

4303 Lawrenceville Highway • Loganville, GA 30052 • 770-466-1165 • www.loganville-ga.gov

# RESOLUTION

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

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

NOW THEREFORE, BE IT RESOLVED by the City of Loganville that the Comprehensive Plan Update for the City of Loganville, Georgia dated 2022, 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 16th day of June, 2022.



Skip Ballles, mayor,  
City of Loganville





**CITY OF**  
**LOGANVILLE**

————— **COMPREHENSIVE PLAN** —————

As Adopted on June 16, 2022



PREPARED BY THE NORTHEAST GEORGIA REGIONAL COMMISSION



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## Acknowledgements

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# CHAPTER 1 INTRODUCTION

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

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

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

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

## Process Overview

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

### *Needs and Opportunities*

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

### *Community Vision and Goals*

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

### ***Future Land Use***

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

### ***Transportation***

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

### ***Broadband Services***

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

### ***Community Work Program***

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

## **Public Involvement**

### ***Public Input and Steering Committee***

The Comprehensive Plan update incorporated public involvement throughout. The planning process began with a public hearing and community input session on July 6, 2021, where the public was invited to discuss the assets and challenges found in the county and their hopes for its future. Following the initial public meeting, several publicly available work sessions were held with a Steering Committee, a group of citizens representing various communities and interests throughout the county. This Committee provided valuable feedback, guidance, and recommendations and served an integral role in developing a plan representative of the community's vision. In addition, an online public survey was available from September 14 through October 13, 2021. No survey responses were received from residents of Loganville; however, results from an earlier 2021 local online survey regarding community preferences for downtown revitalization were used as part of the analysis for this plan.

A final public hearing was held on May 12, 2022, before submittal of the plan to the DCA for review.

***NEGRC's Role***

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



**Review Process**


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

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

**Data & Statistics**

The facts, figures, and statistics used to develop the Plan were generated from data compiled throughout the planning process. The data and analyses were used to identify general trends, and provide a reliable quantitative context to describe existing conditions and assist in informing the recommendations and policies.





C H A P T E R 2

# VISION, GOALS, AND POLICIES

## VISION STATEMENT

Loganville is a growing city that represents the transition from metro Atlanta to the more rural Northeast Georgia. The vision is a walkable, mixed-use community where increased greenspace, trails for bicycling and walking, a redeveloped downtown, and quality housing and hotels offer residents and tourists a true work/live/play/shop environment.

## Goals and Policies

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The goals and policies below are designed to help Loganville elected officials and staff in decision-making processes. They target identified needs and opportunities from the previous section.

- Meet resident needs and attract newcomers by providing high quality housing, recreation, education, shopping, employment, and transportation choices
- Preserve and redevelop the downtown area
- Incorporate a Vision Zero policy and implementation measures for the US-78 corridor in cooperation with state and regional entities striving to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility
- Increase sense of community and encourage healthy living by developing parks, playgrounds, passive and organized recreation opportunities, safe spaces for walking and bicycling, greenspace, and resource accessibility for all abilities and ages
- Engage the citizenry in local government knowledge sharing and decision making
- Work with other local governments throughout Walton County and Gwinnett County to achieve the vision of this plan
- Target public investment to guide private development to the locations and in the manner favored by the community.

## CHAPTER 3

# NEEDS AND OPPORTUNITIES

The following list of needs and opportunities were identified during a series of input meetings and an online survey, including both the Steering Committee and the public, as well as a professional analysis of relevant data. The list is intended to capture the most prescient needs that the community will have over the next five to ten years, in order to establish a set of goals the community can work toward achieving. Unless otherwise noted, all data are sourced from ESRI's Business Analyst Software, which is based on the U.S. Census American Community Survey. Items are categorized into the following topics:

- Population, Community, and Governance • Economic Development • Planning, Land Use, and Housing • Natural and Cultural Resources • Community Facilities and Services • Intergovernmental Coordination

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

*\*High priorities within the community are italicized.*

## Population, Community, and Governance

Loganville, population 14,127, is a growing community that straddles Gwinnett and Walton Counties. Located on the expanding edges of metropolitan Atlanta, the population has more than doubled since 2000, and is projected to grow by approximately 1,200 people by 2026 (Figure 1). However, even with population expansion, the median age of the community has increased from 34.8 in 2010 to 36.8 in 2021. It is projected to grow to 37.5 over the next five years (Figure 2). An aging population can present challenges for a community including inadequate housing, transportation, and social opportunities for seniors. It can also be a sign that the community struggles to retain young people. General strategies for addressing these challenges include permitting a wider variety of housing types, building walkable neighborhoods where people can travel without a personal car, and providing attractive places for people to gather.

Loganville's population is approximately 64% White and 26% Black, with the remaining 10% of the population identifying as multiracial, Asian, or another race (Figure 3). Approximately 9% of people in Loganville are of Hispanic origin.

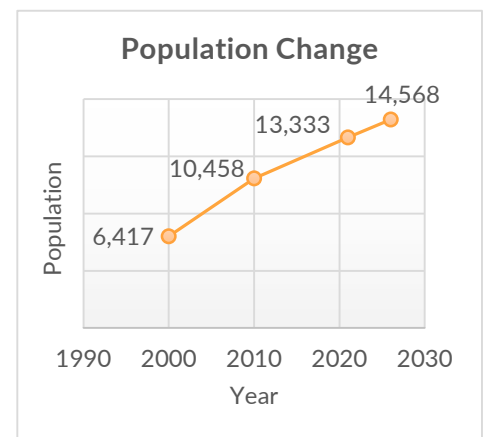


Figure 1. Loganville population over time, Census (2000 and 2010) and projected (2021 and 2016).



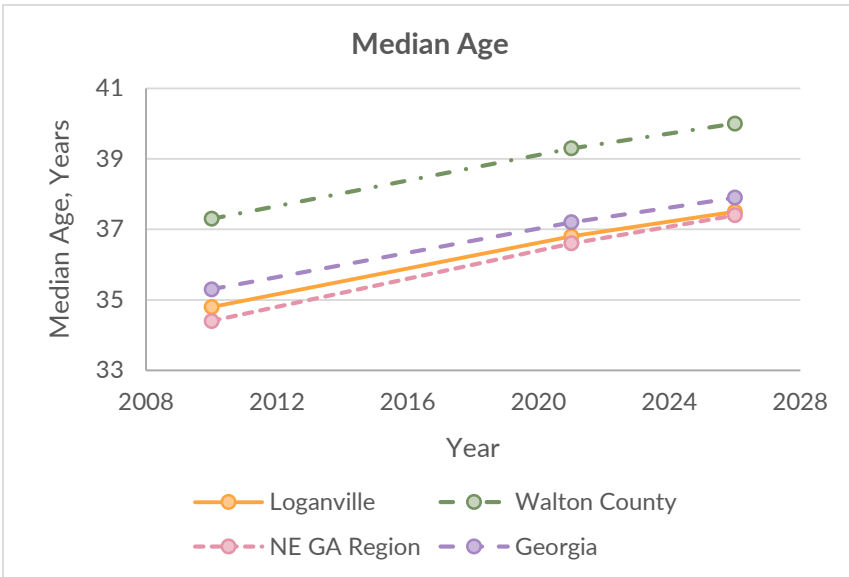


Figure 2. Median age of Loganville residents over time, compared with the Northeast Georgia Region and the state, Census (2000 and 2010) and projected (2021 and 2026).

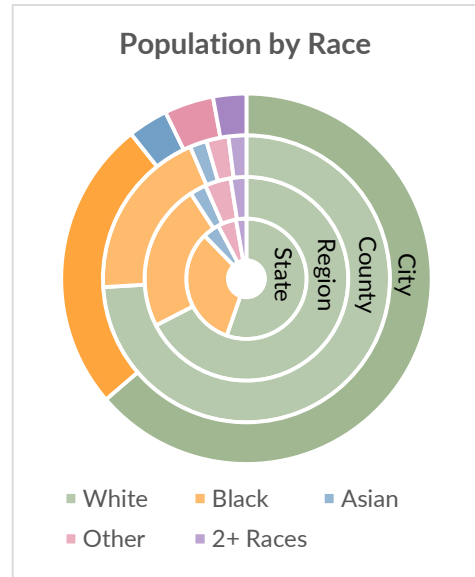


Figure 3. 2021 population of Loganville, by racial percentage, compared with Walton County, the Northeast Georgia Region, and the state.

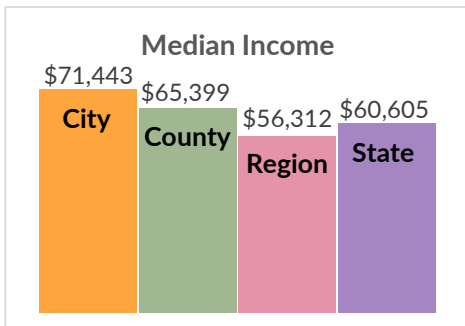


Figure 4. 2021 median income of Loganville, compared with Walton County, the Northeast Georgia Region and the state of Georgia.

Loganville's 2021 median household income stands at \$71,443, which is significantly higher than the median income in the county, region, and state (Figure 4). However, the organization United for ALICE calculates the area's poverty rate at 12% and the ALICE rate at 37% in 2018 (United for ALICE). This is in line with the state average. ALICE stands for households that are Asset Limited, Income Constrained, and Employed. These households, according to United for ALICE, "Earn enough to be above the Federal Poverty Level, but not enough to afford a bare-bones household budget." People in these households often work in the service industry and many were classified as "essential workers" during the COVID-19 pandemic. Although employed, these households are still in financially precarious conditions. Stabilizing these households can significantly lower poverty in the community. General strategies for addressing these challenges include developing housing and transportation options that lower the cost of living and decreasing barriers to establishing small-scale enterprises.

Loganville's government is led by a Mayor and six-member City Council. Agendas and minutes for the Council's monthly meetings are posted on the City's website, and the public may comment during the Council meetings if they wish to do so. The City provides services through the following departments and partners with Walton and Gwinnett County to provide any additional services:

- Customer Service
- Public Works

- Public Utilities
- Media Relations
- Trash Services (contract with a private hauler)
- Planning and Development
- Police Department
- Fire Department

Needs and opportunities identified through stakeholder input sessions and public surveys that relate to population, community, and governance are as follows:

**Needs**

- Stakeholders referenced Loganville as being a “bedroom community”; a basic analysis and needs assessment of housing, employment, recreation, and other areas should be conducted to identify ways to attract residents who already work in Loganville.
- For the aging population, the City should analyze existing local services available for seniors and address accordingly.

**Opportunities**

- Involve youth in the community as a volunteer labor source and in local government as an educational tool.
- Create programs that facilitate public engagement in civic initiatives.
- Invest in public infrastructure to ensure a high quality of life for residents to keep up with the needs of a growing population.

## Economic Development

According to Esri’s Business Analyst, Loganville unemployment stands at 3.4%, which is lower than regional and state rates (Figure 5). Services, retail trade, and construction are the top industries in the area with services comprising 49% of all industry employment (Figure 6). Loganville’s workforce is concentrated primarily in four occupations including Professional at 22%, Services at 19%, Management/Business/Financial at 18%, and Administrative Support at 13% (Figure 7).

About 54% of the workforce, over the age of 25, has a high school diploma, diploma equivalent, or some college credit while 10% do not have a diploma; college graduates comprise 36% of the workforce population (Figure 8). Generally, building a diverse local employment base helps people with a variety of credentials find work. *Given that over half of the workforce does not have a college degree, the City should focus workforce training and economic development efforts on creating jobs that do not require a college degree.*

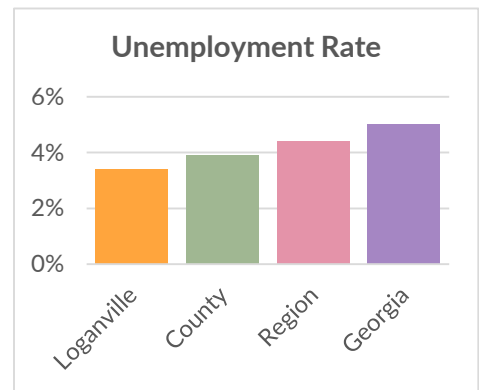


Figure 5. Unemployment rates for 2021 civilian population ages 16+ in Loganville, the Northeast Georgia Region, and the state.

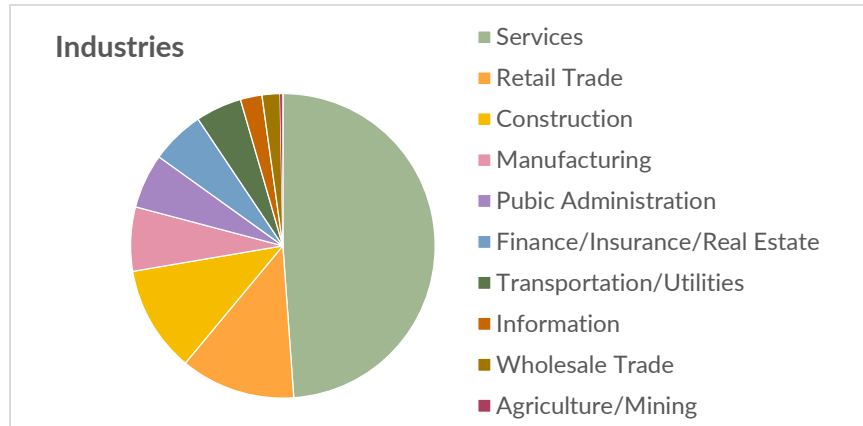


Figure 6. Loganville's 2021 employed population, ages 16+, by industry

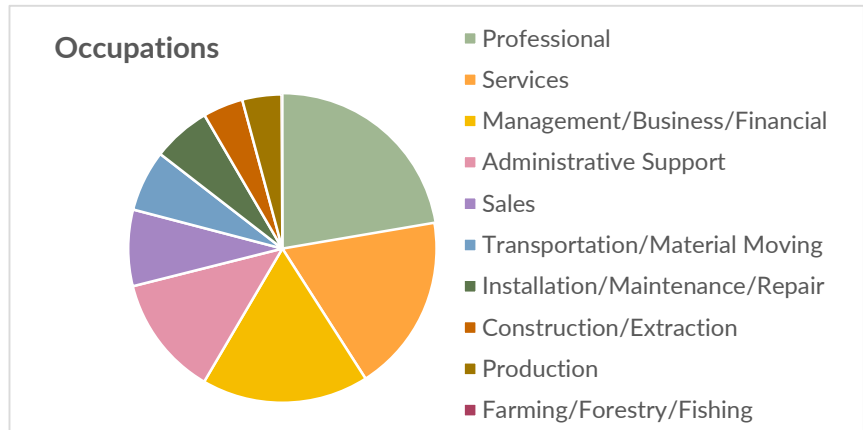


Figure 7. Loganville's 2021 employed population, ages 16+, by occupation.

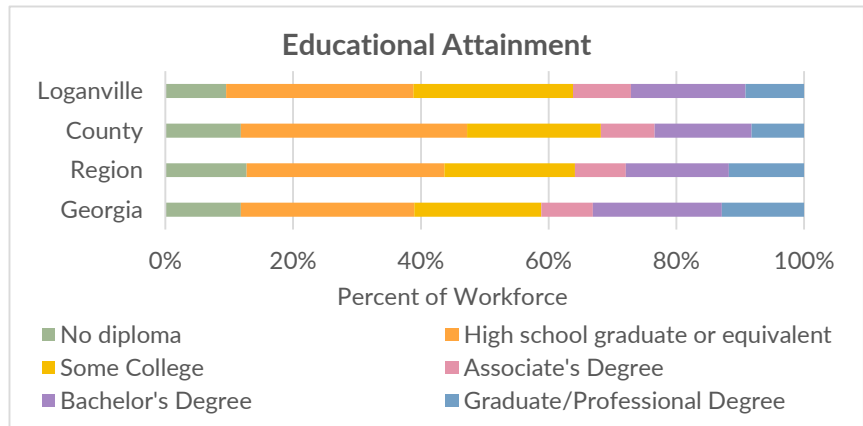


Figure 8. Workforce, ages 25+, by highest level of education attained, for Loganville, the Northeast Georgia Region, and the state, 2021.



Needs and opportunities identified through stakeholder input sessions and public surveys that relate to economic development are as follows:

**Needs**

- There is a disproportionate number of large franchise and corporate businesses compared to local businesses. The City needs to review local codes to determine whether they discourage small business growth and address as needed.
- Survey respondents from a 2021 survey indicated that they strongly desire downtown to be revitalized and developed further.
- Traffic congestion is a major concern among Loganville residents. Businesses that don't create significant increases in car trips should be encouraged.
- Vacant city-owned properties need to be used for sensitively-scaled infill development.

**Opportunities**

- Incorporate skilled trades networks to encourage small, local business opportunities reminiscent of Loganville's history, such as carpentry, metal working, textiles, etc.
- Concentrate corporate and franchise style development to state and US highway corridors.
- Partner with Walton and Gwinnett Counties to invest in outdoor recreational spaces and trails to capitalize on the area's natural resources.
- Participate with the Development Authority of Walton County to identify the most appropriate businesses to attract for Loganville.

## **Planning, Land Use, and Housing**

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Loganville is a suburban city serving as the second-largest municipality in Walton County. The general development pattern exhibits large single-use, commercial along major arterial roads with single-family residential subdivisions flanking local streets and the periphery of the city. The city faces significant development pressure from the west, as Metropolitan Atlanta continues to expand. Some undeveloped land remains that could accommodate the growth pattern that characterizes Loganville, however, significant increases in population would likely require further annexation or infill development.

Significant opportunity lies within the town center to redevelop and infill Main Street. City leadership has been actively engaged with the community to determine what

type of development will be most appropriate for the area. According to a 2021 community survey, most respondents (72%) want to see downtown to maintain a “small-town feel” as it is redeveloped; 90% of respondents wanted a park-and-walk concept downtown.

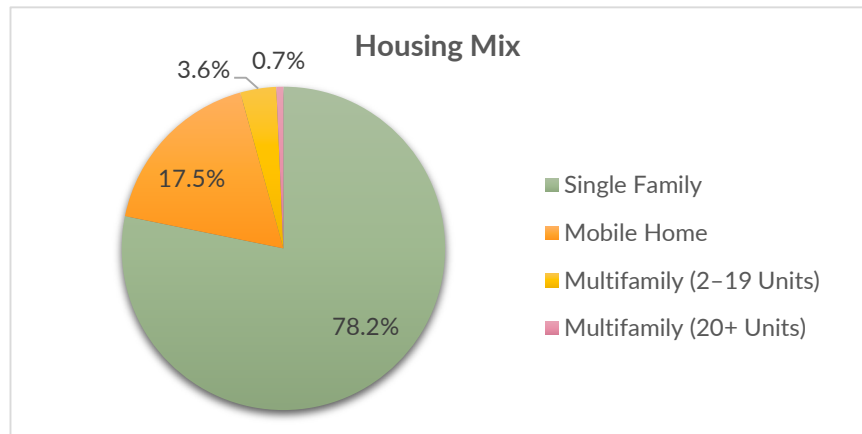


Figure 9. Housing types in Loganville, 2015-2019.

