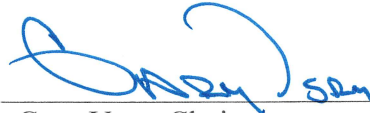# RESOLUTION NUMBER 2023.6.13(a)

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

WHEREAS, the Comprehensive Plan Update for the Greene County Board of Commissioners, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

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

Adopted this 13th day of June, 2023.

Greene County Board of Commissioners
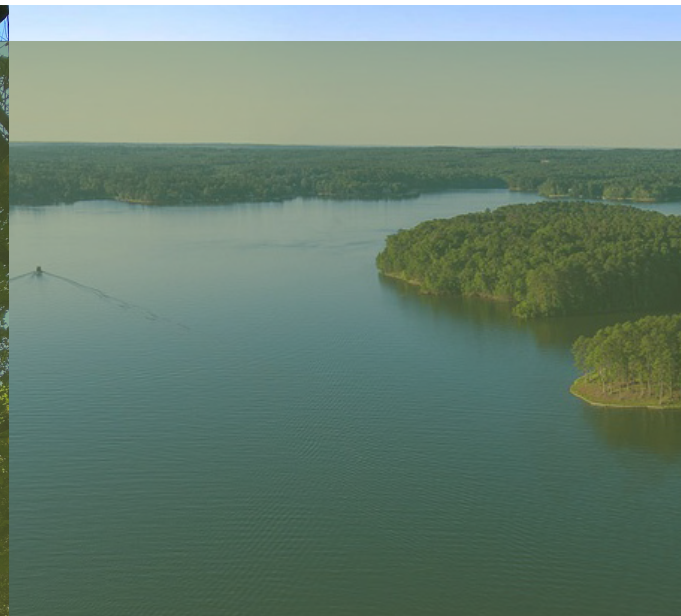
_____
Gary Usry, Chairman

_____
Sylvia Hill, County Clerk

GREENE COUNTY
COMPREHENSIVE PLAN

June 2023

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Acknowledgments

Greene County Board of Commissioners

- Gary Usry, Chairman
- Angela Walker Deering, District One
- Jeffery L. Smith, District Two
- Dee Lindsey, District Three
- Ernie Filice, District Four

Comprehensive Plan Steering Committee

- Byron Lombard, Greene County Manager
- Chris Edwards, Greene County, Special Assistant to County Manager
- Chuck Wooley, Greene County Zoning Administrator
- Rabun Neal, Reynolds Lake Oconee President
- Mark Libscomb, Community Leader
- Steve Kilgore, Greene County Board of Education
- Vincent Lewis, Georgia Rural Transit Local businessman
- Becky Cronic, City of Union Point
- Sam Young, Community leader
- Gary Usry, Greene County Board of Commissioners Chairman

Consultant Team

Blue Cypress Consulting

- Amanda Hatton, AICP
- Ansley Jones, AICP
- Caroline Evans, AICP
- Monica Klinkmueller
- Selena Xayavong

Hatley Plans - Paige Hatley, AICP

ROSS+associates - Bill Ross, AICP

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Adoption Resolution

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Adopted this 13th day of June, 2023.

Greene County Board of Commissioners

_____
Gary Usry, Chairman

_____
Sylvia Hill, County Clerk

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Executive Summary

The Executive Summary provides an overview of the Comprehensive Plan. Content includes the purpose and organization of the plan, major changes since the last plan update, the County's long-term goals and short-term priorities, a high-level overview of the future land use and development plan, and a brief description of the Community Work Program framework.

The Greene County Comprehensive Plan 2023 Update sets a long-term vision for growth and development as well as conservation of the county's natural resources. Resulting from a community-centered visioning process, the 2023 plan update provides a road map to guide Greene County toward a future that:

- Welcomes high-quality, context-sensitive development, including expanded housing and recreation opportunities,

- Balances growth and conservation, accommodating needs of an expanding population while honoring community history and protecting natural and agricultural lands,

- Maintains or expands high-quality public facilities and community services, and

- Supports job growth in appropriate areas.

Plan Organization

Document Section	Highlights
Section 1: Our Plan and Vision	Plan purpose, process overview, plan history and framework
Section 2: Future Land Use and Development Plan	Future Development Map, roadway corridor policies, Character Area narratives and policy guidance
Section 3: Action Plan and Implementation	Implementation priorities, resources, partners, and 2023-2028 Community Work Program
Appendix A: Report of Accomplishments	Report of Accomplishments, identifying status of items from the 2018-2022 Short-Term Work Program
Appendix B: Existing Conditions and Trends Report	Summary report of existing conditions, planning context, and land use policies and trends
Appendix C: Public Involvement Documentation	Summaries of various public engagement activities carried out during the plan update process

} *Main Document*

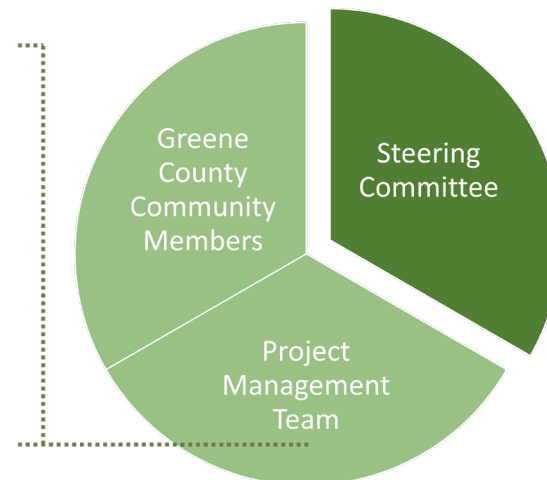} *Appendices*

Major 2023 Updates

Community input, collected through a multi-pronged public engagement effort, drove the process of updating the Comprehensive Plan. A visioning workshop and survey, public open house, and hearings before the Board of Commissioners invited members of the community to provide ideas and feedback. A 10-member Steering Committee participated in multiple meetings to synthesize this input into goals, priorities, guidance on development and policy, and the Community Work Program.

The major updates to the Greene County Comprehensive Plan include:

- Conversion of the Future Land Use Map into a Future Development Map, comprised of eight distinct Character Areas

- Addition of policy corridors to guide desired development along main thoroughfares

- More detailed guidance regarding locations for future zoning classifications

- Update to County priorities and five-year work program, covering 2023 to 2028

- More robust implementation guidance, including summary information on funding opportunities, implementation partners, and linkage to County initiatives such as transportation infrastructure and economic development.

GREENE COUNTY
EST 1786 · GEORGIA

BLUE CYPRESS CONSULTING

Hatley Plans LLC

ROSS+associates
urban planning and plan implementation

Greene County Community Members

Steering Committee

Project Management Team

ADDITIONAL VOICES

Northeast Georgia Regional Commission

Georgia Department of Community Affairs

Neighboring jurisdictions

Greene County Comprehensive Plan

Long-term Goals and Short-term Priorities

The two foundational elements of the plan are the long-term goals for the County's growth management and the priorities that the County and community members see as critical to advance in the next five years to achieve the vision.

Goals

1. Promote high-quality development that achieves a cohesive community feeling.

2. Seek balanced growth that maintains the county's rural heritage.

3. Protect the lake, forest areas, and other environmentally sensitive lands.

4. Maintain high-quality services, including public safety, recreation, and broadband.

5. Maintain Greene County as a safe place to live.

6. Facilitate strategic job growth.

7. Accommodate a variety of housing options.

Priorities

A. Preserve agricultural heritage and natural heritage of the community.

B. Facilitate quality development along key corridors.

C. Expand broadband access.

D. Continue to plan for and deliver County facilities and services that meet the needs of the population and business community.

E. Expand employment opportunities for the local population.

F. Develop activity areas that offer a range of places for people to meet their daily needs.
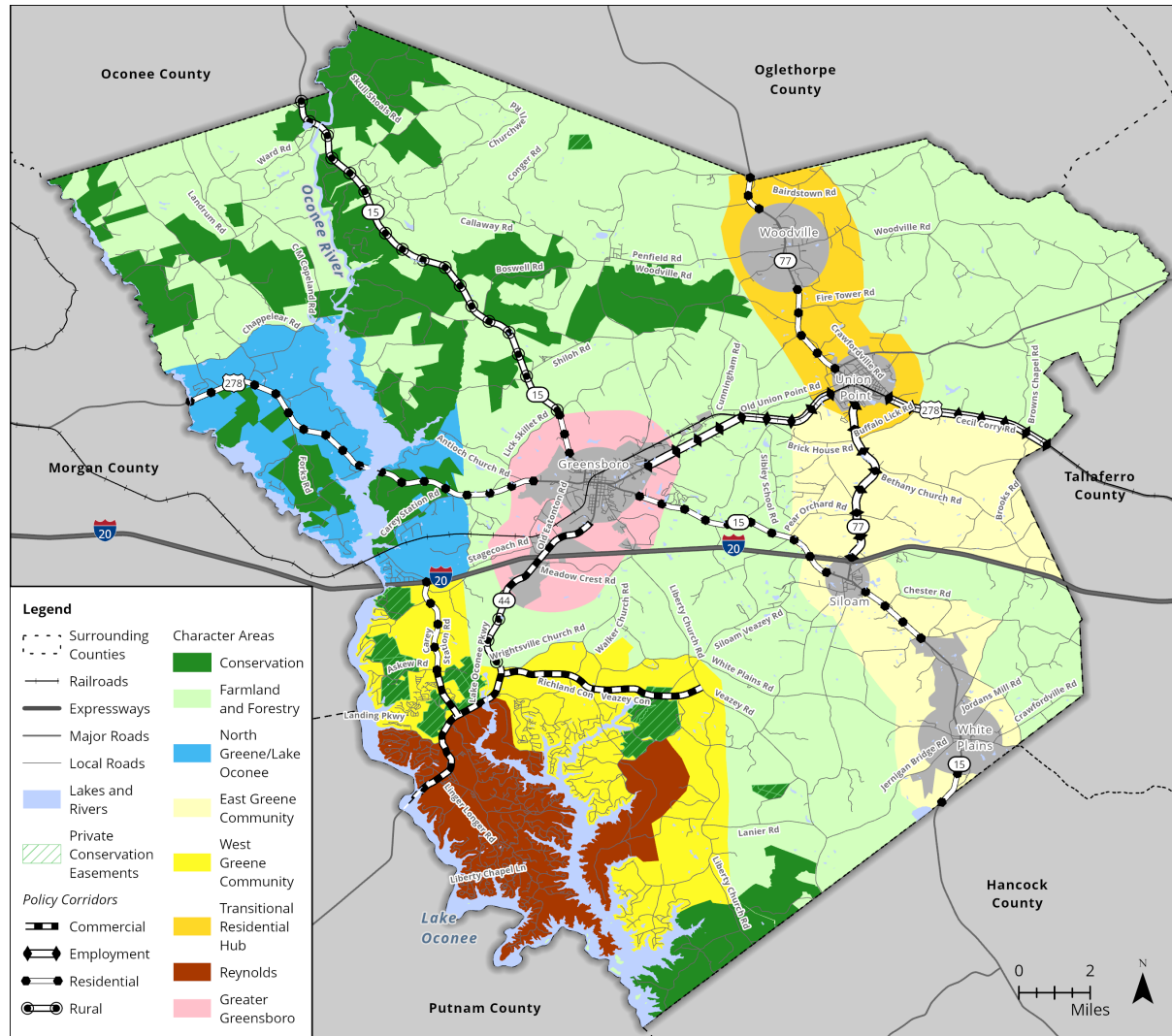
Future Land Use and Development

The Future Development Map is the County's location-based vision for future growth and conservation areas. It is a tool for the Board of Commissioners when they are considering rezoning of land parcels or other development matters.

In this plan update, Greene County shifted from a traditional future land use plan to a future development map. The distinction is that a future development map uses character areas to guide a pattern of development, rather than assigning a single land use per parcel. Character areas consider both land use and unifying environmental and design qualities that create a unique sense of place now or in the future.

The Future Development Map (and its corresponding policies found in Section 2) provides general guidance for future land development while allowing flexibility in transition areas. Where a property overlaps more than one character area, County staff and elected officials have flexibility to identify the most appropriate fit based on the surrounding context and the rezoning application received.

The policy corridors, which align with major roadway corridors in the county, provide an additional layer of implementation guidance to help Greene County protect the roadways from undesirable uses or development patterns.

Future Development Map

Legend

- - - Surrounding Counties
- |—|— Railroads
- ▬ Expressways
- — Major Roads
- — Local Roads
- Lakes and Rivers
- ▨ Private Conservation Easements

Policy Corridors
- ▭ Commercial
- ◆ Employment
- ● Residential
- ◉ Rural

Character Areas
- Conservation
- Farmland and Forestry
- North Greene/Lake Oconee
- East Greene Community
- West Greene Community
- Transitional Residential Hub
- Reynolds
- Greater Greensboro

Action Plan

The Action Plan (the 5-Year Community Work Program) advances the County's priorities related to future land use and development. Section 3 also provides additional implementation guidance related to zoning, environment and heritage, broadband, economic development, and transportation.

Implementation of the actions identified in the Community Work Program (CWP) will fall mainly to the County Manager, Board of Commissioners, Planning and Zoning Board, Development Authority, and County Attorney.

Opportunities to partner with the Northeast Georgia Regional Commission, the state Department of Community Affairs, the Association of County Commissioners of Georgia, the Georgia Department of Transportation, and the Federal Aviation Administration for training and grant opportunities should be pursued.

The CWP, included in Section 3.4, provides a detailed breakdown of implementation actions, including the following information:

- A brief description of the activity,
- Time frame for completion,
- Responsible party for implementation,
- Estimated implementation cost, and
- Funding sources, if applicable.

2023 - 2028 Community Work Program

22 Action Items

~$40 million investment

Funding Sources

General Fund

Transportation Special Purpose Local Option Sales Tax (TSPLOST)

Federal Aviation Administration

Georgia Department of Transportation

GA Outdoor Stewardship Program

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Figures

Maps

Tables

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1.0 Our Plan and Vision

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1.1 Plan Purpose and Context

The Greene County Comprehensive Plan is a guide to direct future land use and development within the unincorporated areas of Greene County. It captures the spirit of Greene County today and the community's aspirations for the natural and built environment in the future. While the plan is comprehensive, its primary purpose is to plan for and guide appropriate locations for housing, service and commercial needs, and employment and industry within the county to accommodate anticipated population and employment growth.

The Comprehensive Plan works in concert with Greene County's other planning documents, policies, and regulations. Its main purposes include the following:

1. Set the long-term vision for the County through a series of goals and policy narratives.

2. Establish land-use related priorities to advance the vision for the next five years.

3. Identify action items to advance short term priorities.

4. Provide policy direction to guide rezoning and development decisions.

The Comprehensive Plan will be used on a regular basis to guide staff activities, rezoning decisions, and subsequent funding decisions to advance the five-year Community Work Program. In keeping with state requirements, the plan will be revisited and updated as needed, and at minimum, every five years.

Greene County Planning Area

Greene County is a rural, largely residential community conveniently located mid-way between the City of Atlanta and City of Augusta. It is within an even shorter drive to Athens-Clarke County, home of the University of Georgia's primary campus. The county is known for its pristine and peaceful environment, rural and cultural heritage, and is home to the Oconee National Forest and Lake Oconee. Planned residential and commercial development along the banks of Lake Oconee has furthered Greene County as a desirable residential community. Five municipalities—Greensboro, Siloam, Union Point, White Plains, and Woodville—are within the county and provide an important historic and small-town context. These incorporated areas are not addressed directly in this plan. Each municipality has its own comprehensive plan.

Map 1. Regional Context
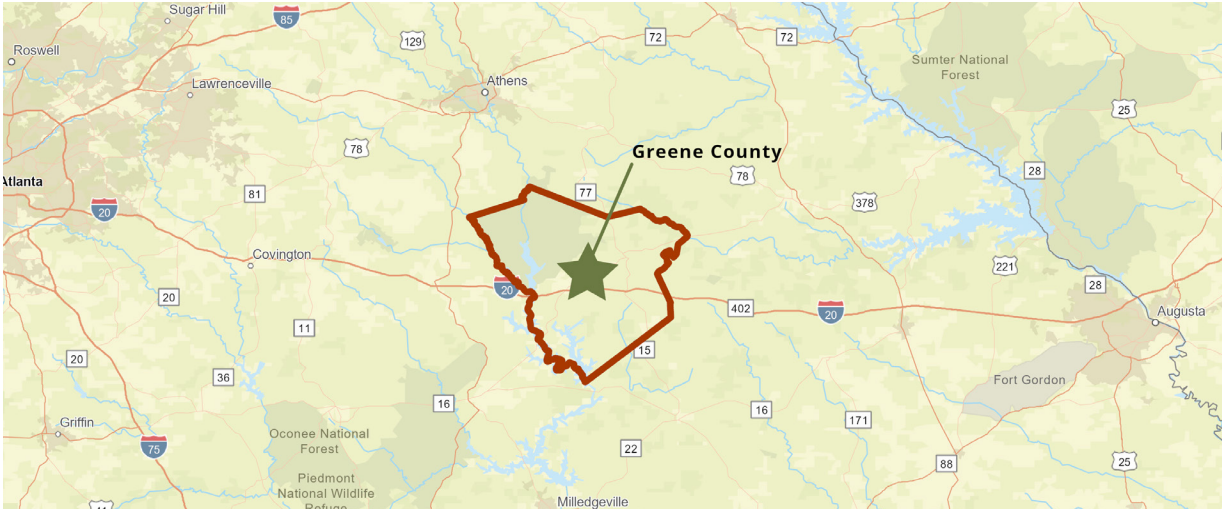
1.2 Plan Refinement & What's Inside

Greene County has historically maintained and updated its comprehensive plan, in keeping with state laws and the rules and regulations for comprehensive planning as set by the Georgia Department of Community Affairs (DCA).

The Greene County Board of Commissioners adopted the last major update to the County's Comprehensive Plan in 2018. The 2018 plan provided a concise guide for development. This plan has guided rezonings and development decisions since then; however, the plan did not always provide sufficient guidance to deny or approve the type of land development the County wanted to see.

The County's Report of Accomplishments, which highlights the status of each action item from the 2018 Community Work Program, can be found in Appendix A.

Major 2023 Updates

Major changes to the 2023 plan document include the following:

1. Conversion of the Future Land Use Map into a Future Development Map, comprised of eight areas of distinct character in lieu of future land use categories.

2. Addition of policy corridors to guide desired development on the main thoroughfares of the community.

3. Addition of more detailed guidance regarding locations for appropriate future zoning classifications.

4. Update to County priorities and work program, covering 2023 to 2028.

5. Addition of more robust guidance related to implementation, including summary tables regarding funding opportunities, implementation partners, and linkage to related county initiatives.

Plan Sections

Section 1: Our Plan and Vision

This section focuses on the Comprehensive Plan's history, 2022-2023 update process, and community-based vision and priorities.

Section 2: Future Land Use and Development Plan

This section lays out the overall vision and plan to manage the County's future growth and accommodate future population growth, jobs, and natural preservation.

Section 3: Implementation Plan

This section establishes a five-year action plan for advancing the County's priorities related to future land use and development. It also provides additional implementation guidance related to zoning, environment and heritage, broadband, economic development, and transportation.

1.3 Update Process

The 2023 update to the Comprehensive Plan update took place over several months, beginning in August 2022 with completion and adoption in early summer 2023. A County-led Project Management Team and community-led Steering Committee guided the planning process. The County's consultant team, led by Blue Cypress Consulting in collaboration with Hatley Plans and Bill Ross + Associates, coordinated meetings and public outreach, drafted policies and maps, and facilitated the refinement of and eventual documentation of the plan update.

Figure 1. Project Phases

The planning process began with a review of existing conditions and trends, including projections for future population, jobs, and housing growth. The existing conditions assessment included a review of current environmental conditions, transportation conditions and initiatives, economic development, broadband, and land use. These conditions set a foundation of where we are today and provided context for planning for the future land use and growth management. The report is provided in Appendix B.

Visioning followed the existing conditions and trends work. This phase included a public visioning workshop and visioning survey, both aimed at understanding the community's goals for the future. The visioning phase helped confirm the County's long-term vision and goals for land use as well as priorities. Additionally, it collected input on type of development

preferred in different areas, which was distilled into the Future Development Map in the final two phases of the planning process.

The final two phases of the plan focused on policy development and actions to advance the overall land use vision. The policy development phase included conversion of the Future Land Use Map into the Future Development Map and establishment of draft corridor policies and compatible future zoning classifications. The planning team also vetted the five-year Community Work Program with the Steering Committee at its final meeting. The next steps included creating the updated plan document and presenting the highlights of the plan before the public at an open house prior to hearings with the Planning and Zoning Committee and the Board of Commissioners.

Figure 2. Project Schedule

1.4 Community-Based Plan

Community input formed the foundation of the Comprehensive Plan. At the start of the planning process, the team established a plan for public engagement that included outreach strategies, strategic involvement of representative community stakeholders, the timing of meetings and events, and communications strategies to build awareness about the planning effort. A summary of activities and outcomes are highlighted in this section. More details from the outreach process are summarized in Appendix C.

Communications

The planning team branded the plan update with the tagline, "Help shape the future of Greene County!" The project website, GreeeneCompPlan.com, served as the core element of the communications and outreach plan. The website served as an easy-to-access central location for project information and details about planning activities. Throughout the plan update process, the County maintained a clear and prominent connection from the County's website to the project website. The project website included a space to sign-up for project updates, review draft documents, and a project-specific email address for general planning inquiries or to contact the planning team.

During the planning process, there were over 440 unique visitors to the site – most of whom joined the site via a direct link, the County's website, or Facebook. The average time spent on the site was 4 minutes. The outreach list comprised over 120 people. Outreach list members received seven email campaigns during the planning process to stay abreast of project milestones and input opportunities.

Figure 3. Outreach Materials (Website and Social Media Promotion)

Greene County Comprehensive Plan
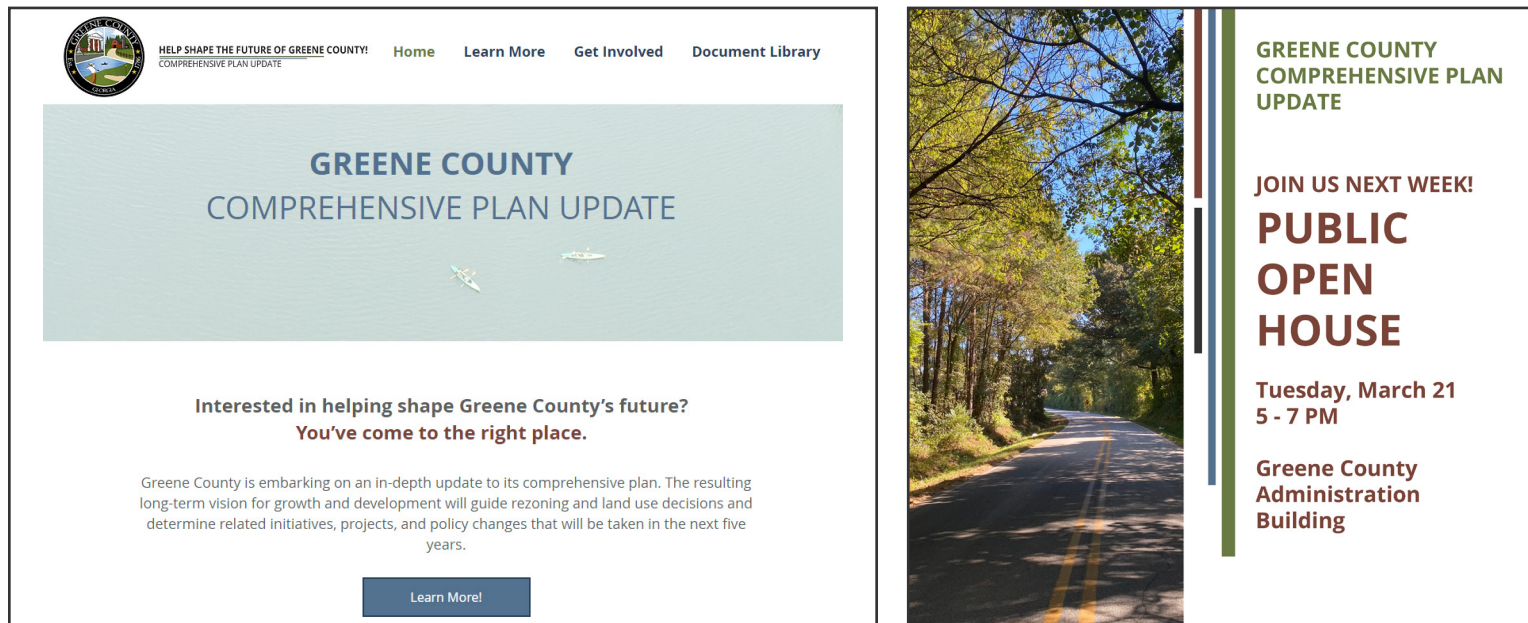
Public Hearings

Three formal public hearings with the Greene County Board of Commissioners drove the planning process.

- Public Hearing 1: Kick-off with Board of Commissioners, September 13, 2022
- Public Hearing 2: Pre-Transmittal Presentation with Board of Commissioners, April 11, 2023

Hearing 1 introduced the Comprehensive Plan purpose and planning process and informed community members of ways they could help shape the plan. Hearing 2 supported collection of public input prior to the decision by the Board of Commissioners to transmit the plan for regional and state review. An additional presentation was given to the Planning and Zoning Commission on March 28, 2023, ahead of the second public hearing with the Board of Commissioners.

Interviews

The planning team carried out interviews with 13 community leaders in September and October 2022. The interviews helped identify existing conditions and trends and community goals and priorities related to future land use and development. Interview participants included people from the following entities:

- All members of the Greene County Board of Commissioners
- Greene County Board of Education
- Greene County Development Authority
- City of Greensboro
- Greene County Planning & Zoning Commission
- Greene County Building and Zoning Administrator
- Community representatives

The interviews helped ensure that a 360-degree view of Greene County and its aspirations directly informed the land use policy refinements in the plan. Through the interviews, the planning team learned about initiatives and plans of area schools, economic development agencies, and municipalities. Participation by all Board of Commissioners members helped ensure all voices and areas of the county were accounted for in the planning process.

Existing Conditions Report Takeaways

- The unincorporated County's population is anticipated to double within the next 20 years. The County needs to accommodate over 8,000 new housing units in the next 20 years.
- The majority of jobs in the county are filled by people who do not live in the County (63 percent). The workforce commutes primarily from Putnam County, Morgan County, and Athens-Clarke County. Local residents in Greene are also commuting outwards, primarily to these same three counties.
- Many of the County's major corridors are zoned agricultural. As population and housing continues to increase, there is likely to be an increasing desire to change zoning on some of these key corridors to a higher intensity use.
- Projections show a 42 percent increase in jobs within Greene County over the next 20 years. Service producing jobs are forecast to grow by 50 percent, while goods producing jobs are only forecast to grow by 8 percent. Specifically, farm employment and manufacturing are expected to experience losses.
- To facilitate future growth, the County will need to work closely with Union Point, Greensboro, or private water/sewer providers to facilitate water infrastructure to support that growth.
- Broadband expansion is essential to support residential and commercial growth as well as to enhance the quality of life of current county residents. Over 4,000 people (approximately 34 percent of Greene's total population) are not served by broadband.

Steering Committee

The 10-person Steering Committee served as a sounding board for the plan update and represented different voices of the community. The group participated in three meetings at important stages in the planning process, as summarized below. Minutes from each meeting are available in Appendix C.

Meeting 1

This meeting introduced the committee to the planning process and goals, and then pivoted to discussions surrounding community goals and priorities as related to the county's future land uses and growth management. The meeting built upon information collected from Existing Conditions and stakeholder interviews. Input shaped information and activities carried out at the November Visioning Workshop.

Meeting 2

The second meeting took place after the Visioning Workshop and the online Visioning Survey closed. The planning team synthesized the community input to present a preliminary version of the Future Development Map, which took a fresh approach to the County's current Future Land Use Map. The team also collected feedback on an updated list of priorities and preliminary short-term actions to advance priorities.

Meeting 3

At the final committee meeting, the members provided feedback on the updated draft of the Future Development Map and policy guidance for future land use and rezoning. The group also reviewed the draft Community Work Program. Feedback from this meeting shaped updates to the draft plan document prior to presentation to the public for feedback at a March Open House.

Public Visioning Activities

Greene County community members had two major opportunities to participate in the visioning process: the Visioning Workshop and the online Community Visioning Survey.

The Visioning Workshop, held November 1, 2022 (5 PM to 7 PM) at the Greene County Administration Building included a series of educational materials about the comprehensive plan's purpose, existing conditions in Greene County, and several activities to collect input on community priorities and preferences for future land use and development. An estimated 40 community members attended the workshop. The input collected helped shape the future land use plan refinements, captured in the Future Land Use and Development Plan (Chapter 2) and the implementation plan (Chapter 3).

The online Visioning Survey opened November 1, 2022, and closed November 22, 2022, and consisted of 16 questions. Social media and email campaigns were deployed throughout the life of the survey, and business cards with the survey QR code were distributed at the November 1, 2022 public meeting. A total of 308 individuals participated in the survey. Like input collected at the Visioning Workshop, the survey input played an important role in shaping the policy direction and priorities reflected in the plan update.

Public Open House

An open house public meeting, held March 21, 2023, provided an opportunity for community members to review highlights of the draft plan document and policy recommendations prior to the plan's public hearing process and transmittal for state and regional review. The goal of the meeting was to identify plan elements or recommendations that may warrant additional discussion or refinement in the plan prior to its finalization.

Figure 4. Key Themes from Survey Input

1.5 Our Long-term Goals and Priorities

The two foundational elements of the plan update are the overall, long-term goals for the County's growth management and the priorities that the County and community members see as critical to advance in the next five years to achieve the vision.

Long-term Goals

The long-term goals reflect the community's aspirations for the long-term. These items are important cornerstones for the County's long-term growth and development and should be kept at the forefront of the County's attention when making big decisions or financial investments. They are captured here as they frame the discussion, policy guidance, and priorities for future land use and development. While these goals are grounded in the use of the County's land and development, in some cases, the goals extend beyond the reach of the Comprehensive Plan and require public private partnership or public partnership to advance. These long-term growth management goals are the driving factors behind the Future Development and Land Use Plan and related policy in Chapter 2.

1. *Promote high-quality development that achieves a cohesive community feeling.*

2. *Seek balanced growth that maintains the county's rural heritage.*

3. *Protect the lake, forest areas, and other environmentally sensitive lands.*

4. *Maintain high-quality services, including public safety, recreation, and broadband.*

5. *Maintain Greene County as a safe place to live.*

6. *Facilitate strategic job growth.*

7. *Accommodate a variety of housing options.*

Short-term Priorities

The short-term priorities reflect needs and opportunities that are at the forefront of Greene County's to do list. The County and community members see the need to address these items proactively now to advance the long-term goals and effectively manage the County's growth in keeping with the County's vision for the future. Chapter three identifies specific short-term actions that comprehensively address these items.

A. Preserve agricultural heritage and natural heritage of the community.
B. Facilitate quality development along key corridors.
C. Expand broadband access.
D. Continue to plan for and deliver County facilities and services that meet the needs of the population and business community.
E. Expand employment opportunities for the local population.
F. Develop activity areas that offer a range of places for people to meet their daily needs.

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2.0 Future Land Use and Development Plan

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2.1 Introduction

This chapter provides policy guidance for Greene County to implement the community's future land use and development vision. The Future Development Map, updated through stakeholder and public involvement, is a policy map for the future. The map and narrative for each "character area" in this chapter help the public understand which uses and development types are suitable as the County grows, and provides guidance for the Board of Commissioners in reviewing and making property rezoning decisions.

In this update to the Comprehensive Plan, Greene County shifted from a traditional future land use plan to a future development map format. The distinction is that a future development map uses character areas to guide a pattern of development, rather than assigning a single land use per parcel. Character areas consider both land use and unifying environmental and design qualities that create a unique sense of place.

The Future Development Map (Map 2) divides the county into distinct character areas that have the potential to grow in unique ways and policy corridors to facilitate the appropriate uses and design on the county's key roadway corridors. There are eight character areas delineated on the map, along with four types of policy corridors. The acreage of each Character Area is shown in Figure 5.

Character Areas

The boundaries of the character areas are not parcel-specific. The Future Development Map provides general guidance for future land development while allowing flexibility in transition areas. Where a property overlaps more than one character area, County staff and elected officials should use discretion to identify the most appropriate fit based on the surrounding context and the rezoning application received.

Character Areas
- Conservation
- Farmland and Forestry
- Five Major Residential Areas:
  - Transitional Residential Hub
  - North Greene/Lake Oconee
  - West Greene Community
  - East Greene Community
  - Reynolds
- Greater Greensboro

Figure 5. Acreage of Each Character Area

Character Area	Acreage
Greater Greensboro	11,487
Transitional Residential Hub	12,410
Reynolds	13,876
North Greene/Lake Oconee	15,333
West Greene Community	21,026
East Greene Community	25,642
Conservation	53,377
Farmland and Forestry	130,665
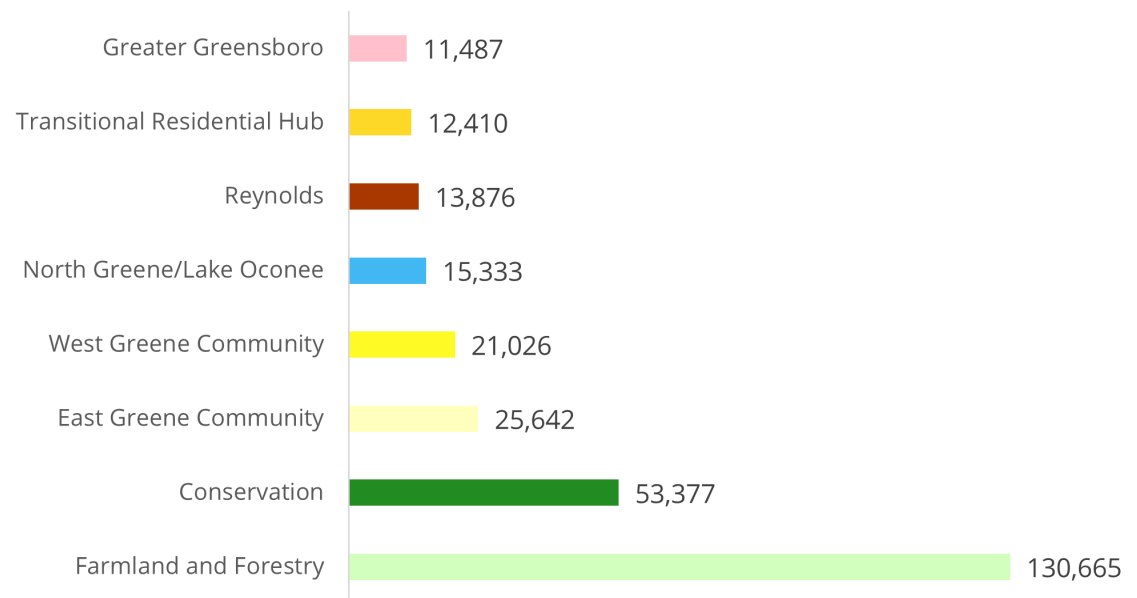
Map 2. Future Development Map
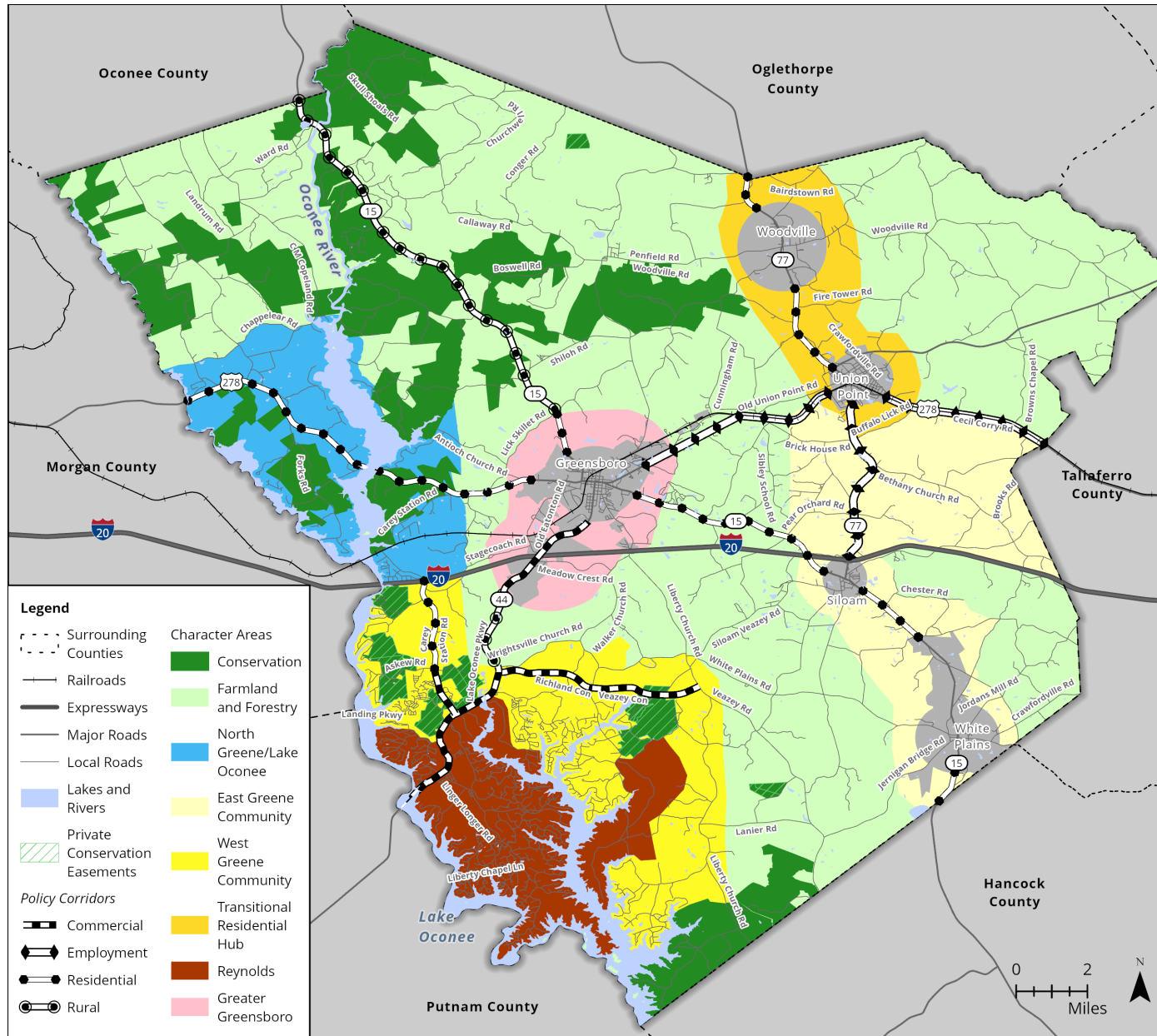
Greene County residents expressed a desire for the county to remain rural. The Future Development Map allows for strategic growth, while maintaining the majority of the county's land for conservation, farmland, and forestry.

Legend

- Surrounding Counties
- Railroads
- Expressways
- Major Roads
- Local Roads
- Lakes and Rivers
- Private Conservation Easements

Policy Corridors

- Commercial
- Employment
- Residential
- Rural

Character Areas

- Conservation
- Farmland and Forestry
- North Greene/Lake Oconee
- East Greene Community
- West Greene Community
- Transitional Residential Hub
- Reynolds
- Greater Greensboro

2.2 Compatible Future Zoning

The Comprehensive Plan identifies compatible future zoning classifications by character area, for use as a guide when making future land use decisions. Table 1 provides a summary of compatible future zoning classifications by character area.

Table 1. Compatible Future Zoning Classifications by Character Area

Zoning Districts	Farmland & Forestry	Transitional Residential Hub	North Greene/Lake Oconee	West Greene Community	East Greene Community	Reynolds	Greater Greensboro
Agricultural Districts							
A1 Agricultural (Intensive Farming)	✓						
A2 Agricultural Residential	✓						
Residential Districts							
R1 Low-Density Residential	✓*	✓	✓	✓	✓	✓	✓
R2 Medium-Density Residential	✓*	✓			✓*		✓
RM Multi-Family Residential	✓*	✓		✓*	✓*		✓
LR1 Lakeshore Single-Family Residential/ Recreation			✓	✓		✓	
LR2 Lakeshore Multi-Family Residential/ Recreation							
Master Planned Development Districts							
PUD Planned Unit Development			✓	✓		✓	
CPUD Commercial Planned Unit Development				✓*		✓	
Commercial Districts							
B1 Neighborhood Convenience Commercial	✓*	✓*		✓*	✓*	✓*	✓*
B2 General Commercial Highway Oriented	✓*	✓*		✓*	✓*	✓*	✓*
C3 Heavy Commercial	✓*	✓*			✓*		✓*
OI Office-Institutional	✓*	✓*			✓*		✓*
LC Lakeshore Commercial						✓	
Industrial Districts							
LI Light Industrial	✓*	✓*			✓*		✓*
HI Heavy Industrial							

* Allowed on certain major roadway corridors. See Character Area Sheets for specific guidance by corridor.

**The Conservation Character Area is excluded from this table as it does not have any compatible zoning classifications. These parcel-specific areas are envisioned to remain as conservation land for perpetuity.

2.3 Roadway Corridor Policies

Policy Corridors

A new addition in the 2023 update to the Comprehensive Plan are policy corridors, which are being implemented for major roadway corridors in the county that will play a vital role in meeting the needs of the current and future population of Greene County. Along these corridors, compatible zoning and future land use guidance applies to parcels within a 1,500-foot radius of the centerline of roadway.

County staff and other key stakeholders informed the selection and designation of the roadway corridors into four categories: Rural, Residential, Commercial, and Employment. The Future Development Map depicts each type of policy corridor using a different symbol. These symbols are provided here, along with the list of corridors within each category.

Rural Corridors
- SR 15/Athens Highway (from the county line at Oconee County to the north boundary of the Greater Greensboro Character Area)
- SR 44 (portion between southern city limits of Greensboro to Richland Connector)

Residential Corridors
- US Highway 278 (from the western city limits of Greensboro to the county line at Morgan County)
- SR 15 (from the county line at Hancock County to the northern boundary of the Greater Greensboro Character Area)
- SR 77 (from the county line at Oglethorpe County to the northern city limits of Union Point)
- Carey Station Road (from I-20 south to Askew Road)

Commercial Corridors
- Carey Station Road (from Askew Road to SR 44)
- SR 44 (portion of roadway in unincorporated county along the border of Greensboro; roadway segment from Richland Connector to the county line at Putnam County)
- Richland Connector
- Veazey Connector

Employment Corridors
- US Highway 278 (from the eastern city limits of Greensboro to the county line at Taliaferro County)
- SR 77 (from southern city limit of Union Point to northern city limit of Siloam)

Rural Corridors

- Minimize curb cuts to maintain the pastoral views along the corridor.
- Minimize the visual impact of new development from adjacent lands and view corridors.

Residential Corridors

- Promote residential development that is similar in size, bulk, and height to the existing properties in its vicinity.
- Encourage subdivision designs that enable walkability.
- Minimize the visual and roadway operational impact of new development.
- Locate higher-density housing products, such as townhomes, duplexes, or multifamily development adjacent to similarly used or zoned properties.

Commercial Corridors

- Promote commercial nodes at major intersections. Nodes concentrate commercial uses at major intersections, rather than allowing for unregulated sprawl along the corridors. This maintains roadway mobility, improves accessibility to retail and service needs, and preserves the character along developing corridors.
- Encourage varied retail options that serve daily needs of nearby residents.
- Require landscaping of parking areas to minimize visual impact.
- Encourage growth of businesses that serve the needs of county residents, such as medical offices and childcare centers.
- Locate higher-density housing products, such as townhomes and apartments, behind or adjacent to commercial development.
- Limit the number of driveways and encourage inter-parcel connectivity.

Employment Corridors

- Ensure that new developments are appropriately screened from surrounding residential areas.
- Prioritize parcels with corridor frontage for high-quality master-planned industrial growth, such as a business or industrial park.
- Orient commercial uses around major intersections.
- Locate higher-density housing products, such as townhomes and apartments, behind or adjacent to commercial development.

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2.4 Character Area Policy Guidance

This section provides detailed future land use policy and guidance for each character area. Some land use policies apply to the entire character area, while others are specifically tied to one or more policy corridors that traverse the area. The guidance is presented as text and tables, as described at right, and in the form of a Future Development Map for each character area. These elements are intended to be used together when evaluating land use decisions.

Vision Statement

Each character area includes a long-term vision for the future of the area, reflective of community input. The statements are aspirational, conveying the community's preferences for development patterns over the next 20 years.

Compatible Future Zoning Districts

Each character area sheet, with the exception of the Conservation Character Area, includes a table of compatible future zoning districts. These tables should guide rezoning decisions. The first column in each table shows the zoning classifications that are appropriate throughout the broad character area. The remaining columns specify the appropriate rezoning classifications that apply within a 1,500-foot buffer of the identified corridor.

Character Area Guidance

These policy statements should help guide conditions of rezoning recommended by County staff or applied by the Board of Commissioners as a part of rezoning approvals. These policies are not codified in the Greene County Zoning Ordinance or Subdivision Regulations; rather, they are an additional layer of guidance that is intended to help the County promote high-quality development.[1]

Implementation Initiatives

Implementation initiatives are concrete actions or implementation opportunities. They highlight how the County can coordinate with partners, pursue funding, and modify its Code of Ordinances to help advance the vision for each character area.

The following abbreviations are used in the Character Area Sheets throughout the remainder of this chapter:

- Char Area = Character Area
- RC = Rural Corridor
- ResC = Residential Corridor
- CC = Commercial Corridor
- EC = Employment Corridor

---

[1]*An immediate action item of the Comprehensive Plan is to complete Zoning Ordinance updates necessary to implement the future land use vision. Zoning-related recommendations are summarized in Chapter 3.*

Conservation

Vision

The Conservation Character Area will preserve the County's wealth of natural resources, including pristine forests, scenic rivers and lakes, wetlands, wildlife management areas, and other habitats and ecological areas. Low-impact recreational uses may be permissible if they do not have an adverse impact on natural systems.

Dyar Pasture (Source: Google Earth)

Redlands WMA (Source: Google Earth)

Map

Oconee County

Oglethorpe County

Morgan County

Greensboro

Union Point

Woodville

Siloam

White Plains

Tallaferro County

Putnam County

Hancock County

Legend

- Conservation
- Surrounding Counties
- Railroads
- Expressways
- Local Roads
- Lakes and Rivers
- Private Conservation Easements

Policy Corridors
- Commercial
- Employment
- Residential
- Rural

0   2 Miles

N

Greene County Comprehensive Plan

Compatible Future Zoning Districts*

The most common zoning of parcels designated Conservation on the Future Development Map is A1 Agricultural District (Intensive Farming); however, some have a different underlying zoning classification. Many parcels are subject to conservation easements, deed restrictions, or County environmental ordinances. Others are owned by public entities for the express purpose of conservation (e.g., State-owned Wildlife Management Areas). These mechanisms serve to limit development of the affected properties. In the future, there is the potential for additional land to be placed under a conservation easement or other deed restriction by the property owner, regardless of its zoning classification.

The Conservation Character Area does not have a compatible future zoning districts table because these parcels are envisioned to remain as conservation land for perpetuity.

Character Area Guidance

- Preserve the natural landscape to the extent possible.
- Discourage infrastructure expansion to steer development away from environmentally sensitive land.
- Low-impact outdoor recreation-related facilities, such as campgrounds, may be an appropriate future land use if not restricted by deeds, County ordinances, or conservation easements. Buildings should be sited to have the least environmental and visual impact.

Implementation Initiatives

Greene County should promote access to natural places where possible. Local grassroots organizations or youth programs, such as the Boys and Girls Club, could be partners for creating passive recreational amenities such as hiking trails.

Greene County should continue to evaluate its ordinances and corresponding overlay districts for opportunities to better protect natural resources. For instance, the NEGRC Resource Management Plan recommends that Greene County establish additional protections for the Apalachee River, which empties into Lake Oconee near the county border with Morgan County.

