

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 Town of Newborn, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

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

Adopted this 8th day of January, 2024,

Town of Newborn



W. Gregg Ellwanger, Mayor



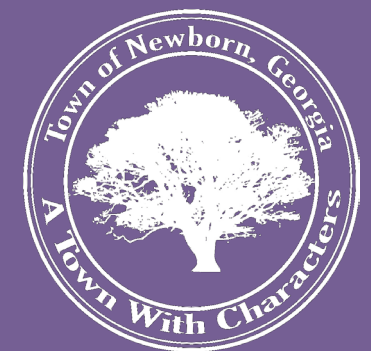
Elisa Rowe, Town Clerk





Town of Newborn 2024 Comprehensive Plan Update

Adopted: January 8th, 2024



Acknowledgments

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Jack Kinley, *Business Owner*

Susan Oliveto, *Business Owner*

Elisa Rowe, *Town Clerk*

Denise Spitler, *Council Member*

Cain Williamson, *Council Member*

Mayor & Council

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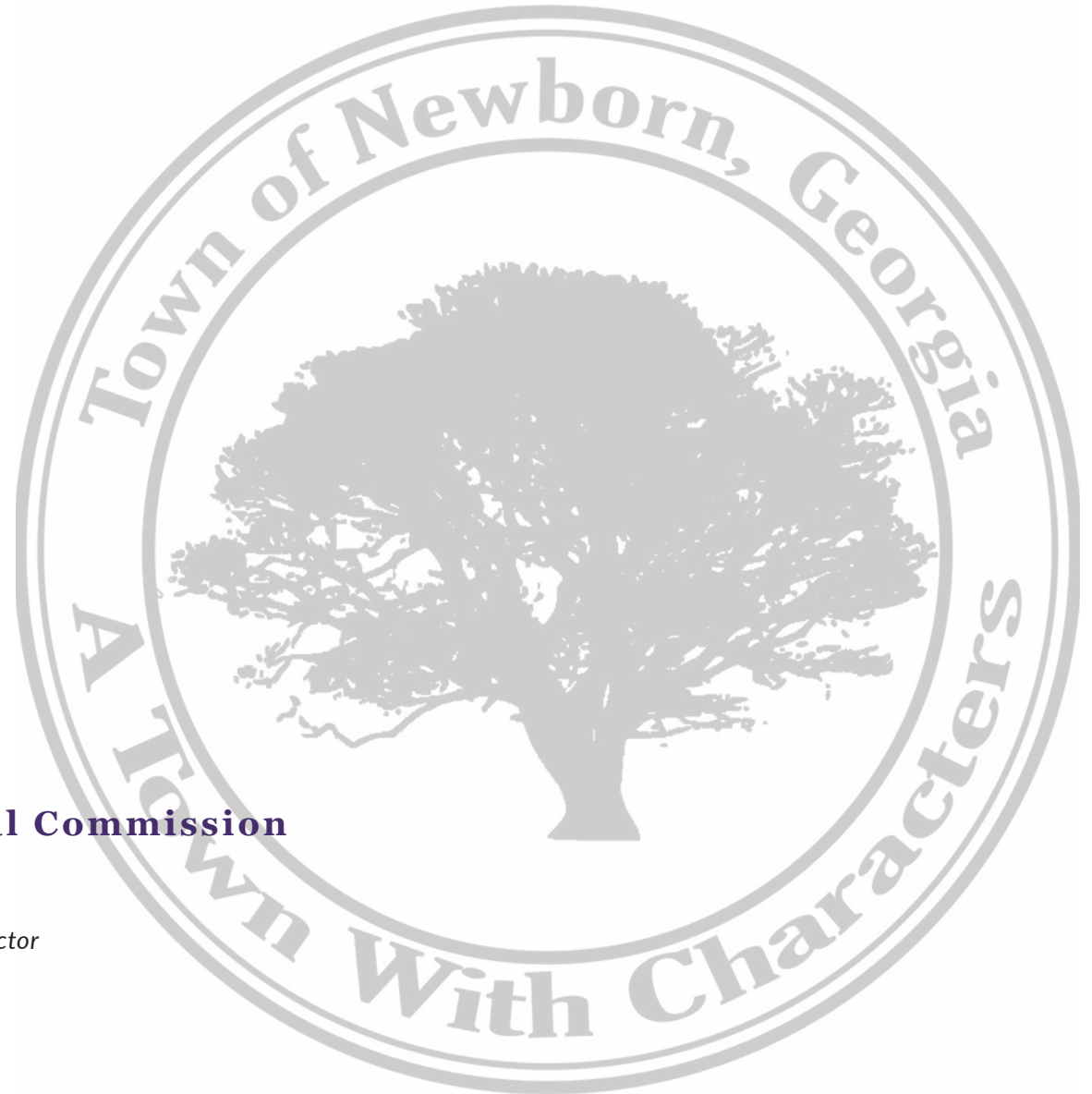


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Chapter 1: Introduction

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 the quality of life within the community.

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

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

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

Figure 1. Photos of Newborn's many celebrated residents displayed at Newborn's Town Hall

Process Overview

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

The DCA rules require that the Comprehensive Plan of the Town of Newborn consist of the following elements:

Community Vision and Goals

Through public and steering committee engagement, the Town’s vision, goals, and policies are developed to determine the community’s future direction.

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 Town can capitalize to address those issues.

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.

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.

Plan Implementation

The final element of the comprehensive plan, the plan implementation element, outlines steps and strategies for achieving the community’s goals and implementing its plans. The plan implementation element includes a Report of Accomplishments from a previous list of projects, a Community Work Program that identifies priority projects, implementation timelines, responsible parties, and funding strategies for the next five years, and a Long-Term Work Program that outlines projects identified as lower in priority that will be completed in more than five years.

Public Involvement

Public Input & Steering Committee

The Comprehensive Plan update incorporated public involvement throughout. The planning process began with a combined public hearing and community input session on May 1st, 2023. During this hearing, the town was briefed on the purpose of the plan and opportunities for community input.

To collect community input, the town hosted three publicly accessible steering committee meetings. The comprehensive steering committee comprised of residents representing various communities and interests throughout town, and this group was instrumental in the comprehensive plan process by providing valuable feedback, guidance, and recommendations and served an integral role in developing a plan representative of the community's vision.

In addition, the town conducted a public survey to allow all citizens an opportunity to voice their input. The survey asked broad questions to help identify needs and opportunities for the plan and included questions regarding land use, housing, economic development, community services, and more. The public survey was available online, and a print version was mailed to all Newborn residents along with their May water bill. The survey was available from May 10th through June 15th, and 34 people responded to it. The results of this survey are included in the Appendix beginning on page 53.

A final public hearing was held on December 4th, 2023 before submittal of the plan to the DCA for review.