Loganville’s housing stock, like most communities in the region and state, is mostly comprised of single-family houses. According to Esri’s Business Analyst, 78% of Loganville’s housing stock is single-family houses, 17.5% is “Missing Middle” housing (2-19 unit structures), and 3.6% are mobile homes (Figure 9). Only 0.7% of Loganville’s housing is in structures that have more than 20 units. The average household size is 2.74 people, and the median home value is \$218,000. Loganville’s average home values are lower than the county average, but higher than regional and state averages (Figure 10). From 2015-2019, median rent averaged \$963, significantly higher than the median rent in the county, region, and state (Figure 11).

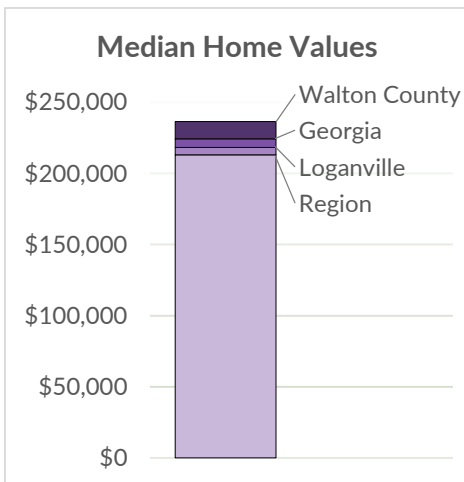


Figure 10. Median home values in Loganville, the Northeast Georgia Region, and the state, 2021.

According to the Center for Neighborhood Technology’s Housing + Transportation Index, the average Loganville household spends 28% of their income on housing. A household that spends more than 30% of its income on housing is considered cost burdened. The vacancy rate stands at 6.3%, significantly lower than the region’s rate of 9.5% as well as the state’s rate of 11.6%. This indicates that there is stronger demand for housing in Loganville than in other parts of the state, as would be expected, given the growth in the area. Nationally, household sizes are shrinking, and both seniors and young people may find that single-family housing does not meet their needs at a reasonable price point. *Loganville should examine its zoning and building codes to permit and encourage a broader range of housing types, especially those 2-19 unit structures categorized as “Missing Middle” housing, to ensure that current and future residents can meet their housing needs at an acceptable price.*

Needs and opportunities identified through stakeholder input sessions and public surveys that relate to planning, land use, and housing are as follows:

**Needs**

- The city needs to determine how to incorporate new affordable housing in a way conducive to the community’s vision.

**Opportunities**

- Facilitate gentle infill in the downtown area along Main Street.
- Revise the subdivision ordinance to require multiple connections or street stubs to adjacent properties to encourage connectivity.
- Utilize city-owned properties to attract developments in line with the community’s vision.

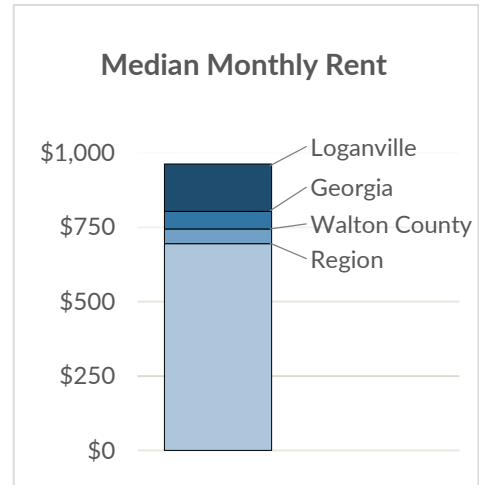


Figure 11. Median monthly rent in Walton County, the Northeast Georgia Region, and the state, 2015–2019.

## Natural and Cultural Resources

Loganville, originally settled in 1842 and incorporated in 1912, started as a small community with mercantile businesses centered on the L&L Railroad. Several historic architectural resources and cemeteries remain within the town center. There is a citizen-led Historical Society of Loganville and a Historical Society of Walton County, though neither formally addresses preservation inside city limits such as a local commission would.

Loganville leadership has been in the process of establishing the Loganville Fine Arts Society (LFAS) for the purpose of supporting the development of fine arts in the area. The efforts of LFAS are expected to continue and include arts exhibits and other community events throughout the year.

The city is located within the Upper Ocmulgee River basin and drains into the Big Flat Creek watershed, the Little Haynes Creek watershed, and the Upper Big Haynes Creek watershed. Most of the southern half of the city is located in the Big Haynes watershed protection overlay district managed by Walton County. This district is labeled as WP-1, which is meant to protect the designated watershed area from the possible adverse effects of residential and non-residential development such as the leaching of septic systems, increased storm water runoff, sedimentation and other sources of water pollution, in order to insure water quality.

Needs and opportunities identified through stakeholder input sessions and public surveys that relate to natural and cultural resources are as follows:

**Needs**

- Commercial and residential buildings lining the Main Street could benefit from a formal effort of preservation and rehabilitation from the City of

Loganville.

- The city's development pattern indicates a significant potential for non-point source pollution via stormwater runoff from large parking areas and major roadways. The City should ensure that local stormwater management codes are sufficient to protect local water resources and amend as necessary.

#### **Opportunities**

- Inventory historic resources of local and national significance, if present.
- Engage with the Historical Society of Loganville and the Historical Society of Walton County to partner in historic preservation initiatives.
- Explore creative ways for shared parking with new developments to reduce stormwater runoff.

## **Community Facilities and Services**

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City residents rely on Walton County Parks and Recreation for recreational programming and park facilities, but also have three city-owned parks available. The Loganville Town Green provides a central gathering space that can host music and community events next to the historic downtown. The City is currently working on a traffic study that will incorporate a multi-modal element. *Following the completion of this study, better walking and biking connections should be established between adjacent neighborhoods and the park to increase access.* Future efforts in city parks are to ensure ADA accessibility and expand walking paths and other park elements.

Loganville owns and operates a local water and sewer system. The City purchases all water from the neighboring jurisdictions of Walton County, Gwinnett County, and the City of Monroe. Due to current costs, water is primarily purchased from Walton County and Monroe. The sewer system was recently expanded to provide for 3.3 million gallons per day of treatment capacity with the ability to increase to 5 million gallons, when needed. This expansion is expected to accommodate growth through at least 2031. City staff are actively addressing needs to expand water and sewer pipes, cleaning stormwater ditches more regularly, and improving water leak detection.

The City also provides services for police, fire, code enforcement, and road maintenance. The City is actively maintaining services and infrastructure. No significant maintenance backlogs regarding city services were noted.

Needs and opportunities identified through stakeholder input sessions and public surveys that relate to community facilities and services are as follows:



*Needs*

- Improving bicycle and pedestrian connectivity between neighborhoods and local parks was noted during input meetings to be lacking. This is a major priority in future planning efforts.
- Increasing the capacity of water line connections to neighboring systems will ensure Loganville is able to meet resident and business needs in the future.
- Main Street in downtown needs larger water and sewer lines to accommodate any potential commercial/mixed-use development.
- A recurring issue that the City has had to deal with is that Hwy-78 water lines are hit frequently by developers or when new infrastructure is being installed. Clear identification of line locations and more oversight may help address this.
- Aging pump stations for subdivision developments have become a cumbersome maintenance responsibility. The City is in the process of phasing out all existing sewage pump stations and replacing them with gravity sewer lines.

*Opportunities*

- Continue recreation and events programming through the Events and Marketing Department; this department currently provides almost 20 different events for the citizenry as well as manages the renting out of park amenities.
- Use the results of the traffic study to prioritize bicycle and pedestrian connectivity to city and county parks.
- Determine the most strategic downtown infrastructure improvements and address accordingly.
- Improve oversight of new developments on U.S. Route 78 to prevent water line damage.
- Seek grants for low- to moderate-income areas to address aging sewer lines and pump stations.

## **Intergovernmental Coordination**

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

investment and service provision.

Needs and opportunities identified through stakeholder input sessions and public surveys that relate to intergovernmental coordination are as follows:

***Needs***

- Increased participation and collaboration between city council members and residents is desirable, where possible.

***Opportunities***

- Facilitate more local groups and committees to engage with and learn from local government operations.
- Host annual public information sessions regarding city and county services, available either virtually through the city's website or in-person.
- Continue partnerships with Walton and Gwinnett County services.

## CHAPTER 4

# TRANSPORTATION

The Department of Community Affairs requires a transportation element for any local government whose jurisdiction falls within a Metropolitan Planning Organization (MPO) boundary. The City of Loganville is located within the Atlanta MPO; the transportation objectives for the region's transportation plan are listed below. The transportation objectives are categorized under two overarching goals: *having world-class infrastructure* and *having healthy, livable communities*. These objectives are achieved through categorical recommendations of development patterns found in the regional Unified Growth Policy Map. Refer to the Atlanta Region's Regional Transportation Plan for more information.

In addition, this chapter provides an analysis of local transportation infrastructure to provide more specific planning context for the community in relation to local and regional goals.

*\*High priorities within the community are italicized.*

## Transportation Committees and Plans

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The city is represented through the Walton County government on the Transportation & Air Quality Committee and Transportation Coordinating Committee, and as part of the Atlanta Regional Commission's Municipal District 6, which includes other cities within Walton, Barrow, and Gwinnett counties. A portion of Loganville is also included in the *Walton County Comprehensive Transportation Plan (CTP)* which should be referenced for local road evaluations and a list of upcoming and long range projects.

## Transportation Objectives and Policies for Atlanta MPO

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### World Class Infrastructure

- Maintain and operate the existing transportation system to provide for reliable travel.

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

### Healthy, Livable Communities

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

## Unified Growth Policy Map

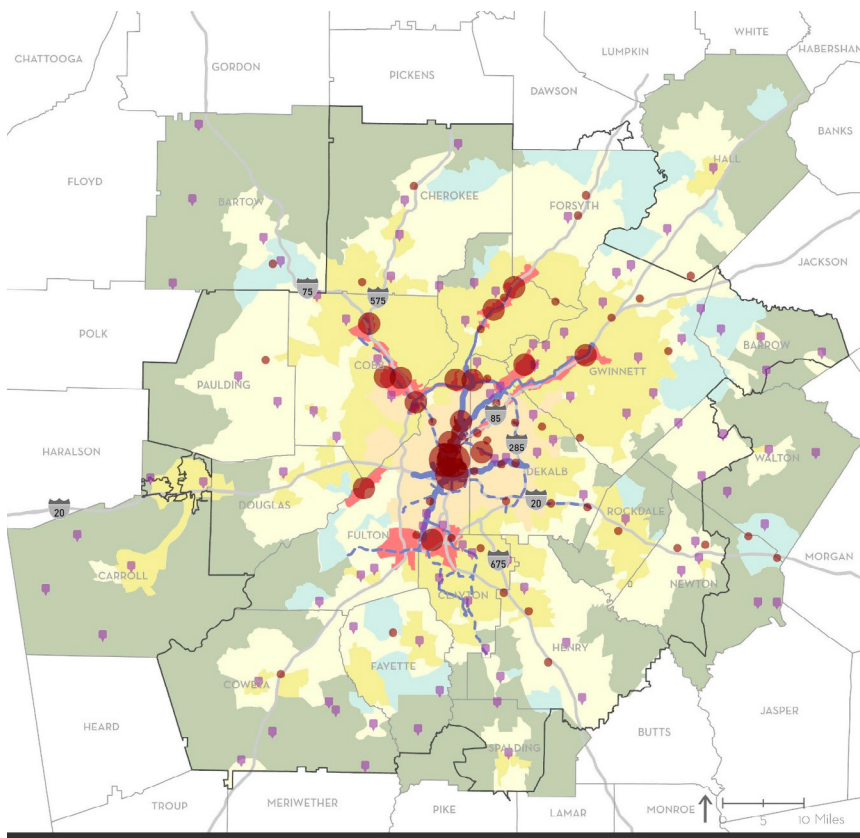
The Atlanta Region's Regional Transportation Plan provides a Unified Growth Policy Map (UGPM) that provides for direction of future growth in the region (Figure 12). The UGPM is comprised of Areas and Places. Areas describe predominant land use patterns throughout the region. Areas also directly influence the future forecasted growth of the region by describing future land use patterns in each part of the region. Places reflect concentrated uses that have generally defined boundaries and provide greater detail within Areas.

The map indicates that four distinct growth areas are found in Walton County: Established Suburbs, Developing Suburbs, Developing Rural, and Rural Areas. Additionally, seven town centers are located in the county. Loganville is located in the Developing Suburbs Area found in the western portion of Walton County. The Transportation Plan describes this area as:

**Developing Suburbs** are areas in the region where suburban development has occurred and the conventional development pattern is present but not set. These areas are characterized by residential development with pockets of commercial and industrial development. These areas represent the



extent of the urban service area, and the region's first attempts at suburban smart growth can be found in these areas. There is a need in these areas for additional preservation of critical environmental, agricultural, and forest resources. Limiting existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth.



MAP 11: UNIFIED GROWTH POLICY MAP | Updated: 11.01.19

Legend

- |                             |                        |                         |
|-----------------------------|------------------------|-------------------------|
| <b>Regional Areas</b>       | <b>Regional Places</b> | <b>Transportation</b>   |
| Developing Rural            | Central City           | Existing Rail Transit   |
| Developing Suburbs          | Regional Center        | Planned Premium Transit |
| Established Suburbs         | Small Regional Center  | Expressways             |
| Maturing Neighborhoods      | Town Centers           | Counties                |
| Region Core                 |                        | MPO Boundary            |
| Region Employment Corridors |                        |                         |
| Rural Areas                 |                        |                         |

Figure 12. Unified Growth Policy Map from the Atlanta Region's Regional Transportation Plan.

## Local Transportation Network

The City of Loganville is located in a suburban setting and, as such, has a road network heavily catered for car travel. All major routes within city limits are state routes that are operated and maintained by the Georgia Department of Transportation. *Fostering a collaborative relationship with state agencies is paramount to ensuring a safe and effective transportation network sympathetic to local needs.* Multiple road widenings are in progress, along with a planned roundabout at the intersection of State Route 20 and U.S. Route 78.

The Georgia Department of Transportation reports that 8,206 crashes occurred in Loganville from 2013–2020, including 14 fatal crashes. Due to its high-speed design and high volume of traffic, U.S. Route 78 is where crashes are most likely to occur. This roadway carries 25,000–40,000 vehicles per day. Lawrenceville Road/Loganville Highway is a major street that has a significant number of crashes and carries 13,000–18,000 vehicles per day. Winder Road, between Lee Byrd Road and Watson Mill Drive, also has a significant number of crashes. These roadways all share a similar design preference for speed and a lack of multi-modal transportation options. *The City of Loganville should work with the Georgia Department of Transportation to redesign these streets for slower speeds and add bike and pedestrian infrastructure so that people can have the freedom to safely and comfortably travel to local destinations.*

Loganville is a community where residents mostly commute outside of city limits for work and services, similar to Walton County as a whole. Over 67% of workers leave the county for work, 60% commute at least 30 minutes to work, and 22% commute over 60 minutes to work. Only 8% of workers commute less than ten minutes to work (Figure 13). This kind of commuting pattern increases the cost of transportation on average. The Housing and Transportation Index estimates that the average Loganville household spends 25% of their income on transportation. This far exceeds the recommended affordability threshold of 15%. *Generally, communities address the need for long commutes by substituting local destinations for regional ones and by redesigning their streets for multi-modal use. The City of Loganville is actively encouraging, requiring, and building improved bicycle and pedestrian facility networks.* The City recently completed a local traffic study in May 2022 that assesses their needs and opportunities regarding all transportation modes. One of the main goals of this study is to improve the safety of the local transportation system and facilitate better connectivity. The study will guide the City's transportation efforts over the following planning period.

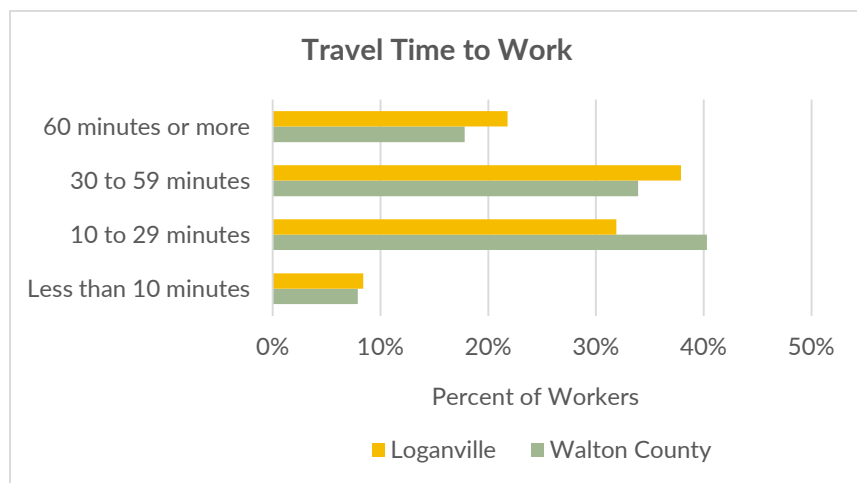


Figure 13. Travel time to work for Loganville and Walton County workers aged 16+ who did not work from home, 2015–2019.

Needs and opportunities identified through stakeholder input sessions and public surveys that relate to transportation are as follows:

**Needs:**

- Safety improvements are needed at major intersections.
- There are currently very limited bicycle lanes or sidewalks within Loganville, limiting non-vehicular travel.
- Funding is limited to local funds, grants, and the Walton County and Gwinnett County SPLOST. Finding a supplementary funding stream for local road improvements will ensure the City is able to keep pace with their maintenance log.

**Opportunities:**

- Collaborate with the Georgia Department of Transportation and other regional entities to determine the most appropriate safety enhancements along state routes.
- Plan for bicycle and pedestrian connections from neighborhoods to local parks and the historic downtown.
- Utilize transportation software, Streetsaver, to maintain a working log of local road needs.
- Complete a local traffic study and implement recommended improvements, as needed.

# BROADBAND SERVICES

Expansion of broadband is a top priority region-wide. The *Northeast Georgia Comprehensive Economic Development Strategy (CEDS) 2017–2021* update, crafted through key stakeholder input from the entire Northeast Georgia Region (including economic development professionals, educators, business leaders, and elected officials), prioritizes broadband expansion through specific tasks in its Action Plan (Strategy 2.a). Additionally, in 2018 the Georgia Department of Community Affairs launched the Georgia Broadband Deployment Initiative (GDBI) to coordinate and establish broadband programs to increase economic, educational, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies.

*\*High priorities within the community are italicized.*

## Existing Services

The Georgia Department of Community Affairs (DCA) considers Loganville to be “served” by broadband, with the exception of a few parcels. The DCA defines “served” as a download speed of 25 Mbps and an upload speed of 3 Mbps. This speed may be sufficient for certain kinds of digital needs, it may not meet the speeds necessary for higher demand needs like streaming content or virtual learning.