Farmland and Forestry

Vision

The Farmland and Forestry Character Area will support rural livelihoods and a range of low-impact recreational activities, such as fishing and hunting. Several places of historical significance are found in this area. The intent of this area is to preserve the county's agricultural and natural heritage and discourage the subdivision of land that is better suited for agriculture or left undeveloped.

Legend

- Farmland and Forestry
- Surrounding Counties
- Railroads
- Expressways
- Local Roads
- Lakes and Rivers

Policy Corridors

- Commercial
- Employment
- Residential
- Rural
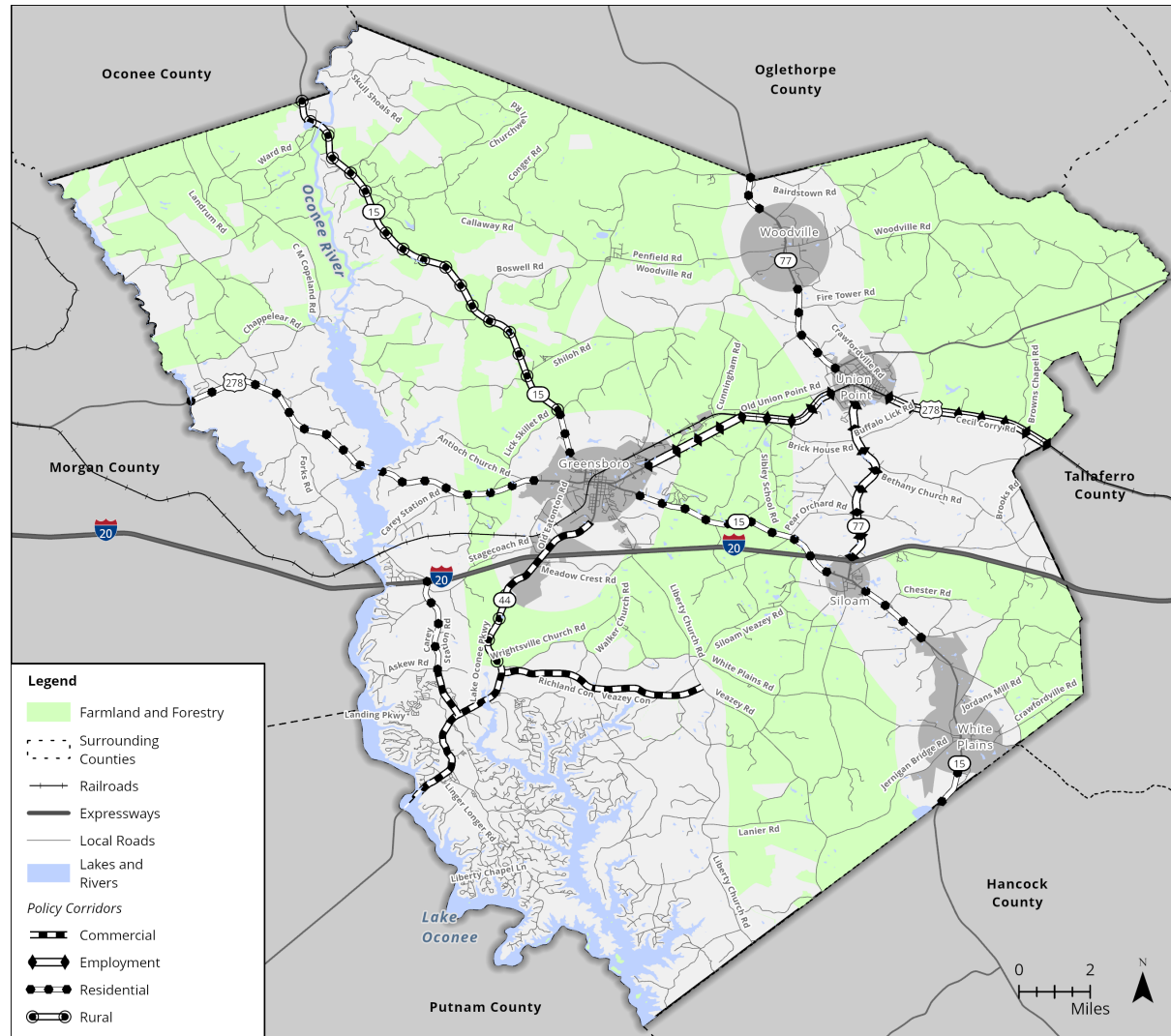
Compatible Future Zoning Districts

Zoning District	Character Area	Corridors				
		SR 15 RC	SR 15 and US 278 ResC	US 278 EC (west)*	US 278 EC (east)**	SR 44 RC
Agricultural Districts						
A1	✓	✓	✓			✓
A2	✓	✓	✓			✓
Residential Districts						
R1			✓			
R2					✓	
RM					✓	
LR1						
LR2						
Master Planned Development Districts						
PUD						
CPUD						
Commercial Districts						
B1				✓	✓	
B2				✓	✓	
C3				✓	✓	
OI				✓	✓	
LC						
Industrial Districts						
LI				✓	✓	
HI						

* Between Greensboro and Union Point (includes properties just east of Greensboro that do not abut US Hwy 278 but have railroad access).

**Between Union Point and the Taliaferro County line

Farmland and Forestry Character Area Sheet

Character Area Guidance

- Rural residences may be located on large lots, in keeping with the existing character of the area.
- Discourage infrastructure expansion to limit development pressure.
- The US Highway 278 Employment Corridor (between Greensboro and Union Point) is subject to the County's Airport Height and Hazard Zoning Ordinance. Future rezonings to residential districts are not appropriate.
- On the segment of US Highway 278 east of Union Point, employment uses should be prioritized on parcels with frontage on the highway, but multifamily residential can be accommodated behind the industrial or commercial uses.
- Coordinate efforts with the Greene County Development Authority to promote logistics and distribution business growth in areas with rail access.
- 2.3 Roadway Corridor Policies in Section 2.3, pages 18-19, also apply.
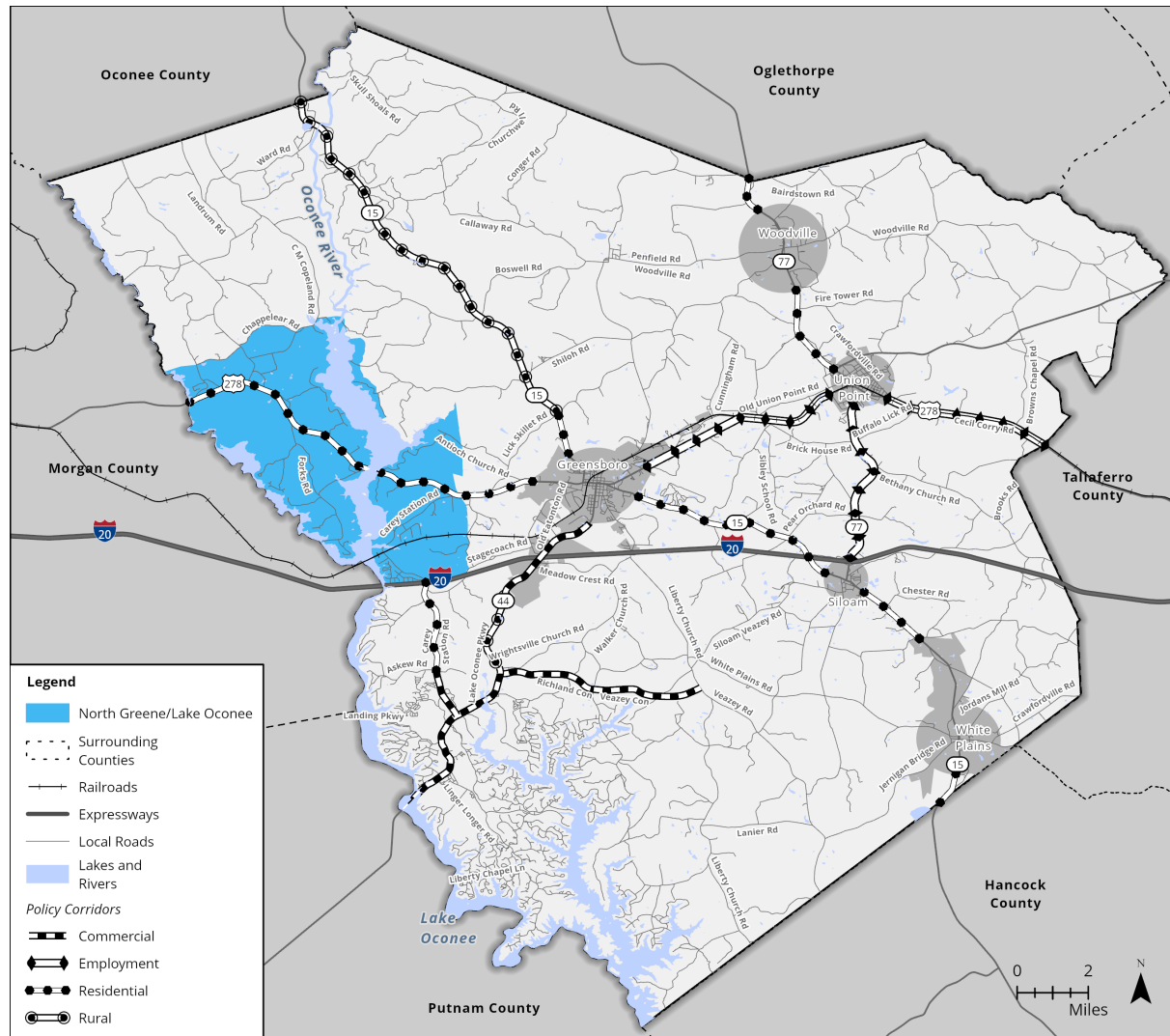
Implementation Initiatives

In 2022, Greene County adopted a soil amendment resolution to protect the county's farms from the disposal of industrial byproducts and food-processing residuals. The County should continue to evaluate potential sources of harm to prime farmland and, if needed, adopt additional measures to protect the land.

State and federal funding may present an opportunity to support rural livelihoods and preserve historic places. In some cases, local landowners can pursue these funds directly, while in other cases, a government sponsor must initiate a program. Greene County should evaluate if there is demand for a county-initiated program.

North Greene/Lake Oconee

Vision

The North Greene/Lake Oconee Character Area will help accommodate additional housing needs in the county via low-density neighborhoods and quality lakefront development. The area will support traditional single-family housing types with expanded access to Lake Oconee's recreational offerings, such as fishing and boating.

Legend

- **North Greene/Lake Oconee**
- **Surrounding Counties**
- **Railroads**
- **Expressways**
- **Local Roads**
- **Lakes and Rivers**

Policy Corridors
- Commercial
- Employment
- Residential
- Rural

Compatible Future Zoning Districts

Zoning District	Character Area	Corridors US Hwy 278 ResC
Agricultural Districts		
A1		
A2		
Residential Districts		
R1	✓	✓
R2		
RM		
LR1	✓	✓
LR2		
Master Planned Development Districts		
PUD	✓	✓
CPUD		
Commercial Districts		
B1		
B2		
C3		
OI		
LC		
Industrial Districts		
LI		
HI		

Character Area Guidance

- Promote context-sensitive development that is compatible with the existing character.
- Preserve open space, protect natural features, and reduce the visual impacts of new residential development through site design.
- 2.3 Roadway Corridor Policies in Section 2.3, pages 18-19, also apply.

Implementation Initiatives

In the North Greene/Lake Oconee Character Area, new development will continue to support detached, single-family housing. Community members have expressed a preference to maintain the area north of I-20 for simple, rural living. Future residential development should have similar footprints to other nearby properties with large lot sizes and deep setbacks. Sensitive environmental lands and natural resources should be preserved by continued application of the County's environmental protection ordinances.

To support this desired development pattern, zoning amendments should be considered for the LR1 (Lakeshore Single-Family Family/Recreation) and LR2 (Lakeshore Multi-Family/Recreation) Districts. Resulting changes would ensure only detached single-family homes are allowed by-right.

North Greene/Lake Oconee Character Area Sheet
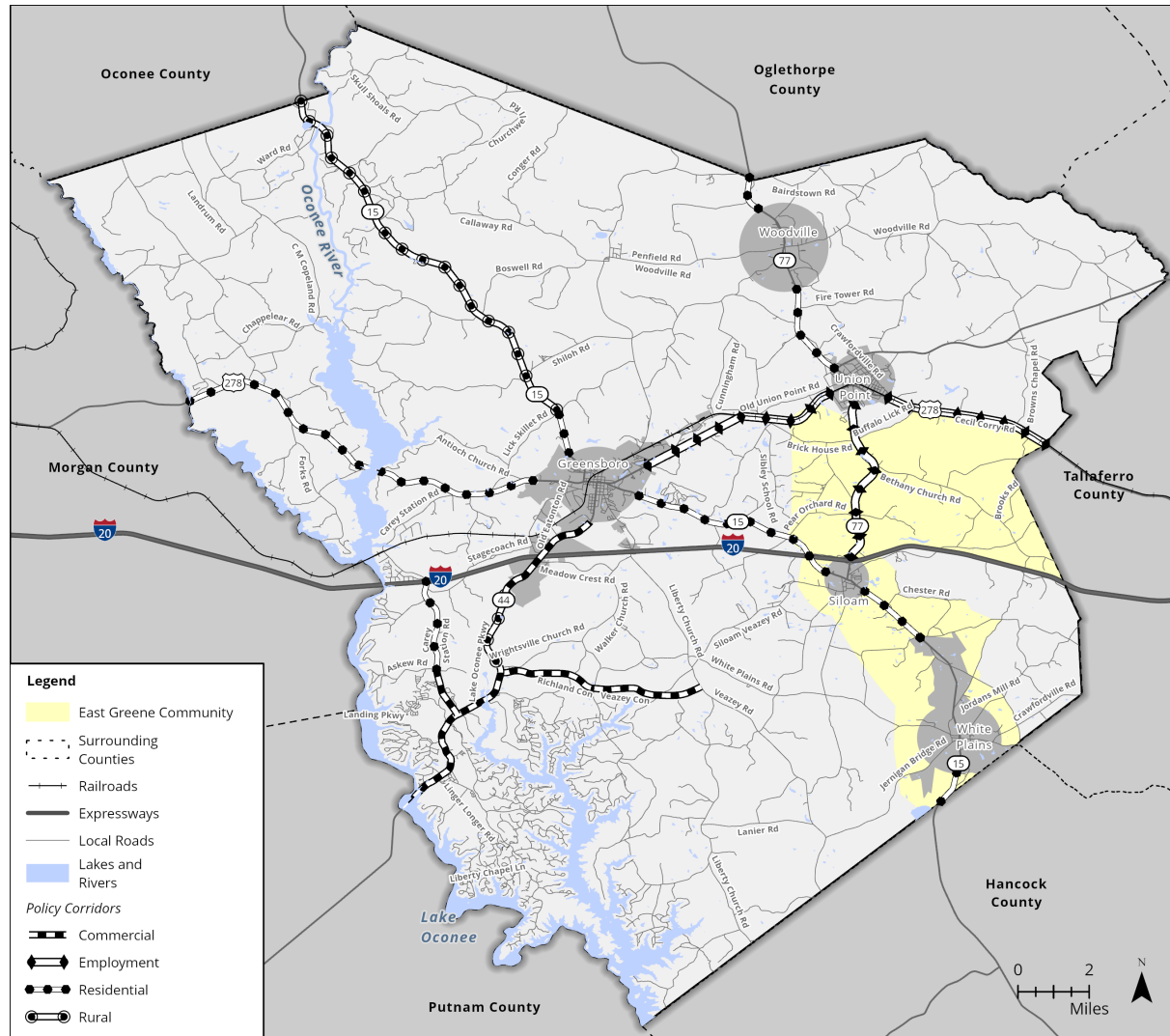
East Greene Community

Vision

The East Greene Community Character Area will support traditional single-family residential development that is compatible with the rural character of the greater area. Along key corridors, this character area will promote economic development that benefits from proximity to the interstate, railroad, and airport.

Character Area Guidance

- Preserve open space, protect natural features, and reduce the visual impacts of new residential development through site design.
- On the segment of US Highway 278 east of Union Point, employment uses should be prioritized on parcels with frontage on the highway, but multifamily residential can be accommodated behind the industrial or commercial uses.
- 2.3 Roadway Corridor Policies in Section 2.3, pages 18-19, also apply.

Legend

▨	East Greene Community
– – –	Surrounding Counties
⋯⋯⋯	Surrounding Counties
+—+—	Railroads
━━━	Expressways
——	Local Roads
▨	Lakes and Rivers

Policy Corridors

▭▬▭	Commercial
◆◆◆	Employment
●●●	Residential
◎◎◎	Rural

Compatible Future Zoning Districts

Zoning District	Character Area	Corridors			
		SR 15 ResC	SR 77 EC	US Hwy 278 EC (west)*	US Hwy 278 EC (east)**
Agricultural Districts					
A1					
A2					
Residential Districts					
R1	✓	✓			
R2					✓
RM					✓
LR1					
LR2					
Master Planned Development Districts					
PUD					
CPUD					
Commercial Districts					
B1				✓	✓
B2				✓	✓
C3				✓	✓
OI				✓	✓
LC					
Industrial Districts					
LI			✓	✓	✓
HI					

Between Greensboro and Union Point

**Between Union Point and the Taliaferro County line*

East Greene Community Character Area Sheet

Implementation Initiatives

The East Greene Community Character Area is attractive because it includes large swaths of undeveloped land, and much of the area is served by Union Point's public water system. Low-impact residential development should be designed in harmony with the area's natural resources, such as streams, wetlands, and groundwater recharge areas. New communities should promote a rural lifestyle.

The I-20 interchange at Siloam (Exit 138) has the potential to catalyze future economic development. Small to medium sized industrial or commercial sites may be accommodated along SR 77 and US Highway 278, with design techniques to screen them from nearby residences.

To regulate the intensity of industrial uses and prevent detrimental impacts to surrounding properties and the environment, zoning amendments will be necessary. These would include limiting the type of industrial uses that are allowed in the county and increasing buffer and screening requirements between properties.
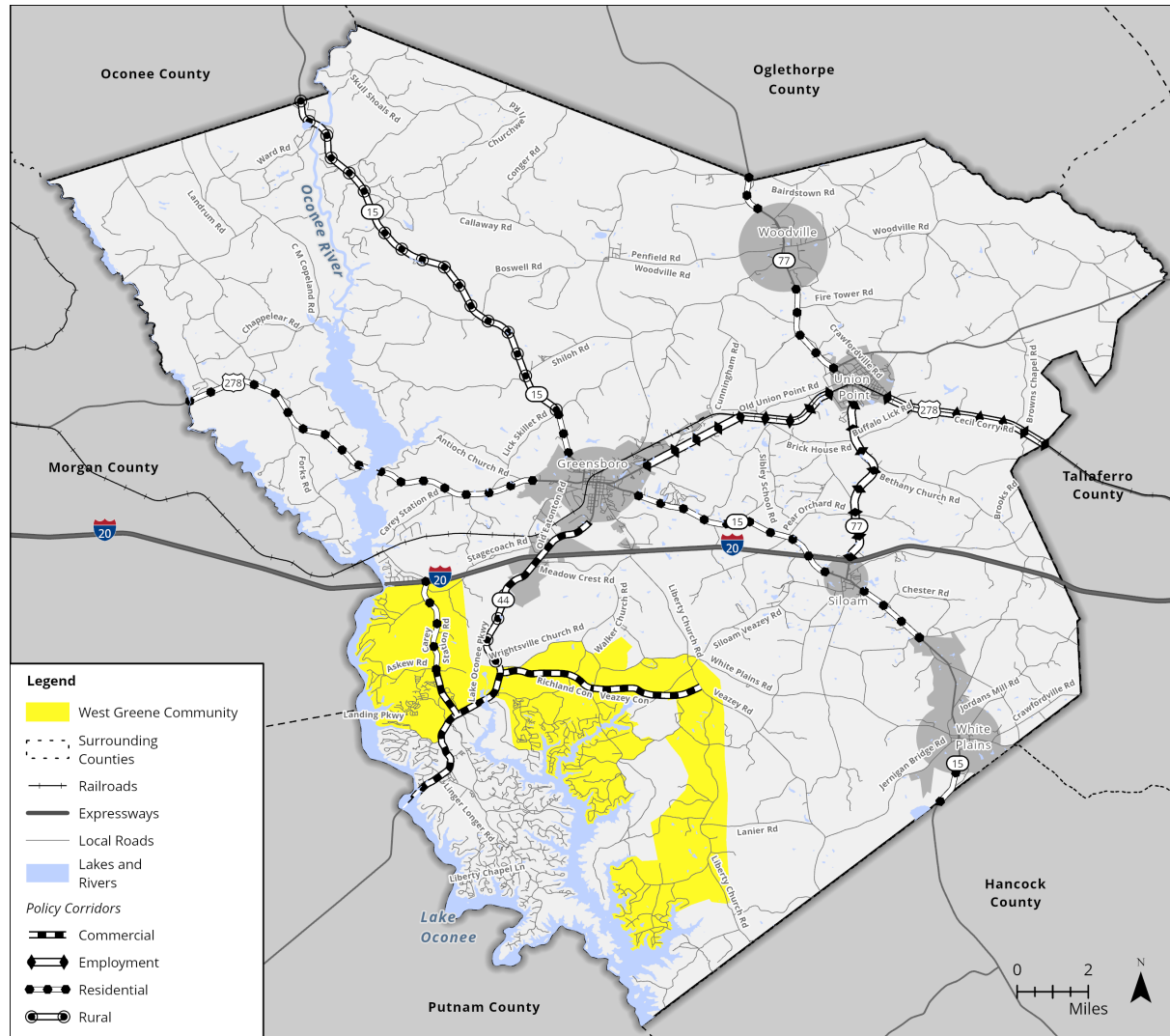
West Greene Community

Vision

The West Greene Community will continue to serve as a major area of high-quality residential development as well as limited commercial development along major corridors. Commercial uses should serve local community needs. The design and density of new growth will be compatible with other developments within the Character Area.

Del Webb at Lake Oconee, Greene County (Source: Trulia)

Village Park at the Green, Greene County

Legend

- **West Greene Community**
- Surrounding Counties
- Railroads
- Expressways
- Local Roads
- Lakes and Rivers

Policy Corridors
- Commercial
- Employment
- Residential
- Rural

Compatible Zoning Districts

Zoning District	Character Area	Corridors			
		Carey Station ResC	Carey Station CC	SR 44 CC	Richland/ Veazey CC
Agricultural Districts					
A1					
A2					
Residential Districts					
R1	✓	✓			✓*
R2					
RM					✓
LR1	✓				
LR2					
Master Planned Development Districts					
PUD	✓				
CPUD					✓
Commercial Districts					
B1			✓	✓	✓
B2				✓	✓
C3					
OI					
LC					
Industrial Districts					
LI					
HI					

* Limited application of R1 on the Richland and Veazey Connector Commercial Corridors. See Character Area Guidance.

Character Area Guidance

- Preserve open space, protect natural features, and reduce the visual impacts of new residential development through site design.
- Limit commercial uses to lower-intensity retail and services that do not require outdoor storage, and support varied uses that adequately meet the needs of surrounding residents.
- Transition development intensities between commercial nodes (at major intersections) along the Richland and Veazey corridors. This would result in gradual tiers, from commercial uses to higher density residential and then single-family neighborhoods along the remainder of the corridor, which would then transition again to higher density residential and the next commercial node.
- Limit residential driveways along the Richland and Veazey corridors. New development should access the corridors through a subdivision entrance as opposed to having direct frontage along the roadway.
- 2.3 Roadway Corridor Policies in Section 2.3, pages 18-19, also apply.
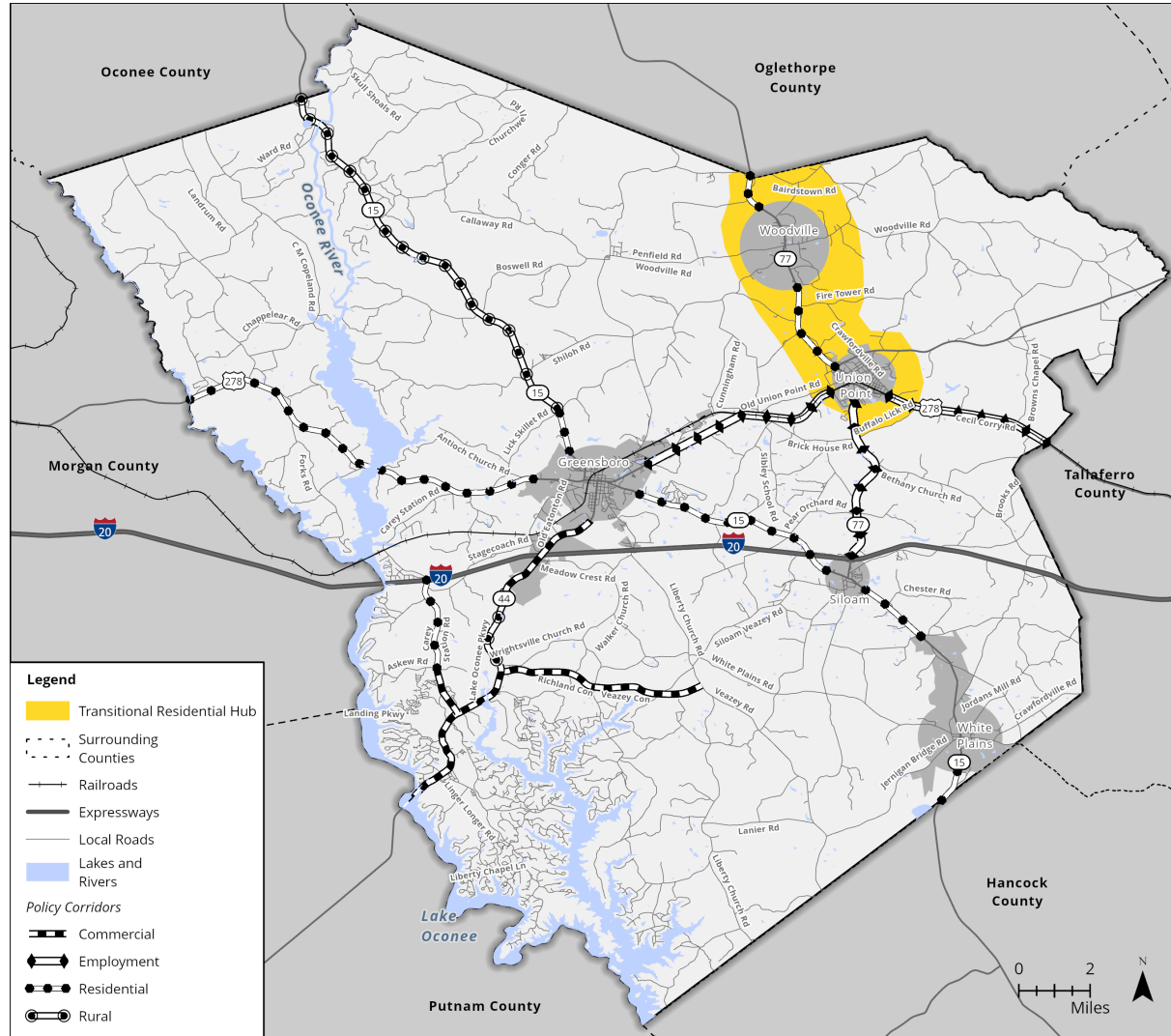
Implementation Initiatives

Commercial growth is appropriate on major corridors (see Section 2.3), while the remainder of the character area should be preserved for residential or community/institutional uses.

To facilitate quality commercial and residential development, both uses and design factors need to be considered. This includes a review of allowed uses in the commercial zoning districts to ensure the type and intensity are consistent with the West Greene Community vision. In addition, tailored controls for the developing Richland/Veazey Connectors can address desired land uses and building and site design, while managing access so traffic flow is not impeded along the corridor. Other zoning-related initiatives include updating the minimum requirements for the County's Planned Unit Development (PUD) districts to ensure they are appropriately scaled and situated. The resulting product should be a high-quality development at a density that is consistent with the prevailing character of the area and with adequate buffers to provide visual separation between the new uses and adjacent properties.

Transitional Residential Hub

Vision

The Transitional Residential Hub will support housing options to meet the needs of the local population by offering a variation of housing sizes and lot sizes. Neighborhood design should facilitate walkability to the Firefly Trail that will traverse this Character Area when construction is complete. The area will step down to adjoining farmland and forestry through appropriate buffers and open space.

Legend

- **Transitional Residential Hub**
- Surrounding Counties
- Railroads
- Expressways
- Local Roads
- Lakes and Rivers

Policy Corridors
- Commercial
- Employment
- Residential
- Rural

Compatible Future Zoning Districts

Zoning District	Character Area	Corridors			
		SR 77 ResC	SR 77 EC	US Hwy 278 EC (west)	US Hwy 278 EC (east)
Agricultural Districts					
A1					
A2					
Residential Districts					
R1	✓	✓			
R2	✓*		✓		✓
RM	✓*		✓		✓
LR1					
LR2					
Master Planned Development Districts					
PUD					
CPUD					
Commercial Districts					
B1			✓	✓	✓
B2			✓	✓	✓
C3			✓	✓	✓
OI			✓	✓	✓
LC					
Industrial Districts					
LI			✓	✓	✓
HI					

* Limited application. See Character Area Guidance.

Character Area Guidance

- Allow a diversity of housing types (e.g., higher density housing options, housing accessible for the elderly or disabled, rental housing, etc.), particularly where other nearby properties are similarly zoned or used. Following established development patterns, higher density housing (duplexes, townhouses, apartments) is best suited adjacent to or near city limits.
- Encourage residential development on smaller lots (1/3 acre) when it can be supported by available infrastructure.
- Promote safe, walkable connections between adjoining neighborhoods and the Firefly Trail.
- 2.3 Roadway Corridor Policies in Section 2.3, pages 18-19, also apply.

Implementation Initiatives

The Transitional Residential Hub provides an opportunity for new housing types that are available at price points attainable to the local workforce.
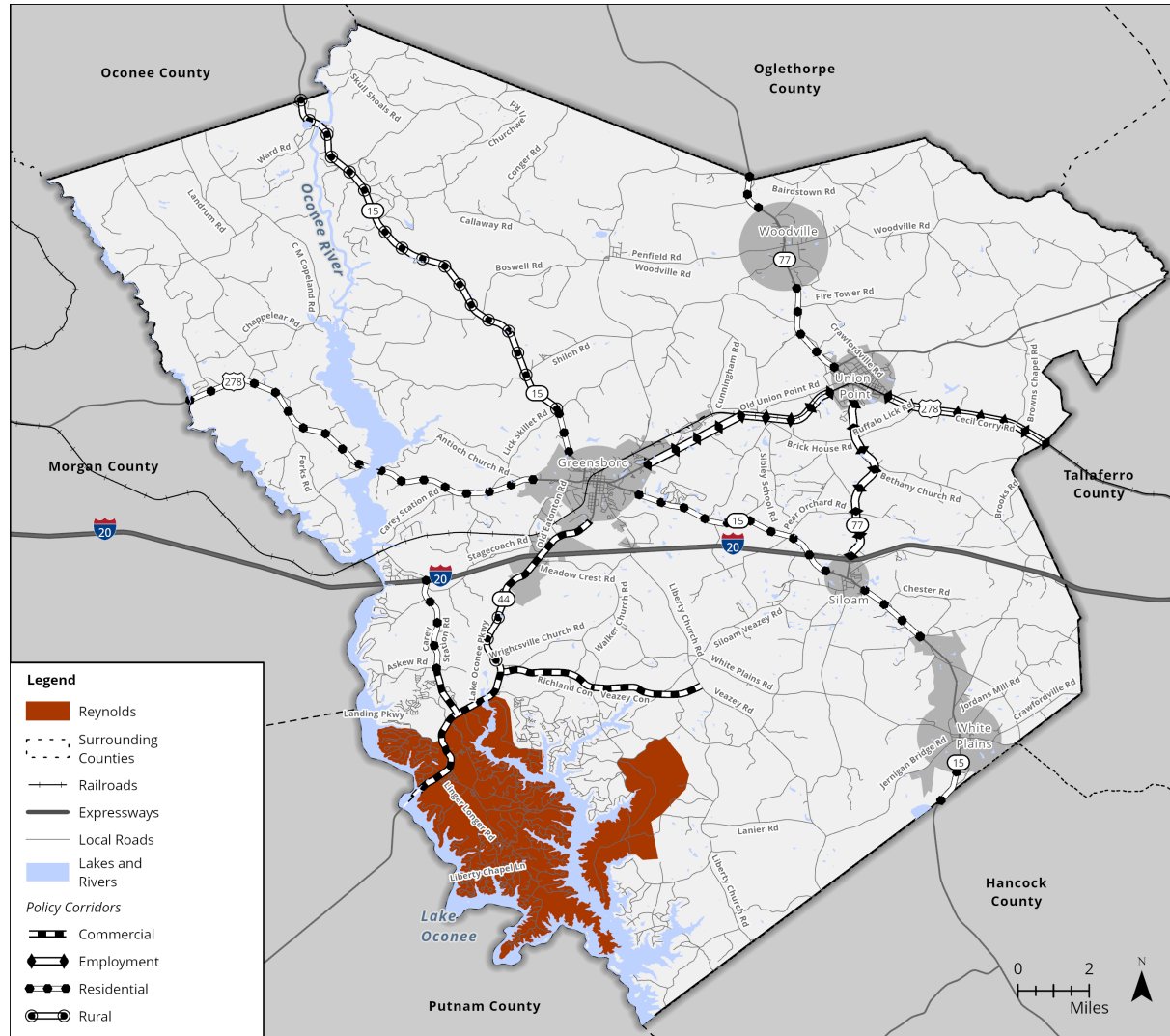
Greene County may consider partnerships with community organizations such as Habitat for Humanity, the UGA Archway Partnership, and the Northeast Georgia Regional Commission to identify strategies for affordable housing development.

Federal funding opportunities may be possible as well, particularly programs focused on the joint goals of affordability and walkability. Greene County and surrounding jurisdictions may find synergies in their pursuit of developing the Firefly Trail with the goal of expanding affordable housing options.

Reynolds

Vision

The Reynolds Character Area will continue to boast well-designed neighborhoods with premier lakefront amenities, including supportive commercial and office space in keeping with the Reynolds character and quality development. This Character Area offers a vacation-like lifestyle for its residents as well as desirable accommodations for tourists to enjoy Lake Oconee.

Legend

�	Reynolds
- - -	Surrounding Counties
⊢⊢⊢	Railroads
▬▬	Expressways
—	Local Roads
▬	Lakes and Rivers

Policy Corridors

▬▬	Commercial
◆▬◆	Employment
●▬●	Residential
◎▬◎	Rural

Compatible Future Zoning Districts

Zoning Districts	Character Area	Corridors
		SR 44 CC
Agricultural Districts		
A1		
A2		
Residential Districts		
R1	✓	
R2		
RM		
LR1	✓	
LR2		
Master Planned Development Districts		
PUD	✓	
CPUD	✓	
Commercial Districts		
B1		✓
B2		✓
C3		
OI		
LC	✓	
Industrial Districts		
LI		
HI		

Character Area Guidance

- Continue to develop unique, special places for the community to congregate via innovative concepts and creative, community supported development.
- Promote commercial nodes at major intersections of SR 44, including Linger Longer Road and Merchant Street. Physically link the developments within nodes via sidewalks.
- 2.3 Roadway Corridor Policies in Section 2.3, pages 18-19, also apply.

Source: www.lakeoconeevillage.com

Implementation Initiatives

As the Reynolds community continues to build out, controlling access to major roads such as SR 44 and Linger Longer Road will be important for managing traffic impacts. Following the widening project on SR 44, the County should coordinate with GDOT on corridor management strategies to monitor traffic flows and reduce conflict points between vehicles and cyclists or pedestrians.

Greene County's Lake Corridor Sign Overlay (LCSO) district applies to the section of SR 44 from the Richland Connector to the county line at Putnam County. The County may consider amending the overlay district to include additional design and use elements. The Reynolds Lake Oconee covenants on the Lake Oconee Village property can serve as a resource for particular provisions to promote consistency and quality development throughout the area.

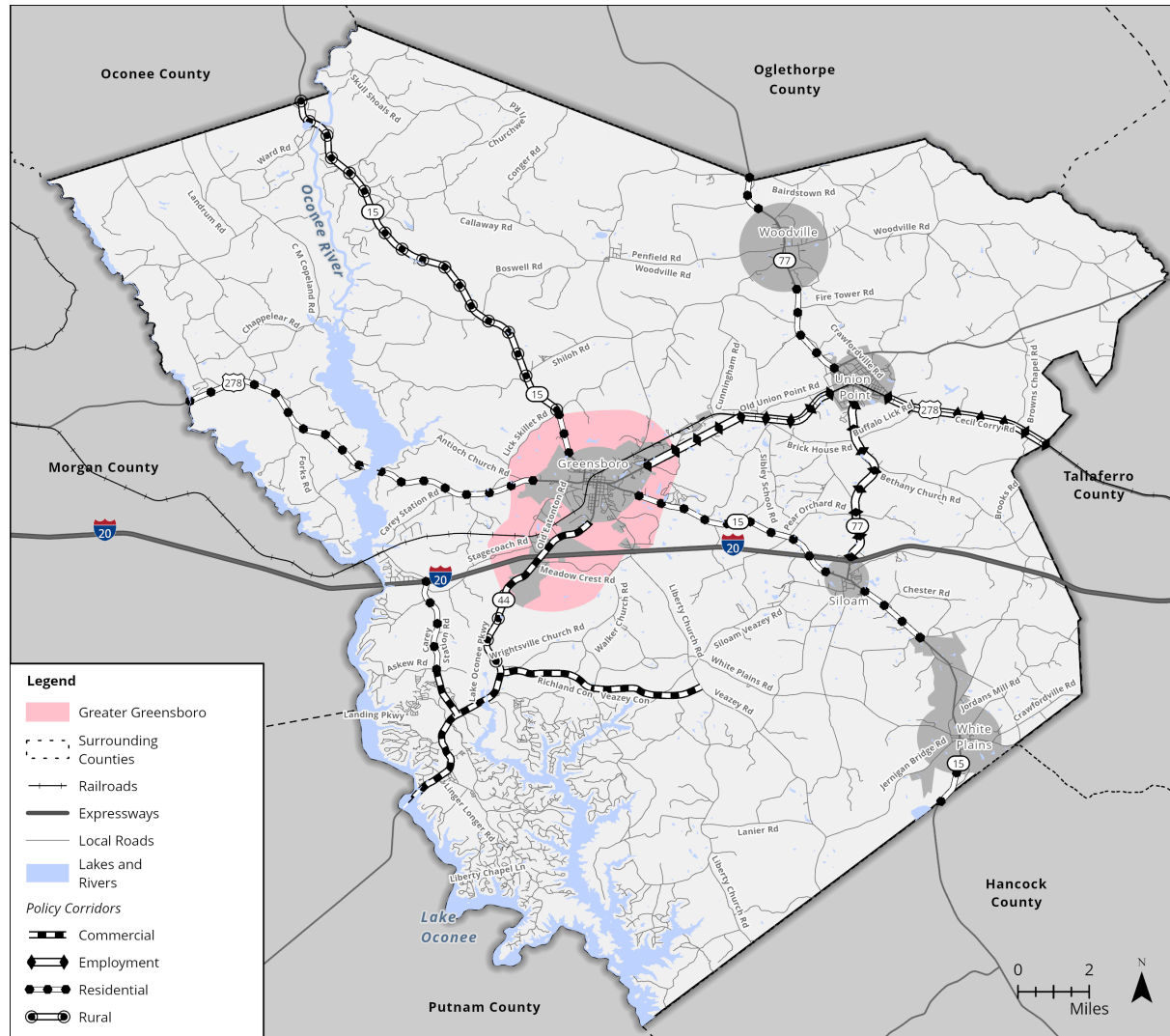# Greater Greensboro

Vision

The Greater Greensboro Character Area will encourage a variety of housing types, space for retail and other community amenities, and opportunities to expand the employment base. Given its central location and accessibility, this Character Area is envisioned to be a special activity hub for people to live, work, and play.

Creating a Community Activity Hub

Greater Greensboro has the potential to support a unique activity hub in the area surrounding the planned Greene County Primary School (on Meadow Crest Road). An activity hub can bring the community together, with unique commercial offerings, housing options near workplaces, and walkable connections between community destinations.

Existing conditions at potential activity hub

Legend

▨	Greater Greensboro
┄┄	Surrounding Counties
┼┼	Railroads
━━	Expressways
—	Local Roads
▨	Lakes and Rivers

Policy Corridors

▦	Commercial
◆	Employment
●	Residential
◉	Rural

0   2
Miles

Greene County Comprehensive Plan

Compatible Future Zoning Districts

Zoning District	Character Area	Corridors			
		SR 15 ResC	US Hwy 278 ResC	SR 44 CC	US Hwy 278 EC*
Agricultural Districts					
A1					
A2					
Residential Districts					
R1	✓	✓	✓		
R2	✓				
RM	✓				
LR1					
LR2					
Master Planned Development Districts					
PUD					
CPUD					
Commercial Districts					
B1				✓	✓
B2				✓	✓
C3					✓
OI				✓	✓
LC					
Industrial Districts					
LI					✓
HI					

Includes properties just east of Greensboro that do not abut US Hwy 278 but have railroad access

Greater Greensboro Character Area Sheet

Character Area Guidance

- Support a mix of recreational, cultural/institutional, hospitality, and employment uses to create a vibrant activity center.
- Support commercial uses that create community gathering spaces, such as restaurants and entertainment-oriented uses. These uses should be encouraged near other similarly used or zoned properties.
- Encourage mixed use and commercial areas to incorporate landscaping and design elements that instill a sense of place.
- Allow higher density residential uses (duplex, townhouses, apartments) in areas where other properties are similarly zoned or used, which are generally areas adjacent to or near the city limits.
- Employment uses should be prioritized near other similarly zoned industrial properties. These are located primarily near the northeast edge of Greensboro and continuing eastward along US Hwy 278 and near Oconee Avenue and Willow Run Road on the southwestern side of Greensboro (north of I-20).
- 2.3 Roadway Corridor Policies in Section 2.3, pages 18-19, also apply.

Implementation Initiatives

Greene County has the opportunity to establish the I-20 interchange at Exit 130 as a unique gateway with visual appeal. In the surrounding areas (such as Meadow Crest Road), site design should be held to enhanced standards, which may be enforced through the adoption of an overlay district. For instance, tailored signage, landscaping, and lighting standards can help bolster the aesthetic quality of the area.

On roadways that traverse both the county and the city, Greene County should coordinate with the City of Greensboro and GDOT on safety improvements, particularly traffic calming and facilities for walking and biking. In particular, multi-modal (bike and pedestrian) connections should be a high priority for enabling safe access to the planned Greene County Primary School.

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3.0 Action Plan and Implementation

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3.1 Overview

This chapter focuses on how the County and its partners will advance short term priorities through the five-year community work program. The County's work program reflects a realistic and achievable set of actions for the next five years given staff resources and funding. Sections 3.2 and 3.3 provide context for the work program. Section 3.4 provides the work program in table format.

Section 3.5 discusses implementation strategies, both those included in the five-year work program and other implementation opportunities that tie to the County's growth management goals. These items are not programmed for the short-term but help advance goals outside the planning horizon. The following key distinguishes between immediate actions or long-term opportunities the County may want to address in the longer-term or sooner, should resources or current context change.

▬▬■ Short-Term Priority (action is part of the Community Work Program)

▬▬○ Long-Term Consideration (not part of the Community Work Program)

3.2 Implementing Our Priorities

The five-year work program advances the community-based priorities for the next year five years, between 2023 through 2028. The work program is a combination of action items, policy initiatives, and focused planning activities, each of which addresses a priority identified through the community-based public engagement process. Some items are carried over from the 2018-2022 Short-Term Work Program. *See Appendix A for the Report of Accomplishments for the 2018-2022 Short-Term Work Program.* Since the Comprehensive Plan is one of the County's main planning documents, the Community Work Program also documents major capital investments such as those related to Greene County Airport improvements, roadways, and major facility investments.

The five-year work program includes the following items:

- A brief description of the activity,
- Time frame for completing the activity,
- Responsible party for implementing the activity,
- Estimated cost (if any) of implementing the activity, and
- Funding sources, if applicable.

Short Term Priorities

A. Preserve agricultural heritage and natural heritage of the community.

B. Facilitate quality development along key corridors.

C. Expand broadband access.

D. Continue to plan for and deliver County facilities and services that meet the needs of the population.

E. Expand employment opportunities for the local population.

F. Develop activity areas that offer a range of places for people to meet their daily needs.

A brief introduction of resources and partners precedes the five-year work program. This information demonstrates the partnerships and funding tools necessary to advance recommendations. The five-year work program is supported by implementation narrative and details that follow.

While County staff while play a lead role in achieving work program items, the Greene County Board of Commissioners will be critical to providing resources and support to achieve actions, investments, and initiatives.

Resources and Partners

The following are major responsible parties for advancing the work program:

- Greene County Manager (County Manager)
- Greene County Board of Commissioners (BOC)
- Greene County Planning and Zoning Commission
- Greene County Development Authority
- County Attorney

In addition to these leaders, partner organizations such as the Northeast Georgia Regional Commission, Georgia Department of Community Affairs, and the Association of County Commissioners of Georgia provide a multitude of trainings and other forms of assistance, such as access to grants or special programs, for local governments.

Notices of funding availability are often accompanied by a webinar or in-person event for the funding agency to work with prospective applicants on the steps needed to unlock available funding. Greene County staff and members of the Development Authority should look for opportunities to participate in these trainings. In addition to gleaning useful information, staff may also meet partners that may be a resource for longer-term opportunities or initiatives.

Table 2. Partner Organizations and Types of Assistance

Organization	Acronym	Types of Assistance
Georgia Department of Community Affairs	DCA	In addition to reviewing local government Comprehensive Plans, DCA administers various funding programs. To learn more about both planning and funding assistance, Greene County staff may consider attending DCA's Community Planning Institute, a class that is offered twice a year in different parts of the state.
Northeast Georgia Regional Commission	NEGRC	NEGRC's Planning and Government Services Division provides assistance to member governments within two broad service categories: 1) Community and Economic Development, and 2) Local and Regional Planning.
Association of County Commissioners of Georgia	ACCG	ACCG supports Georgia counties in various ways, such as providing educational trainings and sharing news and information that impacts Georgia counties (such as activity at the state legislature).
UGA Cooperative Extension	*None*	UGA Cooperative Extension offers various programming related to environmental education and protection, such as the youth 4-H club. Greene County can coordinate with the Extension to facilitate community involvement in their volunteer events and programs.
Georgia Department of Transportation	GDOT	GDOT offers various funding programs to support traditional transportation projects (road maintenance and improvements), as well as initiatives to support a multi-modal system (transit, bicycle, and pedestrian).
Federal Aviation Administration	FAA	FAA offers grant funding to support planning and development of eligible projects at publicly owned airports.

