

Community Assessment

Purpose

This report lays the foundation for the revisions to the joint city-county Comprehensive Plan for Walton County that will create an agenda to manage growth over the next twenty years. Specifically, the report outlines a set of issues and opportunities related to each of the Comprehensive Plan's elements that are based on an analysis of the existing conditions and historical trends.

The report is designed to meet the Standards and Procedures for Local Comprehensive Planning established by the Georgia Department of Community Affairs (DCA) and adopted on May 1, 2005.

Scope

The report is written in executive summary format to provide an overview of the major findings. Detailed information on existing conditions, historical trends, and future forecasts are included in the Technical Addendum.

The report contains four key components addressing the findings in the Technical Addendum including; a list of issues and opportunities resulting from an analysis of the available data; an analysis of existing development patterns; an evaluation of the community's existing policies and development patterns for consistency with DCA's Quality Community Objectives; and an analysis of supportive data and information illustrating conformance with the Department of Natural Resources Environmental Planning Criteria and the Service Delivery Strategy.

Methodology

This section is a product of a review of the community's plans, policies, regulations and development patterns by the NEGRDC and encompasses Walton County and the cities of Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove.

The Community Assessment is the first step in the revision of the Comprehensive Plan. The Assessment will be submitted to the Georgia DCA for review and approval and will form the basis for developing the Community Agenda. The Community Agenda represents the community's vision, goals, policies, key issues and opportunities that the community chooses to address, and an action plan highlighting the necessary tools for implementing the plan.

A. Identification of Potential Issues and Opportunities

Population

Issues

- The county has experienced an annual growth rate in population over the past 15 years that has surpassed the statewide rate. This trend is expected to continue over the next twenty years with the population forecasted to be more than double by 2025.
- Since 1980, Walton County has experienced a dramatic increase in the number of school-aged children.
- By 2025, the Walton county population age 50 and over will account for a greater percentage of total population reflecting state a national trends of an aging population.

Opportunities

- Expand local healthcare opportunities.
- Expand recreational facilities.
- Develop, or in the case of Social Circle, expand, public transit opportunities.
- Offer housing options suitable for an aging population.

Economic Development

Issues

- Maintaining a diversified economic base while expanding the local economy thus mitigating economic downturns and providing a variety of employment opportunities and wages.
- There is a lack of available employment opportunities in Walton County for the expanding labor force thus continued expansion of the work force that commutes outside the county for employment.
- The skills of the existing labor force are mismatched with the number of locally available jobs. Therefore, there is an increasing number of outflowing commuters to nearby counties.
- Providing infrastructure, particularly water and transportation, to support economic growth

Opportunities

- Construction of the Hard Labor Creek Reservoir to increase water capacity, particularly for commercial and industrial development.
- Focus economic recruitment initiatives on businesses matching the skill-set of the local labor force to reduce the number of workers commuting outside the county for employment.

Housing

Issues

- Single family, detached housing units dominate available housing stock. The lack of diversity in the housing supply limits options for low-to-moderate income and elderly households.
- Increased renter value county-wide and particularly in western Walton County, and increased owner value demonstrates the declining supply of affordable housing throughout the county but, particularly in western Walton County and the cities of Between, Loganville, and Walnut Grove.
- There are a lack of multi-family homes in western Walton County thus increase commute time and expense for lower-income individuals.

Opportunities

- Increase diversity of housing types in the county, particularly multi-family units within municipalities and western Walton County
- Invest in the infrastructure necessary to support a greater diversity of housing types, sizes, and values to be developed within and surrounding the municipalities as well as in western Walton County. Without access to sewer, residential development is limited to low-density, single-family housing.

Natural Resources

Issues

- The amount of impervious surface in the Monroe/Alcovy River watershed is nearing 10 percent, a benchmark that water quality is being impacted from development.
- Protecting groundwater recharge areas particularly in western Walton County where there is no public sewerage.
- Expansion of land permanently protected as greenspace.

Opportunities

- Focus sewerage infrastructure in western Walton County to protect groundwater recharge area from contamination.
- Continue to provide for deep buffers along the Alcovy River and practice good development within the watershed including, but not limited to, set asides of open space, pervious pavement, green roofs.

Cultural Resources

Issues

- In terms of numbers of properties, there are relatively few historic homes (estimated at 189) within the county that offer opportunities for historic preservation.
- Good Hope, Jersey, and Social Circle possess the largest percentages of historic homes. Of these, Monroe and Social Circle are the only communities that protect these properties through a historic-preservation ordinance.
- The county's history is unique for themes related to the Civil War, politics and transportation. Promotion and coordination of tourism-based programs to these cultural resources is not coordinated county-wide and remains largely a volunteer effort within individual jurisdictions.
- Several traditional crossroads communities and smaller jurisdictions (e.g., Loganville, Between, Walnut Grove) are experiencing rapid residential growth. The transportation improvements that this growth requires will likely affect these communities, transforming them from rural places to suburban areas.
- Good Hope and Jersey will experience less population growth than other cities in Walton County.

Opportunities

- Historic preservation opportunities primarily exist within crossroads communities (e.g., Good Hope and Jersey) and cities where concentrations of historic resources are found.
- Several areas possess concentrations of historic resources that, if preserved, could retain their distinctive character while allowing new growth and meeting the needs of new populations. Preserving historic housing in Good Hope, Jersey, Monroe, and Social Circle could meet multiple community objectives.
- A coordinated approach in promoting and developing cultural resources could provide potential economic benefits across jurisdictional boundaries.

Community Facilities and Services

Issues

- Walton County has insufficient capacity to meet future water demands.
- Police and fire protection and emergency services resources will need to be increased as population continues to grow.
- Until Walton County implements waste water 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.
- The county has insufficient park land for its current population, much less its projected population.

Opportunities

- Walton County completed a Waste Water System Master Plan. This plan identifies all the infrastructure needs and provides a schedule for implementation.
- Walton County is building the Hard Labor Creek reservoir to provide adequate supply for the foreseeable future.
- Continue acquiring additional park land through open-space residential development.

Intergovernmental Coordination

Issues

- With the anticipated population increase and associated development, intergovernmental coordination, particularly between local agencies and authorities is critical so that infrastructure expansion is available to meet the associated growth demands.

Opportunities

- Coordinating planning for growth with infrastructure improvements
- Development of Stanton Springs

Transportation

Issues

- Increased truck traffic and congestion within downtown areas of Monroe and Social Circle along SR 11.
- The increase in residential development in conjunction with the increase in commuter labor force can be attributed to the increase AADT on local roads that are not designed to accommodate increased levels of traffic.
- Low-density development reduces opportunities for accommodating alternative modes of transportation, specifically bicycle and pedestrian facilities.
- No intra-county public transportation is provided in Walton except within the City of Social Circle.
- Many Walton County residents commute to nearby counties for work.
- 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).

Opportunities

- The location of the planned Monroe and Social Circle bypass will alleviate truck traffic through the downtown corridors in Monroe and Social Circle.
- Transportation improvements on US 78 and state routes 81 and 138.
- Development of park and ride lots for those who commute outside of Walton County for employment.
- Development of intra-county and inter-county public transportation.
- Development of pedestrian and bicycle networks.

Land Use

Issues

- New residential development is occurring within the unincorporated area disconnected from existing municipalities.
- The rate of residential development has outstripped the ability of infrastructure (road, sewer, and soon water) to keep pace, particularly in western Walton County.
- Development is primarily low-density thus reducing opportunities for alternative modes of transportation.
- There is no clear boundary where the western municipalities start along Highway 78 and the unincorporated area begins negating a sense of place.
- There is inadequate mix of uses within neighborhoods, particularly retail, which would reduce automobile-dependancy.

Analysis of Existing Development Patterns

Existing Land Use

The Walton County Existing Land Use Map is based on 2005 aerial photographs supplemented by field research and County tax records. Where multiple uses are found on a single parcel, the dominant land use has been mapped. Conventional land use categories are used to describe existing land use patterns, whereas a character-based classification system is used in discussing and planning future land use.

The land use map is an illustration of what of what is currently on the ground and includes the cities of Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove. The existing land use information and map are used to illustrate the issues and opportunities in relation to the existing development patterns. Analyzing the existing land use map in conjunction with the historical trend data can help to illustrate how the development patterns were formed.

Table 1 defines the types of land uses found in Walton County, and Table 2 breaks down the existing land use by category and total acreage. The acreage calculation does not include public right of way.

Table 1: Land Use Definition	
Land Use Category	Definition
Agriculture, forestry, fishing, and hunting	These establishments grow crops, raise animals, harvest timber, and harvest fish and other animals from a farm, ranch, or their natural habitats.
Commercial	Comprise the vast majority of establishments typically associated with commercial land use.

Government	This category includes all state, federal or local institutional land uses.
Industrial	Include both light and heavy industrial uses. Light industries may include warehousing and distribution, trucking, and small scale manufacturing. Heavy industrial is generally defined as manufacturing uses that convert raw materials to finished products.
Multi-Family Residential	This category is identified as characteristically urban environment typically containing attached residential development, whether rental or owner-occupied units, of one to three stories. The provision of public sewage is required for any development of this nature and their location is limited to the extension of sewer lines into the unincorporated area.
Park/Recreation/Conservation	This category is for land dedicated for passive and active recreational uses. These areas may be publicly or privately owned.
Public/Institutional	This category includes certain institutional land uses such as colleges, churches, cemeteries and hospitals.
Residential	Comprise all establishments offering residence or accommodation, such as homes, apartments, elderly housing, and hotels.
Transportation/Community/Utility	Establishments that serve passengers and cargo movements; produce or distribute information; or provide utility services.
Undeveloped/Unused land	Undeveloped/Unused Land

Source: NEGRDC

Walton County is transitioning from a agricultural county to an urbanizing county as evidenced by the almost 14% decrease in land devoted to agricultural use since 1996. In 2005, barely over 50 percent of land remains dedicated to agriculture use while land devoted to developed uses accounts for 34 percent of total acreage.

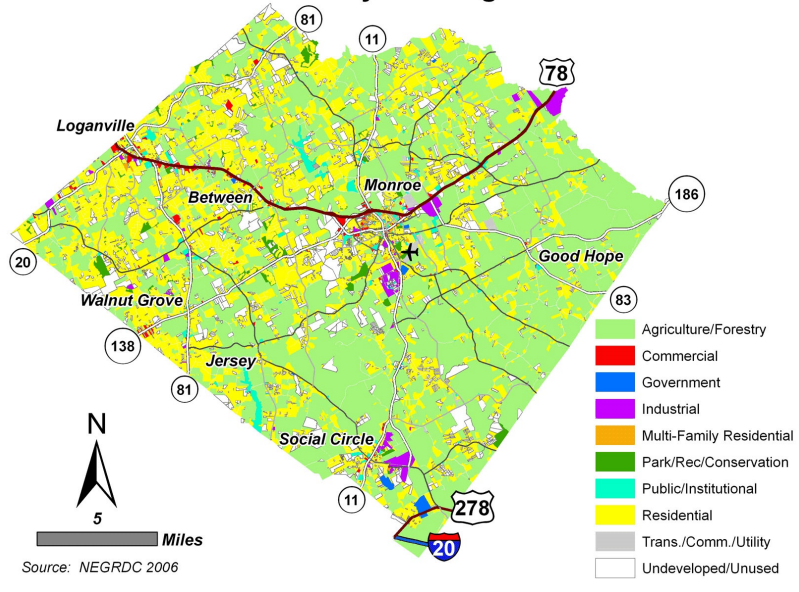
The majority of residential development is in western Walton County and in or adjacent to the cities of Loganville, Walnut Grove, and Between outside of the city limits.

Commercial and industrial areas account for less than 2 percent of total acreage and have increase by less than 1 percent since 1996. This is a reflection of the lack of employment opportunities with the county.

Between, Loganville, and Walnut Grove have experienced similar development as has western Walton County – a dramatic decrease in agricultural land and a corresponding increase in residential land. Good Hope, Jersey, Monroe, and Social Circle are showing little change in land use allocations; however, Jersey has evidenced an approximately 5 percent increase in residential land use.

The Walton County Existing Land Use map presents an illustration of the countywide existing land use patterns for Walton County. The map represents a first draft of the existing land use and will be refined throughout the public participation process to correct any inaccuracies that may exist.

Walton County Existing Land Use



Municipal Existing Land Use, 2005												
	Walton County			Between			Good Hope			Jersey		
Land Use Category	Acreage	2005 %	1996%	Acreage	2005 %	1996%	Acreage	2005 %	1996%	Acreage	2005 %	1996%
Agriculture, forestry, fishing, and hunting	109078	53.51	69.93	442	59.44	70.95	795	71.43	70.95	286	63.10	60.81
Commercial	1469	0.72	0.66	21	2.85	0.25	10	0.87	0.25	4	0.98	1.35
Government	555	0.27	0.04	2	0.23	0.2	1	0.11	0.20	0	0.00	0.00
Industrial	2226	1.09	0.23	0	0.00	0.1	1	0.08	0.10	0	0.00	0.00
Multi-Family Residential	332	0.16	0.01	0	0.00	0.00	0	0.00	0.00	0	0.00	0.00
Park/Recreation/Conservation	2139	1.05	0.28	1	0.08	0.00	0	0.00	0.00	0	0.00	0.00
Public/Institutional	2616	1.28	0.78	10.00	1	1.683	12.00	1.08	1.68	3	0.66	0.00
Residential	61352	30.10	17.33	191	25.70	20.67	212	19.06	20.67	139	30.64	25.68
Transportation/Community/Utility	869	0.43	0.27	0	0.00	0.00	0	0.00	0.00	0	0.00	0.00
Undeveloped/Unused land	23202	11.38	10.47	77	10.36	6.15	82	7.37	6.15	21	4.62	12.16
Total	203838	100.00	100.00	743	100.00	100.00	1112	100.00	100.00	454	100.00	100.00
	Loganville			Monroe			Social Circle			Walnut Grove		
Land Use Category	Acreage	2005%	1996%	Acreage	2005%	1996%	Acreage	2005 %	1996%	Acreage	2005 %	1996%
Agriculture, forestry, fishing, and hunting	679	16.10	30.89	2811	33.86	30.15	5910	60.85	65.37	150	14.38	31.29
Commercial	402	9.52	6.48	430	5.18	7.28	73	0.75	1.21	8	0.72	2.04
Government	4	0.10	0.10	49	0.59	0.10	370	3.81	0.24	0	0.04	0.05
Industrial	38	0.91	1.88	482	5.80	3.01	575	5.92	6.38	20	1.97	2.04
Multi-Family Residential	113	2.68	1.37	160	1.93	3.12	23	0.24	0.43	0	0.00	0.00
Park/Recreation/Conservation	74	1.76	0.17	305	3.67	2.81	63	0.64	0.09	36	3.46	2.72
Public/Institutional	283	6.70	4.95	334	4.02	7.38	124	1.28	3.96	20	1.91	2.04
Residential	2115	50.12	37.50	2325	28.01	29.31	1596	16.43	15.85	566	54.38	50.30
Transportation/Community/Utility	0	0.01	0.10	413	4.97	3.95	83	0.85	1.04	1	0.09	0.00
Undeveloped/Unused land	511	12.10	16.56	993	11.97	12.89	896	9.23	5.43	240	23.05	9.52
Total	4220	100.00	100.00	8301	100.00	100.00	9713	100.00	100.00	1042	100.00	100.00

Areas Requiring Special Attention

As growth continues there are inevitably going to be impacts to the existing natural and cultural environment as well as the community facilities, services and infrastructure that are required to service existing and future development. This section outlines areas where growth should be avoided, where growth is likely to occur, and where growth could potentially be stimulated. Map 2 provides a map of Areas Requiring Special Attention.

- Areas of significant natural or cultural resources

The map illustrates the presence of a variety of environmentally sensitive areas located throughout the county. The environmental areas include wetlands, floodplains, streams, groundwater recharge areas, steep slopes, and the small water supply watersheds for existing intakes and reservoirs.

The Monroe and Social Circle Historic Districts, each of which is listed on the National Register of Historic Places, as well as the historic resources in Between, Good Hope, Jersey, and Walnut Grove illustrate the significant cultural resources.

- Areas where rapid development or change of land uses is likely to occur

Existing development patterns have indicated that the western part of the county especially along SR 81 and US 78 from Loganville to just west of Loganville have experienced the most rapid rates of growth. The presence of an expanded water system in the western part of the county and the proximity to the increasing employment opportunities in Atlanta metropolitan area indicates that this area is likely to continue to experience residential growth over the next twenty years.

- Areas where the pace of development has or may outpace the availability of community facilities and services, including transportation

Existing conditions in the western part of the county especially along SR 81 in western part of Walton County and US 78 from Loganville to just west of Loganville have led to more traffic congestion. Also, existing growth patterns have already led to inadequate public safety protection. As development continues there will be impacts to all community services and infrastructure networks, including water service, law enforcement, and emergency services without continued investment in personnel, facilities and equipment.

- Large abandoned structures or sites, including those that may be environmentally contaminated

Large abandoned structures or sites are identified in Loganville, Monroe and Social Circle.

- Areas with infill and/or redevelopment opportunities

Infill/redevelopment opportunities exist within Loganville, Monroe and Social Circle where infrastructure to support redevelopment is available.

- Areas of significant disinvestment, levels of poverty, and/or unemployment

Based on U.S. Census 2000 block group data, areas in northwest and southeast Monroe show a higher number of individuals living in poverty.

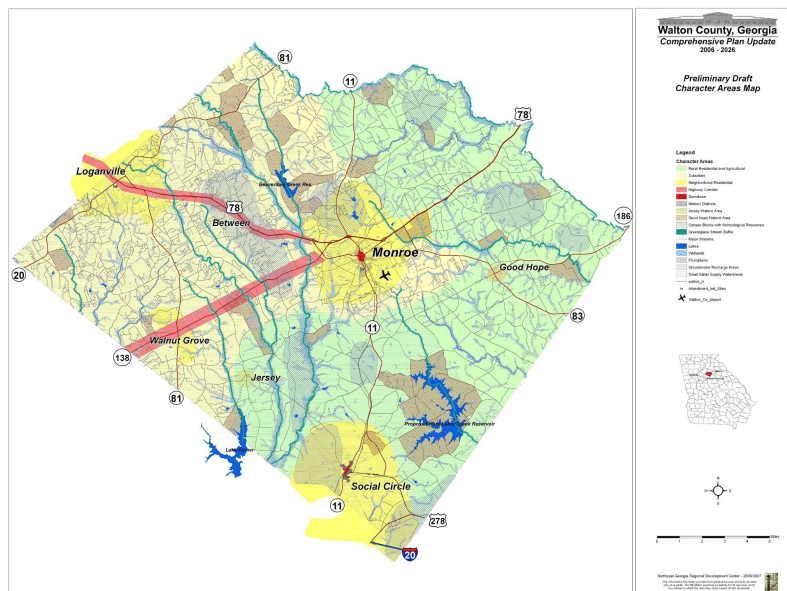
Recommended Character Areas

Character areas are defined as geographic areas of a community that share unique characteristics or have the potential to evolve as a unique area. Character areas can be used to illustrate existing patterns of development and also as guidelines for desired development patterns based on a community vision.

The following character areas are based on existing conditions and the information contained in the section on Areas Requiring Special Attention. As the public participation process evolves and a community vision emerges the character areas will be revisited to make the map compatible with the vision, goals and objectives of the community. Please refer to Table for recommended character areas. Map shows the recommended Character Areas for Walton County.

Recommended Character Areas	
Character Area	Description
Suburban	Areas where pressures for conventional suburban residential subdivision development are greatest and development is outpacing infrastructure. This are has low pedestrian orientation, is predominantly residential, and varied street patterns, often curvilinear, cul-de-sacs, or loop roads.
Greenway Corridors	Areas of protected open space that follow natural and manmade linear features for recreation, transportation and conservation purposes and links ecological, cultural and recreational amenities. Greenways can provide safe, efficient pedestrian and bicycle trails.
Conservation	Consists primarily of open space including wetlands, floodplain, groundwater recharge areas, watershed, and steep slopes.
Neighborhood Residential	Illustrates the opportunity for increased residential development within each of the municipalities.
Historic Area	Includes all national register listed properties and districts throughout the county.
Industrial Area	Land used in higher intensity manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics are not contained on-site.
Highway Corridor	Orientation of buildings to the highway, on-site parking, large set-backs for buildings, adjacent to major thoroughfares and intended to accommodate commercial and industrial development.
Downtown	The traditional central business district and immediately surrounding commercial, industrial, or mixed-use areas. This is an high degree of accessibility and pedestrian use. with parking predominantly in lots and on-street.

Preliminary Character Areas



Compliance with Rules for Environmental Planning Criteria

Walton County has adopted the following ordinances as required to meet the Environmental Planning Criteria set forth by the Georgia Department of Natural Resources:

- River/Stream Corridor Protection District

Water Supply Watershed Protection District (Alcovy River Watershed Study)????
 Wetlands Protection District
 Groundwater Recharge Area Protection District

The City of Walnut Grove has adopted the following ordinances as required to meet the Environmental Planning Criteria set forth by the Georgia Department of Natural Resources:

Water Supply Watershed Protection District
 Wetlands Protection District

The Town of Between has adopted the following ordinances as required to meet the Environmental Planning Criteria set forth by the Georgia Department of Natural Resources:

Water Supply Watershed Protection District
 Wetlands Protection District
 Groundwater Recharge Area Protection District

Good Hope, Jersey, Loganville, Monroe and Social Circle have not adopted wetlands protection, water supply watershed protection, or groundwater protection ordinances as each was given an indefinite extension to the rules mandating adoption of these ordinances by the Department of Community Affairs on October 10, 2004 due to reevaluation of the rules by the Department of Natural Resources.

Analysis of Consistency with Quality Community Objectives

The Georgia Department of Community Affairs adopted the Quality Community Objectives to help assess development patterns and preserve the unique characteristics found throughout the state. It provides an opportunity for local governments to assess their progress towards meeting the community objectives set forth by the state.

1.0 DEVELOPMENT PATTERNS

1.1 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.

Objectives	Status
If we have a zoning code, it does not separate commercial, residential, and retail uses in every district?	Most of the districts are single use; the Town Center (TC) district allows for a mix of uses.
Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process?	No.
We have a street tree ordinance that requires new development to plant shade trees appropriate to our climate?	Ordinance does not require planting street does but does require replacement of trees on the sitel.
Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer?	No.
We have a program to keep our public areas clean and safe	Public Facilities maintains all county parks and recreation public areas.
Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	Sidewalks are limited to municipalities and are not extensive.
In some areas several errands can be made on foot, if so desired.	To some extent, within the cities.
Some of our children can and do walk to school safely.	Limited opportunity.
Schools are located in or near neighborhoods in our community.	Only in Social Circle.

1.2 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.

Objective	Status
Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	Yes, through the Walton County Chamber of Commerce.
Our community is actively working to promote Brownfield Development?	There are no site except in Social Circle and Loganville.
Our community is actively working to promote Greyfield Development?	None of these areas exist in cities and county.
We have areas of our community that are planned for nodal development?	Walton County only. Plans to expand those areas in 2007.
Our community allows small-lot development for some uses?	Monroe, Social Circle, and Loganville permits very small lots where there is public sewerage.

1.3 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.

Objective	Status
If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics	Only in the historic areas and downtown of Monroe and Social Circle.
We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	Yes, in Monroe and Social Circle.
We have ordinances to regulate the aesthetics of development in our highly visible areas.	No.
We have ordinances to regulate the size and type of signage in our community.	Yes.
If applicable, our community has a plan to protect designated farmland.	Not applicable.

1.4 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.

Objectives	Status
We have public transportation in our community.	Only Social Circle has public transportation and it is limited.
We require that new development connect with existing development through a street network, not a single entry/exit.	No.
We have a good network of sidewalks to allow people to walk to a variety of destinations.	Sidewalk network is limited and only in some cities.

We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	Yes, Walton County, Loganville, Monroe, and Social Circle.
We require that newly built sidewalks connect to existing sidewalks wherever possible.	Yes, Walton County, Loganville, Monroe, and Social Circle.
We have a plan for bicycle routes through our community.	Only as part of the regional plan.
We allow commercial and retail development to share parking areas wherever possible.	Yes, except in Loganville, Between, Good Hope, and Jersey.

1.5 Regional Identity. Each region should promote and preserve a regional "identity", or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

Objective	Status
Our community is characteristic of the region in terms of architectural style and heritage	Yes
Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	No
Our community encourages businesses that create products that draw on our regional heritage.	No
Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	
Our community promotes tourism opportunities based on the unique characteristics of our region.	No.
Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, and education.	No.

2.0 RESOURCE CONSERVATION

2.1 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.

Objective	Status
We have designated historic districts in our community.	Yes, in Monroe and Social Circle.
We have an active historic preservation commission.	Yes, in Monroe and Social Circle.
We want new development to complement our historic development, and we have ordinances in place to ensure that happening.	Yes, in Monroe and Social Circle.

2.2 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.

Objective	Status
Our community has a greenspace plan.	Yes, in unincorporated Walton County.
Our community is actively preserving greenspace - either through direct purchase, or by encouraging set-asides in new development.	Yes, in unincorporated Walton County and Monroe.
We have a local land conservation program, or we work with state or national land conservation programs to preserve environmentally important areas in our community.	No.
We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	Yes, for Walton County, Loganville, Monroe, and Social Circle.

2.3 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.

Objective	Status
Our community has a comprehensive natural resources inventory.	Walton County only.
We use this inventory to steer development away from environmentally sensitive areas.	Walton County only.
We have identified our defining natural resources and have taken steps to protect them.	Walton County only.
Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	No.
Our community has and actively enforces a tree preservation ordinance.	Yes, in Walton County, Monroe, and Social Circle.
Our community has a tree-planting ordinance for new development.	Yes, in Walton County, Monroe, and Social Circle.
We are using stormwater best management practices for all new development.	Yes
We have land measures that will protect the natural resources in our community.	Walton County only.

3.0 SOCIAL AND ECONOMIC DEVELOPMENT

3.1 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.

Objective	Status
We have population projections for the next 20 years that we refer to when making infrastructure decisions.	Yes.
Our local governments, the local school board, and other decision-making entities use the same projections.	Yes.
We have a Capital Improvements Program that supports current and future growth.	Yes, in Walton County and Social Circle.
We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	Yes

3.2 Employment Options. A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Objective	Status
Our economic development program has an entrepreneur support program.	Yes.
Our community has jobs for skilled labor.	Yes, but, not enough.
Our community has jobs for unskilled labor.	Yes, but, not enough.
Our community has professional and managerial jobs.	Yes, but, not enough.

3.3 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.

Objective	Status
Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	Yes
Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	Yes
We recruit businesses that provide or create sustainable products.	Yes
We have a diverse job base, so that one employer leaving would not cripple us.	Yes

3.4 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.

Objective	Status
Our community allows accessory units like garage apartments or mother-in-law units.	Yes, in Walton County and Social Circle.
People who work in our community can afford to live here too.	Only in Loganville, Monroe, and Social Circle
Our community has enough housing for each income level.	Only in Loganville, Monroe, and Social Circle.

Objective	Status
We encourage new residential development to follow the pattern of our original town.	No.
We have options available for loft living, downtown living, or neo-traditional living.	Only in Monroe and Social Circle
We have vacant and developable land available for multi-family housing.	Only in Loganville, Monroe, and Social Circle.
We allow multi-family housing to be developed in our community.	Only in Walton County, Loganville, Monroe, and Social Circle.
We support community development corporations building housing for lower-income households.	No.
We have housing programs that focus on households with special needs.	No.
We allow small houses built on small lots in appropriate areas.	No

3.5 Educational Opportunities. Educational and training opportunities should be readily available in each community - to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Objective	Status
Our community provides workforce-training options for our citizens.	Available through the RDC.
Our workforce-training programs provide citizens with skills for jobs that are available in our community.	Yes
Our community has higher education opportunities, or is close to a community that does.	Close to multiple options in Atlanta and Athens.
Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	No

4.0 GOVERNMENTAL RELATIONS

4.1 Local Self-Determination. Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.

Objective	Status
We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	Yes
We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.	Yes
We have a public-awareness element in our comprehensive planning process.	Yes

Analysis of Consistency with Service Delivery Strategy

The county and each of the municipalities have recently undergone a revision to the Service Delivery Strategy, as approved by the Georgia Department of Community Affairs by Memorandum on March 15, 2006.

Between, Good Hope and Social Circle have adopted the Walton County construction code. The county also issues building permits and performs all applicable inspections for building construction and site development.

Additionally, the strategy was updated to reflect the current conditions relating to changes in service provision, specifically the extension of water and sewer service between the Walton County and the City of Loganville.

Overview

The Walton County Comprehensive Plan is an update to the Walton County Comprehensive Plan adopted in 1996.

The Comprehensive Plan, prepared under new Department of Community Affairs standards that went into effect on May 1, 2005, consists of three components:

- Community Participation Plan
- Community Assessment
- Community Agenda

The Community Assessment is an objective assessment of qualitative and quantitative information about the cities and unincorporated areas of the county. Georgia Department of Community Affairs standards anticipate this document to be prepared without direct public participation.

The Community Assessment provides a list of potential issues and opportunities present in the cities and county based on analysis of information contained in the Technical Addendum. The document also presents an analysis of the existing land use patterns and identifies geographic areas with unique characteristics or development issues that will require special attention during the planning process. The Community Assessment is intended to present a basis of information that will serve as the foundation for the second part of the plan, the Community Agenda.

The information in the Community Assessment should not be considered finalized as the community stakeholders were not involved in its development. Instead, this information is meant to generate discussion for preparation of the Community Agenda.

The Community Agenda, the most important component of the plan, includes the community's vision for the future as well as its strategy for achieving its vision. Because the Community Agenda provides guidance for future decision-making about the community, it must be prepared with adequate input from stakeholders and the general public.

Development of the Community Agenda is not initiated until the Community Assessment and Community Participation Program are complete.

Community Facilities and Services

Introduction

The Community Facilities and Services Chapter provides information on water distribution and wastewater collection, stormwater management, police and fire protection, and solid waste facilities. It identifies libraries, parks and recreational facilities, and discusses the adequacy of transportation system for current and future needs. It identifies inconsistencies and suggests improvements to the service delivery strategy.

Water Supply and Treatment

Walton County

Approximately 58 percent of the population of Walton County is served by municipal or community water systems.

There are four public water suppliers in the Walton County, including the Walton County Water and Sewer Authority (WCWSA), the City of Jersey, the City of Loganville, the Monroe Utilities Network (MUN), and the City of Social Circle. The WCWSA provides water to the unincorporated areas of Walton County including the municipalities of Between, Good Hope, Jersey, and Walnut Grove. WCWSA also sells water to the cities of Jersey, Loganville and Social Circle in Walton County, and to the City of Winder in Barrow County.

Walton County does not have a single sole source for its water. The county currently purchases water from Gwinnett, Oconee, and Newton counties, and the City of Monroe. Walton County owns a 25 percent share of the Cornish Creek (Lake Varner) reservoir located in the southeastern part of the County; Newton County owns the remaining 75 percent. The estimated safe yield of Lake Varner is 24 million gallons per day (mgd). The combined permitted withdrawal for Newton County and Walton County is 11.0 mgd.

As of 2006, the county provides water to 13,287 retail customers, as well as the four aforementioned wholesale customers. In 2005, Walton County's annual average daily demand (AADD) was approximately 2.5 mgd in retail sales, with another 2.5 mgd in Wholesale.

Walton County currently maintains a distribution network of pipes ranging in size from 6-inches to 24-inches in diameter. Water distribution system storage consists of four elevated storage tanks totaling 2,000,000 gallon storage capacity.

Water demand projections for Walton County developed by Precision Planning and utilizing population projections developed by the Northeast Georgia RDC, assumes a water demand of 19.82 mgd by 2025.

Estimated Water Demand						
Year	2010	2020	2030	2040	2050	2060
Population Projections	73,770	114,300	162,810	213,740	262,070	314,630
Estimated % Population to be served	73.8%	87.0%	93.4%	96.0%	97.1%	97.8%
Population Served	54476	99432	152011	205096	254407	307856
Average Daily Water Demand (mgd)	6.5	12.3	19.6	27.2	34.2	41.8
Existing Water Supply (mgd)	3.8	6.2	6.2	6.2	6.2	6.2

Source: 2007 Walton County Water Study, Precision Planning, Inc.