Loganville is well served by multiple private providers, including AT&T and Comcast, and has an extensive fiber network on the Walton County side of the city. Future efforts will include extending fiber to the Gwinnett County portions of the city. In the past, Loganville has explored the possibility of providing a municipal broadband network in cooperation with the City of Monroe and increasing public Wi-Fi locations. *These efforts are still under consideration, and the City will continuing exploring options for upgrading service, as necessary.*



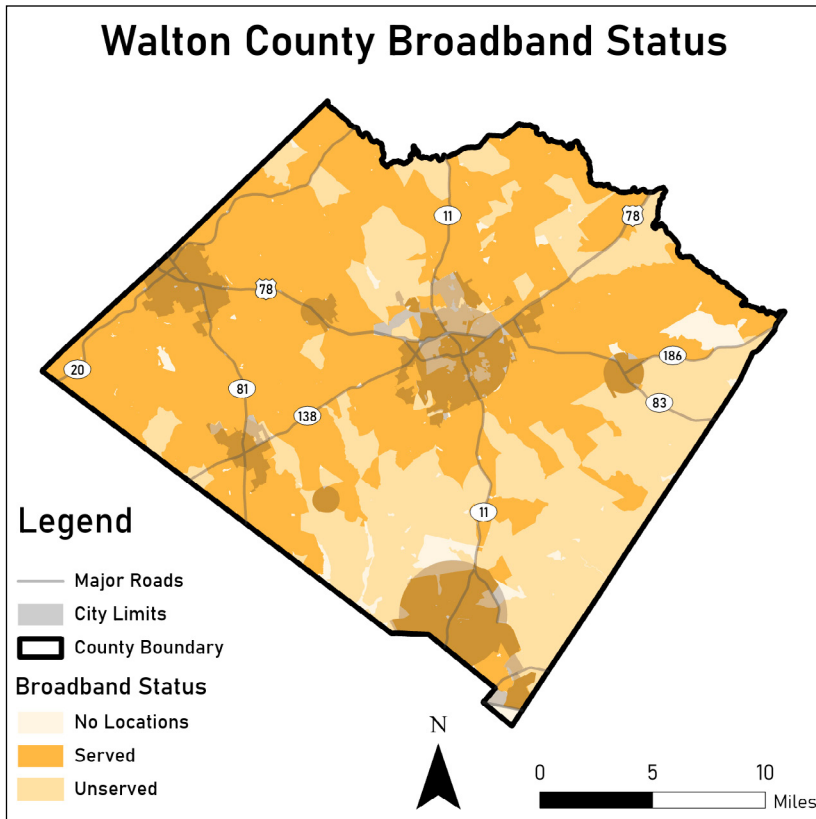


Figure 14. Broadband availability in Walton County, according to the Georgia Department of Community Affairs.

Needs and opportunities identified through stakeholder input sessions and public surveys that relate to broadband services are as follows:

**Needs**

- City officials should determine the necessary coordination with Walton County in regard to the broadband expansion initiative at the appropriate time.
- Improving wireless service to 5G could help the city residents gain better capacity to work from home.

**Opportunities**

- Become a Broadband Ready Community.



## C H A P T E R 6 LAND USE

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

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

### **Future Land Use Categories**

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

#### ***Residential***

Predominantly single-family homes. Certain civic and recreational uses are typically allowed.

#### ***Commercial***

Retail, office space, and highway-commercial land uses, though small-scale neighborhood shops or offices may be desirable in certain places. Often restricted to nodes and arterial/major collector roads.

#### ***Industrial***

Industrial land includes land dedicated to warehousing, wholesale trade facilities,

manufacturing facilities, processing plants, factories, mining or mineral extraction facilities or other similar uses.

***Public/Institutional***

Federal, state, local, and institutional land uses. Uses such as government offices, public safety posts, libraries, schools, religious institutions, cemeteries, and hospitals are representative.

***Transportation/Communication/Utilities***

Infrastructure such as water treatment, sewage treatment, communication towers, utility providers, airports, power plants, and transportation.

***Park/Recreation/Conservation***

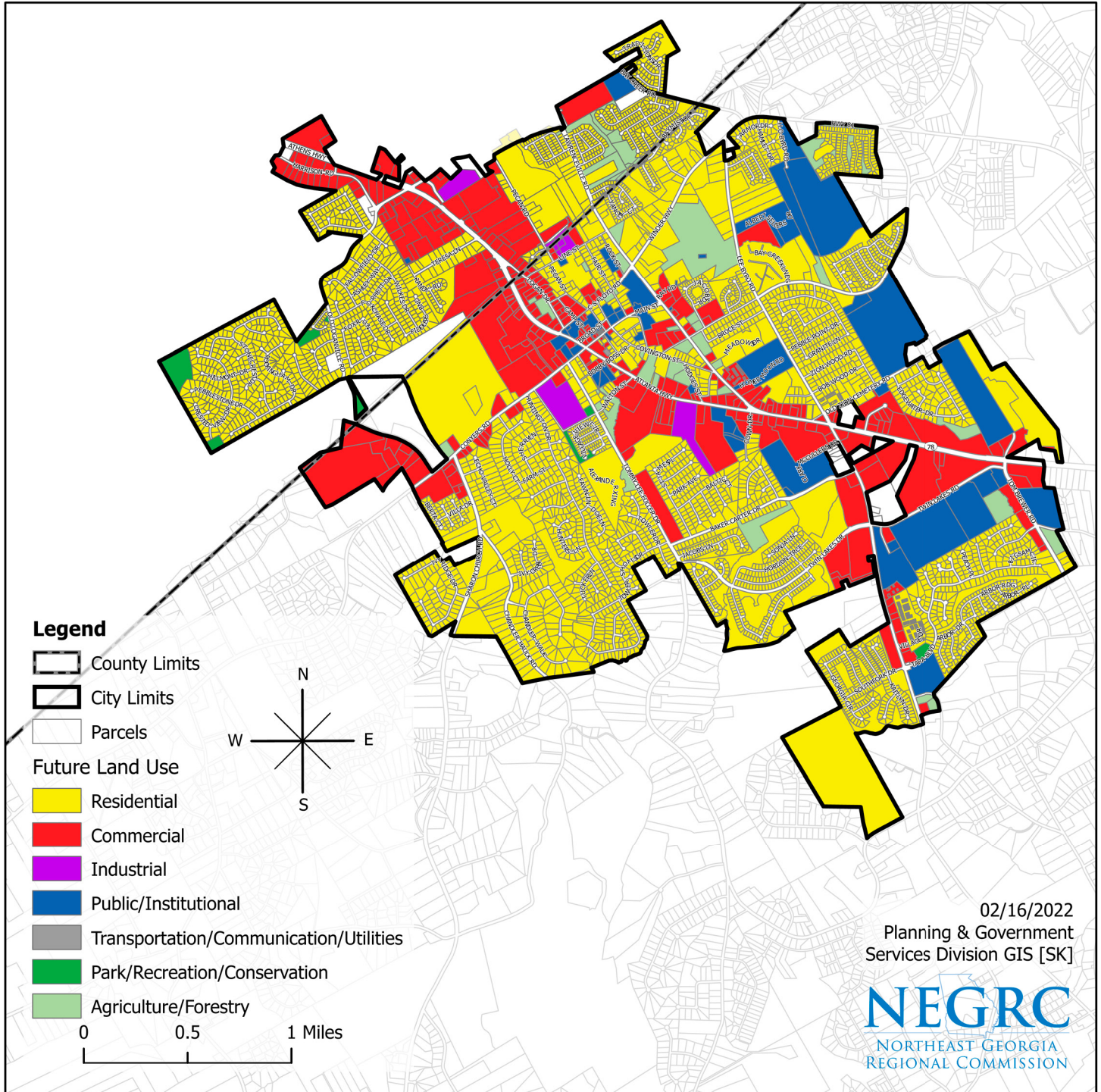
Dedicated to preserving the natural environment, protecting historic and cultural resources, and providing space for passive recreational opportunities.

***Agriculture/Forestry***

Farms and timberland. Residential development should maintain a rural character with single-family detached homes on large lots.



# Future Land Use Map





C H A P T E R 7

# COMMUNITY WORK PROGRAM

The Report of Accomplishments provides a status report of the 2017–2021 Short-Term Work Program. Subsequently, the Short-Term Work Program is updated to reflect new tangible list of projects to complete over the following five years (2022–2026). The list identifies priority projects, timelines for implementation, responsible parties, and funding strategies.

## Report of Accomplishments (2017–2021)

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

#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED)	NOTES
<b>POPULATION</b>			
1	Designate staff member or elected official to serve as public engagement officer to increase volunteerism and foster participation in local government activities (meeting notices, social media, etc.), especially among youth	Completed	Public Information Officer hired.



#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED)	NOTES
<b>ECONOMIC DEVELOPMENT</b>			
2	*Identify suitable locations for commercial development that is consistent with the community's vision and seek out developers and business owners (working with the DDA or establishing a Main Street Program could be beneficial in assisting with this)	Ongoing	Duties shifted to the Loganville Development Authority, which is overseeing these efforts moving forward – revised and carried over to STWP#2
3	Study and implement tools to encourage development of tourism-related economic opportunities, such as public-private partnerships	Ongoing	Planned as ongoing work item – not for carryover to new STWP.
4	Create downtown plan for economic development, historic preservation, complete streets connectivity, tourism, etc.	Cancelled	City Council is currently reconsidering future plans for the downtown area; efforts postponed until a determination is made.
5	Identify and implement targeted public investment downtown to spur private development	Ongoing	Planned as ongoing work item – not for carryover to new STWP.
<b>LAND USE, HOUSING, AND DEVELOPMENT</b>			
6	Develop branding plan to promote downtown, especially to tourists, retirees, and others	Completed	City has created an Events and Marketing Department that is responsible for branding and provides programming for almost 20 different public events annually as well as manages the renting out of park amenities.
7	Conduct a basic analysis and needs assessment of housing, employment, recreation, etc., to identify ways to attract new residents who already work in Loganville	Cancelled	Due to current conditions and demand, leadership determined this effort is not currently a priority – not for carryover to new STWP.
8	Review and, if appropriate, update zoning and development code to ensure that new development is compatible with the community's vision, especially regarding residential and commercial development, as well as natural and cultural resource preservation	Completed	Zoning updates include removal of RM-8 zoning district and updating the residential overlay criteria to require larger lot sizes and better quality construction.
9	*Inventory housing stock and develop blight eradication plan (including continuation of existing purchase/demolish policy), to include enforcement of existing blight ordinance	Ongoing	Unable to address during previous timeframe due to staff limitations; estimated to be completed 2024 - carried over to STWP#2
<b>NATURAL AND CULTURAL RESOURCES</b>			
10	Establish a tree-planting partnership with DDA, community groups, and/or others	Completed	Became a Tree City USA and continuing to work with local groups on tree planting initiatives.

(continued on next page)

COMMUNITY WORK PROGRAM

#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED)	NOTES
11	*Create an arts development plan and program (possibly also a committee)	Ongoing	Established the Loganville Fine Arts Society, which is working with the City to host and organize events in 2022; further arts developments are planned - revised and carried over to STWP#5
<b>COMMUNITY FACILITIES AND SERVICES</b>			
12	Identify and develop an additional municipal water source	Completed	City established new connection with the City of Monroe and is working with Walton County on a second take-point.
13	Prepare for emergencies by establishing a volunteer response unit and participating in countywide disaster planning	Cancelled	Assigned the task to the Walton County Emergency Management Agency.
<b>TRANSPORTATION</b>			
14	*Develop a local complete streets and trails plan with additional focus on traffic calming	Ongoing	The City is currently incorporating complete street designs into future projects. Plans to connect to the Gwinnett County trails system are also underway - carried over to STWP#6
15	*Plan and construct an enhanced downtown streetscape	Postponed	City Council is currently reconsidering future plans for the downtown area; efforts postponed until a determination is made. Item carried over to STWP#7
16	Create a Transit Development Plan (feasibility analysis)	Cancelled	No longer a priority for city leadership.
17	*Prioritize transportation needs for inclusion in future community and regional plans (ex.: SPLOST and T-SPLOST)	Ongoing	Comprehensive traffic study is currently underway - revised and carried over to STWP#8
18	Begin implementing complete streets and trails plan in high-priority areas	Ongoing	The City is currently incorporating complete street designs into future projects. Plans to connect to the Gwinnett County trails system are also underway - not for carryover to new STWP.

## Short-Term Work Program (2022-2026)

(\*entries with an asterisk represent carryover items from the previous Short-Term Work Program)

#	ACTIVITY	TARGET OF COMPLETION	RESPONSIBLE PARTY	COST ESTI-MATE	FUNDING SOURCE
<b>ECONOMIC DEVELOPMENT</b>					
1	Disseminate programming schedule for downtown events to generate community engagement	2022-2026	Events and Marketing Department	Staff Time	General Fund
2	Identify suitable locations for commercial development that is consistent with the community's vision and seek out developers and business owners	2023	Loganville Development Authority	Staff Time	General Fund
<b>PLANNING, LAND USE, AND HOUSING</b>					
3	*Inventory housing stock and develop blight eradication plan (including continuation of existing purchase/demolish policy), to include enforcement of existing blight ordinance	2024	Planning & Zoning Department	Minimal	General Fund, Grants
4	Reevaluate opportunities for downtown development and revitalization concurrent with community interests	2024	City Council, City Manager, Planning and Zoning Department	Minimal	General Fund
<b>NATURAL AND CULTURAL RESOURCES</b>					
5	*Create a local arts program	2023	City Council, City Manager, Fine Arts Society	Minimal	General Fund
<b>TRANSPORTATION</b>					
6	*Develop a local complete streets and trails plan with additional focus on traffic calming	2025	Planning and Zoning Department	\$5,000 - \$10,000	General Fund, Grants
7	*Plan and construct an enhanced downtown streetscape	2022-2025	DDA, City Manager, City Council	Dependent on Project	General Fund
8	Utilize Gwinnett County SPLOST for sidewalk network expansion	2022-2026	City Council, Public Works Department	Dependent on Project	General Fund, Gwinnett SPLOST, LMIG, Grants
<b>COMMUNITY FACILITIES AND SERVICES</b>					
9	Create a parks and recreation master plan that incorporates multi-modal accessibility to facilities	2023	City Council, City Manager, Media Relations	Minimal	General Fund

(continued on next page)

COMMUNITY WORK PROGRAM

#	ACTIVITY	TARGET OF COMPLETION	RESPONSIBLE PARTY	COST ESTI-MATE	FUNDING SOURCE
10	Implement Destination Park improvements	2023-2024	City Council, City Manager, Project Development Administrator	TBD	General Fund, Grants, Gwinnett SPLOST
11	Build a local dog park	2026	City Council, City Manager, Project Development Administrator	\$250,000	General Fund, Grants
12	Install pump station for second connection to Walton County's water system	2024	Public Works	\$2,000,000	General Fund, User Fees, Grants, Walton County
13	Phase out sewage pump stations and replace with gravity sewer lines	2025	Public Works	\$4,000,000	General Fund, Grants
<b>BROADBAND SERVICES</b>					
14	Become a Broadband Ready Community	2023	City Council	None	N/A
<b>INTERGOVERNMENTAL COORDINATION</b>					
15	Maintain communication with City of Monroe Water Department and Walton County Water Department and Public Works for water supply needs	Annual	City Council, Public Works	Staff Time	General Fund



# APPENDIX

The following section provides documentation of public meetings, public involvement, and data collection associated with the development of the Comprehensive Plan.



# Public Hearing 1 Documentation

July 6, 2021, Monroe, GA, during the Walton County Board of Commissioners Monthly Meeting

**Walton County  
Board of Commissioners  
Monthly Meeting  
July 6, 2021  
6:00 P.M.**

Printed Name	Printed Name
<u>Patrice Broughton</u>	<u>MARGARET HUBBARD</u>
<u>Keith Gray</u>	<u>Erany Lamm</u>
<u>Debra Clay</u>	<u>Tracy Carter</u>
<u>Judy Carter</u>	<u>ANNE MANN</u>
<u>Toni Gray</u>	<u>Nancy + Tony Flouner</u>
<u>Richard Hunt</u>	<u>Ronald Alford</u>
<u>Melissia Rusk</u>	<u>Jacobi + James Cain</u>
<u>Andrea Taylor</u>	<u>Wm + Amy Preston</u>
<u>Daniel Russell</u>	<u>John R. King</u>
<u>Angie Stamps</u>	<u>Christine Rivera</u>
<u>Chad Foster</u>	<u>Ed Pollock</u>
<u>Angele Foster</u>	<u>Ray Johnson</u>
<u>Charma Parker</u>	<u>Don Cannon</u>
<u>Kristi Parr</u>	<u>David Keener</u>
<u>Melanie Britt</u>	<u>Penny Keener</u>
<u>Steen Bonth</u>	<u>Milton Conner</u>

**Walton County  
Board of Commissioners  
Monthly Meeting  
July 6, 2021  
6:00 P.M.**

Printed Name	Printed Name
<u>Judy Lovell</u>	<u>Darren Schweifis</u>
<u>George Slavin</u>	<u>Angela McDowell</u>
<u>Jody Jackson</u>	
<u>Dan Jackson</u>	
<u>Dana Russell</u>	
<u>Eric Taylor</u>	
<u>John Allman</u>	
<u>Robert Post</u>	
<u>Jim White</u>	
<u>Brian Martin</u>	
<u>David Clemens</u>	
<u>Myra Antaez</u>	
<u>Shelly Brown</u>	
<u>Brian Hin Kous</u>	
<u>Carson Stillw</u>	
<u>Scott Stillw</u>	

**The Walton Tribune Saturday-Sunday, June 19-20, 2021**


**The Walton Tribune**  
Public Notice **8010**  
Call: **WANTED LABORER**  
**SIMS PAVING**  
Must have valid DL. FT or PT available. Call 770-267-5814 or 404-401-1068  
**HELP WANTED**  
**Simmeron Park**  
Looking for Laborer Good Wages & Good Hours. If interested email [simspaving@windstream.net](mailto:simspaving@windstream.net)  
**HELP WANTED**

**NOTICE OF PUBLIC NOTICE: 8951**  
Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove announce a Public Hearing for the beginning of the comprehensive planning process at July 6, 2021 at 6:00 p.m. at 111 South Broad Street, Monroe, Georgia. The purpose of the Public Hearing is to brief the community on the planning process and opportunities for public participation therein.  
21PV7400.646

30052  
You are hereby notified that a petition was filed with the Magistrate Court. The petition is for:  
80 Soft, knit fabrics  
81 Herr von Bismarck  
82 She admired the Man of Steel  
83 Perfume ingredient  
85 Suffix with meth-  
86 Soothing additives  
88 Like needles with fibers through them

1	2	3	4	5	6	7
21						
23						
25						
30						31
35			36	37	38	

Historic Walton County Courthouse  
111 South Broad Street  
Monroe, Georgia 30655

  
**BOARD OF COMMISSIONERS**

(770) 267-1301  
FAX: (770) 267-1400  
[www.waltoncountyga.gov](http://www.waltoncountyga.gov)

I, Rhonda Hawk, County Clerk, Walton County Board of Commissioners, do hereby certify that the attached documents are true and correct copies of the following:  
Excerpt from the minutes of the Walton County Board of Commissioners meeting on July 6, 2021.

Rhonda Hawk 10/5/2021  
Rhonda Hawk, County Clerk Date

**PLANNING & DEVELOPMENT**  
Update to Comprehensive Plan for Walton County and Cities  
Planning Director Charma Parker held a required public hearing for the development of the Update to the Comprehensive Plan for Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle and Walnut Grove. The purpose of the hearing was to brief the community on the planning process and opportunities for public participation. No one spoke during the public hearing.