Community Work Program

Table 3. Community Work Program (2023 - 2028)

ID	Activity	Time Frame	Responsible Party	Estimated Cost	Staff Time Only	Funding Sources
1	Adopt the state's model broadband ordinance.	2023	County Manager	None	X	N/A
2	Develop options for the space needs of the judicial functions in Greene County.	2023	BOC, County Manager	$5,000.00		GF
3	Build segment of the Firefly Trail in unincorporated county in conjunction with cites of Union Point and Woodville	2023	County Manager	$3,300,000.00		GA Outdoor Stewardship Grant, TSPLOST
4	Update zoning ordinance to implement desired vision for land use, design and development.	2023-2024	BOC, Planning and Zoning Commission	TBD		GF
5	Renovate the Greene County Jail.	2023-2024	County Manager	$6,000,000.00		GF
6	TSPLOST Projects - road resurfacing, bridge maintenance & repairs, safety projects (striping, guardrails, signage)	2023-2027	BOC, County Manager	$26,000,000.00		TSPLOST
7	Continue to explore options to address broadband connectivity issues; implement how and where appropriate.	2023-2028	County Manager	N/A	X	N/A
8	Continue to expand use of social media platforms to improve outreach, including education (communication and working with existing community groups).	2023-2028	County Manager	N/A	X	N/A

ID	Activity	Time Frame	Responsible Party	Estimated Cost	Staff Time Only	Funding Sources
9	Revise the water supply watershed ordinance to include the Apalachee River watershed which contains City of Madison's water intake.*	2024	BOC	None	X	N/A
10	Apply for Department of Community Affairs Broadband Ready Community designation.	2024	County Manager	None	X	N/A
11	Construct additional T-hangers at the Greene County Airport.	2024	BOC	$1,500,000.00		GF, SPLOST, TSPLOST
12	Construct additional ramp space at the Greene County Airport.	2024	BOC	$2,425,000.00		GDOT FAA, GF, TSPLOST
13	Adopt a countywide economic development strategy.	2024-2025	Greene County Development Authority	$60,000.00		GF
14	Conduct public safety services and facilities needs analysis.	2024-2026	County Manager	N/A		N/A
15	Work with Piedmont Water to install water infrastructure along the Richland Connector to improve fire flow and enable more development in the area.	2024	County Manager	N/A		
16	Evaluate measures to secure land for future economic development, such as contractual options and/or development of another Industrial Park.	2025	County Manager, Development Authority, County Attorney	None	X	
17	Explore steps to become and potential benefits of being an UGA Archway Partnership program community.	2025	County Manager	None	X	N/A

*The addition of this watershed to Greene County's water supply watershed ordinance would create a 100-foot buffer and prohibit impervious surface and septic tanks within 150 feet of the stream bank.

ID	Activity	Time Frame	Responsible Party	Estimated Cost	Staff Time Only	Funding Sources
18	Consider potential policy interventions to limit possible sources of nonpoint source pollution to impaired Town Creek and Richland Creek streams.	2026	County Manager, BOC	None	X	N/A
19	Add fueling capacity at the Greene County Airport.	2026	BOC	$575,000.00		GDOT FAA, GF, TSPLOST
20	Develop recreation expansion plan focusing on facilities and programs.	2026	BOC, County Manager	$70,000-$100,000		GF
21	Perform a staffing analysis for all County departments/offices.	2025-2026	County Manager	$40,000.00		GF
22	Update Comprehensive Plan	2027-2028	BOC	None anticipated	X	NEGRC support
23	Complete historic resources survey and action plan to protect and celebrate historic resources.	2028	BOC	$60,000.00		GF, grants

3.3 Implementation Guidance

3.3.1 Zoning

During the Comprehensive Plan update process, the planning team heard from County staff and stakeholders about the need to update certain regulatory items to better manage development. This section contains recommendations for new or modified provisions that should be considered during a separate Zoning Code update process following the Comprehensive Plan adoption.

The recommendations below are intended to implement the Community Work Program action item, "Update zoning ordinance to implement desired vision for land use, design and development", slated for 2023-2024. They include code amendments that support vision statements and policy guidance for character areas and corridors identified on the Future Development Map. The following recommendations address use, design and development standards that are regulated by the County's zoning ordinance and, to a lesser extent, subdivision regulations.

Underlying Zoning Districts

- *Consolidate LR1 (Lakeshore Single-Family Family/Recreation) and LR2 (Lakeshore Multi-Family/Recreation) Districts into the LR1 District (or renamed LR Lakeshore Residential District),* allowing single-family residences by-right and classifying other residential uses that are currently allowed under LR2 (e.g., duplexes) as a conditional use requiring approval by the Board of Commissioners. This LR2 District will be repealed.

- *Amend the R2 Medium Density Residential District to make duplexes a conditional use,* as opposed to one that is allowed by-right. Duplexes and other non-detached single-family uses are appropriate uses in the RM Multi-Family Residential District and are already allowed under that district.

- *Consolidate LI (Light Industrial) and HI (Heavy Industrial) Districts into the LI District,* where light industrial uses are allowed by right and more intensive uses (currently allowed under HI) may be considered as conditional uses on a case-by-case basis by the Board of Commissioners. This HI District will be repealed.

- *Amend commercial zoning districts to classify allowed and conditional uses for consistency with the Comprehensive Plan vision for future development.* This includes appropriately regulating higher intensity uses and those requiring outdoor storage of goods, as well as limiting chain discount retailers.

- *Amend the PUD (Planned Unit Development) and CPUD (Commercial Planning Unit Development) Districts* to increase the minimum project area size, reduce maximum allowed density, and incorporate additional or enhanced development standards to better guide master-planned developments in the county so they meet the intent of the two zoning districts.

Overlay Districts

- *Create an overlay district for the Richland/Veazey/Liberty Connector* to control access, design, and uses as the corridor develops.   The resulting overlay will apply tailored standards that guide development, including, as applicable: building placement and design, signage, curb cuts, and site features such as landscaping, screening, and outdoor storage. The overlay can also identify uses that should be prohibited along the corridor, in spite of what the underlying zoning allows.

- *Utilize the existing Lake Corridor Sign Overlay (LCSO) District as a mechanism for addressing additional development standards for Lake Oconee Parkway from Richland Connector south to the County line.* The regulations would be removed from the County's sign ordinance and modified to incorporate additional standards designed to protect the aesthetic and visual character of the corridor.

Other Use and Design Standards

- *Expand review criteria for conditional uses* to evaluate consistency of the proposal with the property's zoning district, the character and development pattern in the surrounding area, and the Comprehensive Plan.

- *Increase buffer and screening requirements* between non-residential and residential uses, between residential developments, and along the perimeter of planned developments.

- *Adopt placement and screening requirements for outdoor displays of merchandise and evaluate the need to strengthen existing outdoor storage requirements.*

- *Adopt Conservation Subdivision standards* as a form of neighborhood design that maximizes and protects open space and natural features by creating smaller clusters of lots.

Other Recommendations

- *Amend Subdivision Regulations to clarify or add countywide standards that address vehicular access* (such as inter-parcel connectivity for commercial uses, driveway access and separation standards, and turning lane requirements) and pedestrian access (i.e., identifying any zoning districts where sidewalks should be required).

- *Expand local nuisance abatement provisions and research other code requirements to address the application of agricultural "soil amendments"* (industrial by-products and food-processing residuals) on fallow fields, which threatens land and water resources.

- *Adopt standards for residential zoning districts that minimize curb cuts and the visual impact* of development along corridors, comparable to the existing Agricultural Subdivision Design Standards for the A1 and A2 zoning districts.

- *Evaluate need for additional regulations to address non-residential development along the Hwy 278 and SR 77 corridors* east and south of Union Point, respectively. This includes possible amendments to the existing Planned Industrial Parks standards as well as creation of an overlay district.

3.3.2 Environment and Heritage

Protection of Greene County's natural, historic, and agricultural heritage is one of the overarching long-term goals of this Comprehensive Plan. The County has an abundance of natural assets, including Lake Oconee, the Oconee River, and the Oconee National Forest, as documented in Section 3 of the Existing Conditions and Trends Report.

Land Protection Opportunities

○ *Forest Management:* Greene County can increase awareness of the Georgia Forest Stewardship Program, an initiative of the Georgia Forestry Commission, as an opportunity for property owners within Greene County. Through this program, professional foresters assist landowners with developing a plan of action for achieving their management goals.

○ *Restrictions on Soil Amendments:* In 2022, Greene County adopted a resolution to protect the county's farms from harmful materials that have been included in soil amendments, such as industrial byproducts and food-processing residuals. The County should continue to support similar policies at the statewide and local level to protect the county's farmland and integrity of the county's natural resources.

Recreational Opportunities

■ *Recreation Expansion Plan:* This proposed countywide plan should evaluate existing facilities and programs, including a review of the county's funding streams to support maintenance and improvements. The scope of this plan could also include evaluation of additional recreational opportunities, including trails and/or multi-use paths or other amenities to draw people to the county's beautiful natural areas. Finally, the plan should identify funding options and implementation partners for expanded recreational offerings.

Historic Preservation Opportunities

■ *Historic Resource Survey and Action Plan:* A historic resources survey will document properties or areas of historic significance or character worthy of preservation. To carry out the survey and action plan, Greene County may consider pursuing grant opportunities through the state historic preservation office, which is housed at the Georgia Department of Community Affairs (DCA).

○ *Centennial Farm Program:* Encourage farm owners to apply for Georgia DCA's Centennial Farm Program. This program recognizes family farms that have contributed to the preservation of Georgia's agricultural history.

Watershed Protection Opportunities

■ *Water Supply Watershed Overlay District Expansion:* The NEGRC Resource Management Plan (2019) identifies the Apalachee River as a regionally important resource. The river drains to Lake Oconee near the border with Morgan County. Because the City of Madison has its water intake on the Apalachee River, it is important to be a good steward of the land within the same watershed. The plan recommends that Greene County expand its Water Supply Watershed Ordinance to capture the small water supply watershed around the Apalachee River. According to the state's Environmental Planning Criteria, a 100-foot buffer should be maintained on both sides of the stream bank, and impervious surfaces and septic tanks should be prohibited in the 150-foot setback area.

■ *Explore policies and strategies to limit possible sources of nonpoint source pollution to impaired Town Creek and Richland Creek streams:* Greene County should coordinate with the UGA Cooperative Extension on its approach to nonpoint source pollution control. The Extension can offer policy guidance, provide education, and lead volunteer programs to improve the quality of impaired streams.

Map 3. Environmental Resources

Legend

- Surrounding Counties
- Railroads
- Expressways
- Local Roads
- Lakes and Rivers
- Oconee National Forest
- Parks & Recreation
- Private Conservation Easements
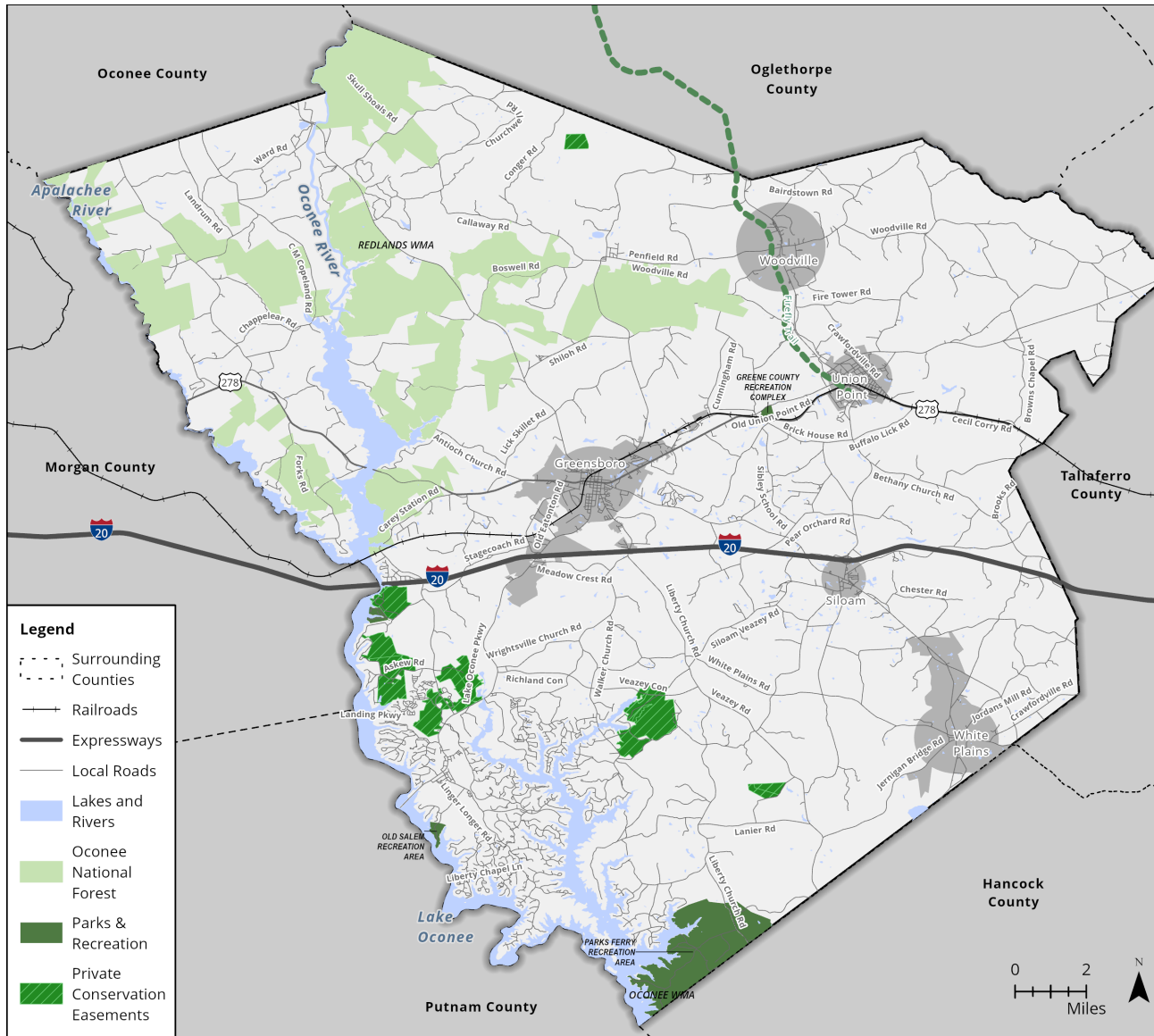
State and federal agencies, as well as the University of Georgia, own and maintain a substantial amount of land in Greene County. In addition, some private landowners have conservation easements on their land. A conservation easement is a voluntary legal agreement to conserve land for perpetuity; in return, the landowner receives tax benefits. The Georgia Department of Revenue has strict penalties for taking land out of a conservation easement. While conservation easements place some restrictions on the ways that these properties are used, they typically still allow for passive recreation, agriculture, and silviculture.

3.3.3 Housing

The desire and need for more housing types, including more affordable housing options, was a recurring theme throughout the planning process for this comprehensive plan update.[1] Local land use policies and infrastructure conditions often hinder the development of affordable housing. In Greene County's case, zoning and development regulations do not pose major impediments; in fact, several code provisions welcome a diversity of housing types. The lack of public sewer infrastructure, however, poses the biggest barrier to affordable housing.

Greene County may consider a range of different tactics in the long term, such as continuing to partner with nonprofit community housing development organizations and coordinating with municipalities. Specific tools and strategies are discussed in more detail on the following page.

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1. *In the visioning survey carried out early in the planning process, which garnered responses from 288 people, 72 percent of respondents answered "yes" when asked if Greene County should allow a greater diversity of housing types and price points. The survey also asked for preferences on new housing types, to which the most popular answers were "starter homes on small lots for young families" and "housing options for low-to-moderate income workforce needs."*

Existing Code Provisions that Support Affordable Housing

- *Minimum Size per Dwellings:* The minimum heated floor area for single-family residences is 1,000 square feet (typical size of a 2-bedroom house). The minimum size for non-single family dwelling units is 600 square feet per dwelling unit (about the size of a large studio or small one-bedroom unit). These minimum dwelling sizes are fairly small compared to other jurisdictions.
- *Manufactured Homes:* Manufactured homes are allowed in the A1 and A2 zoning districts, which are the predominant districts in the county.
- *Accessory Dwelling Units (ADUs):* ADUs are allowed as conditional uses in all zoning districts.
- *Variation of Housing Types:* The Planned Unit Development (PUD) district and Commercial Planned Unit Development (CPUD) district allow a variety of residential dwelling types. These districts require that developments are served by central water and sewerage systems. Because of the infrastructure requirement, PUDs and CPUDs can enable more compact, village-style development.
- *Lack of Design Guidelines:* Although design guidelines (like exterior cladding materials, sidewalks, lighting, or recreation amenities) are an effective tool for creating quality neighborhoods, they can also increase costs for housing construction.
- *Short-Term Rental Overlay (STRO) District:* This overlay district designates specific areas of the county where rental of residential units on a short-term basis is allowable.

Barriers to Affordable Housing

- *Lack of Sewer Infrastructure:* Greene County's minimum lot area requirements for residential zoning districts range from one-third of an acre to 1.5 acres, depending on the availability of water and sewer infrastructure. These lot size requirements comply with the Georgia Department of Public Health's policies for single-family homes built on lots with an onsite sewage management system (septic tank). Due to the lack of public sewer throughout the county, Greene County is limited in its ability to facilitate denser developments built on smaller lots. The County does not have its own wastewater system and does not have plans to invest in one, so it is reliant on private entities or municipal partners expanding their wastewater system.
- *Restrictions on Rentals:* The Special Provisions of Greene County's Zoning Ordinance specify that Accessory Dwelling Units (ADUs) shall not be rented and can only be occupied by non-paying guests.

Implementation Strategies for Expanding Housing Choices

Smart Growth: Encourage denser development in locations where it is most feasible to connect to existing infrastructure. The future land use and development policies for the Greater Greensboro Character Area and the Transitional Residential Hub Character Area are supportive of more dense communities with different housing types because these areas are in proximity to the Greensboro and Union Point sewer service areas.

Expand Rental Options: Accessory dwelling units can expand housing options, as they are particularly suitable for members of the local workforce or senior residents. While Greene County's code does allow ADUs as a conditional use within all zoning districts, the restriction on renting these properties is an impediment to affordable housing choice. Greene County may want to revisit allowing rental of ADUs in the long term. Like the STRO, a new overlay district may help with regulating locations where it is desirable to allow ADUs to be rented.

Promote Paths to Homeownership: Many local governments in Georgia are working to support their residents on the path to homeownership. Homeownership is desirable because it helps owners build equity and supports stable communities. Greene County should review resources and funding programs available through the Georgia Department of Community Affairs. The County could also reach out to staff of neighboring jurisdictions to learn more about their homeownership initiatives, which may range from financial literacy classes to down-payment assistance for first-time homebuyers.

Housing Sustainability Upgrades: In the future, the County may want to consider strategies to promote housing upgrades, such as weatherization and water-efficient plumbing. For instance, Greene County could provide information on its website to advertise the state's Weatherization Assistance Program, which is administered by local community action agencies. The agency that serves Greene County is called the "Area Committee to Improve Opportunities Now (ACTION)" (actionathens.org).

Land Bank: In the long term, the County or county municipalities with more infrastructure to support smaller lot sizes, may want to consider establishing a land bank to support developing of affordable housing. Land banking provides a mechanism for acquiring, holding, assembling, and transferring properties. A land bank authority can support a community's affordable housing goals by acquiring strategically valuable land or tax-delinquent properties and returning them to productive use. This can be particularly helpful for affordable housing developers as they navigate financing and legal challenges, such as liens on properties. The Center for Community Progress, a national nonprofit organization, has a wealth of resources on its website about land bank authorities (communityprogress.org), including a 2022 publication called the Resource Guide for Georgia Land Banks. This guidebook includes several example templates, intergovernmental agreements, and other information that can be referenced for the creation of a land bank.
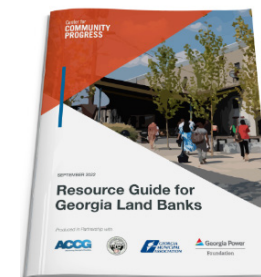
3.3.4 Broadband

During the community engagement process of the comprehensive plan update, stakeholders and the public consistently rated broadband access as one of Greene County's biggest challenges. Broadband deployment is a top priority of the state of Georgia; in 2018, the Georgia Department of Community Affairs amended the Minimum Standards and Procedures for Comprehensive Planning to require that all local governments include a broadband element in their comprehensive plans.

In April 2022, the Greene County School District applied to the FCC's Emergency Connectivity Fund (ECF) program. The application proposes to run 100 miles of cable and construct 12,000-foot towers throughout the county. The initial intent of this project is to provide service to schools and libraries; the School District will own the infrastructure and may consider working with other county entities to expand service to the public. Challenges still lie ahead since private carriers have been reluctant to provide countywide broadband coverage, but nevertheless, this proposed project would be a huge stride forward for Greene County.

Broadband Strategies

■ *Broadband Ready Certification:* To achieve the Broadband Ready Community certification through Georgia Department of Community Affairs, local governments only need to satisfy two criteria: 1) include a Broadband Element in the Comprehensive Plan, and 2) adopt the state's broadband model ordinance. This section (Section 3.4.4) constitutes the Comprehensive Plan Broadband Element.

The model ordinance, which is available on the Georgia Broadband Program webpage (broadband.georgia.gov), is a simple three-page resolution intended to remove unnecessary obstacles and facilitate community broadband network expansions.

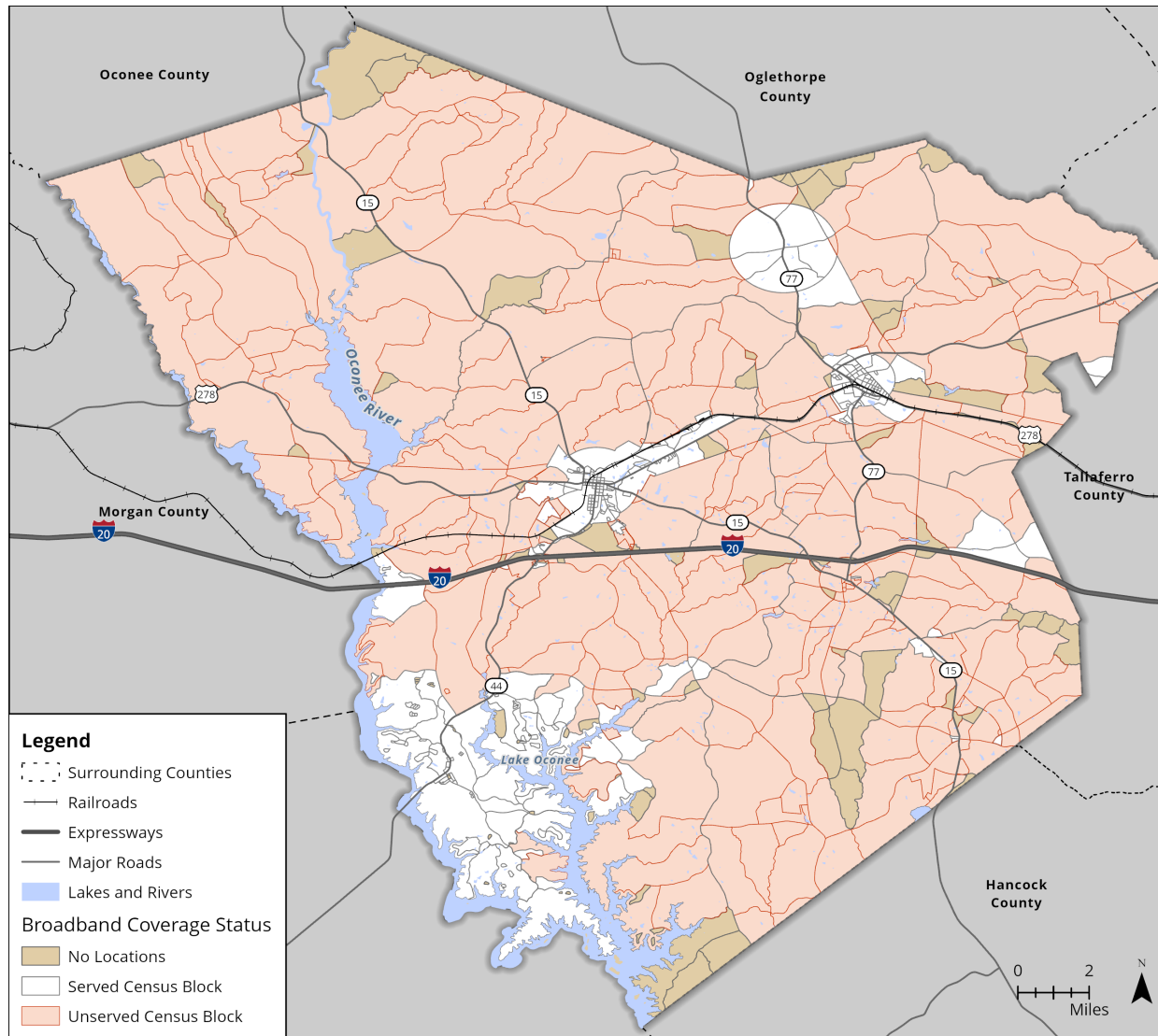*Benefits of Broadband Ready Certification:*

- Positions the County for investment from the private sector

- Improves the County's likelihood of being awarded federal or state grants

- Demonstrates to the community that broadband expansion is a major priority

■ *Explore Implementation Options:* The CWP includes an action related to exploring options for expanding broadband access. Oglethorpe County, located immediately north of Greene County, is a leader among Georgia counties in the broadband realm. In 2019, Oglethorpe County became the first county in Georgia to be certified as a Broadband Ready Community. Oglethorpe County's Economic Development Authority has a special Broadband Committee, which has been instrumental in sowing the seeds for increasing broadband access. This committee carried out a statistically significant survey in 2018 and used the results to develop a Broadband Action Plan. Greene County can learn best practices from the Oglethorpe County Broadband Committee to inform its own broadband strategy.

○ *Dig Once Policy:* The Georgia State Legislature passed the Achieving Connectivity Everywhere (ACE) bill in 2018, which enabled GDOT to develop and implement a long-term policy to allow for public rights-of-way to be used for broadband infrastructure. To facilitate fiber cable installation, in the future, Greene County may consider a policy that calls for the inclusion of broadband conduit any time a project requires digging up a road.

Map 4. Broadband Coverage

Legend

- ┈ Surrounding Counties
- ┼ Railroads
- ▬ Expressways
- ─ Major Roads
- ▨ Lakes and Rivers

Broadband Coverage Status

- ▨ No Locations
- ▢ Served Census Block
- ▨ Unserved Census Block

The majority of the county's census blocks are categorized as "unserved," according to the Georgia Broadband Program's criteria. The only "served" areas are the Reynolds Lake Oconee community and some surrounding areas, Greensboro, Union Point, Woodville, and a few Census blocks near the County border with Taliaferro County. About 4,200 people live in the unserved areas, which constitutes about 30 percent of unincorporated Greene County's total population.

Source: Georgia Department of Community Affairs, 2022 Georgia Broadband Availability Data. Statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up. "Served" Census Blocks are those where broadband service is available to more than 80% of the locations in a Census Block. The coverage percentages correspond to the number of served locations within the Census Block compared to the overall number of locations (homes and businesses) in the Census Block.

3.3.5 Economic Development

Economic development consists of the following interrelated objectives:

- Attracting jobs in the county that will support a strong tax base
- Promoting businesses that serve the community's needs
- Creating job opportunities that match the skills of the county's workforce, and
- Offering training opportunities to build workforce skills that align with local job opportunities and targeted growth industries for the local economy.

Over the planning horizon of this comprehensive plan (through 2043), employment in unincorporated Greene County is forecasted to grow from 6,971 jobs in 2022 to 12,053 jobs in 2043. Strategic economic development will help the County to steer growth to appropriate areas. Greene County and its partners can also influence the type of business growth that occurs to ensure that it aligns with the community's goals and needs.

During the plan update process, the Steering Committee and the Greene County general public expressed desire for employment growth near Exit 138 off Interstate 20 around Siloam, as well as the US Highway 278 corridor east of Greensboro. Community leaders emphasized that economic development efforts should highlight the County's assets, including Interstate 20, the railroad, and the Greene County Regional Airport.

Targeted Business Growth

Economic development goes hand in hand with land use planning. Greene County's Future Development Map characterizes preferred locations in the county for industrial, office, and commercial growth. Two types of policy corridors directly relate to new job opportunities: employment corridors and commercial corridors. The policy corridors encapsulate the land within a 1,500-foot radius of the centerlines of the roadways. Properties with corridor frontage will be most attractive to developers, so these parcels should be prioritized for high-quality master planned employment centers.

On the employment corridors, stakeholders in this planning process expressed a preference for small to medium-sized businesses (approximately five to 30 employees) that can leverage small lots (five acres or less).

Commercial corridors are intended to promote lower intensity uses than those permitted on the employment corridors *(See "2.3 Roadway Corridor Policies" and "2.4 Character Area Policy Guidance").* Based on community input, the County should encourage a variety of commercial businesses that support local needs, such as retail stores, medical offices, and childcare centers.

Economic Development Initiatives

Adopt a countywide economic development strategy: An economic development strategy is paramount for facilitating a balanced economy that meets local employment needs and provides services and goods to support the county's residents. Development of a strategic plan should bring together county department heads and leaders from partner entities, such as the Greene County Development Authority, the Greene County School System, Greene County municipalities, and partners like the Georgia Department of Economic Development. An economic development strategy will help the County and its partners to achieve an agreed-upon set of goals and objectives. The economic development strategy should address target industries, workforce development needs, business recruitment strategies, and other related items that address economic development goals. Once adopted, the strategy should be used regularly, tracked, and updated on a regular basis, like the County's comprehensive plan.

Explore steps to participate in the UGA Archway Partnership's programs:

The five-year CWP includes the action item of looking into possibility of becoming a part of the UGA Archway Partnership. The UGA Archway Partnership works closely with rural communities to implement strategies to address locally identified critical needs. The Archway Partnership's experience includes strategic planning for public school systems, policy guidance for affordable housing development, workforce development programs, recreational and trails projects, and more. Several topics identified through this comprehensive plan engagement process could benefit from the Archway Partnership's support, including:

- Developing a countywide economic development strategy.
- Exploring barriers and implementation steps for expanding broadband access.
- Studying affordable housing issues and opportunities.
- Completing a historic resources survey and action plan to protect and celebrate historic resources.

Evaluate measures to secure land for future economic development:

This action will require close coordination with the Greene County Development Authority. During the Comprehensive Plan update process, several community leaders expressed the belief that Greene County should develop a second industrial park. To do so, it will be important to explore contractual options, incentives available from the state, and other financial considerations. As discussed in Chapter 1, the County is committed to making a consistent effort to be fiscally responsible. Therefore, the venture of a second industrial park or other options for promoting economic development should be thoroughly vetted through a strategic decision-making process.

3.3.6 Transportation

Greene County is envisioned to remain largely a rural county in the long-term. As a result, transportation improvements are limited to some strategic initiatives and road maintenance. The major corridors, airport, and railroad line will continue to play an important role in the county's quality of life and economic development opportunities.

Major Road Project: SR 44 Widening

GDOT has designed a road widening project to increase capacity on State Route 44. A portion of the road will be widened from two to four lanes, and bike lanes and a sidewalk will be added. The project begins in Putnam County and extends to Athens Tech Drive in Greensboro. *(Planned Completion: 2025)*

Outcomes

→ Improved traffic flow between the cities of Eatonton and Greensboro

→ Improved bicycle and pedestrian access and safety

→ Enhanced access to area businesses

→ Shorter commute times along the corridor

Transportation Priorities

■ *Firefly Trail Construction:* Greene County, Union Point, and Woodville are collaborating to build the segments of the Firefly Trail that traverse through their jurisdictions. Future projects on the trail include: 1) replacing the sidewalk segments with 10-foot-wide trail, and 2) extending the bridge further in Union Point to provide accessibility to the downtown storefronts.

Map 5. Firefly Trail Location
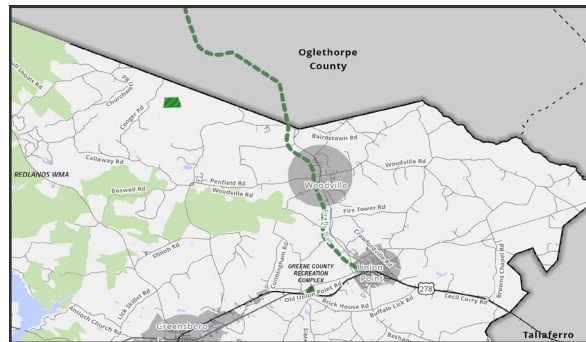
Map 5 shows the section of the Firefly Trail that traverses through Greene County. The entire length of the planned trail is 39 miles, extending from Athens to Union Point.

■ *Airport Capital Improvements Program:* Some of the County's TSPLOST funds are earmarked for the implementation of the Airport Capital Improvement Program. The Greene County Regional Airport has experienced a huge increase in activity over the past few years, and the current hangar supply has a waiting list. To respond to the spike in demand, the County plans to implement the following priority actions in the next five years:

1. Construction of additional T-hangers.

2. Construction of additional ramp space.

3. Increase of fueling capacity.

Additional Transportation Strategies and Opportunities

○ *Identify eligible projects and match funding sources to make use of GDOT's Local Maintenance and Improvement Grant (LMIG):* GDOT's LMIG program allocates money to Georgia cities and counties based on their populations and total centerline road miles. Counties in the Northeast Georgia Region must be able to provide a 30 percent local match to receive funding. Several project types are eligible with the LMIG, including but not limited to preliminary engineering, intersection improvements, turn lanes, road widening, grading, drainage, paving, sidewalks and bike lanes within existing right-of-way, signal installation, and bridge repair and replacement.

○ *Access Management:* As development occurs, it is necessary to require access management controls so that the roadway network can function efficiently. Along commercial corridors, inter-parcel connectivity should be encouraged to limit the number of driveways on the corridors. New frontage roads running parallel to arterial roadways, like SR 44, can also help achieve safe and efficient travel *(See "2.3 Roadway Corridor Policies")*.

○ *Public Sidewalk and Bike Lane Dedication:* Greene County should encourage developers to provide public improvements that serve their developments and achieve connectivity with other destinations. Sidewalks and bike lanes are a priority near activity areas, such as the Greater Greensboro Character Area, the Transitional Residential Hub Character Area, and the commercial nodes along SR 44, Carey Station, and the Richland and Veazey Connectors.

○ *NEGRC Bicycle and Pedestrian Planning Assistance:* The NEGRC receives funding from GDOT to assist local governments in the region with their planning and educational services for walking and biking. For instance, NEGRC can conduct walk and bike audits, develop low-cost walking and bicycling plans, and provide recommendations for Safe Routes to School or Complete Streets improvements.

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Appendix A:
Report of Accomplishments
2018-2022

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Report of Accomplishments (2018-2022 Short-Term Work Program)

ID	Activity	Status				Comments
		Complete	Underway	Postponed	Dropped	
1	Develop strategies for outreach and diversity/inclusivity, including education (communication and working with existing community groups)		✓			Expanded use of social media platforms such as Facebook and NextDoor; expanded use of media releases to local papers; will continue as an ongoing effort. *This item is reworded in the 2023-2028 Community Work Program.*
2	Adopt blight eradication plan				✓	Conflict with rural status of the County and legacy owners.
3	Schedule standing meeting for city/county coordination				✓	Although sporadic meetings are held when needed or appropriate, the parties determined that a "standing" meeting time was not necessary.
4	Prepare project lists for SPLOST and TSPLOST	✓				TSPLOST Referendum passed in May of 2022; SPLOST Referendum passed in November of 2019.
5	Adopt county plan for the develop of the Firefly Trail and coordinate with cities of Union Point and Woodville (include a focus of maximizing the trail's fiscal impacts)	✓				Plan was completed and a project was placed out for bid in July 2022.
6	Build segment of the Firefly Trail in unincorporated county in conjunction with cities of Union Point and Woodville		✓			Firefly Trail Project was place out for bid in July 2022; contract letting in September 2022; construction completed by August 2023.
7	Update zoning ordinance and design guidelines to ensure quality, intentional development (include consideration of housing diversity, esp. affordable housing)			✓		Some Zoning Ordinance text amendments made as necessary; overhaul to be accomplished with update to Future Land Use Plan and Comp Plan. *This item is combined with action item 11 and reworded in the 2023-2028 Community Work Program.*
8	Review zoning ordinance to identify barriers hindering development of affordable housing options	✓				Did not identify any barriers in zoning Ordinance that hindered affordable housing development.

ID	Activity	Status				Comments
		Complete	Underway	Postponed	Dropped	
9	Set standing time for county elected and appointed officials to meet with elected and appointed officials from Greene County Board of Education				✓	Although sporadic meetings are held when needed or appropriate, the parties determined that a "standing" meeting time was not necessary.
10	Adopt a countywide economic development strategy (include focus on creating opportunities for unemployed residents and industrial and small-business growth)		✓			The Development Authority prepared a Strategic Plan that remains in DRAFT form; stakeholders continue to review and modify the DRAFT.
11	Update zoning and development standards with specific attention to signage, aesthetics, corridor overlays, and design standards			✓		Desire to incorporate changes in the update to the Future Land Use Plan and Comp Plan Update. *This item is combined with action item 7 and reworded in the 2023-2028 Community Work Program.*
12	Conduct public safety services and facilities needs analysis		✓			Upgraded and expanded several facilities; currently evaluating options for the Greene County Jail; will always be ongoing.
13	Develop countywide recreation plan focusing on facilities and programs		✓			Discussions continue on possible tournament field venue that incorporates the County Recreation capacity; alternatives at current campus also discussed. *This item is reworded slightly in the 2023-2028 Community Work Program.*
14	Replace bridge on Old Eatonton Rd	✓				Completed and opened since early 2019/early 2020.
15	Develop plan to address broadband internet connectivity issues; implement how and where appropriate		✓			County submitted request to State with AT&T and Windstream as partners seeking ARP funding; County did not receive grant award; project would have covered the entire under-served area of Greene County; efforts to overcome broadband deficits will continue. *This item is replaced with more distinct action items in the 2023-2028 Community Work Program.*

Appendix B:
Existing Conditions and Trends Report

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GREENE COUNTY COMPREHENSIVE PLAN

Existing Conditions & Trends Report
November 2022

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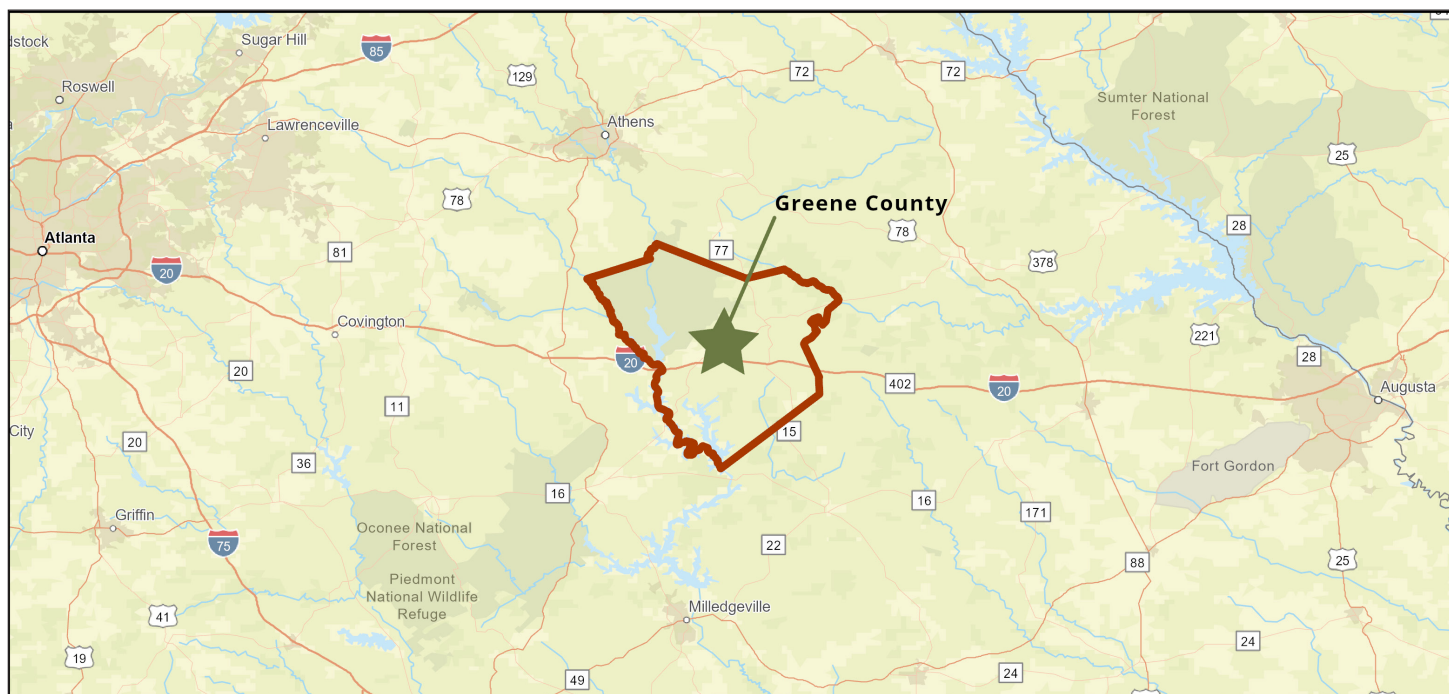
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What's Inside

The Existing Conditions and Trends Report provides a high level assessment of Greene County in 2022. It is a snapshot of the people, places, environment, and trends that make Greene County unique. It establishes current status and trends that the County is experiencing as well as identifies potential opportunities and challenges. This document provides both a snapshot in time and a foundation from which to update vision and goals for future growth and development.
It serves as an important building block for updating the Greene County Comprehensive Plan.

About Greene County

Greene County is located in Georgia, just outside of the Metropolitan Atlanta Area, halfway between Atlanta and Augusta, as reflected on Map 1. The county is located approximately 77 miles east of Atlanta, 39 miles south of Athens, and 79 miles west of Augusta.

There are five municipalities within the county: Greensboro, Union Point, Siloam, Woodville, and White Plains. Greene County, inclusive of its municipalities, has an estimated population of 19,536 (2021 U.S. Census estimate). Unincorporated Greene County population is estimated at 13,486.

Map 1. Regional Context

Source: ESRI

Greene County is a part of the Northeast Georgia Regional Commission, which includes the following 11 counties: Athens-Clarke, Bartow, Elbert, Greene, Jackson, Jasper, Madison, Newton, Oconee, Oglethorpe, and Walton. Putnam, Taliaferro, Hancock, Oglethorpe, Oconee, and Morgan Counties border Greene County.

Natural features such as the Oconee National Forest and Lake Oconee encompass much of the western region. Interstate 20 (I-20) runs through the county connecting to Atlanta and Augusta, with two interchanges at State Route (SR) 44 and SR 77. SR 44 connects to I-20 and Greensboro, and leads to Eatonton. SR 77 connects to I-20 and runs through Union Point, Siloam, and White Plains, and travels in a north-south direction. The CSX Railroad runs through and operates in Greene County. The Greene County Regional Airport is located just northeast of the City of Greensboro.

Comprehensive Plan 2018

Greene County's current Comprehensive Plan document, adopted in 2018, is the foundation upon which the 2023 five-year update is based. The planning document has served as the County's long-range vision and guide for future development since 2018.

The plan includes four substantive sections:

1. Needs and Opportunities
2. Vision
3. Land Use
4. Community (Short-Term) Work Program

The plan identifies the following **Needs and Opportunities**, amid other strengths/weaknesses: retain/attract young adults; fill void in affordable housing; continue to work with the Georgia Department of Transportation (GDOT) to meet transportation needs; expand broadband access; and develop an economic development strategy.

The overall **Vision** centers upon the County's location along I-20 as an attractive location for small business and industry with a unique opportunity to provide affordable housing. The vision also speaks to improving county services while preserving natural and cultural resources.
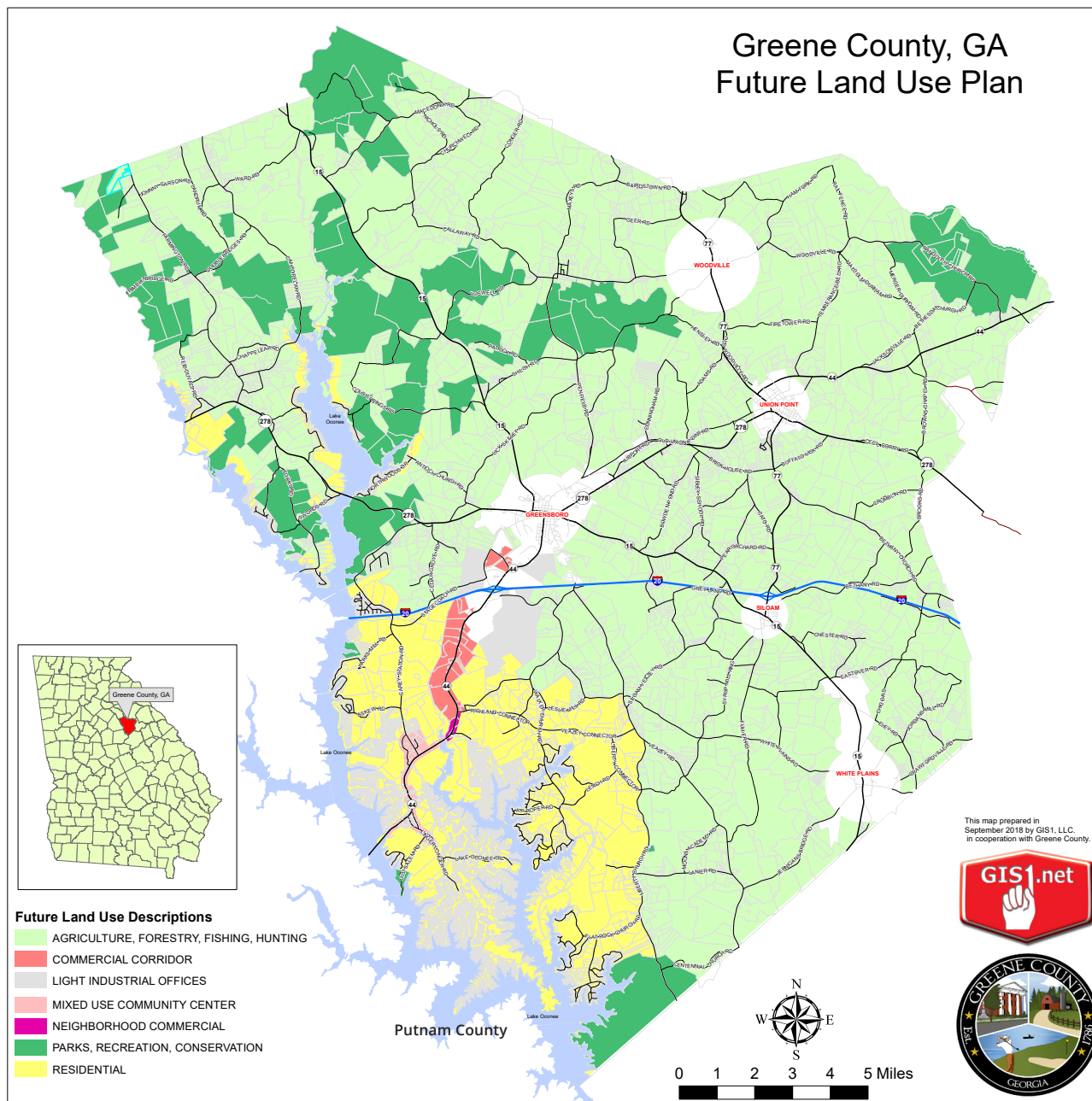
The **Future Land Use Plan**, captured on Map 2, is relatively broad and includes seven future land use designations that are largely organized around predominant uses in different areas of the county. As development interest increases in Greene County, the County will likely benefit from a more nuanced Future Land Use Plan that provides greater distinction between areas of unique character, regardless of land use. The refined plan will also establish a vision for key corridors that are likely to be targeted investment areas in the future.

The **2018-2022 Short-Term Work** Program provided a list of activities that the community planned to address as immediate priorities. The County has accomplished multiple activities, with some highlights noted below:

- The County continues to develop strategies to maximize outreach and diversity/inclusivity while serving the community.
- The Firefly Trail model mile has been constructed inside the city limits of Union Point and extends in front of the Greene County Primary School.
- The County regularly reviews and updates its Zoning Ordinance to ensure quality and intentional development.
- Reconstruction of the Old Eatonton Road Bridge was completed using local funding and opened in 2020.

Map 2. Future Land Use Map, 2018 Greene County Comprehensive Plan

Greene County, GA
Future Land Use Plan

Future Land Use Descriptions
- AGRICULTURE, FORESTRY, FISHING, HUNTING
- COMMERCIAL CORRIDOR
- LIGHT INDUSTRIAL OFFICES
- MIXED USE COMMUNITY CENTER
- NEIGHBORHOOD COMMERCIAL
- PARKS, RECREATION, CONSERVATION
- RESIDENTIAL

This map prepared in
September 2018 by GIS1, LLC.
in cooperation with Greene County.