To meet the short-term demand, the county will continue to purchase water from the aforementioned entities. To meet the long-term demand, Walton County is in the process of constructing the Hard Labor Creek reservoir, a 370-acre impoundment pumped from the Apalachee River. Upon completion, the reservoir can supply up to 40 mgd which will adequately service the expected population and create excess capacity.

City of Loganville

As of 2006, Loganville provides water service to approximately 4,200 customers. The City’s water service area includes its city limits and portions of the unincorporated area. Loganville maintains a distribution network of pipes ranging in size from 6-inches to 12-inches in diameter and water distribution system storage consists of one 400,000-gallon elevated storage tank.

Loganville obtains all of its water from Gwinnett and Walton counties and has a 2006 annual average daily demand (AADD) of 1.0 mgd. Water demand projections were developed for Loganville based on projected number of households and current water usage patterns. Anticipated development will increase water demand to an estimated average daily demand of 2.1 mgd. Loganville plans to meet the projected demand by continuing to purchase water from other entities.

Figure: Estimated Water Demand					
Year	New Households	Cumulative Households	Est. AADD	New Water Demand	Cumulative Water Demand
2010	142	-	280	39,760	1,039,760
2015	1031	1173	280	288,680	1,328,440
2020	1036	2209	280	290,080	1,618,520
2025	1882	4091	280	526,960	2,145,480

Source: U.S. Bureau of the Census; Planner’s Estimating Guidebook; NEGRDC

City of Monroe

As of 2006, the Monroe Utilities Network (MUN) provides water service to approximately 8,312 customers. The City’s water service area includes its city limits and portions of the unincorporated area. The MUN has a water intake facility on the Alcovy River supported by the John T. Briscoe Reservoir on Beaverdam Creek and an intake on Jack’s Creek. The permitted treatment capacity is 10.0 mgd and the average daily demand is 4.28 mgd..

Water demand projections were developed for Monroe based on projected number of households and current water usage patterns. Anticipated development will increase water demand to an estimated average daily demand of 4.6 mgd. However, Monroe has sufficient capacity to meet is water demand through 2025.

Figure: Estimated Water Demand					
Year	New Households	Cumulative Households	Est. AADD	New Water Demand	Cumulative Water Demand
2010	370	-	280	103,600	4,383,600
2015	272	642	280	76,160	4,459,760
2020	298	940	280	83,440	4,543,200
2025	513	1453	280	143,640	4,686,840

Source: U.S. Bureau of the Census; Planner’s Estimating Guidebook; NEGRDC

City of Social Circle

As of 2006, Social Circle provides water service to approximately 2,000 customers. The City’s water service area includes its city limits and portions of the unincorporated area. The city maintains a distribution network of pipes ranging in size from 6-inches to 12-inches in diameter. Water distribution system storage consists of four elevated storage tanks totaling 1,750,000 gallon storage capacity.

Water is obtained from both the Alcovy River and from wholesale water purchased from the Walton County. The City owns and maintains a water treatment plant (WTP) located adjacent to the Alcovy River. The City is permitted to withdraw 1.0 mgd, on an average daily basis, from the river. The WTP is permitted to treat 1.0 mgd on a peak-day basis. The WTP has a conventional process train consisting of flocculation, sedimentation, filtration, and disinfection. In 2006, Social Circle’s Annual Average Daily Demand (AADD) was 0.7 mgd.

Water demand projections were developed for Social Circle based on projected number of households and current water usage patterns. Anticipated development will increase water demand to an estimated average daily demand of 0.85 mgd. However, Social Circle has sufficient capacity to meet it's water demand through 2025.

Figure: Estimated Water Demand					
Year	New Households	Cumulative Households	Est. AADD	New Water Demand	Cumulative Water Demand
2010	42	-	280	11,760	711,760
2015	134	176	280	37,520	749,280
2020	140	316	280	39,200	788,480
2025	225	541	280	63,000	851,480

Source: U.S. Bureau of the Census; Planner's Estimating Guidebook; NEGRDC

Sewerage System and Wastewater Treatment

Walton County

There are no public sewer systems serving unincorporated Walton County, nor the municipalities of Between, Good Hope, Jersey, and Walnut Grove. All residents in these jurisdictions rely on individual septic systems. The cities of Loganville, Monroe, and Social Circle all provide public sewerage to their residents.

The WCWSA plans to begin implementing sewer service in the unincorporated areas of the county. The county recently completed a sewer suitability study to determine areas of the county most suitable for the location of a water pollution control plant. The county intends to work closely with Loganville, Monroe, and Social Circle to identify the potential for shared capacities and to maximize the use of existing infrastructure prior to new construction.

City of Loganville

Loganville operates Flat Creek Water Reclamation Facility with a capacity of 2.0 mgd. The average daily flow is 0.9 mgd, serving a total of 4,200 customers. The facility recently underwent upgrades and expansions and capacity was increased from 0.55 mgd to 2.0 mgd. The facility has the capability to discharge 1.75 mgd of effluent to Big Flat Creek, a tributary of the Alcovy River, and 0.25 mgd to a newly developed land application system.

The municipal sewerage system of Loganville adequately serves city residents and recently underwent improvements to increase peak-flow capacity. The City also implemented a maintenance management program to mitigate any infiltration/inflow problems that may arise in the system.

Currently, Loganville's sewer system is operating at approximately 50% capacity. The City plans to expand the treatment facility from 2.0 mgd to 5.0 mgd, however an estimated completion date has not been determined.

City of Monroe

Monroe operates the Jack's Creek water pollution control plant with a capacity of 4.0 mgd and currently serves 6,433 customers. The average daily demand is 1.567 mgd and it is capable of handling peak flows of 9.5 mgd. The plant is a trickling filter secondary treatment plant with an activated sludge process. Sludge is dewatered, land applied, and the excess is hauled to the local landfill.

The City of Monroe reports that it has no issues regarding capacity and has no plans for expansion of the facility in the immediate future. The city is confident that the plant is capable of serving a population of 25,000, well below the expected 2025 population of 16,098.

City of Social Circle

Social Circle operates the Little River water pollution control plant with a current capacity of 0.65 mgd. The system currently has an average daily flow of 0.425 mgd. The plant is an extended aeration facility that discharges effluent through a land application system and into the Little River.

Social Circle is the main provider of sewer to the four-county Joint Development Authority's planned industrial park, Stanton Springs, along the I-20 corridor. However, the plant must be expanded to meet the increased capacity requirements and continue to provide adequate service to city residents. The city has completed the plans for two phases of expansion but has not yet received the permit from the Environmental Protection Division for the increased capacity. As part of the plant expansion, the city is also implementing a maintenance management program for their conveyance system to manage the infiltration/inflow problems.

City of Walnut Grove

The increased growth in Walnut Grove has prompted the city to consider developing a municipal wastewater treatment plant to accommodate the existing and projected development. The city is working with the county and the Metropolitan North Georgia Water Planning District to identify alternatives to meet future growth.

Assessment

Regional watershed studies and TMDL implementation plans have identified septic tanks as an increasing non-point source pollutant. The abundance of septic tanks in unincorporated areas has increased dramatically over the past twenty years as suburban development outpaced urban and cities and counties were unable to match the increased development with infrastructure expansion. It is not known for certain the number and location of all septic tanks in the county, but assuming that all households not connected to Municipal sewerage systems are using a septic system would indicate that there are currently approximately 14,000 individual septic systems. Not only do poorly maintained septic systems contaminate local sources of drinking water but they also reduce the surface flows to downstream users.

The exact number and location of all septic tanks in the county is unknown but, utilizing a gross measurement by assuming that all households outside of the city limits of Monroe, Loganville and Social Circle are using a septic system, there are currently 14,563 individual septic systems. While this is an estimate, it illustrates the large number of essentially, unmonitored sewer systems in the county. A septic tank should be cleaned out every 3-5 years to ensure that it continues to work properly. Currently there is no regulation in place to monitor the maintenance of septic systems under 3,000 gallons (a typical residential septic tank is 1,000 gallons) and once a problem is identified, it is generally too late to prevent contaminants from entering the ground and surface water.

According to the 2004 Metro Atlanta Quality Growth Task Force, septic tanks, land application systems and outdoor irrigation are considered "100% consumptive" of water supply, as they did not return measurable amounts of water to the rivers (unlike sewers, which treat and return wastewater). Under this premise, a house on septic tank can "consume" 6.6 times the water of a house served by sewer.

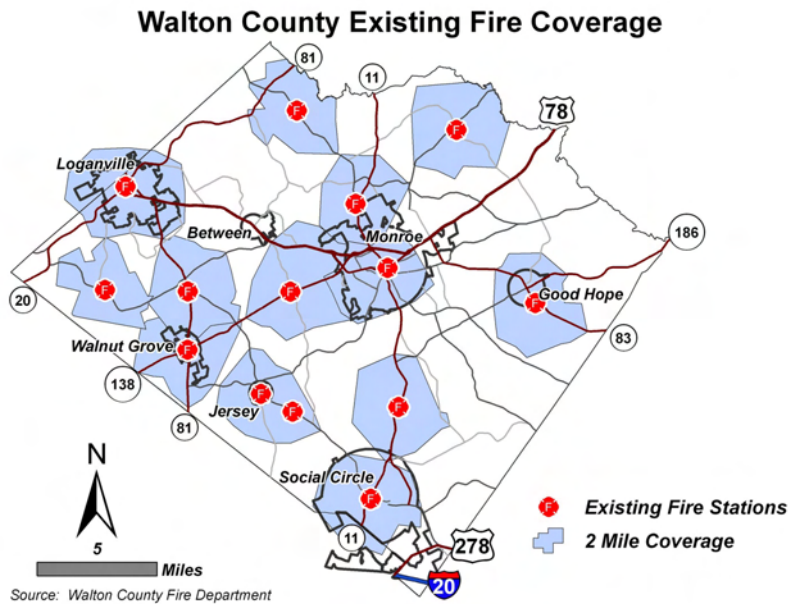
Other Facilities and Services

Fire Protection

An excellent fire department is a vital link in the chain of regional development, affecting insurance costs and, thus, the willingness of people and industries to settle in a given area. Fire protection is directly affected by the quality of the water system and a lack of infrastructure can severely reduce the community's ability to provide adequate fire protection.

The existence and adequacy of a water system becomes a determining factor in the rating given a fire department by the Insurance Services Organization (ISO). Other factors include: the size and type of buildings in a community, the presence or absence of a fire alarm system, how calls are received and handled, whether fire fighters are paid or volunteer, whether there is a community water system, the size of water mains, and how long it takes a department to respond to a call. This independent organization weighs all these factors to assign a department a rating between one and ten, with a rating of nine or ten meaning that an area is relatively unprotected.

ISO ratings are not legal standards but recommendations that insurance companies can use to set fire insurance rates. Because they are set by an independent organization, they become an easy way of comparing community fire departments. However, because these ratings involve weighing several variables, they do not directly compare. For instance, a rating of 7 in different communities does not mean that each is working with the same equipment and under the same circumstances. Rather, one could have an adequate water system but inadequate personnel and equipment, the other the reverse.



Inventory of Fire Protective Services

Fire Departments						
Department	Type	Number of Firefighters	ISO Rating	Funding	Average No. Of Calls	Average Response Time
Walton County	Full-time/Part-time/volunteer	115	6/9	County	6500	6-7 min.
Jersey	Volunteer	15	6/9	City	50	5-6 min.
Loganville	Full-time	21	5/9	City	1200	5-6 min.
Monroe	Full-time/Part-time/Volunteer	25	3	City	2600	2.5 min.
Social Circle	Full-time/Volunteer	53	4	City	200	3 min.

The Walton County Fire Department provides service to the unincorporated area of the county, Between, Good Hope, and Walnut Grove through a consolidation of fire services agreement. Also, through automatic and/or mutual-aid agreements, the Walton County Fire Department provides assistance to Jersey, Loganville, Monroe, and Social Circle.

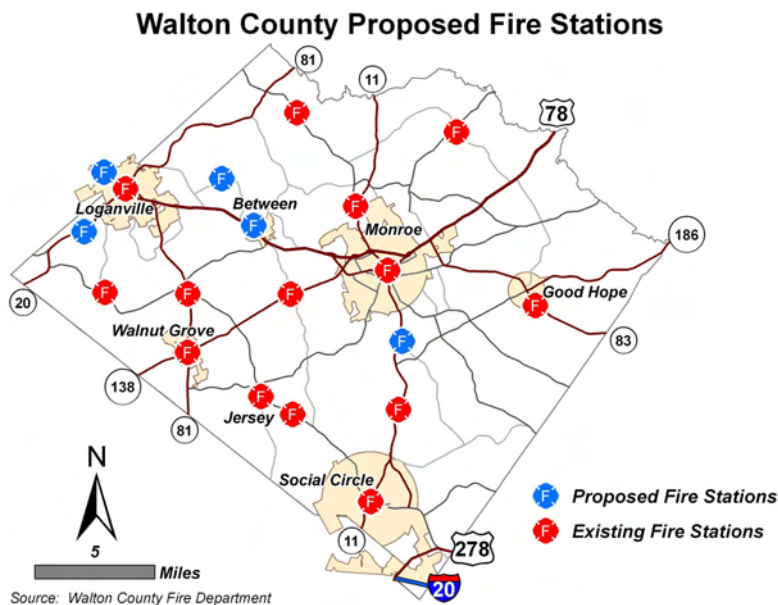
Throughout Walton County, primary coverage areas include an approximate five-mile radius around each station. Secondary coverage area includes backing up all other departments. First-alarm fires require a two-station assignment, including the primary station and the next closest station.

The Georgia Forestry Commission combats woodland, wildland and agricultural fires, and generally does not respond to structure fires. The Morgan-Walton County Unit serves Walton County and must contend with special fire hazards such as large pine plantations. The unit maintains an average response time between 20 and 30 minutes.

Assessment of Fire Protection

It is difficult to assess the county's level of service for fire protection because of all the variables involved in determining the department's ability to adequately serve the public. Overall, every department reported a general adequacy in providing service to its jurisdiction; however, as the population grows, additional staff, equipment and stations will be required to maintain adequate response times. There is a greater need for more stations to house 24-hour personnel, which requires an increased number of full-time employees.

Each of the municipal stations are able to provide adequate service to their entire jurisdiction. Social Circle is in the process of planning for a new station location, including equipment and personnel to coincide with the city's annexation toward I-20. This will increase the city's level of service but requires increased staffing to ensure the new station is fully operational. Over the next 20 years, Jersey plans to replace the existing its existing station. Loganville plans to add a new fire station at Old Loganville Road and SR 78, including staff and equipment. Walton County is planning to build 5 new stations, including staff and equipment. Figure 2 illustrates the location of proposed stations.



Emergency Medical Services

Inventory of Emergency Medical Services

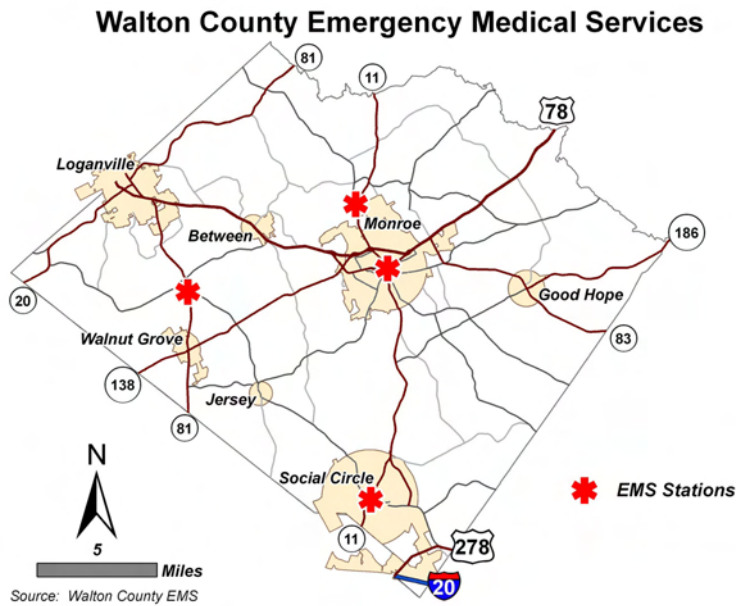
The Walton County Emergency Medical Services has five ambulance substations located within five fire stations.

The department is staffed by 31 full and part-time, including 21 paramedics and 20 emergency medical technicians. The department reports an average of 5,900 calls per year with varying response times depending on the location.

Assessment of Emergency Medical Services

Walton County operates at an adequate level of service of at least 1 ambulance per 15,000 residents. While the department is able to meet the demand, increased population requires more staff, equipment and ambulances. To maintain a suitable level of service, investment in new equipment and staff must keep pace with population growth. To adequately serve the 2025 projected population, the county will need a total of 12 ambulances, an

increase of 7. Each ambulance requires eight staff and all the necessary equipment and supplies.



Public Safety

Walton County is served by five law enforcement offices. All law enforcement agencies has reciprocal agreements to provide the most efficient response, including an agreement with Gwinnett County. The Sheriff's Department also operates the jail with a capacity of 440 inmates.

Public Safety			
Department	Staff	No. Annual Calls	Response Time
Sheriff's Department	173	86,000	7-8 min
Loganville	34	25,000	8 min
Monroe	44	36,000	8 min
Social Circle	24	4,200	2 minutes

Law Enforcement Assessment

Overall, the law enforcement adequately serves the existing population, and once the new jail facility is fully upgraded, the detention facility will better server the law enforcement agencies.

According to the Federal Bureau of Investigation Uniform Crime Report of 2004, the non-metropolitan counties averaged a level of service of 2.7 sworn officers per 1,000 residents and 4.5 total personnel per 1,000 residents. According to the staff figures for the Walton County law enforcement agencies there are currently 2.9 sworn officers per 1,000 residents, but only 3.3 total personnel per 1,000 residents. This may reflect a lack of administrative support that should be improved in order to provide an increased level of service. Additional patrol staff will be needed in all departments to meet the level of service for the anticipated population.

Because of the expected growth in the county, the level of service will need constant monitoring to ensure that the agencies are increasing their staff levels on a consistent basis in order to maintain levels of service to an increasing population.

Crime rates declined slightly in the county between 1999 and 2004. The total number of crimes reported in 1999 was 1,585 (10.4% violent crimes and 89.6% property crimes), which created an index crime rate of 2,709.5/100,000 residents, ranking Walton County 78 in the state (a rank of 159 represented the highest crime rate). In 2004, the total number of crimes reported was 1,464 (5.7% violent and 94.3% property) creating an index

rate of 2,035.0/100,000 and a rank of 64 illustrating the decrease in the total number of crimes and the per capita crime rate.

Parks and Recreation Facilities

The Walton County Parks and Recreation Department was established in October, 2002 to provide county-wide recreation services, consolidating services between the Board of Commissioners, and the cities of Monroe, Social Circle and Loganville.

Figure: Location of Parks and Recreation Facilities		
Facility	Acres	Location
Central Walton Park	61	Monroe
West Walton Park	50	Loganville
Walton County Agricultural Education Center	9.2	South of Monroe
South Walton Park	45.1	Social Circle
Coker Park	33.8	Monroe
Criswell Park	34.9	Monroe
Felker Park	14	Monroe
Hammond Park	14.5	Monroe
Kidd Park	19.7	Monroe
Mathews Park	28.7	Monroe
Pilot Park	1.5	Monroe
Stephens Park	9.2	Social Circle
Hoke O’Kelly Park	11	Loganville
Gather Park	0.5	Loganville
City Park	15.1	Walnut Grove
The McWaters Property (Future Park)	24	Loganville

The fifteen recreation sites comprise the Walton County recreation system, containing a total of 372.2 acres of active and passive recreation facilities, represent approximately 4.92 acres of recreation land for each 1,000 residents of the county. The National Recreation and Parks Association (NRPA) guidelines suggest that governments endeavor to provide between 6.25 and 10.5 acres of recreation land per 1,000 residents.

Given the NRPA guidelines, the county needed 100 additional acres of parkland in 2005. By 2025, the county needs an additional 740 acres of new parkland to adequately serve the expected population.

Stormwater Management

Water pollution degrades surface waters making them unsafe for drinking, fishing, swimming, and other activities. As authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The Georgia Environmental Protection Division (EPD) administers the NPDES regulations for Georgia. The first phase of the NPDES issued in 1990 was aimed at medium and large Municipal Separate Storm Sewer Systems (MS4s) with populations of 100,000 or more. The second phase issued in 1999 requires that MS4s with populations of between 10,000 and 100,000, like Walton County, prepare and implement stormwater management plans to control and mitigate pollution.

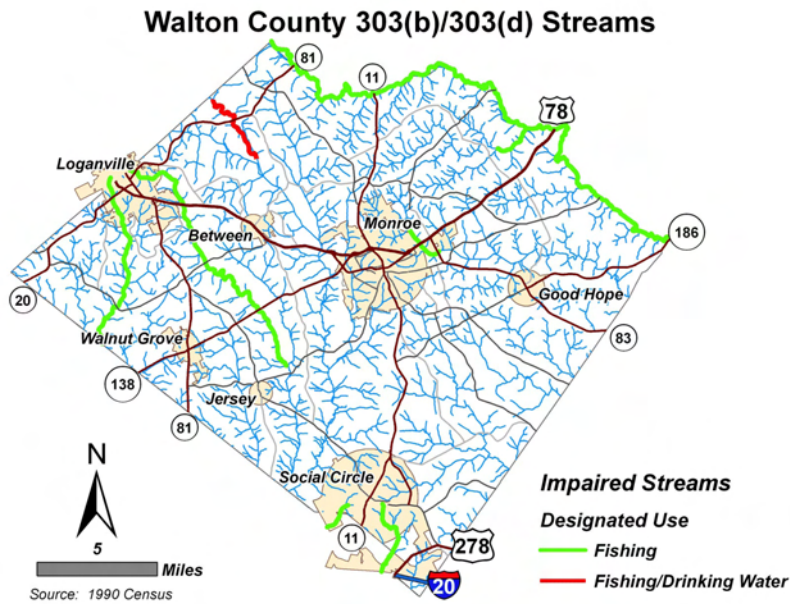
The stormwater management system in Walton County consists of conveyance, storage, and treatment facilities, as well as the existing procedures for proper design, permitting, construction, enforcement and management of new facilities to control the quantity and quality of non-point discharges into streams and other waterbodies. The management of these facilities are subject to the Clean Water Act and a long list of related federal and state regulations.

Under the requirements of the National Pollution Discharge Elimination System (NPDES), all development sites

that disturb greater than one acre are required to receive a permit before they can begin land disturbance. Larger development sites (those with more than 5 disturbed acres) must prepare an approved erosion sedimentation and pollution control plan with Best Management Practices to control soil erosion and sedimentation at the site, and maintain onsite water quality monitoring during construction.

Also, under this NPDES Phase II permit, Walton County is required to inventory its stormwater management facilities and discharges, and create a monitoring database that maintains and evaluates samples of water quality for the discharges. The vast majority of stormwater management facilities in Walton are privately owned and maintained. Most publicly owned and maintained stormwater management facilities have been constructed in conjunction with highway and utility projects.

The Clean Water Act also includes monitoring of the quality of fresh water rivers, streams, and lakes. The Clean Water Act provides water quality standards and guidelines that EPD implements with Total Maximum Daily Loads (TMDLs) for various waterbodies based on certain designated uses. All stream segments in Walton County are given designated uses, such as fishing, swimming, and potable water withdrawal, and then divided into three categories based on ambient levels of water quality: fully supporting designated uses, partially supporting designated uses, and not supporting designated uses. In Walton County, there are a number of rivers and streams that do not support their designated uses. The County will need to work with Georgia EPD to refine and implement special management plans for stormwater and other discharges in these sub-basins.



Solid Waste

Monroe disposed of 12,627 tons of solid waste in 2003. In the absence of county-wide disposal tonnage data, data collected from the State was used. Data from the Georgia Division of Environmental Protection indicates that Walton County, as a whole, disposed of 19,297 tons in Construction & Demolition (C&D) landfills and 70,849 tons in Municipal Solid Waste landfills between the fourth quarter of 2002 through the third quarter of 2003.

Walton County

Private haulers operate curbside pick up and collection of recyclables in the unincorporated county under

individual contracts.

Walton County operates staffed convenience centers at six locations in Walton County where residents can dispose of solid waste. The County uses a pay-as-you-throw system with 32 gallon bags costing \$1.50 each. Recycling is free at all County centers. Waste deposited at the convenience center is sent to the Monroe transfer station. Monroe, in turn, contracts with BFI for hauling and disposal of the solid waste. Most of the waste is delivered to the Richland Creek Landfill but significant amounts are also delivered to Oak Grove and Hickory Ridge landfills.

There is a private C&D landfill in Walton County where most of the construction and demolition material is disposed but some is also disposed of in the Rogers Lake, Phillips Scales, and East DeKalb C&D landfills.

Keep Walton Beautiful promotes source reduction, reuse, and recycling initiatives to schools, local government, businesses and citizens throughout the county.

Loganville

Loganville contracts with private haulers for residential curbside pick up and commercial dumpster collection and BFI for weekly residential curbside recycling pickup. Industrial firms contract directly with private haulers.

Monroe

Monroe provides regular residential and commercial collection. Collection for industrial operations is accommodated but only if a truck has excess capacity on that's day's route. Industrial firms that cannot be accommodated by the City can contract with a private hauler.

Monroe contracts with BFI for hauling and disposal of municipal solid waste from its transfer station. Monroe's agreement with BFI is valid until June of 2009 with three additional 4-year term renewals, providing adequate service until 2021.

Social Circle

Social Circle contracts with private haulers for residential curbside pick up and recycling services. Commercial dumpsters are collected through the city's contract with a private firm. Industrial firms can either contract with a private firm or handle their own disposal in an approved landfill.

Walnut Grove

Walnut Grove contracts with private haulers for residential curbside pick up and recycling services. Commercial and industrial firms contract directly with a private firm or handle their own disposal in an approved landfill.

Existing and Future Demand

Collection programs for solid waste are sufficient to meet existing community needs. The more populated areas have curbside collection and the convenience centers are available to accept solid waste and recyclables from all citizens. As the population grows, the County will continue to review what is needed to serve community needs.

Solid Waste Disposal projections were developed for Walton County and its municipalities based on population projections and an assumption of 1.34 tons of solid waste per capita per year (as reported in the Northeast Georgia Regional Solid Waste Management Plan).

Figure: Waste Disposal Projections at Current Per Capita Disposal Rate					
	2005	2010	2015	2020	2025
Population	75,647	94,459	117,242	139,179	178,068
Tons	101,367	126,575	157,104	186,500	238,611

Source: Northeast Georgia Regional Development Center

Consistency with Service Delivery Strategy

The services described in this Comprehensive Plan are consistent with the service delivery strategy agreed to by the municipalities with Walton County.

Technical Addendum

Cultural Resources

Historic Landmarks

The historic landmarks in Walton County and its cities evidence the past and the county's history. A brief history of each of the jurisdictions is provided below with identification of any individual landmarks. Many of these are also included in a list of these landmarks under the section "Properties Listed in the National Register."

Walton County

Walton County covers land was previously held by Creek and Cherokee Indians. These Native-Americans freely traveled and hunted the area until the late 1700s, when early settlers began to move into the area. Conflicts over the settlers' occupation ensued. On September 21, 1787, General Elijah Clark led an attacking force of 130 settlers against some 800 Creek Indians at Jack's Creek near Monroe. The Battle of Jack's Creek resulted in the disbandment of the Native-Americans and was considered a victory for the settlers in the new territory.

The county was officially formed on December 19, 1818 through annexation of land from Jackson County and areas ceded by the Creek Indians. Walton County became Georgia's 43rd county and named for George Walton, signer of the Declaration of Independence, and a Georgia governor.

After its formation, Walton County held its first court session in a barn near Monroe. By 1820, 4,192 residents occupied Walton County and its population grew steadily. The county's first courthouse was completed in 1823. The existing historic **Walton County Courthouse** was the county's third courthouse and represents a landmark historic property. It was built in 1884 and improved in 1910 (clocktower), 1933, and 1996 (full rehabilitation).

Walton County's location placed it along early trade routes and trails that crossed the county. **The Hightower Trail**, an important trade route, ran across the southern portion of the county and the Rouge Road ran through the center of the county in a north-south direction. These roads, and the access they provided, allowed further occupation and trade within the developing frontier. The **William Harris Homestead** is a historic landmark located near these roads. The log house dates to 1825 and functions as a historical museum and interpretative site.

Early trails in later years gave rise to the expansion of other transportation sources. Roads developed that connected early trails and is evidenced by the landmark site of the **Kilgore's Mill Covered Bridge**. The construction of the Georgia Railroad also improved the county's link to other areas and markets during the mid-1800s. The county simultaneously developed a diverse agricultural and industrial base. Both ranchers and farmers found the county's land suitable for agriculture, cultivating a variety of crops including grains, potatoes and tobacco. Like many Georgia counties, cotton production dominated with 5,599 bales of cotton produced in 1850.

The county continued to grow and early industries complement agriculture starting in the 1840s. Several different types of mills developed that included cotton mills, gristmills and steam mills. Following the Civil War, the county's industrial base grew in the 1890s and led to prosperity and growth. The textile industry continued to develop into the 20th century furthering a transition from an agricultural base to a manufacturing base that largely continues today. One example of a historic landmark that evidences mills and the county's industrial development is the Briscoe House and Mill Site located near Between in Walton County.

Between

The county's location along trade routes enabled the settlement of many small communities. Between dates to the 1850s and was named because it was halfway between Monroe and Loganville. The town was incorporated on August 17, 1908. One of the town's historic landmarks is the **James Berrien Upshaw House** that is representative of this once rural community.

Good Hope

Good Hope was first settled in the 1830s as an early frontier town. The current town center is located one mile west of the original town. Its name comes from the founders optimism for the community's future. The town was officially incorporated on August 11, 1905.

Several of Good Hope's historic properties continue to exist and contribute to its character as a rural crossroads community. Most of these historic properties are houses and Good Hope has the largest percentage (26.8) of historic houses in Walton County. None of these properties, however, have been recognized by National Register listing or are considered historic landmarks.

Jersey

Jersey was originally called Centerville for its equidistance from Monroe, Social Circle and Covington. When the community applied for a post office around 1884, it required a name change since another Centerville already existed in Georgia. Its present name comes from a Jersey bull that was locally owned by T. M. Abercrombie who suggested the name. Jersey was officially incorporated on August 24, 1905.

Several historic properties survive in Jersey, notably the landmark property **Bank of Jersey** that evidences the town role in providing financial services within a rural area.

Loganville

Like the other smaller towns in Walton County, Loganville began as a frontier settlement during the early 19th century. At the time of its initial settlement and its first post office, the town was known as Buncombe. The name likely comes from Buncombe County, North Carolina, where the town's first residents originated. The name changed to Loganville on September 20, 1887 when the town was incorporated. It was renamed for James Harvie Logan, an early resident and shoemaker who settled in the town in 1842 and owned sixty-two acres.

Loganville retains its small downtown commercial block that exists adjacent to SR 78. The City's main landmark property exists with the **Rock Gym**, a recreational facility constructed during the early 20th century.

Monroe

Walton Court House was the original name of Monroe, named as the judicial center. After its incorporation on November 30, 1821, the name changed to Monroe in honor of James Monroe, the fifth president of the United States. Monroe grew as the county seat from 1820-1860 until but was interrupted by a large fire that burned a large portion of the town in 1857. The subsequent events of the Civil War also delayed the town's development until the late 1890s, when the city once again developed at the county's commercial and governmental center.

Monroe's prominence in the county is exemplified by its numerous historic buildings. These properties include residential houses, public, and commercial buildings and are known as: **The Boss House, Monroe City Hall, Walton County Jail, Williamson House, Chick House, Davis-Edwards House, McDaniel-Tichenor House, Walton Hotel, and John Felker House**. The City, within its eight residential historic districts, has the largest number of historic houses.