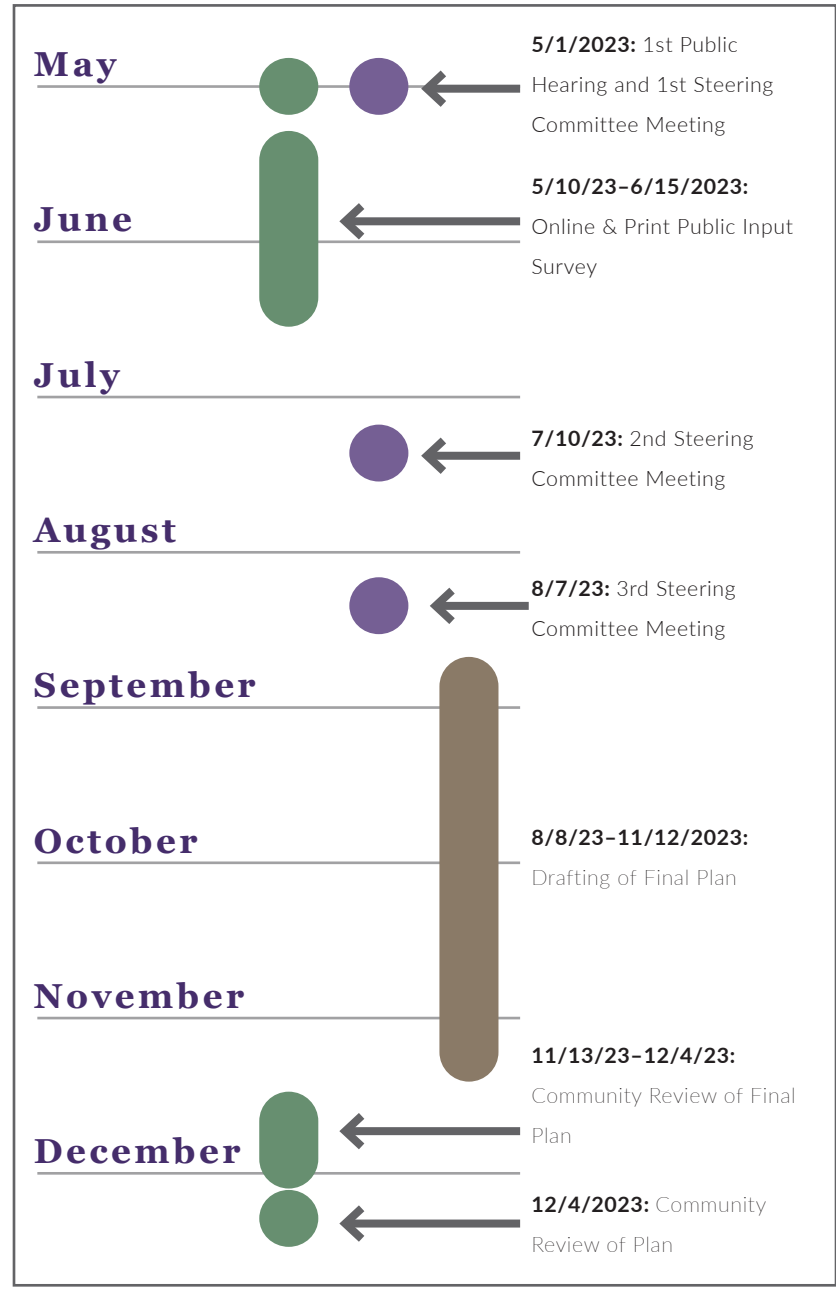


Figure 2. Public engagement timeline for Newborn's 2024 Comprehensive Plan update

NEGRC's Role

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

Review Process

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

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

Data & Statistics

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



Figure 3. The Ziegler-Childs Building, now used as Newborn's Town Hall



Figure 4. Participants in the second steering committee meeting

Chapter 2: Vision and Goals

The plan's vision, goals, and policies look to the future. The vision paints a picture of what the community wants to be in 20 years. The town's goals articulate ideals toward which the community is working and provide guidance to the town's Community Work Program and Long-Term Work Program.

Figure 5. A field located along Church Street

Vision

Newborn is a small town with historic charm, safe streets and trails, extensive tree canopy, and as our motto makes clear, unique individuals. As surrounding areas grow, our town will actively preserve the aspects of our town that makes us unique including our historic buildings, extensive tree canopy, rolling fields, affordable cost of living, and welcoming community activities. Simultaneously, we will invest in community amenities that will improve the quality of life of residents and encourage smart growth around our downtown area. Through strategic and inclusive planning and decision-making, community development and beautification, and a dedication to our local characters, we will honor our long-time residents and welcome those who would like to visit Newborn or make our town their home.

Goals

The goals below are designed to help Newborn's elected officials and staff in decision-making processes. Each goal has corresponding community work program and long-term work program items, which are listed on page 44 and page 47, respectively.

1. Define and implement a system of local historic preservation that preserves and restores our historic buildings and celebrates our town's history
2. Develop a network of safe, complete streets and trails to provide alternative transportation choices and recreation opportunities for people of all ages and abilities
3. Leverage our "Tree City USA" status to become a leader in tree canopy restoration within Georgia
4. Target opportunities for community development and generate private investment through the appropriate use of public funds
5. Utilize the Cricket Frog Trail to create a "Trail Town" atmosphere that benefits locals and welcomes visitors by offering attractive places to rest, shop, eat, and drink
6. Promote a culture of civic involvement in local government, nonprofit organizations, and the community in general
7. Further establish a sense of place in the downtown area through design improvements and by making it a safer place for pedestrians
8. Enhance Newborn's park areas and create additional active and passive recreation opportunities
9. Seek out expanded and improved broadband internet access
10. Collaborate with local, state, and federal partners to improve roadway safety for drivers and pedestrians, especially along state highways

Chapter 3: Needs & Opportunities

Figure 6. A flower garden located in Newborn's park



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



Navigating the Needs & Opportunity Section

- Community Work Program (CWP) items that will be completed in the next five years are referenced throughout this chapter with the following symbol: **CWP #**
- Long-term Work Program (LTWP) that the town will achieve further in the future (5+ years) are referenced throughout the chapter with the following symbol: **LTWP #**
- 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.

Background

The Town of Newborn is a small town located at the southeastern edge of Newton County and is located on the GA-142 corridor. Historically an agricultural community, the town is centered around a gridded downtown core that steadily steps down in density further away from downtown. It is a town rich in history with many long-time residents whose families have lived in Newborn for generations.

Originally called Cross Road or Sandtown when it was first settled in 1819, the historic downtown area was platted in 1839 and the town was chartered as the Town of Newborn in 1893. Similar to other railroad towns in Northeast Georgia, Newborn grew quickly once the Middle Georgia & Atlantic Railroad started service for passengers and freight in 1894. While the town's growth slowed in the mid-20th century and has recently remained steady, it remains a strong community that is a self-proclaimed "Town with Characters."