Source: Greene County 2018 Comprehensive Plan

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2.0 Greene Community Today

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2.1 Our Population

According to the latest U.S. Census population estimates, the total population of Greene County in 2021 was 19,536. The majority of this number (69 percent, or 13,486) reside in the planning area of unincorporated Greene County. The highest population densities (persons per square mile) are found in the central part of the county around Greensboro and west of Union Point, as well as south of I-20 in the west/southwestern portion of the county and, in particular, the Lake Oconee area, as shown on Map 3.
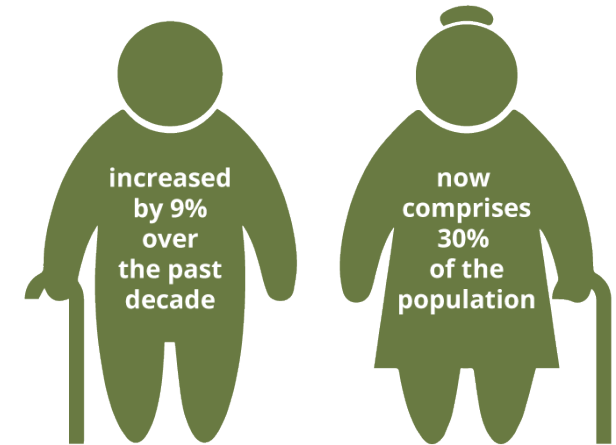
Characteristics

More detailed information about the County's population is available county-wide but not for the planning area of unincorporated Greene County. The below statistics speak to the characteristics of those living within Greene County municipalities and in the unincorporated area. Throughout this section, the adjacent counties of Putnam, Taliaferro, Hancock, Oglethorpe, Oconee, and Morgan are referenced to give context to the statistics of Greene County.
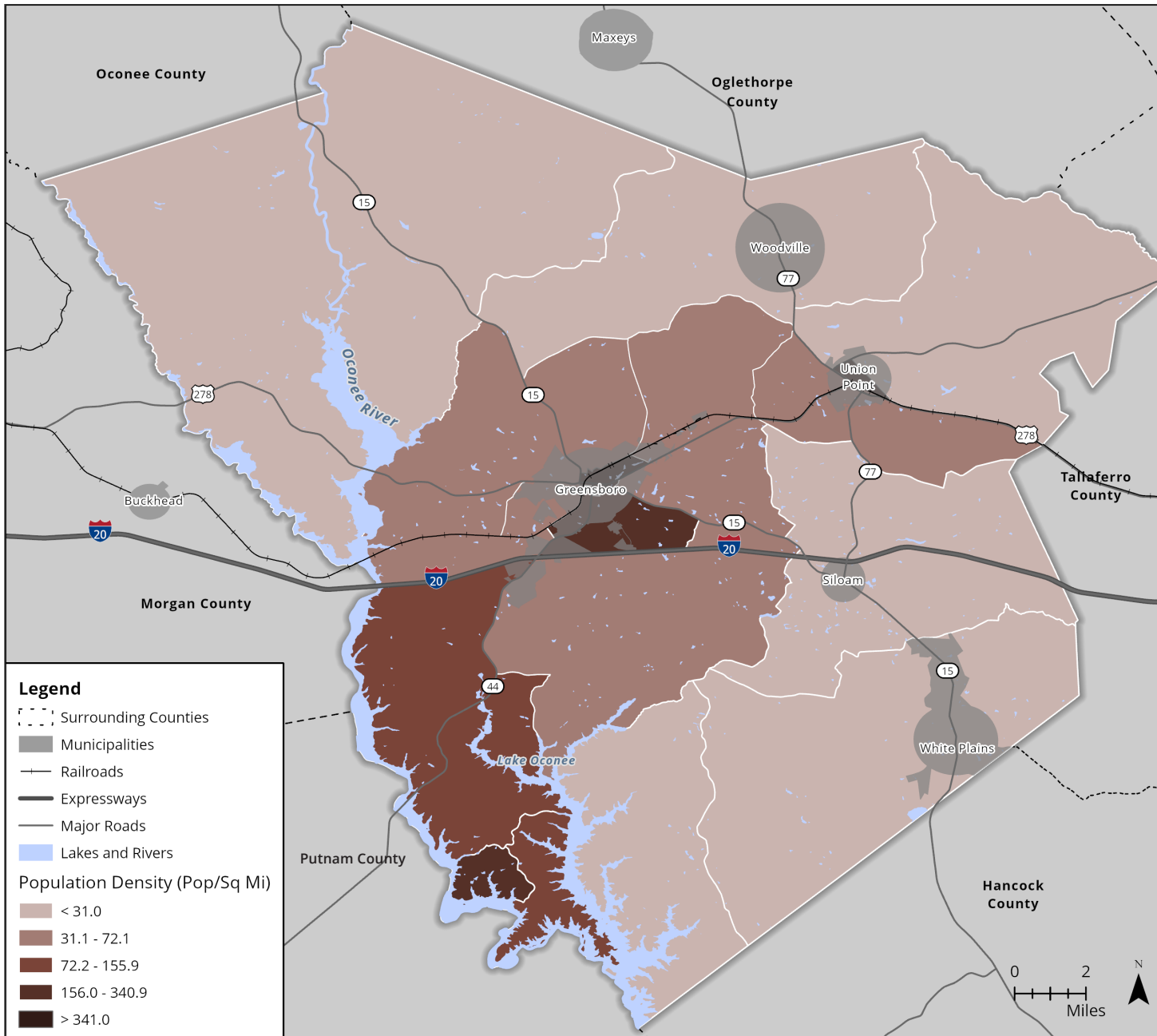
Age

The 2020 U.S. Census Bureau (Census) data indicates the county-wide population is trending older and with fewer children. In particular, the percentage of the 2020 population that is 65 years and older is 30 percent, which is a 9 percent increase from the 2010 population and is higher than all adjacent counties as well as the State of Georgia (15 percent). Conversely, the percentage of children (under 18 years) has decreased over the past decade, from 21 percent in 2010 to 18 percent today. Greene County has a lower percentage of children when compared to Morgan, Oconee, and Oglethorpe Counties, as well as Georgia. Putnam, Taliaferro, and Hancock Counties, have a similar percentage of children as Greene County.

The percentage of adults between 20 and 60 is fairly evenly distributed among each 10-year age bracket, ranging from 8 percent of the population being younger adults (20 to 30 years) to 12 percent being between 50 and 60 years of age.

The 65+ Population

increased by 9% over the past decade

now comprises 30% of the population

Map 3. Population Density, Greene County

Legend

- ⌐⌐⌐ Surrounding Counties
- ▓ Municipalities
- —|— Railroads
- ▬ Expressways
- — Major Roads
- ▬ Lakes and Rivers

Population Density (Pop/Sq Mi)
- < 31.0
- 31.1 - 72.1
- 72.2 - 155.9
- 156.0 - 340.9
- > 341.0

Source: U.S. Census Bureau, 2020 Decennial Census, Census Block Groups Redistricting Database
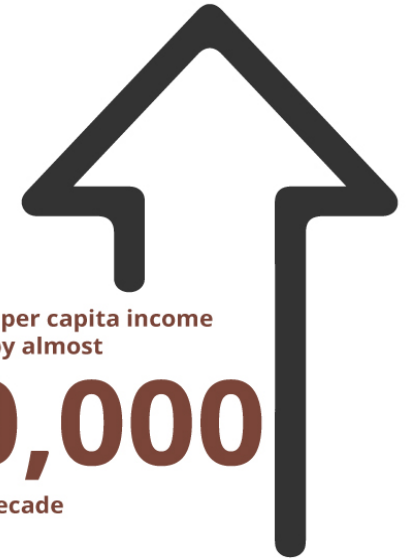
Diversity

According to Census data, the County is becoming less diverse. A majority of Greene County residents are White (65 percent), and 32 percent are African American; whereas in 2010, the figures were 57 percent and 38 percent, respectively. Relative to the region, however, Greene County has a larger minority population, with the exception of Taliaferro and Hancock Counties. In addition, the percentage of Hispanic or Latino residents (7 percent) is slightly higher than rates in surrounding counties and relative to 2010 Census data for the county (6 percent).

Income

Census data for income shows the county-wide median household income ($57,880) is less than that of the state ($61,224) and Morgan and Putnam Counties, although it has increased by almost $8,000 from 2010 when adjusted for inflation. Per capita income has increased by almost $10,000 over the past decade and is estimated to currently be $42,339, a figure that is higher than that of the state and surrounding counties except for Oconee County ($49,099). The poverty rate (15 percent) is slightly higher than that for the state (14 percent) and is higher than rates for Morgan, Oconee, and Oglethorpe Counties; however, it has decreased from 18 percent in 2010.

Greene County per capita income has increased by almost

$10,000

Over the past decade

Education

The level of educational attainment with respect to persons having at least graduated high school (87 percent of the population age 25+) is consistent with the region and state, with the exception of Oconee County having a higher number of residents with at least a high school diploma (95 percent). The percentage of the population that is 25+ years with at least a bachelor's degree is 31 percent, which is higher than the region, again with Oconee County (51 percent) being the exception. Census data shows a significant increase in educational attainment from 2010 in terms of the percentage of 25+ population being a high school graduate or higher (75 percent) and having a bachelor's degree or higher (19 percent).

87%

of the 25+ population has a high school degree

Growth

Since 2000, the population in unincorporated Greene County has increasingly become a larger percentage of the county-wide population. As shown in Table 1, the estimated 2021 population of the unincorporated County is 69 percent of the county-wide population, up from 59 percent in 2000. This is due primarily to people moving into the unincorporated areas of the county, but the smallest cities (Siloam, White Plains, and Woodville) have also lost population over the past two decades.

Table 1 also shows the extent of growth in population since 2000 and further illustrates the fact that new residents are increasingly locating in areas outside of the cities. The bar chart also shows that county-wide growth is attributed largely to increases in population in unincorporated areas, while the cities altogether have experienced nominal growth. In 2000, 2010, and 2021, the total population in all cities combined was 5,874, 5,890 and 6,050, respectively, although Greensboro – like that of unincorporated Greene County – continues to grow and with more significant gains in the last 10 years than the decade before.

Table 1. Population by Jurisdiction: 2000, 2010 and 2021

Jurisdiction	2000		2010		2021	
	Number	% of Total	Number	% of Total	Number	% of Total
Greene County (including cities)	14,389		15,977		19,536	
Greensboro	3,205	22%	3,375	21%	3,649	19%
Siloam	344	2%	282	2%	196	1%
Union Point	1,640	11%	1,624	10%	1,677	9%
White Plains	283	2%	287	2%	252	1%
Woodville	402	3%	322	2%	276	1%
Unincorporated Greene Co.	8,515	59%	10,087	63%	13,486	69%

Sources: For 2000 to 2010: Intercensal Estimates 2000-2010, U.S. Bureau of the Census. For 2021: Census Annual Estimates Program re-certified to 2020 Census, U.S. Bureau of the Census.

The US Census Bureau estimates the population in Greene County and its cities for each year between decennial censuses (2000, 2010 and 2020), as well as for the years after the last published census. The latest population estimate is for the year 2021, which is 'as of' July 1, 2022. All estimates are 'as of' July 1, whereas the decennial censuses are 'as of' April 1. Accordingly, estimates typically vary slightly from the decennial figures since the Bureau considers current data such as births, deaths, Federal tax returns, Medicare enrollment, and immigration in estimating what the population count would be in July 1 of a given year as opposed to April 1. These updated figures, in addition to the latest population estimate available (2021), are used in this plan to project population growth over the next 20 years.

Population Forecasts

Relative to surrounding counties, Greene County experienced the second highest increase in population between 2010 and 2020, at 18.3 percent according to the U.S. Census. Oconee County experienced the greatest change at 27.4 percent, and Morgan County's percentage was 12.5 percent, which was slightly higher than 10.6 percent for the state as a whole. Putnam County had a smaller increase at 3.9 percent, and Oglethorpe, Taliaferro, and Hancock Counties all lost population in the last decade.

Forecasts indicate continued growth ahead for Greene County as people continue to move into the county. Based on historical growth trends between 2010 and 2021 and current development, the planning area (unincorporated county) is anticipated to see upwards of a 50 percent increase in population over the next 20 years, with 27,785 residents projected compared to an estimated 13,826 in 2022. This denotes doubling of the population in the unincorporated area.

Figure 1. Population Projections, Unincorporated Greene County
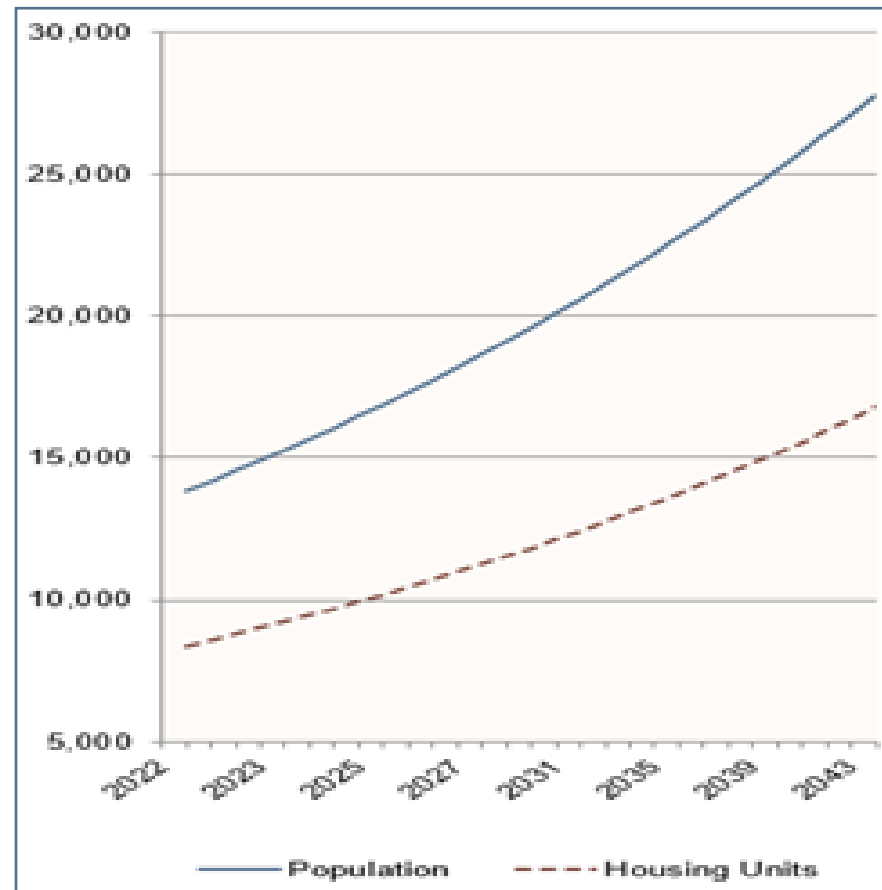
2.2 Our Housing

Consistent with population trends described above and as shown in the chart, **the number of housing units in unincorporated Greene County is projected to increase by 50 percent over the next two decades**, from an estimated 8,431 dwellings in 2022 to 16,782 future housing units.

HOUSING FORECASTS

Future population numbers for the growth trend projection are converted into the number of households (which equates to the number of occupied housing units) expected in future years by dividing the projected population for each year by the average household size for Greene County (based on Census data). The number of households each year is then expanded to the total number of housing units by adding in vacant units. This calculation utilizes a multiplier based on the average housing units per household per the 2020 Census.

Housing Mix

Based on 2020 Census data, 76 percent of current housing units in the county are located in the unincorporated area and are predominantly detached single-family dwellings. Specifically, 80 percent of these single-family dwellings are of conventional construction and 13 percent are manufactured homes. These dwelling types and ratios are generally consistent with those found in each of the cities in the county, with the exception of Greensboro, where over one-third of the housing stock is multi-family (includes duplexes and apartments).

Recent Housing Trends

A review of County building permit data for the past five years shows residential construction in the unincorporated area has remained fairly constant, with the typical number of permits issued each year for single-family dwellings in the mid-200s, with 2022 permitting tracking similarly as of August 2022. This time frame includes a spike of 414 in 2021, which is comparable to the number of permits issued in Oconee County (418) for the same year, according to U.S. Census Bureau's Building Permits Survey. Morgan and Putnam Counties had lower but similar numbers in 2021, at 224 and 276 permits, respectively.

The vast majority of permits issued by the County for new single-family home builds in the unincorporated area have been for conventional residential construction (95

percent), with the remaining permits issued for manufactured homes. Based on Census data, 'new' construction (2010 to present) accounts for about 15 percent of the housing stock in the planning area, as opposed to a significantly higher percentage of homes (24.2 percent) built in the decade before the Great Recession. An even larger percentage (27.1 percent) was built between 1990 and 1999. The majority of existing housing (61 percent) in the planning area was built before 1990.

Occupancy Characteristics

Based on 2020 Census data, the 2020 occupancy rate in the unincorporated area was estimated at 67 percent, which is significantly lower than that of the local municipalities, which range between 82 percent and 91 percent. A review of data at the Census tract level shows the southern portion of the county (which includes lakefront communities) having the lowest occupancy rates. Of the occupied housing units, 86 percent are owner-occupied in the planning area. This is comparable with the rates in White Plains and Woodville, whereas the percentage of renter-occupied units are significantly higher in Greensboro (49 percent), Union Point (37 percent) and Siloam (33 percent). Countywide, the owner-occupancy rate is 77 percent (and 23 percent renter-occupancy rate), which is lower than Oconee County (83 percent), but generally comparable with the other adjacent counties.

Housing Costs

The majority of all homes (25 percent) sold in the county within the past year had sales prices greater than $1 million, according to Zillow records. The next largest category (19 percent) were homes that sold for less than $400,000. These homes included a range of sales costs, from less than $100,000 (20% of the <$400K category cited above) to the largest share (38 percent) being between $300,000 and $399,000. They tended to be located in or near Greensboro and Union Point, in particular those houses that sold for less than $200,000. Thirty percent of all home sales were in the $400,000 to $599,999 range, and the remaining 26 percent was distributed among homes that sold at prices between $600,000 and $1,000,000.

As shown in Figure 2, the availability of new homes (constructed in 2021 or 2022) at a lower price point is significantly less than the overall number of homes that have come on the market within the past 12 months (as of September 2022). Just 3 percent of new homes sold for less than $400,000, with the lowest sales price being $375,034. A little over a third (36 percent) of new homes sold for less than $500,000, with the majority (64 percent) of new homes selling for more than this figure.

Within the past 6 months, the average sales price of a new home in Greene County was $975,795. Actual sales prices reported by Zillow ranged from a high of $4.75 million for a 6,536 square foot, 7-bedroom house to a 3-bedroom, 2,054 square foot house for $391,900. Almost all of the recent home sales are located in the southwest portion of the county around Lake Oconee.

According to Census data, the median value of owner-occupied housing units in the county was estimated to be $241,300 in 2020. This is less than the $304,400 for Oconee County, but higher than all other counties in the region. Greene County's median gross rent (rent plus utilities) for a 1-bedroom apartment, however, is lowest in the region (except for Taliaferro County). According to the U.S. Department of Housing and Urban Development (HUD), the current median gross rent for a 1-bedroom is $672, which is $100 - $300 less than that of surrounding counties. Multi-family rental opportunities are primarily located in Greensboro and Union Point, and each city has a public housing authority that can provide assistance with affordable housing programs.

Figure 2. New Housing Costs
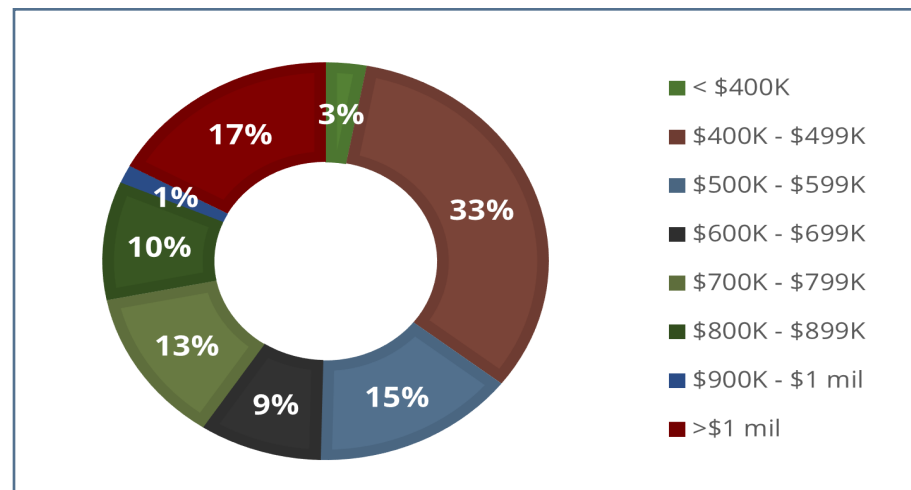
Source: Zillow (home sales between September 2021 and September 2022)

2.3 Our Jobs

The majority of jobs (91 percent) in the county are in the private sector. Goods producing jobs (agriculture, forestry, fishing, mining, and construction) make up 23 percent of these jobs, and the remaining 77 percent of private sector jobs are service producing. The largest numbers of jobs are in the following categories, presented from highest to lowest: accommodation and food services, construction, and health care and social assistance. These are followed closely by retail trade and administrative and waste management services. Jobs classified as state and local government have the next highest number and comprise the majority of public sector jobs in the county.

The Georgia Department of Labor data indicates the unemployment rate for 2021 was 3.2 percent for Greene County and the nation (5.3 percent), which was comparable to Morgan County and less than that of the state (3.9 percent) as well as Putnam (4 percent) and Taliaferro (5 percent) Counties. Oconee County (2.9 percent) and Oglethorpe County (2.9 percent) had lower rates of unemployment.

Based on the latest Census estimates for commuting patterns (which pre-date the 2020 global pandemic and increasing work-from-home trends), 37 percent of jobs are held by County residents, meaning the majority (63 percent) are filled by employees who commute to Greene County from the

surrounding area (primarily Putnam, Morgan, and Athens-Clarke Counties). Sixty-seven percent of Greene County residents primarily commute to these same three counties. The illustrative graphic shows inflow and outflow of jobs, as well as the number of local residents that both live and work in the county. It should be noted that the arrows do not indicate the directionality of worker flow between home and employment locations.

Figure 3. Inflow and Outflow of Jobs, Greene County

INFLOW OF COMMUTERS

3,964

GREENE COUNTY
2,372
Live and Work in Greene

OUTFLOW OF COMMUTERS

4,711

* Note: The arrows do not represent the directionality of worker flow between home and employment locations.

Source: U.S. Census Bureau, OnTheMap, 2019.

Jobs Forecasts

Looking ahead, the number of service producing jobs is forecasted to grow by 50 percent over the next 20 years, according to Woods & Poole Economics, Inc. data. The largest growth is anticipated in the following sectors: administrative and waste management (81 percent growth), finance and insurance (74 percent), and real estate / rental and leasing (70 percent). Goods producing jobs are forecasted to grow by 8 percent, although farm employment (-20 percent) and manufacturing (-24 percent) may experience losses. Government jobs (federal, state and local government) show a slight loss (-2.5 percent) by 2043, as well. Overall, forecasts show that all new jobs will have increased the current number by 42 percent.

JOBS FORECASTS

Employment figures for the county are based on forecasts published by Woods & Poole Economics, Inc. in their latest (2021) Georgia Profile for Greene County. Woods & Poole is a nationally recognized resource for employment data at the county level. Importantly, Woods & Poole counts jobs, which captures people holding two or more jobs, self-employed sole proprietors and part-time workers, and vacant jobs. This gives a more complete picture than Census Bureau data (which counts the number of employed people) of the employment vitality and economic base of a community.

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3.0 Planning Context

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3.1 Introduction

The following section provides context for thinking about the County's future land use and growth and development. A variety of factors will impact the County's propensity and ability to change. Those include the natural environment as well as existing and planned infrastructure and the current landscape for economic development.

Topics Covered:

- Natural Resources
- Water and Wastewater Infrastructure
- Historic, Cultural, and Recreational Resources
- Transportation
- Economic Development
- Broadband

3.2 Natural Resources

Overview

Greene County's natural resources are some of its most defining features. **Lake Oconee** has and will continue to be the most important driver of community growth. The lake is found in the southwest portion of the county, along the border with Putnam County. At 19,000 acres, Lake Oconee is the second largest lake in Georgia. It is a popular destination for recreational uses, such as fishing, boating, and camping. The Greene County side of the lake is mostly within the Reynolds Lake Oconee master-planned community. Large residences and golf courses are prevalent within this community. These homes are primarily owner-occupied with limited opportunities for short-term rentals, per County ordinances. The Ritz-Carlton Reynolds, Lake Oconee is the premier location for vacationers to enjoy the lake. Georgia Power also owns two public access beaches on the lake, one at Old Salem Park and one at Parks Ferry Public Recreation Area.

The Oconee River is another important natural feature that flows into Lake Oconee. It is a 220-mile river that originates much farther north in Hall County. It is one of the state's designated "Protected Rivers," so land use regulations are in place in accordance with state policy. These protections help to maintain valuable ecosystems and habitats.

The Oconee National Forest covers a significant portion of the north area of the county (approximately 27,000 acres). Greene County has more National Forest acreage than 93 percent of Georgia Counties (*Lake Oconee Breeze*). In addition to federally protected lands, some tracts of land are held in permanent conservation easements by private entities. State and federal policies restrict the ways in which protected forest lands can be used. For instance, sometimes conservation land is not allowed to be accessible to the public. Specific policies vary by the conservation agreements and management plans in place.

The forest serves a huge economic function. Greene County is the sixth largest producer of soft wood veneer logs in Georgia, at 1.1 million cubic feet annually (*Lake Oconee Breeze*). Camping and hunting are also additional revenue generators. Two Wildlife Management Areas (Redlands WMA and the Oconee WMA) offer hunting, archery, and other activities.

As shown in Map 4, the Northeast Georgia Regional Commission, in its 2018 Regional Development Plan, demarcated areas across the region that are of regional importance for conservation. A majority of Greene County is included in the area defined as environmentally sensitive. The Southeastern Ecological Framework, the source behind the "conservation area" geographic boundaries, is a peer-reviewed research project supported by the U.S. Environmental Protection Agency (EPA). This research posits that fragmentation of the natural landscape should be avoided in order to protect the functioning of the ecosystem.

Map 4. Regionally Important Resources for Conservation, Northeast Georgia
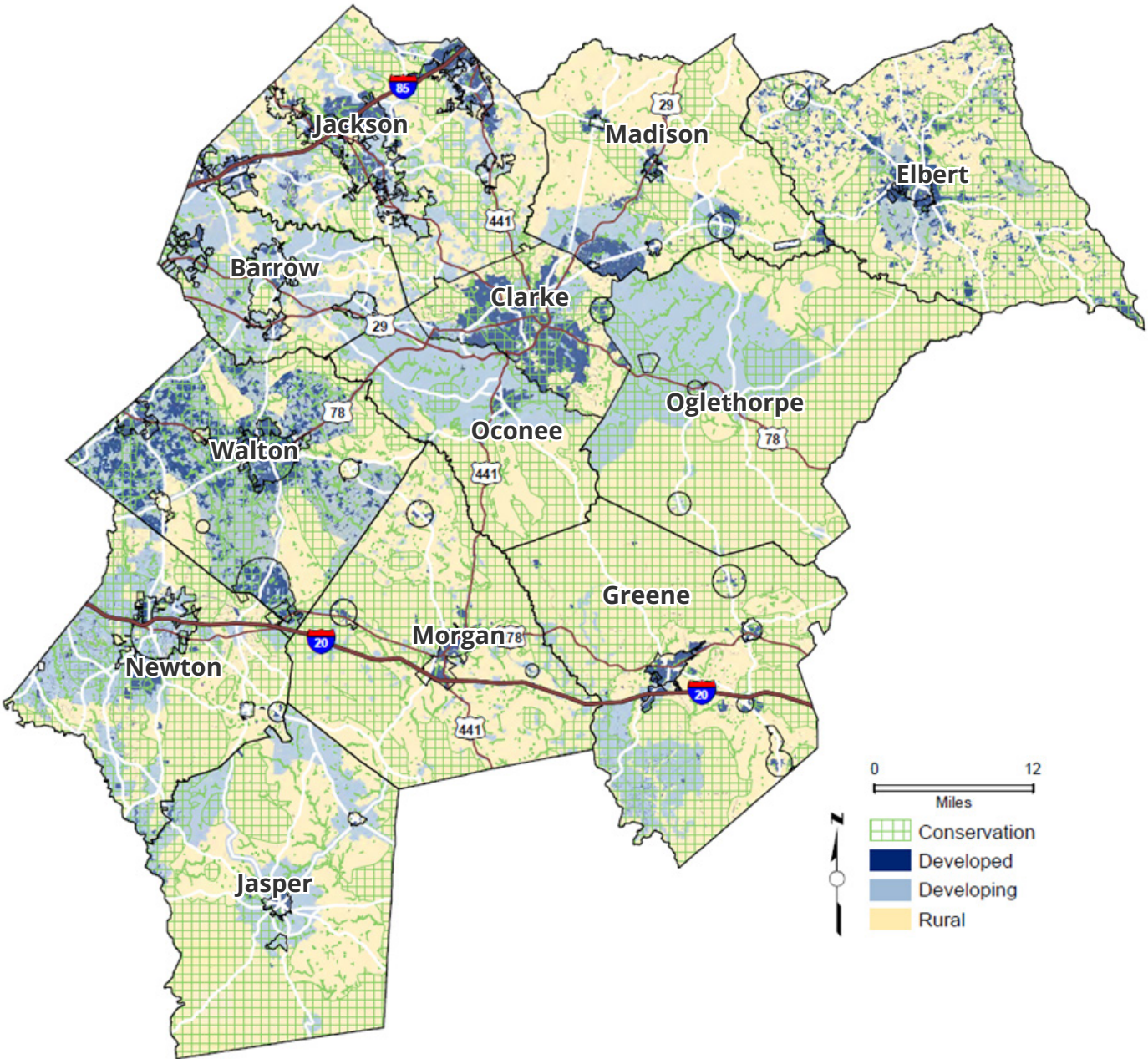
Source: NEGRC, PGS Division 7/19/2018, using DNR Digital Environmental Atlas of Georgia, NWI, Southeastern Ecological Framework, NEGRC Regionally Important Resources Plan.

Part V Environmental Planning Regulations

The Georgia Department of Natural Resources Environmental Protection Division sets rules for Environmental Planning Criteria, as mandated in Part V of the Georgia Planning Act. Map 5 illustrates the location of the Part V Resources that are identified in Greene County.

The County's Water Supply Watershed District standards are consistent with Part V Environmental Criteria. In accordance with state planning regulations, the County's ordinance provides differing policies based on the presence of large and small water supply watersheds. These water supply watersheds and the relevant water supply permit-holders are listed below.

Large Water Supply Watersheds

- Lake Oconee – Greensboro water supply intake
- Lake Sinclair – Sparta water supply intake

Small Water Supply Watersheds

- Sherills Creek Reservoir - Union Point water supply intake

Greene County has appropriate overlay zoning to regulate development around wetlands and groundwater recharge areas. The County's "Aquifer Recharge District" covers the areas where groundwater recharge is considered significant by the Georgia Pollution Susceptibility Map, Hydrologic Atlas 20. Greene County's "Wetlands District" covers all wetland areas as delineated by the most current U.S. Fish and Wildlife Service National Wetland Inventory Maps. As discussed in the prior section, Greene County has a "Protected River District" around the Oconee River that meets state requirements.
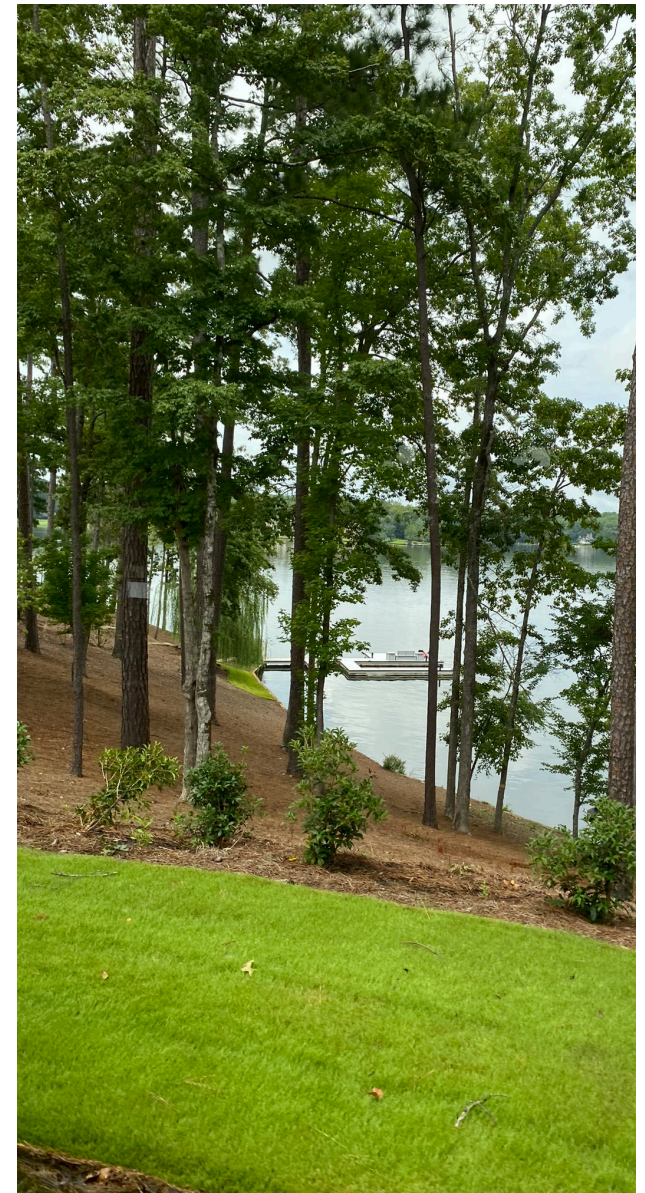
Trees along banks of Lake Oconee in residential area

Map 5. Part V Environmental Features Located in Greene County

Legend

- Greene County
- Surrounding Counties
- Municipalities
- Railroads
- Expressways
- Major Roads
- Local Roads
- Lakes and Rivers
- Oconee National Forest
- Parks & Recreation
- Water Supply Watershed
- Groundwater Recharge Areas
- Wetlands
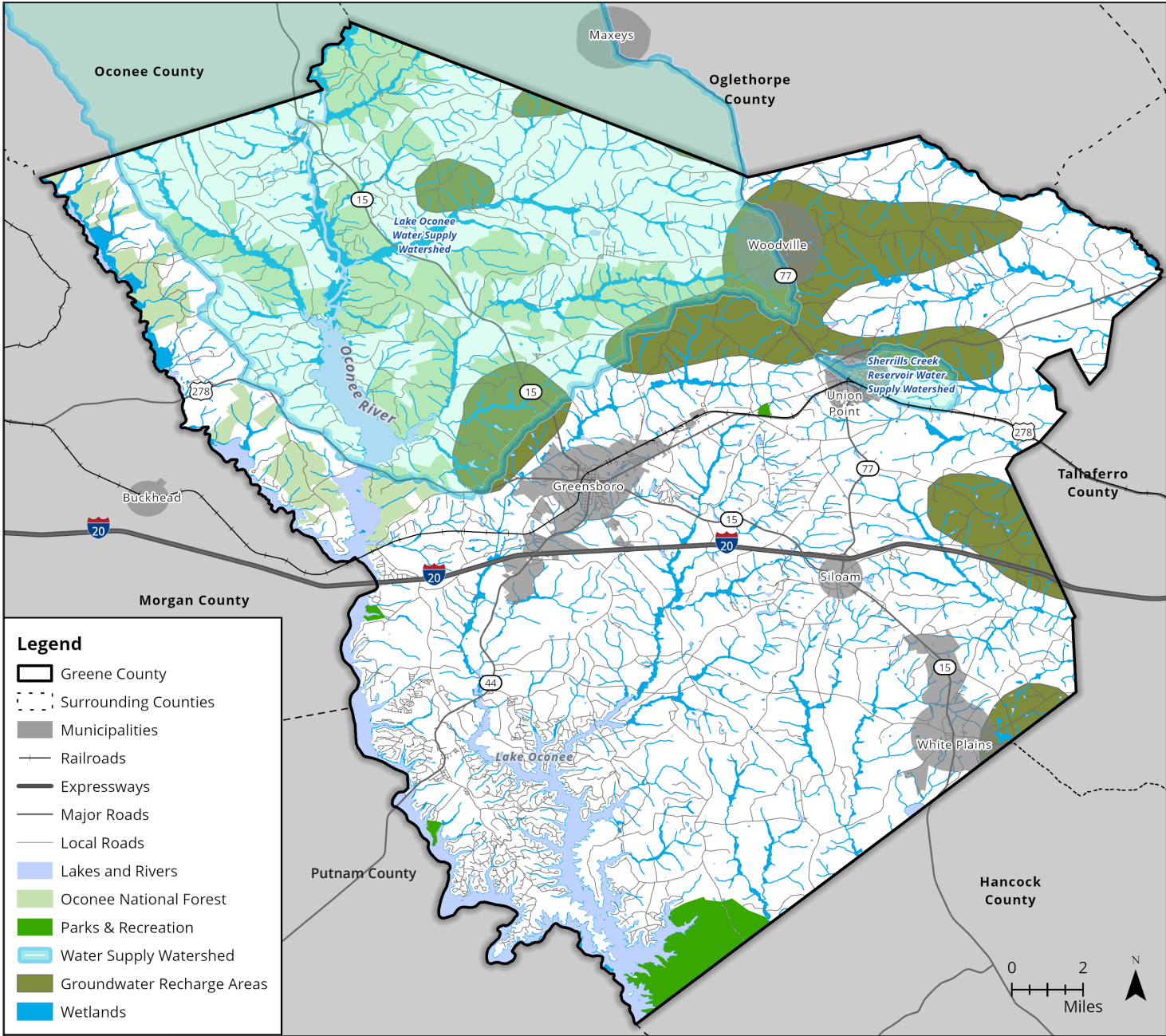
Source: Georgia Department of Community Affairs, U.S. Fish and Wildlife Service National Wetlands Inventory, Georgia GIS Clearinghouse

3.3 Water and Sewer Infrastructure

The water and sewer systems throughout Greene County are distributed and have disparate providers. This section details the ways in which water and sewer services are conducted in different parts of the county.

Piedmont Water, a private company, is the service provider for water treatment and distribution in some parts of unincorporated Greene County. In the more rural areas of the county, some residents have private household wells.

Septic tanks are the primary type of wastewater treatment systems found throughout the county. A statewide online database called WELSTROM has started to map septic tanks that have been recorded with the Georgia Department of Public Health. Map 6 shows the locations of known septic tanks around Greene County. The cities have a policy to annex any new parcels where they have extended their sewer services.
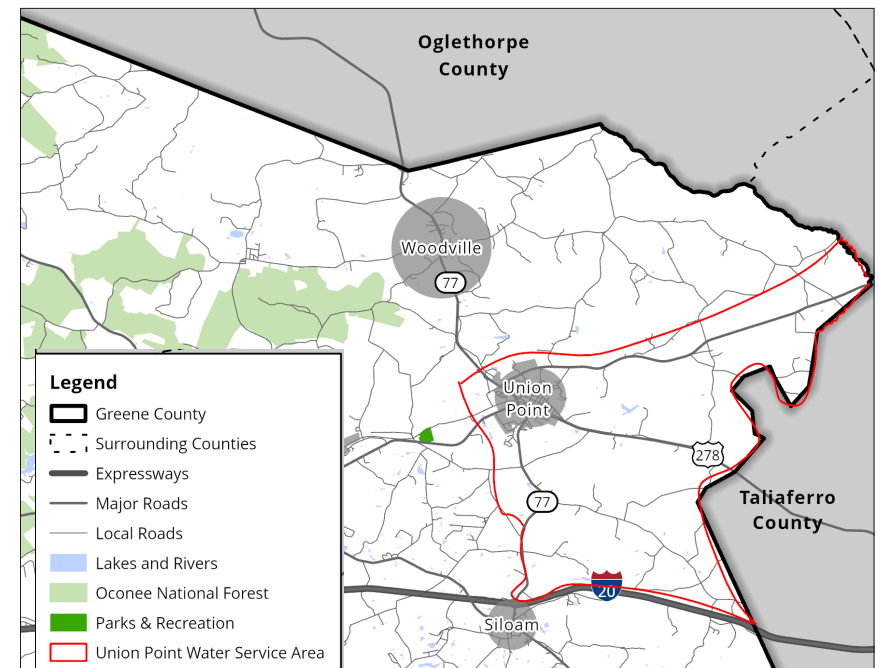
The incorporated cities within Greene County have their own municipal water utilities. The three smaller cities—Woodville, Siloam, and White Plains—only have public water, whereas Greensboro and Union Point provide both water and sewer service. Greensboro and Union Point also have in common that they source their water supply from surface water, while the smaller systems obtain their supplies from groundwater wells. The Union Point water service area extends beyond its municipal boundaries; Map 7 shows an approximate boundary for its service area.

Map 6. Known Septic Tanks in Greene County
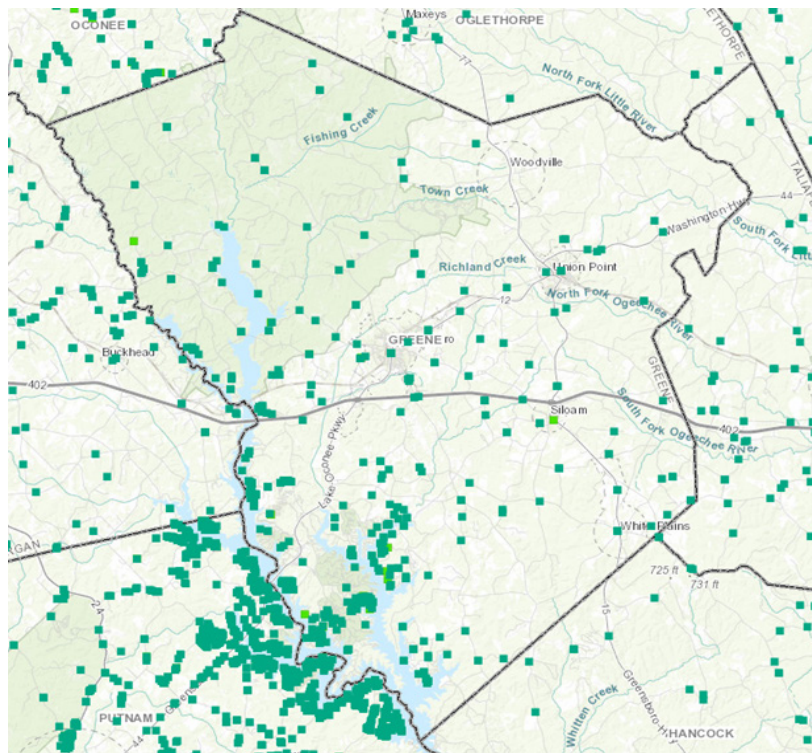
Source: Well and Septic Tank Referencing and Online Mapping (WELSTROM), Georgia Department of Public Health

Map 7. Union Point Water Service Area (approximate boundary)

Legend
- Greene County
- Surrounding Counties
- Expressways
- Major Roads
- Local Roads
- Lakes and Rivers
- Oconee National Forest
- Parks & Recreation
- Union Point Water Service Area

Source: Greene County Service Delivery Strategy

Regional Water Planning

In October 2019, Piedmont Water began construction on the first private surface water treatment plant in Georgia. The impetus for this project was to improve the quality of drinking water. Compared to groundwater, surface water supplies are less prone to water quality issues such as calcium and mineral buildup and discoloration. Piedmont Water previously operated 28 groundwater wells, and with this plant coming online, it will now be able to source water completely from Lake Oconee. The plant has a treatment capacity of two million gallons per day, and it was designed such that it can be expanded to produce five million gallons per day. This new water treatment plant became operable in June 2022. It services the Reynolds, Oconee Landing, and Del Webb communities, along with the commercial corridor from Carey Station Road to Lake Oconee Village commercial district.
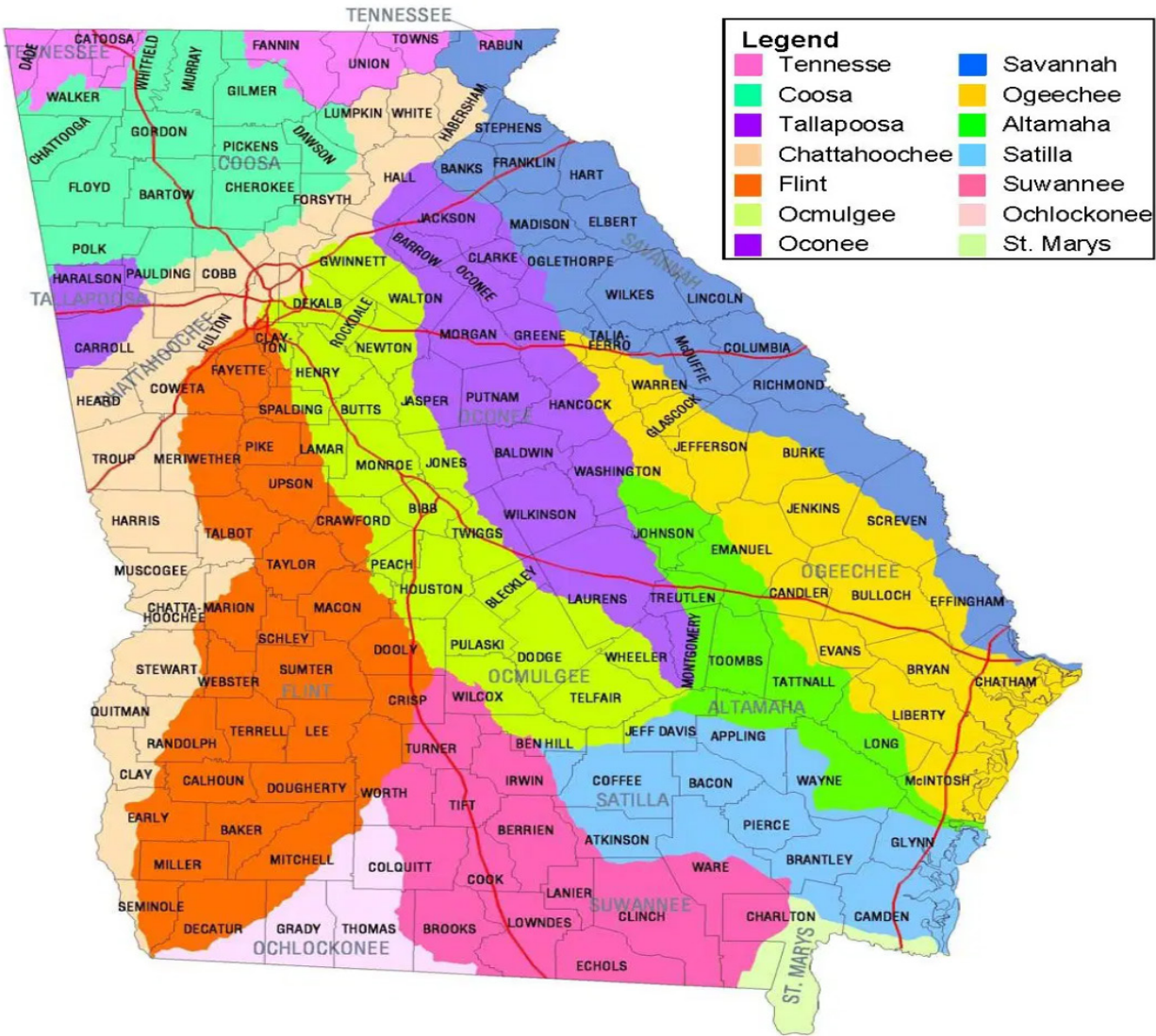
Greene County is part of the Upper Oconee Regional Water Planning District. Key planning issues in this district include:

- Efficient and conservative use of the water by all sectors, including municipal, industrial, and agricultural users
- Potential future gaps in water supply availability, particularly for surface water systems
- Water quality of Lake Oconee, Lake Sinclair, and the Oconee River

The Regional Water Plan does not anticipate groundwater supply gaps through 2050, but there is a potential for surface water supply shortages due to a number of factors such as land use change and pollution susceptibility. Along with the regional water plan, the Georgia Comprehensive Statewide Water Management Plan and Water Stewardship Act of 2010 provide foundational steps that water utilities and local governments should take to encourage water efficiency by different sectors, particularly the agricultural sector. A "Water Waste" ordinance, which focuses on limiting excessive use of water for irrigation or other purposes, is an effective tool employed in other communities which Greene County may consider.