## Public Involvement

### Public Input Meeting #1

<b>Walton County Comprehensive Plan Meeting Attendees</b>			
<b>Summary</b>			
<b>Meeting Date</b>	<b>Meeting Duration</b>	<b>Number of Attendees</b>	<b>Meeting ID</b>
August 11, 2021 2:20 PM EDT	70 minutes	14	652-041-493
<b>Details</b>			
<b>Name</b>	<b>Email Address</b>	<b>Join Time</b>	<b>Leave Time</b>
Barbara Schlageter	bschlageter@socialcirclega.com	2:21 PM	3:30 PM
Bob Post		2:23 PM	3:30 PM
Charna Parker		2:20 PM	3:30 PM
City of Loganville		2:23 PM	3:30 PM
Eric Taylor		2:28 PM	3:30 PM
JOHN HOWARD	jhoward@MONROE.local	2:20 PM	3:30 PM
John Devine		2:26 PM	3:30 PM
Logan Propes		2:24 PM	3:30 PM
Mark Beatty	pgsassist@negrc.org	2:29 PM	3:30 PM
Mayor Mark Moore	mayor@cityofwalnutgrove.com	2:22 PM	3:30 PM
NEGRC Presentation	pgsassist@negrc.org	2:20 PM	3:30 PM
Noah Roenitz	pgsassist@negrc.org	2:22 PM	3:30 PM
Randy Garrett		2:25 PM	3:30 PM
Randy Garrett		2:20 PM	2:24 PM
Sadie krawczyk		2:49 PM	3:30 PM

### Public Input Meeting #2

<b>Walton County Comprehensive Plan Meeting #2 Attendees</b>					<a href="#">GoToMeeting</a>
<b>Summary</b>					
<b>Meeting Date</b>	<b>Meeting Duration</b>	<b>Number of Attendees</b>	<b>Meeting ID</b>		
September 27, 2021 9:52 AM EC	87 minutes	9	610-948-333		
<b>Details</b>					
<b>Name</b>	<b>Email Address</b>	<b>Join Time</b>	<b>Leave Time</b>	<b>Time in Session (minutes)</b>	
+17703661240		10:55 AM	10:57 AM	1	
Barbara SCHLAGETER	bschlageter@socialcirclega.gov	9:57 AM	11:20 AM	82	
Bob Post		9:52 AM	11:20 AM	87	
Eric Taylor		9:59 AM	11:19 AM	80	
Mark Beatty	pgsassist@negrc.org	9:52 AM	11:20 AM	87	
Mark Moore	mark@moorebus.com	9:56 AM	11:20 AM	83	
Randy Garrett		9:52 AM	11:20 AM	87	
Sadie Krawczyk		9:57 AM	11:20 AM	82	
Stephen Jaques	pgsassist@negrc.org	9:55 AM	11:20 AM	84	

## Public Involvement (cont.)

### Public Input Meeting #3

<b>Walton County Comprehensive Plan Update</b> Input Meeting #3 – Mayoral Luncheon: December 17, 2021 – 11:00 a.m. 185 M.L.K. Jr Blvd, Monroe, GA 30655		
NAME	TITLE	EMAIL
Mark Beatty	NEGRC Senior Community Planner	<a href="mailto:Mbeatty@ncgrc.org">Mbeatty@ncgrc.org</a>
Robert Post	Mayor, Town of Between	<a href="mailto:betweengamayor@gmail.com">betweengamayor@gmail.com</a>
Randy Garrett	Mayor, Town of Good Hope	<a href="mailto:townofgoodhope@windstream.net">townofgoodhope@windstream.net</a>
Randy Carithers	Mayor, City of Jersey	<a href="mailto:randycarithers@bellsouth.net">randycarithers@bellsouth.net</a>
Rey Martinez	Mayor, City of Loganville	<a href="mailto:rmartinez@loganville-ga.gov">rmartinez@loganville-ga.gov</a>
John Howard	Mayor, City of Monroe	<a href="mailto:jhoward@monroega.gov">jhoward@monroega.gov</a>
David Keener	Mayor, City of Social Circle	<a href="mailto:dkeener@socialcirclega.gov">dkeener@socialcirclega.gov</a>
Mark Moore	Mayor, City of Walnut Grove	<a href="mailto:mayor@cityofwalnutgrove.com">mayor@cityofwalnutgrove.com</a>

### Public Input Meeting #4

<b>Walton County Comprehensive Plan Update</b> Input Meeting #4 – Water and Sewer Infrastructure: January 5, 2022 – 10:00 a.m. Virtual Meeting		
NAME	TITLE	EMAIL
Mark Beatty	NEGRC Senior Community Planner	<a href="mailto:Mbeatty@ncgrc.org">Mbeatty@ncgrc.org</a>
Robert Post	Mayor, Town of Between	<a href="mailto:betweengamayor@gmail.com">betweengamayor@gmail.com</a>
Randy Garrett	Mayor, Town of Good Hope	<a href="mailto:townofgoodhope@windstream.net">townofgoodhope@windstream.net</a>
Tim Prater	Planning Director, City of Loganville	<a href="mailto:tprater@loganville-ga.gov">tprater@loganville-ga.gov</a>
Robbie Schwartz	Media Relations / Project Development Administration, City of Loganville	<a href="mailto:rschwarz@loganville-ga.gov">rschwarz@loganville-ga.gov</a>
Sadie Krawczyk	Economic Development Director, City of Monroe	<a href="mailto:SKrawczyk@monroega.gov">SKrawczyk@monroega.gov</a>
Barbara Schlageter	Assistant City Clerk/Planning & Zoning Administrator, Social Circle	<a href="mailto:bSchlageter@socialcirclega.gov">bSchlageter@socialcirclega.gov</a>
Eric Taylor	City Manager, Social Circle	<a href="mailto:ETaylor@socialcirclega.gov">ETaylor@socialcirclega.gov</a>
Jay Link	Social Circle Public Works	<a href="mailto:JLink@socialcirclega.gov">JLink@socialcirclega.gov</a>
Mark Moore	Mayor, City of Walnut Grove	<a href="mailto:mayor@cityofwalnutgrove.com">mayor@cityofwalnutgrove.com</a>
Morris Jordan	Director, Walton County Water Department	<a href="mailto:Morris.jordan@co.walton.ga.us">Morris.jordan@co.walton.ga.us</a>
Shane Short	Walton County Development Authority	<a href="mailto:shane@choosewalton.com">shane@choosewalton.com</a>
Charna Parker	Planning Director, Walton County	<a href="mailto:cparker@co.walton.ga.us">cparker@co.walton.ga.us</a>

## Public Involvement (cont.)

### Public Input Meeting #5

<b>Walton County Comprehensive Plan Update</b> Input Meeting #5 – Parks and Recreation: February 4, 2022 – 10:00 a.m. Virtual Meeting		
NAME	TITLE	EMAIL
Mark Beatty	NEGRC Senior Community Planner	<a href="mailto:Mbeatty@negrc.org">Mbeatty@negrc.org</a>
Robert Post	Mayor, Town of Between	<a href="mailto:betweengamayor@gmail.com">betweengamayor@gmail.com</a>
Randy Garrett	Mayor, Town of Good Hope	<a href="mailto:townofgoodhope@windstream.net">townofgoodhope@windstream.net</a>
Tim Prater	Planning Director, City of Loganville	<a href="mailto:tprater@loganville-ga.gov">tprater@loganville-ga.gov</a>
Robbie Schwartz	Media Relations / Project Development Administration, City of Loganville	<a href="mailto:rschwarz@loganville-ga.gov">rschwarz@loganville-ga.gov</a>
Sadie Krawczyk	Economic Development Director, City of Monroe	<a href="mailto:SKrawczyk@monroega.gov">SKrawczyk@monroega.gov</a>
Barbara Schlageter	Assistant City Clerk/Planning & Zoning Administrator, Social Circle	<a href="mailto:bSchlageter@socialcirclega.gov">bSchlageter@socialcirclega.gov</a>
Eric Taylor	City Manager, Social Circle	<a href="mailto:ETaylor@socialcirclega.gov">ETaylor@socialcirclega.gov</a>
Mark Moore	Mayor, City of Walnut Grove	<a href="mailto:mayor@cityofwalnutgrove.com">mayor@cityofwalnutgrove.com</a>
Kristi Parr	Assistant Director Walton County Planning & Development	<a href="mailto:kparr@co.walton.ga.us">kparr@co.walton.ga.us</a>
Charna Parker	Director Walton County Planning & Development	<a href="mailto:cparker@co.walton.ga.us">cparker@co.walton.ga.us</a>
Stephen Jacques	NEGRC Project Specialist	<a href="mailto:SJacques@negrc.org">SJacques@negrc.org</a>
Carol Flaute	NEGRC Community Planner	<a href="mailto:CFlaute@negrc.org">CFlaute@negrc.org</a>

### Online Public Survey and Story Map: Available from 9/14/21 to 10/13/21





# Community Data

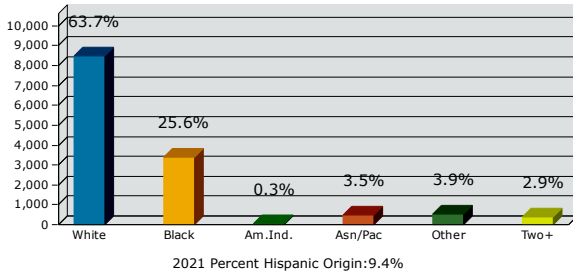


## Graphic Profile

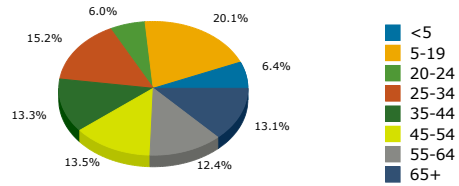
Loganville City, GA  
 Loganville City, GA (1347196)  
 Geography: Place

Prepared by Esri

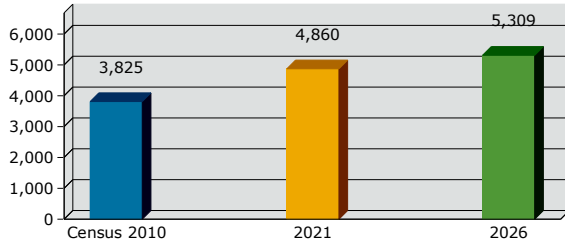
2021 Population by Race



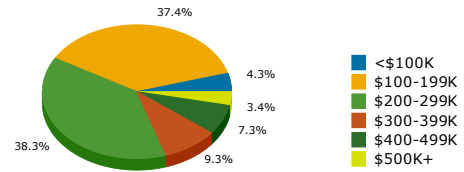
2021 Population by Age



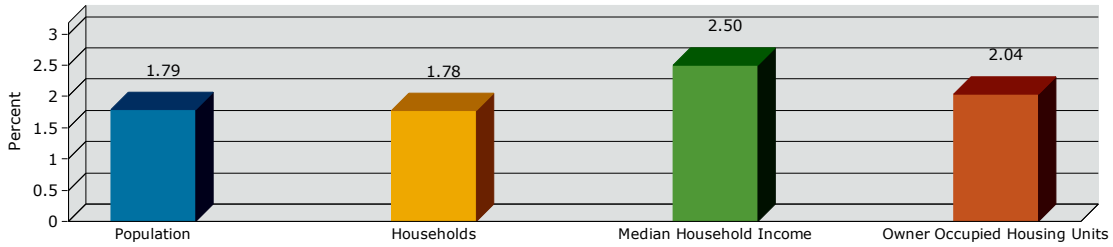
Households



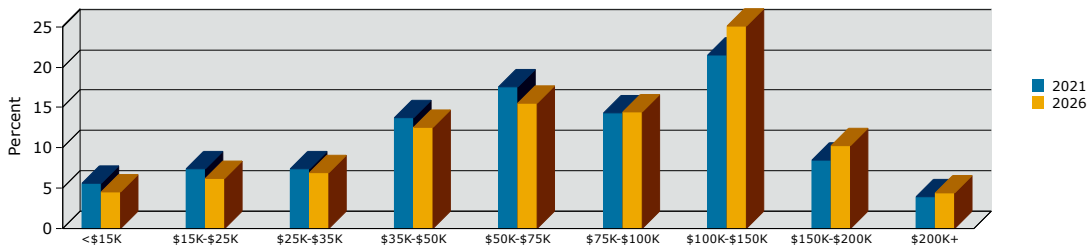
2021 Home Value



2021-2026 Annual Growth Rate




Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.


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## Community Data (cont.)

		<b>Community Profile</b>	
Loganville City, GA Loganville City, GA (1347196) Geography: Place		Prepared by Esri	
		<b>Loganville ci...</b>	
<b>Population Summary</b>			
2000 Total Population			6,417
2010 Total Population			10,458
2021 Total Population			13,333
2021 Group Quarters			3
2026 Total Population			14,568
2021-2026 Annual Rate			1.79%
2021 Total Daytime Population			14,429
Workers			7,062
Residents			7,367
<b>Household Summary</b>			
2000 Households			2,285
2000 Average Household Size			2.81
2010 Households			3,825
2010 Average Household Size			2.73
2021 Households			4,860
2021 Average Household Size			2.74
2026 Households			5,309
2026 Average Household Size			2.74
2021-2026 Annual Rate			1.78%
2010 Families			2,780
2010 Average Family Size			3.23
2021 Families			3,552
2021 Average Family Size			3.23
2026 Families			3,858
2026 Average Family Size			3.24
2021-2026 Annual Rate			1.67%
<b>Housing Unit Summary</b>			
2000 Housing Units			2,409
Owner Occupied Housing Units			81.3%
Renter Occupied Housing Units			13.6%
Vacant Housing Units			5.1%
2010 Housing Units			4,176
Owner Occupied Housing Units			63.7%
Renter Occupied Housing Units			27.9%
Vacant Housing Units			8.4%
2021 Housing Units			5,186
Owner Occupied Housing Units			70.7%
Renter Occupied Housing Units			23.0%
Vacant Housing Units			6.3%
2026 Housing Units			5,664
Owner Occupied Housing Units			71.6%
Renter Occupied Housing Units			22.1%
Vacant Housing Units			6.3%
<b>Median Household Income</b>			
2021			\$71,443
2026			\$80,825
<b>Median Home Value</b>			
2021			\$218,325
2026			\$241,564
<b>Per Capita Income</b>			
2021			\$30,522
2026			\$34,148
<b>Median Age</b>			
2010			34.8
2021			36.8
2026			37.5
<p><b>Data Note:</b> Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.</p>			
<p><b>Source:</b> U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.</p>			

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## Community Data (cont.)

 <b>Community Profile</b>	
Loganville City, GA Loganville City, GA (1347196) Geography: Place	
Prepared by Esri	
<b>Loganville ci...</b>	
<b>2010 Population by Age</b>	
Total	10,458
0 - 4	7.4%
5 - 9	8.3%
10 - 14	8.3%
15 - 24	13.0%
25 - 34	13.3%
35 - 44	14.9%
45 - 54	13.4%
55 - 64	8.8%
65 - 74	6.1%
75 - 84	4.2%
85 +	2.2%
18 +	71.2%
<b>2021 Population by Age</b>	
Total	13,331
0 - 4	6.4%
5 - 9	6.7%
10 - 14	6.8%
15 - 24	12.6%
25 - 34	15.2%
35 - 44	13.3%
45 - 54	13.5%
55 - 64	12.4%
65 - 74	7.8%
75 - 84	3.7%
85 +	1.6%
18 +	76.0%
<b>2026 Population by Age</b>	
Total	14,568
0 - 4	6.3%
5 - 9	6.6%
10 - 14	7.0%
15 - 24	11.3%
25 - 34	14.9%
35 - 44	14.0%
45 - 54	12.7%
55 - 64	12.7%
65 - 74	8.4%
75 - 84	4.6%
85 +	1.5%
18 +	76.3%
<b>2010 Population by Sex</b>	
Males	4,812
Females	5,646
<b>2021 Population by Sex</b>	
Males	6,319
Females	7,012
<b>2026 Population by Sex</b>	
Males	6,934
Females	7,634

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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## Community Data (cont.)

 <b>Community Profile</b>	
Loganville City, GA	Prepared by Esri
Loganville City, GA (1347196)	
Geography: Place	
<b>Loganville ci...</b>	
<b>2010 Population by Race/Ethnicity</b>	
Total	10,458
White Alone	70.0%
Black Alone	22.1%
American Indian Alone	0.3%
Asian Alone	2.3%
Pacific Islander Alone	0.1%
Some Other Race Alone	3.0%
Two or More Races	2.2%
Hispanic Origin	6.8%
Diversity Index	52.9
<b>2021 Population by Race/Ethnicity</b>	
Total	13,333
White Alone	63.7%
Black Alone	25.6%
American Indian Alone	0.3%
Asian Alone	3.5%
Pacific Islander Alone	0.1%
Some Other Race Alone	3.9%
Two or More Races	2.9%
Hispanic Origin	9.4%
Diversity Index	60.8
<b>2026 Population by Race/Ethnicity</b>	
Total	14,568
White Alone	61.0%
Black Alone	27.4%
American Indian Alone	0.4%
Asian Alone	3.8%
Pacific Islander Alone	0.1%
Some Other Race Alone	4.2%
Two or More Races	3.2%
Hispanic Origin	10.4%
Diversity Index	63.5
<b>2010 Population by Relationship and Household Type</b>	
Total	10,458
In Households	100.0%
In Family Households	88.2%
Householder	26.6%
Spouse	18.8%
Child	35.9%
Other relative	4.5%
Nonrelative	2.3%
In Nonfamily Households	11.8%
In Group Quarters	0.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%
<p><b>Data Note:</b> Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.</p> <p><b>Source:</b> U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.</p>	
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## Community Data (cont.)