With major industrial development in western Newton County on the horizon, this plan intends to serve as a compass for the community as surrounding areas change. The Town of Newborn is committed to adapting to changing conditions in surrounding areas yet retaining the small-town environment that Newborn residents currently know and love.

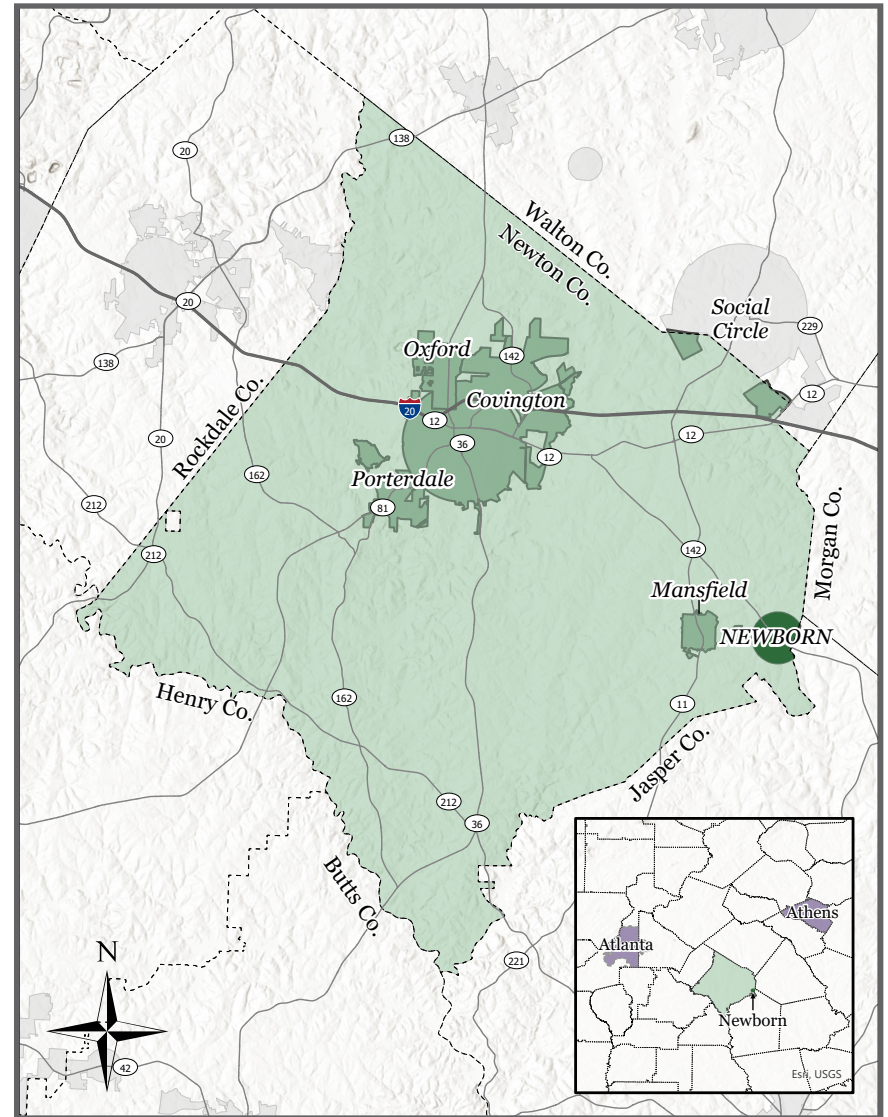


Figure 7. Location of Newborn in Newton County

Population & Community

Demographics

Newborn's population is currently 701 as of 2023 (Figure 8), and the town's population has steadily increased at an annual rate of 0.5% between 2010 and 2023 (Figure 9). This rate is much lower than Newton County's overall annual growth rate of 1.24% between 2010 and 2023.

Current short-term population projections do not anticipate the town to continue growing in the next five years. However, projections from the Georgia Governor's Office of Planning and Budget anticipate Newton County's population to increase by 70% between 2020-2060. If Newborn grew at the same rate, its population would increase to 1,147 by 2060.

Growth in Newton County has historically been concentrated in the western portion of the county, but growth in the eastern portion of the county is accelerating due to the Stanton Springs Industrial Park, which is located approximately 6 miles north of Newborn at Exit 101 of I-20. Newborn residents are particularly concerned about the Rivian plant at Stanton Springs, which will employ approximately 7,500 people once it opens in 2026.

Currently, the median age in Newborn is 40 years old, which is older than the median age of Newton County, the Northeast Georgia Region, and Georgia. While it is typical for rural areas to have an older population, the town should prepare for the needs of its aging population such as identifying transportation options for seniors, providing enriching social and cultural activities, and ensuring that residents can age in place.

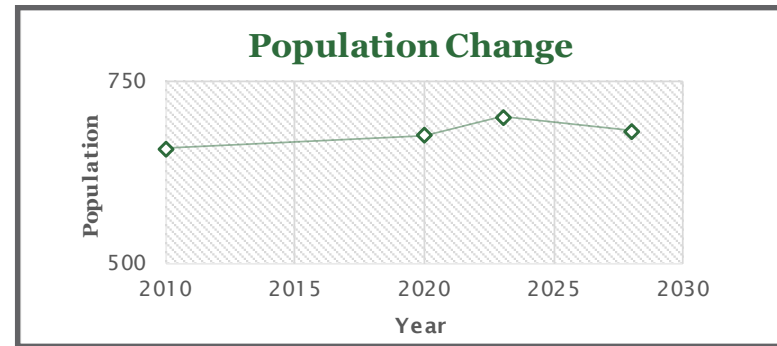


Figure 8. Newborn's population over time, Census (2010 and 2020), an estimate of 2023, and projections for 2028

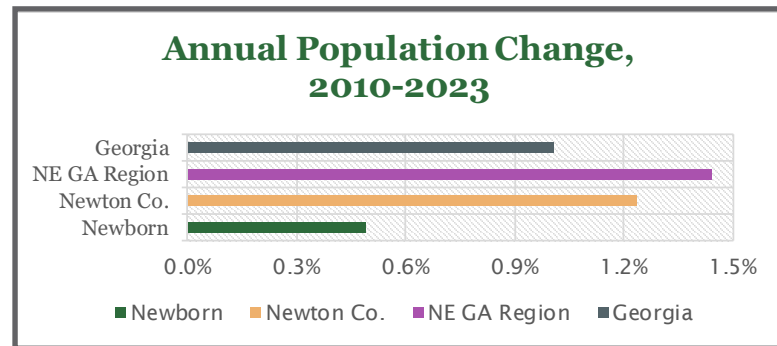


Figure 9. Annual population growth rates from 2010-2023 for Newborn, Newton County, the Northeast Georgia Region, and the state



Figure 10. An anti-Rivian sign located in a resident's yard

19% of Newborn’s population is Black, 75% are white, and the remaining 6% of residents are some other race or more than one race (Figure 11). The town’s Black community primarily lives on the west side of town. The Steering Committee noted that there is a lack of connection between the Black community and the rest of Newborn. In the future, the Town should proactively reach out to leaders in the Black community to ensure that their voices are being heard and that they are receiving equal services from the Town.