The majority of Greene County is within the Upper Oconee River Basin, but some parts of the county on the eastern side fall within other river basins, as shown in Map 8. This means that the drainage patterns will vary, as rainfall in these parts of the county will be drained by different watersheds. The U.S. EPA's "Surf My Watershed" website provides a wealth of information about specific water bodies and their designated uses. Within Greene County, this EPA tool highlights that the Town Creek and Richland Creek streams are on the Georgia Environmental Protection Division's 303(d) list for impairments. In addition to permitted wastewater discharges near these water bodies, nonpoint source pollution is also a concern.

Map 8. Georgia River Basins Map

Legend

Tennesse	Savannah
Coosa	Ogeechee
Tallapoosa	Altamaha
Chattahoochee	Satilla
Flint	Suwannee
Ocmulgee	Ochlockonee
Oconee	St. Marys

Source: Georgia Environmental Protection Division, Geologic Survey Branch

3.4 Historic, Cultural, and Recreational Resources

Greene County enjoys a bevy of historic, cultural, and recreational resources, as detailed in this section.

National Register Properties

The U.S. National Park Service maintains the official list of buildings, sites, structures, and districts on the National Register of Historic Places. To be eligible for listing in the National Register, a property or majority of properties in a district must be 50 years old or older; retain historic integrity in location or design; and meet at least one of the National Register Criteria for Evaluation. The Georgia Historic Preservation Division, housed in the Department of Community Affairs, administers the National Register of Historic Places program in Georgia.

According to listings as of September 2022, there are 24 locations in Greene County on the National Register of Historic Places. Of these, twelve are in Greensboro, three are in Siloam, two are in Union Point, one is in Woodville, and six are in unincorporated Greene County. The six Historic Places in the unincorporated county are listed below, and Map 9 shows the locations.

- Early Hill Plantation
- Brown Bryson Farm
- Penfield Historic District
- Jefferson Hall
- Peter W. Printup Plantation
- Bethesda Baptist Church and Cemetery

These properties and the historic district provide a glimpse into the history of Greene County. The plantations show what life was like on prosperous cotton farms in the Civil War era. Churches with Greek revival architecture and Victorian homes are unique and worthy of preservation. The Penfield Historic District was once the home of the Mercer Institute, which later relocated to Macon and became Mercer University. Remnants of the town and the college campus can still be seen today. The Old Mercer Chapel continues to be an active religious facility.

Cultural Resources

The Oconee Performing Arts Society (OPAS), located on Carey Station Road, is a nonprofit organization that presents a variety of arts experiences, such as concert series. OPAS also provides arts programming for children, such as chorus, jazz, and other classes.

ATLAS Ministry is another active nonprofit organization that provides youth programming and community events. One of their most impactful programs is the Early Learners Program, which is dedicated to helping young children with preparing f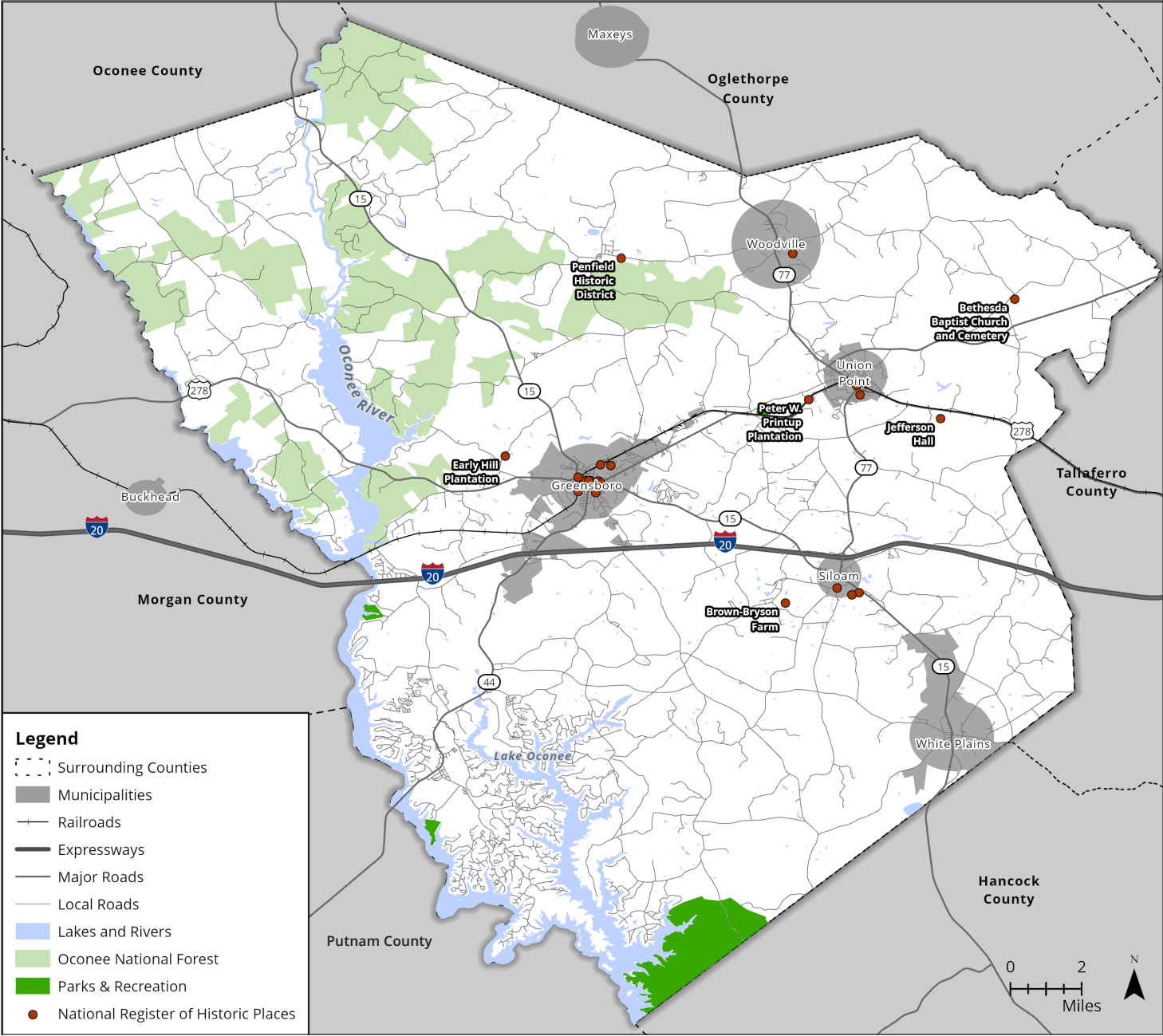or Kindergarten. ATLAS also has a mission to make their programs accessible to the Hispanic community. They have a Language Specialist on staff to provide outreach and support to children and parents who do not speak English as their primary language.

Recreational Facilities

Greene County has an intergovernmental agreement with each local municipality to fund a special service district for recreational purposes. This arrangement allows the county to operate and maintain the Greene County Recreational Complex, located west of Union Point off US 278. The Recreational Complex offers a number of youth sports programs, such as basketball, football, softball, soccer, and cheerleading. The only other parks in the county are the Georgia Power-owned recreation areas on the lake, referenced in "3.2 Natural Resources" and any parks owned and managed by municipalities.

The Pete Nance Boys and Girls Club recently completed construction of a new clubhouse at Martin Luther King Drive in Greensboro. This space provides learning activities and study space for students from throughout the Greene County school district.

Map 9. Properties on the National Register of Historic Places, Greene County

Legend

- ⌐ ⌐ Surrounding Counties
- ▊ Municipalities
- ┼ Railroads
- ━ Expressways
- ── Major Roads
- ── Local Roads
- ▊ Lakes and Rivers
- ▊ Oconee National Forest
- ▊ Parks & Recreation
- ● National Register of Historic Places

Source: National Park Service, National Register of Historic Places, September 2022

3.5 Transportation System

Greene County's federal and state highway transportation network provides direct connections to nearby communities and easy access to some of Georgia's major municipalities, including Atlanta, Athens, and Augusta. Most notably, Interstate 20 (I-20) traverses the county in an east-west direction with two interchanges at SR 44 and SR 77. Other important roadways include US 278 and SR 15. The Greene County Regional Airport provides regional services, supporting county business needs as well as travel needs of some County residents. Additional mobility options are available for pedestrians, cyclists, and those without access to a car.

Greene County Regional Airport

Roadways

Network

SR 44 connects I-20 to Greensboro, the Greene County seat, upon which it merges with US 278 before separating and continuing eastward north of Union Point. South of Greensboro, SR 44 moves southwest, serving as a major transportation route for businesses and residences in the southwestern quadrant of Greene County, eventually leading to Eatonton in Putnam County.

SR 77 travels north-south connecting I-20 with three of Greene County's municipalities: Union Point, Siloam, and White Plains.

US 278 travels through the county in an east-west direction, cutting through Greensboro and Union Point. The County has 40 railroad crossings. CSX Railroad also operates and runs through Greene County and is connected to Georgia's freight rail system that is operated by Norfolk Southern.

SR 15 traverses in a north-south direction, connecting Greene County to Athens/Clarke County to the north and the cities Siloam and White Plains, located in southeast Greene County.

Roadway Capacity

The County does not experience the traffic congestion typically seen in more developed counties but anticipates increased traffic volume due to the demand in residential and commercial development, particularly along SR 44 south of I-20. The intersection of SR 44 (Lake Oconee Parkway) and Linger Longer Road has seen a steady increase of average daily trips. From 2010 to 2019, the average daily trips count has increased from 12,300 daily trips to 16,700 daily trips. 68 percent of these daily trips are made by passenger cars. Traffic on SR 44 just south of I-20 has nearly doubled on average daily trips, from 6,840 daily trips in 2014 to 11,900 daily trips in 2020. (Georgia Department of Transportation's 2021 Traffic Analysis and Data Application).

Rail

The CSX Railroad runs through and operates in Greene County and is connected to Georgia's extensive rail system. The rail line enters Greene County heading westward out of Taliaferro County, running adjacent along US 278 and SR 44, passing through Union Point, north of the airport, and curbing around the northwest corner of downtown Greensboro before exiting the county by crossing Lake Oconee just north of I-20.

Regional Airport

In addition to its road network, Greene County operates a regional airport, located on US 278, approximately three miles northeast of downtown Greensboro. The airport has one runway that is 5,500 ft long. In 2005, the airport opened its terminal building, which includes car rental services, a pilots lounge, and Internet access. The airport supports recreational travel, aerial agricultural operations, flight training, emergency medical evacuation, and patient transfers. Recently, it has been experiencing an influx of recreational travel, and the current hangar supply has a waiting list. With Federal Aviation Administration funding, the County plans to expand its runway ramp and add more hangars to support current demand. The airport sees approximately 3,964 visitors annually. Its top five destinations are Atlanta, GA, Birmingham, AL, Brunswick, GA, Savannah, GA, and Washington D.C.

Other Transportation

Greene also has an on-demand transit system and some bicycle, pedestrian, and multi-use trail facilities.

The rural transit system is operated by Georgia Rural Transit and is part of the Section 5311 Rural Transportation Program, which is contracted by the Georgia Department of Transportation (GDOT). Georgia Rural Transit operates five passenger buses and provides improved accessibility to community amenities, particularly for the county's senior and disabled population.

Bike and pedestrian facilities are largely located in the County's southwest quadrant and within or around the Reynolds development. Reynolds-Lake Oconee, alone, has approximately 21 miles of walking trails (*Reynolds-Lake Oconee website*). The Firefly Trail, discussed under transportation improvement projects, will provide a boost to bike/pedestrian facilities in northeast Greene County. Due to the rural nature of much of the county, most other pedestrian facilities are either incorporated as a part of private commercial and master planned developments.

Improvement Projects

The Firefly Trail is a planned 39-mile bike and pedestrian trail along SR 77 that will extend from Athens to Union Point, connecting Athens-Clarke, Oglethorpe, and Greene Counties. The historic rail line, known as the Athens Branch of the Georgia Railroad, branched off the still-active Augusta-to-Atlanta line in Union Point and passed through the towns of Woodville, Maxeys, Stephens, Crawford, Arnoldsville, and Winterville on its way to Athens.

The Firefly Trail model mile has been constructed inside the city limits of Union Point, extending from downtown to in front of the Greene County Primary School. Greene County, Union Point, and Woodville have collaborated to extend the Firefly Trail from its current end point all the way to the County line. Almost five miles of the ten-foot wide concrete trail will be built. Future projects on the trail include replacing Woodville sidewalk segments with a ten-foot wide trail and extending the bridge in Union Point to downtown storefronts.

SR 44 is undergoing a road widening project, completed by the GDOT, with the construction time frame anticipated for 2025.

Reconstruction of the Old Eatonton Road Bridge, located in central Greene County, was recently completed. The reconstructed bridge restores connection to key areas that are well-positioned for future development.

Regular road maintenance is another key component of the County's transportation improvement projects.

The County also recently passed a Transportation Special Purpose Local Option Sales Tax (TSPLOST) and will be identifying specific projects to implement with the funding in late 2022.

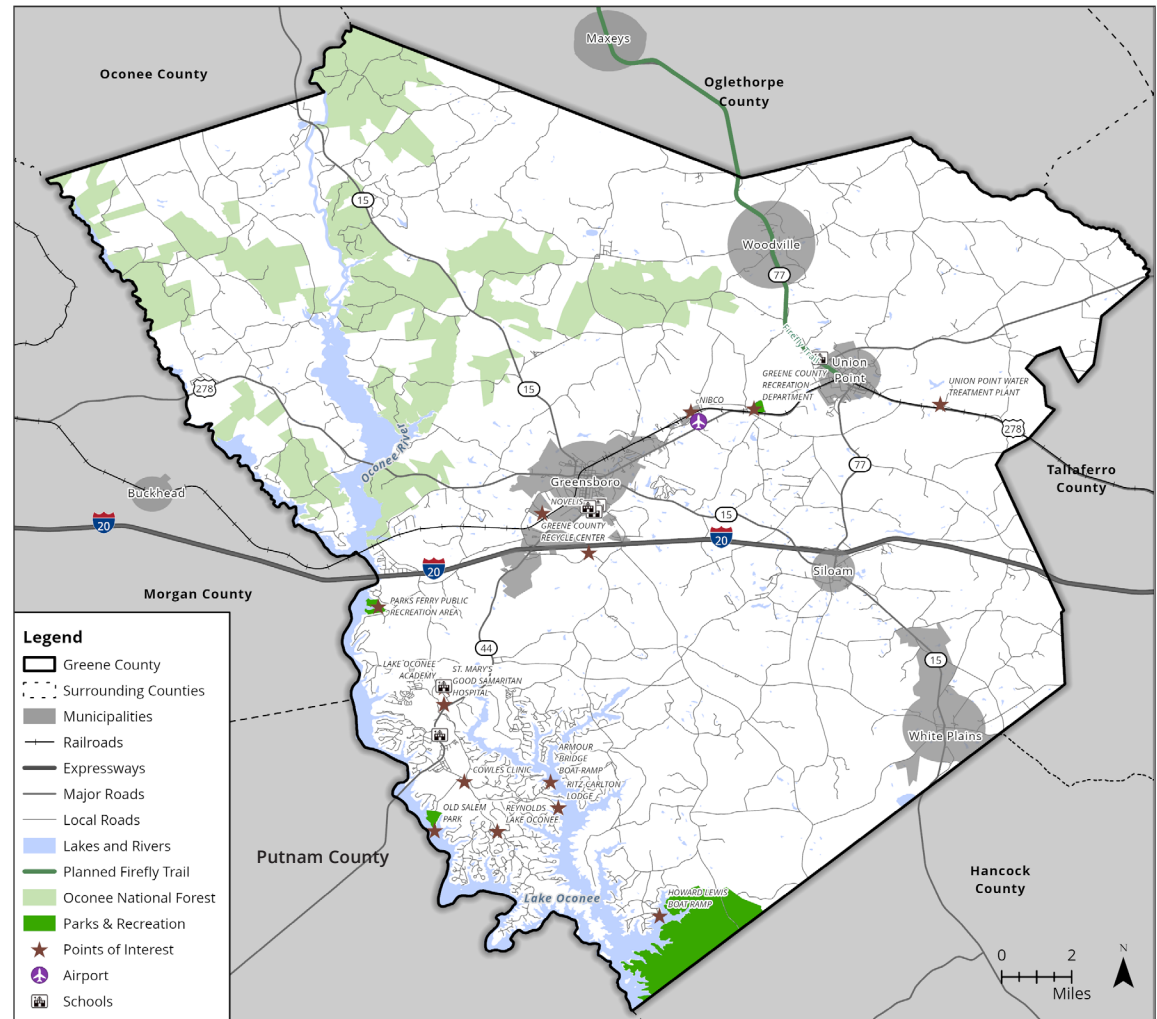*Firefly Trail in front of Greene County Primary School*

Related Transportation Plans

The Greene County Multi-Modal Transportation Plan was adopted in August 2007, which provided extensive data on its existing transportation facilities and recommendations for improvement. The following Goals and Objectives were established to guide the transportation decision-making process for Greene County:

- Maintain distinctive rural and suburban areas in the County
- Maintain Infrastructure ahead of needs
- Coordinate and balance land use and transportation decisions
- Maintain an efficient transportation system through access management
- Enhance the quality of life in downtown areas through transportation investment

During its community input process, the plan identified a multitude of suggested improvements such as widening lanes, passing lanes, improving intersections, and railroad crossing improvements.

Map 10. Major Roads and Key Destinations

Legend
- Greene County
- Surrounding Counties
- Municipalities
- Railroads
- Expressways
- Major Roads
- Local Roads
- Lakes and Rivers
- Planned Firefly Trail
- Oconee National Forest
- Parks & Recreation
- Points of Interest
- Airport
- Schools

Source: Greene County

3.6 Economic Development

This section provides an overview of Greene County's economic development landscape, which includes development and growth statistics, labor force conditions, top industries that reside in the county, and the economic impact of COVID-19. The County works closely with the Greene County Development Authority on economic development and development incentives. While the Development Authority does not have a strategic plan document, the County was a part of the Northeast Georgia Regional Commission's Economic Recovery and Resilience Plan, which analyzed the economic impact of COVID-19 on the County and includes recommendations for recovery.

Economic Centers

Greene County has three principal areas of commercial/retail activities: the Lake Oconee area, the Greensboro area (I-20, Exit 130), and the Union Point/Siloam areas (including I-20, Exit 138).

The Greene County Industrial Park (GCIP) is a 200-acre industrial park located at the corner of South Main Street (SR 44) and Stewart Parkway within the City of Greensboro, 2 miles from Exit 130 on I-20. The GCIP is operated and owned by the County. The park is served with electricity, natural gas, water, sewer and Internet/communication services. The GCIP is the home of seven manufacturers, distributors and fulfillment centers which employ over 250 employees, according to the Greene County Economic Development webpage.

Greene County Development Authority

The Greene County Development Authority, a State of Georgia constitutionally authorized Authority created in 1963 and amended in 1986, consists of six members: two appointed by the Board of Commissioners of Greene County, two members by the mayor and council of the City of Greensboro, and two members appointed by the mayor and council of the City of Union Point.

The mission of the Greene County Development Authority is:

- To grow economic activity
- Enrich quality of life
- Support smart economic development opportunities
- Progressively market our logistics, financial, educational, and lifestyle resources to attract businesses which contribute to the creation of quality jobs/increased tax base
- Enhance sustainability and better our Greene County community

Local Incentives

The Greene County Development Authority offers and recommends incentive proposals based on an evaluation of the economic impact of development projects:

- Expedited Plan Review and Permitting: Greene County, Greensboro, and Union Point offer expedited plan reviews for land disturbance and building permits for economic development projects.
- Property Tax Exemptions: Georgia grants local communities the authority to provide a reduction or exemption on property taxes if approved by votes in a local referendum.
- Project Financing: The Development Authority can provide long-term, low-interest rate financing for construction or manufacturing facility improvements through Industrial Revenue Bonds (IRB) or Industrial Development Bonds (IDBs).
- Property Tax Incentives: Property tax incentives such as tax abatements or deferments are offered on a case-by-case basis.

Partnerships

Greene County is active in multiple partnerships to monitor and collaborate on economic development:

- Greene County Economic Development Department
- Greene County Chamber of Commerce
- Georgia Power
- Rayle EMC
- Tri-County Gas Service
- Northeast Georgia Regional Commission
- Greene County Convention and Visitors Bureau
- Greene County Airport Advisory Committee
- Athens Technical College
- Lake Country Board of Realtors Association

Top Industries

In the 2021 Fiscal Year, the Daniel Corporation, known as Reynolds-Lake Oconee, was the top employer of Greene County, accounting for 10.8 percent of total jobs (766 employees). Other top employers include the Greene County Board of Education, The Ritz-Carlton Reynolds, Lake Oconee, the Greene County Board of Commissioners, Nibco, Publix Supermarket, Good Samaritan Hospital, a2b Fulfillment, Novelis, and Quail International (Greene County 2021 Annual Comprehensive Financial Report).

According to the Greene County Labor Area Profile (Georgia Department of Labor, May 2022), the County houses approximately 518 industries, summarized below:

1. Private Sector: 484
2. Service Provider (utilities, professional/ technical services, retail trade, etc): 354
3. Goods-Producing: 87
4. Government: 34
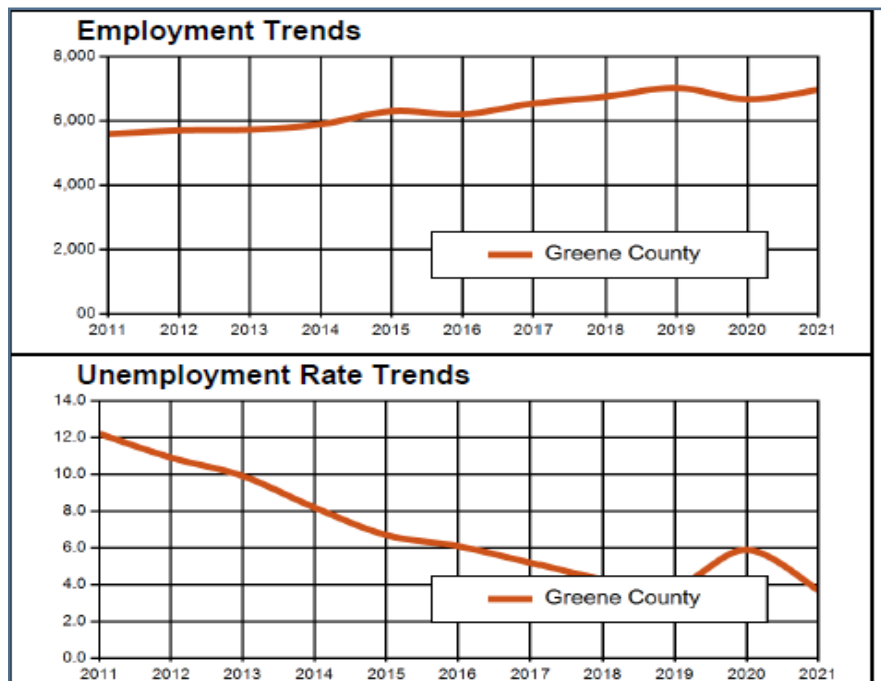5. Unclassified: 43

Labor Force Participation

According to the 2022 Georgia Power Community Profile (which pulls data from the U.S. Census Bureau and the Bureau of Labor Statistics), the County has 7,231 people actively in the labor force, with a 3.7 percent unemployment rate. The unemployment rate has decreased from 12 percent in 2011 to 3.2 percent in 2021 as demonstrated in Figure 4.

Approximately 32.2 percent of the labor force has obtained their highest level of education as a High School Graduate/ General Educational Development (GED), 18.7 percent attended some college, 14.1 percent attended some high school, and 12.9 percent have a degree from a 4-year college, and 9.8 percent have completed post-graduate studies.

Over half of the current labor force (50.5 percent) is employed in management/ financial, professional, and sales industries, while 22.7 percent are employed in services, and 26.8 percent are employed in farming, construction, and production (*Georgia Power Community Profile*).

Workforce development is integral to the mission of the Greene County Development Authority. As macroeconomic changes influence the types of jobs available in the county and the region, it is important to develop the skills of the local workforce to match the employment demand. Athens Technical Collge, located in the City of Greensboro, is a key partner for workforce development activities.

Figure 4. Employment Trends

Employment Trends

[Chart: Employment Trends, y-axis 00 to 8,000, x-axis 2011 to 2021, showing Greene County line rising from about 5,600 in 2011 to about 7,000 in 2021]

Unemployment Rate Trends

[Chart: Unemployment Rate Trends, y-axis 0.0 to 14.0, x-axis 2011 to 2021, showing Greene County line declining from about 12.0 in 2011 to about 4.0 in 2018, then rising to about 6.0 in 2020 and falling to about 4.0 in 2021]

Source: Georgia Department of Labor, Greene County Area Labor Profile, May 2022

COVID-19 Response

The Northeast Georgia Regional Commission released its Economic Recovery and Resilience Plan in response to the COVID-19 Pandemic. The report documents the economic impacts of the pandemic using the Chmura Vulnerability Score. The County had a score of 103, which is much higher than the score for the state overall, which was 85. The County experienced a 2.7 percent decrease in taxable retail activity. The plan identifies the following action items related to economic development:

- Improve and expand broadband access in the region
- Build public, private, and non-profit partnerships to foster a skilled and dedicated workforce
- Promote and cultivation of authentic communities
- Maintain competitiveness at state, national, and global levels

3.7 Broadband

Internet access is crucial for the livelihood of residents, businesses, and essential workers in rural areas.

The 2022 Georgia Broadband Availability Map shows that much of Greene County is unserved by broadband internet. Of Greene County's total population, 8,181 people have broadband access, while 4,248 (or 34 percent of the total population) are unserved.
Map 11 shows the geographic distribution of broadband access in the county. The following areas are well-served:

- Lake Oconee area
- Greensboro
- Woodville
- Union Point
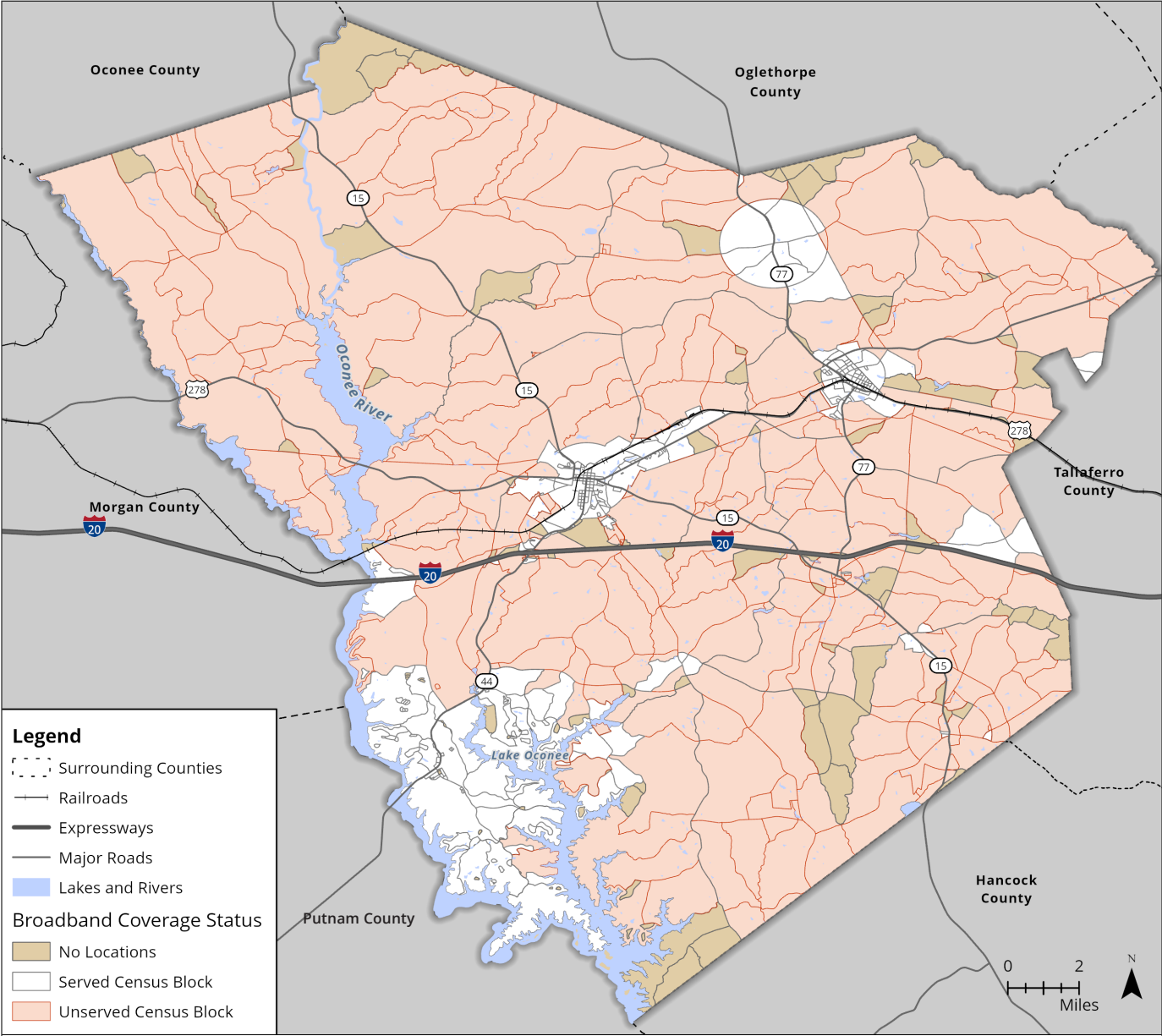- Along I-20 near the border with Taliaferro County

Broadband access is a consistent issue within the Northeast Georgia Regional Commission, where Greene County is located. According to the Northeast Georgia Regional Commission's Economic Recovery and Resilience Plan, over half of the counties located within the Northeast Georgia Regional Commission report that at least one fourth of their population does not have broadband access, including: Jasper (63 percent), Elbert (26 percent), Madison (32 percent), Morgan (58 percent), and Oglethorpe (48 percent).

In 2018, Georgia launched its Broadband Ready program, which established a framework for future government funding for broadband infrastructure. Another state program for broadband is the Broadband Ready Site Designation Program, through which the local government works with the Georgia Department of Economic

Development to promote facilities and developments as local community assets to encourage economic development and attract technology industries. Greene County and the Greene County Development Authority should collaborate on achieving these designations in order to make Greene County more business friendly.

In 2021, Greene County submitted an application to the American Rescue Plan Act's (ARPA) Coronavirus Capital Project Funds program but did not score high enough to receive funding. In August 2022, the state of Georgia announced a new round of federal funding, anticipated at $240 million, to expand broadband throughout the state. Greene County can take steps now, such as adopting the Broadband Ready model ordinance, to position itself to be more competitive for funding selections.

Map 11. Broadband Coverage, Greene County

Legend

- ┈┈ Surrounding Counties
- ┼ Railroads
- ▬ Expressways
- — Major Roads
- ▢ Lakes and Rivers

Broadband Coverage Status
- ▢ No Locations
- ▢ Served Census Block
- ▢ Unserved Census Block

Source: Georgia Department of Community Affairs, 2022 Georgia Broadband Availability Data. Statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up. "Served" Census Blocks are those where broadband service is available to more than 80% of the locations in a Census Block. The coverage percentages correspond to the number of served locations within the Census Block compared to the overall number of locations (homes and businesses) in the Census Block.

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4.0 Land Use Policy & Patterns

4.1 Introduction

This section provides a snapshot of current land use conditions and trends in Greene County. It begins with a review of Greene County zoning districts, which dictate requirements and limitations for developing within each district. Zoning plays a key role in implementing the vision depicted in the Comprehensive Plan and the Future Land Use Map. A high-level depiction of current land uses and development trends follows, providing a backdrop for planning where future land use change and development are expected and/or desired to go. Review of zoning and location of zoning districts in combination with current land uses provides insight on future development that is likely and potential gaps in zoning and or land use policy that may be needed to accommodate desired growth.

4.2 Zoning

The Greene County Zoning Ordinance contains a variety of zoning districts that support agricultural, residential, commercial, industrial, and mixed-use development. Zoning is an important tool for achieving the community's vision for future development. This section provides an overview of existing zoning districts and how they are currently distributed throughout the county.

Table 2 on page 46 summarizes the County's zoning districts by type and primary allowed uses. Map 12 on page 47 shows the distribution of zoning districts across the county.

Agricultural

The majority of Greene County is zoned **A1 Agricultural District** (Intensity Farming). The A1 district is intended to accommodate a range of agricultural uses and maintain a rural character of open space including farmland and large lot residential uses. Detached single-family dwellings, including manufactured homes, are allowed on lots having a minimum size of 10 acres in major subdivisions (generally, defined as more than 3 lots) and 1.5 acres elsewhere. Agricultural-oriented retail uses are also allowed, such as farmers markets and feed and seed stores, as well as other limited commercial uses that serve local residences and farms (e.g., gas stations and day care centers) or that are appropriate for large, outdoor gatherings (e.g., special events including festivals and fairs).

The **A2 Agricultural-Residential District** also allows agricultural uses, but they are limited to smaller-scale activities intended for personal use that exclude commercial animal production or operations. Detached single-family uses, including manufactured homes, require a minimum lot size of 1.5 acres. A2 zoned properties are primarily located adjacent to, and in between, the Cities of Greensboro, Siloam, and Union Point and also along the SR77 corridor between Union Point and Woodville.
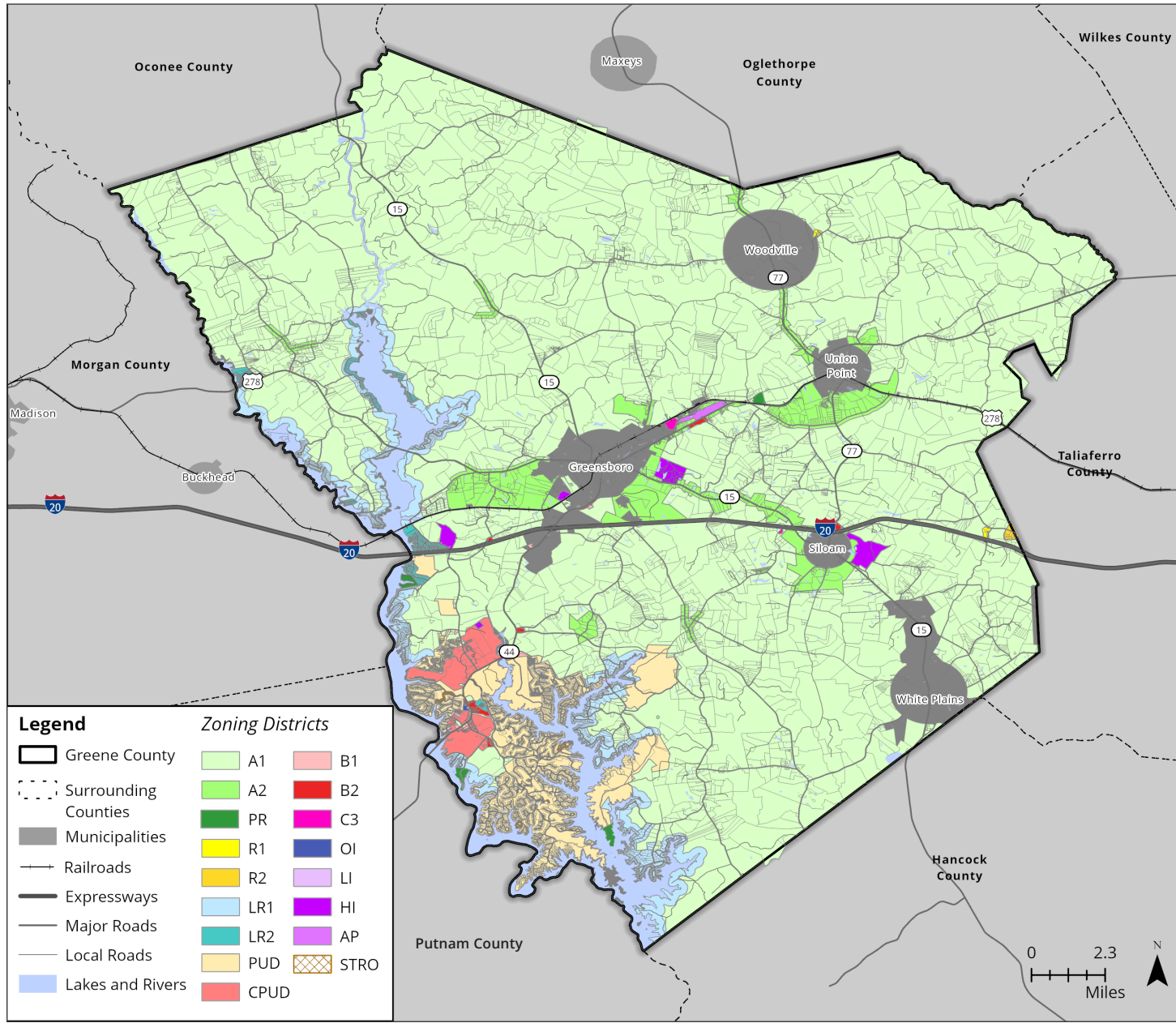
Limited farming activities and keeping of horses for personal use are also allowed in the PUD Planned Unit Development District (see below for more information on PUDs) in the form of a "homestead farm", which is a single-family lot of at least three acres in size.

Table 2. Zoning Districts, Greene County

Zoning Districts	Primary Allowed Uses
Agricultural Districts	
A1 Agricultural (Intensive Farming)	Agricultural and single-family dwellings
A2 Agricultural Residential	
Residential Districts	
R1 Low-Density Residential	Single-family dwellings
R2 Medium-Density Residential	Single-family dwellings, duplexes
R3 Multi-Family Residential	Single-family dwellings, duplexes, townhomes, condominiums, apartments, manufactured home parks, boarding houses
LR1 Lakeshore Single-Family Residential/ Recreation	Single-family dwellings
LR2 Lakeshore Multi-Family Residential/ Recreation	Single-family dwellings, duplexes, townhomes, condominiums
Master Planned Development Districts	
PUD Planned Unit Development	Single-family dwellings, duplexes, townhomes, condominiums, apartments
CPUD Commercial Planned Unit Development	Residential, retail and office uses
Commercial Districts	
B1 Neighborhood Convenience Commercial	Neighborhood-oriented retail and services
B2 General Commercial Highway Oriented	Community-wide retail and services
C3 Heavy Commercial	Larger-scale commercial uses requiring outdoor storage areas
OI Office-Institutional	Office, medical, institutional (educational, religious, civic), residential care facilities
LC Lakeshore Commercial	Dining, hotels, marinas, waterway-oriented retail
Industrial Districts	
LI Light Industrial	Limited manufacturing, repair, assembly or processing plants; industrial parks
H-I Heavy Industrial	Warehousing, storage, heavy industry (likely to produce emissions, odors, dust, smoke, gas, noise, vibration or traffic)
Special or Overlay Districts	
AP Airport Corridor District	Greene County Regional Airport
LP Lakeshore Park District	Forestry, passive recreation uses, tent camping
STRO Short-Term Rental Overlay District	Dwelling units (single-family home, duplex or single unit in a multi-family dwelling) rented as overnight lodging for up to 30 consecutive nights

Source: Greene County Code of Ordinances, Municode. October 2022.

Map 12. Zoning, Greene County

Legend

- Greene County
- Surrounding Counties
- Municipalities
- Railroads
- Expressways
- Major Roads
- Local Roads
- Lakes and Rivers

Zoning Districts

- A1
- A2
- PR
- R1
- R2
- LR1
- LR2
- PUD
- CPUD
- B1
- B2
- C3
- OI
- LI
- HI
- AP
- STRO

Source: Greene County Department of Building and Zoning (August 2022)

*Note: PR-Public Recreation is a residual designation that is no longer in the Zoning Ordinance.

Residential

Residential zoning districts for conventionally built single-family uses are classified as **low-density (R1)** and **medium density (R2)**, although both districts share the same minimum lot area requirements. These range from about one-third of an acre to 1.5 acres, depending on availability of water and sewer infrastructure. The R2 District allows smaller lot widths and building setbacks as well as manufactured homes on individual lots and duplexes. The **R3 Multi-Family Residential District** allows higher density residential uses, including detached single-family homes on lots smaller than those allowed in R1 and R2, as well as duplexes, townhomes, apartments, manufactured home parks, and boarding houses.

With the exception of a cluster of R1 zoned properties adjacent to the City of Woodville and some R1 and R2 zoned properties near the eastern County border and I-20 interchange, there are no other properties zoned as one of the three standard residential classifications in the county. Numerous residential lakefront properties are zoned **LR1 Lakeshore Single-Family Residential/Recreation District** or **LR2 Lakeshore Multi-Family Residential/ Recreation District**. These classifications generally mirror the use and lot size requirements of the R1 and R3 districts but also allow boat docks. The LR2 district does not allow apartments. In addition, these properties are not part of master planned residential communities.

Master Planned Development

The **PUD - Planned Unit Development District** accommodates large-scale residential developments (minimum 50 acre project size) intended to present varied dwelling types, ample open space, and local-serving recreation and public uses in a unified design. Minimum open space requirements relate to the density of a project, with more open space required the higher the density, which is capped at four dwelling units per acre. PUD zoned districts are found south of I-20 in close proximity to Lake Oconee and are primarily represented by the Reynolds Lake Oconee developments. Within these PUD areas are located four clusters of lakefront condominium units that are also designated as Short-Term Rental Overlay Districts, which allows for and regulates short-term rentals.

The **CPUD - Commercial Planned Unit Development District** accommodates both residential and commercial uses in master-planned mixed use developments, including **Traditional Neighborhood Design (TND)** developments, on a minimum project area of 50 acres. A TND is compact village-style development that includes a variety of housing types and pedestrian- accessible public spaces and shops. CPUD zoned properties are located in the southwest part of the county with access off SR44 and in close proximity to established and developing lake- oriented residential communities.

Commercial and Industrial

Commercial uses in the county can also be supported by several commercial zoning districts that allow for a range in type and intensity of uses. These include the **B1 Neighborhood Convenience Commercial District**, the **B2 - General Commercial Highway Oriented District**, the **C3 Heavy Commercial District** (which allows uses that require large areas for outdoor storage and sales, as opposed to the B1 and B2 districts), and the **OI - Office-Institutional District**. The **LC - Lakeshore Commercial District** allows for commercial uses oriented to waterways, including marinas, restaurants, specialty shops, and hotels. Commercial zoning districts currently have limited application in the County and are dispersed along some road corridors such as US 278. The greatest concentration includes mostly B1 and B2 zoned properties located off of SR 44 adjacent to the PUD and CPUD zoned areas around Reynolds.

Industrial zoning classifications include the **LI - Light Industrial District** and the **H-I Heavy Industrial District**. There are few industrial zoned properties in unincorporated Greene County, all of which are zoned H-I and are in close proximity to I-20.

4.3 Current Land Use

Specialized Districts

Specialized districts are the **AP - Airport Corridor District** and the **LP - Lakeshore Park District**. The AP District restricts the height of structures and trees in the vicinity of the Greene County Regional Airport, and the LP District is used to designate public parks and recreation areas.

The section depicts the current land uses throughout Greene County. It is important to compare current land uses and the current Future Land Use Map from the 2018 Comprehensive Plan to identify potential areas for re-designation to ensure future developments align with the 2022 Comprehensive Plan's vision and goals. Greene County is primarily comprised of rural land and agricultural uses; however, it has experienced an increased demand for residential and commercial development over the last several years, particularly in the southwestern quadrant of the county, near the I-20 interchange and around Lake Oconee.

Currently, the County does not maintain up-to-date records for existing land uses. This section provides an overview of current land uses based on Google Earth (year 2022) aerial imagery review as well as a County tour completed in August 2022.

Agricultural and Recreation

The north and east portions of Greene County are characterized by large, rural lots with agricultural uses such as farming and production. These areas are used for hunting, farming, and camping. The northwest portion of the County features campgrounds, and conservation sites used for hunting. Agricultural farms are located sporadically along SR 77 from I-20 to Woodville.

The Greene County Recreation Department is located off of Old Union Point Road and SR 44 and is the only recreational facility in the county. However, a new planned tournament field complex is poised to be a part of a future growth activity center on Meadow Crest Rd.

The northeast portion of the county features a large recreation site, the Durham Off-Road Resort, a 6,000-acre facility near Union Point providing dirt tracks for recreational vehicles. The site has 14 tracks and 150 miles of trails, along with RV sites, cabins, camping areas and a retail shop (*Durham Off-Road Resort Official Website*). Some events have gathered more than 7,000 riders to the site.

Oconee National Forest

The Oconee National Forest contains 867,000 acres of forest and 850 miles of trails. The forest encompasses much of the northwest portion of the county, with several popular campgrounds for campers desiring proximity to Lake Oconee. Scull Shoals Experimental Forest is located within the forest and features popular walking trails. There are several designated areas for hunting and fishing, such as Dyar's Pasture and Fishing Creek Farms.

Residential

Subdivisions with single-family detached homes are the primary form of residential development throughout the county. In recent years, several subdivision projects have been constructed near Lake Oconee that feature estate-style homes. One example is the Del Webb development, which is a 55+ senior community located directly north of Lake Oconee and Reynolds Lake Oconee on Carey Station Road. The estate-style subdivisions typically offer various amenities such as golf courses, open green space, and trails.

Outside of the estate-style developments, single-family residences tend to be smaller, with large setbacks. Manufactured homes are found in some areas on the lake where they were previously permitted; the LR-1 zoning district no longer permits manufactured homes.

Commercial

The majority of commercial and retail uses in the county are located along SR 44, or Lake Oconee Parkway, south of Greensboro. Notable stores and restaurants are located at Meadow Crest Road, including such businesses as Tru by Hilton, Home Depot, and Chick-fil-a. Further south along SR 44, the Lake Oconee Village is home to several commercial uses including a Publix and some restaurants, such as Amici Lake Oconee and PJ's Coffee. Other notable commercial uses are located within municipalities.

The Ritz-Carlton Reynolds, Lake Oconee, is the most notable commercial use in the County, accounting for many of the County's jobs and the bulk of its hotel/motel revenue. The hotel is a major destination and is located on a road off Lake Oconee Trail which connects to the Publix shopping center via Linger Longer Road.

Office

Clusters of specialty medical offices are located along SR 44 near St. Mary's Good Samaritan Hospital and within the City of Greensboro. Assisted care facilities are also located near these medical office clusters. The Cowles Clinic on Linger Longer Road is another significant medical complex in Greene County. Currently, there is a low supply of primary care doctor offices, pediatric offices, and urgent care facilities in the county. Residents typically travel outside of Greene County for primary care doctors, pediatricians, and emergency care.

Professional offices, such as contractors, law offices, and leasing companies are also located along the SR 44 corridor near the Publix Supermarket Center and down to Linger Longer Road.

Industrial

The Greene County Industrial Park, located within the City of Greensboro, is owned and operated by the Greene County Development Authority. There are currently some industrial businesses in Union Point. A textile mill previously served as a major employer in Union Point but is no longer in business. In Siloam, a quarry is operational.

Institutional

Several of Greene County's institutional uses, which include government facilities, schools, hospitals, and religious buildings, are concentrated along Carey Station Road, south of the City of Greensboro. St. Mary's Good Samaritan Hospital, a 25-bed acute care critical access hospital which offers general surgery and 24-hr emergency medical department, is located on Carey Station Road, near the Del Webb Development. Greene County Fire Station 9 is located one mile north of St. Mary's Good Samaritan Hospital on Carey Station Road.

The County operates five staffed Emergency Services Facilities. Three stations (11, 12, and 13) include a staffed ambulance crew for emergency medical services and a staffed fire engine crew for fire protection services. The two additional stations (9 and 10) include staffed engine crews for fire protection services. The Greene County Government offices, Sheriff's Office, and Health Department are located within a mile of the Greensboro Historic Downtown District, along the intersection of SR 44 and US 278.