### Community Profile

Loganville City, GA  
 Loganville City, GA (1347196)  
 Geography: Place

Prepared by Esri

	Loganville ci...
<b>2021 Population 25+ by Educational Attainment</b>	
Total	9,003
Less than 9th Grade	3.3%
9th - 12th Grade, No Diploma	6.2%
High School Graduate	25.2%
GED/Alternative Credential	4.1%
Some College, No Degree	25.0%
Associate Degree	9.1%
Bachelor's Degree	17.9%
Graduate/Professional Degree	9.2%
<b>2021 Population 15+ by Marital Status</b>	
Total	10,679
Never Married	27.1%
Married	57.0%
Widowed	5.3%
Divorced	10.6%
<b>2021 Civilian Population 16+ in Labor Force</b>	
Civilian Population 16+	6,193
Population 16+ Employed	96.6%
Population 16+ Unemployment rate	3.4%
Population 16-24 Employed	10.5%
Population 16-24 Unemployment rate	3.5%
Population 25-54 Employed	69.5%
Population 25-54 Unemployment rate	3.0%
Population 55-64 Employed	16.8%
Population 55-64 Unemployment rate	4.0%
Population 65+ Employed	3.2%
Population 65+ Unemployment rate	8.7%
<b>2021 Employed Population 16+ by Industry</b>	
Total	5,981
Agriculture/Mining	0.3%
Construction	11.3%
Manufacturing	6.8%
Wholesale Trade	1.9%
Retail Trade	12.2%
Transportation/Utilities	4.9%
Information	2.3%
Finance/Insurance/Real Estate	5.7%
Services	48.9%
Public Administration	5.8%
<b>2021 Employed Population 16+ by Occupation</b>	
Total	5,980
White Collar	60.4%
Management/Business/Financial	17.5%
Professional	22.3%
Sales	8.0%
Administrative Support	12.6%
Services	18.6%
Blue Collar	21.0%
Farming/Forestry/Fishing	0.1%
Construction/Extraction	4.2%
Installation/Maintenance/Repair	6.1%
Production	4.1%
Transportation/Material Moving	6.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

January 25, 2022

# Community Data (cont.)



## ACS Population Summary

Loganville City, GA  
 Loganville City, GA (1347196)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>TOTALS</b>				
Total Population	12,010		31	High
Total Households	4,101		265	High
Total Housing Units	4,450		323	High
<b>POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT</b>				
Total	11,613	100.0%	145	High
Enrolled in school	3,450	29.7%	399	High
Enrolled in nursery school, preschool	186	1.6%	96	Medium
Public school	122	1.1%	78	Medium
Private school	64	0.6%	56	Low
Enrolled in kindergarten	169	1.5%	85	Medium
Public school	157	1.4%	83	Medium
Private school	12	0.1%	19	Low
Enrolled in grade 1 to grade 4	583	5.0%	177	Medium
Public school	568	4.9%	174	Medium
Private school	15	0.1%	27	Low
Enrolled in grade 5 to grade 8	899	7.7%	208	Medium
Public school	822	7.1%	198	Medium
Private school	77	0.7%	60	Low
Enrolled in grade 9 to grade 12	661	5.7%	215	Medium
Public school	649	5.6%	215	Medium
Private school	12	0.1%	35	Low
Enrolled in college undergraduate years	889	7.7%	269	Medium
Public school	612	5.3%	199	Medium
Private school	277	2.4%	142	Medium
Enrolled in graduate or professional school	63	0.5%	54	Low
Public school	23	0.2%	26	Low
Private school	40	0.3%	45	Low
Not enrolled in school	8,163	70.3%	432	High
<b>POPULATION AGE 65+ BY RELATIONSHIP AND HOUSEHOLD TYPE</b>				
Total	1,865	100.0%	299	High
Living in Households	1,801	96.6%	296	High
Living in Family Households	1,260	67.6%	253	Medium
Householder	549	29.4%	127	Medium
Spouse	434	23.3%	103	Medium
Parent	180	9.7%	159	Low
Parent-in-law	86	4.6%	96	Low
Other Relative	11	0.6%	18	Low
Nonrelative	0	0.0%	21	Low
Living in Nonfamily Households	541	29.0%	151	Medium
Householder	501	26.9%	141	Medium
Nonrelative	40	2.1%	32	Low
Living in Group Quarters	64	3.4%	27	Medium

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low

January 25, 2022

## Community Data (cont.)



### ACS Population Summary

Loganville City, GA  
 Loganville City, GA (1347196)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>WORKERS AGE 16+ YEARS BY PLACE OF WORK</b>				
Total	5,406	100.0%	568	High
Worked in state and in county of residence	1,778	32.9%	415	Medium
Worked in state and outside county of residence	3,479	64.4%	552	High
Worked outside state of residence	149	2.8%	81	Medium
<b>SEX BY CLASS OF WORKER FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER</b>				
Total:	5,533	100.0%	553	High
Male:	2,862	51.7%	332	High
Employee of private company	2,194	39.7%	304	High
Self-employed in own incorporated business	146	2.6%	78	Medium
Private not-for-profit wage and salary workers	36	0.7%	40	Low
Local government workers	153	2.8%	98	Medium
State government workers	71	1.3%	48	Low
Federal government workers	89	1.6%	135	Low
Self-employed in own not incorporated business workers	173	3.1%	117	Low
Unpaid family workers	0	0.0%	21	Low
Female:	2,671	48.3%	373	High
Employee of private company	1,917	34.6%	344	High
Self-employed in own incorporated business	53	1.0%	44	Low
Private not-for-profit wage and salary workers	208	3.8%	98	Medium
Local government workers	248	4.5%	124	Medium
State government workers	140	2.5%	72	Medium
Federal government workers	16	0.3%	23	Low
Self-employed in own not incorporated business workers	89	1.6%	81	Low
Unpaid family workers	0	0.0%	21	Low
<b>POPULATION IN HOUSEHOLDS AND PRESENCE OF A COMPUTER</b>				
Total	11,946	100.0%	41	High
Population <18 in Households	2,974	24.9%	357	High
Have a Computer	2,939	24.6%	353	High
Have NO Computer	35	0.3%	60	Low
Population 18-64 in Households	7,171	60.0%	380	High
Have a Computer	7,028	58.8%	413	High
Have NO Computer	143	1.2%	128	Low
Population 65+ in Households	1,801	15.1%	296	High
Have a Computer	1,377	11.5%	264	High
Have NO Computer	424	3.5%	160	Medium
<b>HOUSEHOLDS AND INTERNET SUBSCRIPTIONS</b>				
Total	4,101	100.0%	265	High
With an Internet Subscription	3,535	86.2%	275	High
Dial-Up Alone	0	0.0%	21	Low
Broadband	3,108	75.8%	322	High
Satellite Service	432	10.5%	177	Medium
Other Service	59	1.4%	54	Low
Internet Access with no Subscription	120	2.9%	71	Medium
With No Internet Access	446	10.9%	146	Medium

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low

January 25, 2022

# Community Data (cont.)



## ACS Population Summary

Loganville City, GA  
 Loganville City, GA (1347196)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK</b>				
Total	5,406	100.0%	568	High
Drove alone	4,662	86.2%	555	High
Carpooled	539	10.0%	197	Medium
Public transportation (excluding taxicab)	0	0.0%	21	Low
Bus or trolley bus	0	0.0%	21	Low
Light rail, streetcar or trolley	0	0.0%	21	Low
Subway or elevated	0	0.0%	21	Low
Long-distance/Commuter Train	0	0.0%	21	Low
Ferryboat	0	0.0%	21	Low
Taxicab	0	0.0%	21	Low
Motorcycle	0	0.0%	21	Low
Bicycle	0	0.0%	21	Low
Walked	0	0.0%	21	Low
Other means	56	1.0%	53	Low
Worked at home	149	2.8%	88	Medium
<b>WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK</b>				
Total	5,257	100.0%	570	High
Less than 5 minutes	77	1.5%	57	Low
5 to 9 minutes	364	6.9%	165	Medium
10 to 14 minutes	484	9.2%	158	Medium
15 to 19 minutes	558	10.6%	236	Medium
20 to 24 minutes	295	5.6%	141	Medium
25 to 29 minutes	343	6.5%	193	Medium
30 to 34 minutes	372	7.1%	129	Medium
35 to 39 minutes	310	5.9%	158	Medium
40 to 44 minutes	364	6.9%	273	Medium
45 to 59 minutes	944	18.0%	243	Medium
60 to 89 minutes	672	12.8%	256	Medium
90 or more minutes	474	9.0%	214	Medium
Average Travel Time to Work (in minutes)	38.0		7.1	High
<b>FEMALES AGE 20-64 YEARS BY AGE OF OWN CHILDREN AND EMPLOYMENT STATUS</b>				
Total	3,558	100.0%	299	High
Own children under 6 years only	354	9.9%	132	Medium
In labor force	281	7.9%	122	Medium
Not in labor force	73	2.1%	61	Low
Own children under 6 years and 6 to 17 years	236	6.6%	118	Medium
In labor force	91	2.6%	68	Low
Not in labor force	145	4.1%	84	Medium
Own children 6 to 17 years only	1,022	28.7%	190	High
In labor force	777	21.8%	180	Medium
Not in labor force	245	6.9%	130	Medium
No own children under 18 years	1,946	54.7%	360	High
In labor force	1,508	42.4%	369	Medium
Not in labor force	438	12.3%	148	Medium

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low

January 25, 2022



## Community Data (cont.)

		2015 - 2019			
		ACS Estimate	Percent	MOE(±)	Reliability
<b>HOUSEHOLDS BY OTHER INCOME</b>					
Social Security Income		1,353	33.0%	214	High
No Social Security Income		2,748	67.0%	241	High
Retirement Income		893	21.8%	232	Medium
No Retirement Income		3,208	78.2%	280	High
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS</b>					
<10% of Income		0	0.0%	21	High
10-14.9% of Income		56	4.3%	53	Low
15-19.9% of Income		160	12.3%	90	Medium
20-24.9% of Income		190	14.6%	139	Low
25-29.9% of Income		158	12.1%	130	Low
30-34.9% of Income		51	3.9%	51	Low
35-39.9% of Income		75	5.8%	71	Low
40-49.9% of Income		198	15.2%	98	Medium
50+% of Income		346	26.6%	130	Medium
Gross Rent % Inc Not Computed		69	5.3%	50	Low
<b>HOUSEHOLDS BY PUBLIC ASSISTANCE INCOME IN THE PAST 12 MONTHS</b>					
Total		4,101	100.0%	265	High
With public assistance income		11	0.3%	17	Low
No public assistance income		4,090	99.7%	266	High
<b>HOUSEHOLDS BY FOOD STAMPS/SNAP STATUS</b>					
Total		4,101	100.0%	265	High
With Food Stamps/SNAP		342	8.3%	111	Medium
With No Food Stamps/SNAP		3,759	91.7%	303	High
<b>HOUSEHOLDS BY DISABILITY STATUS</b>					
Total		4,101	100.0%	265	High
With 1+ Persons w/Disability		1,255	30.6%	266	Medium
With No Person w/Disability		2,846	69.4%	331	High

**Data Note:** N/A means not available. Population by Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2017, adjusted for inflation.

**2015-2019 ACS Estimate:** The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2015-2019 ACS estimates, five-year period data collected monthly from January 1, 2015 through December 31, 2019. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

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

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

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

**Source:** U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low

January 25, 2022

# Community Data (cont.)



## ACS Housing Summary

Loganville City, GA  
 Loganville City, GA (1347196)  
 Geography: Place

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT</b>				
Total	1,303	100.0%	270	■ ■
With cash rent	1,245	95.5%	263	■ ■
Less than \$100	0	0.0%	21	
\$100 to \$149	0	0.0%	21	
\$150 to \$199	7	0.5%	12	■
\$200 to \$249	0	0.0%	21	
\$250 to \$299	0	0.0%	21	
\$300 to \$349	0	0.0%	21	
\$350 to \$399	0	0.0%	21	
\$400 to \$449	23	1.8%	37	■
\$450 to \$499	79	6.1%	64	■
\$500 to \$549	0	0.0%	21	
\$550 to \$599	0	0.0%	21	
\$600 to \$649	12	0.9%	21	■
\$650 to \$699	33	2.5%	43	■
\$700 to \$749	67	5.1%	62	■
\$750 to \$799	68	5.2%	53	■
\$800 to \$899	234	18.0%	115	■ ■
\$900 to \$999	157	12.0%	85	■ ■
\$1,000 to \$1,249	397	30.5%	213	■ ■
\$1,250 to \$1,499	43	3.3%	57	■
\$1,500 to \$1,999	109	8.4%	82	■
\$2,000 to \$2,499	16	1.2%	26	■
\$2,500 to \$2,999	0	0.0%	21	
\$3,000 to \$3,499	0	0.0%	21	
\$3,500 or more	0	0.0%	21	
No cash rent	58	4.5%	49	■
Median Contract Rent	\$963		\$95	■ ■ ■
Average Contract Rent	\$982		\$313	■ ■
<b>RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT</b>				
Total	1,303	100.0%	270	■ ■
Pay extra for one or more utilities	1,161	89.1%	249	■ ■
No extra payment for any utilities	142	10.9%	100	■

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: ■ high ■ medium ■ low

January 25, 2022

## Community Data (cont.)



### ACS Housing Summary

Loganville City, GA  
 Loganville City, GA (1347196)  
 Geography: Place

Prepared by Esri

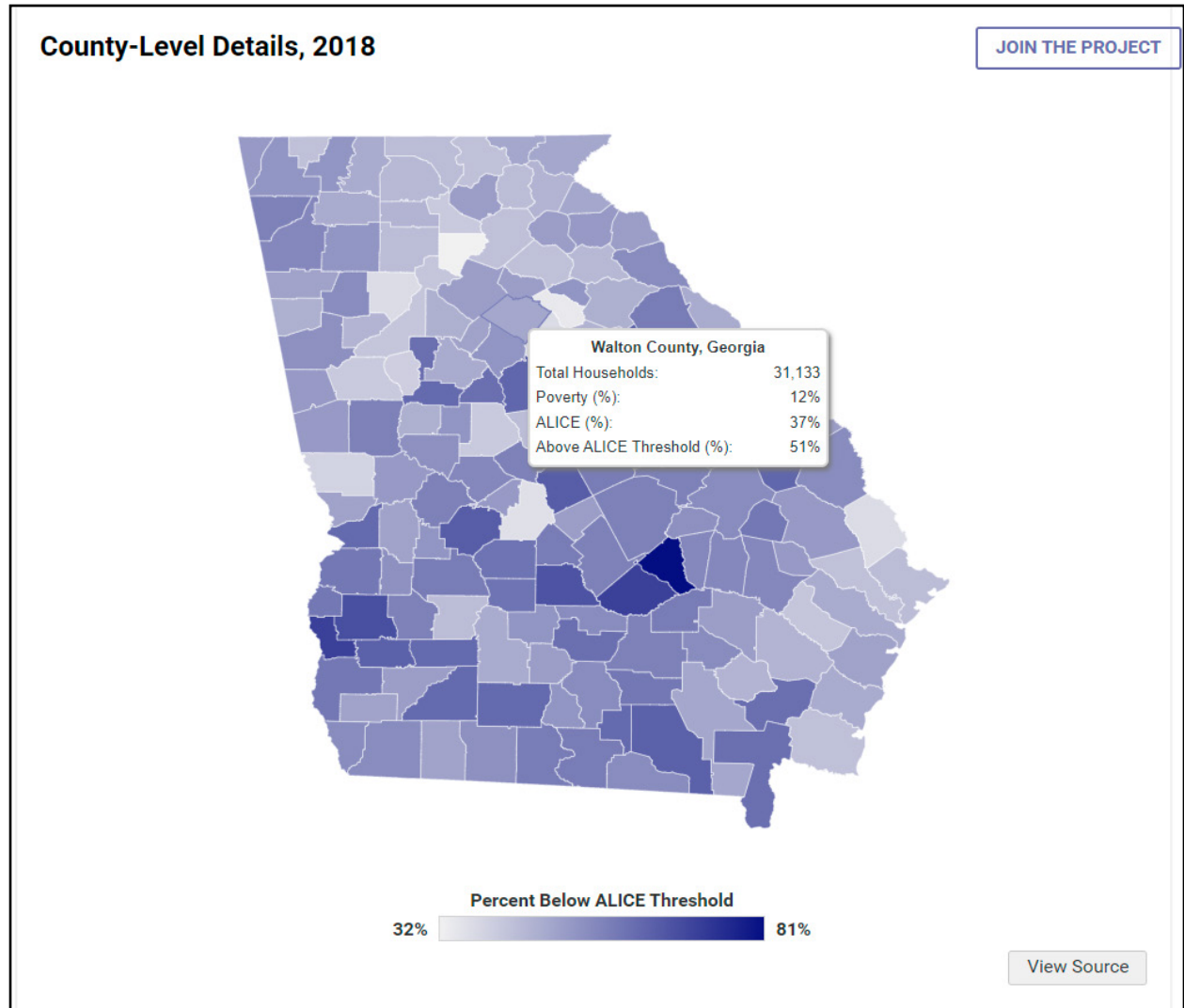
	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>HOUSING UNITS BY UNITS IN STRUCTURE</b>				
Total	4,450	100.0%	323	High
1, detached	3,339	75.0%	335	High
1, attached	144	3.2%	82	Medium
2	192	4.3%	101	Medium
3 or 4	226	5.1%	88	Medium
5 to 9	293	6.6%	136	Medium
10 to 19	66	1.5%	99	Low
20 to 49	0	0.0%	21	Low
50 or more	32	0.7%	41	Low
Mobile home	158	3.6%	66	Medium
Boat, RV, van, etc.	0	0.0%	21	Low
<b>HOUSING UNITS BY YEAR STRUCTURE BUILT</b>				
Total	4,450	100.0%	323	High
Built 2014 or later	288	6.5%	144	Medium
Built 2010 to 2013	9	0.2%	14	Low
Built 2000 to 2009	1,863	41.9%	270	High
Built 1990 to 1999	1,234	27.7%	235	High
Built 1980 to 1989	539	12.1%	160	Medium
Built 1970 to 1979	227	5.1%	110	Medium
Built 1960 to 1969	111	2.5%	71	Medium
Built 1950 to 1959	114	2.6%	99	Low
Built 1940 to 1949	31	0.7%	40	Low
Built 1939 or earlier	34	0.8%	40	Low
Median Year Structure Built	1999		2	High
<b>OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT</b>				
Total	4,101	100.0%	265	High
Owner occupied				
Moved in 2017 or later	243	5.9%	104	Medium
Moved in 2015 to 2016	456	11.1%	207	Medium
Moved in 2010 to 2014	520	12.7%	143	Medium
Moved in 2000 to 2009	1,116	27.2%	182	High
Moved in 1990 to 1999	307	7.5%	106	Medium
Moved in 1989 or earlier	156	3.8%	76	Medium
Renter occupied				
Moved in 2017 or later	205	5.0%	112	Medium
Moved in 2015 to 2016	318	7.8%	169	Medium
Moved in 2010 to 2014	622	15.2%	183	Medium
Moved in 2000 to 2009	158	3.9%	120	Low
Moved in 1990 to 1999	0	0.0%	21	Low
Moved in 1989 or earlier	0	0.0%	21	Low
Median Year Householder Moved Into Unit	2011		2	High

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low

January 25, 2022

## Community Data (cont.)



County-level ALICE ("Asset Limited, Income Constrained, Employed") details for Walton County, 2018, from <https://www.unitedforalice.org/national-overview>. <https://www.unitedforalice.org/national-overview>

# Community Data (cont.)

H+T Fact Sheets

<https://htaindex.cnt.org/fact-sheets/?lat=33.838977&lng=-83.90073819...>

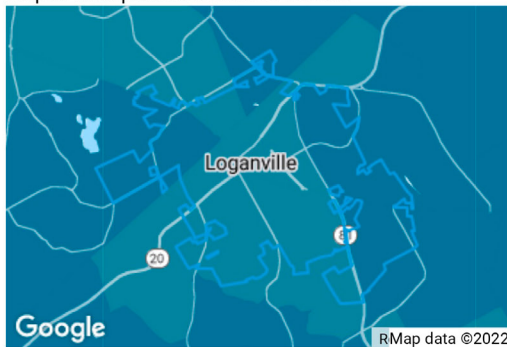


## Municipality: Loganville, GA

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

*The statistics below are modeled for the Regional Typical Household. Income: \$57,000 Commuters: 1.20 Household Size: 2.77 (Atlanta-Sandy Springs-Roswell, GA)*

### Map of Transportation Costs % Income



- Location Efficient Areas
- < 8%
  - 8-12%
  - 12-15%
  - 15-18%
  - 18-22%
  - 22-26%
  - 26-29%
  - 29%+

### Location Efficiency Metrics

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

0%

Percent of location efficient neighborhoods

### Neighborhood Characteristic Scores (1-10)

As compared to neighborhoods in all 955 U.S. regions in the Index

Job Access

2.5

Low access to jobs

AllTransit Performance Score

0

Car-dependent with very limited or no access to public transportation

Compact Neighborhood

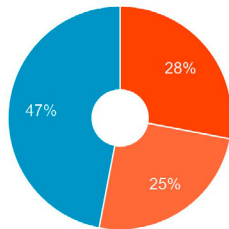
2.5

Low density and limited walkability

### Average Housing + Transportation Costs % Income

Factoring in both housing and transportation costs provides a more comprehensive way of thinking about the cost of housing and true affordability.