Social Circle

Social Circle started as a small settlement in 1820. The early residents acquired their property through land lottery. The settlement was located at the junction of the early trading routes, Cherokee Road (formerly Rogue Road) and Hightower Trail. Cherokee Road and Hightower Trail were originally used by the Creek Indians for transporting furs east and south to Augusta. The town was incorporated in 1832 as a village and, later, as a town in 1869. The Georgia Railroad established a station at Social Circle that encouraged development within the town. During the Civil War, Union troops destroyed the railroad in Social Circle during the "March to the Sea."

Social Circle is characterized by its numerous historic properties located within the **Social Circle Historic District** that contains residential, commercial, and industrial buildings. One additional local landmark is the Nebhut-Akridge-Gunter House (**Gunter Hall**) that dates to 1840-1855.

Walnut Grove

Walnut Grove started as a mercantile center during the 19th century. The city was named by one of its first settlers, Thomas Evan, who used the name for "an inviting group of walnut trees." Walnut Grove was incorporated on August 23, 1905 with an official post office since 1850.

Walnut Grove's past is still evidenced by several remaining historic homes that are now located along a busy SR

138. The most prominent of these and a historic landmark is the Samuel H. Broadnox House and is a distinctive home constructed during the late 19th century.

Properties Listed in the National Register

The National Register of Historic Places is the county's official list of recognized historic properties suitable for preservation. In Walton County, ten properties are listed in the National Register, including three districts and seven individual properties. The last listing occurred in 1986. Below is each listed property and its location by jurisdiction (see also Cultural Resources Map) and most, if not all, of these properties exist as historic landmarks:

Name of Property	Date of Listing	Jurisdiction
Davis-Edwards House*	8/15/73	Monroe
Kilgore's Mill Covered Bridge	4/14/75	County
Casulon Plantation	10/10/75	County
McDaniel-Tichenor House*	2/8/80	Monroe
Social Circle Historic District	3/27/80	Social Circle
Samuel H. Broadnox House	6/17/82	Walnut Grove
Walton Hotel	7/15/82	Monroe
William Harris Family Farmstead	6/22/82	County
Bank of Jersey	3/7/84	Jersey
John Felker House	6/27/78	Monroe
James Berrrien Upshaw House	3/6/86	Between
Historic Resources of Monroe	1983	Monroe
Walter Jones Rock House	11/4/93	County
Walton County Courthouse*	1980	County
Walton Hotel*	7/15/82	Monroe

*Also included in Historic Resources of Monroe multiple-resource area.

Potentially Eligible National Register Properties

- Rock Barn at Sandy Creek (Good Hope vicinity).

Georgia Centennial Farms

Walton County's past is closely tied to agriculture. As previously noted, the county prospered with the cultivation of a variety of crops and the accessibility to transportation (e.g., trails, roads, and railroads). The Georgia Centennial Farm Award recognizes farms that contribute to the state agricultural heritage. Since the program's beginning in 1993, six farms have been recognized in Walton County. These six farms are listed below with award date:

#	Name of Farm	Date of Award
1	Rosemont	1993
2	Dial Beefmasters Farm	1996
3	Simonton Farm	1997
4	Battle Prong Farm	2003
5	Foster and Brady Farm	2003
6	Kenneth Boss Farm	2005

Each of these farms exist as privately-owned historic landmarks and farms in continuous operation for at least 100 years. They evidence the diversity and productivity of agriculture in Walton County and its role in the county's economic development.

Cultural Landmarks

Throughout the county and its cities, cultural resources exist. Many of these have notable local significance. Some of the more important cultural resources exist as sites and recognized by Georgia Historical Markers.

The Georgia Historic Marker Program is a recognition program intended to educate the public about people and events that have shaped our history. Placed markers are recognizable by their black background and silver lettering with the Georgia Historical Society seal. One or more local sponsors are required to nominate a building, structure, or site for a marker and match the costs for production. The Georgia Marker Program is administered by the Georgia Historical Society in Savannah. The list below provides the name and location of existing markers in Walton County and its cities (see also Cultural Resources Map):

Name of Marker	Marker Number	Jurisdiction
Garrard's Cavalry Raid	GHM 147-6	Loganville
Hightower Trail	WPA 11 C-8	Social Circle
James Monroe	GHM 147-3	Monroe
Moore's Ford Lynching	GHS 147-1	County
Seven Governors Have Lived in Walton County	GHM 147-4	Monroe
The March to the Sea	GHM 147-5	Social Circle
The Poppy Lady	GHM 147-7	Good Hope
Walton County	GHM 147-1	Monroe

One marker is currently missing in Walton County ("The Battle of Jack's Creek") and the most recent marker posted was the "Moore's Ford Lynching" in 1999. The posted markers, generally, reflect the broad historical themes that are part of the county's past, such as transportation (early trade routes), Civil War, and political history.

Other cultural landmarks also exist in the form of buildings that are not formally recognized but important locally. One of these, not recognized by a marker, is the Rock Gym in Loganville. It is a c. 1930s gymnasium and played a role in the community educational development. Also in Loganville, there are the several properties that help define the community including: the Main Street Commercial Buildings, Loganville Christian Church, Loganville First United Methodist Church, Arbor House Tea Room, O'Kelly Memorial Library, and the Vines Botanical Garden. In Good Hope, several unrecognized cultural landmarks were identified including: Good Hope General Store, G. Marion Peters Memorial Building, Good Hope Baptist Church, and the Good Hope Christian Church and Cemetery.

Other Identified Historic Resources

Two separate inventories exist for the county's historic resources (i.e., properties at least fifty years old). The first survey was completed in 1977 as part of a Department of Natural Resources (DNR) program that identified 166 historic buildings within the county. These early surveys generally concentrated on older and landmark properties and typically omitted more recent buildings built after 1917.

The second survey was completed in 2002 under the "FindIt" survey program, a partnership between the Georgia Transmission Corporation (GTC), the Department of Natural Resources Historic Preservation Division, and the University of Georgia's College of Environment & Design. This survey identified 681 historic properties. Many of these properties, it was noted, were altered or no longer exhibited their historic, architectural character. Their condition varied with 65% in good condition and 35% in fair or poor condition. In terms of historical significance, 12% of surveyed properties appeared to meet National Register criteria, 49% appeared not to meet National Register criteria, and 36% required further investigation. These numbers suggest, based on the survey data, that at least one-half of historic properties in the county lack historic integrity or historical significance. It also indicates that 71 (12%) of the properties could be potentially eligible for listing in the National Register of Historic Places and, preliminarily, worthy of preservation activities. The Cultural Resources Map shows historic properties identified by the survey and categorized by their apparent National Register eligibility. (Note: 25 of the 681 surveyed properties were identified as listed on the National Register; these were not included in the percentage calculations). Further research and investigation would confirm eligibility and each property's potential for preservation.

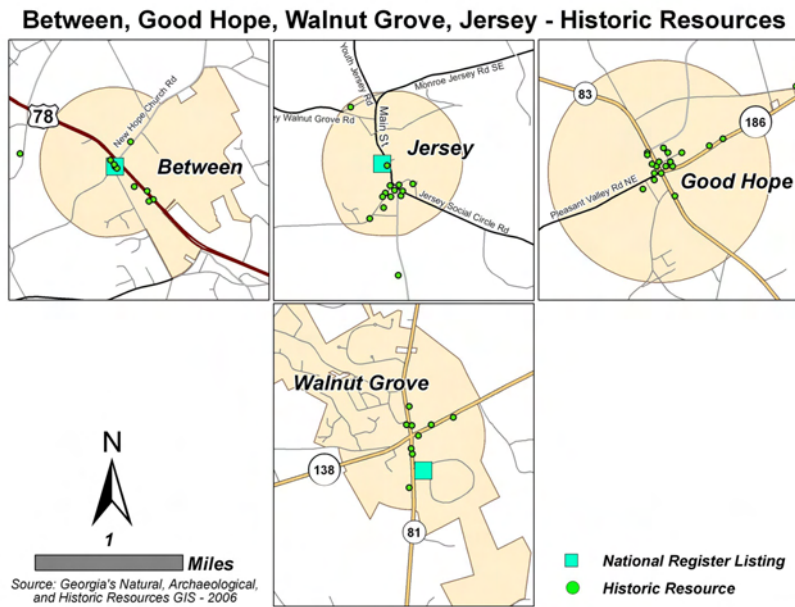
U.S. Census data provides information about the numbers of historic homes in Walton County. The latest U.S. Census 2000 data indicates there are 1,575 houses built before 1939. While these properties are technically historic (fifty-years old), their historic integrity and/or significance is unknown. Comparing these to the results of the FindIt survey, it is likely that many of these are in fair to poor condition—perhaps 30% or more. The Census also accounts for 1,851 houses built during the years 1940-1959 that will reach the historic threshold in 2009. These houses are presumably Post -WWII and Ranch Style houses whose architectural and historic significance is largely undocumented.

It is possible that other historic and cultural landmarks are represented in these numbers of properties identified in surveys but they have been recognized informally or formally.

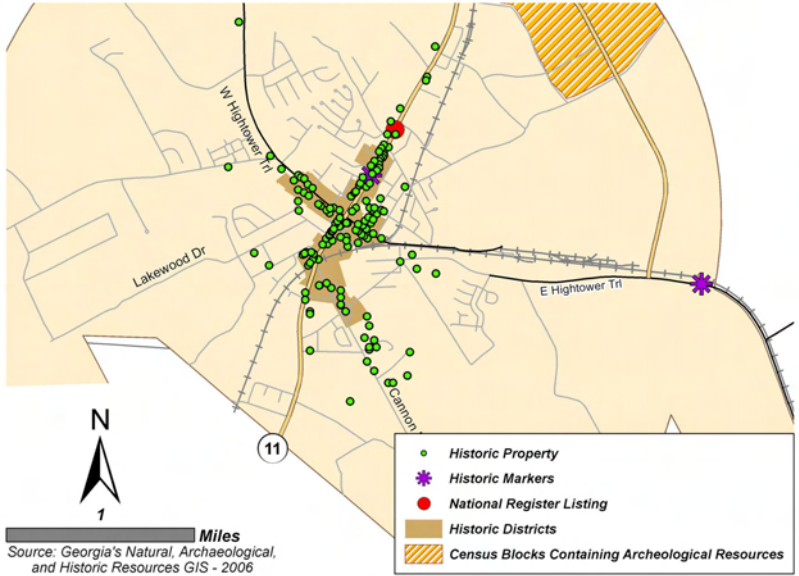
Archaeological Landmarks and Site Identification

Archaeological resources exist in Walton County. Known locations are recorded in the Georgia Archaeological Site File that includes 124 identified sites. Other, unidentified sites likely exist but their presence and/or exact location is unknown. The Archaeological Site Map shows areas of probable locations for archaeological resources. These areas can be used for research and planning purposes, particularly when designated areas involve landuse changes. A professional archaeologist should be consulted to perform further testing to determine the presence of any potential archaeological resources.

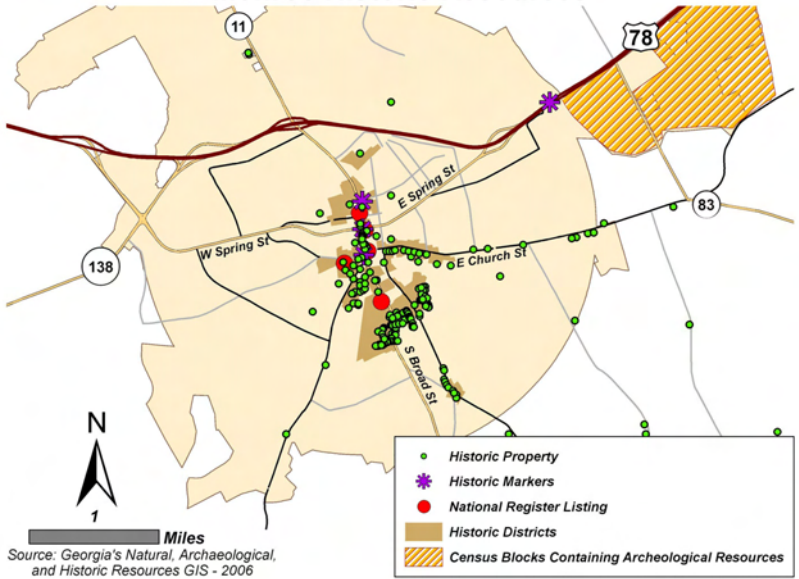
Cemeteries also exist throughout the county. An early study in the 1930s identified four cemeteries known as The Easley Family Plot, The Carter Family Plot, The Mountain Creek Baptist Church Cemetery, and Corinth Cemetery. A more recent cemetery survey was conducted in 1981 recorded 180 cemeteries. In Good Hope, The Carlton Cemetery was also identified as a significant cultural resource. State law protects existing cemeteries and is intended to prevent vandalism and disturbances without the owner’s permission. Assistance from a professional archaeologist can also help to evaluate areas thought to contain identified or unidentified graves.



Social Circle Historic Resources



Monroe Historic Resources



Economic Development

The Economic Development Chapter of the Comprehensive Plan is an inventory and assessment of the community's economic base, labor force characteristics, and economic development opportunities and resources. It attempts to determine the community's needs and goals in light of population trends, natural resources, community facilities and services, housing, and land use in order to develop a strategy for the economic well-being of the community. This chapter tries to identify major economic development problems, determine future economic development needs, and develop a plan for managing economic development in the future. The economic characteristics reviewed in this chapter include current employment, wage levels, income, labor force participation, occupations and commuting patterns. In this chapter, the year 2000 represent the base year and therefore represent the current data.

Economic Base

Walton County and its cities have a diverse economy. Major industries are manufacturing and retail trade. Historically, the county has been more reliant on agriculture and textile manufacturing, both declining sectors. However, the growth in the retail trade section is growing as are the financial, insurance and real estate service sectors as well as local government.

The top employers in the county are government, health care, manufacturing, and distribution. Retail services are located throughout the county either on individual sites or in shopping center. The larger cities, Monroe, Loganville, Social Circle, and, to a lesser extent, Walnut Grove, have the most vibrant business districts.

Tourism is not as much of an economic engine for the county as it is for other counties in the region. Social Circle, with its antique stores and the Blue Willow Inn, is the primary tourist destination within the county.

Major education institutions are located within the Northeast Georgia Region in close proximity to Walton County and within that Atlanta Metropolitan Region including, the University of Georgia, Georgia State University, Georgia Tech, and Athens Technical College. Athens Technical College has a satellite facility in Monroe that provides a comprehensive educational program.

Employment Trends

Employment figures are a reflection of the economic base of Walton County. Employment data indicate that the dramatic decline of the manufacturing section from 32 to 13 percent of employment in 2005 and the corresponding increase in Service Producing and Government sectors which account for 73 percent of employment in 2005, a 13 percent increase since 1980 but less than the State's at 82 percent. However, both the county and state data indicate a historical trend of the increased employment share of these sectors.

Figure 15: Walton County Employment

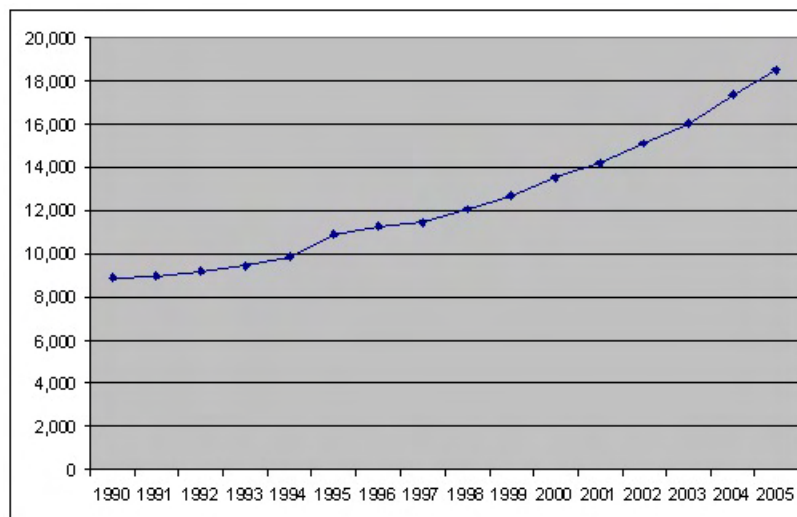


Table 29: Average Monthly County Employment by Industry/Sector

Industrial Sector	1990	% of total	1995	% of total	2000	% of total	2005	% of total
Goods Producing	3,521	39.47	3,953	36.23	4,387	32.34	4,996	29.64
Agriculture, forestry and fishing	73	0.82	149	1.37	340	2.51	248	1.34
Construction	575	6.45	643	5.89	1,351	9.96	2,237	12.06
Manufacturing	2,873	32.21	3,161	28.97	2,696	19.88	2,508	13.53
Service Producing	3,485	39.07	4,540	41.61	6,464	47.66	10,125	54.60
Wholesale Trade	420	4.71	403	3.69	472	3.48	607	3.27
Retail Trade	1,596	17.89	2,148	19.69	3,086	22.75	3,156	17.02
Transportation, warehousing, and utilities	243	2.72	421	3.86	358	2.64	157	0.85
Finance, insurance, and real estate	308	3.45	351	3.22	426	3.14	687	3.70
Services	918	10.29	1,217	11.15	2,122	15.64	5,528	29.81
Government	1,913	21.45	2,419	22.17	2,714	20.01	3,412	18.40
Federal	90	1.01	101	0.93	137	1.01	152	0.82
State	210	2.35	237	2.17	363	2.68	304	1.64
Local	1,613	18.08	2,081	19.07	2,214	16.32	2,957	15.95
All Industries	8,920	100.00	10,910	100.00	13,564	100.00	18,543	100.00

Source: Georgia Department of Labor

Table 30: County and Regional Comparison of Average Monthly Employment by Industry/Sector

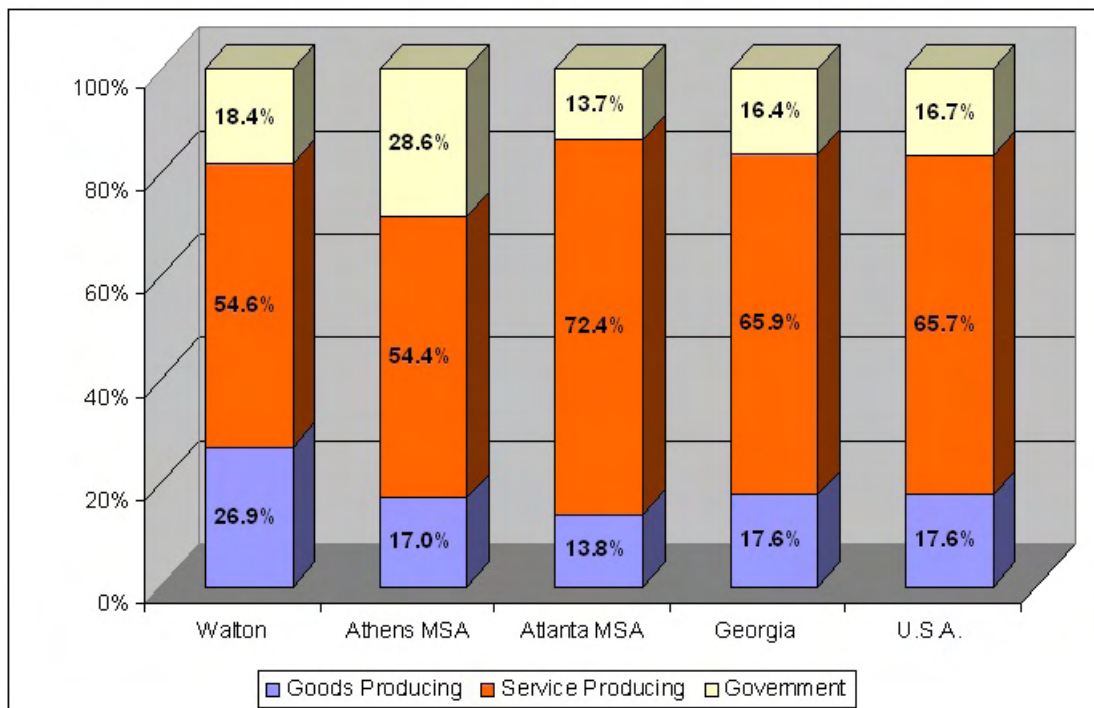
Industrial Sector	Walton		Athens MSA		Atlanta MSA	
	2005	%	2005	%	2005	%
Goods Producing	4,996	26.94	13,086	17.04	309,426	13.84
Agriculture, forestry and fishing	248	1.34	262	0.34	2,303	0.10
Mining	0	0.00	132	0.17	1,592	0.07
Construction	2,237	12.06	3,222	4.20	128,117	5.73
Manufacturing	2,508	13.53	9,470	12.33	177,415	7.93
Service Producing	10,125	54.60	41,745	54.37	1,619,979	72.44
Wholesale Trade	607	3.27	2,178	2.8	141,922	6.35
Retail Trade	3,156	17.02	9,025	11.75	256,022	11.45
Transportation, warehousing, and utilities	157	0.85	1,457	1.90	116,701	5.22
Finance, insurance, and real estate	687	3.70	2,715	3.54	151,330	6.77
Services	5,528	29.81	26,370	34.34	954,004	42.66
Government	3,412	18.40	21,931	28.56	305,397	13.66
Federal	152	0.82	1,695	2.21	46,090	2.06
State	304	1.64	13,359	17.40	58,670	2.62
Local	2,957	15.95	6,877	8.96	200,637	8.97
All Industries	18,543	100.00	76,784	100.00	2,236,258	100.00

Source: Georgia Department of Labor

Table 31: County, State and Federal Comparison of Average Monthly Employment by Industry/Sector						
Industrial Sector	Walton		Georgia		U.S.A.	
	2005	%	2005	%	2005	%
Goods Producing	4,996	26.94	692,373	17.61	22,847,530	17.60
Agriculture, forestry and fishing	248	1.34	25,461	0.65	1,156,528	0.90
Mining	0	0.00	6,947	0.18	519,868	0.40
Construction	2,237	12.06	209,343	5.33	6,912,943	5.30
Manufacturing	2,508	13.53	450,622	11.46	14,258,191	11.00
Service Producing	10,125	54.60	2,588,736	65.85	85,400,261	65.70
Wholesale Trade	607	3.27	212,190	5.40	5,641,492	4.30
Retail Trade	3,156	17.02	460,002	11.70	15,059,622	11.60
Transportation, warehousing, and utilities	157	0.85	173,728	4.42	7,673,831	5.90
Finance, insurance, and real estate	687	3.70	221,862	5.64	7,892,313	6.10
Services	5,528	29.81	1,520,954	38.69	49,133,003	37.80
Government	3,412	18.40	643,431	16.37	21,700,000	16.70
Federal	152	0.82	94,054	2.39	2,706,000	2.10
State	304	1.64	150,416	3.83	5,020,000	3.90
Local	2,957	15.95	398,961	10.15	13,974,000	10.80
All Industries	18,543	100.00	3,931,161	100.00	129,947,791	100.00

Source: Georgia and U.S.A. Department of Labor

Figure 16: Average Monthly Employment by Major Industrial Sector for 2005



Source: Georgia and U.S.A. Department of Labor

Employment in Walton County

Employment in Walton County is expected to increase of the next 20 years. The Service, and Finance, Insurance, and Real Estate sectors will continue to be the largest sectors, accounting for 28.18 percent of jobs in the county.

Industrial Sector	2005 % of Total		2010 % of Total		2015 % of Total		2020 % of Total		2025 % of Total	
	County	State	County	State	County	State	County	State	County	State
Goods Producing	26.94	20.70	25.42	19.94	24.56	19.17	23.81	18.40	23.14	17.63
Agriculture, forestry and fishing	1.34	2.39	2.26	2.27	2.38	2.17	2.50	2.07	2.60	1.98
Mining	0.00	0.18	0.02	0.17	0.02	0.17	0.02	0.16	0.02	0.15
Construction	12.06	6.05	10.30	5.94	10.37	5.80	10.44	5.66	10.50	5.52
Manufacturing	13.53	12.07	12.85	11.56	11.79	11.03	10.85	10.50	10.02	9.97
Service Producing	54.60	65.29	54.00	66.31	54.71	67.36	55.33	68.43	55.88	69.50
Wholesale Trade	3.27	5.74	2.79	5.73	2.67	5.71	2.56	5.69	2.47	5.66
Retail Trade	17.02	17.08	21.63	17.32	22.12	17.51	22.56	17.65	22.94	17.76
Transportation, warehousing, and utilities	0.85	6.17	2.05	6.19	2.14	6.16	2.22	6.09	2.30	5.97
Finance, insurance, and real estate	3.70	7.05	5.95	6.98	5.79	6.91	5.65	6.83	5.52	6.76
Services	29.81	29.27	21.59	30.10	21.99	31.07	22.34	32.16	22.66	33.35
Government	18.40	14.01	17.29	13.75	17.60	13.47	17.87	13.17	18.11	12.86
Federal	0.82	3.57	1.65	3.35	1.54	3.14	1.45	2.95	1.36	2.77
State and Local	17.59	10.44	15.64	10.40	16.06	10.33	16.43	10.22	16.76	10.10
All Industries	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00

Source: Woods & Pool Economics, Inc. (2006)

Labor Force

Labor Force characteristics of a community provide potential investors and private companies with insights into the availability of workers and their skill levels, occupations, and employment levels. This section includes an inventory and assessment of Walton County's labor force. Information is provided on employment, unemployment, labor force participation, occupations, and commuting patterns. Local data are compared to state and national figures as appropriate.

Employment by Occupation

Information on employment by occupation indicates the mix of skill levels in a community's workforce. This information is useful to companies interested in expanding or locating a new business in the community. Skill levels also indicate the relative need for vocational training programs.

Table 36 show the percentage of employment by occupation in Walton County, Georgia, and the United States for 2000. Locally, Management and Professional occupation and Sale and Office occupations account for the greatest percentage of jobs, 53 percent, slightly less than the state. This is followed by Construction, Extraction, and Maintenance occupations and Production, Transportation, and Material Moving occupation, which together account for 35 percent of jobs. Statewide, the same classifications account for 59 and 27 percent of employment, respectively.

2000 Census data indicate that there are insufficient jobs in most sectors to support the local labor force, further supporting data that over 56 percent of residents work outside the county.

Occupation	Walton	%	Georgia	%
Total employed persons 16 years and over	29,353	100.00	3,839,756	100.00
Management, professional, and related occupations	7,398	25.20	1,255,959	32.70
Service occupations	3492	11.90	514,241	13.40
Sales and office occupations	8,085	27.54	1,028,240	26.80
Farming, fishing, and forestry occupations	128	0.44	24,489	0.60
Construction, extraction, and maintenance occupations	5385	18.35	415,849	10.80
Production, transportation, and material moving occupations	4,865	16.57	600,978	15.70

Source: U.S. Bureau of the Census.

Industry	Labor Force	Percent	Employment	Percent
Agriculture, forestry and fishing	318	1.08	340	2.51
Construction	4,450	15.16	1,351	9.96
Manufacturing	5,056	17.22	2,696	19.88
Wholesale Trade	1,313	4.47	472	3.48
Retail Trade	3,512	11.96	3,086	22.75
Transportation, warehousing, and utilities	1,591	5.42	358	2.64
Finance, insurance, and real estate	1,755	5.98	426	3.14
Services	6075	20.70	2,122	15.64
Public Administration/Government	5,283	18.00	2,714	20.01
All Industries	29,353	100.00	13,564	100.00

Source: U.S. Bureau of the Census; Georgia Department of Labor.

Labor Force data represents the occupations of employed residents of Walton County regardless of place of employment. Average Monthly Employment represents the occupations of the jobs available in Walton County.

Employment Status

In this section, data are presented on the male/female characteristics of the local labor force. In 2000, almost 67 percent of all persons 16 years and over were in the labor force. Over 76 percent of the males in that age group were in the labor forces compared to 59 percent of females. These ratios are statistically consistent with the State's.

Category	1990				2000			
	Walton	%	Georgia	%	Walton	%	Georgia	%
Persons 16 Years and Over	28,965	100.00	4,938,381	100.00	45,185	100.00	6,250,687	100.00
Total in labor force	19,055	65.79	3,351,513	67.90	30,409	67.30	4,129,666	66.10
Employed	18,112	62.53	3,090,276	62.60	29,367	64.99	3,839,756	61.40
Unemployed	943	3.26	188,102	3.80	1,042	2.31	223,052	3.60
Not in Labor Force	9,910	34.21	1,586,868	32.10	14,776	32.70	2,121,021	33.90
Males 16 Years and Over	13,892	100.00	2,353,659	100.00	21,877	100.00	3,032,442	100.00
In Labor Force	10,642	76.61	1,804,052	76.60	16,729	76.47	2,217,015	73.10
Employed	10,223	73.59	1,648,895	70.10	16,286	74.44	1,927,105	63.50
Unemployed	419	3.02	89,593	3.80	443	2.02	98,634	3.30

Category	1990				2000			
	Walton	%	Georgia	%	Walton	%	Georgia	%
Not in Labor Force	3,250	23.39	549,607	23.40	5,148	23.53	815,427	26.90
Females 16 Years and Over	15,073	100.00	2,584,722	100.00	23,308	100.00	3,218,245	100.00
In Labor Force	8,413	55.82	1,547,461	59.90	13,680	58.69	1,912,651	59.40
Employed	7,889	52.34	1,441,381	55.80	13,081	56.12	1,788,233	55.60
Unemployed	524	3.48	98,509	3.80	599	2.57	124,418	3.90
Not in Labor Force	6,660	44.18	1,037,261	40.10	9,628	41.31	1,305,594	40.60

Source: U.S. Bureau of the Census. Data not available for 2005

Unemployment Rates

Another key item of information for assessing a community's economic situation is the unemployment rate. Walton County's unemployment rate has seen an overall decline since 1990 and, at 4.5 percent, remains well below that of the state and U.S.

Jurisdiction	1990	1995	2000	2001	2002	2003	2004	2005
Walton	6.4	4.6	3.1	3.5	4.1	4.1	4.2	4.5
Barrow	7.3	5.4	3.0	3.8	4.6	4.5	4.3	4.5
Gwinnett	3.9	3.1	2.7	3.2	4.4	4.3	4.0	4.5
Morgan	6.8	5.8	3.3	3.2	4.0	4.2	4.1	4.4
Newton	6.6	4.3	3.2	3.5	4.7	5.0	4.8	5.5
Oconee	4.1	1.9	2.5	2.6	2.7	2.5	2.7	3.1
Rockdale	4.1	3.3	3.1	3.4	4.7	4.9	4.9	5.7
Georgia	5.2	4.8	3.5	4.0	4.9	4.8	4.8	5.3
United States	5.6	5.6	4.0	4.7	5.8	6.0	5.5	5.1

Source: Georgia Department of Labor, U.S. Department of Labor

Employment Wages

County weekly wages have increased 5 percent annually between 1990 and 2005, however all wages but those in Agricultural Services sector remain well below those of the state. County wages in the Retail Trade sector are competitive with the state's average at \$476.

Category	County			State		
	1990 \$	2000 \$	2005 \$	1990 \$	2000 \$	2005 \$
All Industries	327	502	586	424	658	752
Agricultural Services	311	448	600	276	403	472
Mining	-	-	-	589	879	1,026
Construction	349	585	696	434	655	768
Manufacturing	341	645	736	450	721	811
TCU	492	734	1,108	603	949	1,390
Wholesale Trade	373	573	790	603	988	1,128
Retail Trade	206	315	476	236	350	473
FIRE	357	604	-	544	967	-

Category	County			State		
	1990 \$	2000 \$	2005 \$	1990 \$	2000 \$	2005 \$
Services	321	441	515	414	657	752
Federal Government	-	601	772	543	847	1,134
State Government	399	557	623	451	588	656
Local Government	325	519	603	387	549	632

Source: Georgia Department of Labor.

Sources of Income

Income is another important component of Walton County's economic base. The source of personal income is an indicator of the economic health of a community. The Georgia Department of Community Affairs, with the assistance of Woods and Poole Economics, Inc., has developed estimates and projections of the sources of personal income for all Georgia counties. In developing this information, personal income is divided into the five categories that are listed below:

Wage and Salary - Total income earned as compensation for working or rendering services.