The Greene County Government offices, Sheriff's Office, and Health Department are located within a mile of the Greensboro Historic Downtown District, along the intersection of SR 44 and US 278.

4.4 Development Trends

Lake Oconee Academy is located on Carey Station Road. It is a kindergarten to twelfth grade, blue-ribbon designated charter school, with high demand for students to attend as younger families move into Greene County. The Greene County Primary School is located on SR 77 in Union Point, and the Greene County High School and Carson Middle School are located adjacent to each other on South Main Street in Greensboro.

Religious buildings such as churches are located around the center of Greene County, near the City of Greensboro, and along the nearby U.S. highways, State highways, and arterial roads.

Residential Trends

As noted in Section 2, housing development has been relatively steady over the last five years, between 2017 and 2022, with the number of single-family residential approvals typically hovering in the 230 to 260 per year range. There was a large spike in 2021, with 414 single-family residential permits issued. As of August 2022, 250 single-family residential permits have been issued this year, as shown in Table 3. The county anticipates fast housing growth to continue given the current seller's market and other external influences.

Commercial Trends

Commercial growth in recent years has been concentrated near SR 44 (Lake Oconee Parkway). The most recent approved major retail development was a Dunkin Donuts, which will be located west of SR 44 on Salem Walk Drive. Lake Oconee Village, located at SR 44 and Linger Longer Road, is a major hub of commercial activity. The Publix that anchors the shopping center completed a major expansion in 2017. Further south along SR 44, the upcoming Airabella mixed-use development has commercial components, including 125 hotel rooms, 45,000 square feet of loft/office, 101,500 square feet of retail, and a 45,000-square foot grocery store. One other area that has been attracting commercial and industrial investment is around Union Point. For instance, a logistics company called American Remanufacturing Company moved its operations to the Universal Rundle Building on Industrial Boulevard in 2020.

Table 3. County Building Permits, 2017 - 2022

	2017	2018	2019	2020	2021	2022	Total
Single-Family Residence	232	258	244	236	414	250	1,634
Manufactured Home	8	4	12	17	32	7	80
Commercial	10	7	6	10	6	5	44
Residential Remodel/ Addition	115	128	145	218	225	129	960
Commercial Remodel/ Addition	0	2	13	14	27	10	66
Total Permits by Year	**2,082**	**1,611**	**1,266**	**1,661**	**2,281**	**1,400**	**10,301**

Source: Greene County Department of Building and Zoning

Major Recent Developments

Many of the County's major recent developments are concentrated at SR 44 and Carey Station Road (on the northern side of Lake Oconee). A couple of large developments were also recently completed in the northeast area of the county, along US 278 near the county border with Morgan County. Table 4 and Map 13 detail the major recent and upcoming developments.

Per the Georgia Department of Community Affairs, "Developments of Regional Impact (DRIs) are large-scale developments that are likely to have regional effects beyond the local government jurisdiction in which they are located." The Georgia Planning Act of 1989 requires that such developments go through a distinct review process. Prior to 2022, the last DRI in Greene County was filed in 2008. In 2022 alone, Greene County has filed five DRIs, and the County is anticipating at least one additional DRI to be filed by the end of 2022. One of these DRIs was withdrawn after the original application was approved. The uptick in DRIs demonstrates increasing interest in Greene County investment.
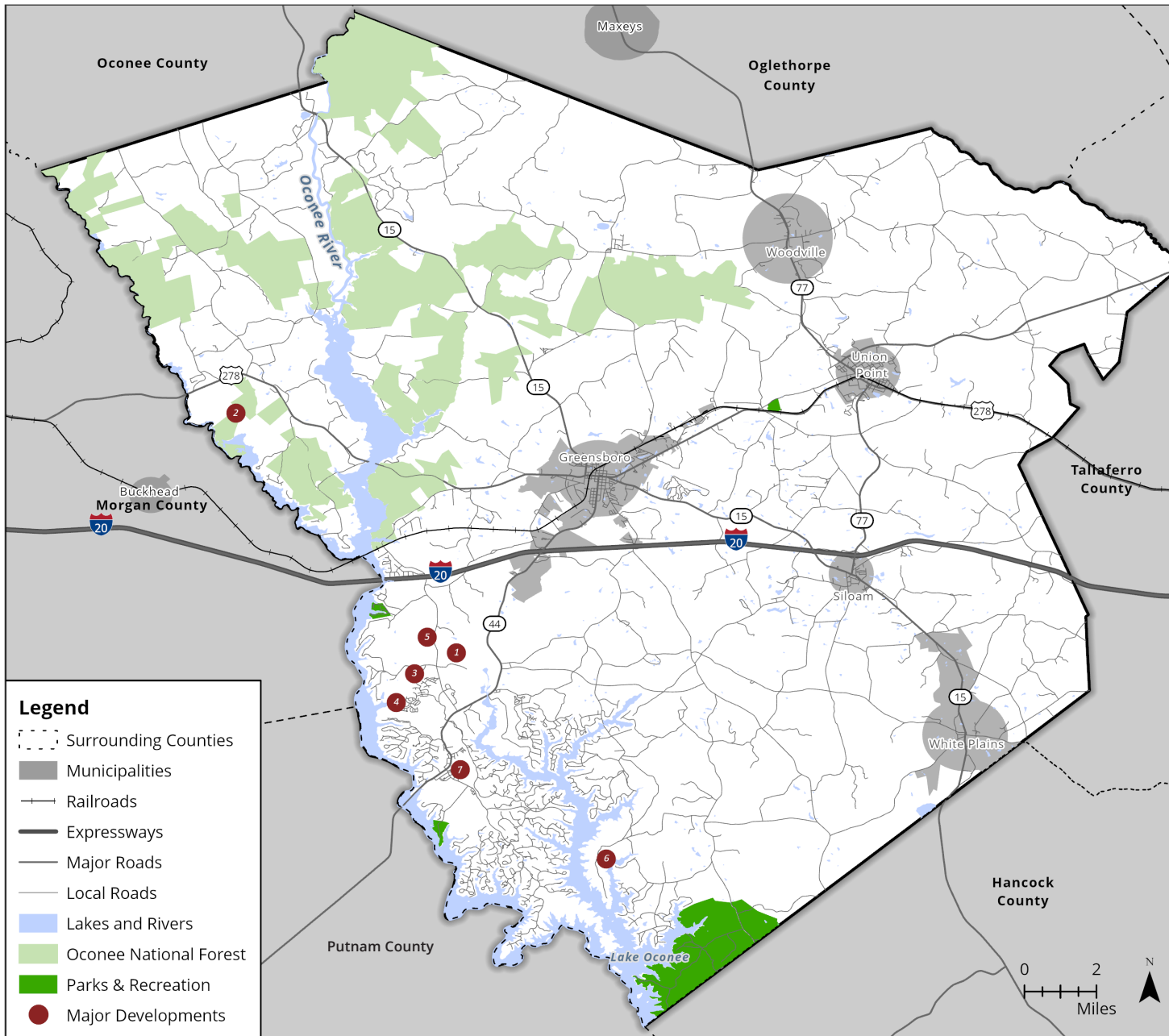
Large developments are typically negotiated through the County's PUD-Planned Unit Development or CPUD-Commercial Planned Unit Development zoning districts, as discussed under zoning. These development mechanisms are effective for bringing high-quality designed subdivisions and mixed-use centers. Most of the recent major

Table 4. Major Recent or Upcoming Developments in Greene County

Map ID	Name	Description	Project Size (acres)	Housing Units	DRI Status	DRI Approval Date	Estimated Completion Date
1	Dyer Tract	Housing Development - Large	79	222	Yes	8/1/22	2026
2	TBD (name unknown)	Housing Development - Large	500	350	Not yet filed		
3	Del Webb Lake Oconee Extension	Housing Development - Large	50.5	122	Yes	7/29/22	2027
4	Sunset Bluff	Housing Development - Small	75	65	No		
5	Carey Station	Housing Development - Large	137	342	Yes	4/22/22	2023
6	The Homesteads	Housing Development - Large	1,300	86	No		
7	Airabella	Mixed-Use Development (single-family, apartments, hotel)	137	132 single-family, 85 townhomes, 470 apartments	Yes		2023 (Phase 1) 2026 (Phase 2)

Source: Greene County Department of Building and Zoning, Northeast Georgia Regional Commission Developments of Regional Impact Reports

Map 13. Major or Recent Upcoming Developments in Greene County

Legend

- ┄┄ Surrounding Counties
- ▬ Municipalities
- ┼┼ Railroads
- ▬ Expressways
- ── Major Roads
- ── Local Roads
- ▬ Lakes and Rivers
- ▬ Oconee National Forest
- ▬ Parks & Recreation
- ● Major Developments

Source: Greene County Department of Building and Zoning, Northeast Regional Commission Developments of Regional Impact Reports

developments were planned through the PUD mechanism, except for the Airabella upcoming development, which is an approved C-PUD. Other than the presence of commercial uses, C-PUDs also have differing requirements than PUDs with respect to the open space provisions.

Other Development Trends

Several recent developments were built to cater to the active adult (55+) and senior (65+) populations. Del Webb is one such community that is age restricted to 55 and older. This community is one of many resort-style neighborhoods in the vicinity of Lake Oconee. It offers boat ramps, tennis courts, and many other amenities. The Reynolds Lake Oconee PUD is also expanding and attracting people from all over the country to its lakefront and golf course-adjacent properties.

The Lake Oconee Village area, which is part of the overall Reynolds Lake Oconee master plan, is a mixed-use center with a variety of retail options, as well as live-work buildings which feature ground-floor office with second floors devoted to living space for those who work in the buildings. This area will likely continue to grow and offer unique experiences and gathering places. Just south of Lake Oconee Village, the County and a developer have identified a future land area called "Harbor Town" that has the potential for unique development. As of the date of this report, the specific components of Harbor Town have not been planned.

A future growth activity center is planned near Home Depot on Meadow Crest Road. The Greene County Board of Education has announced plans to construct a new elementary school on Meadow Crest Road that will initially house pre-k through third grade but later expand to include fourth and fifth grade students as well. Residential development that includes single-family detached homes and likely some multi-family facilities will likely extend from the new school that will serve as an anchor for growth.

Just north of I-20 on the north-west portion of the county is likely to attract residential development. As noted in the table and on the map on the previous pages, an upcoming DRI with 350 units is expected to develop in this area. Another development called Sun Lake, which was an approved DRI, was also planned for this area, but the developer withdrew the application.

Ongoing investment in the Firefly Trail may also spur growth and development near Woodville and Union Point.

There is also expressed interest in industrial growth near Siloam, particularly in close proximity to the I-20 interchange.

The comprehensive planning update process will be one avenue through which the County will begin to explore visioning ideas with community members.

5.0 Key Trends & Takeaways

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Key Trends and Takeaways

This section provides a summary of the existing conditions review. Trends over the last few years are informative for what is to come in Greene County. As County stakeholders and the public participate in visioning activities throughout this planning process, it will be important to have a similar foundation of data and facts from which to form opinions. The following key trends and takeaways will drive conversations around desirable and undesirable growth patterns. These topics will help the County to identify short-term priorities and actions to address those priorities in the next five years.

Trends

- Greene County's population is aging, with the 65 and up population comprising 30 percent of the total population.
- The number of children has declined over the last decade. The youth population share is smaller in Greene County than it is in surrounding counties.
- Relative to the region, Greene County has a larger minority population, with the exception of Taliaferro and Hancock Counties. In addition, the percentage of Hispanic or Latino residents (7 percent) is slightly higher than rates in surrounding counties.
- The per capita income in Greene County has increased by almost $10,000 over the past decade.
- There has been a significant increase in educational attainment from 2010. The percentage of the 25-years or older population with a high school degree increased from 75 percent to 87 percent.
- Population growth over past two decades has become more concentrated in the unincorporated county and the City of Greensboro.
- Single-family housing is the dominant housing type in the county.
- The housing occupancy rate is much lower in the unincorporated county compared to the incorporated municipalities, a reflection of Greene County as a location for second homes near and around Lake Oconee. Greene County's occupancy rate is 67 percent, while the local municipalities' occupancy rates range from 82 percent to 91 percent.
- The availability of new homes (constructed in 2021 or 2022) at a lower price point is significantly less than the overall number of homes that have come on the market within the past 12 months (as of September 2022). Just 3 percent of new homes sold for less than $400,000.
- Several large-scale housing developments have been approved, constituting almost 2,000 new construction housing units in the next few years. Much of this development is in proximity to SR 44 and Carey Station Road.

Key Takeaways

- The unincorporated County's population is anticipated to double within the next 20 years. The County needs to accommodate over 8,000 new housing units in the next 20 years.
- The majority of unincorporated Greene County's housing stock (61 percent) was built before 1990. The County may consider a program to assist residents with upgrades such as weatherization and water-efficient plumbing. Rehabilitation and/or replacement of housing units must be considered when planning for the total number of needed housing units through 2043.
- The majority of jobs in the county are filled by people who do not live in the County (63 percent). The workforce commutes primarily from Putnam County, Morgan County, and Athens-Clarke County. Local residents in Greene are also commuting outwards, primarily to these same three counties.
- Many of the County's major corridors are zoned agricultural. As population and housing continues to increase, there is likely to be an increasing desire to change zoning on some of these key corridors to a higher intensity use.
- Projections show a 42 percent increase in jobs within Greene County over the next 20 years. Service producing jobs are forecasted to grow by 50 percent, while goods producing jobs are only forecasted to grow by 8 percent. Specifically, farm employment and manufacturing are expected to experience losses.
- To facilitate future growth, the County will need to work closely with Union Point, Greensboro, or private water/sewer providers to facilitate water infrastructure to support that growth.
- Broadband expansion is essential to support residential and commercial growth as well as to enhance the quality of life of current county residents. Over 4,000 people (approximately 34 percent of Greene's total population) are not served by broadband.
- The Upper Oconee Regional Water Plan does not anticipate groundwater supply gaps through 2050, but there is a potential for surface water supply shortages due to a number of factors, such as land use change and pollution susceptibility. A "Water Waste" ordinance, which focus on limiting excessive use of water for irrigation or other purposes, is an effective tool employed in other communities which Greene County may consider.
- The Town Creek and Richland Creek streams are on the Georgia Environmental Protection Division's 303(d) list for impairments. In addition to permitted wastewater discharges near these water bodies, nonpoint source pollution is also a concern. Greene County may seek policy interventions to limit possible sources of nonpoint source pollution.

Looking Ahead

Greene County's future development relies on the seeds planted today. As more jobs and housing are projected over the next 20 years, it is crucial to determine the appropriate places in the community to accommodate new forms of residential, commercial, and industrial uses. The Reynolds/Lake Oconee area will continue to be a driver of growth, but other parts of the county will likely see development pressure as well. The Firefly Trail, which will run from Union Point through Woodville and continue north to Athens, will induce demand for bicycle-friendly amenities and tourism-related uses. As revitalization and new development occurs, the county will need to work closely with municipal partners to ensure that it maintains its high-quality services.

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Appendix C: Public Involvement Documentation

Appendix B Contents

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Steering Committee Meeting Summaries

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Community Engagement Plan

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Community Engagement Plan

Overview

Purpose

The Community Engagement Plan (CEP) provides an overview of the planned engagement activities and communication protocols that will be used throughout the duration of the Greene County Comprehensive Plan Update. It serves as a management tool for the planning team and will be updated, as appropriate by project leadership, during the planning process.

Engagement Goals

The project team has organized the engagement approach around the following goals:

A. Build awareness of, generate public interest in, and promote inclusivity in the planning process through project communications

B. Build public support for community vision and plan recommendations

C. Facilitate Steering Committee's understanding of plan needs and opportunities and build consensus around plan recommendations/updates

D. Build partners and champions within the County and surrounding jurisdictions to build implementation support.

Engagement Participants

In an effort to establish a future vision that reflects the desires of those who live, work, and spend time in Greene County, the project team will engage a wide variety of community members and decision makers. Community engagement will target both the general public and key stakeholders within and around the county through various meetings and activities throughout the planning process.

<u>General Public</u>
This group will include residents, property owners, and businesses within the unincorporated county and within the cities of Greensboro, Woodville, Union Point, White Plains, and Siloam. The group may also include residents from the surrounding counties, including Oglethorpe, Taliaferro, Hancock, Putnam, Morgan, and Oconee Counties, who may come to Greene County to work, shop, or recreate.

<u>Key Stakeholders</u>
The project team along with guidance from the county will identify key stakeholders to participate in the Steering Committee and/or stakeholder interviews. Some stakeholders may participate in both due to their important role in the County's growth and development work. Due to state planning rules, the Steering Committee will include at least

one elected official and one representative from economic development. Other anticipated stakeholders include the County Manager, the Zoning Administrator, the Public Works Director, and others, as determined appropriate by the PMT, who ensure the full spectrum of the community is represented on either the Steering Committee or through a Stakeholder interview. .

Communications Program

Project Branding and Logo

The project team will create a project logo complimentary to the county's current logo and will abide to the Greene County Brand Guidelines for all fonts and colors to be used in project branding. This will allow the project to maintain cohesiveness with all current County materials and documents. At the start of the planning process, Blue Cypress will put together a project branding package, including document template, PowerPoint template, base map, website template options, and any proposed updates to the Greene County comprehensive plan logo for use during the planning process.

Website Information Hub

The project team will create and maintain a project website that will serve as the public outlet for information regarding the Comprehensive Plan Update. The project site will be continuously updated throughout the project lifetime and will give the public access to project-related documents, project background information, schedules, and contact information. The site will highlight ways for the community to provide feedback and get involved, including upcoming meetings and events, and serve as the launchpad for web-based input activities. The website's URL and QR code will be used on all printed and electronic engagement materials allowing the public quick access to the site for project details and online activities.

The project website will link to a landing page on the County's website so that community members can easily navigate between the two. The County will also feature the planning process on the County's home page to help raise community awareness of the planning process.

Outreach List

The public outreach list encompasses key people and groups to send communications to regarding upcoming events and input activities. Email campaigns to this list will help spread the word about activities and milestones and encourage participation. We will encourage people to sign up to receive emails and project updates through a sign-up form hosted on the project website and via registration sheets at all in-person events. In addition to those who sign up for updates, the project team will also stay in communication with the

following groups to help engage those that may not otherwise participate and help identify unique strategies to engage with these groups:

- Chamber of Commerce

- Greene County School District

- Greene County Library

- Parks and Recreation

- Greene County Transit

Communication

Effective communication is vital to the success of any planning process. The project team will use multiple communication and promotional methods to engage the community throughout the planning process and keep the public up-to-date on input activities and project milestones.

Press Releases: Press releases regarding upcoming meetings and events will be drafted by the project team and shared with the Greene County Communication and Logistic Coordinator to be shared via the County's existing communications outlets.

Local Newspaper Ads: The project team will provide the Greene County Communication and Logistic Coordinator with newspaper ad copy for community engagement activities for placement in local newspapers and online news sites.

Email Campaigns: Email campaigns will be used to communicate project events, activities, and milestones to the project outreach list. These emails will be sent via the website platform (Wix), to all contacts who signed up to receive updates.

Social Media Campaigns: Social media content and graphics will be drafted and shared with the Greene County Communication and Logistic Coordinator to publicize information about project events and plan updates. Social media posts should be distributed across all existing Greene County social media channels.

Flyers: Flyer will be created and used to communicate project events and activities, as well as promote the project website. The flyers can be printed for distribution or sent virtually via email.

Community Engagement Plan

Engagement Activities

The project team will utilize a hybrid approach for engaging with the public. Engagement activities will include a mixed of in-person and web-based input activities to facilitate the greatest participation from all. In-person activities will be combined with easy to access virtual tools the community can access from cell phones or other personal devices. Social media and QR codes will be leveraged to connect project promotions to action.

Public Hearings

Three public hearing will be held throughout the planning process. The County will lead a required public kick-off hearing for the Comprehensive Plan in August 2022 to the Board of Commissioners. A second optional public hearing will be held with the Planning Commission to review the draft plan and a third and final required public hearing to the Board of Commissioners prior to transmitting the Comprehensive Plan for regional and state review will be held in April 2022.

Steering Committee Meetings

The Steering Committee will meet three times over the course of the Planning process. The meetings are strategically timed for points in the planning process where decisions must be made. As shown in **Table 1**, the Steering Committee will have the opportunity to review and provide feedback on project materials during three of the major project phases.

Table 1. Steering Committee Meetings

Meeting	Meeting Purpose and Goals	Timeline/Project Phase
#1	• Introduction to the plan update process • Discuss and identify needs and opportunities for future land use and development. • Review and discuss the Future Development Map.	Existing Conditions & Trends Assessment (September 2022)
#2	• Highlight and discuss implications of public input to the plan update. • Refine vision and goals • Establish top priorities and needs to shape the five-year action plan.	Visioning (November 2022)
#3	• Review recommended major elements of the plan.	Policies & Action Development (January 2023)

Community Engagement Plan

Stakeholder Interviews

Stakeholder interviews will allow the project team to gain insight into the land use vison, needs and priorities of different stakeholders within the community. The project team will hold up to 12 interviews with a variety of stakeholders. Interviewees will be identified by the County, with additional guidance by the consultant team. The interviews will be conducted in August and September 2022, during the Existing Conditions and Trends Assessment phase of the planning process and will collect information related to potential implementation activities and needs.

Public Kick-off and Visioning Workshop

A visioning workshop will kick off the public's engagement with the planning process in October 2022. The workshop will offer overview information to the community about the role of the Comprehensive Plan in the County's future as well as some preliminary data and information. Community input on vision, goals, and needs for future development will be gathered in an interactive and hands on environment.

Visioning Survey

The project team, in coordination with the County, will create a web-based community survey to gather feedback on similar topics covered at the public meeting, including needs/opportunities for future growth and development and opportunities for additional growth. The survey will be live for several weeks overlapping the Public Kick-Off and Visioning Workshop. A variety of communication methods will be used to promote the survey in an effort to increase participation.

Public Open House

The project team will conduct an open house style public meeting, in March 2023, to showcase recommended key plan elements and policies. The informal, drop-in format will not only allow the public more flexibility to attend in person, but it will also allow for the replication of a virtual open house online where community members could also review and comment on boards.

Engagement Schedule

Community engagement is integral to the planning process. The planning team will use a hybrid approach for engaging with the community and stakeholders, blending both in-person and virtual opportunities. Engagement activities will occur throughout the project as shown in **Figure 1**.

Greene County Comprehensive Plan Update
Community Engagement Plan

Figure 1. Engagement Schedule

Interviews Summary

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Stakeholder Interviews Summary

Overview

Thirteen stakeholders, as noted in Table 1, participated in interviews with the Comprehensive Plan project team between September and October 2022. Input gathered contributes to the Greene County Comprehensive Plan Update in the following ways:

- Informs the existing conditions and trends assessment,
- Shapes preliminary identification of community needs, opportunities, and potential action items,
- Uncovers topics to bring forth to the public for feedback, and
- Helps identify community priorities for the short-term implementation period.

Table 1. Interviewees

	Name	Organization	Role
1	Gary Usry	Greene County Board of Commissioners	Chairman
2	Angela Walker Deering	Greene County Board of Commissioners	District 1
3	Jeffrey L. Smith	Greene County Board of Commissioners	District 2
4	Dee Lindsey	Greene County Board of Commissioners	District 3
5	Ernie Filice	Greene County Board of Commissioners	District 4
6	Sarah Peacock	Greene County CVB, Several Boards	Local businesswoman
7	Chuck Wooley	Greene County Building & Zoning	Zoning Administrator
8	Chris Peters	Greene County Planning & Zoning Commission	Chairman
9	Chris Houston	Greene County Board of Education	Superintendent
10	Scott Tolleson	Greene County Development Authority	Chairman
11	Claire Bleckley	City of Greensboro	Zoning Administrator
13	Steve Broadbent	Reynolds Citizens Involvement Committee	Member

Common Themes and Major Takeaways

Interviewees generally feel that the current Greene County Comprehensive Plan needs more detail and refinement, particularly as interest in residential and commercial developments increases. Transparency and provision of accurate information to the public throughout the plan update process will be important to the plan's successful update. The following sections identify common themes and major takeaways from interviews.

Priority Needs

- Expansion of broadband coverage for residents is a top need.
- A large portion of the workforce does not live in Greene County. The area north of I-20 needs more residential development, specifically affordable housing, to encourage residents to live and work within the County.
- Improvement of the current school system is a key factor to attracting younger families to the county.
- Additional water and sewer infrastructure is essential to support desired development in some areas.
- Several interviews identified the desire to prioritize economic development to attract desired businesses and growth. A few interviewees specified that they do not want to encourage the location of warehousing land uses.
- Understanding and ensuring the preservation of the rural and agricultural nature of Greene County is important.

Top Opportunities Related to Future Growth and Development

- Development and growth of small-scale commercial corridors, particularly along the following corridors:
    - SR 44
    - Carey Station Rd
    - Veazey Rd
    - Richland Connector
    - Meadow Crest Rd
- Identification of and priming land for another industrial park.
- Preparation for and leveraging areas north of I-20 for development of more affordable housing options.
- Provision of housing and services necessary to facilitate people working and living within Greene County.
- Attraction of more businesses, such as industrial and small-scale commercial to facilitate economic development and improve the workforce.

- Lake Oconee Academy is a highly sought-after institution for families to send their children. As such, the surrounding area is appropriate for additional residential subdivisions.
- Implementation of additional zoning regulations to facilitate thoughtfully developed major corridors.
- Leveraging future small-scale commercial developments and residential subdivisions to accommodate a diversifying community with a range of needs.

Top Concerns Related to Future Growth and Development

- Long-time residents are often not interested in development, while more recently located residents often express desire for development and growth.
- The costs and/or challenges to providing adequate water and sewer infrastructure has inhibited the ability for some developers to advance development proposals.
- The closing of Greene County Primary School will impact the nearby community. Once the school closes, students will have to travel south of I-20 to attend school.
- The current hospital and childcare system cannot support the current needs of residents. An interviewee stated there is a lack of primary care doctors, pediatricians, urgent care facilities, and childcare/afterschool programs.
- Current overlay plans can make it difficult to attract commercial to areas where the overlays apply.

Suggested Updates to Future Land Use Map

- Incorporate conservation land designations on updated future land use maps.
- Adjust some currently agricultural designated areas to areas appropriate for future residential and small-scale commercial.
- Maintain the rural and agricultural foundation of Greene County, focusing on the most north and southeast portion of the County, while promoting development near major corridors.
- The County has been experiencing an increase in issues with agricultural-zoned properties. The Future Land Use Map and potential zoning updates should proactively address potential conflicts between agricultural uses that area located near residential properties.

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Steering Committee Meeting Summaries

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HELP SHAPE THE FUTURE OF GREENE COUNTY!

COMPREHENSIVE PLAN UPDATE

STEERING COMMITTEE MEETING 1 MINUTES

Meeting Details

The first Steering Committee meeting for the Comprehensive Plan Update occurred on October 6, 2022, 1:00 to 3:00 p.m., in the Greene County Administration Building. The Steering Committee, which consists of ten members including three County staff, was fully present as documented under the Welcome section below. Consultant team members facilitating the meeting included Amanda Hatton and Ansley Jones, with Blue Cypress Consulting, and Paige Hatley with Hatley Plans.

Welcome

Byron Lombard (Greene County Manager) welcomed the committee and spoke to the importance of the Comprehensive Plan. Amanda Hatton (consultant project manager) asked each committee member to introduce themselves and include a statement about what they want the County to preserve or change by 2043.

- Steve Kilgore (Board of Education) is interested in more collaboration between the different governmental units (County departments, Development Authority, municipalities).
- Mark Lipscomb (retired from Georgia Power) wants to ensure that there is high-quality growth that is well-planned, unlike other communities where he has observed the impact of little to no planning.
- Sam Young (retired, volunteer) previously served as the Greene County Economic Development Director. Prior to that, he worked for Cobb County for 30 years. He is excited to discuss infrastructure, recreational resources, and other aspects of growth and land planning.
- Chris Edwards (Special Assistant to the County Manager) discussed maintaining and improving the arterial roads, such as requiring buffers and limiting the types of uses that are allowed on these corridors.
- Vincent Lewis (Greene County Rural Transit) discussed the need for providing transportation across jurisdictions. Migrant workers (such as those that work at Reynolds) need to be able to access their jobs.
- Chuck Wooley (Zoning Administrator) wants to see a strong mix of commercial uses to be planned for the commercial corridors.
- Gary Usry (BOC Chairman) discussed controlling growth and maintaining the county's rural feel.
- Becky Cronic (Union Point, Chamber of Commerce) discussed the need for community cohesiveness and collaboration to bring quality development.
- Rabun Neal (Reynolds) wants the county to maintain its unique qualities.

Comprehensive Plan Orientation

Amanda introduced the agenda and goals of the meeting, and then she went over the background and purpose of the Comprehensive Plan. The Comprehensive Plan is a community-based document that serves as a long-term vision for future growth and development, and the Steering Committee guides the plan update process. The current plan is simple, and the update will be much more comprehensive. It will identify County priorities and implementation tools for moving actions forward.

The planning process includes the following phases:
1. Initiation
2. Existing Conditions & Trends Analysis
3. Visioning
4. Implementation
5. Documentation & Adoption

Amanda shared the project schedule and made note of tasks completed to date and tasks that are currently underway.

Next, Amanda went over the Steering Committee's role, which was detailed in the handout provided to the committee members. This role includes:
- Overseeing the plan update by participating in three meetings
- Providing constructive and iterative feedback to the planning team
- Helping to ensure the plan is visionary yet realistic and implementable
- Representing diverse voices and interests of Greene County
- Helping build community awareness and facilitating community input

Paige Hatley (consultant team) discussed the forecasts for population, housing, and employment. The planning team's projections show that population and housing are expected to double in the next 20 years, and jobs (in the unincorporated area) are expected to grow by 42 percent.

Initial Input Activities

Long-Term Community Vision: Planning for Greene 2043

Ansley Jones (consultant team) asked the Steering Committee members to think of words or phrases to guide the long-term vision of Greene County. The following ideas were expressed by the committee:

- Rural Character and Community Aesthetics (x5)
    - Maintain rural character in appropriate areas
    - Constrain uses at key intersections
    - Limit density

- o   Revisit sign ordinance for other corridors/intersections
  - o   For rural character, create buffers preventing development along arterials
- Environmental, Recreational, and Historic Resources (x4)
  - o   Earth-friendly
  - o   Preserve quality environment and recreational/historic areas
  - o   Protect the lake - "the community's gym"
  - o   Regulations to protect environment (soil amendment issue)
- Public Safety (x4)
  - o   Appropriate levels to meet community needs
  - o   Maintain response levels and times
  - o   Top quality services that are coordinated with municipalities and surrounding counties
  - o   High quality of police, fire, ambulance services commensurate with population growth
- Governance and Fiscal Responsibility (x2)
  - o   Consistent effort to maintain low property tax rate and/or diversify revenue streams
  - o   Keep local government focused on essential services; do not bloat the government; keep it small

Setting Goals and Priorities

The Steering Committee provided input on three major topical areas: economic development, housing, and infrastructure. One of the boards also included space for the committee to comment on other goals or priorities that are outside of these topics. The committee's input is listed in the tables that follow.

Table 1. Economic Development Long-Term Goals And Short-Term Priorities

Economic Development Long-Term Goals	Economic Development Short-Term Priorities
Plan for Exit 138 plus north Union Point and White Plains	Identify properties for development
Infrastructure	Land banks
Plan for inland port	Multiple smaller industrial development areas in proper areas
Expand employment opportunities in Greene industries (existing and new)	Grade additional spots for hangars
	Reevaluate SR 44 uses and have different FLU maps for each intersection

Table 2. Infrastructure Long-Term Goals And Short-Term Priorities

Infrastructure Long-Term Goals	Infrastructure Short-Term Priorities
Partner with cities and private sector on water/sewer	Support 44 widening
Broadband development expansion	Encourage cities to tie water systems together along major connecting corridors
Complete Firefly	Work with local government with services in place
Establish a Greene County water/sewer authority	For safety and traffic control, place streetlights and signalization proactively at/along high traffic corridors (only)
Potential industrial area expansion around airport and railroad	Partner with private industry to expand broadband
Consolidated water systems - Union Point and Woodville	Eliminate commercial corridor (SR 44) from Greensboro to lake. Establish commercial development "nodes"
Infrastructure provided throughout the county	

Table 3. Housing Long-Term Goals And Short-Term Priorities

Housing Long-Term Goals	Housing Short-Term Priorities
Land banks	Limiting the usual profile of subdivisions from road
	Adjust density provisions to decrease concentration of residential developments
	Require buffers based on compatible uses
	Generally, control subdivision to restrict curb cuts
	Encourage affordable housing that is not exclusively Section 8
	Steer affordable housing to pockets around and within cities
	Nodal development at key intersections with residential/rural developments in between
	Require buffers
	Manage housing/subdivision access to major corridors
	Need affordable housing options
	Continue to have open space requirements that reward development of larger lots
	Focus on developing features to gain interest in building affordable housing away from the lake

Table 4. Other Long-Term Goals And Short-Term Priorities

Other Long-Term Goals	Other Priorities
Amenities north of SR 44	School collaboration – share Comp Plan input with Board of Education strategic plan

Areas on the Map: Visioning for Key Locations

The planning team facilitated conversations around three large format inset maps (northeast Greene County, northwest Greene County, and south Greene County). Within each of these areas, the planning team asked the Steering Committee to discuss their thoughts on the future of several key locations. The focus questions below guided these conversations:

- What's your vision for this area?
- What types of uses are appropriate?
- What types of uses are not appropriate?
- What else is important for the future of this area?

Northeast Greene County

Northeast Greene County is expected to experience development interest based on current and planned projects, such as the Union Point Water Treatment Plant expansion and the Firefly Trail. The Firefly trail will follow SR 77 from Union Point north to Athens. The US 278 corridor (between Greensboro and Union Point) is also significant—it is home to the Greene County Regional Airport. The railroad is parallel to this corridor as well.

Table 5. Input on Key Locations in Northeast Greene County

Key Location	Vision and Appropriate Land Uses	Inappropriate Land Uses	Other Relevant Information
SR 77 north of Union Point	• Lower density housing	• Commercial	• More affordable housing and amenities; leverage the Firefly Trail • Solar farm near Woodville
SR 77 south of Union Point, north of I-20	• Opportunity for affordable housing – allow multifamily around cities • Interstate as a catalyst – commercial at interchange • Create jobs by leveraging five-acre lots • Smaller-scale industrial (20 – 30 employees) and commercial between Union Point and Siloam • East of Union Point: Lower density residential and agricultural	• Large-scale industrial	• Need to manage truck traffic at the interchange • Buffer new uses from existing houses • Union Point water treatment plant has excess capacity • Difficult to development due to topographical conditions

Northwest Greene County

Northwest Greene County is primarily undeveloped and national forest lands. However, there has been recent interest from subdivision developers on the western border, near US 278. The Oconee River and the northern part of Lake Oconee are also key features in this area.

Table 6. Input on Key Locations in Northwest Greene County

Key Location	Vision and Appropriate Land Uses	Inappropriate Land Uses	Other Relevant Information
SR 15	• Low density residential • Timberland, agriculture		• UGA seed research facility located nearby • Heavy truck traffic • SR 15 needs improvements • Farmington Road and CM Copelan Road are utilized as alternate routes to Athens
Area Near Lake Oconee/Oconee River	• Large-scale residential	• Commercial	
US 278	• West of Greensboro: large-scale residential • Between Greensboro and Union Point: mix of uses, but must be cognizant of airport overlay		• Subdivisions (Morgan/Rivian spillover) • Truck traffic is an issue

South Greene County

South Greene County is the most developed part of the county, particularly around the lake. It is expected to continue being the county's primary growth area. Since the in-person meeting ran short on time, the planning team sent out a survey to collect additional input on the key locations. The survey input is included in the following table.

Table 7. Input on Key Locations in South Greene County

Key Location	Vision and Appropriate Land Uses	Inappropriate Land Uses	Other Relevant Information
SR 44 (south of Greensboro) / Lake Oconee Parkway	• Two sections: 1. From Richland Connector north, protection of agricultural look until approaching City of Greensboro limits. Overlay	• None of SR44 south should have heavy or light industrial, heavy commercial such as tow truck or salvage yards, auto dealer	• Truck traffic is an issue • For any section south of Richland Connector, neighborhoods should employ berms, vegetation, and other

Key Location	Vision and Appropriate Land Uses	Inappropriate Land Uses	Other Relevant Information
	along SR44 on this section with additional agricultural district zoning layer that might differ slightly from current A1 or A2 districts. 2. From Richland Connector south to Putnam County, the recent years' development pattern needs to be continued. Sign overlay districts are one step, but a more refined permitted and conditional use lists for an overlay district along SR44 would be a further step to control development trends. • Continuation of retail & hospitality spaces near I-20 along SR44. • Retail near I-20, farmland remain until Carey Station Rd and more retail Lake Oconee Pkwy and non-arterial roads. • Four lane, divided median with quality landscaping and maintenance for median and shoulders. Limited median cuts and right in-right out curb cuts. Commercial nodal development with step down to residential only at major intersections (i.e., Richland Connector, Linger Longer Road, and Merchant Street) • Rural residential • A mixture of both a commercial corridor (dwellings are not allowed) and a mixed-use commercial corridor.	lots, traditional strip malls, tall buildings. Ag industrial industries that interrupt natural landscape or lead to obnoxious odors should not be allowed along this section of road. Any use that creates heavy truck traffic or intermittent high traffic should be evaluated and possibly placed in conditional use list, if at all. • Manufacturing, industrial • Industrial, warehousing, storage units, etc. • Heavy Industrial • Agricultural, residential only, and heavy industrial.	means such that housing units aren't directly visible from SR44. Internal street systems of denser neighborhood/commercial developments should ensure traffic gets off SR44 and that such developments have collector streets and parking to ensure peak traffic is maintained and doesn't spill over as a problem into neighboring developments and highway. Sign overlay district could be strengthened to encourage more uniform look of future developments in the southern corridor. Grandfathering should be revisited to see ensure nonconforming signs, uses and other elements aren't more generous than legally required. • Road network through the vast land area behind Home Depot. • Traffic flow, • Recreational areas (I. E. Bike lanes and sidewalks. • Where possible, maintain a sense of country living. • Round-a-bouts and traffic signals

Key Location	Vision and Appropriate Land Uses	Inappropriate Land Uses	Other Relevant Information
	(mixed-use corridor), meaning a mixture of restaurants, shopping, and higher-density dwellings.		
Meadow Crest	• Infill development (125 acres) and add recreational uses • Opportunity for housing that is affordable for young families • Add office/ institutional – particularly medical offices • Add neighborhood entrances for large subdivisions • Denser, smaller lot residential. Not simply section 8, though some could be done as a percentage of housing units if it gets public/private partners to move forward. Light industrial would be appropriate that may not be as desirable on SR44 frontage • residential further down Meadow Crest; office/institutional closer to SR44. • Agricultural, medium density residential, office/institutional/medical, high density recreational/commercial area nearer to SR 44 • Subdivisions with housing that is affordable to teachers and work force. • Hospitality and medical • Mixed-use commercial corridor	• Visible, heavy industrial. Salvage yards. Tow truck services • Manufacturing, industrial • Commercial creep down Meadow Crest • Heavy Industrial • Heavy industrial, agricultural, commercial only, and residential only	• School (Pre-K through 5th grade) planned in the area • ATLAS potentially interested in a new facility in the area • Warehouser and quarry businesses interested in properties nearby • Impact of all uses on road systems' integrity and 44 traffic. Also have to have utilities from City and internet service providers. • Infrastructure - roads, water, sewer • Water/ sewer, gas, electrical, road widening with sidewalks and bike trails. • Road infrastructure must be improved.

Key Location	Vision and Appropriate Land Uses	Inappropriate Land Uses	Other Relevant Information
Richland Connector	• Lower density residential subdivisions • Hub of light commercial at SR 44 and Richland connector • Appearance of agricultural with neighborhood entrances that have rigid requirements of decel/accel lanes, landscaped entrances, vegetative/berm barriers between road frontage and housing units. Commercial/business only allowed along identified areas, namely intersections. • Retail/commercial at intersection with SR44 and possibly the intersection with Walker Church. The SR44 end would extend further than the Walker Church end, but transition to office spaces/service sector spaces that will step-down from the commercial to residential. • Housing, retail, and farmland • Nodal commercial development at immediate SR 44 intersection with a quick reduction to high/medium density residential by the end of median. • businesses, convenience stores, large box stores, and mixed residential.	• No PUDs • Strip malls, industrial, commercial, institutional, agribusiness or other ag industrial • Manufacturing, industrial, agricultural • Industrial and commercial creep down Richland Conn and SR 44 • Agricultural, residential only, heavy industrial.	• Issues: LOA congestion at Richland Connector • Minimize curb cuts • Want the corridor to feel like it's still rural even though there will be neighborhoods along corridor. • Methods to manage traffic on the Connector, such as limited curb cuts, require accel/decel lanes and center turn lanes, possibly a center turn lane for length of road; water and sewer. • Recreational bike trails/sidewalks. • Same as previous page • infrastructure, traffic patterns, median cuts.
Veazey Connector	• Neighborhood-scale commercial, such as a convenience store, would be appropriate at	• Same as richland • Industrial, Manufacturing	• Some desire a grocery store on the eastern side of the lake • Same as richland

Key Location	Vision and Appropriate Land Uses	Inappropriate Land Uses	Other Relevant Information
	intersections with other major roads	• Industrial, commercial, office/institutional. • agricultural, Industrial both light and heavy	• Managing efficiency of the roadway. • Rural feeling • Recreational bikeways and /or sidewalks. • infrastructure and the growth of Richland connector
Walker Church Road	• Preserve corridor as is with the exception of some allowance for light industrial or commercial development near Meadowcrest intersection. Some supporting commercial/storefront at Richland Connector intersection • Agricultural and residential • Small farms • Residential • Agricultural	• Retail • Commercial • Industrial/ Manufacturing	• Preserving what's there • Water infrastructure • Same as Veazey Connector • the growth of Richland connector
Liberty Church Road	• Preserving the area • Agricultural, residential • Housing, small farms • Same as Veazey Connector • Same as previous two pages • Residential	• Anything but ag and residential • Industrial, manufacturing, retail, commercial • Same as Veazey Connector • anything other than that mentioned above.	• Preserving character of area • Water infrastructure • Country feeling • Same as Veazey Connector • Infrastructure

Next Steps + Adjourn

The planning team sent an online input form on Friday, October 7, to ask for additional input on the key locations in the southern portion of the county. This feedback has been incorporated in the preceding input summaries.

A visioning workshop with the public will be held on November 1. Amanda asked that the Steering Committee help promote the meeting by forwarding an upcoming email campaign to their contact lists. The next Steering Committee meeting will be held on December 15, and a calendar invite will be sent out in the next week.

HELP SHAPE THE FUTURE OF GREENE COUNTY!
COMPREHENSIVE PLAN UPDATE

STEERING COMMITTEE MEETING 2 MINUTES

Meeting Details

The second Steering Committee meeting was held December 15, 2022, from 1:00 to 3:00 p.m. in the Greene County Administration Building. All but two committee members attended the meeting in person. Rabun Neal joined the meeting by calling in, and Vincent Lewis was unable to participate.

Attending Steering Committee Members

- Becky Chronic – City of Union Point
- Byron Lombard – Greene County Government
- Chris Edwards – Greene County Government
- Chuck Wooley – Greene County Government
- Gary Usry – Greene County Board of Commissioners
- Mark Libscomb – Greene County community leader
- Rabun Neal – Reynolds Lake Oconee
- Sam Young – Greene County community leader
- Steve Kilgore – Greene County Board of Education

Attending Consultant Team Members

- Amanda Hatton - Blue Cypress Consulting
- Ansley Jones - Blue Cypress Consulting
- Paige Hatley - Hatley Plans

Welcome and Project Update

Amanda introduced the meeting goals and agenda, gave a brief project update, and provided a high-level review of the input collected to date.

Future Development Map Discussion

Amanda introduced the two draft policy maps: the Future Development Map and the Corridors Policy Map. She noted that the purpose of today's discussion is to vet the boundaries and vision statements for each character area and policy corridor. Amanda, Paige, and Ansley facilitated the conversation and asked the committee members to share their input either verbally or on provided feedback forms. The following subsections detail the key points that the committee raised about the character areas and designated corridors.

Conservation Character Area
- Features perpetual conservation easements and private conservation easements
- Do we want to plan for conservation easements that are private?
    - Byron recommended showing private easements a different color.
    - The group discussed making private easements within Reynolds the same color as Reynolds Character Area,

Farmland and Forest Character Area
- Remainder of land not captured by other character area designations

Transitional Residential Hub Character Area
- Goal is to taper down density from municipality to rural area.
- Chuck is concerned about zoning being able to step down.
    - What is the acceptable density here?
    - Current vision does not speak to higher density.
- Byron spoke to the corridors policies being important to give flexibility.
- Becky noted that Union Point has made only one annexation since she's been at Union Point.
- Becky noted that there is no water/sewer outside of White Plains, so she does not expect much to happen in this area.
- Bryon noted that Woodville and White Plains will not change much in next 20 years.

East Greene Growth Character Area
- Becky commented that growth on SR 77 east of Union Point does not make sense.
- East of Siloam, property could become light industry.
    - Potential for industrial south of I-20 and east of Siloam.
    - Lack of public water service would be a barrier.
- Byron noted that Old Bethany Road goes nowhere
- Corridor overlay policy on 77
- There has been some development interest along US 278, east of Union Point to Taliafierro County.

North Greene/Lake Oconee Character Area
- We have started to see nice homes being built here.
- Chuck noted that we need to identify uses people do not want to see.
- The goal for this area is to allow for additional low-density residential growth and limit future agricultural practices.
- The vision statement is accurate for the boundaries delineated. Area is growing. Farming is not appropriate (no rezonings to agricultural districts).
- Farmington area - bigger lots 8, 10, 15 square feet

- Paige talked about A1 and A2 not being appropriate classifications for rezonings

Carey Station Character Area
- Carey Station already has several residences.
- We need corridor policy for Carey Station Road south of I-20.
    - Byron noted that this offers an opportunity for some additional jobs
- Buffer requirements along the corridor will be important to limit.
- The group discussed whether this area was similar enough to the North Greene or West Greene area and would make more sense to merge.

West Greene Residential Growth Character Area
- Vision for this area is low density residential with focused policy on commercial corridors.
- The group discussed combining the Carey Station and West Greene character areas into one character area. They have similar character.
- Chris spoke to the Veazey Connector. It will need clear development direction within the comprehensive plan.

Meadow Crest Character Area
- Need to rename this character area given the area traverses both sides of I-20. Potential options include the folllowing:
    - Greater Greensboro – some concerns with this name
    - Greene County Gateway
- There is a potential need to capture more of the area surrounding the city limits in this area.
- Some land on the periphery is agricultural and not expected to turn over in the next 20 years. How that area is designated on the future development map should be further considered.

Corridors
- The group briefly discussed Askew Road. Reynolds has purchased all this property. Designate Carey Station Road as commercial up to Askew Road, and then corridor should switch to residential.
- Rabun (Reynolds) noted the need for more commercial space in the County. The Future Development Map/corridor policies should make sufficient space for commercial in the right locations.
- US 278, east of Union Point, should be shown as an employment corridor.

General Comments/Questions
- What is the future of the Greene County industrial park?
- Where can we plan for a new industrial park?
- Athens Tech is going away – school system may take over?
- Some concern was voiced regarding coordinating policy implementation between two maps and varying densities. Simplify where possible. (Chuck)

Goals and Priorities Feedback

Three boards presented the draft long-term goals and short-term priorities. Committee members could provide feedback and additional ideas using sticky notes. On the long-term goals board, Sam provided a comment that he would like historic preservation to be captured in the goals. His suggested tweak is shown in green as follows: "Seek balanced growth that maintains the county's rural **and historic** heritage." The short-term priorities boards solicited ideas for action items to add to the Community Work Program to address each priority need or opportunity. Committee members were also given red dots to note any goals or priorities that should not be included. No red dots were posted. Table 1 documents the input collected through this activity.