- Housing
- Transportation
- Remaining Income



### Transportation Costs

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



\$14,528

Annual Transportation Costs



2.03

Autos Per Household



25,161

Average Household VMT

0%

Transit Ridership % of Workers

0



Annual Transit Trips

10.97 Tonnes

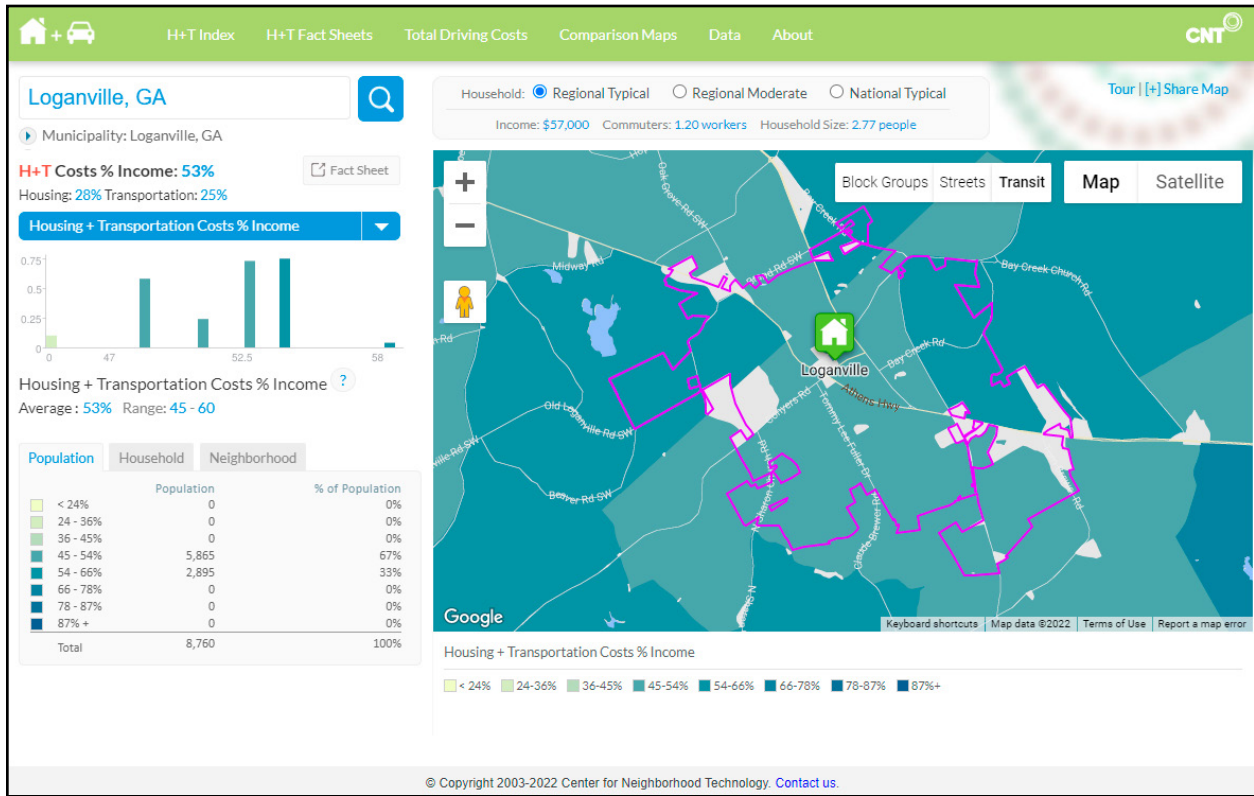
Annual Greenhouse Gas per Household



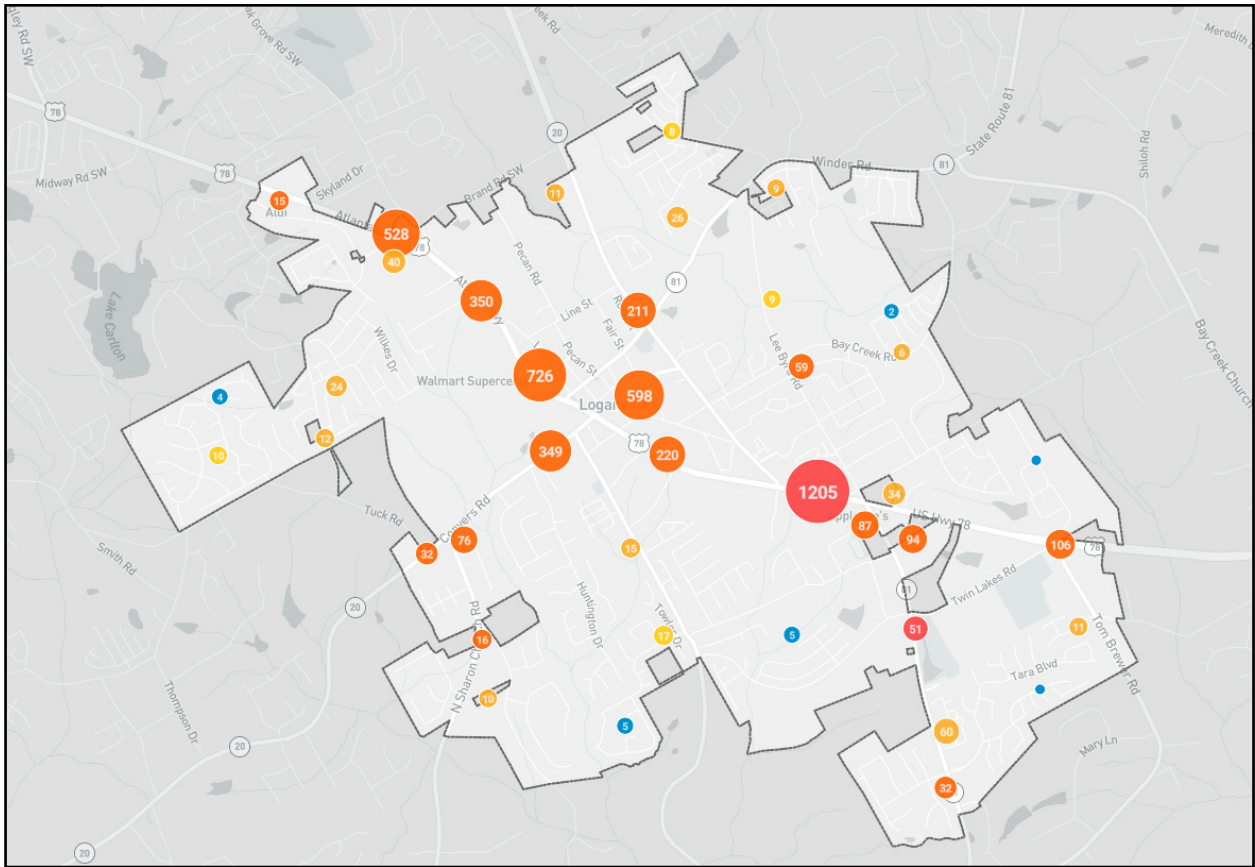
## Community Data (cont.)

H+T Fact Sheets		<a href="https://htaindex.cnt.org/fact-sheets/?lat=33.838977&amp;lng=-83.90073819...">https://htaindex.cnt.org/fact-sheets/?lat=33.838977&amp;lng=-83.90073819...</a>	
 <b>H+T Fact Sheet</b> <small>TRUE AFFORDABILITY AND LOCATION EFFICIENCY</small>			
<h3>H+T Metrics</h3>			
<b>Affordability</b>		<b>Demographics</b>	
Housing + Transportation Costs % Income:	53%	Block Groups:	2
Housing Costs % Income:	28%	Households:	2,870
Transportation Costs % Income:	25%	Population:	8,760
<b>Household Transportation Model Outputs</b>		<b>Environmental Characteristics</b>	
Autos per Household:	2.03	Residential Density 2010:	1.44 HHs/Res. Acre
Annual Vehicle Miles Traveled per Household :	25,161	Gross Household Density:	0.61 HH/Acre
Transit Ridership % of Workers:	0%	Regional Household Intensity:	8,138 HH/mile <sup>2</sup>
Annual Transportation Cost:	\$14,528	Percent Single Family Detached Households:	85%
Annual Auto Ownership Cost:	\$11,042	Employment Access Index:	8,285 Jobs/mi <sup>2</sup>
Annual VMT Cost:	\$3,487	Employment Mix Index (0-100):	87
Annual Transit Cost:	\$0	Transit Connectivity Index (0-100):	0
Annual Transit Trips:	0	Transit Access Shed:	0 km <sup>2</sup>
<b>Housing Costs</b>		Jobs Accessible in 30 Minute Transit Ride:	0
Average Monthly Housing Cost:	\$1,310	Available Transit Trips per Week:	0
Median Selected Monthly Owner Costs:	\$1,423	Average Block Perimeter:	1,836 Meters
Median Gross Monthly Rent:	\$1,141	Average Block Size :	50 Acres
Percent Owner Occupied Housing Units:	75%	Intersection Density:	40 /mi <sup>2</sup>
Percent Renter Occupied Housing Unit:	25%		
<b>Greenhouse Gas from Household Auto Use</b>			
Annual GHG per Household:	10.97 Tonnes		
Annual GHG per Acre:	7.58 Tonnes		
© Copyright, Center for Neighborhood Technology			

## Community Data (cont.)



## Community Data (cont.)



Recorded crashes in Loganville, 2013-2020, from <https://gdot.numetric.com/crash-query#/metrics>.

## Community Data (cont.)

CRASH SUMMARY REPORT

### Loganville Crash Data

Created on September 21, 2021

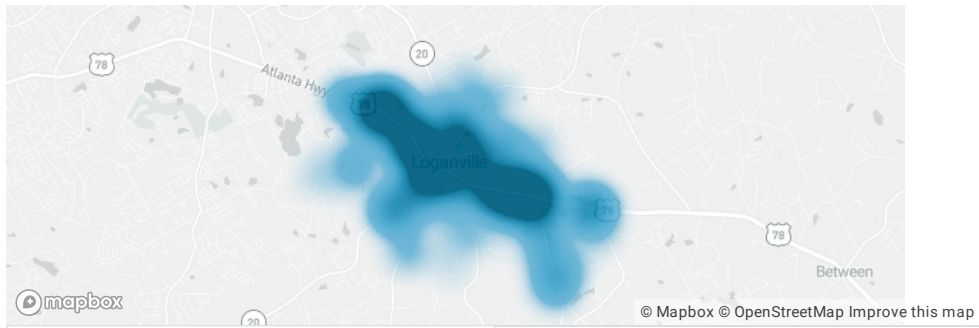
Created by Stephen Jaques

Data extents: January 2, 2013 to December 31, 2020



#### Applied Filters

GDOT City Boundaries (Geo) = Loganville



Total Crashes	5,075	Fatal Crashes	3
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GDOT Summary	Collisions Dataset	
Total Crashes	5,075	100.00%
Intersection Related	3,252	64.08%
Distracted Driver (Suspected)	2,585	50.94%
Single Motor Vehicle Involved	324	6.38%
Distracted Driver (Confirmed)	138	2.72%
CMV Related	74	1.46%
Impaired Driving (Confirmed)	60	1.18%
Motorcycle	55	1.08%
+ 3 more	77	1.52%

KABCO Severity	Collisions Dataset	
(O) No Injury	3,834	75.55%
(C) Possible Injury / Complaint	973	19.17%
(B) Suspected Minor/Visible Injury	216	4.26%
(A) Suspected Serious Injury	36	0.71%
Unknown	13	0.26%
(K) Fatal Injury	3	0.06%

## Community Data (cont.)

Date and Time (Year)	Collisions Dataset	
2020	814	16.04%
2019	833	16.41%
2018	737	14.52%
2017	636	12.53%
2016	685	13.50%
2015	596	11.74%
2014	399	7.86%
2013	375	7.39%

Date and Time (Hour of Day)	Collisions Dataset	
12 am - 2 am	37	0.73%
2 am - 4 am	32	0.63%
4 am - 6 am	58	1.14%
6 am - 8 am	344	6.78%
8 am - 10 am	363	7.15%
10 am - 12 pm	453	8.93%
12 pm - 2 pm	819	16.14%
2 pm - 4 pm	879	17.32%
+ 4 more	2,090	41.18%

Manner of Collision	Collisions Dataset	
Rear End	2,492	49.10%
Left Angle Crash	811	15.98%
Angle (Other)	580	11.43%
Sideswipe-Same Direction	379	7.47%
Not a Collision with Motor Vehicle	310	6.11%
(None)	212	4.18%
Head On	128	2.52%
Right Angle Crash	102	2.01%
Sideswipe-Opposite Direction	61	1.20%

Location at Impact	Collisions Dataset	
On Roadway - Roadway Intersection	2,989	58.90%
On Roadway - Non-Intersection	1,680	33.10%
(None)	169	3.33%
Off Roadway	164	3.23%
On Shoulder	40	0.79%
On Roadway - Driveway Intersection	23	0.45%



## Community Data (cont.)

Entrance/Exit Ramp	6	0.12%
Median	2	0.04%
+ 9 more	2	0.04%

Most Harmful Event	Collisions Dataset	
Motor Vehicle in Motion	4,612	90.88%
Parked Motor Vehicle	125	2.46%
Animal	40	0.79%
Deer	28	0.55%
Other - Fixed Object	23	0.45%
Over Turn	21	0.41%
Other Object (Not Fixed)	20	0.39%
Pedestrian	20	0.39%
+ 30 more	144	2.85%

Operator / Driver Contributing Factor	Collisions Dataset	
No Contributing Factors	3,242	63.88%
Following Too Close	1,678	33.06%
(None)	1,539	30.33%
Failure to Yield	876	17.26%
Changed Lanes Improperly	152	3.00%
Inattentive or Other Distraction (Distracted)	126	2.48%
Other	124	2.44%
Improper Backing	101	1.99%
+ 35 more	422	8.33%

# 2021 Downtown Survey Results

## Citizens Advisory Group Survey Results City of Loganville, April 2021

**An Overview**  
Thank you to the members of the Citizen's Advisory Group for taking the time to put together the questions for this survey. Thank you to all the participants who took the time to answer the survey questions and respond to what you wanted to see in Downtown Loganville.

**Survey Details**  
The group of people who were eligible to participate in the survey was comprised of City of Loganville registered voters (both in Walton and Gwinnett counties) and Utility customers (both business and personal) of the City of Loganville. Tokens were uploaded into the survey website that were either utility bill account numbers or voter registration numbers. Notice was given to Utility customers on both the February and March bill, and a postcard was sent out to all voters with their token on the postcard.

The total number of voters were 10,273 and utility bill customers were 5,687 for a total of 15,960 possible votes.

Of that possible number of votes, there were 944 total recorded responses, or 5.914%. Not all respondents answered all questions.

There were approximately 365 comments. These can be found on their own linked page: <https://ql.to/QCg6ib>

The total number of people who voted in the last local city election (2019) was 751.

**Survey Highlights**

- Most respondents want to see something done with the downtown (83%) and do not believe downtown is attractive as it is, but most (72%) want to keep the downtown with a "small town feel"
- Most don't want multifamily apartment rentals (75%)
- 83% agree that 500 multi-family rental units are too many; 33% would support less than 300 multi-family apartments, and 50% would support less than 300 owner-occupied condominiums
- Most favor commercial development (78%) and many don't mind selling city-owned property to develop (61%) but 66% want development funded by personal enterprise and not taxpayers.
- 75% want to invest public funds in a partnership with business.
- Traffic is a real concern to our citizens (96%)
- 90% want a park and walk concept downtown
- Many don't mind allocating tax dollars to revitalize city hall (54%) but 60% would support the sale of the City Hall complex if the sale made a profit for the City.

**What's Next?**  
Mayor and Council will be reviewing the survey and the comments and discuss what the future holds for the development of downtown. The Economic Development committee will be meeting before the May Council meeting to discuss the survey and next steps.

1) I prefer to see no development and leave downtown as is.

Response	Count
a. Strongly Agree	53
b. Agree	39
c. Neutral	69
d. Disagree	265
e. Strongly Disagree	366

2) I support selling city-owned property for privately funded projects like the Railyard in Grayson <http://railyardgrayson.com/map-3/>

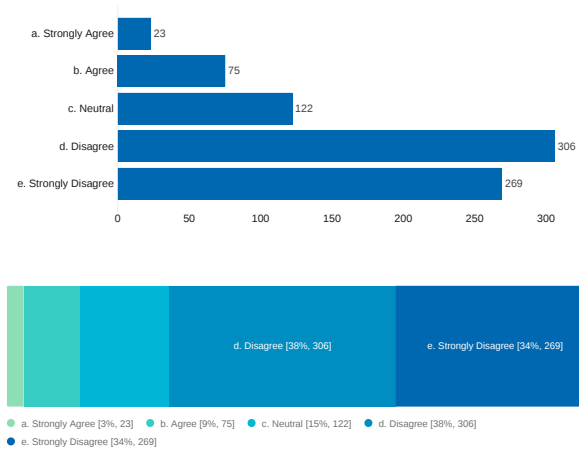
Response	Count
a. Strongly Agree	193
b. Agree	280
c. Neutral	158
d. Disagree	86
e. Strongly Disagree	70

3) I like the concept of the 2018 Main Street Overlay for Loganville. <http://news.monroelocal.org/jones-takes-helm-at-Ida-as-loganville-main-street-overlay-sets-vision-for-downtown-area/>

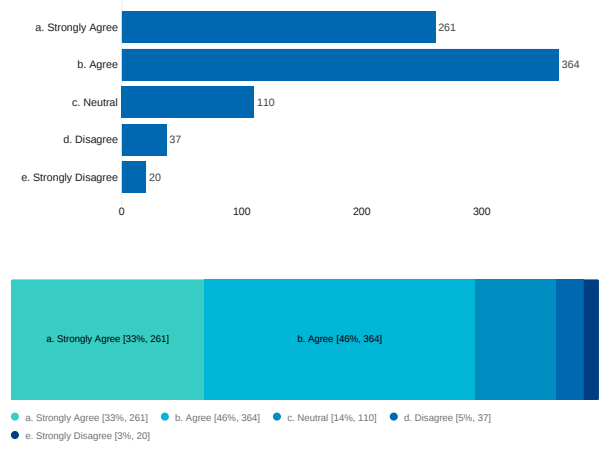
Response	Count
a. Strongly Agree	263
b. Agree	311
c. Neutral	89
d. Disagree	64
e. Strongly Disagree	59

## 2021 Downtown Survey Results (cont.)

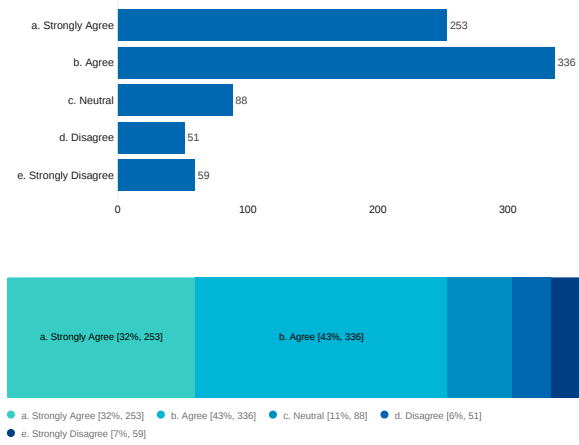
4) Loganville has attractive main streets and gateway entrances.