Community

Newborn hosts a variety of events and festivals throughout the year for town residents and visitors to enjoy. Its most popular event is the Hornyhead Fish Festival, which is held annually at the end of April (Figure 12). The tournament challenges fishermen to find the largest Hornyhead fish in surrounding creeks, and an accompanying festival at the Newborn Schoolhouse attracts hundreds of visitors to shop at local vendors. The town also hosts an annual fall festival in November and an Arbor Day celebration in February (Figure 13). Throughout the year, the town also hosts monthly Community Bingo at the Newborn Schoolhouse, and a community bluegrass group meets throughout the year at the Town Park Pavilion for “Pickin’ in the Park.”

The steering committee has noted that there was a sharp decline in event attendance due to the COVID-19 pandemic and that attendance has not yet recovered. They also noted that few people attend Town Council meetings or volunteer for town committees and events. To reverse this trend, the town should increase its efforts in engaging residents. In particular, the Town plans to host “Town Hall Days” at local community spaces to introduce the Mayor and Council to community groups. These events should be held at community spaces such as churches to make community members feel more welcome and to encourage them to participate in local government events.

CWP 1

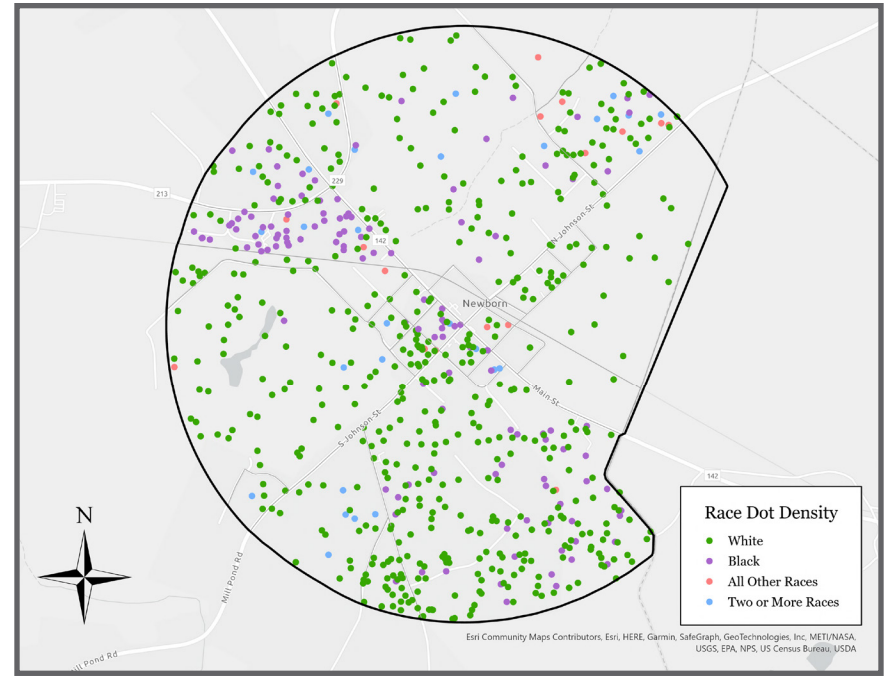


Figure 11. Dot density of Newborn’s population by race (2020 Census blocks)



Figure 12. Vendors at the Hornyhead Fish Festival

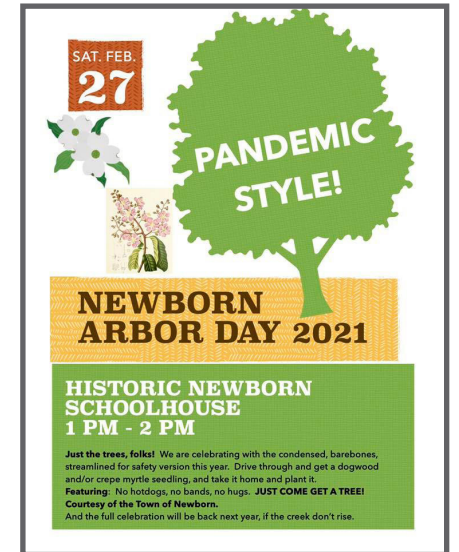


Figure 13. Flyer for Newborn’s 2021 Arbor Day celebration

Household Income

Newborn’s 2023 median household income is currently \$94,145, which is higher than the median income in the county, region, and state. However, the town’s poverty rate is approximately 12%, and around 15% of the town’s households have an income of less than \$35,000 (Figure 14). The town should target infrastructure improvements and services to higher-poverty areas to improve the quality of life for the town’s lower-income residents.

Economic Development

Newborn’s economic roots trace back to its agricultural heritage, and its economic growth accelerated with the opening of a rail station of the Middle Georgia & Atlantic Railroad in 1894. This connected the town’s economy and people more closely with the region and allowed easier movement of people and freight to cities such as Covington, Eatonton, and Milledgeville. It also spurred the creation of new businesses such as a bank, grocery stores, clothing stores, carpenters, and more. While the railroad is no longer in operation, many of the historic downtown buildings from this period remain.

Today, the most common occupations of Newborn workers include construction/extraction, services, professional, and administrative support jobs (Figure 15). Overall, most workers have white-collar jobs, and service workers comprise the least number of Newborn workers.

Newborn is primarily a bedroom community. According to the Census *OnTheMap* tool, in 2020, 99% of its approximately 252 workers left the town for work, and only 17 workers enter the town for their job. Of those who leave Newborn for work, popular destinations include Covington (16.6%), Conyers (9.2%), and Atlanta (2.2%) (Figure 16).