Other Labor Income - Total employer contributions to private pension or worker's compensation funds.

Proprietor's Income - Proprietor's income measures total profits earned from partnerships and sole proprietorships.

Dividends, Investment, Rent, and Interest - Total income from investments and rental property.

Transfer Payments - Total income from payments by the government under many different programs such as social security, unemployment insurance, SSI, food stamps, and veterans benefits.

Table 38 shows the source of personal income by type for Walton County and the State between 1990 and 2005. The data indicate that wage and salary income account nearly 29 percent of income in 2005, well below the State at 59 percent.

Category	1990		1995		2000		2005	
	County %	State %	County %	State %	County %	State %	County %	State %
Wage & Salary Disbursements	29.22	60.80	27.62	59.30	26.68	61.00	28.65	58.62
Supplementary Income	5.88	12.60	5.81	12.60	5.10	11.90	6.42	13.27
Proprietor's Income	6.38	6.90	6.37	8.00	3.23	8.30	4.85	9.46
Government Social Insurance	-4.38	-8.50	-4.31	-8.50	-3.77	-8.40	-4.44	-8.35
Residence Adjusted Income	33.84	-0.10	37.65	-0.20	43.81	-0.30	37.40	-0.29
Dividends/Investment/Real Estate/Interest	14.92	17.40	12.52	16.30	12.48	16.30	11.42	14.31
Transfer Payments	14.15	11.00	14.35	12.50	12.47	11.20	15.70	12.97

Source: Woods & Poole Economics, Inc. (2006)

• Commuting Patterns

Examining Walton County's commuting patterns provides insight into economic development, housing, land use issues, and traffic patterns. Tables 40 and 41 illustrate the local commuting statistics of Walton County. This data supports the conclusion that Walton County is a bedroom community to surrounding counties as the percent of workers commuting to employment outside the county increased by 5 percent to over 61 percent between 1990 and 2000.

Walton County workers primarily commute to DeKalb and Gwinnett counties.

Commuting Category	1990	2000
Employed residents of Walton County	17,814	29,031
Number of Residents Commuting Outside County	10,064	17,827
Percent of Residents working in County	43.51	38.59
Percent of Residents working outside Walton County	56.49	61.41
Workers employed in Walton County	10,367	16,018
Workers employed in Walton County who reside in County	7,750	11,204
Workers employed in Walton County who reside outside County	2,617	4,814
Commuter flow ratio	0.26	0.27

Source: U.S. Census Bureau - 2000 County-To-County Worker Flow Files.

Commuting Category	1990	2000
Employed residents of Walton County	17,814	29,031
Residents commuting to work	16,962	27,292
Residents who drove alone to work	12,982	22,953
Residents who carpooled to work	3980	4,339
Residents who worked at home	361	990
Residents who walk to work	252	328
Residents who use Public Means to commute	35	46
Residents who use Other Means to commute	204	375
Mean travel time to work (in minutes)	Unknown	33.5
Commuters traveling greater than 30 minutes to work	44.49%	47.40%

Source: U.S. Census Bureau - 2000 County-To-County Worker Flow Files.

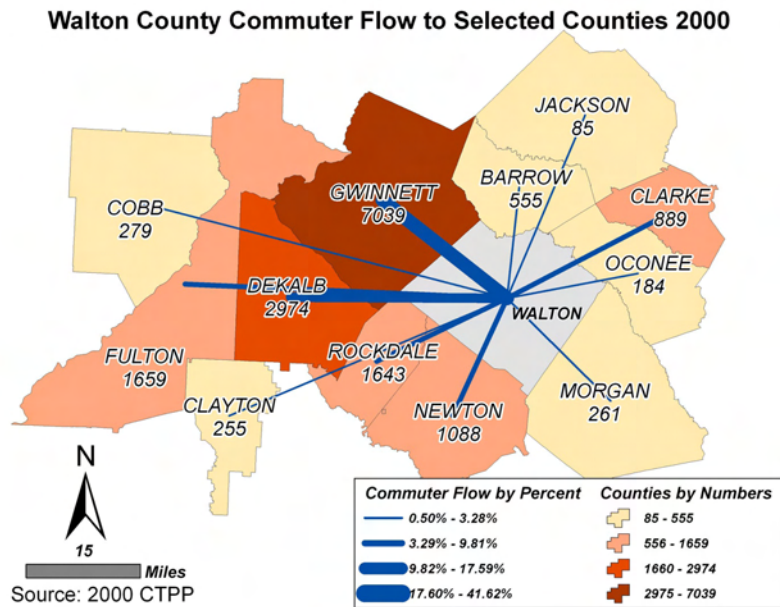
County Where Employed	Number	Percent
Walton, GA	11,204	38.60
Clarke, GA	895	3.10
Barrow, GA	554	1.90
DeKalb, GA	2,978	10.30
Fulton, GA	1,666	5.70
Gwinnett, GA	7,037	24.30
Newton, GA	1,089	3.80
Rockdale, GA	1,645	5.70
Other	1,938	6.70
Total Residents:	29,006	100.00

Source: Georgia Department of Labor and U.S. Census Bureau - 2000 County-To-County Worker Flow Files.

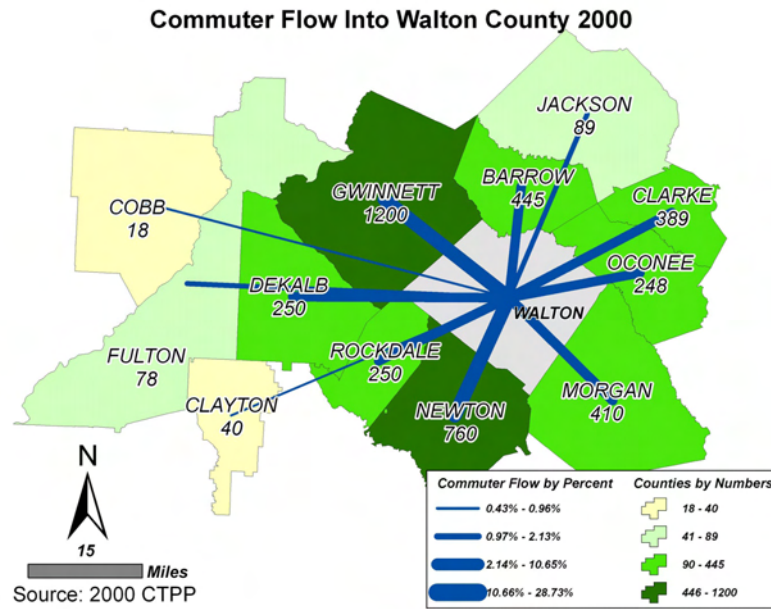
Table 42: Persons Working in Walton County in 2000		
County of Residence	Number	Percent
Walton, GA	11,204	69.90
Clarke, GA	443	2.80
Barrow, GA	387	2.40
DeKalb, GA	249	1.60
Fulton, GA	1,207	7.50
Gwinnett, GA	410	2.60
Newton, GA	755	4.70
Rockdale, GA	246	1.50
Other	1,117	7.00
Total Residents:	16,018	100.00

Source: Georgia Department of Labor and U.S. Census Bureau - 2000 County-To-County Worker Flow Files.

Map 3: 2000 Walton County Commuter Flow to Selected Counties



Map 4: 2000 Commuter Flow Into Walton County



- **Economic Development Resources**

Development Agencies

There are six organizations working to promote Walton County and its cities for economic development purposes. that work county-wide to promote Walton County, the Development Authority of Walton County and the County Chamber.

The Development Authority of Walton County and the Chamber of Commerce work together in promoting Walton County to existing and prospective business. However, the Development Authority serves as the key contact. The Authority was formed in 1981 but reactivated in 1994. Since its reactivation, the industrial tax base has continued to grow as has the commercial base.

The Development Authority has seen success in its marketing efforts including a yearly county tour to statewide developers and marketing through statewide conferences.

The Walton County Chamber of Commerce serves existing businesses through various volunteer committees, including community and economic development. The Chamber primary focus is serving the needs of its membership through promotion of school education seminars and business opportunity expansion.

Loganville, Monroe, and Social Circle each have a Downtown Development Authority that promote their perspective downtowns as viable locations for new retail business. In addition, Social Circle has a Better Hometown Program that assists with the development and redevelopment of the city's core commercial area and an Industrial Development Authority that promotes the city to prospective business.

Several agencies provide economic development assistance to Walton County including Georgia Power, the Georgia Department of Economic Development, and the University of Georgia's Small Business Development Center.

Georgia Power offers assistance through its Community Development Department and its Resource Center. The Community Development Department offers development assistance in six program areas: research and information, business retention and expansion, leadership development, downtown revitalization, board governance, industrial location, and demographic and labor market analysis. The Resource Center maintains a

database of industrial parks and sites located throughout the State and serves as an entrée to the State's economic development resources for prospective out-of-state and international industries.

The University of Georgia's Small Business Development Center (SBDC) provides management consulting for entrepreneurs and conducts marketing analyses and surveys designed to evaluate a community's economic development potential.

Currently, there are two industrial parks located in Walton County, The Walton County Industrial Park located south of Monroe along Highway 11, and the Piedmont Regional Industrial Park, located along Highway 78 in the eastern section of the City of Monroe.

In 1999, Walton partnered with Jasper, Morgan and Newton counties to form the Four-County Joint Development Authority (JDA) in an effort to increase the region's competitiveness for economic resources.

Education and Training

There are numerous comprehensive education and training opportunities available to Walton County.

Athens Technical College provides a comprehensive educational program designed to enhance the ability of students to participate in Georgia's development. The College facilitates public adult education programs to improve general population and workforce literacy levels; provides courses and programs that enable students to pursue the knowledge, skills, and abilities needed to obtain initial employment; offers a general education curriculum to encourage students to develop intellectual, personal, and social values and an understanding of society; sponsors co-curricular activities to assist students in the development of leadership, scholarship, and fellowship traits; and conducts continuing education and training to enable individuals to acquire and maintain advanced levels of competency and pursue their personal and career development. The College also works with local industry, providing job training based on the needs of businesses.

The Walton County School System started an Apprenticeship Program in 1995 and places several students annually in various employment positions at local companies.

Walton Career Academy, a joint venture among local businesses, the Walton County School System, and Athens Technical College, is a publicly-funded charter school that opened in August, 2006. The Academy connects Loganville High School, Monroe Area High School, and Athens Technical College to local businesses to create new options for students. WCA offers high school students the chance to earn dual-enrollment college certifications through Athens Technical College, and serves as the county's "workforce development center."

Georgia's "Quick Start" program is designed to train workers for specific, clearly designed jobs in a new or expanding company. Employees learn new skills and receive the opportunity to earn higher pay. Additionally, the company realizes one of its primary goals: increase production with minimum expenditures of time and money.

The local State Employment Agency in Monroe recruits, tests, and screens applicants in accordance with company specifications.

Economic Trends

Sector Trend

Walton County had a 2005 employment base of 18,543 jobs, according to the Georgia Department of Labor, but it is not dominated by a single sector, reflecting the county's diverse economy. Major industries are manufacturing and retail trade. While agriculture and the textile industry continue to decline, the retail trade sector is growing as are the finance, insurance and real estate service sectors and local government. All of these sectors offer excellent future growth potential.

Based on information from the Chamber of Commerce, government and institutional employers are three of the county's top employers. The remaining top employers are retail, distribution, or manufacturing. .

Table 43: Walton County Top Employers		
Company	Employees	Products
Walton Co Board of Education	2374	School System
Wal-Mart Distribution	950	Frozen Food Distributor
Walton County Government	517	Government System
Standridge Color Corp.	380	Color Concentrates
Walton Regional Medical Center	355	Hospital
Leggett & Platt	300	Box Springs & Frames
Goodyear Tire & Rubber	237	Tires
CertainTeed Corporation	178	PVC Pipe
Tucker Door	138	Wholesale Doors/Windows
Base Manufacturing	125	Storage racks
Unisia of Georgia	118	Auto Parts

Source: Walton County Chamber of Commerce

Important New Developments

Walton County lost two major industries, Avondale Mills and Oxford Industries in 2005 and Universal Rundle/Crane Plumbing in 2006, both due to a desire by the respective corporations to transfer their manufacturing operations to less expensive, off-shore plants. However, this loss has been more than offset by the location of several new industries to the county; Unisia, Walton Media, Tucker Door, and a WalMart Distribution Center, the latter adding over 700 new jobs.

Maintaining a diversified economic base, while expanding the local economy, is critical to the future of the Walton County as a broad-based economy mitigates downward turns in national and local economies. Further, a variety of employment opportunities and wages becomes available to County residents.

Unique Economic Situations

Walton County offers several strengths for economic growth and development, including its proximity to the Atlanta and Athens metropolitan areas and the location of one interchange of I-20 in the county, adjacent to an large industrial tract.

The County also has a few challenges for economic development. The primary challenge is providing the infrastructure – roads, water, and sewer – to support business development. Many sewerage systems are at capacity, needing expansion to serve anticipated demand. The county’s ability to meet increased water demand is predicated on either increased the amount of water purchased or construction of a water source. The county has received the necessary permits to construct the Hard Labor Creek Reservoir though, construction has not begun.

Traffic congestion is a concern in western part of Walton County; however, proposed US 78, SR 138 and SR 81 widening and bypasses in Monroe and Social Circle should provide relief as well as additional avenues for economic growth.

Housing Types & Mixes

Recent Trends in types of Housing Provided.

Single-family housing showed large increases in Walton County from 1990-2000, leading all other household types. This growth occurred in the western portion of Walton County and accounted for 71.8% of all new housing. Single-family housing dominates the county's housing stock, accounting for 79.2% of its total homes. On the other hand, mobile homes experienced the lowest starts at 14%. Due to lack of infrastructure, multi-family units increased by only 21%. The dominance of new, single-family housing is reflective of the county's proximity to the metro-Atlanta area and as a developing metro-suburban area. The trend for dependence on single-family housing means alternative housing, particularly multi-family, will remain within the municipalities.

The trend for housing within the municipalities is varied. The highest growth rate occurred in Walnut Grove while the lowest in Social Circle. Loganville and Walnut Grove experienced significant housing growth while Good Hope, Jersey, and Social Circle experienced slower growth rates. Monroe's growth rate was the most constant, changing only by 4% over two decades. Social Circle's also showed steady growth, particularly in new multi-family units. The largest concentrations of multi-family units are located in the municipalities of Loganville, Monroe, and Social Circle. Monroe has the most multi-family units at 72.5% of the county's multi-family housing.

Mix of Household Types								
	1980		1990		2000		1980-1990	1990-2000
Jurisdiction	Total	Percent	Total	Percent	Total	Percent	% Change	% Change
Walton	10441	100.0	14514	100.0	22500	100.0	39.0	55.0
Single Family	7962	76.3	10370	71.4	17813	79.2	30.2	71.8
Multi-Family	1025	9.8	1652	11.4	2004	8.9	61.2	21.3
Mobile Home	1448	13.9	2346	16.2	2675	11.9	62.0	14.0
Other	5	0.0	147	1.0	7	0.0	2840.0	-95.0
Georgia	2012640	100.0	2638418	100.0	3281737	100.0	31.1	24.4
Single Family	1525070	75.8	1712259	64.9	2201467	67.1	12.3	28.6
Multi-Family	334622	16.6	598271	22.7	681019	20.8	78.8	13.8
Mobile Home	152948	7.6	327888	12.4	399251	12.2	114.4	21.8
Seasonal/Recreational	NA		33637		50064	1.5		48.8
Between	41	100.0	36	100.0	68	100.0	-12.2	89.9
Single Family	39	95.1	29	80.6	57	83.8	25.6	96.6
Multi-Family	0	0.0	0	0.0	0	0.0	0.0	0.0
Mobile Home	2	4.9	7	19.4	11	16.2	250.0	57.1
Other	0	0.0	0	0.0	0	0.0	0.0	0.0
Good Hope	88	100.0	72	100.0	97	100.0	-18.2	34.7
Single Family	77	87.5	71	98.6	94	96.9	-7.8	32.4
Multi-Family	0	0.0	0	0.0	0	0.0	0.0	0.0
Mobile Home	11	12.5	1	1.4	0	0.0	-90.0	-100.0
Other	0	0.0	0	0.0	0	0.0	0.0	0.0

Mix of Household Types								
	1980		1990		2000		1980-1990	1990-2000
Jurisdiction	Total	Percent	Total	Percent	Total	Percent	% Change	% Change
Jersey	72	100.0	59	100.0	73	100.0	-18.1	23.8
Single Family	65	90.3	45	76.3	64	87.7	30.8	42.2
Multi-Family	5	6.9	0	0.0	3	4.1	-100.0	300.0
Mobile Home	2	2.8	6	10.2	6	8.2	200.0	0.0
Other	0	0.0	0	0.0	0	0.0	0.0	0.0
Loganville	617	100.0	1245	100.0	2086	100.0	101.8	67.6
Single Family	481	78.0	811	65.1	1613	77.3	68.6	98.9
Multi-Family	60	9.7	221	17.8	280	13.4	268.3	26.7
Mobile Home	76	12.3	204	16.4	193	9.3	168.4	5.4
Other	0	0.0	6	0.5	0	0.0	-600.0	-100.0
Monroe	3157	100.0	3933	100.0	4739	100.0	24.6	20.5
Single Family	2349	74.4	2397	60.9	2959	62.4	2.0	23.5
Multi-Family	676	21.4	1219	31.0	1451	30.6	80.3	19.0
Mobile Home	132	4.2	275	7.0	328	6.9	108.3	19.3
Other	0	0.0	42	1.1	0	0.0	-4200.0	-100.0
Social Circle	843	100.0	1047	100.0	1252	100.0	24.2	19.6
Single Family	617	73.2	770	73.5	987	78.8	24.8	28.2
Multi-Family	140	16.6	131	12.5	142	11.3	6.4	8.4
Mobile Home	86	10.2	133	12.7	123	9.8	54.7	7.5
Other	0	0.0	13	1.2	0	0.0	-100.0	-100.0
Walnut Groove	144	100.0	177	100.0	475	100.0	22.9	168.4
Single Family	86	59.7	94	53.1	364	76.6	9.3	287.2
Multi-Family	0	0.0	1	0.6	3	0.6	100.0	200.0
Mobile Home	58	40.3	81	45.8	108	22.7	39.7	33.3
Other	0	0.0	1	0.6	0	0.0	100.0	-100.0

Evaluation of Mix of Housing Types.

Single Family housing dominates the county’s existing housing stock. Most of the new single family housing exists in the county’s western portion. Mobile homes and particularly multi-family units remain in lower supply compared to state levels. The decrease in mobile homes suggests lower cost housing will be in shorter supply. Multi-family units are predominately located in the larger cities due to accessibility to infrastructure. To compensate for the decline in the county’s mobile home housing, multi-family units could find increased demand.

**Condition and Occupancy
Age of Housing**

Figure 46: Age of Housing Units

Jurisdiction	1999-2000*		1995-1998		1990-1994		1980-1989	
	No.	%	No.	%	No.	%	No.	%
Walton	1,853	8.2	4,139	18.4	3,410	15.2	4,584	20.4
Georgia	130,600	4.0	413,500	12.6	370,800	11.3	721,200	22.0
Region	9,450	5.5	25,070	14.5	22,160	12.8	34,110	19.7
Between	18	26.5	3	4.4	8	11.8	8	11.8
Good Hope	6	6.2	10	10.3	4	4.1	2	2.1
Jersey	0	0	4	5.5	9	12.3	8	11.0
Loganville	232	11.1	469	22.5	393	18.8	498	23.9
Monroe	296	6.2	345	7.3	285	6.0	839	17.7
Social Circle	117	9.3	126	10.1	68	5.4	157	12.5
Walnut Grove	43	9.1	167	35.2	78	16.4	80	16.8
Jurisdiction	1970-1979		1960-1969		1940-1959		Pre-1939	
	No.	%	No.	%	No.	%	No.	%
Walton	3,378	15	1,754	7.8	1,807	8.0	1,575	7.0
Georgia	608,900	18.6	416,000	12.7	427,400	13.0	192,900	5.9
Region	31,370	18.1	19,060	11.0	18,640	10.8	13,470	7.8
Between	5	7.4	6	8.8	8	11.8	12	17.6
Good Hope	2	2.1	12	12.4	35	36.1	26	26.8
Jersey	12	16.4	20	27.4	5	6.8	15	20.5
Loganville	192	9.2	152	7.3	98	4.7	52	2.5
Monroe	934	19.7	626	13.2	772	16.3	642	13.5
Social Circle	196	15.7	164	13.1	189	15.1	235	18.8
Walnut Grove	48	10.1	20	4.2	18	3.8	21	4.4

Source: U.S. Bureau of the Census

Figure 47: Condition of Housing Units						
Jurisdiction	Lack of Plumbing		Overcrowded		<\$20,000	
	1990(%)	2000(%)	1990(%)	2000(%)	1990(%)	2000(%)
Walton	1.4	0.8	4.5	3.5	4.0	0.4
Georgia	8.0	0.5	4.0	4.9	5.0	1.4
Region	1.8	0.6	3.9	3.7	5.7	1.3
Between	0.0	0.0	0.0	0.0	0.0	0.0
Good Hope	0.0	0.0	2.8	0.0	0.0	5.0
Jersey	4.0	0.0	3.4	0.0	0.0	0.0
Loganville	0.3	0.6	4.0	3.7	1.0	1.0
Monroe	0.2	1.3	6.2	6.3	8.0	0.0
Social Circle	2.1	2.1	6.8	4.6	8.0	1.0
Walnut Grove	0.0	0.0	1.1	5.2	1.0	1.0

Source: U.S. Bureau of the Census

Note: Lack of plumbing refers to all units lacking complete plumbing facilities.
 Overcrowded refers to occupied housing units that have 1.01 or more occupants per room.
 <\$20,000 refers to the percentage of specified owner-occupied housing units valued at less than \$20,000.
 Region includes Barrow, Clarke, Elbert, Greene, Jackson, Jasper, Madison, Morgan, Newton, Oconee, Oglethorpe, and Walton counties.

Figure 48: Occupancy and Tenure of Housing Units

Jurisdiction	Total Units			Occupied Units			Vacancy Rate (%)			Owner-Occupied (%)			Owner Vacancy (%)		Renter-Occupied (%)			Renter Vacancy (%)		Owner: Renter Ratio		
	Year			Year			Year			Year			Year		Year			Year		Year		
	80	90	00	80	90	00	80	90	00	80	90	00	90	00	80	90	00	90	00	80	90	00
Walton	10,425	14,514	22,500	10,006	13,433	21,307	4.0	7.4	5.3	71.3	70.6	76.5	1.7	2.0	28.7	29.4	23.5	10.1	6.2	2.5:1	2.4:1	3.3:1
Georgia*	20,126	26,384	32,817	18,717	23,666	30,064	7.0	10.3	8.4	65.0	64.9	67.5	2.5	1.9	35.0	35.1	32.5	12.2	8.2	1.9:1	1.9:1	2.1:1
Region*	9,877	12,894	17,333	9,339	11,851	16,134	5.4	8.1	6.9	66.4	66.0	68.6	NA	1.9	33.6	34.0	31.4	NA	6.7	2.0:1	1.9:1	2.2:1
Between	41	36	68	39	34	62	4.9	5.6	8.8	61.5	76.5	73.8	3.7	-	38.5	23.5	26.2	-	-	1.6:1	3.25:1	2.8:1
Good Hope	88	72	97	78	68	89	11.4	5.5	8.2	65.4	75.0	83.5	-	-	34.6	34.6	16.5	5.6	-	1.9:1	3:1	5.1:1
Jersey	72	59	73	60	51	70	16.6	13.6	4.1	61.7	60.8	70.5	-	2.3	38.3	39.2	29.5	13.0	-	1.6:1	1.6:1	2.4:1
Loganville	616	1245	2086	599	1141	1966	2.8	8.4	5.5	72.6	65.6	75.1	2.6	4.0	27.4	34.4	24.9	12.5	3.4	2.7:1	1.9:1	3.0:1
Monroe	3157	3933	4739	3031	3614	4373	3.9	8.1	7.5	55.9	46.6	43.3	1.8	3.4	44.1	53.4	56.7	9.2	6.0	1.3:1	0.9:1	0.8:1
Social Circle	843	1047	1252	815	948	1167	3.3	9.5	6.8	70.8	66.0	66.6	1.3	2.4	29.2	34.0	34.4	9.6	6.2	2.4:1	1.9:1	2.0:1
Walnut Grove	144	177	475	136	167	446	5.6	5.6	6.1	72.1	78.4	85.3	-	5.3	27.9	21.6	14.7	20.0	3.0	2.6:1	3.6:1	5.8:1

Source: U.S. Bureau of the Census.

Note: Georgia Totals are reported in 00's.

Region data is reported in 0's.

Region includes Barrow, Clarke, Elbert, Greene, Jackson, Jasper, Madison, Morgan, Newton, Oconee, Oglethorpe, and Walton counties.

1980 data is not available for regional owner and renter vacancy rates.

The Owner: Renter ratio is calculated by dividing the number of owner-occupied units by the number of renter-occupied units.

Cost of Housing

Affordability for residents and workers

Housing costs for residents and workers in Walton County increased during the period 1990-2000. Increased costs, generally speaking, can be attributed to increased land valuations as well as building costs. Owner-occupied housing costs were higher in the western jurisdictions of Between, Loganville, and Walnut Grove and less in Good Hope, Jersey Monroe and Social Circle. This difference may be attributed to increased development and demand of housing in the western portion of Walton County and its proximity to the metro-Atlanta area.

In Walton County, the most significant change overall was to renter value which represented a 55% increase over the 1990 median value. This increase was greater in comparison to Georgia at 35.3% and the Northeast Georgia region at 44.2%. The change for home owners was significantly less at 28.9% and significantly less than the region but higher than the state. The least expensive rents exist in Monroe and Social Circle and are indicative of the concentration of affordable housing in these jurisdictions. Some of the highest median rents are found in Between, Loganville, and Walnut Grove which is similar to owner cost and similarly attributed to the growth in western Walton County.

Jurisdiction	Owner Median Value (\$)			Renter Median Value (\$)			Owner % Change 1990-2000	Renter % Change 1990-2000
	1980	1990	2000	1980	1990	2000		
Walton	67,501	87,878	113,300	217	360	558	28.9	55.0
Georgia	48,275	93,939	111,200	320	453	613	18.4	35.3
Region	NA	63,151	97,722	NA	283	408	54.7	44.2
Between	75,212	115,283	127,100	230	296	825	10.3	178.7
Good Hope	62,234	75,757	85,000	272	346	671	12.2	93.9
Jersey	61,210	74,176	110,900	301	428	581	49.5	35.7
Loganville	72,725	101,317	116,400	263	576	741	14.9	28.6
Monroe	60,186	71,936	82,900	205	319	507	15.2	58.9
Social Circle	58,306	62,714	87,900	173	319	520	40.2	63.1
Walnut Grove	67,125	96,179	121,000	349	418	597	25.8	42.9

Source: U.S. Bureau of the Census.

Note: All dollar figures are converted to 2000 values for sake of comparison.
Region includes Barrow, Clarke, Elbert, Greene, Jackson, Jasper, Madison, Morgan, Newton, Oconee, Oglethorpe, and Walton counties.

Figure 50: Housing Costs in Comparison to Household Income		
Owner Occupied Housing		
Units(%)	Value	Households(%)
5.1	<50,000	11.80
33.9	50,000-99,999	16.53
36.1	100,000-149,999	16.24
13.7	150,000-199,999	19.00
8.3	200,000-299,999	9.58
2.3	300,000-499,999	3.90
.6	500,000+	2.53
Renter Occupied Housing		
Units(%)	Rent	Households(%)
5.4	<200	18.24
5.0	200-299	9.28
26.6	300-499	10.16
39.0	500-749	8.9
13.1	750-999	18.32
4.7	1,000-1,499	15.88
0.3	1,500+	19.2

Source: U.S. Bureau of the Census.

Note: The Units column indicates the percentage of housing units within each of the identified value/rent ranges.

The Households column indicates the percentage of households that can afford housing within each of the identified value/rent ranges based on household income for both owner and renter occupied households.

Cost-Burdened Households

Figure 51: Cost-Burdened Households						
Jurisdiction	Owner-Occupied			Renter-Occupied		
	1990	2000		1990	2000	
	30%+	30-49%	50%+	30%+	30-49%	50%+
Walton	17%	12%	7%	38%	19%	17.0%
Georgia	19.3%	13.5%	7.5%	37.0%	18.9%	16.5%
Region	32.4%	13.4%	7.5%	41.7%	17.4%	22.7%
Between	25%	35%	9%	0.0%	0.0%	33%
Good Hope	6%	18%	0.0%	19%	0.0%	47%
Jersey	7%	8%	8%	18%	19%	14%
Loganville	32%	14%	9%	34%	26%	19%
Monroe	14%	9%	5%	43%	17%	20%
Social Circle	11%	13%	8%	47%	21%	2%
Walnut Grove	28%	14%	10%	34%	14%	13%

Source: U.S. Bureau of the Census.

Note: A household is considered cost-burdened if it spends in excess of 30% of its gross monthly income on household expenses, including utilities, and severely cost-burdened if it spends in excess of 50%. 1990 data did not differentiate between households spending in excess of 30% of gross monthly income.

Income	Renter Households					Owner Households				
	Total	Elderly	Sm. Family	Lg. Family	Other	Total	Elderly	Sm. Family	Lg. Family	Other
MF130	289	123	105	12	49	178	131	40	0	7
MF150	322	32	164	14	112	356	102	182	44	28
MF180	149	12	67	14	56	802	71	510	82	139
MF1100	18	8	10	0	0	617	39	400	74	104

Source: U.S. Department of Housing and Urban Development (HUD)

Note: The Income column indicates the percentage of Median Family Income (MFI), which for 2000 was \$52,386. For example, MF130 relates to the number of households earning 30% of \$52,386. HUD defines the following housing types: Elderly are one or two member households with a member 62 or older; Sm. Family are small related households that are non-elderly with two–four members; Lg. Family are large related households with five or more members; Other represents remaining households.

Income	Renter Households					Owner Households				
	Total	Elderly	Sm. Family	Lg. Family	Other	Total	Elderly	Sm. Family	Lg. Family	Other
MF130	602	101	296	43	162	656	250	260	35	111
MF150	107	36	36	0	35	339	66	207	12	42
MF180	8	4	4	0	0	301	152	151	35	63
MF1100	0	0	0	0	0	52	10	29	0	13

Source: U.S. Department of Housing and Urban Development (HUD)

Special Housing Needs

Assistance Category	Food Stamps	Medicaid	TANF	SSI	OASDI
Percent of the Population	8.4	20.3	0.9	2.3	13.7

Source: University of Georgia Center for Agribusiness and Economic Development

Note: TANF stands for Temporary Assistance to Needy Families. SSI stands for Supplemental Security Income. OASDI represents social security income. Data illustrates the percentage of the population that requires supplemental income or is living on a fixed income and may have difficulty finding adequate, affordable housing.

Special Housing Needs

There exists housing needs for populations living with unique or under distressed circumstances. These populations include: the Elderly, Homeless, Victims of Domestic Violence, Migrant Farm Workers, Persons with Disabilities, Persons with HIV/AIDS and Persons Recovering from Substance Abuse.

Elderly

According to the 2000 US Census, the elderly, 65 years and older, occupied 16.5% of the housing units in Georgia. Walton County is below the state average with 11.7% of its elderly population occupying its housing units. One study (AARP) indicated that the majority (89%) of the elderly prefer to remain in their existing home but many (86%) required functional and mobility modifications.

Homeless

Homeless populations are difficult to accurately count. The reason for this is because counts are typically taken from homeless shelters and many homeless never report to these shelters. The US Census 2000, nevertheless, did report the number of homeless in the Atlanta MSA in emergency or transitional shelters at 3,736. While this number is not directly applicable to Walton County, it does indicate a significant number of homeless exist near the county.