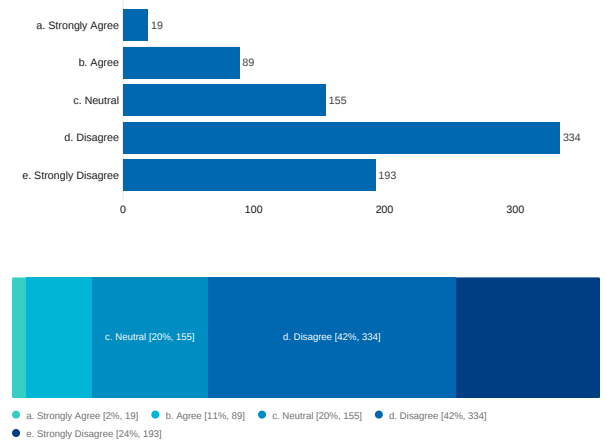
5) Loganville should require higher architectural and landscaping standards in non-residential areas.



6) Loganville should invest public funds to partner with businesses to give a face-lift to the downtown Main Street area.

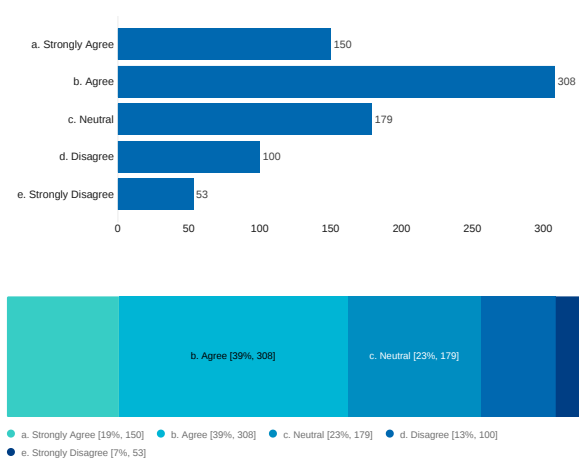


7) Loganville's current commercial sector is of a quality standard appropriate for our City's image.

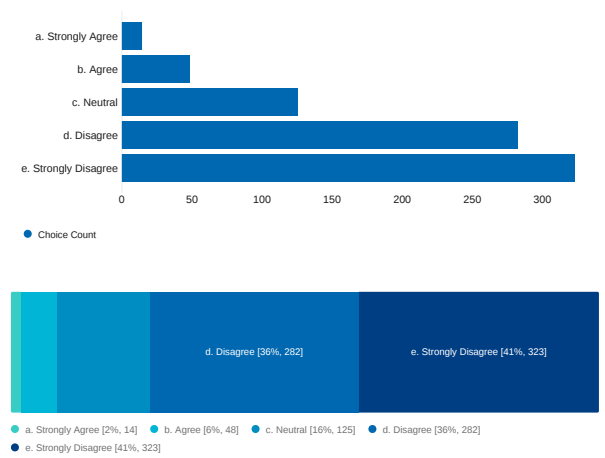


## 2021 Downtown Survey Results (cont.)

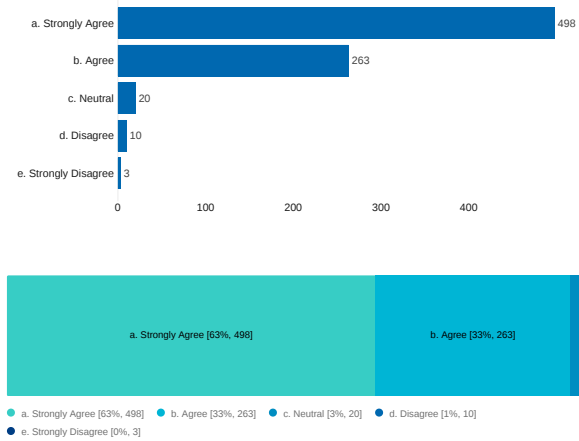
8) Regarding question seven (7), the city partnering with a developer is the best option to bring the necessary funds to the downtown area.



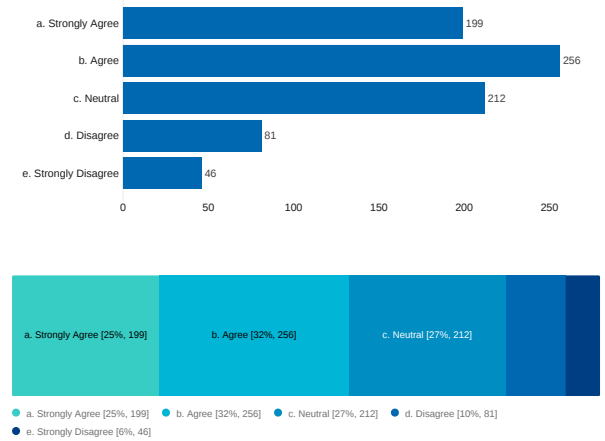
9) I would rather raise taxes than partner with a developer.



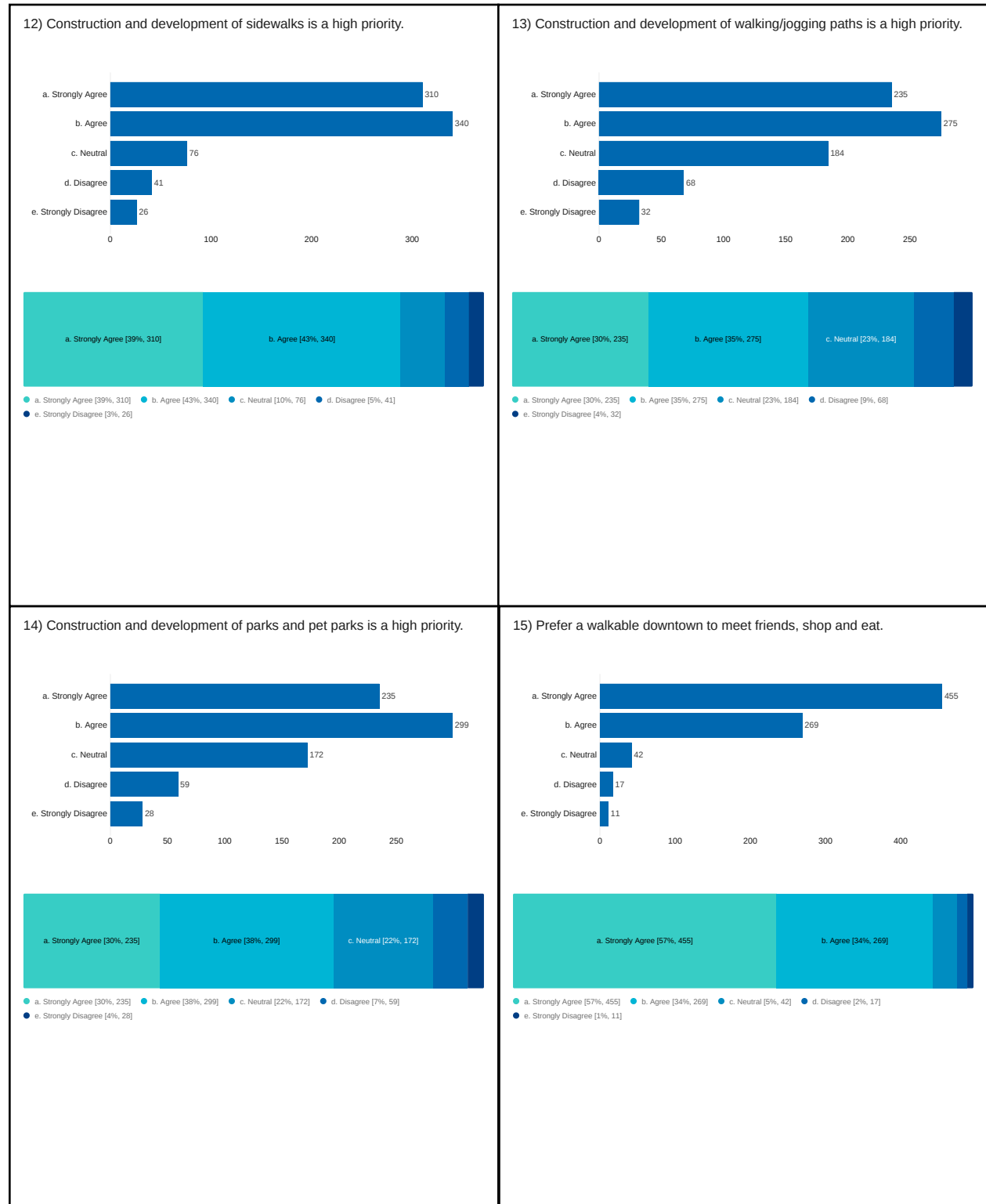
10) Any downtown development should include infrastructure and traffic as a priority.



11) Construction and development of recreational areas like bike paths is a high priority.

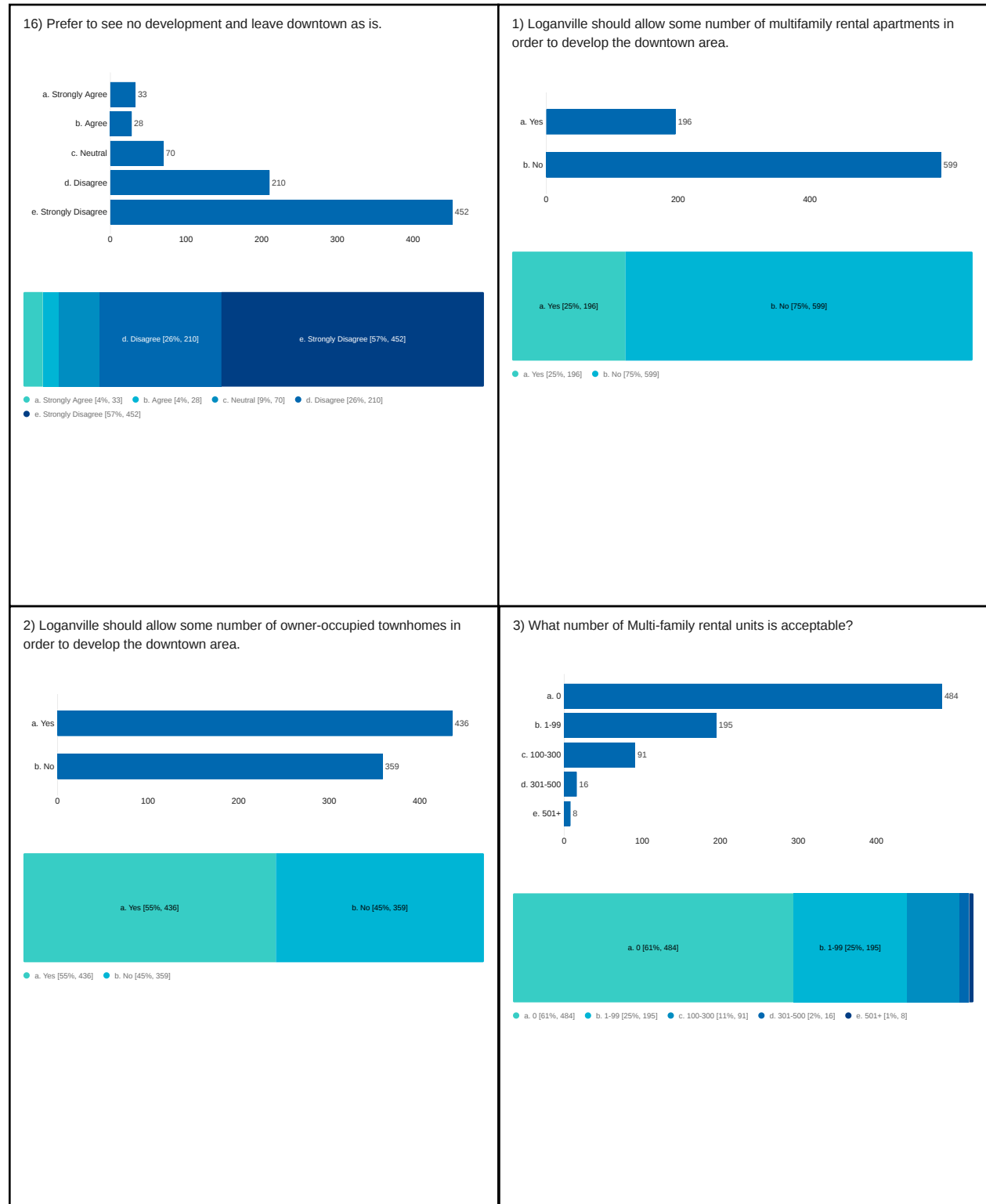


## 2021 Downtown Survey Results (cont.)

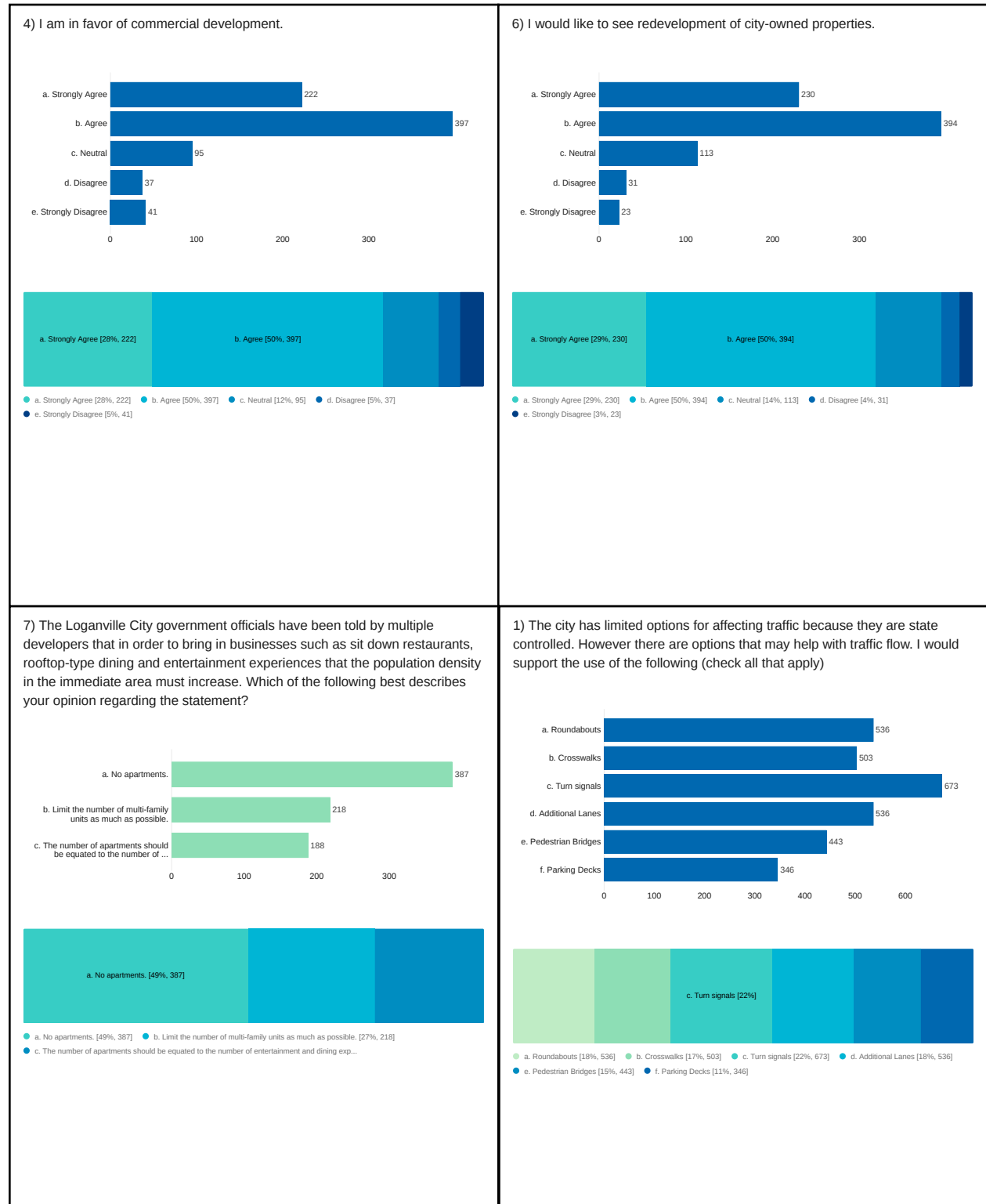




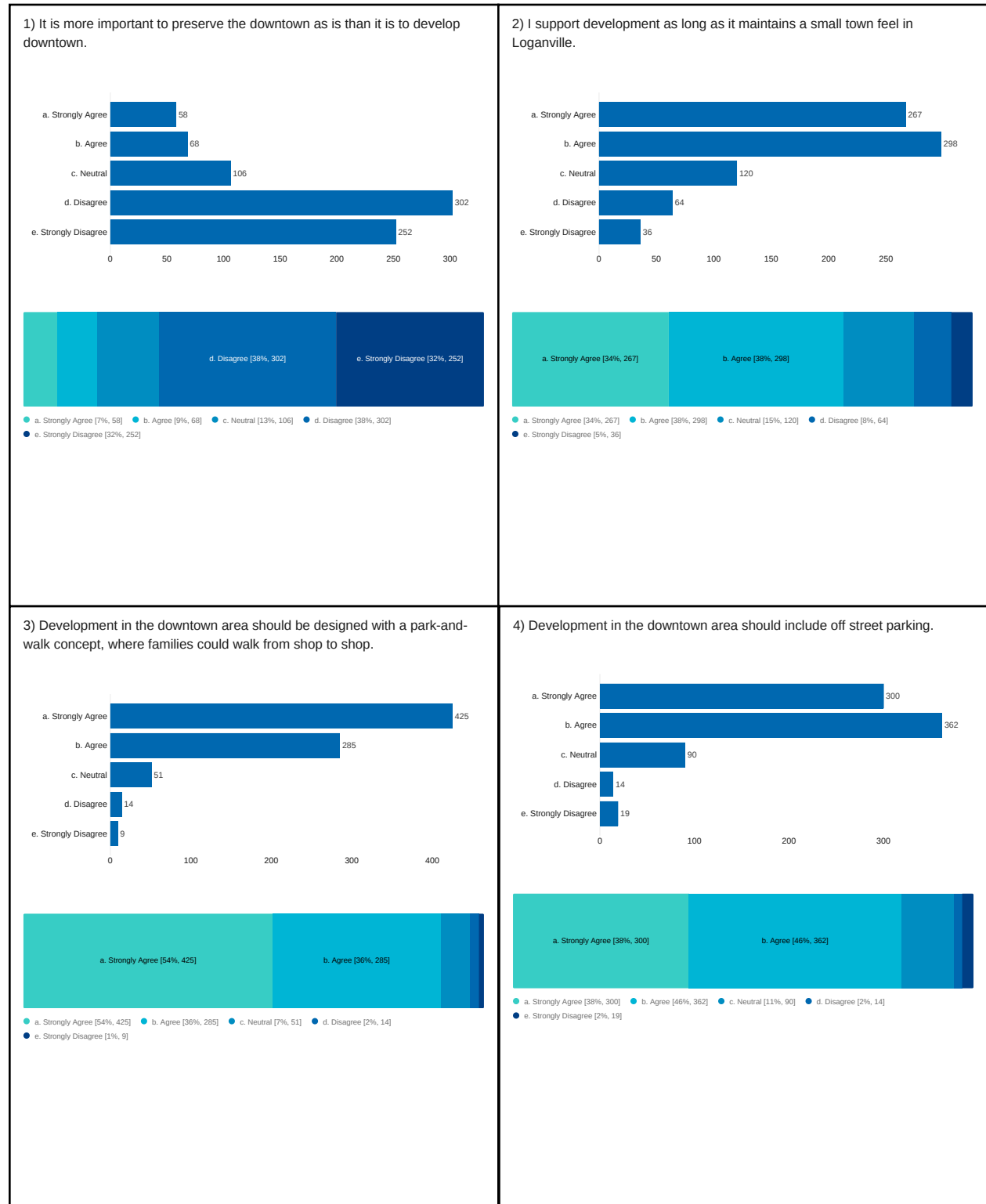
## 2021 Downtown Survey Results (cont.)