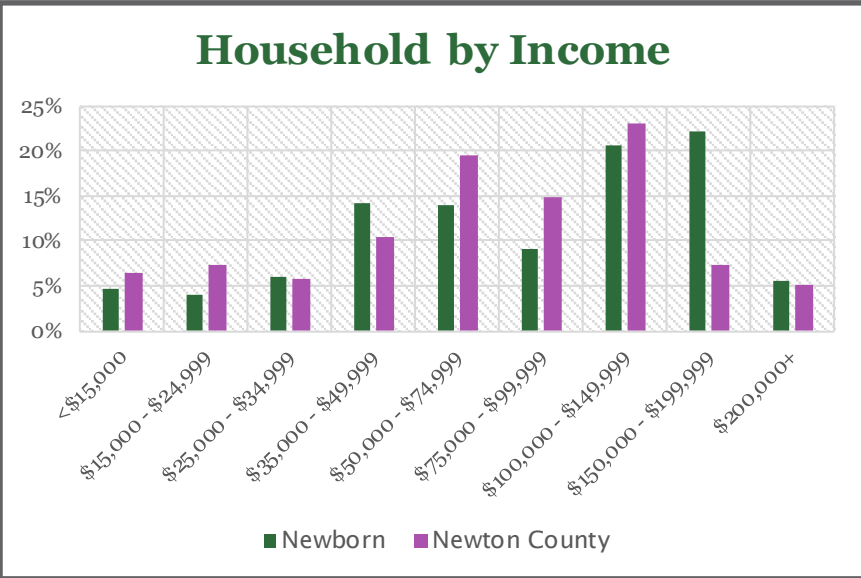


Figure 14. Household income for Newborn and Newton County, 2017-2021

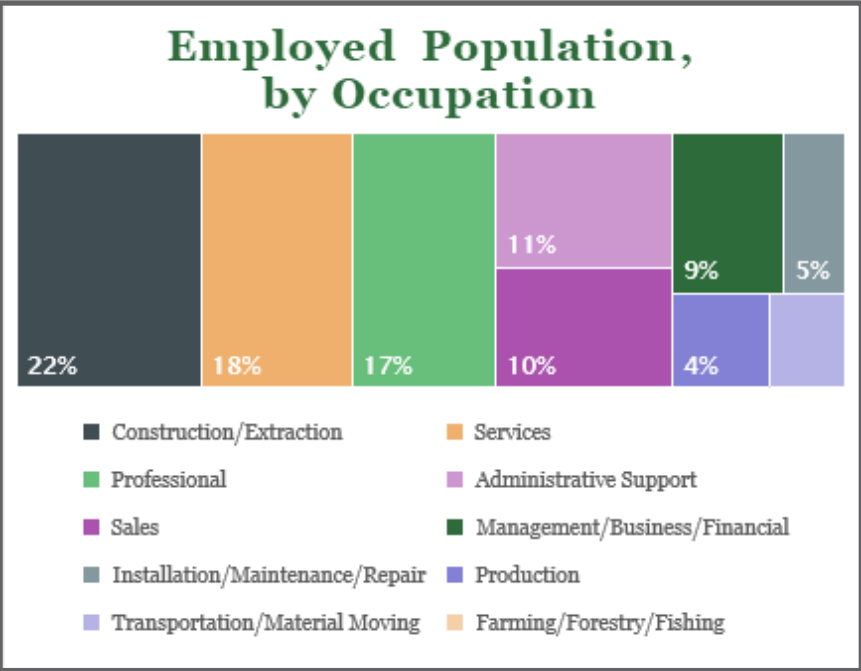


Figure 15. Newborn’s 2023 employed population, ages 16+, by occupation (projected)

There are a limited number of businesses within Newborn, and the majority of these are located along the GA-142 corridor. The steering committee noted that they are happy with the types of businesses in Newborn but that they desire additional businesses that would serve the everyday needs of residents and serve as gathering spots for the community. They would like to attract businesses such as doctor offices, cafés, banks, gyms, and grocery stores but would like to avoid businesses that do not fit their small-town feel such as fast-food restaurants and car dealerships.

The steering committee also noted that they would like to see a more active downtown area. There are several vacant and deteriorating properties in the downtown area, and the presence of GA-142 can make the area uncomfortable. To promote a more active downtown, Newborn will make targeted investments in the downtown area. In the short term, the town would like to increase the number of publicly accessible parking spaces downtown to make it easier for people to visit downtown amenities and businesses. They would also like to install decorative streetlights which would provide better lighting and help foster a sense of place. Last, they would like to install more stylish “Welcome to Newborn” signs at town entrances along GA-142 to attract visitors and encourage people to slow down while they drive through Newborn. The downtown will also benefit economically from the completion of the Cricket Frog Trail in Newborn (see “Transportation” section).

- CWP 2
- CWP 4
- CWP 3

In the long term, the town would like to apply for funding to clean up the site of the Newborn Fertilizer Company Building located downtown so it can be used for community and economic purposes (Figure 17). The town is also interested in completing a mural on this building. If the town in the future has the capacity, they would also like to create a downtown development authority to coordinate economic growth in the downtown area.

- LTWP 1
- LTWP 2
- LTWP 3

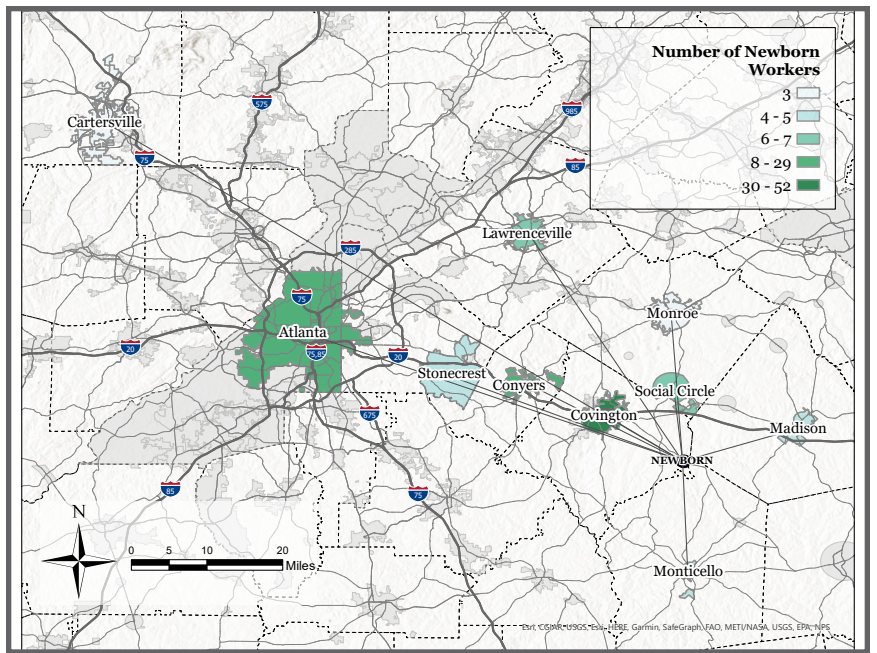


Figure 16. Top commuter destinations for Newborn workers (2020 Census OnTheMap)



Figure 17. The Newborn Fertilizer Company building

Land Use & Housing

Land Use

Land use in Newborn primarily consists of single-family detached residential lots and agricultural land. The town's zoning ordinance has four categories for residential/agricultural land use with minimum lot size requirements that vary from 10 acres for R-A zones to 1 acre for R-2 zones. A limited amount of commercially zoned land is located within the downtown area and along the GA-142 corridor (Figure 18).