Victims of Domestic Violence

Family violence occurs in households across Georgia. During 1999, 18,000 adults and 11,000 children received assistance from family violence programs across Georgia. These programs included providing shelter for 3,299 adults and 3,742 children (DCA/DHR, 2000). Persons subjected to domestic violence often have difficulty finding housing due to employment, rental, and poor credit. In 2000, Walton County experienced 1,210 incidents of family violence (DCA/GBI, 2000). The victims of these incidents could require special housing needs, but the actual number is unknown.

Migrant Farm Workers

Migrant workers exist in Georgia in unreported numbers, but some estimates place their numbers at 100,000 (2002). These workers face difficulties in locating housing due to their low wages, discrimination and brief occupancy periods. Walton County, as a largely developing metro-suburban county, does not have a large population of seasonal or migrant farm workers in comparison to other more rural counties. The most recent estimates indicate only 62 migrant farm workers existed in a given year (DCA).

Persons with Disabilities

Persons with disabilities tend to be poor and require special housing needs that provide for accessibility. Walton County population comprises 29.8% persons with (any) disabilities ages 16 and over (1990).

Persons with HIV/AIDS

Georgia is ninth in the nation with reported AIDS cases and the metro-Atlanta area is ranked tenth among metropolitan areas nationally. People with AIDS often experience barriers in receiving emergency rent assistance due to information issues, capacity, and personal issues. In Walton County, between 1981-2000, there were 37 reported AIDS cases. This number, compared to metro-Atlanta counties, is very low.

Persons Recovering from Substance Abuse

In 2001, there were 35,212 persons admitted to substance abuse facilities across Georgia. Substance abuse and homelessness are related in that they often occur as the result of one another. A substance abuser will often fall victim to homelessness as a result of their behavior. Housing stability, moreover, is vital for treating patients afflicted with substance abuse. In Walton County in 2001, there were 3,765 adults treated for substance abuse.

Jobs-Housing Balance

Category	1990	2000	2005
Population	38,586	60,687	74,866
Average Household Size	2.85	2.82	2.88
Total Households	13,433	21,307	25,980
Total Housing Units	14,514	22,500	tbr
Total Employment	8,920	13,564	18,543
Employment: Population Ratio	0.23	0.22	0.48
Employment: Housing Ratio	.61	.60	-

Source: U.S. Bureau of the Census and Georgia Department of Labor; Calculations by NEGRDC.

Note: Jobs-to-Housing ratios express a balance between available jobs and housing units with the underlying theory being that the more even the distribution the closer people will live to their jobs,

reducing vehicular traffic. A balance between jobs and housing is considered to be a ratio of Employment to Housing of between 1.25 and 1.75.

Sufficient Supply of Affordable Housing Tables

Affordable Housing Units for Walton County								
Renter House Holds					Owner House Holds			
	Total	Elderly	Sm Family	Lg Family	Total	Elderly	Sm Family	Lg Family
MFI30	1,554	351	611	592	N/A	N/A	N/A	N/A
MFI150	2,449	349	1,285	815	5,259	123	1,197	3,939
MFI80	1,156	211	425	520	6,815	86	616	6,113
MFI100	112	12	43	57	4,672	111	342	4,219

Source: Georgia Dept. of Community Affairs

Total Households for Walton County								
Renter Households					Owner Households			
	Total	Elderly	Sm Family	Lg Family	Total	Elderly	Sm Family	Lg Family
MFI30	1,385	354	595	169	1,383	770	373	61
MFI150	1,050	175	537	107	1,408	516	589	170
MFI80	1,255	83	582	185	3,038	650	1,624	375
MFI100	1,259	79	152	152	10,464	1,062	7,281	1,251
MFI Total	4,949	691	2,442	613	16,293	2,998	9,867	1,857

Source: Georgia Dept. of Community Affairs

The supply of affordable housing in Walton County, overall, is able to accommodate cost-burdened households. The one exception is those with the heaviest cost burden or those spending 100% of the median family income on housing. For renters, the supply is insufficient by 112 units. For owners within this income category, the imbalance is far greater at 4,672. The supply of owner-occupied housing for low- to moderate-income households is therefore insufficient to meet existing households reported in 2000.

Commuting Patterns

There are three types of commuters in Walton County: (1) those that travel outside the county; (2) those that travel within the county; and (3) those that commute into the county. The largest of these groups is represented by those that travel outside the county and account for 58% of commuters. The second group, or those commuting inside the county, account for 37% of total commuters. Only 15% commute into Walton County from other counties. About 40% of the commuters traveling outside the county are destined for Gwinnett County. The second two largest destinations are Dekalb and Fulton counties. These numbers indicate that a significant portion of Walton County’s housing is occupied by persons employed in metro-Atlanta counties. The large increase in housing development in western Walton County supports these numbers and confirms the housing market is guided by its proximity to the Atlanta region. (For additional information, see the Economic Development chapter)

Barriers to Affordability

As previously mentioned, a large percentage of commuters travel outside the county. Most of the county’s multi-family housing is located in Monroe and to a lesser degree in Loganville and Social Circle. With the exception of Loganville, affordable housing is located outside western Walton County and would require additional travel time and expenses commuting to metro-Atlanta counties. Other barriers may also exist that arise from the high cost of land as well as regulations restricting mobile homes.

Figure 55: Comparison of Income Growth vs. Rise in Housing Values					
Category	1990 (\$)	2000 (\$)	2005 (\$)	1990-2000 AGR (%)	200-2005 AGR (%)
Median Household Income	34,008	46,479	51,489	36.67	10.78
Average Weekly Wage	327	507	586	55.05	15.58
Median Housing Value	66,100	113,300	tbr	71.4	-

Source: U.S. Bureau of the Census; ESRIbis; Calculations by NEGRDC

Note: AGR stands for Annual Growth Rate and measures the increase in household income, the increase in wages for local jobs and compares with the increase in median home values to illustrate whether or not income is rising on pace with housing costs.

Intergovernmental Coordination

The Intergovernmental Coordination element provides local governments an opportunity to inventory existing intergovernmental coordination mechanisms and processes with other local governments and governmental entities that can have profound impacts on the success of implementing the local government's comprehensive plan. The purpose of this element is to assess the adequacy and suitability of existing coordination mechanisms to serve the current and future needs of the community and articulate goals and formulate a strategy for effective implementation of community policies and objectives that, in many cases, involve multiple governmental entities.

Regional and State Coordination

Northeast Georgia Regional Development Center

The Northeast Georgia RDC serves as the regional development center for northeast Georgia including Walton County and the cities of Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove.

The Northeast Georgia RDC is responsible for serving the public interest of the state by promoting and implementing the comprehensive planning process among its twelve county region and with involvement in local and regional planning related to land use, transportation, recreation, historic preservation, natural resources, and solid waste. The existing mechanisms of coordination between Walton County, and the cities of Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove are considered adequate and expected to remain constant through the planning period.

Georgia Department of Transportation

The Georgia Department of Transportation (GDOT) maintains and improves state and Federal highways in Walton County and provides financial assistance for local road improvements.

Georgia Department of Community Affairs

The Georgia Department of Community Affairs (DCA) has several management responsibilities for the State's coordinated planning program and reviews plans for compliance with minimum planning standards. DCA provides a variety of technical assistance and grant funding to the county and cities.

Georgia Department of Natural Resources

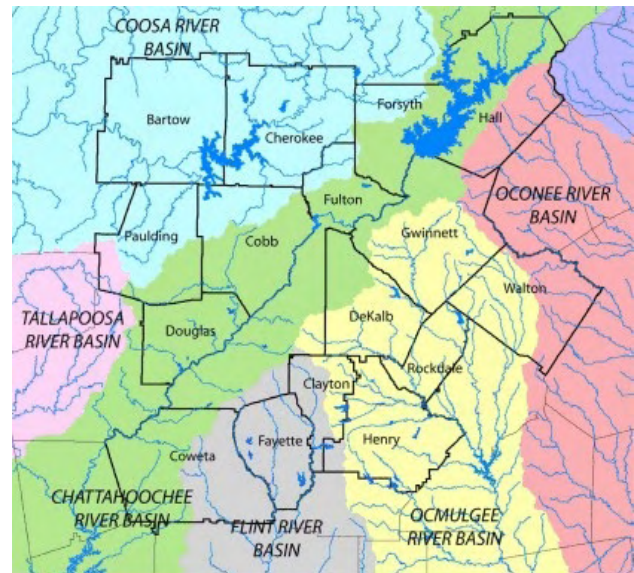
The Georgia Department of Natural Resources is available to provide assistance and guidance to the county and cities in a number of important areas including; water conservation, environmental protection, wildlife preservation, and historic preservation. It is the mission of the Department of Natural Resources to sustain, enhance, protect, and conserve Georgia's natural, historic and cultural resources for present and future generations, while recognizing the importance of promoting the development of commerce and utilize sound environmental practices. This department has 9 divisions working to accomplish this mission: Environmental Protection Division, the Coastal Resources Division, the Georgia Greenspace Program, Historic Preservation Division, Parks Recreation and Historic Sites Division, Pollution Prevention Assistance Division, Wildlife Resources Division, Water Conservation Program, and the Program Support Division.

The Environmental Protection Division (EPD) of the Georgia Department of Natural Resources is a state agency charged with protection Georgia's air, land, and water resources through the authority of state and federal environmental statutes. These laws regulate public and private facilities in the areas of air quality, water quality, hazardous waste, water supply, solid waste, surface mining, underground storage tanks, and others. EPD issues and enforces all state permits in these areas and has full delegation for federal environmental permits except Section 404 (wetland) permits.

Metropolitan North Georgia Water Planning District

The Metropolitan North Georgia Water Planning District was created by the Georgia General Assembly in 2001 to establish policy, create plans and promote intergovernmental coordination of all water issues in the District from a regional perspective. The District includes sixteen counties, including Walton, and ninety-five cities within the metro Atlanta region where over four million people, nearly half the population of the state, live. Walton County is represented on the District's Board of Directors.

With finite water resources and the population continuing to grow, the need to carefully and cooperatively manage and protect Metropolitan Atlanta's rivers and streams has become a priority. It is the primary purpose of the District to develop regional and watershed-specific plans for stormwater management, waste-water treatment, water supply, water conservation, and the general protection of water quality, which plans will be implemented by local governments. In the fall of 2003, the District approved three comprehensive water resource plans: 1) the District-wide Watershed Management Plan, 2) the Long-term Wastewater Management Plan and 3) the Water Supply and Water Conservation Management Plan. These plans will protect water quality and public water supplies in and downstream of the region, protect recreational values of the waters in and downstream of the region, and minimize potential adverse impacts of development on waters in and downstream of the region.



Metropolitan North Georgia Water Planning District

Local Government Coordination

A substantial portion of intergovernmental coordination is achieved through informal processes, such as the exchange of data between City and County government agencies. These informal processes are useful and effective, but formal mechanisms for intergovernmental coordination are also necessary to address some issues that cannot always be resolved through informal methods. The following sections will detail some of the many formal and informal coordination mechanisms that exist between Walton County and local adjacent governments.

Local Governments in Walton County

At the regional level, Walton County is in the 12-county regional planning area. As a member of the Northeast Georgia RDC, the regional planning and intergovernmental coordination agency, Walton County participates in the collective process of planning for its future. Walton County's Board of Commissioner's chair and the Mayor of one of Walton County's municipalities serve on the Northeast Georgia RDC Board.

Service Delivery Strategy

In 1997, the State passed the Service Delivery Strategy Act (HB489). This law mandates the cooperation of local governments with regard to service delivery issues. Each county was required to initiate development of a Service Delivery Strategy (SDS) between July 1, 1997 and January 1, 1998. Service Delivery Strategies must include an identification of services provided by various entities, assignment of responsibility for provision of services and the location of service areas, a description of funding sources, and an identification of contracts, ordinances and other measures necessary to implement the SDS.

Walton County's SDS was most recently revised and amended in March 2006. However, as part of the comprehensive plan update, the SDS will be examined and evaluated.

School Boards

Walton County and all the cities except Social Circle are served by the Walton County Board of Education. Social Circle maintains its own school system primarily serving the residents of Social Circle.

Other Local Authorities and Entities

The Development Authority of Walton County

The Development Authority of Walton County works with the Walton County Chamber of Commerce in promoting Walton County to existing and prospective business. However, the Development Authority serves as the key contact. The Authority was formed in 1981 but reactivated in 1994.

Four-County Joint Development Authority

Walton, Newton, Jasper, and Morgan counties partnered to create a four-county joint development authority for the purpose of developing the Stanton Spring Technology Park, a 1530 acre tract strategically located east of I-285 near Covington (Newton County) in the emerging I-20 growth corridor.

The technology park is master-planned as a comprehensive, self-contained community with specific areas for office, research, business service and light industrial uses in mid and low-rise buildings, Stanton Springs is modeled on the successful Johns Creek project. The Town Center will feature a variety of retail, institutional and residential properties, blended with green space, all in a pedestrian friendly environment.

Monroe, Loganville, and Social Circle each have a Downtown Development Authority to promote their respective city as a viable location for new residential development. In addition, Social Circle has an Industrial Development Authority.

The Walton County Water and Sewer Authority supplies water to unincorporated areas of Walton County and including Between, Good Hope, Jersey, and Walnut Grove.

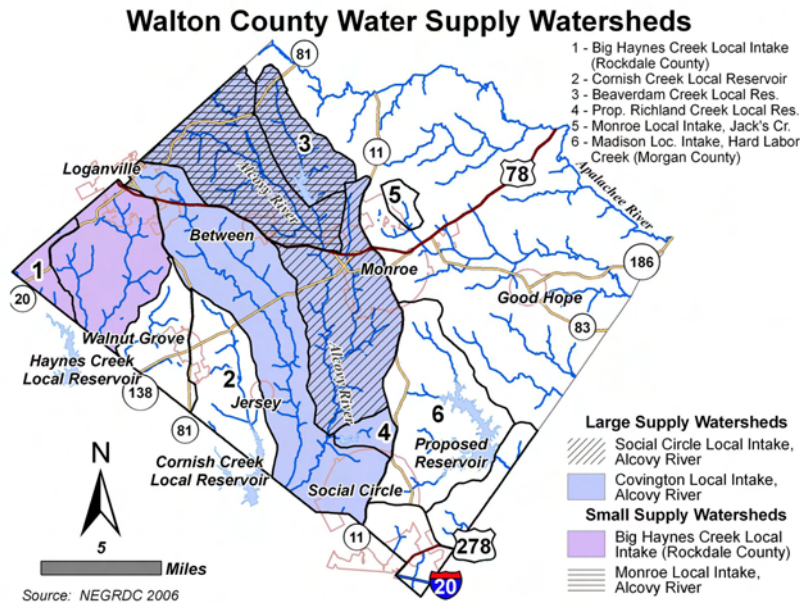
Assessment

Intergovernmental coordination works well in Walton County; however, with the anticipated population increase and associated development, intergovernmental coordination, particularly between local agencies and authorities is critical so that infrastructure expansion is available to meet the associated growth demands.

NATURAL AND CULTURAL RESOURCES

Water Supply Watersheds and Water Supply Sources

The following map illustrates the location of water supply watersheds in Walton County and surface drinking water sources. Only Walton County and Walnut Grove adopted a Water Supply Watershed Protection ordinance consistent with the requirements of Georgia's Environmental Planning Criteria. Regulations required stream and reservoir buffers of natural vegetated land, and establish setback standards for impervious surfaces and establish impervious surface limits.



Between, Jersey, Loganville, Monroe, and Social Circle have these resources in their jurisdictional limits but, the cities were given an indefinite extension to the rules mandating adoption of this ordinance by the Department of Community Affairs on October 10, 2004 due to reevaluation of the rules by the Department of Natural Resources. However, as part of the North Georgia Water Planning District, Loganville, Monroe, and Social Circle have adopted the following ordinances: Conservation Subdivision, Illicit Discharge, Post Development Storm Water Management, Flood Plain Management, Litter Control, and Stream Buffer Protection.

A stream is generally considered impacted when imperviousness within the watershed exceeds ten percent of the land area, and considered degraded when imperviousness exceeds 30 percent. The Water Supply Watershed Protection ordinance limits imperviousness within the watershed to 25 percent. Presently, the watershed is not vulnerable to degradation; however, because public water is available within the watershed, this area is ripe for growth.

Based on 2005 aerial imagery, small watersheds within Walton County have the following percentage of impervious surfaces:

- Jack's Creek - 0.19%
- Social Circle/Alcovy River - 0.01%
- Monroe/Alcovy River - 7.0%
- Beaverdam Creek - 2.4%

All are well under the 25% impervious surface threshold set by the Environmental Planning criteria; however, the Monroe/Alcovy River watershed is nearing the point, 10%, where it will be considered impacted. Further, since several of these watersheds are in rapidly developing parts of the county, the county should monitor impervious surface percentage to insure compliance with the watershed protection ordinances.

Wetlands

In rapidly growing areas, wetlands are at-risk as developers often want to drain or fill the wetlands to increase the amount of developable property.

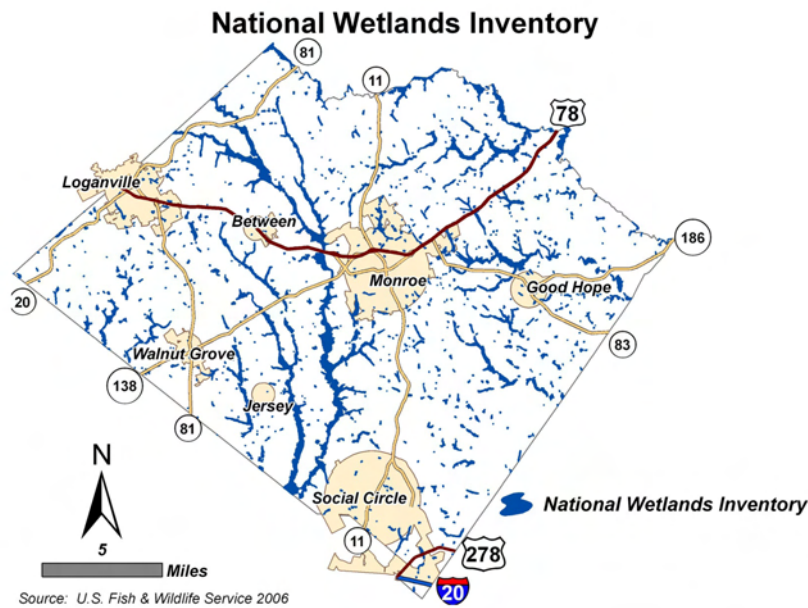
Under Section 404 of the Clean Water Act, freshwater wetland protection rests with the U.S. Army Corps of Engineers. The Corps has the authority to protect navigation channels and regulate the discharge of dredge or fill material in waters or wetlands. Disturbing wetlands through drainage or discharge of fill is prohibited unless there is no practicable alternative. Practicable alternatives can consider cost, existing technology, and logistics and can include the acquisition of other suitable property. The Corps has considerable discretion in interpreting this provision.

Applicants often suggest that securing another site would be too costly. If the developer argues there is an unavoidable loss of wetland, he may propose mitigation, or re-creating more wetlands elsewhere, as compensation. Wetlands in Walton County are scattered but, there is heavy concentration of wetlands throughout the length of the Alcovy River.

Wetlands within unincorporated Walton County are at risk due to impacts from development as the extensive wetlands are located within the county's growth area. However, since the most significant wetlands are associated with the Alcovy River, river corridor protection buffers, in addition to wetland protection, should provide adequate protection provided there is rigorous enforcement of these ordinances.

Walton County, Between, and Walnut Grove adopted a wetlands protection ordinance consistent with the requirements of Georgia's Environmental Planning Criteria. The ordinance ensures proper coordination between each jurisdiction and the Corps of Engineers.

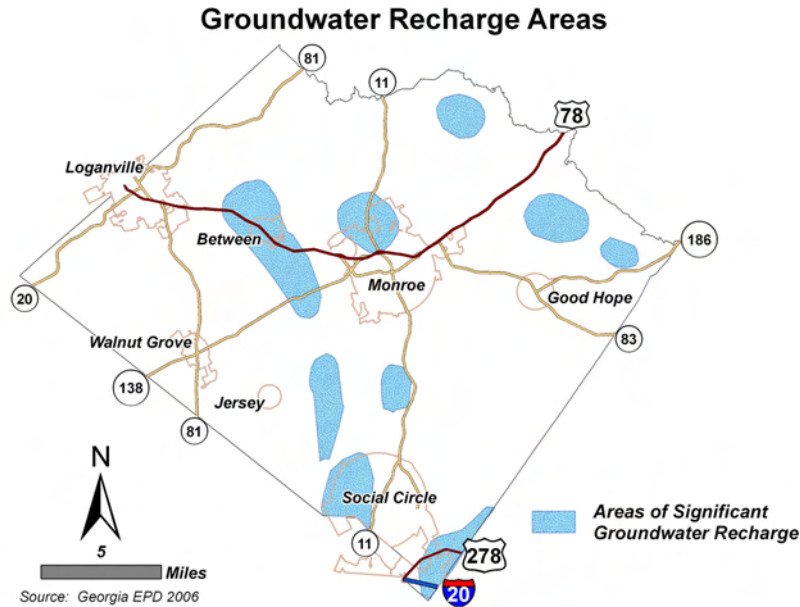
The remaining jurisdictions have not adopted wetlands protection despite the presence of wetlands within the jurisdiction. Each was given an indefinite extension to the rules mandating adoption of this ordinance by the Department of Community Affairs on October 10, 2004 due to reevaluation of the rules by the Department of Natural Resources.



Groundwater Recharge Areas

Significant groundwater recharge areas are located in unincorporated Walton County, Between, Monroe, and Social Circle. Recharge areas in eastern Walton County are largely unaffected by development. Unfortunately, the groundwater recharge areas in western Walton County are located in developed and developing areas.

Walton County and Between adopted a groundwater recharge area protection ordinance consistent with the requirements of Georgia's Environmental Planning Criteria.



Monroe and Social Circle have not adopted groundwater recharge area protection despite the presence of the resources within each jurisdiction. The cities were given an indefinite extension to the rules mandating adoption of this ordinance by the Department of Community Affairs on October 10, 2004 due to reevaluation of the rules by the Department of Natural Resources.

Without public sewerage and public water, minimum lot sizes must be 110% of the allowable minimum, 1 acre. Water lines in Social Circle extend throughout the city though, sewer lines are less extensive. Water and sewer lines are throughout the city. Between water supply is through the Monroe Utilities Network but, the individual septic systems are the sole means of sewage disposal.

If denser development is desired in western Walton County, water and sewer lines will need to be extended into that portion of the county.

Protected Rivers

A protected river is a river identified by the Department of Natural Resources (DNR) as having a flow that exceeds 400 cubic feet per second. No river in Walton County meets this criteria. However, the county passed and implemented river and stream corridor protection for the Apalachee River and all streams located within the W-P1 and W-P2 Watershed Protection Overlay Districts. The protection ordinance meets the DNR required protection criteria.

Other Environmentally Sensitive Areas

Public Water Supply Sources

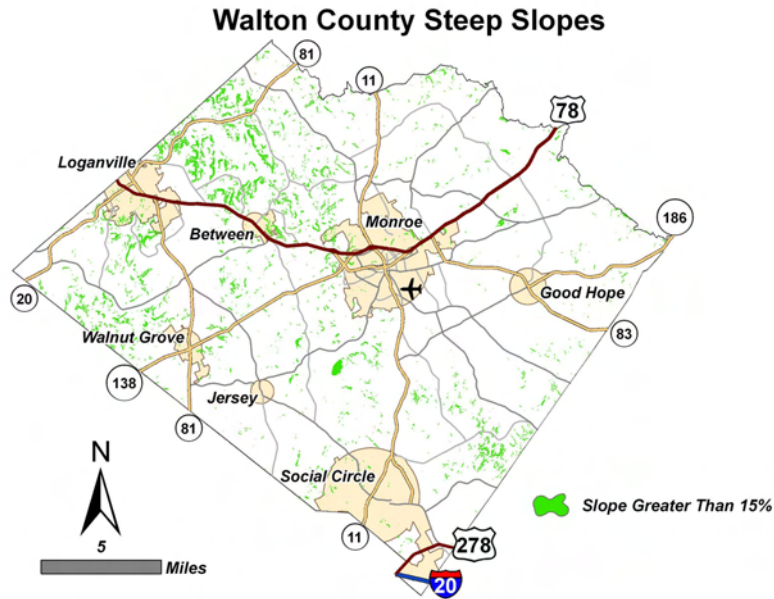
The following are public water supply sources in Walton County:

- Lake Varner, located in southeastern Walton County
- John T. Briscoe, Jr. Reservoir
- Alcovy River intake for both the Monroe Utilities Network and Social Circle

The remaining water is purchased from other jurisdictions. All are protected through watershed protection ordinances.

Steep Slopes

Slopes greater than 18 percent are concentrated in undeveloped southwestern Walton County. The county has no regulations limiting development in these areas.

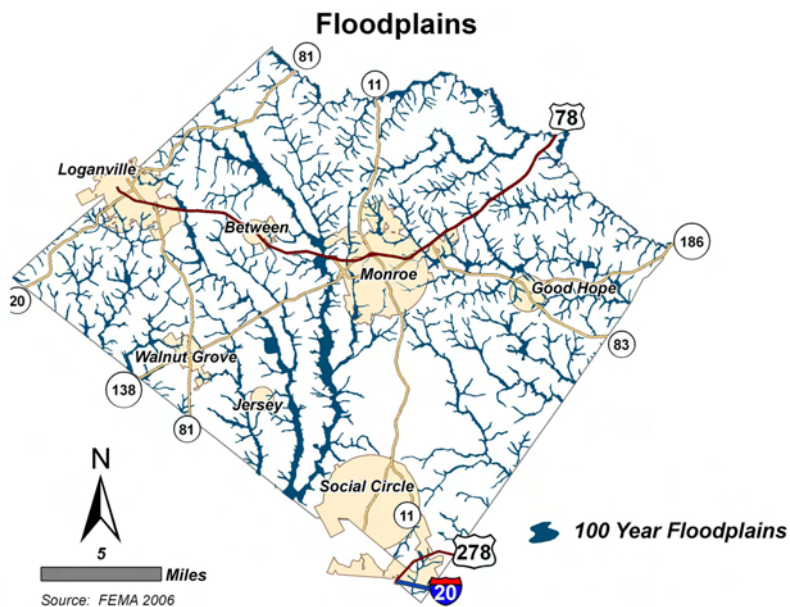


Agricultural Soils

Prime agricultural soils account for 20 percent of the county's soils and are located throughout the county but primarily within the Alcovy river basin and west to the county line. Extensive areas of prime agricultural soils are found in Loganville, eastern Social Circle, Good Hope, and Monroe. The soils in Loganville, Monroe, Walnut Grove, and to a lesser extent, Social Circle, are largely developed.

Flood Plains

Flood hazard boundary maps were prepared for unincorporated Walton County, Good Hope, Monroe, and Loganville and each participates in the National Flood Insurance Program.



Flood damage is known to occur in the Jacks, Grubby, and Mountain creek watersheds. Jacks and Grubby creeks are tributaries of the Apalcahee River, and Mountain Creek is a tributary of the Alcovy River. Most of the remaining flood damage is to the county roads, bridges, culverts, and scattered open fields and pastures in the flood plains and is very minor.

Walton County regulates development within the floodplain through its zoning ordinance as does Good Hope, Loganville, and Monroe.

Plant and Animal Habitats

The following plant species are listed on both the Federal Endangered Species List and Georgia's Protected Species List, other are rare, living outside its normal range. No endangered or protected animals are listed for Walton County.

Georgia Protected Plants		
Little Amphianthus	<i>Amphianthus pusillus</i>	habitat: shallow, flat-bottomed depression pools of granitic outcrops
Sun-Loving Draba or Open-Ground Whitlow-Grass	<i>Draba aprica</i>	habitat: shallow soils on granitic outcrops especially beneath widely scattered, old-growth eastern red cedar.
Georgia Threatened Plant		
Granite rock Stonecrop	<i>Sedum pusillum</i>	habitat: among mosses in partial shade under large, open-grown eastern red cedar on granitic outcrops.

Currently, only federal and state regulations offer any protection to these plants. All three plants are associated with granite rock outcrops. Previously, these habitats were threatened due to indiscriminate activities associated with home construction and trails for recreational vehicles. As increased development continues, these habitats will continue to be threatened.

Significant Natural Resources

Nature Parks, Recreation and Conservation Areas

The Department of Natural Resources, Freshwater Wetlands and Natural Heritage Inventory Program, identifies three significant areas in Walton County. A broad range of sites may be classified as a significant area, including National Natural Landmarks, state registered natural areas, and areas determined worthy of classification based on files from DNR's Heritage Trust and Natural Areas Programs. Significant areas in Walton County include Jack's Creek Mountain, the Alcovy River Swamp, and the Apalachee River.

Hard Labor Creek State Park, located on the southeast border of Walton County, encompasses 5,805 acres including two lakes though, it is largely located in Morgan County. The park is the largest and one of the most popular state parks in Georgia. Facilities include an 18-hole golf course, camping, cottages, picnicking, fishing, swimming, stables and riding, hiking, and a playground.

Walton County has no authority over Hard Labor Creek State Park. The Alcovy River Swamp and Apalachee River are offered some level of protection through the River Corridor Protection ordinance. Jack's Creek Mountain has no special level of protection.

Greenspace

There are currently 390.01 permanently preserved acres in Walton County, all associated with dedicated greenspace in subdivisions. Walton County presently anticipates preserving the majority of its greenspace through greenspace dedication in new subdivisions.

ALCOVY RIVER BASIN (W-P1)					
S/D NAME FILE NUMBER	LOCATION	MAP-PARCEL	TOTAL ACREAGE	ACRES OF GREEN SPACE	DATE DEEDED TO COUNTY/ STATUS
Jennifer Springs 02020R	Double Springs Rd	73-3	43.86	11.23	Plat recorded 8-8-03
Alcovy Ridge 03033R	Bullock Bridge Rd	59-29, 30 & 31	61.88	18.85	Plat recorded GS deeded 3-23-06
Oakmont 04100026R	Troy Smith Rd	74-44	110.91	29.04	Plat recorded 11-28-05 GS deeded 12-22-05
Shepherds Landing 0412019R	Ammons Bridge Rd	99-10	151.13	37.83	Not permitted
Greenridge Estates 0501025R	Bullock Bridge Rd	59-32 & 37	52.4	13.12	Plat recorded
River Green Estates 0502031R	Double Springs Church Rd	74-8	28.8	7.3	Plat recorded 9-27-06
Bullock Estates 0511020R	Bullock Bridge Rd	59-44 & 90a	46.51	12.1	Permitted 12-16-05 Recorded ?
Richmond Place U.3 0510020R	Hudson Rd	34-2,4,7, 8,9, & 10	83.94	21.61	Plat recorded 1-2-07
Heritage Walk 0512017R	Monroe-Jersey Rd	103-43	102.75	43.15	Permitted 2-15-06 Recorded ?
Royal Club S/D 0605027R	Bullock Bridge Rd	59-90	18.53	2.37	Plat recorded 11-21-06
Bridge Gate on the Alcovy S/D 0609013R	New Hope Church Rd	74-9	61.5	7.5	Permitted 12-8-06
Briarfield West S/D 0609017R	Bullock Bridge Rd	59-91 & 92	34.89	3.33	Permitted 10-6-06
TOTAL				207.43	

APALACHEE RIVER BASIN					
S/D NAME FILE NUMBER	LOCATION	MAP-PARCEL	TOTAL ACREAGE	ACRES OF GREEN SPACE	DATE DEEDED TO COUNTY/ STATUS
Apalachee Falls 03025R	Tom C. Camp Rd	118-9	153.2	43.0	Plat recorded 3-16-05
June Ivey Springs 0409016R	June Ivey Rd	57-58 & 59	82.99	39.52	Plat recorded 11-19-05
TOTAL				82.52	

BEAVERDAM CREEK BASIN (W-P2)					
S/D NAME FILE NUMBER	LOCATION	MAP-PARCEL	TOTAL ACREAGE	ACRES OF GREEN SPACE	DATE DEEDED TO COUNTY\ STATUS
Bradford Estates 0409017R	Hickory Grove Church Rd	72-pt.35	68.0	19.83	Plat recorded 9-20-05
Hickory Grove Estates 0502002R	Hickory Grove Church Rd	72-pt.35	72.0	22.53	Plat recorded GS deeded 12-22-05 16.502 acres
Chapman Grove Estates 0507021R	Hickory Grove Church Rd	72-pt.35	124.65	42.13	Permitted 11-15-05 Plat recorded?
TOTAL				84.49	

BIG HAYNES CREEK BASIN (W-P1)					
S/D NAME FILE NUMBER	LOCATION	MAP-PARCEL	TOTAL ACREAGE	ACRES OF GREEN SPACE	DATE DEEDED TO COUNTY\ STATUS
Sharon Church Manor 0511032R	S. Sharon Church Rd	12-36 & 38	26.44	3.72	Plat recorded 8-21-06
Stoney Creek Estates S/D 0601015R	S. Sharon Church Rd	12- 40	46.33	11.94	Permitted 9-27-06
TOTAL				15.66	

Forest Land

Individuals and farmers own the majority of forest resources. As development pressures increase, these lands, like agricultural properties, will convert to residential and commercial land uses. Many of the same mechanisms used to protect agricultural land can be used to protect forested lands.

