\$80,000	Walton County E.M.S.	General Fund	1	
CF	Hire eight additional EMS staff members.	2004	2004	\$200,000/Yr for FT and PT staff	Walton County E.M.S.	General Fund	1	
CF	Upgrade computer system in the Walton County Sheriff's Office.	2003	2003	\$50,000	Sheriff's Department	Local Law Enforcement Block Grant	1	

WALTON COUNTY, GEORGIA
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Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
CF	Improve utility and transportation infrastructure to meet community needs.	Ongoing	Ongoing	Varied according to identified needs.	County; Industrial Development Authority	County; Development Authority; DCA; GEFA	1	
CF	Expand county jail.	2003	2003	\$7.5 Million	County	County	1	
CF	Construct new county senior center.	2004	2004	\$650,000	County	County; DCA	1	
CF	Expand Walton County Boys and Girls Club.	2006	2006	\$500,000	County	County; DCA	1	
CF	Continue to participate in regional solid waste efforts.	Ongoing	Ongoing	\$500-\$1,000/Yr.	County	County	1	
CF	Continue to improve signalization and signage in congested areas and accident prone locations.	Ongoing	Ongoing	Varied according to type of project.	County; DOT	County; DOT	1	
CF	Develop a joint county-municipal parks and recreation plan to address service delivery, needs and potential funding sources.	2003	2003	\$5,000	Consolidated Parks Department	County; DCA; DNR	1	
CF	Acquire and construct additional parks and recreation facilities and improve equipment to meet demand.	Ongoing	Ongoing	Contingent upon findings in county-municipal parks plan.	Consolidated Parks Department	County; DCA; DNR; NPS; GFC; DOT	2	
CF	Secure right-of-way along growth corridors.	Ongoing	Ongoing	\$500,000 - \$1 Million	County	County	2	

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Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
CF	Construct new middle school to alleviate increased school enrollments.	2004	2004	\$11.7 Million	County Board of Education	BOE; ELOST; State Funds	1	
CF	Provide 16 additional classroom units to the Loganville High School.	2004	2004	\$1.4 Million	County Board of Education	BOE; ELOST; State Funds	4	BOE Responsibility
CF	Utilize the Metropolitan North Georgia Water Planning District plans and policies in all water and wastewater related decisions.	2003	Ongoing	0	County		1	
CF/LU	Coordinate all new development with existing and planned community facilities.	Ongoing	Ongoing	0	County		1	
ED	Conduct periodic retail/service supply and demand studies.	Ongoing	Ongoing	\$1,500/study	Chamber of Commerce and Development Authority	General Fund	1	
ED	Develop a study of the local labor force to determine major occupations of the commuting workforce.	2003	2003	\$3,000	Chamber of Commerce and Development Authority	General Fund	1	

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Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
ED	Develop ordinance to create clustered commercial areas serviced by access roads.	2002	2002	Cost included in update of land development ordinances.	County	County	1	
ED/LU	Utilize the Future Land Use map to ensure compatible commercial and industrial locations.	Ongoing	Ongoing	0	County		1	
HO	Follow the future land use map when locating areas for new development.	Ongoing	Ongoing	0	County		1	
HO	Develop and adopt an abatement ordinance to better enforce building codes.	2002	2002	Cost included in update of land development ordinances.	County	County	4	Insufficient staff
HO/LU	Minimize the negative environmental impacts of development.	Ongoing	Ongoing	0	County		1	
NR	Review and amend identified scenic areas/scenic roadways, prioritize area for protection, develop and implement protection mechanisms.	Ongoing	Ongoing	Cost unknown. Some may be purchased but most will be protected through easements.	County	Greenspace Program, Land and Water Conservation Fund, County.	1	

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Plan Element	Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
NR	Adopt water supply watershed, wetlands, and groundwater recharge protection ordinances.	2003	2003	Included in cost to update land development ordinances.	County	County	1	
LU	Implement GIS system linking tax office with planning office.	2004	2004	\$200,000	County	County; DCA	1	
LU	Update and revise land development ordinances to coordinate with the future land use map.	2002	2002	\$130,000	County	County	1	
LU	Incorporate Comprehensive Plan into planning review.	Ongoing	Ongoing	0	County		1	
LU	Update Comprehensive Plan	2002	2002	\$40,000	County	County; DCA	1	
LU	Adopt ordinance requiring building and residential addresses be visible from access streets.	2002	2002	Cost included in update of land development ordinances.	County	County	1	
LU	Update future land use plan every two years.	Ongoing	Ongoing	\$2,500	County	DCA	4	Update as needed.