The steering committee and residents are concerned that growth in eastern Newton County could degrade Newborn's smalltown character. Newborn should maintain the current growth boundary enforced through its zoning ordinance. Future development should be concentrated in the town's core through infill development that is consistent with the existing character. Greenfield development in existing rural areas should be avoided to protect existing rural and environmentally sensitive areas.

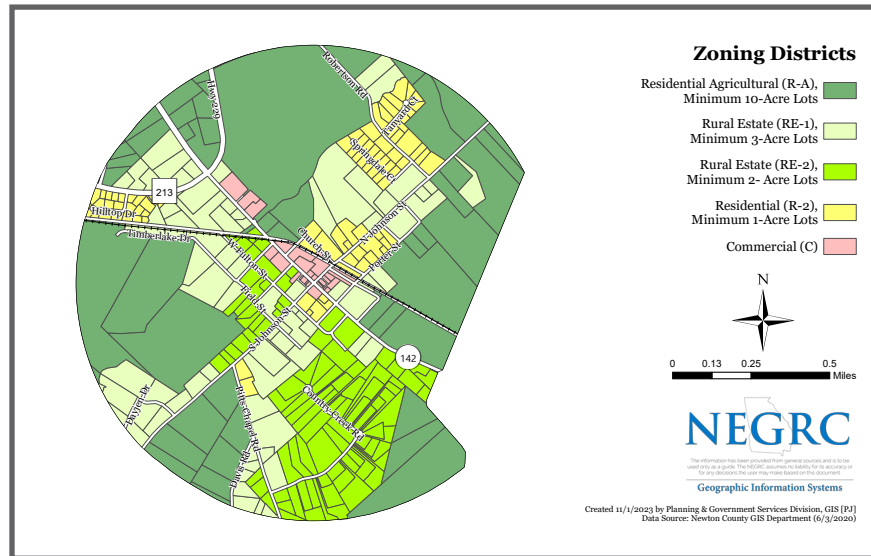


Figure 18. Newborn's zoning map

Housing

Newborn's housing stock is dominated by single-family detached homes (87%), and the only other present housing types are duplexes (no longer permitted under Newborn's zoning code) and mobile homes. As of 2023, 76% of households own their homes, 16% rent their homes, and the remaining 8% of housing units in Newborn are vacant.

While housing in Newborn is relatively affordable, the steering committee has noted an increase in housing costs. In August of 2023, the Zillow Home Value Index for Newborn, which is the cost of a typical home, was \$307,451, which is higher than Newton County but below the Atlanta MSA. If the Town desires to improve housing affordability, its best option would be to amend Newborn's zoning code to allow for smaller homes on smaller lots and to allow for "Missing Middle" homes such as duplexes, live-work units, and cottage courts. These types of residential units can be designed to fit Newborn's character while simultaneously delivering more affordable housing.

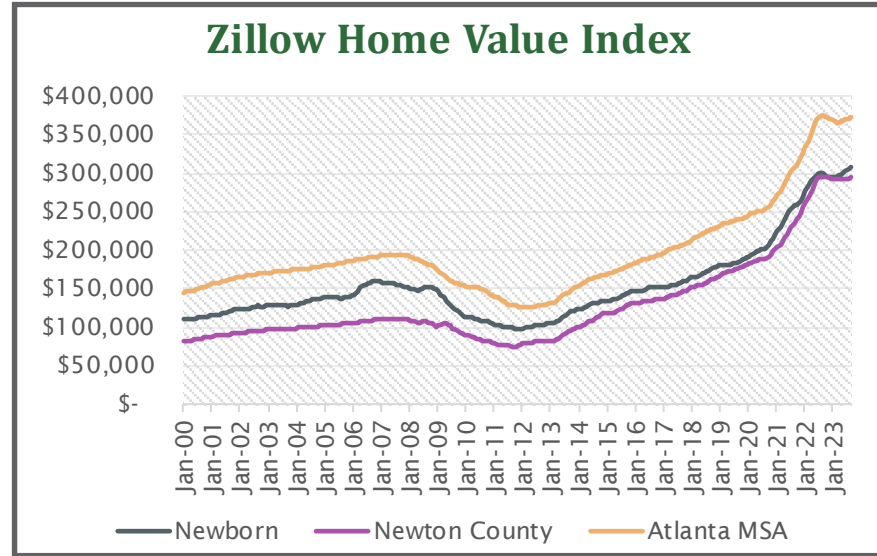


Figure 19. Zillow Home Value Index for Newborn, Newton County, and the Atlanta MSA, 2000-2023

Natural Resources

Newborn has abundant natural resources such as wetlands, streams, and a healthy tree canopy. Additionally, there is a healthy amount of prime farmland scattered throughout the town (Figure 21). The town has also been a certified Tree City for more than 20 years, has an active tree board that enforces the town’s tree ordinance, and celebrates Arbor Day every February.

The steering committee noted that the town has lost several historic trees in recent years, especially after a tornado hit Newborn in 2011. Residents also noted that the tree board has been less active in recent years and that the Arbor Day Celebration has had less volunteers since the beginning of the COVID-19 pandemic. The town is committed to improving the tree canopy in Newborn so that residents can benefit from their numerous environmental, health, and community benefits. The town plans to complete a town-wide tree canopy assessment using online tools offered by i-Tree. Using this assessment, the town will plant trees within the town’s right-of-ways that are in most need of additional tree canopy coverage. In the long term, the town is interested in starting a private tree planting program in which the town will help fund landowners who will plant and maintain trees on their property.

- CWP 5
- CWP 6
- LTWP 4



Figure 20. A tree-covered street in Newborn

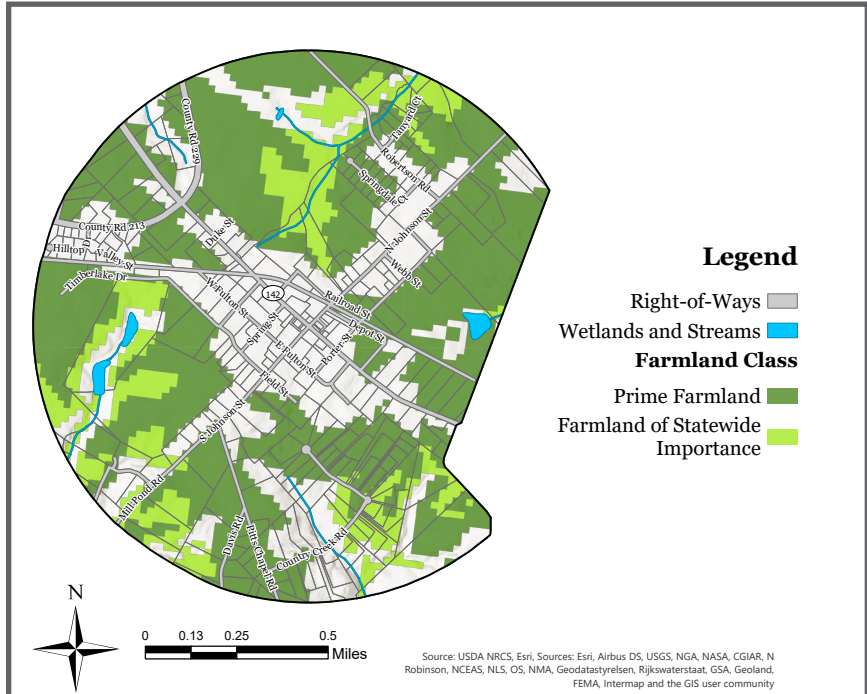


Figure 21. All wetlands (from the National Wetland Inventory) and important farmland (from the Gridded Soil Survey Geographic Database) in Newborn