Scenic Views

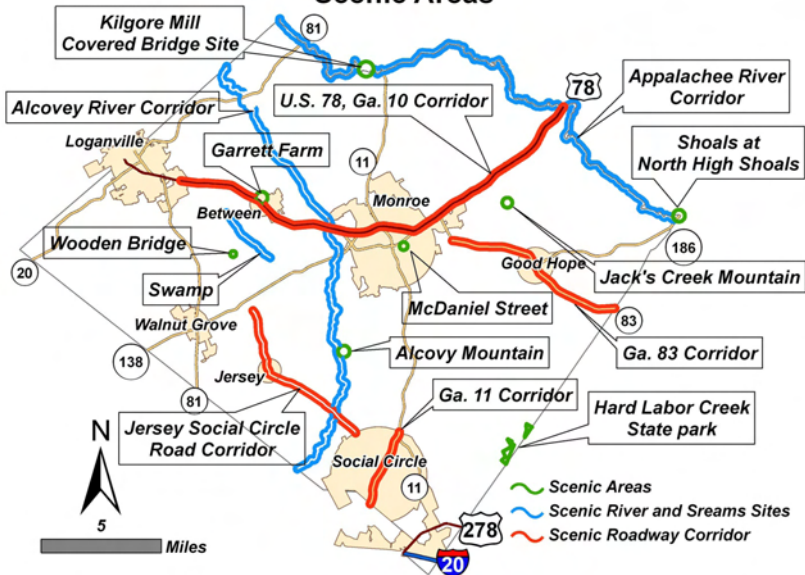
Scenic corridors are roadways of any functional type that are characterized by specific attributes and are designated in the Walton County Comprehensive Plan. Scenic corridors may:

- Exhibit aesthetic or environmental qualities of countywide significance, particularly its rural character defined as agricultural and forested areas.
- Move through large open areas
- Contain an abundant landscape

Identified scenic viewsheds and corridors include:

- Alcovy Mountain
- Alcovy River
- Apalachee River
- Cotton gin and General Store in Good Hope
- Garrett Farm
- Hard Labor Creek State Park
- High elevations at Highway 81 and Double Springs Road
- Highway 11 through Social Circle
- Highway 78 from Loganville city limits through Walton County
- Cultural Resources identified in this Comprehensive Plan
- Jack's Creek Mountain
- Jersey - Social Circle Road/Jersey Road, Cattle Farms
- Kilgore Mill Cover Bridge site
- Little Flat Creek Swamp at Monroe Youth Road
- Lover's Lane or Lower Tanner Road, in Bold Springs area
- McDaniel Street (Monroe), two-block area south of South Broad Street
- Open farm fields on Highway 83 in eastern Walton County
- Scenic area off Cannon Farm Road located off Highway 138 near Newton County
- Store fronts in Social Circle and Jersey
- The shoals at North High Shoals
- Wood bridge on Thompson's Creek over Big Flat Creek Shoals

Scenic Areas



Population

Population Overview

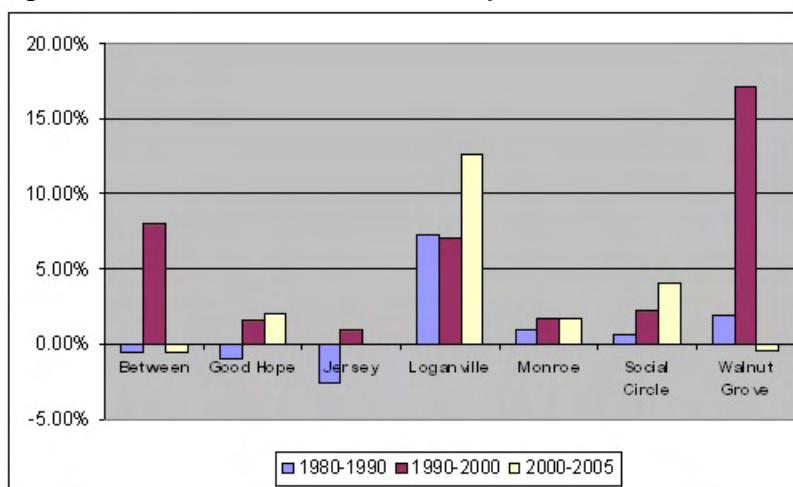
Walton County includes seven municipalities and the unincorporated area. In 1980, the population of Walton County was about 4 times the population of the county's most populous city, Monroe. By the year 2000, this factor had increased to 5.5, reflecting the rapid population growth the county experienced in the late 20th century and fueled by in-migration due to the county's proximity to the Atlanta areas and the availability of land for development. Since 1990, the county's western cities, Loganville and Walnut Grove, and to a lesser extent, Between, experienced growth rates between 8 and 17 percent. Social Circle, located in southeastern Walton County, has experienced growth, though at a lesser rate, largely because of its proximity to Interstate 20. However, the political boundaries of some municipalities are fluid as Between, Good Hope, Loganville, Monroe, Social Circle, and Walnut Grove have annexed land since 1990 thus making comparisons between the populations and other characteristics of these municipalities using decennial census data difficult to interpret.

Jurisdiction	1980	1990	2000	2005*	Percent Growth 1980 - 1990	Percent Growth 1990 - 2000	Percent Growth 2000 - 2005
Between	87	82	148	144	-0.57	8.05	-0.54
Good Hope	200	181	210	232	-0.95	1.6	2.1
Jersey	201	149	163	163	-2.59	0.94	0
Loganville	1,841	3,180	5,435	8,881	7.27	7.09	12.68
Monroe	8,854	9,759	11,407	12,329	1.02	1.69	1.62
Social Circle	2,591	2,755	3,379	4,053	0.63	2.26	3.99
Walnut Grove	387	458	1,241	1,210	1.83	17.1	0.5
Unincorporated County	17,050	22,022	38,704	48,635	2.92	7.58	5.13
Walton	31,211	38,586	60,687	75,647	2.36	5.73	4.93
Georgia	5,462,989	6,478,149	8,186,453	9,072,576	1.86	2.64	2.16
United States	226,542,199	248,709,873	281,421,906	288,378,137	0.9	1.2	1.07

Source: U.S. Bureau of the Census. Calculations by NEGRDC.

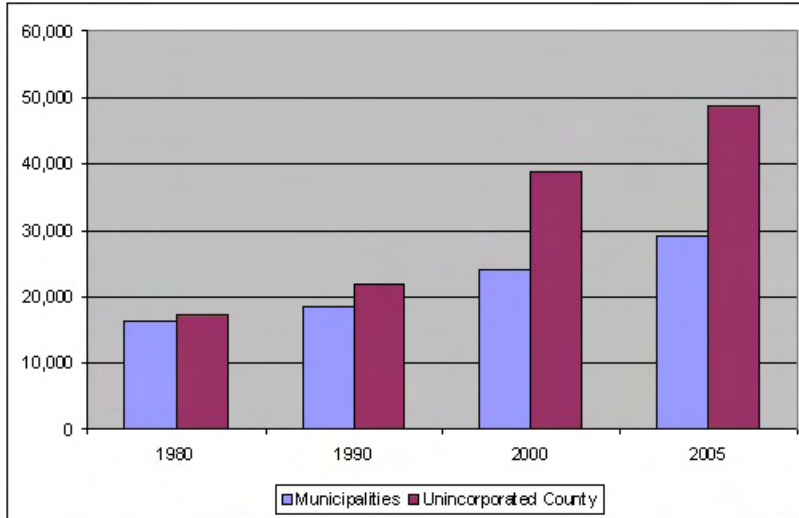
*estimate

Figure 1: Historic Illustration of Municipal Annual Growth Rates



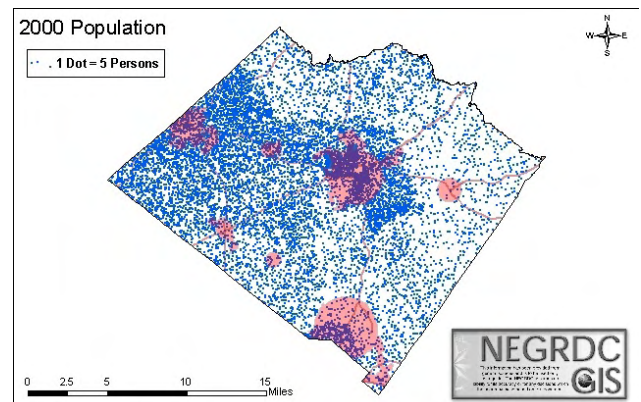
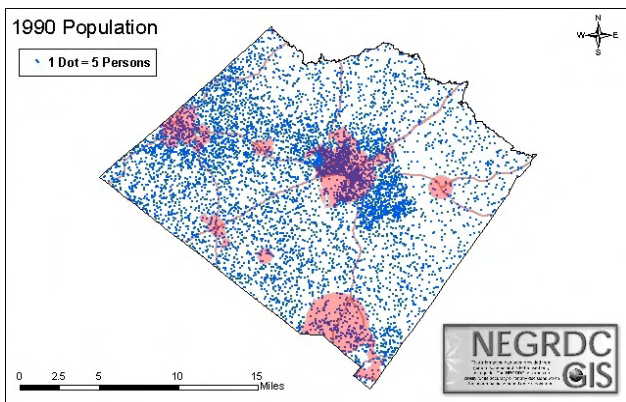
Source: U.S. Bureau of the Census

Figure 2: Historic Comparison of Growth in Municipalities and Unincorporated Walton County



Source: U.S. Bureau of the Census

A comparison of the location of growth between 1990 and 2000 indicate that growth occurred throughout the county but, the majority of the growth has been west of Monroe along the corridor between State Route 138 and just north of U.S. 78.



Growth in the region over the past 25 years has exceeded that of Georgia over the same period. Walton County's growth rate is the 3rd fastest of the surrounding counties and exceeded that of both the Athens and Atlanta MSAs.

Jurisdiction	1980	1990	2000	2005	Percent Change 1980 - 1990	Percent Change 1990 - 2000	Percent Change 2000 - 2005
Barrow	21,354	29,721	46,144	59,954	3.92	5.53	5.99
Gwinnett	166,815	352,910	588,448	726,273	11.16	8.67	4.68
Morgan	11,572	12,883	15,457	17,492	1.13	2.00	2.63
Newton	34,666	41,808	62,001	86,713	2.06	4.83	7.97
Oconee	12,427	17,618	26,225	29,748	4.18	4.89	2.69
Rockdale	36,570	54,091	70,111	78,545	4.79	2.96	2.41
Walton	31,211	38,586	60,687	75,647	2.36	5.73	4.93
Athens MSA	113,601	136,025	166,079	175,085	1.97	2.21	1.08
Atlanta MSA	2,233,324	2,959,950	4,112,198	4,768,685	3.25	3.89	3.19
Northeast GA	275,272	328,223	438,300	516,822	1.92	3.35	3.58
Georgia	5,462,989	6,478,149	8,186,453	9,072,576	1.86	2.64	2.16

Source: U.S. Bureau of the Census; Calculation by NEGRDC

- Athens MSA represents Athens-Clarke, Madison, Oconee and Oglethorpe counties.
- Atlanta MSA represents Barrow, Bartow, Carroll, Cherokee, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Newton, Paulding, Pickens, Rockdale, Spalding, Walton counties.
- Northeast Georgia represents Barrow, Clarke, Elbert, Greene, Jackson, Jasper, Madison, Morgan, Newton, Oconee, Oglethorpe, and Walton counties.

Population Projections

Several different forecast scenarios were calculated using a variety of statistical methods.

The Linear Regression analysis utilizes a linear curve to plot historical growth in a straight line, resulting in constant incremental growth. Geometric (or exponential) Curve describes the compound phenomena measured at discrete points in time, resulting in a constant growth rate. Linear Regression applies growth in increments (ie. 1000 new persons every year), Geometric Curve applies growth by a rate (ie. 5 percent growth every year).

The Cohort Component analysis, which measures not only the size of the population, but also the composition. The population forecast is determined by estimating the vital statistics of the population (fertility and mortality rates) for each age grouping and for both males and females. This technique also incorporates a migration component based on population change over time within each of the age groups.

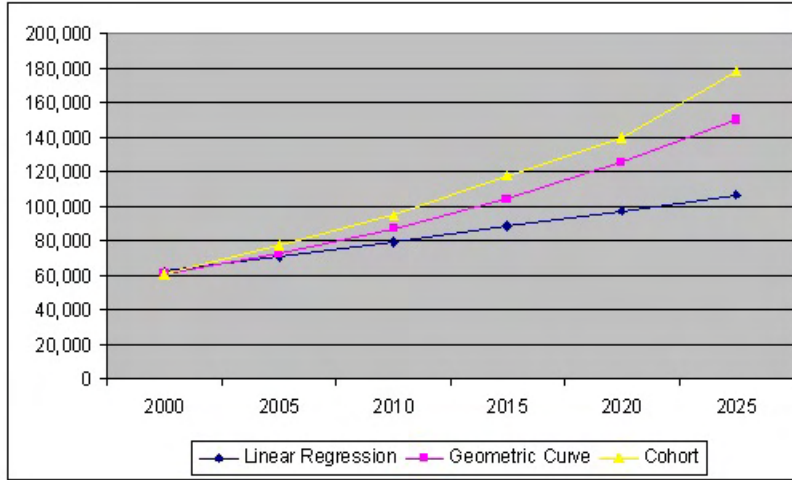
The most plausible forecast for the county and municipalities is the Cohort Component analysis . Each of the three components is aggregated to forecast the populations over a twenty-year horizon.

Walton County	Linear Regression	Geometric Curve	Cohort
2000	61,756	60,466	60,687
2005	70,630	72,470	77,464
2010	79,504	86,857	94,459
2015	88,378	104,100	117,242
2020	97,252	124,767	139,179

2025	106,126	149,536	178,068
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Sources: U.S. Bureau of the Census; Calculations by NEGRDC

Figure 3: Illustration of Population Projections Scenarios



Sources: U.S. Bureau of the Census; Calculations by NEGRDC

The same statistical models for forecasting future population were used for the municipalities. Again, the most plausible model is the Cohort Component model. Forecasting population growth within municipalities is less accurate, due to difficulty in accounting for factors such as availability of land, proximity to areas of growth influence (Atlanta), availability of infrastructure (Water, Sewer) and annexation policy.

As has occurred historically, those cities in the western portion of the county are projected to realize the greater growth rates largely due to their proximity to the Atlanta Area. However, the unincorporated county is projected to continue growing at a faster rate than the municipalities.

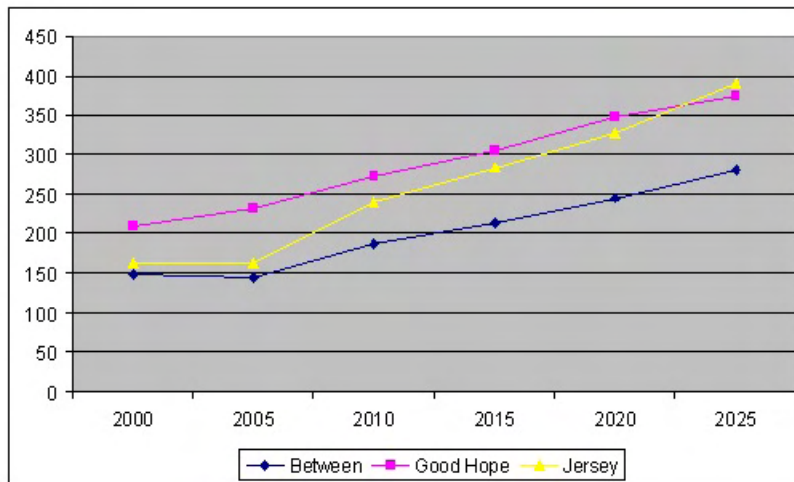
Jurisdiction	2000	2005	2010	2015	2020	2025
Between	148	144	187	214	245	280
Good Hope	210	232	272	306	347	374
Jersey	163	163	241	283	327	391
Loganville	5,435	8,881	9,278	12,155	15,046	20,297
Monroe	11,407	12,329	13,288	13,994	14,767	16,098
Social Circle	3,379	4,053	4,170	4,545	4,936	5,562
Walnut Grove	1,241	1,210	1,434	1,780	2,113	2,703
Unincorporated County	38,704	48,635	65,589	83,966	101,400	132,363
Walton	60,687	75,647	94,459	117,242	139,179	178,068
Georgia	8,186,453	8,925,796	9,589,080	10,230,578	10,843,753	11,438,622

Sources: U.S. Bureau of the Census; Calculations by NEGRDC

Table 5: Projection of Annualized Growth Rate in Percent					
Jurisdiction	2005	2010	2015	2020	2025
Between	-0.56	4.60	2.52	2.53	2.50
Good Hope	1.90	2.94	2.22	2.36	1.44
Jersey	0.00	6.47	2.97	2.69	3.27
Loganville	7.76	0.86	4.73	3.84	5.17
Monroe	1.50	1.44	1.01	1.05	1.65
Social Circle	3.33	0.56	1.65	1.58	2.25
Walnut Grove	-0.51	3.12	3.89	3.15	4.37
Unincorporated County	4.08	5.17	4.38	3.44	4.68
Walton	3.96	3.98	3.89	3.15	4.37
Georgia	1.66	1.38	1.25	1.13	1.04

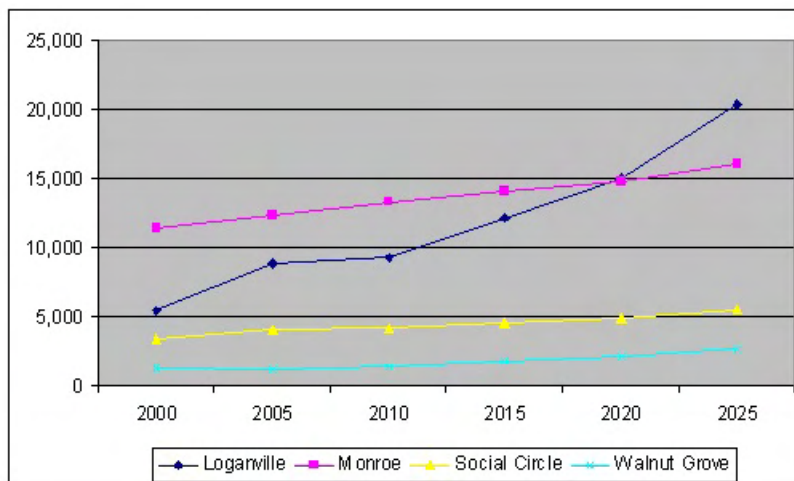
Sources: U.S. Bureau of the Census; Calculations by NEGRDC

Figure 4: Comparison of Municipal Projections (Population less than 1000)



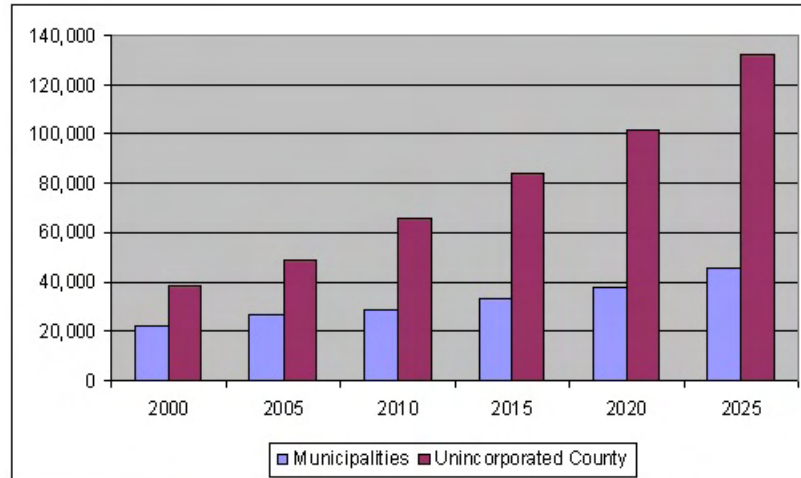
Sources: U.S. Bureau of the Census; Calculations by NEGRDC

Figure 5: Comparison of Municipal Projections (Population greater than 1000)



Sources: U.S. Bureau of the Census; Calculations by NEGRDC

Figure 6: Comparison of Population Projections in Municipalities and Unincorporated County



Sources: U.S. Bureau of the Census; Calculations by NEGRDC

Age Distribution

Age	Walton	Between	Good Hope	Jersey	Loganville	Monroe	Social Circle	Walnut Grove
0-4	3,001	9	8	11	313	857	216	29
5-9	3,014	2	11	11	227	815	221	41
10-14	2,953	6	13	12	239	743	179	34
15-19	2,936	5	18	12	199	722	185	33
20-24	2,905	5	10	9	290	813	212	30
25-29	3,381	6	6	10	394	839	254	37
30-34	3,161	4	8	12	284	723	188	36
35-39	2,946	5	16	17	244	636	159	36
40-44	2,694	5	13	14	163	554	162	35
45-49	2,368	4	14	8	194	505	159	40
50-54	1,881	4	11	6	147	425	127	27
55-59	1,609	3	9	4	98	367	127	13
60-64	1,445	3	13	7	105	395	108	23
65-69	1,382	5	9	10	103	404	128	14
70-74	1,115	10	8	3	72	359	107	15
75-79	826	2	4	3	47	268	84	6
80-84	593	1	5	0	39	200	66	7
85+	376	3	5	0	22	134	73	2
Total	38,586	82	181	149	3,180	9,759	2,755	458

Source: U.S. Bureau of the Census

Age	Walton	Between	Good Hope	Jersey	Loganville	Monroe	Social Circle	Walnut Grove
0-4	7.78	10.98	4.42	7.38	9.84	8.78	7.84	6.33
5-9	7.81	2.44	6.08	7.38	7.14	8.35	8.02	8.95
10-14	7.65	7.32	7.18	8.05	7.52	7.61	6.50	7.42
15-19	7.61	6.10	9.94	8.05	6.26	7.40	6.72	7.21
20-24	7.53	6.10	5.52	6.04	9.12	8.33	7.70	6.55
25-29	8.76	7.32	3.31	6.71	12.39	8.60	9.22	8.08
30-34	8.19	4.88	4.42	8.05	8.93	7.41	6.82	7.86
35-39	7.63	6.10	8.84	11.41	7.67	6.52	5.77	7.86
40-44	6.98	6.10	7.18	9.40	5.13	5.68	5.88	7.64
45-49	6.14	4.88	7.73	5.37	6.10	5.17	5.77	8.73
50-54	4.87	4.88	6.08	4.03	4.62	4.35	4.61	5.90
55-59	4.17	3.66	4.97	2.68	3.08	3.76	4.61	2.84
60-64	3.74	3.66	7.18	4.70	3.30	4.05	3.92	5.02
65-69	3.58	6.10	4.97	6.71	3.24	4.14	4.65	3.06
70-74	2.89	12.20	4.42	2.01	2.26	3.68	3.88	3.28
75-79	2.14	2.44	2.21	2.01	1.48	2.75	3.05	1.31
80-84	1.54	1.22	2.76	0.00	1.23	2.05	2.40	1.53
85+	0.97	3.66	2.76	0.00	0.69	1.37	2.65	0.44
Total	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00

Source: U.S. Bureau of the Census

Age	Walton	Between	Good Hope	Jersey	Loganville	Monroe	Social Circle	Walnut Grove
0-4	4,902	8	13	9	457	964	266	119
5-9	4,866	14	7	14	480	940	261	114
10-14	4,847	9	14	9	437	881	276	104
15-19	4,215	7	10	18	352	848	229	68
20-24	3,330	15	8	7	302	857	213	58
25-29	4,203	1	18	9	394	856	203	135
30-34	5,129	9	18	10	484	858	253	136
35-39	5,482	16	15	15	554	847	268	127
40-44	4,701	6	15	13	411	705	202	94
45-49	4,131	11	14	9	361	657	173	81
50-54	3,807	20	19	10	268	584	188	56
55-59	3,025	7	14	12	271	521	195	52
60-64	2,209	8	12	6	183	429	160	29
65-69	1,803	2	8	6	143	363	131	31
70-74	1,448	9	10	7	111	337	95	17
75-79	1,145	3	6	3	101	320	100	11
80-84	795	2	5	3	73	245	82	3
85+	649	1	4	3	53	195	84	6

Total	60,687	148	210	163	5,435	11,407	3,379	1,241
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Source: U.S. Bureau of the Census

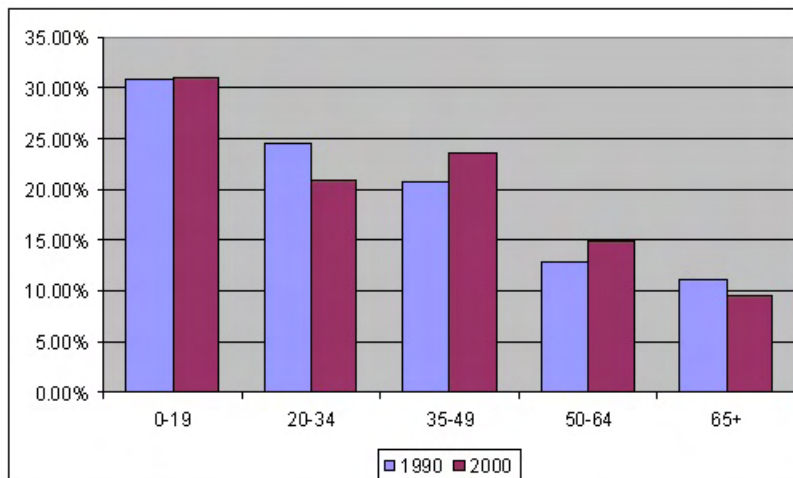
Age	Walton	Between	Good Hope	Jersey	Loganville	Monroe	Social Circle	Walnut Grove
0-4	8.08	5.41	6.19	5.52	8.41	8.45	7.87	9.59
5-9	8.02	9.46	3.33	8.59	8.83	8.24	7.72	9.19
10-14	7.99	6.08	6.67	5.52	8.04	7.72	8.17	8.38
15-19	6.95	4.73	4.76	11.04	6.48	7.43	6.78	5.48
20-24	5.49	10.14	3.81	4.29	5.56	7.51	6.30	4.67
25-29	6.93	0.68	8.57	5.52	7.25	7.50	6.01	10.88
30-34	8.45	6.08	8.57	6.13	8.91	7.52	7.49	10.96
35-39	9.03	10.81	7.14	9.20	10.19	7.43	7.93	10.23
40-44	7.75	4.05	7.14	7.98	7.56	6.18	5.98	7.57
45-49	6.81	7.43	6.67	5.52	6.64	5.76	5.12	6.53
50-54	6.27	13.51	9.05	6.13	4.93	5.12	5.56	4.51
55-59	4.98	4.73	6.67	7.36	4.99	4.57	5.77	4.19
60-64	3.64	5.41	5.71	3.68	3.37	3.76	4.74	2.34
65-69	2.97	1.35	3.81	3.68	2.63	3.18	3.88	2.50
70-74	2.39	6.08	4.76	4.29	2.04	2.95	2.81	1.37
75-79	1.89	2.03	2.86	1.84	1.86	2.81	2.96	0.89
80-84	1.31	1.35	2.38	1.84	1.34	2.15	2.43	0.24
85+	1.07	0.68	1.90	1.84	0.98	1.71	2.49	0.48
Total	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00

Source: U.S. Bureau of the Census

Because of the growth in new single-family residential subdivisions designed to suit the needs of younger couples and families, Walton County, since 1980, has experienced a dramatic increase in number of children under the age of 18. The under 18 population accounts for 31 percent of the total population, significantly higher than the state average of 26.5 percent.

There was, however, a slight decrease in the 20-34 age cohorts possibly reflecting an out-migration of high school graduates in search of employment and/or higher education opportunities.

Figure 7: 1990 - 2000 Age Distribution Comparison



Sources: U.S. Bureau of the Census

The growing senior population is also an important trend. While the difference in the county's senior population (over 65 years) was statistically insignificant from the State's, the County's percentage of residents over 65 is expected to increase faster than the total population, representing 12.35 % in 2025. Based on population projections, this translates into nearly 30,000 additional seniors by 2025.

Residents require different accommodations throughout their life cycle. The needs of a single person are very different from those of a family and again from someone considered an "empty nester." Quality healthcare, availability of transit service and recreational facilities are higher priorities for seniors.