Table 1. Suggested Actions to Address Short-Term Priorities

Need or Opportunity	Committee's Action Ideas
Preserve agricultural heritage and natural heritage of the community.	Preserve historic resources.
Facilitate quality development along key corridors.	Incorporate step-down zoning along key corridors.
Expand broadband access.	1) School System has applied for grand funding to address countywide. 2) Pursue federal funding opportunities.
Continue to plan for and deliver County facilities and services that meet the needs of the population.	Coordinate with private sector to expand sewer in area of Greene County Gateway/Meadow Crest.
Expand employment opportunities for the local population.	1) Potential for multiple smaller industrial parks. 2) Federal funding opportunities for planning. 3) Move/encourage economic development expansion along SR 77, US 278, and near the railroad.

Next Steps

Amanda thanked the committee for their time and reminded them that the next (and final) committee meeting is scheduled for January 26, 2023, from 1pm to 3pm at the County Administration Building.

Visioning Phase
Public Input Summaries

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Greene County Comprehensive Plan Update

Visioning Workshop Summary

November 1, 2022, 5:00 PM – 7:00 PM
Greene County Commissioners Building
1034 Silver Drive, Greensboro, GA 30642

Overview

The Visioning Workshop is one of two public input meetings supporting Greene County's Comprehensive Plan update process. Participants dropped in over the two-hour open house window upon which they checked in, reviewed project information, provided input, and spoke with county officials and neighbors.

The County advertised the Visioning Workshop through the following channels:

- Project website
- County website
- Email campaigns
- Social media
- Local newspaper

The goals of the meeting were to build awareness and understanding about the Comprehensive Plan and to collect input on community priorities and future development preferences.

Visioning Workshop Activities

The Visioning Workshop was sectioned off into five activity areas:

1. Welcoming Activity
2. Greene County Today
3. Visioning for the Future
4. Mapping Activity
5. Snacks and Mingling

Welcoming Activity (Station 1)

Forty community members attended the in-person public meeting. At the welcoming station, participants were given a "Passport" to walk them through the workshop. The first

map activity asked the participants to place a sticker on where they live and work. The blue stickers indicate where they live, and red stickers indicate where they work. The bottom of the map included a timeline from 1900 to 2020 and asked participants to place a sticker on when they began living and/or working in the county.

As shown in Figures 1 and 2, the majority of participants live in the southeast portion of Greene County in Zip Code 30642. Thirty-five participants live in 30642, four participants live in 30669, and one participant lives in 30678. In the timeline exercise (shown in Figure 2), many of the participants began living in Greene County from 2000 forward. It is important to note the low number of red dots are because many participants indicated they are retired.

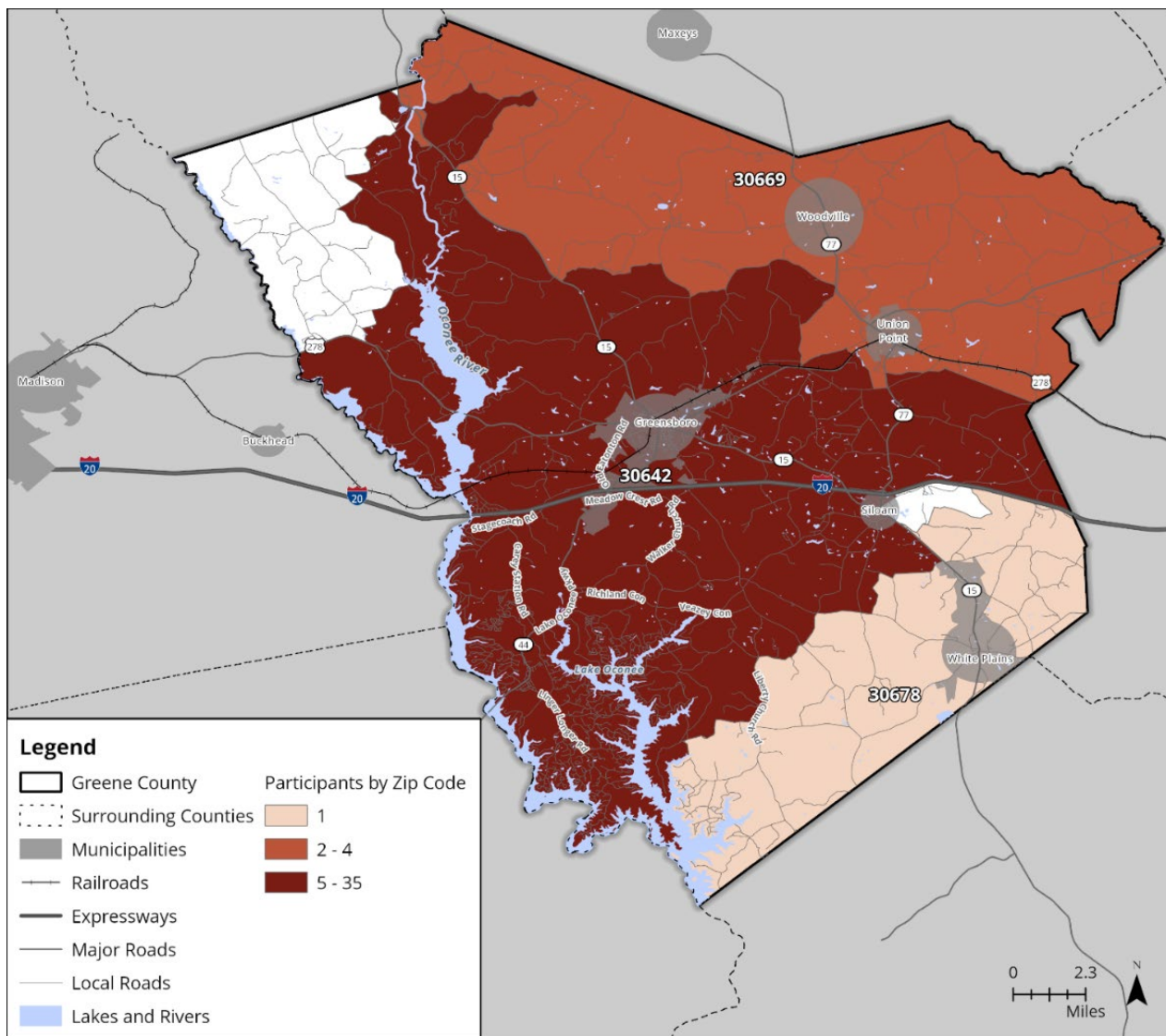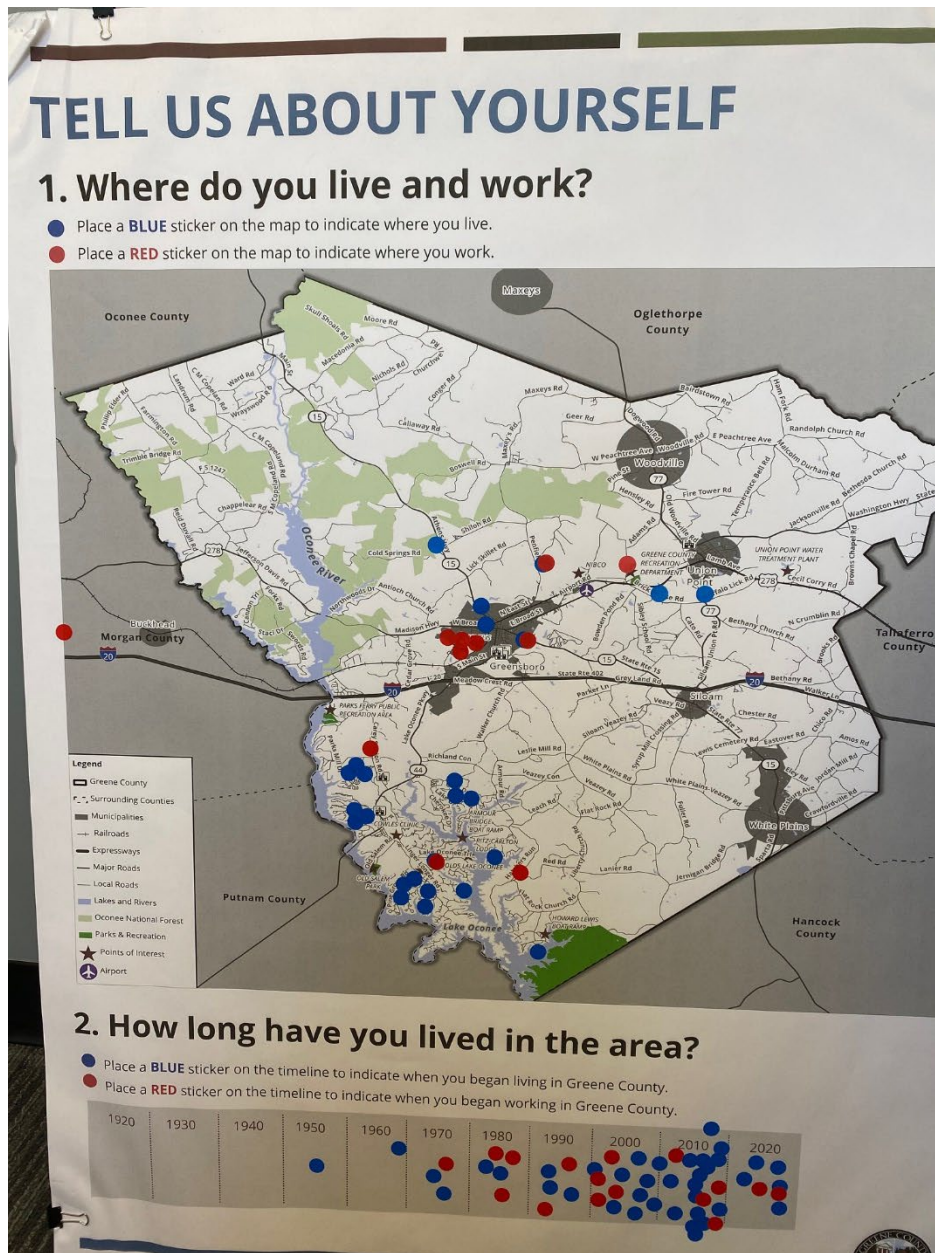*Figure 1. Participants by Residential Zip Code*

Figure 2. Participant Characteristics

Note: Not all meeting participants added dots to the above board.

Greene County Today (Station 2)

The second station included a series of information boards, which provided participants with a snapshot of Greene County Today and an overview of the Comprehensive Plan update. There were seven boards addressing the following topics.

Comprehensive Plan Overview

- Planning Process and Goals
- Partners
- Project Phases
- Project Schedule

Greene County Today

- Community Context: current population data and population forecast
- Economic Development Context: current labor force and employment data, current industry mix, top employers, and job forecasts
- Transportation Context: current transportation network and planned improvements
- Infrastructure Context: water, sewer, and broadband information
- Housing Context: current housing mix, characteristics, and costs. Recent trends in the housing market and housing forecast

Visioning for the Future (Station 3)

After learning about the existing conditions and trends of the county, participants provided input on the future land use and development vision and needs and opportunities.

Community Vision

The Community Vision Board (Figure 3) featured themes that the team has identified from the process thus far, including safe, rural, high-quality services, and serene. The board instructed participants to add words or phrases that come to mind when envisioning Greene in 2043. The below list includes the previously identified themes, and related comments denoted underneath, and new ideas brought forth by community members.

- Safe
  - Low crime
  - Quiet, safe and respectful
- Employment opportunities besides food and manufacturing
- Better traffic management
  - Passing zone for Hwy 15
- Open more businesses and development along major corridors, such as SR 77
- Evidence of equality throughout population
- Rural

o   Rural flavor with up-to-date services
- Serene
    o   Serene, but able to serve community
- High Quality Services
    o   Good schools
    o   Improved school systems
    o   More restaurants
    o   A high-quality recreation facility

Figure 3. Community Vision Board

Priority Needs and Opportunities

Upon arrival, attendees received four gold star stickers to place next to the needs and opportunities that they feel should be highest priority. As shown in Figure 4, all the needs and opportunities received gold stars, and none on the list received an "X", which would indicate that it is not a need. Below are the priorities, listed from most stars received to least stars received:

1. Expand housing options and price points (29 stars)
2. Expand broadband access (26 stars)
3. Expand employment opportunities for the local population (23 stars)
4. Maintain Greene County as a safe place to live (20 stars)
5. Continue to plan for and deliver county facilities and services that meet the needs of the population (13 stars)
6. Develop activity areas that offer a range of places for people to meet their daily needs (shops, restaurants, medical, etc.) (10 stars)
7. Preserve agricultural heritage and natural heritage of the community (9 stars)
8. Facilitate quality development along key corridors (8 stars)

Figure 4. Priority Needs and Opportunities

Map-Based Visioning (Station 4)

Station four included two input activities to gather information from the public about their preferences for future land use. The two activities were:

1. **Corridor Visioning Activity:** Three boards for different areas of the county (northwest, northeast, and south) presented initial ideas about key corridors in each area. The activity instructed participants to use a green dot if they agreed with the initial ideas, a red dot if they disagreed, and a sticky note for providing additional ideas.

2. **Dot and Sticky Notes Activity:** The planning team laid out three maps on the tables in the room. Several different colors of dots were provided, along with a guide indicating what each dot represents. Participants were asked to use the corresponding dots to identify places in the county where they would like to see different land uses. The following land use descriptions were included in the activity directions:

   - *Conventional Housing* – Use a yellow dot for areas where you want the current housing types, aesthetics, and development patterns to continue to look like how these areas look today.
   - *Opportunity for New Housing Types* – Use a green dot for places in the county where different housing types would be appropriate, such as single-family housing on smaller lots, townhomes, and one-story apartments.
   - *Offices and Retail Shops* – Use a small blue dot for office and retail spaces, such as medical offices, restaurants, and boutique shops.
   - *Commercial Businesses* – Use a red dot to represent different types of commercial businesses, such as big box stores, nurseries, convenience stores, etc.
   - *Light Industrial* – Use a large blue dot for businesses that require special equipment, larger footprints, or loading/unloading, such as distribution and manufacturing facilities.
   - *Special Place in Greene County to Preserve* – Use a star and a sticky note to tell us about special places that you want to be preserved.

The activity also encouraged participants to write additional information using sticky notes.

Northwest Greene County

Corridor Visioning Activity

As shown in Table 1, the public generally supported the visionary ideas presented about SR 15 and the segment of US 278 between Greensboro and Union Point; however, the public strongly opposed the vision ideas for US 278 west of Greensboro. Rather than subdivisions with larger homes, ten participants called for housing that is more affordable to the local workforce.

Table 1. Corridor Visioning Activity in Northwest Greene County

ID	Corridor	Initial Ideas	Total Agree	Total Disagree
1	SR 15, north of Greensboro	• Low density residential and agricultural	14	3
2	US 278, between Greensboro and Union Point	• Mixed-use, commercial corridor • Land uses compatible with airport	15	1
3	US 278, west of Greensboro	• Subdivisions with larger homes • Limited curb cuts	1	8

Dot and Sticky Notes Activity

As shown in Figure 5 and Table 2, very few dots were placed on the map of northwest Greene County. This may indicate that the public is not interested in seeing much change, which is consistent with previous input collected. This area of the county predominately natural and agricultural land uses, with the lake, national forest tracts, and farms. A few participants highlighted US 278, west of Lake Oconee, as an area that could support new housing types.

Additional comments provided for this area include:

1. Public land is an opportunity for trails. Trails can be a recreation opportunity as well as an economic driver, but Greene County first needs a comprehensive trails plan.
2. At the I-20 exit at Carey Station, it is important to plan for appropriate land uses.
3. Develop similarly to Hilton Head. Limit curb cuts and manage development. For instance, do not allow developments on both sides of the same street unless it is staggered.
4. Improve signage showing county and city access roads.
5. Natural gas presents cost savings for some agricultural uses. What is the availability of natural gas here?

Figure 5. Dot and Sticky Note Activity, Northwest Greene County

Table 2. Dot and Sticky Note Activity in Northwest Greene County

Dot Color (Future Land Use)	Area(s)
Yellow (Preserve Existing Housing)	N/A
Green (New Housing Types)	• 3 green dots placed along north side of US 278 (west of Lake Oconee) • 1 green dot just north of Greensboro along SR 15 (south of Lick Skillet Road)
Small Blue (Office and Retail)	N/A
Red (Commercial)	N/A
Large Blue (Industrial)	N/A
Star (Special Place)	• 2 stars placed on forest areas on either side of SR 15

*Note: Dots placed within city limits were excluded from the above table. A couple stars were placed in the core of Greensboro. Two green dots were placed in northeast Greensboro along N East Street/SR 44. One red dot was placed on W Broad Street along Greensboro's western city limit.

Northeast Greene County

Corridor Visioning Activity

As shown in Table 3, the corridor vision ideas in this area were very well-received, with no red dots signifying disagreement with the statements.

Table 3. Corridor Visioning Activity in Northeast Greene County

ID	Corridor	Initial Ideas	Total Agree	Total Disagree
1	SR 77, north of Union Point to county line	• Lower density housing with some variation in price points • Pedestrian and bicycle facilities, building upon Firefly Trail	15	0
2	SR 77, north of Siloam to Union Point	• Commercial and small-scale industrial uses to create jobs • Mix of housing types (single-family housing on smaller lots, one-story multifamily such as townhomes or apartments)	16	0
3	US 278, east of Union Point	• Lower density residential and agricultural	13	0

Dot and Sticky Notes Activity

Several different colors of dots were placed in this area, signifying that many residents are supportive of seeing this area allow new types of growth. The types of future development and their preferred locations can be seen in Figure 6 and Table 4.

Additional comments provided in this area include:

1. We need a pool at the Rec Department. Lighting upgrade
2. Veazey Road to Highway 15 – need to have this connect showing signs to Sparta

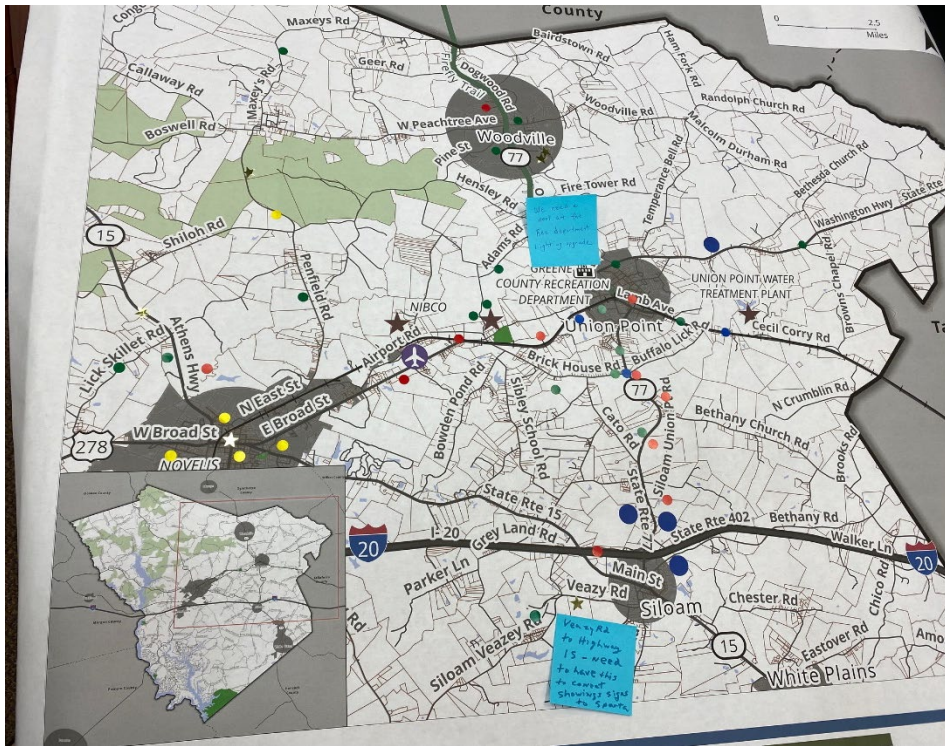*Figure 6. Dot and Sticky Note Activity in Northeast Greene County*

Table 4. Dot and Sticky Note Activity in Northeast Greene County

Dot Color (Future Land Use)	Area(s)
Yellow (Preserve Existing Housing)	• 1 yellow dot along Penfield Road near national forest
Green (New Housing Types)	• 3 green dots near Greene County Recreation Facility • 1 green dot on Penfield Road north of Greensboro • 2 green dots along Lick Skillet Road north of Greensboro • 4 green dots in vicinity of SR 77 between Union Point and Siloam • 1 green dot on Cecil Corry Road east of Union Point
Small Blue (Office and Retail)	• 3 small blue dots on west, east, and south sides of Union Point
Red (Commercial)	• 3 red dots on US 278/Airport Road • 4 red dots along SR 77 between Union Point and Siloam • 1 red dot on I-20 northwest of Siloam
Large Blue (Industrial)	• 3 large blue dots north of Siloam (I-20 interchange and SR 77)
Star (Special Place)	• 1 star in national forest along Penfield Road • 1 star along Veazey Road west of Siloam • 1 star along SR 15 just north of Lick Skillet Road

*Note: Dots placed within city limits were excluded from the above table. Blue, green, and red dots were placed within Woodville and Union Point, whereas four yellow dots were placed within Greensboro.

South Greene County

Corridor Visioning Activity

Four comments note the need for more affordable housing and homes on smaller lots, particularly along SR 44 south of the Richland Connector and along Carey Station Road and Stagecoach Road. A couple comments address the I-20/Carey Station Interchange as a focus area for land use and transportation planning. One comment noted that the area from SR 44 to Home Depot is a commercial and needs proper landscaping and buffers.

Table 5. Corridor Visioning Activity in South Greene County

ID	Corridor	Initial Ideas	Total Agree	Total Disagree
1	SR 44, north of Richland Connector	• Low density residential and agricultural	8	2
2	SR 44/Lake Oconee Parkway, south of Richland Connector	• Retail, restaurants, and hospitality spaces • Homes on large lots	10	0
3	Carey Station Road and Stagecoach Road	• Retail at key intersections	6	3
4	Meadow Crest Rd and Walker Church Road	• Variety of housing types and price points • Recreation • Offices (e.g., medical office)	12	1
5	Richland Connector and Veazey Connector	• Neighborhood-scale commercial (e.g., convenience store) • Lower density residential	10	1

Dot and Sticky Notes Activity

As the primary population center of the county, it is not surprising to see that dots of various colors were placed in this area. Figure 7 and Table 6 denote locations identified for different land uses.

Additional comments provided in this area include:

1. More public green space for people to enjoy the lake, particularly in the Landing community (x2)
2. Lower density housing between I-20 and Linger Longer Road
3. Spread housing throughout county instead of between I-20 and Linger Longer Road
4. Affordable housing is needed along the Richland Connector and near White Plains. Affordable rental housing is needed for the workforce and to help create demand for new desired shopping, etc. (x3)
5. We need restaurants and destinations on the lake. (x2)
6. I-20/Carey Station exit

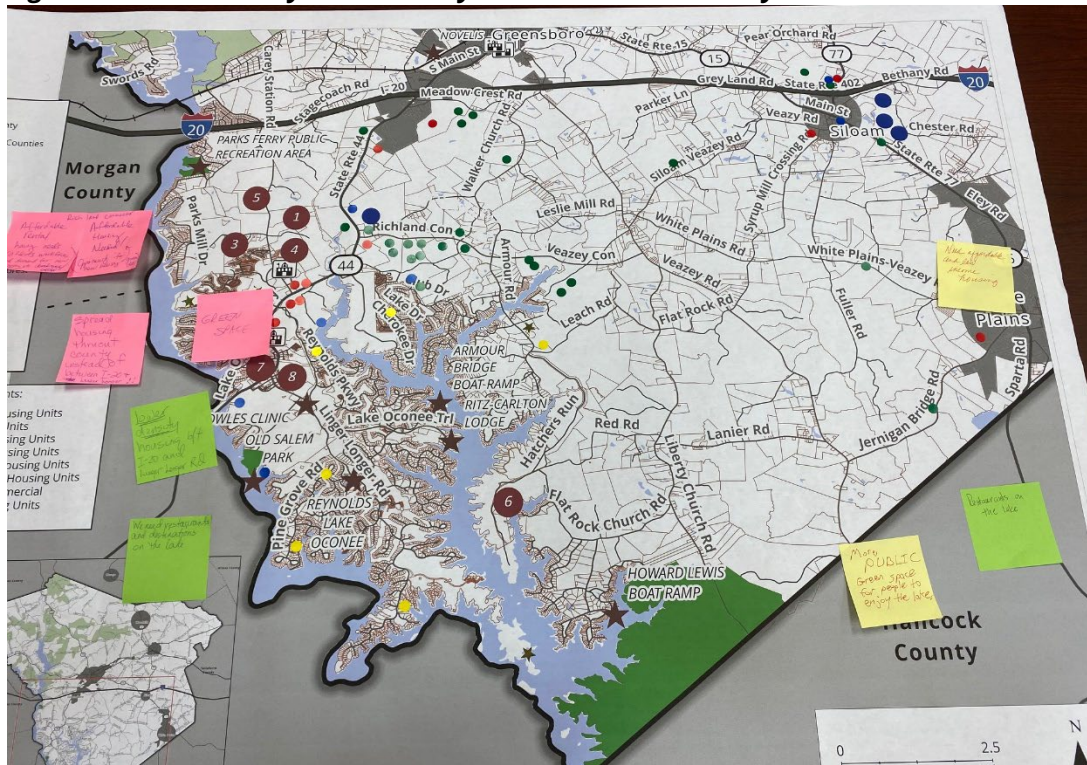*Figure 7. Dot and Sticky Note Activity in South Greene County*

Table 6. Dot and Sticky Note Activity in South Greene County

Dot Color (Future Land Use)	Area(s)
Yellow (Preserve Existing Housing)	• 5 yellow dots in established neighborhoods within the Reynolds Plantation
Green (New Housing Types)	• 10 green dots placed along the Richland Connector • 4 green dots in the area just south of the Veazey Connector • 1 green dot at Club Drive • 3 green dots around Siloam • 1 green dot at Siloam-Veazey Road
Small Blue (Office and Retail)	• 1 small blue dot at Club Drive • 1 small blue dot along SR 44 just north of Richland Connector • 2 small blue dots at areas near the lake within the Reynolds Plantation
Red (Commercial)	• 6 red dots placed along SR 44 south of the Richland Connector • 2 red dots just south of Greensboro (one near SR 44 and one near Meadow Crest Road) • 2 red dots around Siloam (on both north and south sides)
Large Blue (Industrial)	• 1 large blue dot at SR 44 and Richland Connector intersection • 3 large blue dots east of Siloam south of I-20
Star (Special Place)	• 1 star at Sandy Creek Barn • 1 star at Landing Parkway (neighborhood on Lake Oconee)

*Note: The table excludes dots placed within city limits. A red dot and a blue dot were placed within Siloam, and one red dot was placed in the southwestern part of White Plains.

Snacks and Mingling (Station 5)

Once participants visited all information and input stations, they were encouraged to visit a snacks and mingling station to speak with neighbors and complete the comments form on the backside of the passport. There was a drop box located at this station and the welcome table to submit their comment forms once completed.

Comment Forms

Tables 7 and 8 capture feedback provided to the planning team via workshop comment forms. Ten comment forms were submitted.

Table 7. Comments Received at Visioning Workshop: General Feedback about the Workshop

Comment #	Feedback
1	Careful, thoughtful planning Critical to a healthy, happy future Growth needs to be balanced with preservation of lifestyle and recreational needs
2	Great idea to have community input
3	Helpful and well organized
4	Very well done!
5	Good start! Need more info out to public to get "informed" comments
6	Nice opportunity for public comments, well organized
7	Surprised with light turnout. Attendees should have been given clipboards-trying to write, standing up, with no hard surface is tough. Layout of all the stations is good but need a larger facility.
8	Great opportunity, forum feels easy

Table 8. Comments Received at Visioning Workshop: Ideas for Future Development

Comment #	Feedback
1	We desperately need high speed internet and upgraded cell towers across the whole county
2	Explore shared usage of federal and state lands Affordable housing Fewer septic systems-countywide water and sewage
3	Multi-family housing has a record of poor performance Single family housing home ownership creates pride in property and ownership Need to attract businesses with job growth opportunities
4	Make sure infrastructure matches growth Improve water quality
5	More affordable housing, more restaurants and shops that cater to ALL residents

HELP SHAPE THE FUTURE OF GREENE COUNTY!

COMPREHENSIVE PLAN UPDATE

# Visioning Survey Summary

Overview

The Visioning Survey consisted of 16 questions: 6 multiple choice, 2 open-ended, and 6 demographic questions. The survey, hosted and available online, opened November 1, 2022, and closed November 22, 2022. The planning team promoted the survey via the planning website and Greene County website as well as the County's Facebook page. Social media and email campaigns were deployed throughout the life of the survey, and business cards with the survey QR code were distributed at the November 1 public meeting.

Who Participated?

A total of 308 individuals participated in the survey by responding to at least one of the questions. Response rates varied between 79 percent and 95 percent for each question except for the two open-ended questions, which had response rates of 51 percent and 47 percent. As a part of the survey, participants shared their relationship to Greene County:

- 93 percent are full-time residents
- 20 percent work in the county
- 7 percent own property and are part-time residents or on vacation in the county
- 3 percent specified other
- 2 percent live in a nearby county

Figure 1. Participant Relationship to Greene County
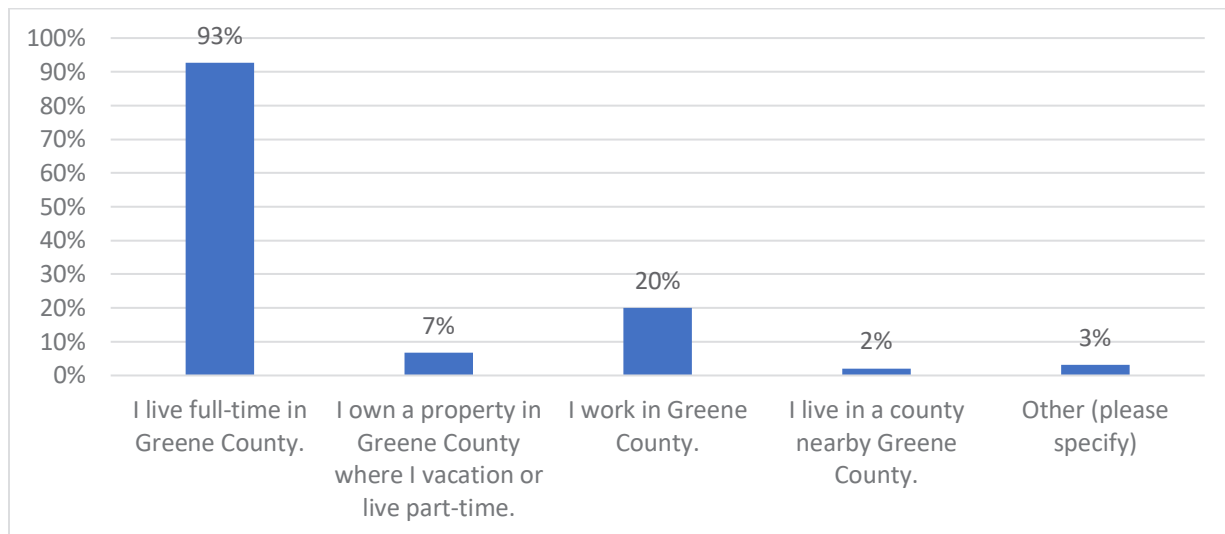
Participants reported living in four primary zip codes in Greene County with the majority (77 percent) hailing from 30642 (in and around Greensboro), followed by 15 percent from 30669 (in and around Union Point), 4 percent from 30678 (in and around White Plains), and less than 2 percent from other zip codes.

Figure 2. Participants Home Zip Code
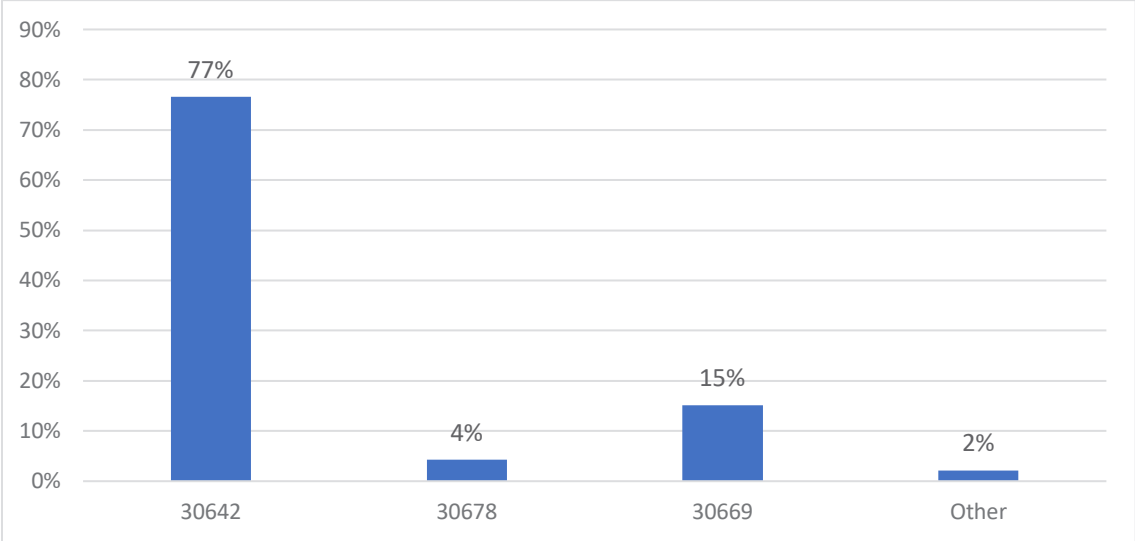
Responses to demographic questions provide a snapshot of respondents, including age, race/ethnicity, annual income, and home internet reliability.

- Fifty-eight percent of the participants are over the age of 55, with those over 65+ totaling 35 percent.
- A majority (84 percent) of survey respondents identified as White/Caucasian followed by 11 percent identifying as Black or African American, 2 percent Hispanic or Latino, and 3 percent other.
- The reported household income for just under half (47 percent) of survey participants is over $100,000 annually, with 25 percent of those reporting making over $150,000.
- Just under one third (32 percent) of participants indicated they did not have reliable internet at home.

Figures 3 and 4 show the full breakdown of participants by age and household income.
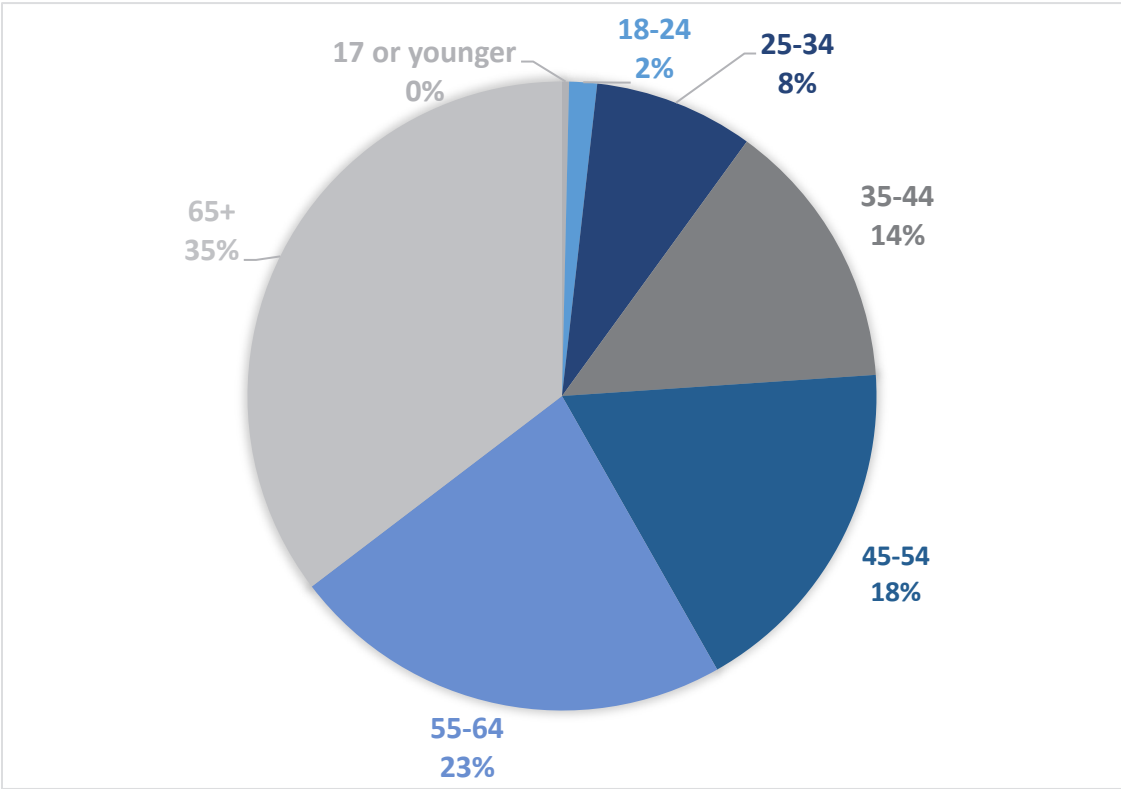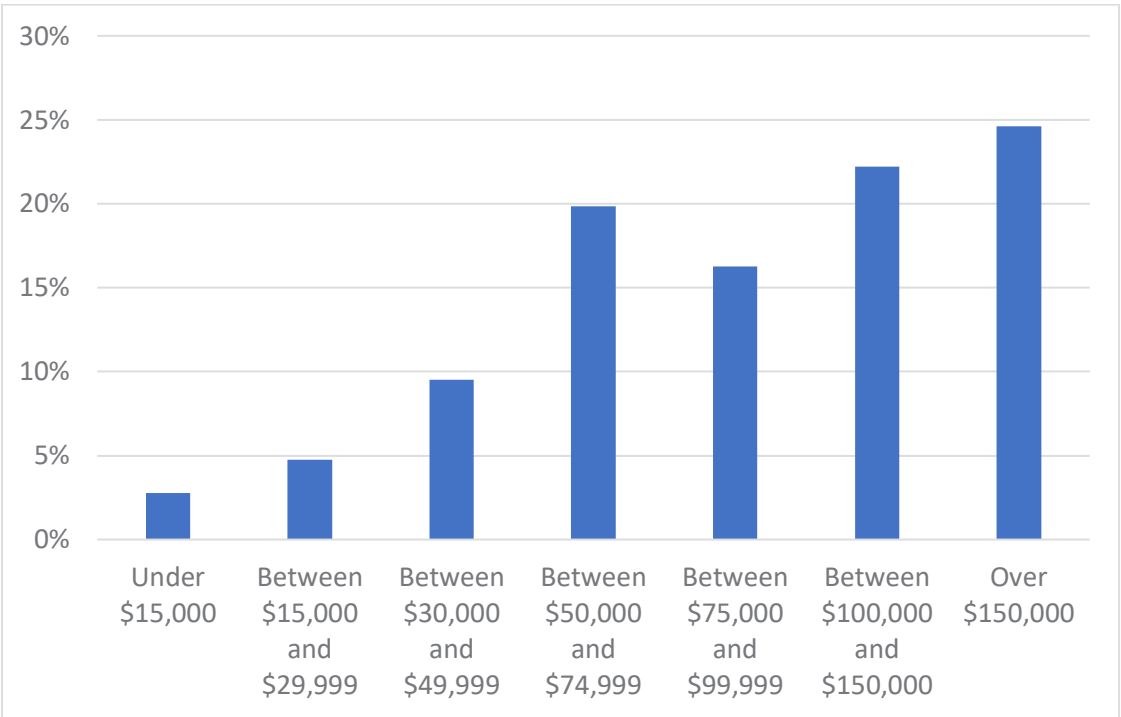
Figure 3. Participants' Age

Figure 4. Participants' Annual Household Income

Summary Results by Question

Long-Term Growth and Development Guiding Ideas

Question 1 asked participants to what extent they agree, on a scale of do not agree (1) to highly agree (5), with six long-term growth and development guiding ideas. All 308 participants responded to this question. All six guiding ideas resulted in a weighted average of neutral (3) or above in agreeability. Broadband access expansion and protection of environmentally sensitive land carried the highest agreeability among participants, with maintaining high-quality services such as public safety and recreation closely following. The full results are shown in Table 1.

Table 1. Long-Term Growth and Development Guiding Ideas

Growth and Development Guiding Idea	Weighted Average
Expand access to broadband internet	4.6
Protect the lake, forest areas, and other environmentally sensitive lands	4.6
Maintain high-quality services, such as public safety and recreation	4.5
Seek balanced growth and preserve the county's rural character	4.3
Promote job growth	4.3
Promote high-quality developments (both residential and commercial) that achieve a cohesive community feeling	3.9

Growth Management Priorities

Question 2 asked participants to identify three out of ten growth management priorities that are most important to them. The top five priorities identified are affordable housing for the workforce, high-speed internet access, good schools and childcare facilities, protection of rural, historic, and environmental resources, and more restaurants and retail to support resident needs. For each of these, over 100 respondents indicated these priorities as most important to them. All priorities were identified as most important by at least one-fifth of the participants. The full results are shown in Table 2.

Table 2. Growth Management Priorities

Answer Choices	% of Participants that Selected Priority	Count
Housing that is affordable to the local workforce	48%	145
High-speed internet access	46%	138
Good schools and childcare facilities	44%	132
Protection of rural, historic, and environmental resources	43%	129
More restaurants and retail to support residents needs	34%	103
Access to healthcare, including primary care, pediatric care, and urgent care facilities	27%	81
Job opportunities	23%	69

Answer Choices	% of Participants that Selected Priority	Count
Road improvements (like repaving and maintenance)	22%	66
Traffic control	20%	59
Coordination with private and municipal water and sewer providers to expand water and sewer in strategic locations	18%	55

Maintaining Rural Character

Question 3 asked participants to identify the rural characteristics of the county that were most important to preserve or protect from land development. Greene County's natural areas, including wetlands and wildlife management areas, were identified as most important to just under three-quarters (211) of the 294 participants that responded to the question. This response was followed closely by existing farms and other prime farmlands in the county. The full results are shown in Tables 3 and 4, the latter of which details the 22 other responses submitted by survey participants.

Table 3. Maintaining Rural Character Prioritization

Answer Choices	% of Participants that Selected Option
Natural areas, such as wetlands and wildlife management areas	72%
Existing farms and other prime farmland	69%
Vast undeveloped land in the northwest and southeast portions of the county	45%
Protect tree canopy	45%
Scenic roadways	38%
Hunting areas	24%
Other (please specify)	7%

Table 4. Specified Other Responses*

ID	Response
1	Promote agritourism
2	Limit foreign land acquisition
3	Create public greenspaces with well-maintained hiking trails
4	Encourage grasslands over forest. No new forest.
5	Protection from light pollution in commercial and residential development.
6	Parks with trails
7	Keep Rural as is
8	Downtown Greensboro
9	The proposed Hwy 44 four-lane and proposed roundabouts that I see as very potentially destructive for drivers

ID	Response
10	No more public housing, we have one entering the town of Greensboro on all roads. Also, beautify what we have entering the cities of Greene county. Please don't just concentrate on the lake area.
11	Don't make our county like the places people moved here to get away from
12	Lake Oconee coastal property
13	Historic character, what is left of it
14	Keep the chain stores in very limited areas. They ruin small business and look awful.
15	GA Power and Federal woodlands are enough, move on to water and internet access county should start water service for the county right away. private company is too expensive and unregulated, by them out
16	No rapid growth
17	We need progress, not maintaining the status quo
18	Contain dense growth
19	Farmington Rd and Copeland Rd heading thru Oconee Co is an example of simple rural beauty that could be encouraged and, in some way, supported.
20	Preservation of land, specifically north of I-20 and outside of the city limits.
21	There are many beautiful areas in Greene Co such as Hwy 278 East from Union Point into Taliaferro Co, Greshamville area. I love driving Stagecoach Rd to get to the lake area. Very peaceful beautiful area.
22	Allow Farmers to Farm. Don't zone them out

Responses are exact replicas of participants' submittals. The planning team did not correct responses for spelling, wording improvements, etc.

Housing Diversity

Questions 4 and 5 focused on housing diversity within Greene County. Almost three-fourths of the 288 respondents agreed that Green County should allow a greater diversity of housing types and price points. When asked what types of housing the survey participants would like to see in the future, over half of the 243 respondents indicated they would like to see starter homes on small lots (59 percent), housing options for low to moderate income workforce needs (54 percent), and single-family detached neighborhoods (51 percent). Adult active living housing communities (18 percent) and duplexes, triplexes, and quadplexes (22 percent) received the least number of responses. The full results are shown in Figure 5 and Table 5.

Figure 5. Should Greene County Allow Greater Diversity of Housing Types and Price Points
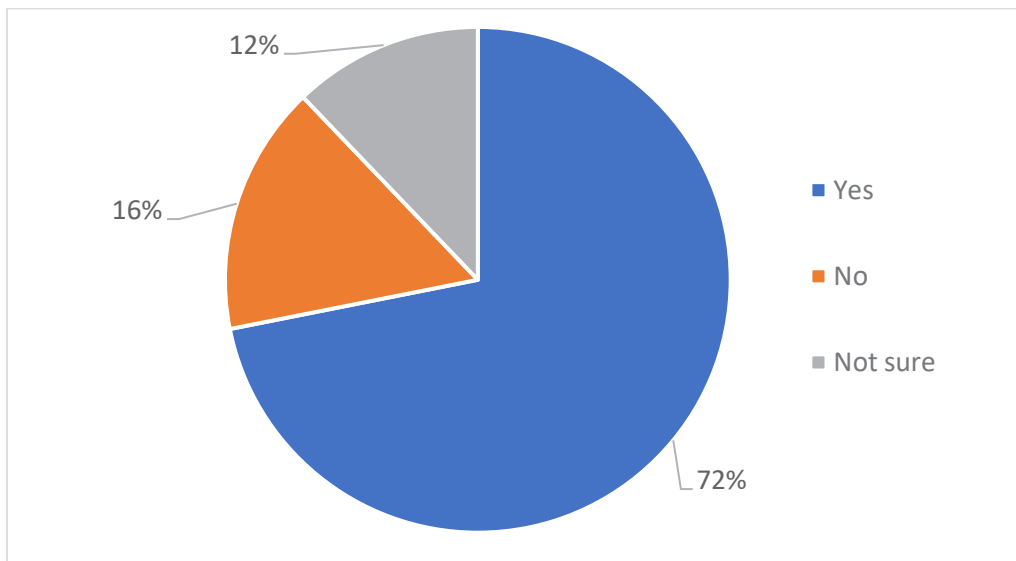
Table 5. Housing Types Preference

Answer Choices	% of Participants that Selected Option
Starter homes on small lots for young families	59%
Housing options for low-to-moderate income workforce needs	54%
Single-family detached neighborhoods (with limited entry points)	51%
Single-family conservation subdivisions (more focus on conserving open space by clustering housing)	37%
Townhomes and condos	26%
Apartments	24%
Senior housing communities (65+)	22%
Adult active living housing communities (55+)	18%
Duplexes, triplexes and quadplexes	12%

Economic Growth

Questions 6 and 7 focused on economic growth, both commercial and industrial, within Greene County. Just under 50 percent of the 264 respondents indicated that they would like to see more services and retail options near exit 138 off 1-20 around Siloam and along US 278 between Greensboro and Union Point. Out of all location options, Stagecoach Road received the least amount of support with only 23 responses (9 percent). When participants identified the types of industries that they feel are appropriate for economic growth in unincorporated Greene County, 61 percent of the 276 respondents indicated support for low environmental impact manufacturing. Mining and quarrying received the least support with only 8 percent of respondents selecting it. Tables 6 and 7 show full results.