Cultural Resources

Newborn residents are proud of their town's history as an agricultural and railroad town, much of which has been cataloged by a local historian in *Newborn, GA: Characters, Places, Tales*. The gridded downtown street network reflects a portion of the town plan created in 1839 by John W. Pitts, and many of the buildings in the downtown area remain from the town's initial growth in the 19th and 20th centuries. The town's historic legacy was recognized by the listing of the Newborn Historic District in the National Register of Historic Places in 1998. A few notable buildings within this district include the following:

- The Ziegler-Childs Building, originally built in the 19th century, is currently used as the Town Hall and Library (Figure 22).
- The Newborn Schoolhouse, a Craftsman-style brick building built in 1923, originally served as a high school. It now serves as the town's community center and event space and is managed by the Newborn Area Heritage Trust, Inc. in partnership with the Town of Newborn (Figure 23).
- The Springfield Baptist Church, built in 1938, has served as a church for Newborn's Black community (Figure 24).
- The Newborn United Methodist Church, built in 1902, was the first church constructed in Newborn (Figure 25).

While many historic buildings in Newborn remain, the steering committee noted that some are dilapidated or have been demolished in the past few decades. The town does not currently have a locally enforced historic preservation ordinance or a historic preservation commission. While the town wishes to preserve its historic resources, it does not currently have the resources to formally do so. In the long term future, the town is interested in adopting a Historic Preservation Ordinance and forming a Historic Preservation

Committee. The Historic Preservation Committee would then complete a town-wide Historic Resources Survey and then use this survey to create the boundaries for a locally enforced historic district. However, in the short term, the town should push state partners to advertise the Newborn Historic District with a brown sign along I-20.

LTWP 6

LTWP 7

CWP 7



Figure 22. The Ziegler-Childs Building



Figure 23. The Historic Newborn Schoolhouse



Figure 24. Springfield Baptist Church



Figure 25. Newborn United Methodist Church

LTWP 5

Community Facilities & Services

Governance

A mayor and four council members lead Newborn’s government. Government operations are funded by a combination of property taxes, Local Option Sales Tax (LOST), Special Purpose Local Option Sales Tax (SPLOST), and other miscellaneous taxes. Newton County’s most recent SPLOST began in 2023, and Newborn can use these funds for roads, facilities, parks and recreation, and its library.

Utilities and Services

Utilities and services in Newborn are provided either by the Town, Newton County, or private partners. The town’s service delivery is summarized in Table 1. The Town provides water service to all Newborn residents. This water is supplied by Newton County and is stored in a water tower near downtown. Newton County provides many additional

Type	Newborn	County	Private	Not Provided
Utilities	Water		Electricity, Internet	Sewer
Services	Parks & Rec, Library	Solid Waste, Animal Control, Police, Fire, EMS, Building Permits	Code Enforcement	

Table 1. Newborn service delivery providers

services to Newborn residents (solid waste, police, etc.) and private providers supply electricity and broadband to residents. The Town contracts with a firm for its code enforcement

According to the public input survey, respondents are satisfied with the town’s water service, with 88% of respondents rating it as excellent or good. Respondents have mixed responses to the town’s emergency response and leisure/recreation services. 44% of respondents rated emergency services as excellent or good, yet 15% rated it as poor or very poor. Similarly, 59% of respondents rated parks & leisure services as excellent or good, while 12% rated it as poor or very poor. Internet services received the worst rating, with 32% of respondents rating their service as poor or very poor (Table 2).

In the fall of 2023, Spectrum began installing broadband internet in much of Newborn, which should improve internet services for many residents. The town also plans on continuing to improve the availability of park space in Newborn. Lastly, while most residents rated water services as good or excellent, the steering committee and town staff have noted that the water system will need improvements and repairs as it ages. The town should be diligent in addressing needed improvements and apply for loans and grants for these improvements as needed.

Utility Rating	Water	Emergency	Internet	Parks & Leisure
Excellent/Good	88%	44%	38%	59%
Average	6%	15%	21%	21%
Poor/Very Poor	0%	15%	32%	12%
No response/no opinion	6%	26%	9%	9%

Table 2. Public survey respondents rating of utilities

Community Facilities

Town facilities are concentrated around the downtown area, with the Town Hall and Community Library located at the Zeigler-Childs Building at the intersection of GA-142 and Johnson St. The town's park is located adjacent to the town hall and has a small walking trail, playground equipment, and a pavilion (Figure 26). The Newborn Schoolhouse is located a short distance away from downtown along GA-142.

The town has struggled with placemaking in the downtown area, mostly due to the presence of GA-142 and vacant buildings. To assist with placemaking and navigation, the town would like to install a few wayfinding signs in the downtown area to identify landmarks such as Town Hall and the Historic Newborn Schoolhouse. In the long term, the town would like to build a restroom near the Town's park to serve park and library visitors.

CWP 8

LTWP 8

The town is also interested in building an additional park on the north side of the town with both active and passive recreation facilities such as a walking trail and basketball courts. In the short term, the town should complete a preliminary plan for this park. The town will complete the park in the long-term future.

CWP 9

LTWP 9

Transportation

Roads

Roadways in Newborn are centered around a central grid in the downtown area. Roadways beyond this point consist of rural curvilinear roads. GA-142 runs through the town, connecting Newborn to Jasper County and the City of Covington. Highway 213 connects the town to nearby Mansfield. Generally, roadways in Newborn are well maintained, and the town receives funds from LOST and from GDOT's Local



Figure 26. Newborn's Park



Figure 27. Newborn's Community Library

Maintenance and Improvement Grant (LMIG) for their maintenance. In the short-term, the town is planning on improving Robertson Road to improve road quality and erosion issues. CWP 11

The Town’s primary concern over its roadways is the large amount of traffic on GA-142. The steering committee and public survey respondents both overwhelmingly complained of speeding cars and trucks making navigating at intersection along GA-142 dangerous for both pedestrians and drivers. This issue will be discussed in further detail in the “Interjurisdictional Coordination” section.