Age	1990	2000	2005	2010	2015	2020	2025
0-4	3,001	4,902	6,190	7,416	7,939	8,069	11,769
5-9	3,014	4,866	5,929	7,361	7,758	8,010	11,332
10-14	2,953	4,847	6,379	7,925	9,657	12,001	14,012
15-19	2,936	4,215	5,811	6,804	9,382	10,295	14,114
20-24	2,905	3,330	4,524	5,472	7,306	8,938	11,048
25-29	3,381	4,203	4,243	6,033	6,949	9,745	11,161
30-34	3,161	5,129	5,470	5,878	8,122	9,662	13,158
35-39	2,946	5,482	6,426	6,820	7,753	9,788	12,691
40-44	2,694	4,701	6,717	7,627	8,235	8,749	12,119
45-49	2,368	4,131	5,800	7,687	8,961	9,568	10,705
50-54	1,881	3,807	5,094	6,643	9,221	10,777	11,311
55-59	1,609	3,025	4,362	5,276	7,692	9,819	11,974
60-64	1,445	2,209	3,361	4,470	5,861	7,795	10,688
65-69	1,382	1,803	2,411	3,388	4,763	5,907	8,386
70-74	1,115	1,448	1,792	2,208	3,401	4,465	5,924
75-79	826	1,145	1,282	1,490	1,998	2,792	3,966
80-84	593	795	912	1,028	1,207	1,556	2,283
85+	376	649	760	934	1,036	1,242	1,429
Total	38,586	60,687	77,464	94,459	117,242	139,179	178,068

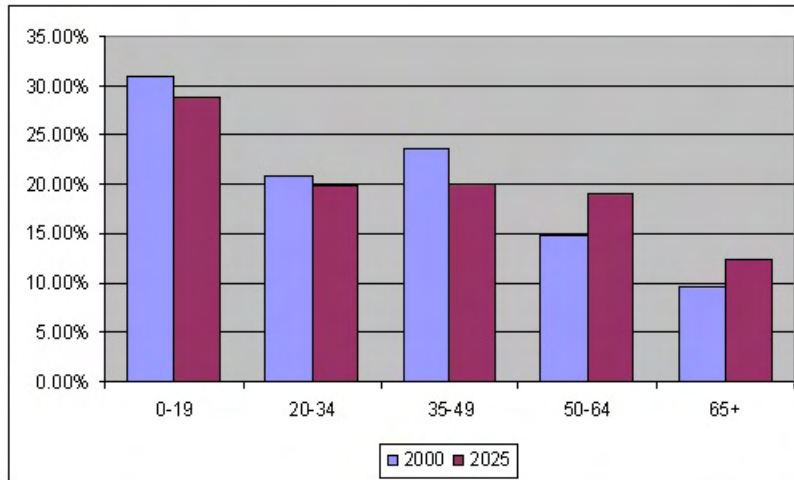
Source: U.S. Bureau of the Census; Calculations by NEGRDC

Age	1990	2000	2005	2010	2015	2020	2025
0-4	7.78	8.08	7.99	7.85	6.77	5.80	6.61
5-9	7.81	8.02	7.65	7.79	6.62	5.76	6.36
10-14	7.65	7.99	8.23	8.39	8.24	8.62	7.87
15-19	7.61	6.95	7.50	7.20	8.00	7.40	7.93
20-24	7.53	5.49	5.84	5.79	6.23	6.42	6.20
25-29	8.76	6.93	5.48	6.39	5.93	7.00	6.27
30-34	8.19	8.45	7.06	6.22	6.93	6.94	7.39
35-39	7.63	9.03	8.30	7.22	6.61	7.03	7.13
40-44	6.98	7.75	8.67	8.07	7.02	6.29	6.81
45-49	6.14	6.81	7.49	8.14	7.64	6.87	6.01
50-54	4.87	6.27	6.58	7.03	7.86	7.74	6.35
55-59	4.17	4.98	5.63	5.59	6.56	7.05	6.72
60-64	3.74	3.64	4.34	4.73	5.00	5.60	6.00

Age	1990	2000	2005	2010	2015	2020	2025
65-69	3.58	2.97	3.11	3.59	4.06	4.24	4.71
70-74	2.89	2.39	2.31	2.34	2.90	3.21	3.33
75-79	2.14	1.89	1.65	1.58	1.70	2.01	2.23
80-84	1.54	1.31	1.18	1.09	1.03	1.12	1.28
85+	0.97	1.07	0.98	0.99	0.88	0.89	0.80
Total	100.00	100.00	100.00	100.00	100.00	100.00	100.00

Source: U.S. Bureau of the Census; Calculations by NEGRDC

Figure 8: 2000 - 2025 Age Distribution Comparison



Source: U.S. Bureau of the Census

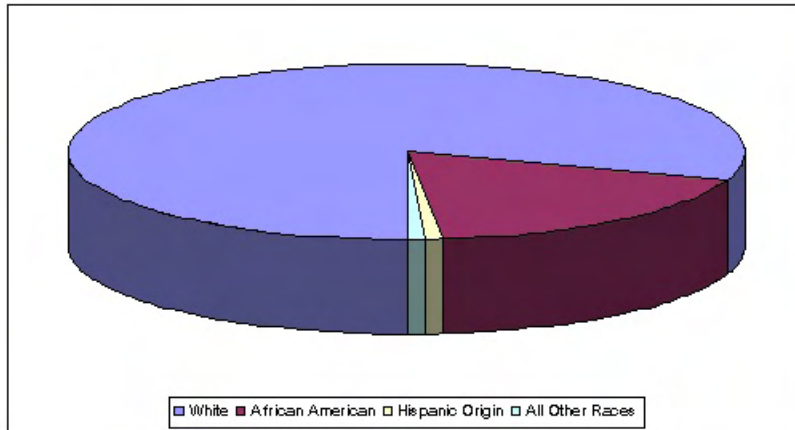
Race and Ethnicity

The racial composition of Walton County is predominantly White with 15% African-American. All other races declined in 2000 with the exception of Asian or Pacific Islander and Other.

	Walton	Between	Good Hope	Jersey	Loganville	Monroe	Social Circle	Walnut Grove
White	80.80	100.00	89.50	100.00	93.14	58.26	54.12	96.29
African American	18.41	0.00	10.50	0.00	5.28	40.90	45.63	2.40
American Indian	0.23	0.00	0.00	0.00	0.44	0.12	0.11	0.22
Asian or Pacific Islander	0.37	0.00	0.00	0.00	0.63	0.55	0.04	0.00
Other race	0.19	0.00	0.00	0.00	0.50	0.16	0.11	1.09
Hispanic Origin	0.88	0.00	0.00	4.03	1.13	1.19	0.87	1.75

Source: U.S. Bureau of the Census

Figure 9: 1990 Racial and Ethnic Composition



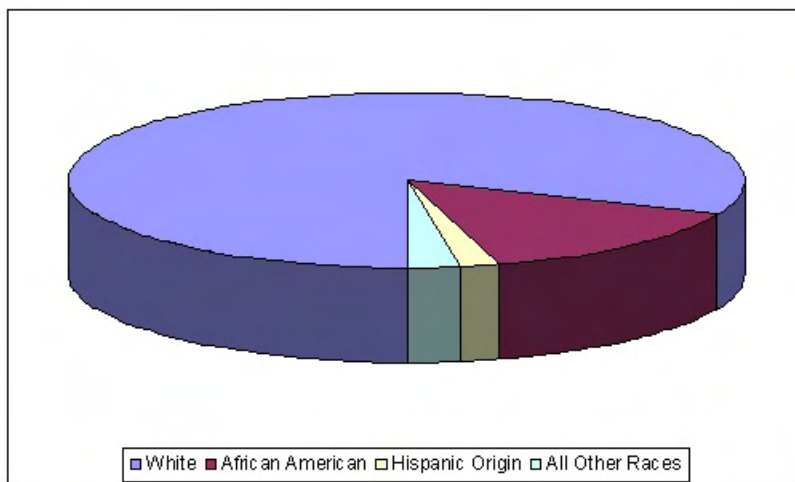
Source: U.S. Bureau of the Census

Table 13: 2000 Racial and Ethnic Composition of the Population (%)

	Walton	Between	Good Hope	Jersey	Loganville	Monroe	Social Circle	Walnut Grove
White	83.03	96.62	95.71	95.71	91.61	54.69	57.21	94.20
African American	14.42	3.38	0.95	3.07	4.53	42.24	41.31	2.66
American Indian	0.25	0.00	1.43	0.00	0.26	0.21	0.06	0.00
Asian or Pacific Islander	0.72	0.00	0.00	0.00	1.05	0.39	0.21	1.37
Other race	0.64	0.00	0.48	0.61	1.23	1.26	0.21	0.24
Two or more races	0.95	0.00	1.43	0.61	1.32	1.20	1.01	1.53
Hispanic Origin	1.92	0.68	0.95	0.61	3.42	2.52	1.48	1.13

Source: U.S. Bureau of the Census

Figure 10: 2000 Racial and Ethnic Composition



Source: U.S. Bureau of the Census

	White	African American	American Indian	Asian	Other race	2 or more races	Hispanic Origin
Barrow	84.84	9.72	0.30	2.24	1.50	1.40	3.16
Gwinnett	72.71	13.29	0.28	7.24	4.32	2.15	10.90
Morgan	69.69	28.53	0.14	0.34	0.41	0.89	1.60
Newton	75.27	22.21	0.22	0.74	0.58	0.98	1.87
Oconee	88.13	6.30	0.15	1.46	0.05	0.72	3.18
Rockdale	75.74	18.22	0.26	1.99	2.53	1.26	5.96
Walton	83.03	14.42	0.25	0.72	0.64	0.95	1.92
Northeast Georgia	73.80	20.08	0.20	1.47	0.10	0.92	3.44
Georgia	62.65	28.48	0.22	2.14	0.14	1.07	5.32

Source: U.S. Bureau of the Census

	2000	2005	2010	2015	2020	2025
White	82.44	82.17	82.87	83.72	84.53	85.12
African American	14.67	14.26	13.38	12.42	11.48	10.65
American Indian	0.26	0.29	0.29	0.30	0.30	0.29
Asian or Pacific Islander	0.73	0.89	1.08	1.22	1.35	1.48
Hispanic Origin	1.89	2.40	2.38	2.34	2.34	2.46

Source: Woods & Poole Economics, Inc.

Income

The per capita income for Walton County grew from \$12,206 in 1990 to \$19,470 in 2000 but still was lower than that State's of \$21,154.

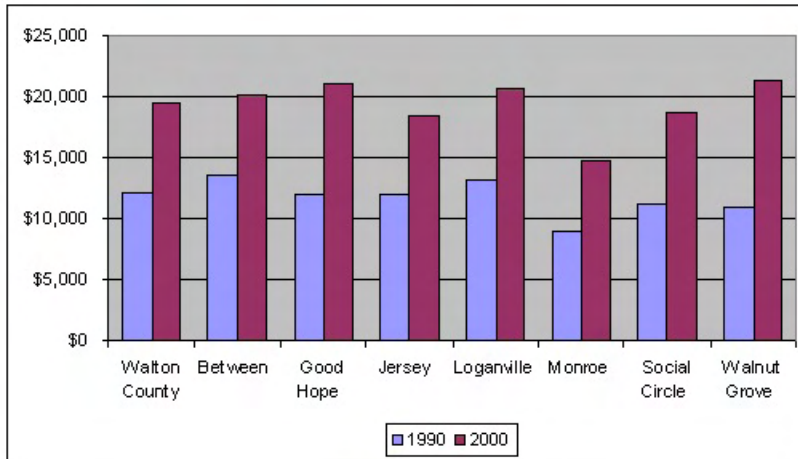
The median household income for Walton County grew from \$28,198 in 1990 to \$52,386 in 2000, exceeding both the State's and region's.

Income distribution trends indicated that household incomes have increased since 1990 with more than 46 percent of household incomes above \$50,000 in 2000 compared to 38 percent in 1990.

Jurisdiction	Per Capita		Median	
	1990 (\$)	2000 (\$)	1990 (\$)	2000 (\$)
Walton Co	12,206	19,470	28,198	52,386
Between	13,580	20,115	18,125	52,292
Good Hope	11,899	20,957	40,313	56,250
Jersey	12,067	18,295	35,313	53,750
Loganville	13,135	20,648	27,562	54,375
Monroe	8,968	14,823	18,681	31,568
Social Circle	11,246	18,636	27,179	37,183
Walnut Grove	10,921	21,333	26,500	57,917
Georgia	14,850	21,154	29,021	49,280

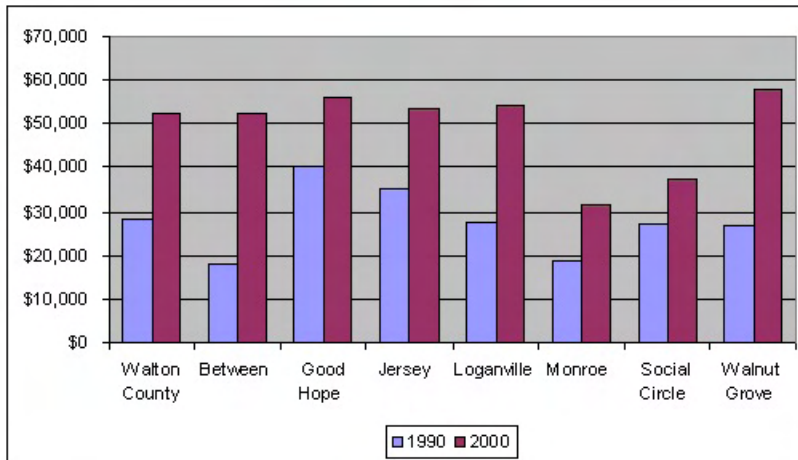
Source: U.S. Bureau of the Census

Figure 11: Countywide Comparison of Per Capita Income: 1990-2000



Source: U.S. Bureau of the Census

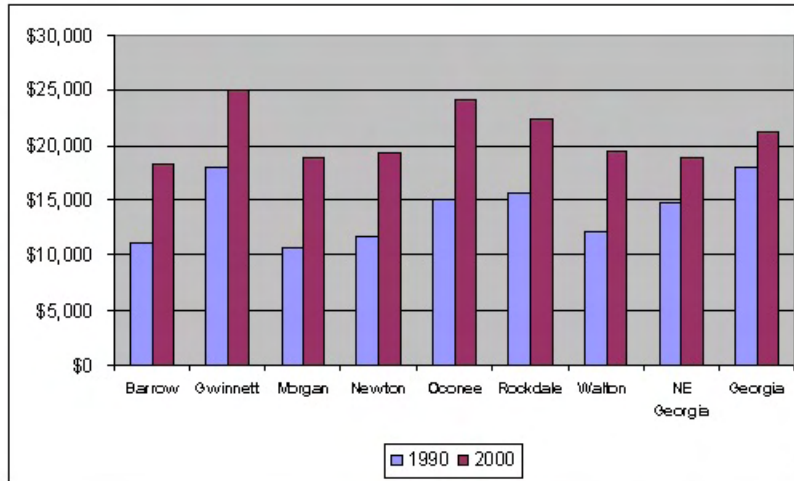
Figure 12: Countywide Comparison of Median Income: 1990-2000



Source: U.S. Bureau of the Census

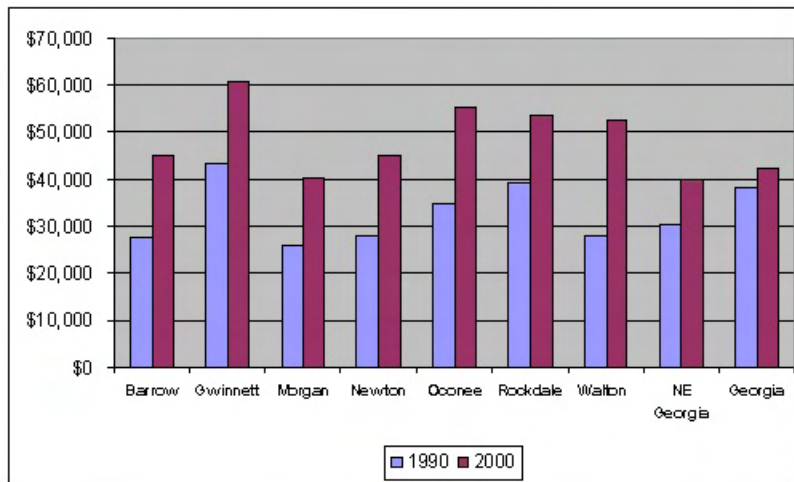
Jurisdiction	Per Capita		Median	
	1990 (\$)	2000 (\$)	1990 (\$)	2000 (\$)
Barrow	11,156	18,350	27,538	45,019
Gwinnett	17,881	25,006	43,518	60,537
Morgan	10,713	18,823	26,018	40,249
Newton	11,641	19,317	27,992	44,875
Oconee	15,164	24,153	34,566	55,211
Rockdale	15,710	22,300	39,389	53,599
Walton	12,206	19,470	28,198	52,386
Northeast Georgia	14,668	18,859	30,198	40,027
Georgia	17,959	21,154	38,236	42,433

Figure 13: Regional Comparison of Per Capita Income: 1990-2000



Source: U.S. Bureau of the Census

Figure 14: Regional Comparison of Median Income: 1990-2000



Source: U.S. Bureau of the Census

Walton County	1990	Percent	2000	Percent
Total Households	13,380	100.00	21,307	100.00
Less than \$10,000	2,425	18.12	1,736	8.15
\$10,000 to \$14,999	974	7.28	1,054	4.95
\$15,000 to \$24,999	2,452	18.33	2,363	11.09
\$25,000 to \$34,999	2,387	17.84	2,749	12.90
\$35,000 to \$49,999	2,468	18.45	3,434	16.12
\$50,000 to \$74,999	1,886	14.10	5,083	23.86
\$75,000 to \$99,999	488	3.65	2,607	12.24

\$100,000 to \$149,999	208	1.55	1,622	7.61
\$150,000 or more	92	0.69	659	3.09

Source: U.S. Bureau of the Census

A measure of Household Income Distribution illustrates the total number of households within each of the defined income categories. The general trend throughout the county has been an increase in affluence resulting from the in-migration of well educated, employed, and mobile households.

Between	1990	Percent	2000	Percent
Total Households	40	100.00	58	100.00
Less than \$10,000	13	32.50	3	5.17
\$10,000 to \$14,999	3	7.50	3	5.17
\$15,000 to \$24,999	10	25.00	4	6.90
\$25,000 to \$34,999	6	15.00	6	10.34
\$35,000 to \$49,999	2	5.00	5	8.62
\$50,000 to \$74,999	3	7.50	31	53.45
\$75,000 to \$99,999	0	0.00	0	0.00
\$100,000 to \$149,999	3	7.50	4	6.90
\$150,000 or more	0	0.00	2	3.45

Source: U.S. Bureau of the Census

Good Hope	1990	Percent	2000	Percent
Total Households	57	100.00	83	100.00
Less than \$10,000	8	14.04	3	3.61
\$10,000 to \$14,999	3	5.26	10	12.05
\$15,000 to \$24,999	8	14.04	0	0.00
\$25,000 to \$34,999	7	12.28	16	19.28
\$35,000 to \$49,999	17	29.82	17	20.48
\$50,000 to \$74,999	14	24.56	24	28.92
\$75,000 to \$99,999	0	0.00	4	4.82
\$100,000 to \$149,999	0	0.00	7	8.43
\$150,000 or more	0	0.00	2	2.41

Source: U.S. Bureau of the Census

Jersey	1990	Percent	2000	Percent
Total Households	43	100.00	70	100.00
Less than \$10,000	5	11.63	20	28.57
\$10,000 to \$14,999	3	6.98	14	20.00
\$15,000 to \$24,999	6	13.95	6	8.57
\$25,000 to \$34,999	7	16.28	2	2.86
\$35,000 to \$49,999	8	18.60	3	4.29
\$50,000 to \$74,999	14	32.56	17	24.29
\$75,000 to \$99,999	0	0.00	2	2.86
\$100,000 to \$149,999	0	0.00	3	4.29

\$150,000 or more	0	0.00	3	4.29
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Source: U.S. Bureau of the Census

Table 22: Loganville Household Income Distribution				
Loganville	1990	Percent	2000	Percent
Total Households	1,021	100.00	1,948	100.00
Less than \$10,000	141	13.81	99	5.08
\$10,000 to \$14,999	45	4.41	61	3.13
\$15,000 to \$24,999	261	25.56	219	11.24
\$25,000 to \$34,999	169	16.55	262	13.45
\$35,000 to \$49,999	165	16.16	376	19.30
\$50,000 to \$74,999	211	20.67	460	23.61
\$75,000 to \$99,999	0	0.00	228	11.70
\$100,000 to \$149,999	9	0.88	175	8.98
\$150,000 or more	20	1.96	68	3.49

Source: U.S. Bureau of the Census

Table 23: Monroe Household Income Distribution				
Monroe	1990	Percent	2000	Percent
Total Households	3,585	100.00	4,350	100.00
Less than \$10,000	1,127	31.44	776	17.84
\$10,000 to \$14,999	340	9.48	396	9.10
\$15,000 to \$24,999	795	22.18	710	16.32
\$25,000 to \$34,999	453	12.64	761	17.49
\$35,000 to \$49,999	452	12.61	605	13.91
\$50,000 to \$74,999	277	7.73	555	12.76
\$75,000 to \$99,999	105	2.93	268	6.16
\$100,000 to \$149,999	30	0.84	204	4.69
\$150,000 or more	6	0.17	75	1.72

Source: U.S. Bureau of the Census

Table 24: Social Circle Household Income Distribution				
Social Circle	1990	Percent	2000	Percent
Total Households	986	100.00	1,190	100.00
Less than \$10,000	206	20.89	128	10.76
\$10,000 to \$14,999	76	7.71	85	7.14
\$15,000 to \$24,999	177	17.95	206	17.31
\$25,000 to \$34,999	200	20.28	165	13.87
\$35,000 to \$49,999	143	14.50	202	16.97
\$50,000 to \$74,999	127	12.88	191	16.05
\$75,000 to \$99,999	15	1.52	108	9.08
\$100,000 to \$149,999	34	3.45	71	5.97
\$150,000 or more	8	0.81	34	2.86

Source: U.S. Bureau of the Census

Walnut Grove	1990	Percent	2000	Percent
Total Households	170	100.00	455	100.00
Less than \$10,000	19	11.18	25	5.49
\$10,000 to \$14,999	14	8.24	11	2.42
\$15,000 to \$24,999	43	25.29	35	7.69
\$25,000 to \$34,999	40	23.53	52	11.43
\$35,000 to \$49,999	35	20.59	75	16.48
\$50,000 to \$74,999	12	7.06	141	30.99
\$75,000 to \$99,999	4	2.35	69	15.16
\$100,000 to \$149,999	3	1.76	29	6.37
\$150,000 or more	0	0.00	18	3.96

Source: U.S. Bureau of the Census

Household Income	Walton County		Northeast Georgia		Georgia	
	Total	%	Total	%	Total	%
Total Households	21,307	100.00	169,418	100.00	3,004,778	100.00
Less than \$10,000	1,736	8.15	19,682	11.62	304,816	10.14
\$10,000 to \$14,999	1,054	4.95	10,861	6.41	176,059	5.86
\$15,000 to \$24,999	2,363	11.09	29,254	17.27	369,279	12.29
\$25,000 to \$34,999	2,749	12.90	20,809	12.28	378,789	12.61
\$35,000 to \$49,999	3,434	16.12	28,036	16.55	502,961	16.74
\$50,000 to \$74,999	5,083	23.86	32,246	19.03	593,203	19.74
\$75,000 to \$99,999	2,607	12.24	14,264	8.42	311,651	10.37
\$100,000 to \$149,999	1,622	7.61	9,503	5.61	231,093	7.69
\$150,000 or more	659	3.09	4,763	2.81	136,927	4.56

Source: U.S. Bureau of the Census

Population	Walton	%	Northeast GA	%	Georgia	%
Total Population	59,866	100.00	425,130	100.00	7,959,649	100.00
Population Below Poverty Level	5,829	9.74	63,150	14.85	1,033,793	12.99
Under 5	703	1.17	5,174	1.22	106,663	1.34
5-17	1,462	2.44	12,365	2.91	258,743	3.25
18-64	3,086	5.15	39,943	9.40	566,159	7.11
65+	578	0.97	5,668	1.33	102,228	1.28

Source: U.S. Bureau of the Census

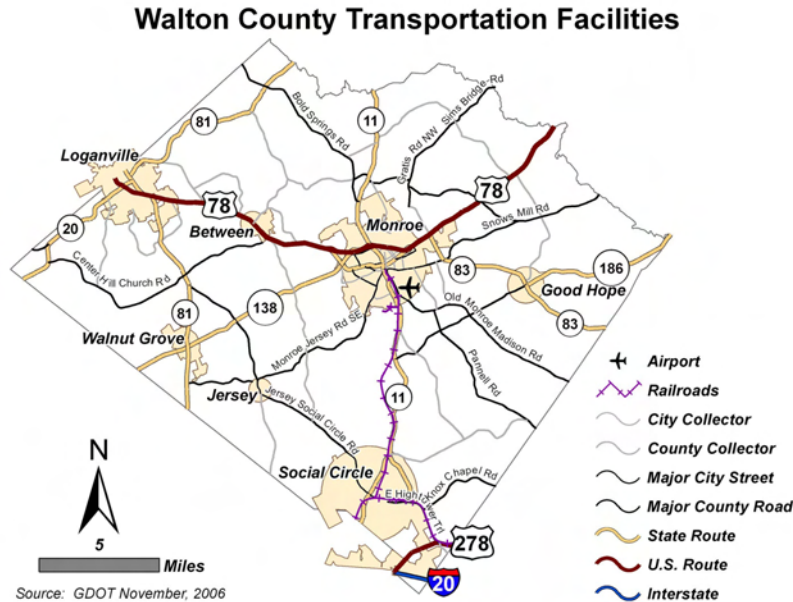
Population	Between	%	Good Hope	%	Jersey	%	Loganville	%
Total Population	158	100.00	209	100.00	155	100.00	5437	100.00
Population Below Poverty Level	14	8.86	27	12.92	32	20.65	359	6.60
Under 5	0	0.00	7	3.35	0	0.00	42	0.77
5-17	6	3.80	5	2.39	10	6.45	98	1.80
18-64	5	3.16	15	7.18	16	10.32	192	3.53
65+	3	1.90	0	0.00	6	3.87	27	0.50

Population	Monroe	%	Social Circle	%	Walnut Grove	%
Total Population	11,171	100.00	3187	100.00	1238	100.00
Population Below Poverty Level	2562	22.93	447	14.03	82	6.62
Under 5	349	3.12	54	1.69	12	0.97
5-17	761	6.81	125	3.92	20	1.62
18-64	1220	10.92	235	7.37	43	3.47
65+	232	2.08	33	1.04	7	0.57

Source: U.S. Bureau of the Census

Transportation

The purpose of this section is to inventory the county's existing transportation network and assess its adequacy for transporting the current and future population. The road network is a key element in determining the county's ability to grow and function. Adequate transportation facilities are necessary not only for the transport of people, but also of goods and services. The efficiency of the network has a direct impact on the land use of the county through its ability to disperse increased traffic levels as a result of new residential, commercial and industrial development.



Road Network

This section will inventory the network in terms of functional classification, average daily traffic loads, bridge locations, and roadway amenities.

Functional Classification

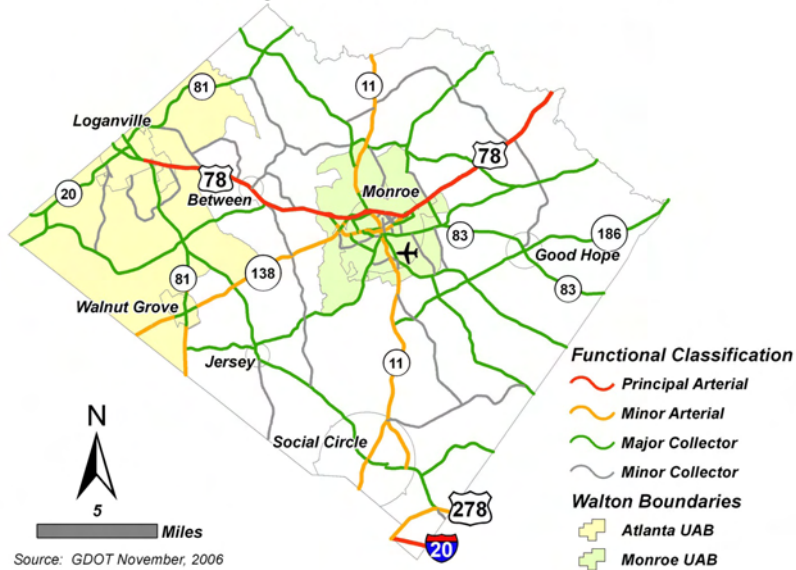
Functional classification refers to a road's role, or "function," in an area's roadway system. A number of factors contribute to the classification that is assigned to any particular road, including the road's capacity and purpose (i.e. to carry local traffic or regional traffic). This classification system can be simplified into three major categories of roads: arterials, collectors, and local streets.

Arterials. Major roads that handle high traffic volumes and speed limits. Arterials connect major activity and population centers, and are often the principal means of travel across town or to distant destinations. The highest order of arterials is limited access roads (freeways), which always have at least two lanes in each direction, and are characterized by high speed limits and a total lack of regulatory stop control (traffic lights and stop signs). Lower-order arterials are not limited-access roads, but they often have multiple lanes, high speed limits, and minimal stop control.

Collectors. Medium-volume roads that connect arterials to local streets.

Local Streets. Usually associated with residential land uses, local streets have low traffic volumes and speed limits and are often designed to discourage through-traffic.

Walton County Roads Functional Classification

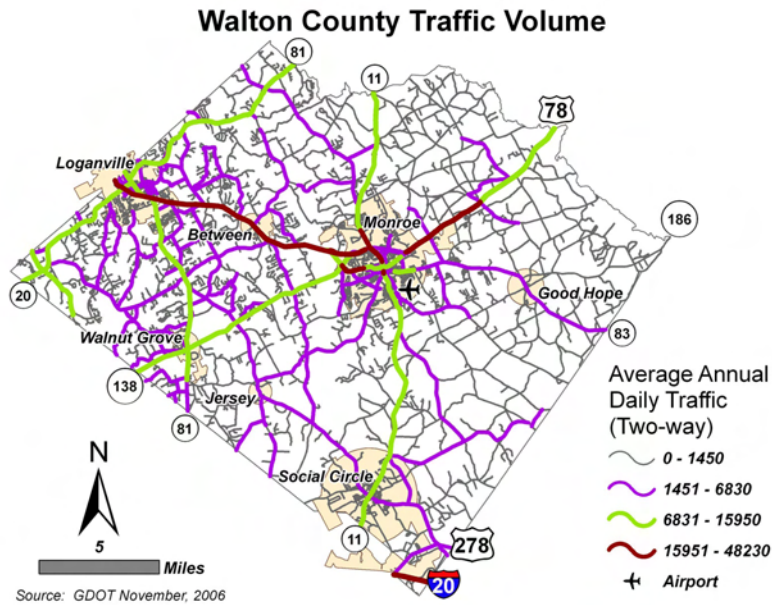


Annual Average Daily Traffic

The Georgia Department of Transportation (GDOT) counts or estimates traffic throughout Walton County. Data is collected throughout the year and is factored to produce estimates of Annual Average Daily Traffic (AADT), which is an estimate of the total number of vehicles that travel on a particular road segment, in both directions, during a full 24-hour day. AADT is estimated from tube counts that are taken at that particular location for a minimum of one 24-hour period. Sample traffic counts are then adjusted by GDOT to produce AADT figures, which are intended to represent traffic volumes on a "typical" day during the year in which the data was collected.

Of all the roads monitored by GDOT in Walton County, the highest AADT was 48,230 trips per day, which was recorded between the Loganville Town Center intersection and Broad Street. The lowest AADT was 20, recorded along E. Villanow Street. Between these two extremes lies a wide variation.

The total Annual Average Daily Traffic (AADT) estimates increased for each of the county's major roads between 2000 and 2005. GA Highway 81 just south of Gwinnett County, had the highest percentage increase at 92%. Other road segments that saw substantial increases were GA Highway 20 north of Rockdale County (51%), GA Highway 20 south of US 78 (20%), and U.S. Highway 78 east of Gwinnett County (15%).



Level of Service

Level of Service (LOS) is a measure describing operational conditions of a roadway in terms of average speed, travel time, maneuverability, and traffic interruptions. There are six LOS categories, ranging from A to F, each describing the operating conditions associated with them.

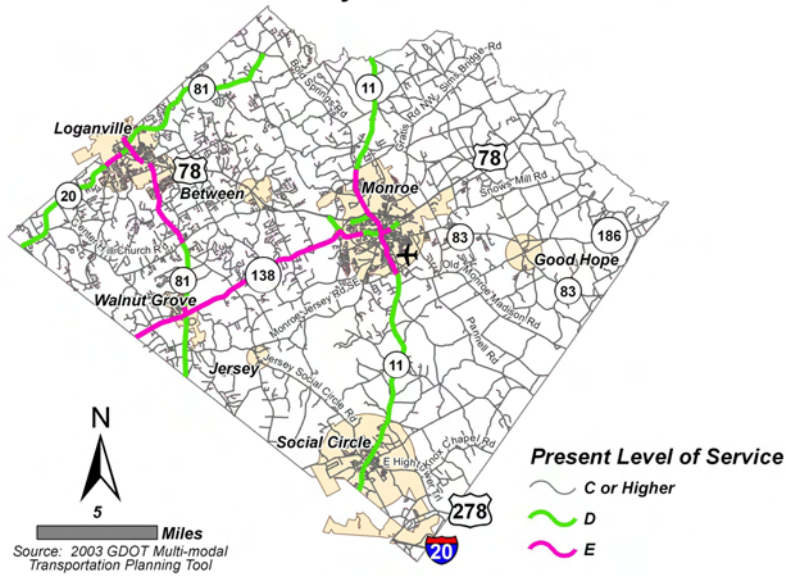
Level of Service Definitions	
Level of Service	Quality of Traffic Operation
A	Free flow, minimum delay at signalized intersections.
B	Occasional short delays that may require waiting through one red light.
C	Stable flow with intermittent delays at signalized intersections (typical design level). Backups may develop behind turning vehicles.
D	Approaching unstable flow and may required waiting through two or more red lights.
E	Unstable flow. Roadway is operating at capacity with high levels of congestion that my result in lengthy delays.
F	Forced flow through jammed intersections. Excessive delays resulting in extremely high levels of congestion.

Source: Transportation Research Board Highway Capacity Manual, 2000

The LOS indicates the roadway conditions during the peak hour of traffic, generally those associated with the morning and evening "rush hours" (7:00-8:00am and 4:00-5:00pm). It is calculated by determining the ratio of traffic volume to roadway capacity for segments of individual roadways.