Table 6. Services and Retail Operations Supporting Commercial Growth

Answer Choices	% of Participants that Selected Option	Count
Near Exit 138 off of I-20 (around Siloam)	50%	131
Along US 278 between Greensboro and Union Point	45%	118
At major intersections of State Route 44	35%	92
On the Richland Connector	28%	75
On Carey Station Road	23%	60
At the border with Morgan County (north of I-20)	22%	57
On the east side of Lake Oconee	16%	43
On the Veazey Connector	13%	35
On Stagecoach Road	9%	23

Table 7. Appropriate Industries for Economic Growth

Answer Choices	% of Participants that Selected Option	Count
Low environmental impact (sustainable) manufacturing	61%	167
Health and biosciences	53%	146
Arts and entertainment services	52%	143
Hospitality and tourism (small-scale hotel, campground, or other)	50%	139
Warehouse distribution	50%	137
Forestry and wood products	34%	93
Mining and quarrying	8%	21

Firefly Trail Development

Question 8 asked participants what types of growth they would like to see along the Firefly Trail area. The trail will eventually run all the way from Union Point to the Greene County line and connect to Athens. Over half (56 percent) of the 278 respondents would like to see neighborhood-serving retail like restaurants in the Firefly Trail area. Just under half of the respondents also identified detached single-family homes (45.68%) and smaller affordable homes (43.88%) as preferred types of growth in the area. The full results are shown in Tables 7 and 8, the latter of which details the 12 specified other responses.

Table 7. Types of Growth Desired for Firefly Trail Area

Answer Choices	% of Participants that Selected Option	Count
Neighborhood-serving retail, such as restaurants	56%	157
Housing that has a similar character to what is already in the area (detached single-family homes)	46%	127
Smaller homes that are more affordable	44%	122
Small office/institutional buildings to serve community needs, such as medical offices and childcare	36%	101
Light industrial business, such as breweries	34%	95
Commercial businesses	22%	60
Multifamily housing types, such as duplexes, townhomes, and apartments	21%	57
I don't want to see growth in this area.	16%	45
Other (please specify)	4%	12

Table 8. Specified Other Responses*

ID	Response
1	Walmart, or Kroger
2	Small parks or camping/stopping locations along Firefly Trail with information boards about the area
3	swimming pool/aqua center to go with the rec department and trail rail!
4	overnight camping for people using the Firefly Trail
5	All new growth. We welcome it to this area of Woodville and Union Point.
6	not sure
7	Park Areas
8	how about a school (existing)
9	What kind of growth do you think you'll see? Bikers carrying sofas back home on their backs? Criminals targeting riders in unpatrolled areas?
10	Who is going to keep the homeless from the Athens community from walking that trail into the rural counties? Have you ever been to the head of the trail near North Ave and seen the homeless population at the Advantage Mental Health facility? I have. Nothing to stop these

ID	Response
	homeless people from coming in our direction just to see what they can find along the trail. The Sheriff's Office does not have the manpower to watch these trails, especially at night.
11	help fix the school system and get Union Point revitalized. Seems like the school system is building a monument to itself instead of serving our population
12	Grocery stores

*Responses are exact replicas of participants' submittals. The planning team did not correct responses for spelling, wording improvements, etc.

Desired Changes

Question 9 asked participants to identify other areas in Greene County where they would like to see changes in how the area looks, feels, or functions. A total of 132 participants identified a location or desired change. A table of all responses can be found at the end of this document, while Figure 6 and the bullets that follow highlight the main takeaways

Figure 6. Participants' Desired Change for Greene County

- Continued development and beautification of Greensboro
- Broadband and cell service wanted county wide
- Growth outside of Greensboro in Union Point, White Plains, and Siloam
- Desire to keep the rural areas of the county rural
- More parks, trails, and recreation throughout the county

The Ideal Greene County in 2043

Question 10 asked participants to share their ideal Greene County in 2043. A total of 167 participants shared their ideas. A table of all responses can be found at the end of this document, while Figure 7 and the bullets that follow highlight the main takeaways.

Figure 7. Ideal Greene County in 2043

- A cradle-to-grave community, A real live, work, play community.
- More housing that accommodates the local workforce and highest-ranking schools in the State as well as job opportunities through new industry and commercial businesses in targeted locations
- Attractive parks and recreation opportunities for families from inside and outside of the County
- Well-balanced community based on growth and economic opportunity with the appropriate infrastructure to sustain it.
- Thriving downtowns in Greensboro, Union Point, Siloam, and protected rural areas outside of the cities.
- Reliable internet and cell service for all of Greene County

Additional Open-Ended Responses

Table 8. Question 9 Responses, Areas of County Where You Would Like to See Changes

*Responses are exact replicas of participants' submittals. The planning team did not correct responses for spelling, wording improvements, etc.

ID	Response
1	The interstate west bound on ramp at 138 has a huge hole/dip.
2	Traffic management needs to be a forethought not an after thought. Well placed offerings tucked inside of landscape instead of in spite of it. A design plan that requires everyone meet the same standard for an adopted "look and feel" It should be able to be traversed by car, bike, golf cart and by walking where ever possible.
3	Look at the before and after pictures of Woodstock ga. They transformed that downtown and is now a thriving area. We could take their idea and reinvent Downtown Greensboro
4	The county needs a blueprint for success that includes economic development and schools. They need to make strategic investments in infrastructure and provide smart incentives to attract businesses. The county also needs to be a better steward of the lake by limiting access to it from non-residents who do not pay real estate taxes. The lake is getting too busy and its appeal will begin to be limited. The lake is critical to the county's success.
5	Union point
6	More public lake access Replace Piedmont water with County water
7	We moved to Greene County because of the serenity of the area. that is quickly changing because of development (especially the Airabella project) and will only drive us out of the area to seek a more relaxed living environment.
8	Near i20 in Greensboro
9	Improve handicapped accessible sidewalks, & businesses, majority of areas are not handicapped accessible for individuals in wheelchairs.
10	Housing mid income, 15 north of city limits. Hwy 77 between Siloam, Union Point, just north of Union Point. Housing
11	Need internet providers outside of city limits. Why can't Rayle EMC partner with somebody to provide internet service? They talked about it ten years ago but nothing has happened.
12	I would like to see Exit 130 have more retail. I believe there needs to be a new grocery store because Ingles in Greensboro is one of the worst stores I have ever shopped at. I personally know citizens who will go out of county to get groceries.
13	Recreation opportunities like walking trails,ect, for folks that don't live on lake oconee.
14	White Plains and Penfield areas
15	Nice housing restaurants and places for the kids to go and have fun
16	I would like to see more restaurants and grocery stores in union point or Greensboro I have to travel 30+ miles or more just to find a decent grocery store with good prices a Kroger,Walmart or food Depot would be nice affordable grocery stores.
17	Carey station interchange

ID	Response
18	The exit 130 corridor is an excellent place for growth to continue. The infrastructure is already there.
19	Arrowhead Road needs paved. As citizens we pay taxes
20	Pave Arrowhead Rd
21	Lower gasoline prices
22	Leave the country alone. Everything done now is because the lake area is complaining.
23	More focus on making downtown Greensboro a destination.
24	Downtown Greensboro needs to be better maintained and needs high speed internet desperately. Customers can't make calls or send texts unless on a business's internet. Focus on expanding resources downtown is better than adding new stores elsewhere. Preserve the charm by supporting what exists.
25	Cameras and red light in union point, city need to do a better job of keeping grass cut
26	I want to see growth in the rural areas such as UNION POINT, White Plains, and Siloam. Activities for families to do OUTSIDE of gated communities.
27	Affordable housing to attract employees to the area. Keep new commercial development near I-20. Add more educational and recreational facilities for young people in the rural areas. More access to healthcare for all of the county. No more development on 44 until widening completed. Limit development even then to maintain rural feel. I left Atlanta to get away from overdevelopment and traffic.
28	Infrastructure of city of Greensboro needs vast updating. Roads are constantly being dug up to "mend" (not fix) problems with water lines.
29	A paved walking trail
30	The area between Greensboro and Union Point (along 278) has quite a few building and previous business that are not very attractive and could possibly be repurposed for needed services.
31	Internet access and reliable cell service for the entire county. Preserve rural nature of county. Promote agriculture and conservation.
32	A reasonable sized venue for music & arts entertainment. With new development between lake and I-20, a county subsidized field house, auditorium etc. for maybe 1000 seats.
33	SR44 needs to be improved for traffic
34	Grow the town square like Madison has done.
35	Better traffic light configuration at the main street light of downtown Greensboro. And less of the city workers clean up in this area at peak morning traffic. They park near intersections and you cannot safely see to get out of the side streets.
36	Equal opportunity to level the playing field for minority.A c
37	There are plenty of areas where rivers and creeks feed the lake that are ripe for popular watersports such as stand-up paddleboarding and eco-tourism. Right now there's no easy way to access these spots and the county owns the land. One spot in particular for this kind of outdoor adventure access is across from the entrance to Cherokee Point on the Lake Oconee Pkwy. Many other spots on the less-developed north end of the lake are ripe for such eco-tourism.
38	Walking parks thru woods

ID	Response
39	The Firefly Trail could bring in tourism if it leads to something besides a town. If bikers or walkers could travel the trail and stop/camp halfway along it, they would have more of an experience than simply traveling the trail and then leaving it.
40	Greensboro, Union Point, and Siloam needs more modern homes, businesses, and stores. There is a lack of a markets like Walmart and Publix and fast internet services (AT&T, Verizon, Xfinity, etc).
41	Highway 44 needs several traffic lights in places like Home Depot, Publix and elsewhere and it should have more lanes.
42	Railroad Street and Penefield.
43	More lighting through out the city. It's too dark at night. Also more family style restaurants downtown that are open on the weekend.
44	Need a hwy 15 bypass to connect 1-20 to Athens without going through greensboro. This needs divided 4 lane or at least 4 lane with controlled access points to be from Siloam to Athens to provide a good passage way for traffic and development on the "inside" of the arch to allow commercial and residential growth centered towards greensboro and maintaining the rural character "outside" the arch. Secondarily, a bypass toward the west could follow suit later to connect the traffic coming from the west. This should definitely be secondary as west side traffic toward Athens already can divert via 441 in Madison.
45	It's a shame that in an area known for golf, there is no public golf option in the county.
46	We need county government branch offices on route 44 near Lake Oconee and Reynolds. This is where the majority of development in the county is taking place but we have to go a long way to get to the "campus".
47	Stricter homeowner codes for people to keep their current home updated; limit cars, not used, then tear down, update repairs, paint etc.
48	Trails for public use
49	Make some street as pedestrian-only on holidays and weekends to promote folks using downtown Greensboro
50	I would like to see more accessible sidewalks and infrastructure in commercial areas, including downtown sidewalks.

I think additional landscaping initiatives on the exit intersecting of 44 and I20 could create greater appeal. |
51	Need more kid friendly activities. There is nothing for children and families to enjoy here.
52	Hwy 44 will eventually need widening from I-20 South through the lake area.
53	Less around Hwy 44 and downtown. We want to keep our rural setting and small town atmosphere.
54	Union Point
55	There needs to be a change in the Publix area - no roundabout, especially in front of Publix where people are turning heading South into Publix - should not be allowed. Traffic should only be allowed to exit from Publix at this point and turn North. Otherwise, they should utilize the 2 traffic lights. We do not need an exit at Carey Station Road/I-20. Pave roads that have been around forever that have homes on them. Get better paving companies that do not require repaving within 2-3 years due to poor construction.

ID	Response
56	Small retail along Carey Station Road in Greensboro such as a Dollar General, pet grooming/boarding, pizza carry out . Also adding an ICU to St. Mary's Good Samaritan Hospital in Greensboro. More specialized healthcare so we don't have to go to Athens for care.
57	The Siloam exit could be a great place for more commercial buildings.
58	I would like to see the building on the hill of Union Point Highway to be a skating rink for the kids, or even a bowling alley.
59	I would love to see a usable & clean park, with a walking trail, playgrounds, picnic tables, also safe with lots of lights.
60	Highway 15 North, just leaving out the City of Greensboro- a Retail/ Shops & Restaurants.
61	Minimize growth and maintain the small town feeling
62	278 on the Greene/Morgan County Line.
63	We desperately need a Walmart where we can purchase items not found here!!
64	I would like to see an improvement on the reading abilities of GCPS. Although improving, it is far from where I'd like to see it. There are second graders who are testing at a beginning 1st grade level. We should be using the Core Method as opposed to the archaic one some teachers are using. Applying phonetic rules is far better than guessing.
65	With the widening of SR44 sometime this century (!), serious thought must be given to two things for the area from the Putnam County line to Carey Station Road - 1) Landscaping and the "feel" along the road, on medians and intersections. We don't want a concrete jungle. Creative ideas on how to make the roadside attractive. the DOT says this is a county problem, not theirs AND 2) is there a way that additional county roads can be constructed parallel to SR44, behind business centers (like West End Drive) to make access easier to businesses? Also, encourage smaller developments with various kinds of housing and retail together as walkable neighborhoods.
66	I would like to see an option for moving vehicular traffic more safely and efficiently through the lake region on Hwy 44.
67	Get Section 8 housing out of Greene County. Clean up downtown Greensboro (east side, specifically) and force City officials to 'complement' a positive vision vs. their 'victim' mentality. Stop overbuilding the Lake, you will destroy where the money is made.
68	Would really like to see a decent Veterans memorial park.. What we have is a disgrace to the many Vets that live in our county..a good example is Putnam Cry...
69	Limited development in all areas. But affordable housing for younger people starting new careers.
70	would like to see any kind of help with cleaning up areas that are burdened with empty dilapidated homes like Union Point. Rehab them or demolish but don't let neighbors suffer from their homes being next to homes that are falling down.
71	Traffic circles at major intersections.
72	Transit and light rail system throughout the county

ID	Response
73	More retail, restaurants, grocery, ect. On Greensboro side of county
74	Plans for attractive landscaping in the median of SR44 when expanded to 4 lanes.
75	Downtown greensboro and at 130 exit
76	Parks with walking trails, playground etc.. on 278 between Madison and Downtown Greensboro. Better internet in this area.
77	I would like to see more spending on historical preservation - cemeteries, buildings and landmarks. I want more transparency in County speeding - annual reports that show historical changes in sources of revenue and spending including capital projects.
78	Use Madison downtown as an example for downtown Greensboro. It is charming, historic and seems to have regulations to keep from things looking erratic and unplanned. Greensboro downtown is filling up with service providers like insurance, lawyers, etc. This is not a good model for having people visit which can be a source of revenue. Use Putnam county and Eatonton as a good example of what to not do. Also, please put regulations on the new buildings - require certain amount of stone, architectural details, common signage, no pole barns, no wacky colors, etc. Keep the chain stores to limited locations. Please do not pepper Rte 44 with them. Sad about Dunkin Donuts coming in on Route 44. Use the startling increase in property taxes to pay for an architect to help plan the growth of the county. There seems to be enough already allocated for the schools.
79	Highway 44 at I-20 is the primary gateway to our county for the majority of visitors. This interchange needs to be visually improved with signage and landscaping. I also feel every gateway into our county needs enhanced signage and landscaping that is kept maintained. Our large swaths of available land are underutilized compared to how well Morgan County and Columbia County are attracting good, high-paying jobs for middle class citizens. Learn from their playbook, else we'll continue to just be a haven for retirees and have no workforce.
80	get internet county wide (land based) and county water. growth will come if both of these are available and affordable.
81	If we are going to focus on growth, let's not only focus on the part of the county surrounding the lake. Regrowth in UP, Siloam, etc could be good.
82	New leadership and management of Zoning.
83	The quality of water from Piedmont water needs to be improved, especially the White Plains area. Sewers would be wonderful. I would like to have a cell tower closer. The signal only works well in the house due to a data extender.
84	Better oversight of thr Zoning Department. Zoning allowed a 9000 sf warehouse building to be built in a subdivision under ruze of being a "barndominiumn."
85	Downtown is great but needs more upkeep, attractions, better signs, updates
86	More diverse city government with business minded experience and mandatory outside audits/ job performance reviews and disciplinary action if deficiencies are not corrected. Enforce codes for all not just the ones that benefit certain city agendas.
87	I would love to see more retail and restaurants at the 130 exit.
88	More downtown growth

ID	Response
89	Follow strict codes that businesses must abide by to look less commercial and upscale. Think Hilton Heas. Strict colors and exterior
90	I relocated here from Germantown, TN who has successfully managed growth for decades. I'd like to see Code and Ordinance Guidelines addressing construction, streetscapes, and subdivisions. For reference: https://www.germantown-tn.gov/services/economic-and-community-development/planning/codes-and-guidelines.
91	More focus on revitalization of traditional communities such as Union Point which have suffered economically as the lake area has developed.
92	Support farming
93	While it won't change the look or feel of any area, improved internet access could enhance the function of areas that are without it. Where I live good access is simply not available for any amount of money. There is no broadband, no cable, no DSL, nothing but satellite services, which are slow, costly and data-capped. We are in the same situation that rural areas were in the 1930s with regards to electrification: towns had electricity while rural areas did not. Broadband internet service is taken for granted, but we do not and cannot get it for love nor money.
94	The I-20 corridor to be used for small industrial businesses, warehousing, and data centers.
95	no
96	I want to preserve the rural areas, especially our access to the WMA for hiking, camping, hunting and fishing. Nightclubs should be in town, not out in the country where the noise is irritating to the quiet nature of the woods.
97	Restaurant ON the between 44 and I20 bridge
98	The Athens Hwy corridor needs growth. Public utilities, subdivisions and commercial businesses.
99	Richland Connector as by pass south. Carey Station I 20 interchange
100	In the administrative offices. County services and availability of those that serve in the county offices. More diversity in those offices and a more friendly approach to service.
101	More parks and recreation areas for children and perhaps a state of the art aquatic center
102	Union Point And Woodville would be great to have something.
103	Create an environment where technology and software-focused companies can establish a footprint and grow the workforce. This is not meant to be about the giants like Google or Amazon. Rather, the many and growing diverse technology firms in the state of Georgia. The tie into the College System of Georgia and Technical College System of Georgia is obvious and the student talent is there if we have a community drawing this type of student after graduation.
104	No roundabouts. Start the expansion of Rt44. Coordinate traffic lights so residents can more easily exit the gated communities along Rt44, especially as traffic increases.

Increase access to healthcare locally. Many doctors only serve this area once a week or less. |

ID	Response
105	More housing for teachers, police, firefighters, and young families around Exit 138 area. More commercial development around Exit 138 area. A lumber mill around Union Point area to provide jobs.
106	It would be nice for downtown Greensboro to be spruced up a bit and fix the public parking areas that at the moment are pretty dismal looking, tight and unusable for large vehicles. Elevate it to be a destination area.
107	more affordable housing
108	The route 44 road construction will alter the look and feeling of the county. Will road traffic and pass thru's increase ? Hard to imagine how this will affect the main areas of the county. May be better to answer this question after roadway is complete and traffic patterns studied.
109	I moved here 5 years ago to get away from amenities referenced in this survey. If I want or desire them again I'll go back. In fact, they're not far at all.
110	A sensible solution to the traffic on 44, not the DOT idea.
111	Better protection of water quality in the lake. Screw up the lake and everything goes down.
112	44 corridor, deliberate cohesive development with infrastructure that supports it. Maintain air, water quality and rural environment
113	Reduce lumbering, curbside recycling, smart growth where new structures match the community. No more Dollar Stores.
114	Union Point area needs to be improved.
115	Don't make it look like Gwinnett. I have never understood why county governments in rural areas think that people want to live in a place covered up with subdivisions and commercial developments
116	Adding another 2 lane bridge on 44 between Greensboro and Eatonton so it doesn't become the bottle neck it is when there is an accident.
117	Seek installation of Tesla & EV charging stations at Exit 130, perhaps at "Tru".
118	Green space is important. Find some ways to encourage more of it along with long-lived trees. Also, walking trails along the lake would be incredible. Get GA Power on board.
119	Housing (affordable, some < $3ook) can expand outside Greensboro on 278, on Hwy 15, Carey Station Rd & out to Union Pt. Everything does NOT have to built on Hwy 44!! This visioning will not be helpful unless it is co-ordinating with Greene CO BOE, LOA and each of the cities in Greene CO and with the Development committees etc in Putnam & Morgan County. We are a regional economic community.
120	Generally, no, the county has done a fantastic job promoting growth while also adequately controlling the "what" and "where". The public school system is the most significant consideration for young families. The public school system often times is the pivot point for young families that are considering moving here as well as young families that live here but ultimately decide to leave.
121	Historic Downtown Greensboro needs a refresh and expansion. Additionally, there is not enough food and drink to support the community and tourism. Evening and weekend entertainment definitely needs help. Otherwise everyone remains around Lake Oconee or Madison. Green Co needs to offer incentives for small business owners.

ID	Response
122	No leave greene county rural We do not want to become another conyers
123	The older population in the Union Point, White Plains, Siloam, Athens Hwy, and Greshamville areas need access to a good grocery store. So many of these people are living off things they can buy at the Dollar General because either they don't have a way to Ingles on a regular basis or don't feel comfortable driving that far and having to pull out of the Ingles driveway into that busy traffic. Also, we need FAMILY doctors in Greene Co. NOT clinics, but good family physician practices. Ridiculous having to drive to Madison to see a family doctor. Younger parents I know are driving to Athens to take their kids to parks to play. We need at least two nice playgrounds with splash pads in areas accessible to ALL citizens (not just at the lake area).
124	More restaurants ON the lake, particularly above 44. Be able have boathouses/tops for the dock decking for our docks.
125	I think that we are missing a great opportunity with the area around Siloam. It would be a wonderful area to develop with warehousing, or have an industrial park in this area. Siloam is vastly underdeveloped and in need of more retail and industrial businesses.
126	Carey Station Rd is becoming a major roadway. Note hospital, LOA, Del Webb, Methodist Church and two major developments in process. Recomend first section be changed to 4 lane divider blvd with green center.
127	The Hwy 44/Linger Longer Road intersection is too congested already, even without Arabella. And on top of that there are more housing developments planned along Hwy 44 from I-20 past Del Webb, along with additional housing development within the communities already there. Housing opportunities should be spaced throughout the county, not all right on top of one another. The traffic along Hwy 44 is already too busy for safe departure from within a development onto Hwy 44, and additional cars on the road is only going to add to safety issues. Our auto insurance company, as of this year, is no longer paying us a dividend because the accident ratio in Greene County is so high! Spread the development throughout the county instead of consolidating it along Hwy 44. Keep similar residential developments together: gated communities near other gated communities; rental property near other rental property; home for first-time buyers near other developments for first-time buyers. This area near Hwy 44/Linger Longer Road is too congested. Spread the love towards I-20 and elsewhere in the county. Hwy 44 should not be considered the only place on which to place a development of any kind unless the development contains businesses and services for residents - stores residents leave Greene County to visit because that business or service is not available here. Keep tax dollars in the county!
128	Highway 15 North. There's a lack of cellular service & broadband in this are.

ID	Response
129	On 15 north there needs to be some sort of convenience store. The hospital needs to move to a more central location. The school needs to be left where it's at.
130	We need another grocery store option and also a store like Walmart. It is very inconvenient to have to go to another county for items. Also gas prices here are extremely high compared to other counties. Something needs to be done about that.
131	I would like to see the mega-development behind the Home Depot include an amphitheater concerts and events. I would hope that architectural guidelines be built into planning and zoning regulations to assure a visually pleasing look is built in to all commercial development. I expect the expanded Route 44 from I-20 to Harmony Road include excellent landscaping, especially at the several roundabouts. Require commercial buildings/developments include landscaping to enhance their appearance.
132	Exit from I20 on Cary Station Road

*Responses are exact replicas of participants' submittals. The planning team did not correct responses for spelling, wording improvements, etc.

Table 9. Question 10 Responses, Imagine your Ideal Greene County in 2043, What Do You See

*Responses are exact replicas of participants' submittals. The planning team did not correct responses for spelling, wording improvements, etc.

ID	Response
1	The most ideal place in the nation to work, play and stay - A place you never have to leave from cradle to grave. A place a visitor has to put on their bucket list.
2	Serenity with attention to quite peaceful enjoyment of futuristic quality's
3	I see fulfillment of the blueprint for success that enhances our schools, promotes high quality jobs for our graduates and diversifies our tax base.
4	More jobs and housing
5	Controlled population growth with no heavy industry to preserve rural charm and quality of living experience
6	I see us selling our property and moving because of increased traffic, noise, and stress due to development.
7	I see a better partnership between the cities and counties, especially helping with the citizen and historic charm that already exists.
8	All entities supporting the County in cohesive efforts for the good of all who live, work, and visit Greene County.
9	Affordable Growth in downtown with retail, restaurants and entertainment at I-20 between Greensboro and Madison.
10	A vast majority of restaurants, retail such as Walmart and target things of that nature. Business that bring in other business in. Not additional gas stations and houses near the highway
11	A bike, golf cart friendly community. Less reliance on automobiles
12	Same small town feel with limited development and growth. Ideally more internet options.
13	Activities for kids. Adult night life and activities Small shopping centers etc. Cheaper gas stations Bars
14	Ideal would be less traffic.
15	I would like to look similar to Cobb County with the diversity and potential growth. We need more things to attract younger families and offer surrounding counties a place to dine/play.
16	A thriving community with plenty of retail, relatively close to all corners of the county, and night life for a younger crowd to continue growth in the future.
17	Maintain rural natural character it is an invaluable resource that can't be replaced. Don't let us become Oconee County or Gwinnett.

ID	Response
18	Mostly rural still. Not overtaken by the lake Oconee resort aspects or the houses everywhere and no open or undeveloped land.
19	Businesses employing all levels of skills! Downtown Greensboro revitalized!
20	Highly organized development that maintains the rural feel and accommodates young workers and families with proper housing opportunities and good schools.
21	New homes Restaurants Places for kids'
22	Better affordable housing more restaurants and more shopping/ grocery places.
23	Better opportunities to keep the youth from moving our of county taking their talents away
24	I'd like to see beautiful homes and shopping areas. New schools, housing and childcare facilities to support the workers in our community.
25	I would love to see a well balanced community based on growth and economic opportunity. However, at the rate we are going I envision it to be overcrowded and disproportionate due to poor infrastructure and lack of opportunities for low income families.
26	I just want my family to be safe,and have what they need right here in Greene
27	Protected rural areas Thriving downtowns in Greensboro, Union Point, Siloam
28	See it all about the rich folks of the Lake area and pushing the people that have many roots to GC out. It used to not be this way but now it's all about who you are and how deep your pockets are.
29	Thriving Main St with more restaurants, maintained sidewalks and roads. Widened 44 through town.
30	I would like to see another Madison or SMALL Athens with things to attract families. That includes activities, healthcare, and restaurants.
31	For my area (Reynolds), I wish it was still 2010. Would like to see better opportunities (housing, education, parks, etc.) in other areas.
32	More housing that accommodates local workforce and highest-ranking schools in the State.
33	More job opportunities through new industries and commercial businesses.
34	A town where the real citizens of Greene Co. Matter as much as much as the lake people. The kids in Greene Co. Schools receiving as much attention and money as LOA.
35	A rural area with a diverse population
36	I see a community that values its environmental resources but can. Support the community with designated areas of development to support its residents with jobs, entertainment, and medical facilities.

ID	Response
37	Less lake people.
38	A revived Union Point. More hiking trails. Still predominantly rural and forested.
39	Rt. 44 four lane with SAFE off/on turns to developed areas that are now mostly farmland. More shopping, specialized food suppliers, think Trader Joe's, maybe better restaurant choices, ethnic besides Mexican, good oriental etc. options.
40	Let the county remain rural and not make it like a metro atl county.
41	More amenities for dinning and entertainment on the Northside of the county. The lake area has nothing.
42	Rural farmland
43	Walmart, Target, Kroger, Food Lion, Aldis near home Depot area. Shopping for groceries is very limited here in Greensboro. Decent gyms planet fitness a "real" body Plex.
44	Better jobs, more housing and reliable internet.
45	A county thats united and open minded to ideas and change that effect all citizens of Greene County.
46	A natural destination beyond hunting and fishing as the population changes due to an influx of people from big cities who aren't interested in hunting or fishing. Eco-tourism!!
47	Hopefully more internet outside of towns.
48	I see a more developed county similar to Rockdale or Athens that includes more modern homes, services, restaurants, and other businesses. It has more high-paying jobs and makes for a better living experience.
49	I see it full with new restaurants and houses in price range 85,000 up to 120,000. Something people could actually afford. Also more rental apartments and homes. Everyone wants to stay here but there are no options for housing. In Woodville, Union Point, White Plains, Veazly, and Greensboro areas. There would be a Walmart and a Target in Union Point, Clothing stores and shoe stores for people who can not travel out of town. A lot of money goes to nearby towns cause they have these stores and we don't.
50	I am afraid that in 2043 we will see a greater divide than we have now, based on who has broadband internet access and who does not. Outside of towns we have zero options for any internet access. Satellite with Hughesnet is an expensive joke. Nothing else is available no matter how much we are willing to pay.
51	I would love to see a County that's flourishing in all aspect. A place that doesn't just benefit the higher class, but also the middle and low class as well
52	I envision an area that is attractive to families. Including Parks and recreational spots, entertainment, great paying jobs and single family homes that are for middle class residents.
53	More businesses in Union Point, GA. More choices for homes. Cleaner, neater neighborhoods.

ID	Response
54	Interstate type travel North south on 44, a half circle connection around Greensboro from I-20 to Athens all housing and commercial development centered just along those main thoroughfares with the rest of the county very rural and wide open.
55	An area that is known for thoughtful development in concert with our natural surroundings.
56	A mixture of residential and retail options that will be available to all residents.
57	Family entertainment, more investments in our children-teen center, bowling, YMCA, recreation sports all year, community basketball courts, football/soccer field, swimming pool, etc., especially when school

Is out, one school system, variety of business, not dollar stores, even growth on both sides of I20 |
58	No more growth than currently in progress
59	Retail and housing outside of a gated community
60	Active alternative transportation along 44 where neighborhoods and retail are connected with multiuse paths and encourage travel by something other than a car.
61	I see more and more people and more traffic.
62	small to mid-size farms and middle-class subdivisions with good schools, please, good schools
63	I would love to see several "master-planned communities" like TrailMark's neighborhood in St. Augustine. 805 Trailmark Dr., St. Augustine, FL

This is more affordable individual housing on smaller lots with community-centric amenities.

We also need more reputable daycares like the Big Blue Marble Academy network.

I would welcome an aesthetic and intentionality of creating a community that honors the history of the area and modernizes the opportunities for community engagement and pride. More public parks and playgrounds. More walking trails and protected nature areas with outdoor concert arenas.

It would be monumental to have some sort of area similar to citywalkbham.com where they took an underutilized area and created a common area open to all citizens. |
64	I do not want so see it turn into Lake Lanier/Gainesville area. Slow controlled growth, with affordable housing while maintaining the rural feel of the county is important.
65	I don't know
66	An upscale area of the state that people flock to for the homes, retail, and lake.
67	Walkable, sustainable, communities that have house proud and town proud citizens
68	Nothing changes, we don't want to be the ATL all the new residents fled from.

ID	Response
69	Greene County would have small town charm associated with it and provide affordable homes for the working class family.
70	Slow methodical commercial growth. Retail stores and restaurants on a wharf type location on the lake that accessible by boat
71	Upgraded roads to handle the traffic. More restaurants accessible by boat on Lake Oconee. Maintain the fallen trees and erosion along the lake's shoreline.
72	Many green spaces remaining- lots of trees and open spaces.
73	Not much change from 2022
74	I see a lot of kids entertainment and also family oriented entertainment with affordable housing for single mothers and mothers with multiple kids.
75	Pray the Lake growth doesn't overwhelm the area! Pray that the town of Greensboro gets a decent by-pass!
76	If the younger generation keep migrating after graduation, this county will continue to be more of a retirement area. The county should strive to keep our county diversified with all ages.
77	Still vastly rural and green. I do not want to see our county a bigger hustle and bustle than it already is.
78	Ideally, I would like to see little change. The small town, rural feeling of Greene County is what makes it so attractive. We moved away from the metro Atlanta area to get away from growth and to enjoy the appeal of Greene County.
79	More development, motels,retail,grocery store options
80	With the continued poor county vision, leadership, and zoning oversight, the county will only grow within the Reynolds's Bubble.
81	More large retail stores such as WALMART. More fast food options such as fish, steak, chicken.
82	A place that is not going to be Lake Lanier 2!
83	Plenty of trees, pristine Lake, sensible traffic, more restaurants. Encourage pockets of walkable neighborhoods with retail and entertainment in north Greene County. Light industrial/warehouses is pockets near interstate exits. I also envision a solid educational system for every child in Greene County but I fear politics makes that the least likely of my thoughts.
84	The small town rural community that I grew up in and stayed to build my life in because I didn't want to live in a metropolis area!
85	Section 8 out of the county, a cleaned up, historically preserved Downtown that is possibly because a bypass gets semi's off of Highway 15 S and OUT of the center of downtown. Force semi's off of 44 completely (use 441) and maintain the 'destination location' mindset that affords the county its robust tax base.
86	Similar to what we have now in 2022 with perhaps a few more additions like a park and walking trails.

ID	Response
87	It would be a much better county if medical services and job opportunities prevailed all over the county, not just in the southern sections of the county. IF the BOE proceeds with closing the last school in Union Point, they need to take the responsibility of making sure it is sold to a responsible buyer with good intentions instead of letting someone buy it to let it rot like the older elementary school in the middle of town that makes the whole area look like a slum.
88	Excellent neighborhood schools in easy reach. Mixed use developments.
89	Spread out the growth. I'm concerned about the congestion around Linger Longer road with Airabella coming.
90	Maintain rural character. Limit factory and heavy industrial growth
91	A still rural community with options for dining and shopping without going overboard and becoming a metro type area.
92	Balance between north and south that preserves the history while brings in the new. Recreation other than the lake.
93	An area that supports families thriving.
94	I see a community known for access to the arts (performing and other). I see a community known for the quality of life and opportunity for all citizens. I see more unification of "Lake People" and "Locals" who share a strong sense of community pride and opportunity. I see a safe community.
95	A Boring Company tunnel running from all ends of the county - extending to Atlanta, too! (Like the Brightline in Florida but underground) so that people can travel and learn from each other about how similar we all really are. It looks like Asheville, NC - quaint, but historic and charming with access for traveling
96	Architectural standards that link Greene County north and south of I-20 in a cohesive and value-added way. A unique pocket of industry that has been carefully curated and attracted to the region to offer Georgians a smaller-town alternative with ample employment and income opportunities (e.g., a technology hub of Georgia).
97	low impact growth and preserve rural environment.
98	Conservative, god loving community with internet and county water.
99	Unfortunately, high rise condos and apartments. Less open space and natural areas. Higher traffic problems. None of which I want to see in my closed eyes!
100	I would be upset if we lost the fact that we are a rural county. We don't need THAT much growth!
101	If the poor leadership and management of the county continues, Greene County will continue to be a impoverished county.
102	Better shopping and eating places, especially near the interstate. A lot of my sales tax gets collected in Putnam and Morgan counties.
103	Due to poor leadership and oversight Greene County will always be a poor county. I would not recommend living in Greene County!
104	Safe roads, developement that can spread out traffice flow.
105	A place where everyone can have a good quality of life no matter what your economic status is.

ID	Response
106	Businesses uniformed in design with an upscale appearance. I would like to see more High School graduates. Better restaurants and a community feel when out and about.
107	I still see a lot of green space.
108	Need higher paying jobs to support families. More tourism. Higher scoring schools
109	Limited growth south of I 20. Housing in NW quadrant.
110	A small town that has maintained areas of pedestrian friendly commercial and residential areas. I'd rather not see big box stores or industrial areas. Thank you for allowing me the opportunity to share my views.
111	A robust downtown Greensboro that with business and lifestyle attractions that draw people there.
112	I envision a united county with economic diversity and quality of living options across the county. I envision prosperous local towns with local industries and commercial businesses serving vibrant local residential neighborhoods.
113	Minimal change
114	In the next ten years my hope is that there are still woods to walk in and that development is confined to existing cities and towns and commercial areas like the Lake Oconee corridor. I do NOT want to see farmland and public lands like Redlands WMA overrun with development.
115	We don't want to see a congested Hwy 44 with strip malls. A green space retail development would be more inviting to the community and visitors.
116	I see a model community similar to many other successful communities where one can feel safe for themselves and family.
117	Growth and business concentrated in existing city limits, not in rural areas. Possibly the Lake Oconee areas could incorporate and become more self supporting as towns in themselves with their own infrastructure and city services.
118	Be able to eat at Reynolds restaurants. They fill up the outside the gates restaurants and then we can't get seats.
119	I want Greene County to become a regional tourist destination like Callaway Gardens and Hilton Head.
120	Veazzy Road connection to high way 15 South to highway 1
121	Limited 18 wheelers on 44.
122	A diverse board of decision-makers, who speak for all of Greene County not just the wealthy, affluent or white sides. Equity
123	Affordable homes for familys with kids that they can afford.
124	Housing exists for all stages of life - from nice apartment communities, to affordable housing, to townhomes/condos and single family. The community is not limited to downtown Greensboro and the Publix shopping area. Businesses have made their stamp in the area and are bringing a well-paid workforce to create socio-economic diversity.
125	A staycation community where natural beauty is protected and where we have access to all the services we need without leaving the lake country.

ID	Response
126	My vision for Greene County in 2043 is a thriving community with friendly people, great schools, outdoor activities, well paying jobs, low crime rate, and cities and the county working together for the benefit of all citizens in the region.
127	Still have small town country feel but with great shops/restaurants and businesses that support new workers moving into smaller affordable housing that they can buy (limit rentals and multi family structures like apartments - they totally kill the small farm town vibe!)
128	Pastures, farm animals, trees, small family owned businesses
129	Clean water, affordable housing, good schools for all including quality day care.
130	more retail business & more apartments complex
131	A county where things are built to meet a demand not to try to create one for specific people to reap a windfall from the planers over riding discretion. Look how well California is doing with ESG rules butting in on how people live.
132	A great downtown area with shopping and dining, and a retail hub that offers restaurants, retail space, and shopping in the 44/Linger Longer area that non-Reynolds residents can enjoy.
133	As stated above, hard to envision 5 years later. 20 years is a pipe dream. Hopefully less rich Reynolds, more educated diverse community.
134	Keep the retail growth where it is now. No affordable housing I.e. starter(cheap) homes.
135	A simple somewhat rural community with enough consumer services, continued sheriff and police protection, quality health care and slower migration. Turning this place into a suberb of Atlanta or Athens is not a good thing.
136	Something that looks like the Lake of the Ozarks in Missouri.
137	The rural nature and beauty of this area is preserved.
138	See sbove
139	A functional rural community that is a model for the state of Georgia.
140	Controlled growth with quality affordable housing while maintaining our rural identity.
141	Lots of farm land, controlled slow growth. Many people came here for peace and quiet.
142	Probably like Gwinnett. Let's be honest, nobody in power really cares about anything but more and more "growth" and this is just lip service.
143	A place that has character and a sense of days gone past. Please avoid the temptation to commercialize the area-people will come. Redone the downtown area to support restaurants and eclectic shops-nobody wants to visit so they can go the wig shops and attorney offices.
144	Live, work, play!
145	Strong infrastructure to support a good stock of commercial, retail and balance of housing for all socio economic classes
146	An inclusive and compassionate community. Removal of anonymous, armed Confederate soldier statue from Courthouse grounds!
147	Not Hilton Head, Peachtree City or Atlanta. So far transportation planning here has been good. Continue.

ID	Response
148	I would like a Greene County community that offers more opportunity for jobs & housing for the residents of Greensboro - so job opportunities in unincorporated GC can raise their standard of living. Building homes & businesses outside of Greensboro will encourage that.
149	Sustainable growth, both residential and commercial, around lake oconee, I-20 and in the city limits. Three elementary schools (possibly middle as well), LOA location, Greensboro, Union Point. Centrally located (merged) high school for the entire county.
150	A cleaner, safer downtown with a variety of retail shops and restaurants.
151	A balanced community with adequate road capacity to serve the needs of a growing population. A County where you can find everything without having to drive 60 miles.
152	Country and rural

No urban development |
153	Vibrant downtown Greensboro. Thoughtful retail and housing development, good traffic management (don't want to be a mini Atlanta)
154	County provided essential services like water and broadband, and fewer developments (business and residential) with residential single family homes on a min 1 acre lot.
155	Our existing beautiful rural landscape with several areas throughout the county with neighborhoods for families and adequate grocery stores, restaurants, quality schools, and several family physican options.
156	In 2043, the only reason you should be leaving Greene County is for the UGA home games. We should have all the retail and services we need right here at home.
157	More small businesses and affords housing with improved education system. Charter school system
158	One school system, equal access for all kids (no charter with preferential admissions policies). More support for lower or middle income children and young families, an incentive to re-establish a long-term community. Affordable broadband availability in all areas of the county.
159	I hope for a similar look and feel that caused us to move here, from an Atlanta suburb, in the first place. Quiet, less traffic, peaceful, small town feel.
160	Broadband access all over the county. Good jobs for the middle & working class.
161	Small town with the comforts of a big city. Leave the small town alone but add things throughout the county.
162	It looks beautiful if the comments in #9 above are adopted.
163	More diverse population and amenities to support that population.
164	Minimal growth

Public Open House Summary

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Greene County Comprehensive Plan Update

Public Open House Summary

March 21, 2023, 5:00 PM – 7:00 PM

Greene County Administration Building

1034 Silver Drive, Greensboro, GA 30642

Overview

The Public Open House provided an opportunity for community members to review the highlights from the draft update to the Comprehensive Plan. Participants dropped in at different times during the two-hour Open House, upon which they checked in, reviewed project information, provided input, and spoke with County officials and neighbors.

Greene County advertised the Public Open House through the following channels:

- Project website
- County website
- Email campaigns
- Social media
- Local newspaper

Attendees

Forty-eight community members attended the Public Open House. As shown in Figures 1 and 2, most participants live in central and southwest Greene County in Zip Code 30642. Forty-three participants live in 30642, three participants live in 30678, and two participants live in 30650. In the timeline exercise (shown in Figure 2), many of the participants began living in Greene County during the last two decades. There are a low number of red "work" dots because many participants are retired.

Figure 1. Participants by Residential Zip Code

Figure 2. Participant Characteristics*
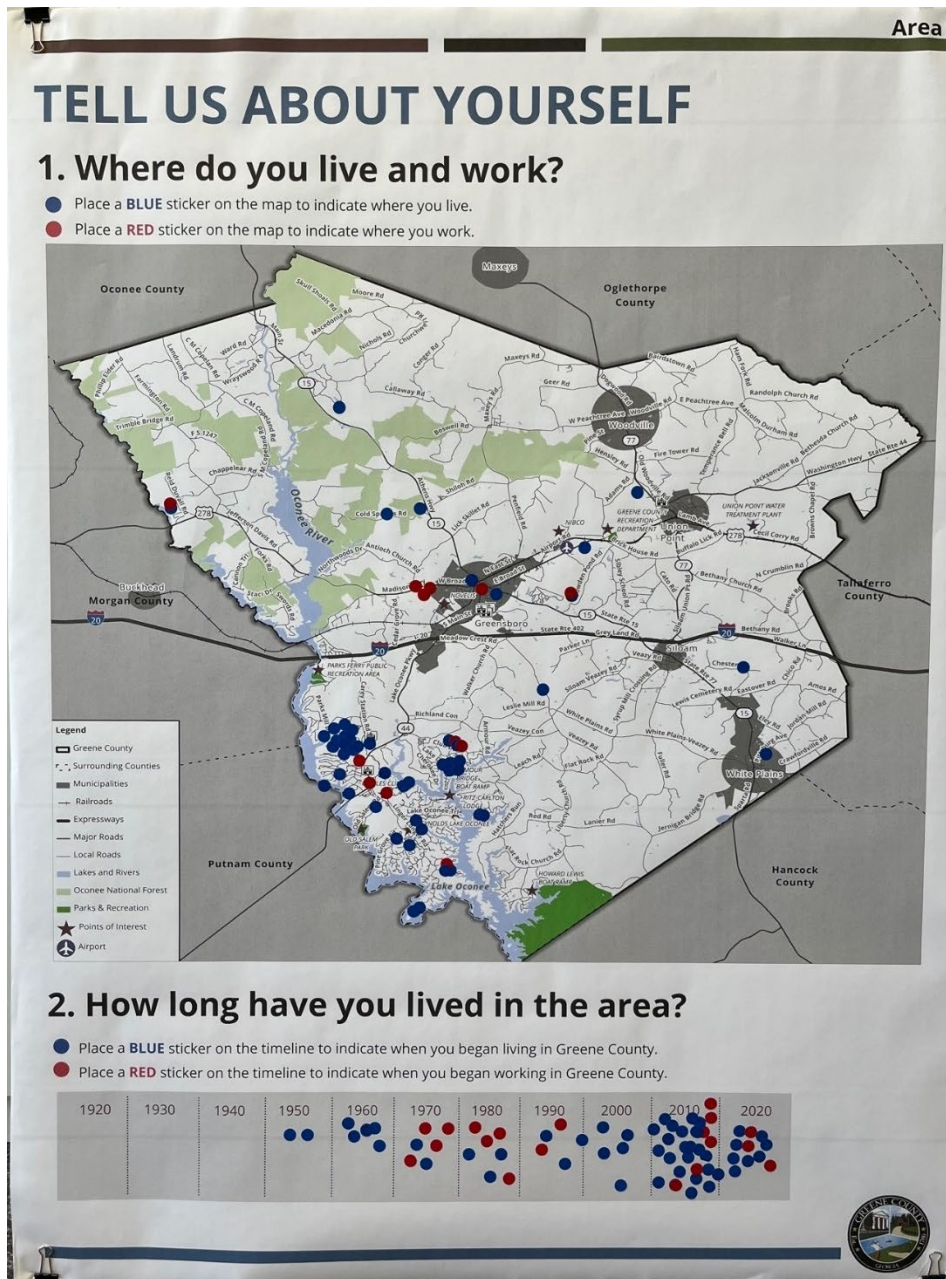
*Not all meeting participants participated in the above board.

Plan Highlights and Community Feedback

The Public Open House was sectioned off into three feedback areas:

1. Plan Overview and Process
2. Future Land Use and Development
3. Implementation

After signing in and completing the initial mapping activity, participants were guided around the three feedback areas with a comment form that denoted the three sections and provided space for comments.

Plan Overview and Process (Meeting Area 1)

Meeting Area 1 portrayed boards that covered the purpose of the Comprehensive Plan, the update schedule, and the overarching community goals and priorities.

There was only one comment regarding Meeting Area 1, which stated, "lack of details."

Future Land Use and Development (Meeting Area 2)

Meeting Area 2 encapsulated the majority of the meeting boards. These boards showed the Future Development Map, roadway corridor policies, a comprehensive future compatible zoning districts table, and eight character areas. The character area boards included each area's tailored vision, implementation guidance, future compatible zoning districts, and a map of the character area boundaries.

The comments provided on Meeting Area 2 content area listed in Table 1.

Table 1. Feedback on Future Land Use and Development (Meeting Area 2)*

ID	Comment
1	Encourage keeping 44 from 20 to Putnam as rural as possible
2	Lake Oconee church need to add landscaping to screen their huge new parking lot from HWY 44
3	No details

Note: The planning team did not make adjustments for spelling or grammar; the comments are listed exactly as provided.

Implementation (Meeting Area 3)

Meeting Area 3 focused on implementation. The Community Work Program was presented through several boards, with actions grouped by the priority that they address. The plan priorities are:

1. Preserve Heritage
2. Promote Quality Development Along Key Corridors
3. Develop Activity Areas

4. Expand Broadband Access
5. Promote Job Opportunities
6. Continue to Provide Quality Services and Facilities

One additional board provided additional context about long-term implementation opportunities that the County may pursue outside of the Community Work Program.

One comment was provided about Meeting Area 3 content, which stated: "I wish the county would organize a group of 'landscape aware' people to design unique, beautiful, and reasonably cost landscaping for the medians and along HWY 44 between bridge and Carey Station. DOT = concrete, I think it could take the edge off a 4-laned HWY 44 for the public, if it was nice to look at."

General Feedback

The final question on the comment form asked for general meeting feedback. Four comments were provided in this space, which are listed in Table 2.

Table 2. General Feedback*

ID	Comment
1	Broad band, water, power (gas, electric), telephone are all utilities, need a new utility commission. Who do we as customers complain to?
2	I'm interested in making sure that the very historical nature of this county is preserved, highlighted, and emphasized as an important cultural asset
3	Need more resources (homes, etc.) in White Plains Area. Great presentation!
4	Not enough details

*Note: The planning team did not make adjustments for spelling or grammar; the comments are listed exactly as provided.