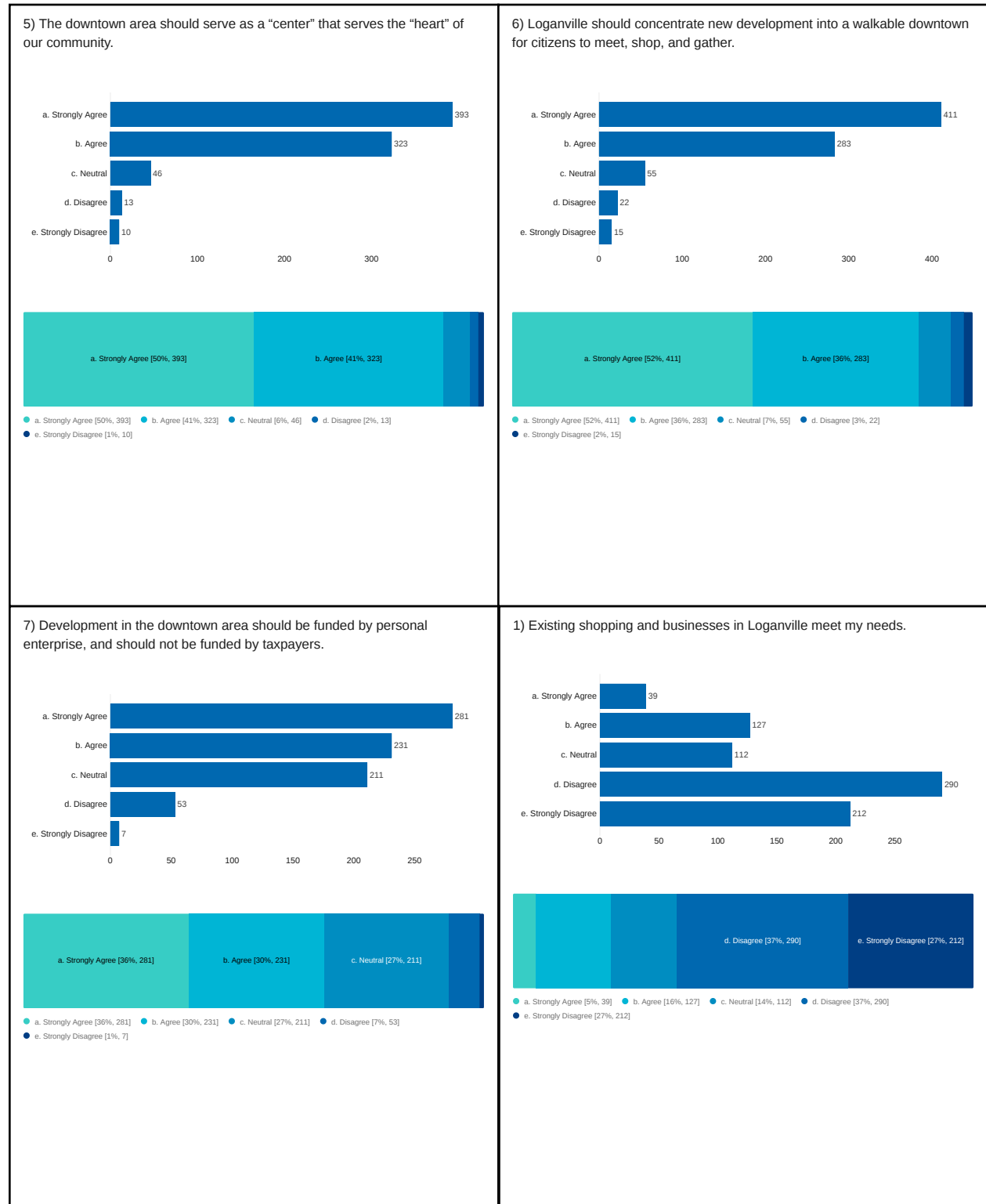
## 2021 Downtown Survey Results (cont.)



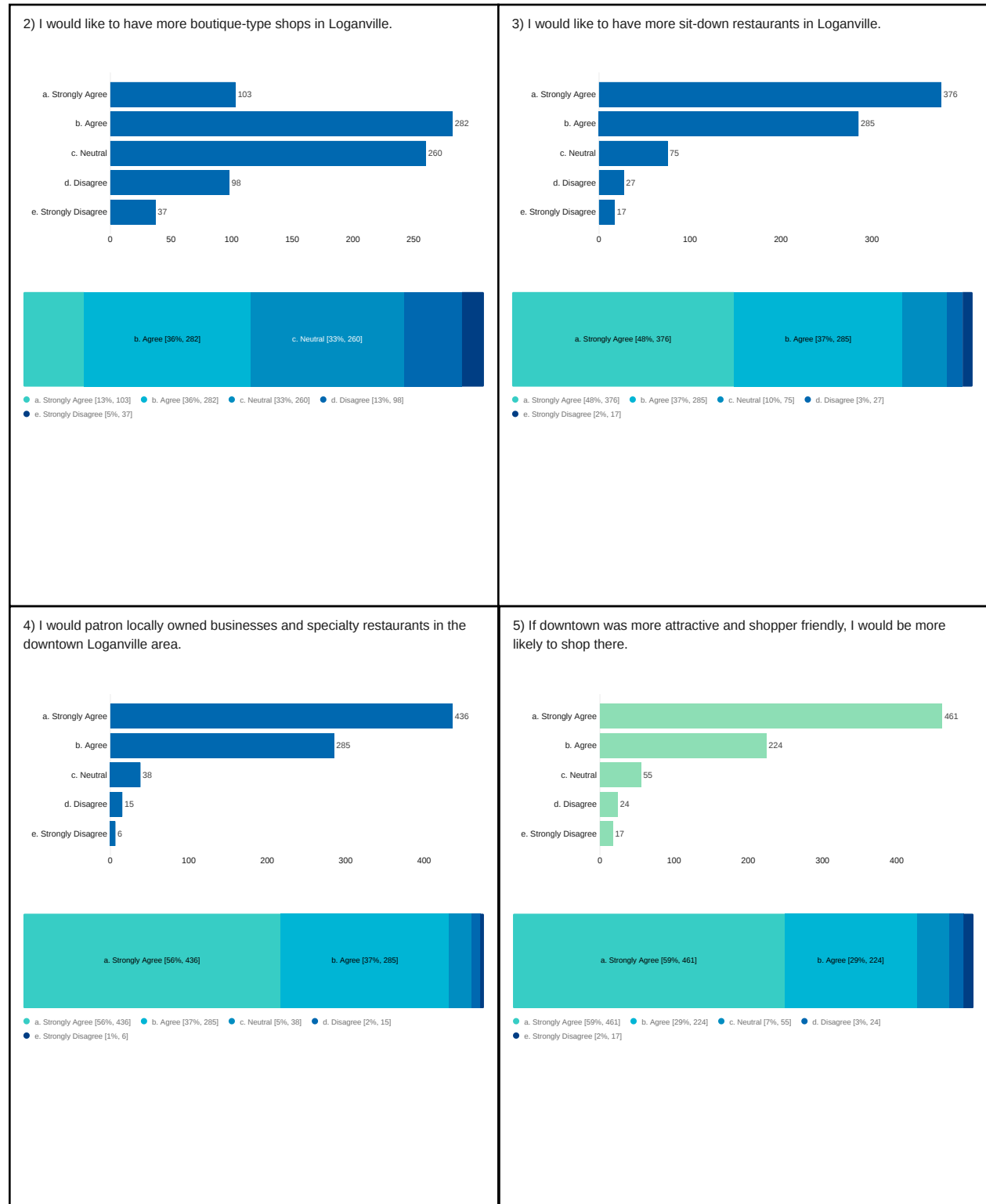
## 2021 Downtown Survey Results (cont.)



## 2021 Downtown Survey Results (cont.)

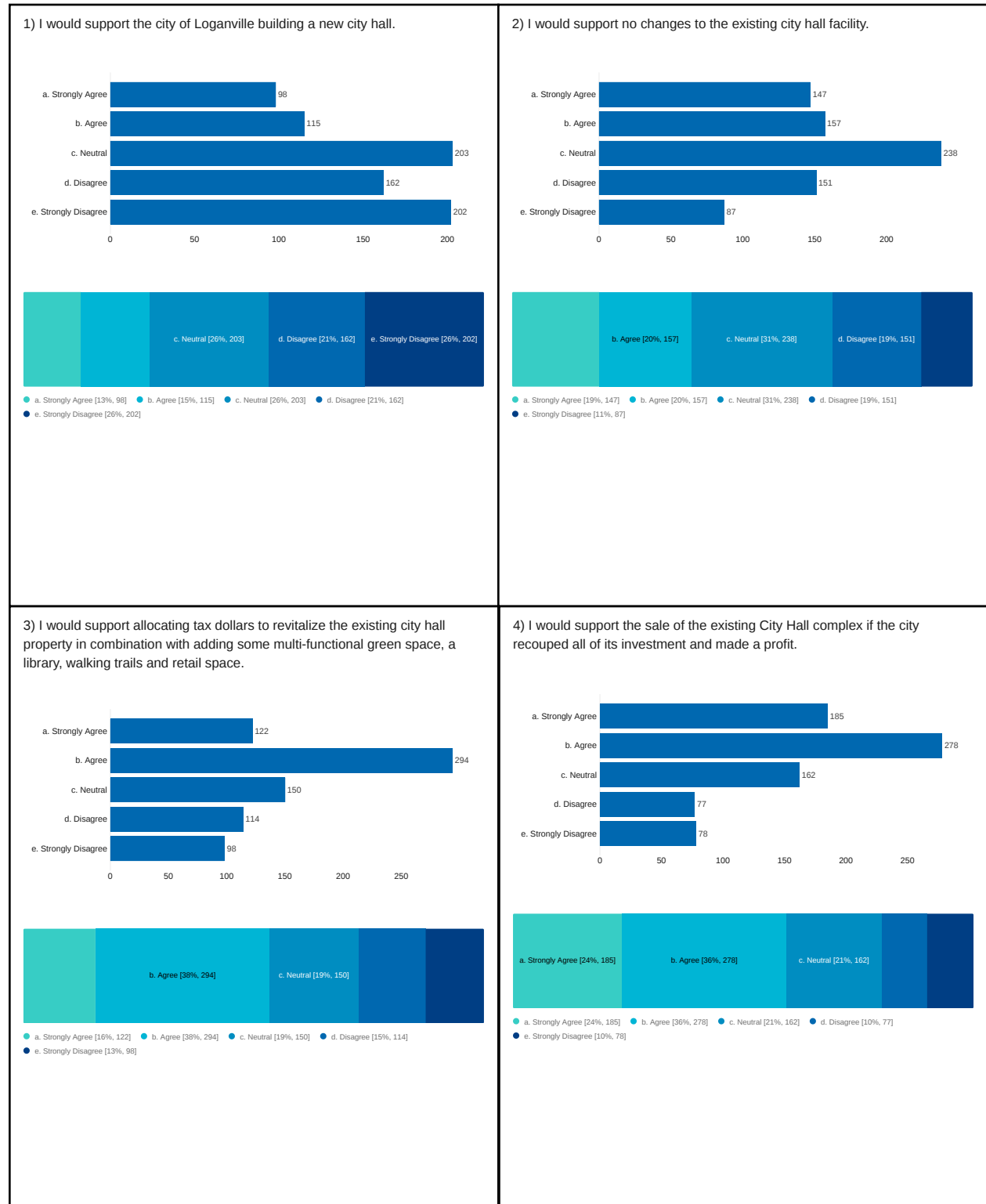


## 2021 Downtown Survey Results (cont.)



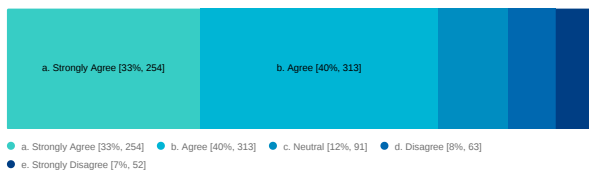
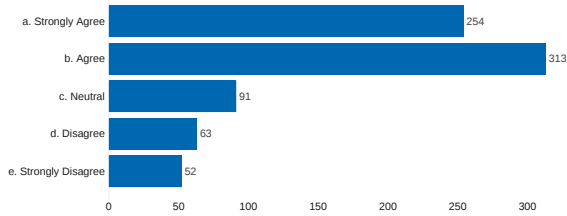


## 2021 Downtown Survey Results (cont.)

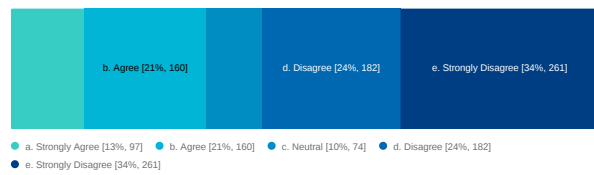
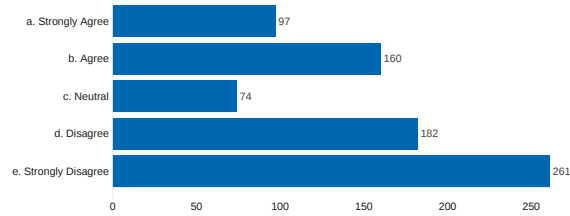


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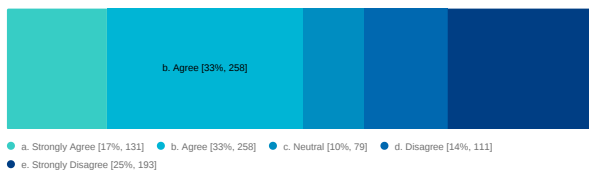
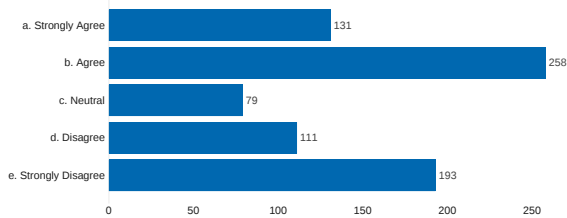
1) I would support an investor created retail area comprised of shops, restaurants, lofts, or other entertainment venues on the existing Main Street and city hall properties.



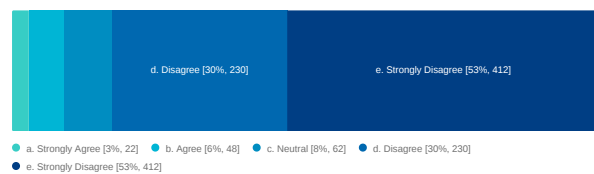
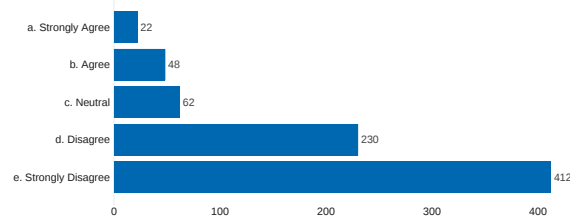
2) I would support a mixed-use complex comprised of a LIMITED number of apartments (less than 300 units) with matching retail space on the existing main street and city hall properties.



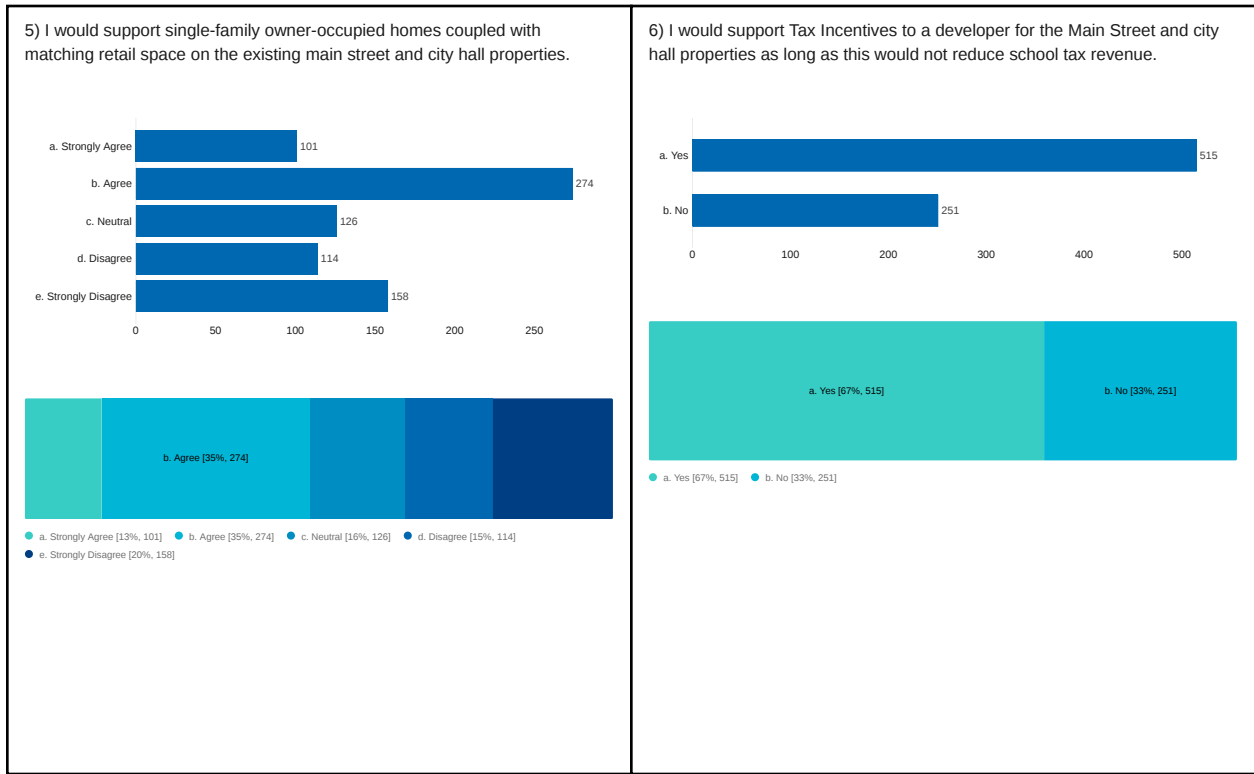
3) I would support a LIMITED number of owner-occupied condominiums (less than 300) with matching retail space on the existing main street and city hall properties.



4) I would support a larger multi-family complex (more than 500 units) with matching retail space on the existing main street and city hall properties.



## 2021 Downtown Survey Results (cont.)



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COMPREHENSIVE PLAN