The typical design level of a road represents an operational LOS C. This indicates that roads are designed to adequately handle 65% of the road's capacity while maintaining a stable flow of traffic. According to the most recent traffic count data (2005 counts from the Georgia Department of Transportation), the heaviest traveled roads in the county are U.S Highway 78, and GA highways 11, 20, 81, and 138. Each is operating at a LOS of D or worse, indicating that the peak hour of traffic is near, or beyond, unstable flow patterns and extreme congestion may be experienced.

Walton County 2002 Level of Service



Bridge

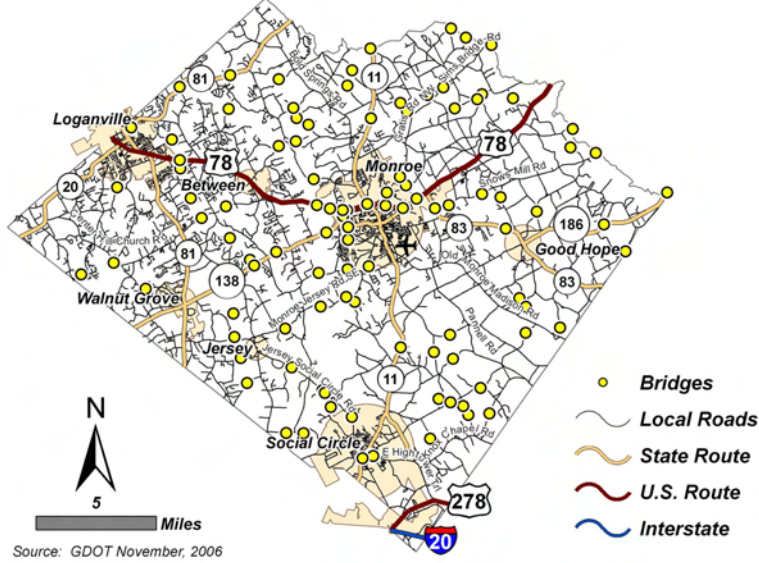
Bridge inventory data were obtained from GDOT for Walton County. The overall bridge rating is indicated by its sufficiency rating, where a sufficiency rating greater than 50 is considered satisfactory and a rating less than 50 is considered unsatisfactory (i.e. needing replacement). This review indicates that 21 bridges are considered to be in unsatisfactory condition.

Walton County Bridges in Unsatisfactory Condition			
Structure I.D.	Facility Intercept	Facility Carried	Sufficiency Rating
297-5062-0	Mountain Creek Trib..	Oakland Ridge Rd	9.75
297-5015-0	Apalachee River	Jack Glass Rd	11.97
297-5041-0	Reedy Creek	Cox Cemetery Rd	15.09
297-5016-0	Big Flat Creek	Old GA 138	16.10
297-5037-0	Means Creek	Mt. Paron Church Rd	20.22
297-5014-0	Alcovy River	New Hope Church Rd	25.27
297-5036-0	Reedy Creek	Mt. Paron Church Rd	25.97
297-5022-0	Little Haynes Creek Trib	Chandler Haulk Rd	27.72
297-5068-0	Cornish Creek	Jersey Covington Rd	28.03
297-5023-0	Gum Creek	Emmett Still Rd	28.26
297-0039-0	Big Flat Creek	Jersey Social Circle Rd	32.39
297-5044-0	Big Sandy Creek	Bartons Bridge Rd	33.19
297-0007-0	Apalachee River	US 78 WBL	36.16
297-5007-0	Beaverdam Creek	Dewey Hogan Rd.	36.92
297-0022-0	Alcovy River	SR 81	39.57
297-0023-0	Apalachee River	SR 81	43.45
297-5053-0	Turkey Creek	Mt. Carmel Church Rd	43.59
297-5006-0	Wolf Creek	Dewey Hogan Rd.	46.39
297-0015-0	CSX Railroad	SR 11	46.75

Walton County Bridges in Unsatisfactory Condition			
Structure I.D.	Facility Intercept	Facility Carried	Sufficiency Rating
297-0038-0	Apalachee River	Snows Mill Rd	47.75
297-5066-0	Jacks Creek	Jacks Creek RD	47.97

Source: GDOT, November 2006

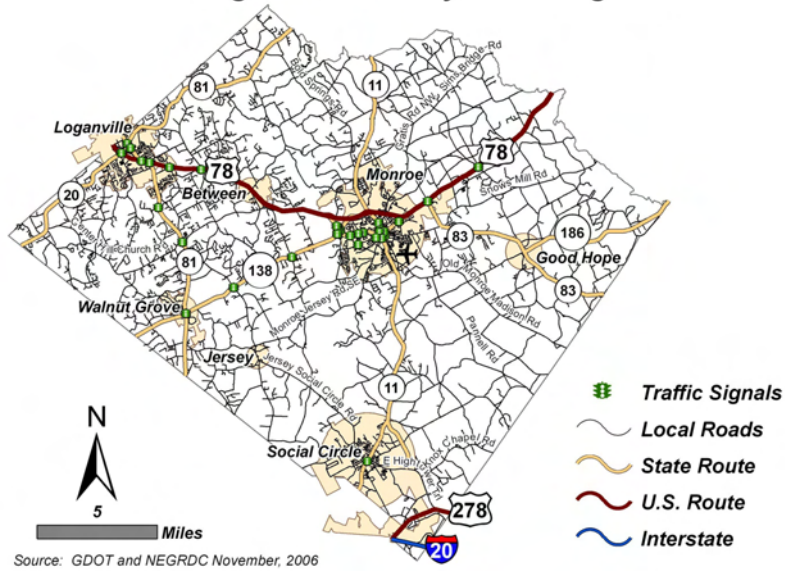
Walton County Bridge Inventory



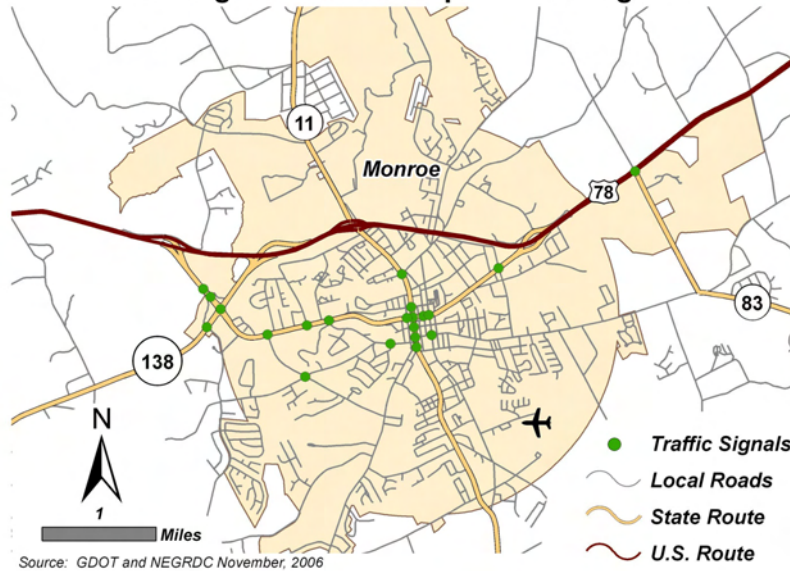
Source: GDOT November, 2006

Signalization

Existing Walton County Traffic Signals



Existing Monroe Municipal Traffic Signals



Signs

There are no major issues with the county's signage beyond regular maintenance which the county addresses through its maintenance program.

Signs on state routes are maintained by the Georgia Department of Transportation. The table below shows the list of Walton County roads that will receive an upgraded signage in 2007.

2007 Walton County Roads Signage Upgrade	
Road	Length
Pannell Rd	7 mi
Pleasant Valley Rd	6.42 mi
Mt. Paron Ch Rd	5.62 mi
Harmony Ch Rd	1.40 mi
Hester Town Rd	3.85 mi
Knox Chapel Rd	3.64 mi
E. Hightower Trl	2 mi
Chicks Bridge Rd	2.10 mi
Whitney Rd	2.35 mi
Arnold Dairy Farm Rd	2.68 mi
Jersey Social Cir Rd	4.87 mi
Alcovy Station Rd	3 mi
Dally Rd	1.75 mi
Ike Stone Rd	3.59 mi
John Stowe Rd	1.89 mi
Emmett Doster Rd	1.89 mi
Dry Pond Rd	1.68 mi
Old Athens Hwy	4.04 mi
Mtn Creek Ch Rd	2.70 mi
Tommy Dillard Rd	2 mi
Perry Smith Rd	1.67 mi
Jack Glass Rd	2 mi
Jacks Creek Rd	2 mi
Snows Mill Rd	7.30 mi
Mt Carmel Ch Rd	2.45 mi
Cheek Rd	1.73 mi
Locklin Rd	1.86 mi
Queens Cemetery Rd	1.11 mi
Nunnally Shoals Rd	2.85 mi
Chandler Rd	2.83 mi
Moina Michael Rd	2.19 mi
Brindle Farmer Rd	1.12 mi
Ash Rd	1.40 mi

Source: Walton County, November 2006

Alternative Modes of Transportation

“Alternative Mode” is a transportation planning term that refers to any means of transportation other than the private automobile. Most often, the term is used to collectively refer to public transit, bicycling, and walking.

The transportation needs of private automobiles receive the bulk of attention and money in the transportation planning process. Alternative transportation modes are typically dwarfed by the attention that is given to the private automobile, but when properly planned, these alternative modes can yield major dividends for communities. The benefits can include decreased roadway congestion, decreased air pollution, “walkable”

neighborhoods, and increased quality of life.

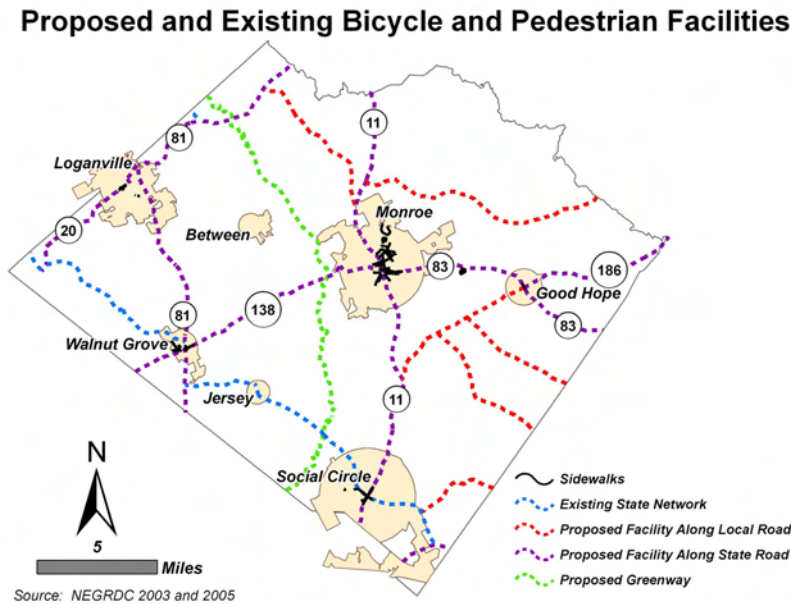
All of these facilities (public transit, bikeways, and pedestrian facilities) are most successful when residential and commercial uses are mixed (or clustered into nodes) and development densities are high.

The same factors that make an area more walkable also make public transportation more viable. Higher development densities increase the number of potential patrons for any given bus stop, while mixed use development increases the likelihood that a bus stop will have a nearby destination worth walking to. Then denser an area, the higher the number of potential destinations within walking distance of a bus stop. In general, public transportation systems become less viable as densities decrease.

While Walton County does not have sufficient population or population density to make public transportation viable, continued growth will, at some point, make public transportation a viable option.

Bicycle

Walton County has no designated bikeways but, the county is included in the Northeast Georgia regional bike plan and a portion of the state bike network traverses Walton County.



Pedestrian Facilities

Based on a 2003 inventory, the most extensive sidewalk network is in Monroe. Limited networks exist in Loganville, Walnut Grove, and Social Circle.

Walton County is an automobile dependent county. However, sidewalks are being installed with new development in Walton County, Loganville, Social Circle, and Walnut Grove but, it will be some time before these isolated sidewalk installations constitute a network.

Public Transportation

There is currently no public transportation in Walton County, and it is not in the county's short- or long-range plans. The population density in the county is not conducive to implementing a public transportation system, and, until there are larger and more residential and employment concentration areas within the county, public transportation will not be feasible.

The City of Social Circle provides public transportation services for its city residents under Section 5311 of the Federal Transit Administration (FTA). Currently, there are two vehicles in service used to transport senior citizens

to and from Social Circle and to Monroe.

Greyhound provides intercity bus service to and from Monroe. Taxi service is also available in Walton County.

The Walton County Senior Center currently provides all Walton County residents over the age of 60 transportation to and from its Senior Center. Advantage Behavioral Health System provides transportation for the Mental Developmental Disability and Addicted Disease population for service-related trips within the County.

There is potential for interest in express commuter service to Atlanta or major employment centers in DeKalb and Gwinnett counties in the near future due to the large number of commuters.

Walton County in general has very limited mode choices. Outside of Social Circle, public transportation is not provided to the general public in Walton County.

Parking

There are no significant parking issues in the unincorporated county. Monroe, Loganville, and Social Circle contain the three largest central business districts in the county; however, only Social Circle indicates a need for more off-street parking in its downtown area.

Intermodal Transportation Systems

The term "intermodal" is used to describe the mass transportation of freight or human passengers, usually over long distances, and via more than one mode of transportation. Three types of intermodal facilities are discussed in this section: railroads, airport, and trucking.

Railroads

Both CSX and Norfolk Southern railroads, running from Atlanta to Augusta with intrastate interchanges at Atlanta, Athens, Augusta, and Macon, serve Monroe, Loganville, and Social Circle. The Great Walton Railroad, a short-line private railroad, provides direct service to the Monroe and Social Circle industrial parks with connections to the CSX mainline service. According to GDOT, the Great Walton Railroad line carries less than 3.0 million gross ton per year. The CSX line near Social Circle carries around 15.0 million gross ton per year.

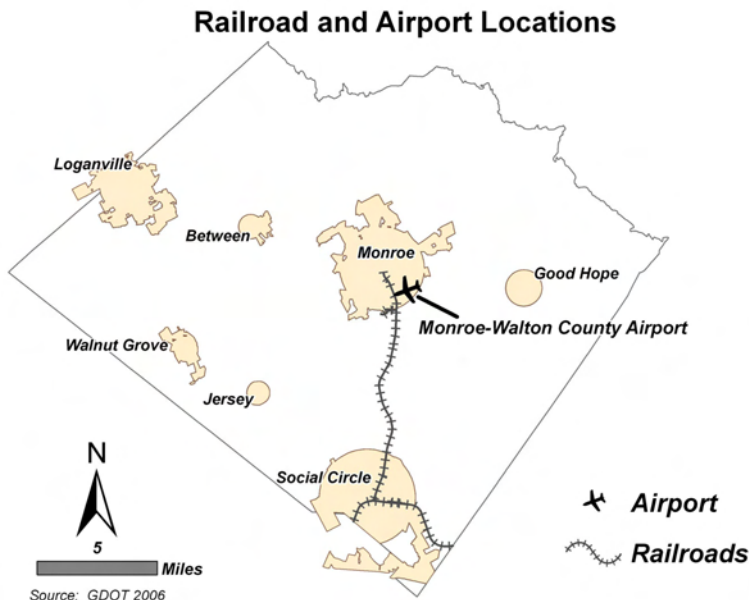
Airports

The Monroe-Walton County airport is a municipally owned airport serving Walton County. This is a publically owned airport with an average of 33 aircraft operations per day for the period ending January 2006. The airport does not provide commercial passenger service. The airport is currently listed as a Level II classification. This airport has 4,112 feet of runway and is planning to undergo an expansion to 5,000 feet.

The county has passenger service at Jackson International to commuter service Ben Epps Airport in

of runway and is an expansion to

access to full the Hartsfield-Airport in Atlanta and to Charlotte at the Athens.



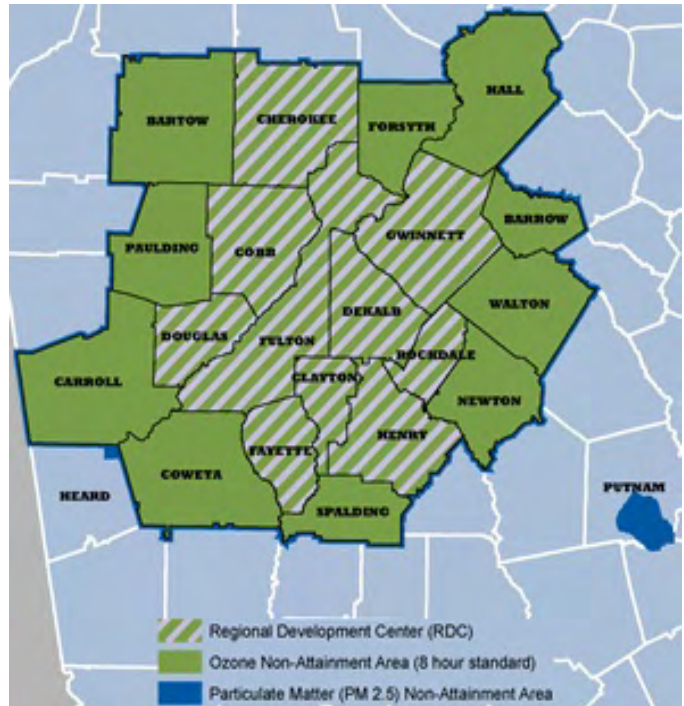
Trucking

US 78 and State routes 11, 138, 20 are identified truck routes in Walton County. Based on GDOT 2005 traffic count information, US 78 carries the largest amount of the county's daily truck traffic, approximately 7%. Increased truck traffic will accompany the anticipated increase in commercial and industrial development.

Transportation and Land Use Connection

Issues discussed in each of the individual chapters of the Comprehensive Plan are interconnected. As a result, transportation issues in the future will be affected by policy recommendations located in other chapters of the Comprehensive Plan. Of these, the Land Use Chapter will have a particularly strong impact on transportation. Through its placement of commercial centers and residential areas, the Future Land Use Map will help determine the county's future spatial pattern, which in turn will affect things like road connectivity. Furthermore, the density of those developments will help determine the future viability of other modes of transportation, such as bus and rail.

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). The eight-hour ozone non-attainment area covers a 20-county region, including the 10 counties representing the Atlanta Regional Development Center and 10 additional counties surrounding the core region.



Atlanta Regional Non-attainment Counties. Source: EPA and ARC, November 2006.

The Atlanta Regional Commission (ARC) is responsible for managing the process to ensure that transportation plans and programs within the Atlanta non-attainment area do not cause or contribute to worse air quality. This process is referred to as "transportation conformity." As a result, Walton County becomes a part of ARC's Regional Transportation Plan.

Air quality issues will impact Walton County's development and encourage the utilization of more compact development and alternative modes of transportation.

Road Improvements

Walton County Road Improvement Projects	
Project Location	Type of Project
Whitney Road and SR 11	Add left turn lanes and traffic signal
Bearden Road and Snow Mills Road	Add left turn lanes and traffic signal and realign Powers Road
SR 81 and Ozora Church Road	Add left turn lanes and traffic signal
Carl Davis Road and Fannie Thompson Road	Re-align intersection
Dillard Dr. and Friendship Church Road at SR 11	Re-align intersection and add traffic signal
Bold Springs Road and Carl Davis Road	Re-align Bold Spring Roads and add center turn lanes for Bold Springs and Carl Davis Roads
US 78 and Youth Monroe Road/H.D. Atha Road	Add right turn land Youth Monroe Road and re-align H. D. Atha Road
Cannon Farm Road and SR 138	Add left turn lanes and traffic signal
Cannon Farm Road and SR 81	Add left turn lanes and traffic signal
Center Hill Road and SR 20	Add left turn lanes and traffic signal
Bay Creek Church Road and SR 81	Re-align Bold Spring Roads and add center turn lanes for Bold Springs and Carl Davis Roads
US 78 and Mt. Vernon Road	Add turn lanes
Emmitt Doster Road	Add left turn lanes and traffic signal
Youth Jersey Road and SR 81	Add left and right turn lanes and traffic signal and realign Youth Jersey Road
New Hope Church Road	Replace sub-standard, deteriorated bridge
Bullock Bridge Road over Alcovy River	Re-build bridge
Youth Monroe Road from US 78 to SR 20	Widening to 5 lanes
Bold Springs Road from SR 11 to Gwinnett Co. Line	Widening to 5 lanes
Monroe Bypass around the City of Monroe from SR 11 south of Monroe to SR 11 north of Monroe	New 5 lanes road
Dirt Roadway Paving at various locations	Paving existing dirt roads

Source: Walton County 2006

State Transportation Improvement Program			
Type of Project	Description	Length (miles)	Status
Widening	SR 138 from Miller Bottom Road to SR10/US 78	12.0	PE: 2008; ROW and CST after 2009
Bicycle/Pedestrian facility	Social Circle Pedestrian and Bicycle Trailways	2.8	Lump Sum Project
New Construction	Social Circle Bypass from East Hightower Trail to SR 11	3.5	PE: underway; ROW: 2008 and CST after 2009
Bridge replacement	SR 11@ CSX Railroad in South Social Circle	0.2	PE: Underway; ROW: 2008 and; CST after 2009
Bridge replacement	SR 11@ Apalachee Creek 7.5 miles north of Monroe	0.6	PE: Underway; ROW: 2007 and; CST: 2008
Bridge Rehabilitation	SR 10/US 78 WBL@ Apalachee River 4 miles east of Gratis	0.3	PE: Underway; ROW and; CST After 2009

Source: Georgia Department of Transportation District 1 STIP – 2007-2009

*PE is Preliminary Engineering.

*ROW is Right-of-way acquisition.

*CST is Construction.

*Lump Sum indicates a project is deriving its funding from the "Lump Sum" category, which is set aside for projects that do not affect the capacity of the road.

Long-term Major Roadway Program			
Type of Project	Description	Length (miles)	Status
New 4 lane road	SR 11 (Monroe East Bypass) from SR 11 South of Monroe City Limit to SR 11 North of Monroe City Limit	12.0	PE: authorized; ROW and CST Range
Widening from 2 to 4 lanes	SR 81 from Bay Creek Church Road to Barrow County Line	8.0	PE; ROW and CST Not Planned
New 4 lane road	Walnut Grove Parkway from SR 138 to Park St.	0.5	PE; ROW and CST Not Planned
Widening from 4 to 6 lanes	US 78 from SR 81 to SR10 Business	9.8	PE: 2011; ROW and CST Long Range
Widening from 2 to 4 lanes	SR 20 (Conyers Road) from Pleasant Hill Rd (Rockdale County) to North Sharon Church Rd (Walton County)	4.3	PE; ROW; and CST: Long Range
New 4 lane road	Charlotte Rowell Blvd. From US 78/SR 10 to SR 11 North (Monroe City Limit)	1.9	PE and ROW: 2006 and CST; 2007
Widening from 2 to 4 lane	SR 20 from North Sharon Church Rd (Walton County) to SR 81	4.2	PE: underway; ROW: 2008 and CST: 2010

Source: Walton County, NEGRDC, Georgia Department of Transportation and Atlanta Regional Commission

*PE is Preliminary Engineering.

*ROW is Right-of-way acquisition.

*CST is Construction.

*Lump Sum indicates a project is deriving its funding from the "Lump Sum" category, which is set aside for projects that do not affect the capacity of the road.

Municipal Transportation Needs	
Type of Project	Description
Intersection Improvement	Signal light at SR 83 and SR 186 in Good Hope
Repaving	Ash St. and Malcom St in Good Hope
Intersection Improvement	Turn signal at SR 81 and SR 20 in Loganville
Intersection Improvement	Turn signal at C. S. Floyd Road and SR 20 in Loganville
Intersection Improvement	Signal request at SR 81 and Twin Lake Road in Loganville
Intersection Improvement	Signal request at US 78 and proposed new driveway in Loganville
Intersection Improvement	Alcove Drive and W. Hightower Trail in Social Circle
Intersection Improvement	Memorial Drive and W. Hightower Trail in Social Circle
Roadway Improvement	Alcove Drive and Memorial Drive in Social Circle; Adding turn lane in Social Circle
Roadway Improvement	SR 81 from Loganville to Barrow County; 4 lanes
Intersection Improvement	Left turn signal at SR 11 and W. Hightower Trail in Social Circle

Source: Northeast Georgia Regional Development Center, 2006

Transportation Assessment

Major thoroughfares in Walton County (US 78, GA 11, 20, 81, and 138) are operating beyond their capacity, meaning that drivers experience unstable flow patterns and extreme congestion. The U.S. 78 corridor in Loganville is experiencing significant traffic congestion during morning peak hour due to commuter traffic and retail and office activities. SR 81 is getting more congested due to more development. The downtown areas in the Cities of Social Circle and Monroe are experiencing traffic congestion.

Long-term, as development increases and its associated traffic, more roads in Walton County will not be able to meet their designated level of service.

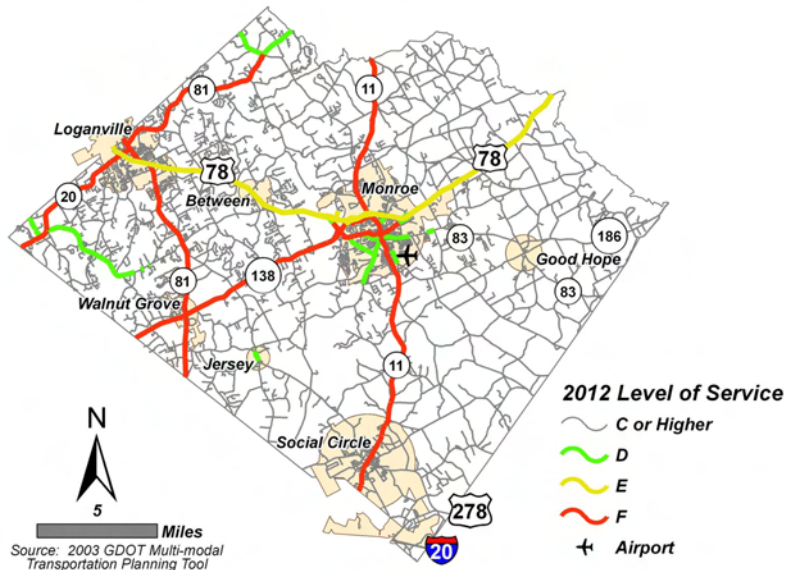
There is a deficiency in the availability of pedestrian and bicycle facilities. These problems are being addressed through the implementation of the NEGRDC Regional Bicycle and Pedestrian Plan, contingent on federal, state and local funding, as well as the sidewalk construction associated with new development in Walton County, Loganville, Social Circle, and Walnut Grove. However, it will be some time before these isolated sidewalk installations constitute a network.

Rail service is adequate for the county and the major industrial areas have relatively easy access. Establishment of future park and ride lots along the US 78, SR 20, SR 81 and SR 138 corridors where typical Walton County commuters travel would help to relieve traffic congestion. As the county continues to grow, the county needs to consider developing transit alternatives for inter-county and intra-county travel.

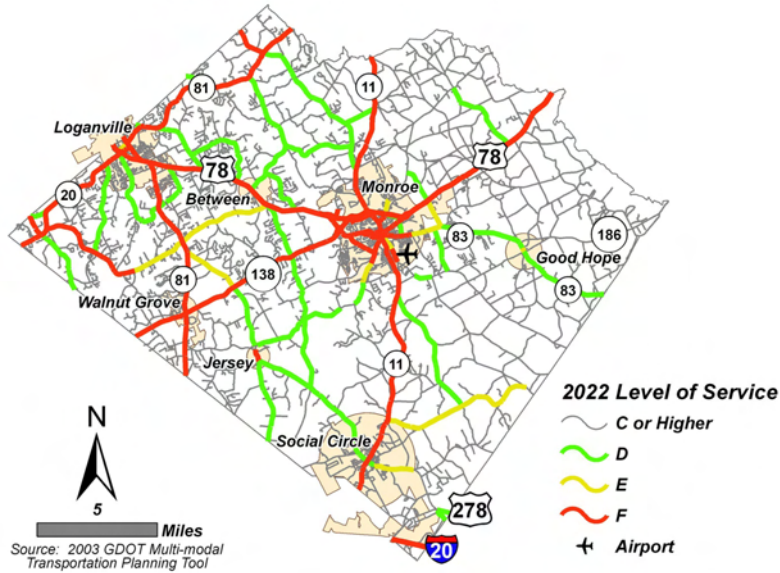
The widening of U.S. 78 should help to alleviate some of the congestion problems in Loganville, but the expected growth may outpace the potential benefits of the new roadway by the time it is completed. There are also plans for the construction of bypass routes for Monroe and Social Circle as well as widening segments of other major thoroughfares within the county that are not meeting their LOS. The estimated completion dates on the bypass projects are not yet known. Both of these bypasses will decrease the traffic levels through the downtown relieving both congestion problems associated with large truck travel and the associated increased road maintenance and repair costs.

Future land use patterns play a large role in the efficiency of the transportation network, particularly in a rapidly expanding suburban county dominated by single-family residential development. A typical single-family detached home generates an average of 9.57 vehicle trips per day, according to the Institute of Traffic Engineers. According to 2000 figures, there are 2.06 passenger vehicles per household throughout the county and 28.5% of households reported they had three or more vehicles. Assuming traffic increases keep pace with increased residential development, there is the potential for more deficient roadways by 2012 and 2022. Each new residential development is assumed to create one peak-hour trip (according to the 2000 Highway Capacity Manual), The 2012 and 2022 peak-hour estimates were compared with the road capacities to determine those segments that may exceed their capacity, assuming that all other roadways remained as they currently are, and the bypasses were not completed.

2012 Estimated Road Deficiencies

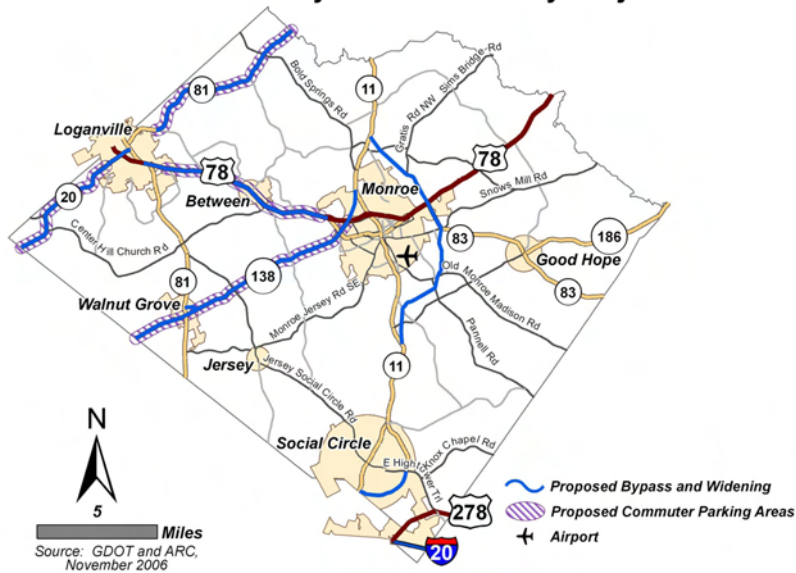


2022 Estimated Road Deficiencies



The widening of U.S. 78 will alleviate some of Loganville's throughfare deficiencies; however, the expected growth increases in the county will create greater strain on the local network, particularly within proximity to major corridors. This is apparent in the northwestern section near GA 316, and in the southwestern part of the county. U.S. 78 remains the county's main throughfare and deficient road segments in Monroe and Loganville reflect the increased ridership expected on the highway. The bypasses around Monroe, Social Circle, and Walnut Grove will alleviate some of the through-traffic experienced within the Monroe and Social Circle downtown areas, particularly large truck traffic.

Walton County Future Roadway Projects



To develop specific strategies for mitigating the deficiencies, a thorough traffic study should be done. This will help to develop a more detailed throughfare plan that could help the county and municipalities coordinate road improvements with expected growth.