Sidewalks and Trails

Newborn’s limited number of sidewalks are concentrated along major roadways including GA-142 and Johnson Street. The Town is interested in adding new sidewalks and trails throughout the town, which would provide health benefits to all residents and improve the ability of pedestrians and bicyclists in navigating around town. In particular, the Town is interested in extending the Cricket Frog Trail into Newborn. This 15-mile rail trail runs through central Newton County from Covington to Ziegler Road, which is just west of the Town of Newborn. Connecting the town to the Cricket Frog Trail would provide residents with easy access to an excellent recreation facility. It would also help transform Newborn into a “trail town” destination for bicyclists and pedestrians , which would economically benefit the town.

To plan for its expansion of its sidewalk and trail network, Newborn would like to develop and adopt a Complete Streets and Trails plan, which would incorporate public input and technical analysis to determine priority trails and projected costs. Potential projects are included in the Community Work Program (#13-17) as well as the Long-Term Work Program (#8). CWP 10 CWP 12-15 LTWP 10



Figure 28. A sidewalk along South Johnson Street, which terminates at East Fulton Street



Figure 29. The railroad easement that runs through Newborn that would be used for the Cricket Frog Trail

Interjurisdictional Coordination

Newborn has a good working relationship with surrounding jurisdictions for service delivery. It works most frequently with Newton County, which provides many basic services throughout the county such as EMS and police. The County's Development Services department also issues building permits for the Town once the Town signs off on the approval of building a home, barn, outbuilding, or building addition. To provide fire protection services to the surrounding area, the Town shares a fire station along Highway 213 with the City of Mansfield.

There are general concerns over crime within Newborn as well as speeding within the town. To help address these concerns and improve communication between Newborn and Newton County, the town plans to invite a representative from the Newton County Sheriff's Office to attend a Town Council meeting quarterly to present a public safety report for Newborn. Ideally, the town would also like a police presence along GA-142 to enforce speed limits. **CWP 16**

A large point of concern for residents is the dangerous conditions around GA-142 (Figure 30). A large amount of traffic, including freight, drives through Newborn along GA-142 each day, and residents noted that speed limits are not enforced. The intersection of GA-142 and Johnson Street is particularly dangerous; there are some sight impediments at the intersection and drivers along GA-142 are sometimes uncertain on how to react to the yellow caution light at the intersection. The town should communicate with GDOT and other stakeholders on how to improve vehicular and pedestrian safety at this intersection and lower speeds along GA-142 through Newborn. **CWP 17**

Last, the steering committee noted that there is a desire for a carpooling service from Newborn to popular county destinations such as Covington. This would serve town residents who do not desire or are unable to drive but still need to reach essential services in Covington. The town should communicate with surrounding local jurisdictions such as Mansfield, Shady Dale, and Porterdales about organizing a scheduled carpooling shuttle service with Newton County and the City of Covington. **CWP 18**



Figure 30. The intersection of GA-142 and Johnson Street in downtown Newborn

Needs and Opportunities Summary

Population & Community



Needs

- Prepare for the growth of surrounding areas and its potential impacts on Newborn
- Prepare for additional needs of the town's aging population
- Increase the participation rate of residents at town functions and events, especially the town's Black community
- Improve events and activities for town residents, especially older residents, kids, and families

Opportunities

- Benefit from surrounding growth through smart growth policies
- Utilize existing community events and activities to boost resident engagement

Economic Development



Needs

- Restore downtown buildings and identify potential tenants
- Attract businesses that provide basic services such as banks, doctors, gyms, etc.
- Activate the downtown area and make it more pleasant and comfortable

Opportunities

- Utilize existing historic buildings to house new businesses
- Harness the town's existing culture and artists for placemaking activities in the downtown area
- Capitalize on the expansion of the Cricket Frog Trail as an economic development tool
- Use small public investments to spur private investments

Needs and Opportunities Summary

Land Use and Housing



Needs

- Protect the town of Newborn from negative impacts associated with development in eastern Newton County
- Maintain Newborn as an affordable place to live

Opportunities

- Attract appropriate residential and commercial infill development in Newborn within the town's core
- Use the town's existing building character as inspiration for future development

Natural Resources



Needs

- Revamp activity of the town tree board and the Arbor Day Celebration
- Clean up of polluted sites within town limits
- Improve tree canopy coverage throughout the town

Opportunities

- Use existing Arbor Day City funding and volunteering capacity for tree restoration activities
- Utilize brownfield redevelopment as an economic development opportunity

Needs and Opportunities Summary

Cultural Resources



Needs

- Identify funds to restore and preserve historic buildings
- Create a system of local enforcement of historic preservation
- Better showcase the town's history

Opportunities

- Capitalize on the Town's NPS Historic District designation
- Build upon the existing historic preservation passion of residents

Community Facilities & Services



Needs

- Improve placemaking and amenities in the downtown area
- Make necessary improvements to the town's water system

Opportunities

- Capitalize on private broadband investment within the town
- Create additional recreational opportunities for Newborn residents

Needs and Opportunities Summary

Transportation



Needs

- Address traffic and safety issues around GA-142
- Make it easier for residents to navigate through town by walking or bicycling

Opportunities

- Complete the Cricket Frog Trail within town limits
- Capitalize on economic, cultural, and health benefits associated with an expanding trail network

Interjurisdictional Coordination



Needs

- Create partnerships with surrounding local governments to create a carpooling service to popular destinations
- Identify the local and state partners needed to address traffic and safety around GA-142

Opportunities

- Utilize the good relationship between Newborn and Newton County to address crime and speeding in Newborn

Chapter 4: Broadband Services



Figure 31. A spool of electric cable located in Newborn

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

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

The Georgia Department of Community Affairs (DCA) considers Newborn to be “served” by broadband (Figure 32). The DCA defines “served” as a download speed of 25 Mbps and an upload speed of 3 Mbps. While this speed may be sufficient for certain kinds of digital needs, it may not meet the speeds necessary for higher demand needs like streaming content or virtual learning.

While the Town of Newborn has sufficient internet access across the community, many respondents from the public input survey noted slow internet speeds at their homes and businesses. Thankfully, the Town was recently contacted by Spectrum Internet to install broadband internet in a majority of the Town. This should improve the internet speeds for many residents in Newborn. Additionally, the Town of Newborn provides free public Wi-Fi at their Town Hall/Public Library.

The Town of Newborn is committed to taking the steps needed to improve broadband services. To do so, the Town should adopt a Broadband Ready Ordinance which institutionalizes how local government review applications and issue permits related to broadband network projects. DCA provides a model Broadband Ready Ordinance. Newborn should also apply for DCA’s Broadband Ready Communities, which advertises a local government’s readiness for Broadband expansion.

CWP 19

CWP 20

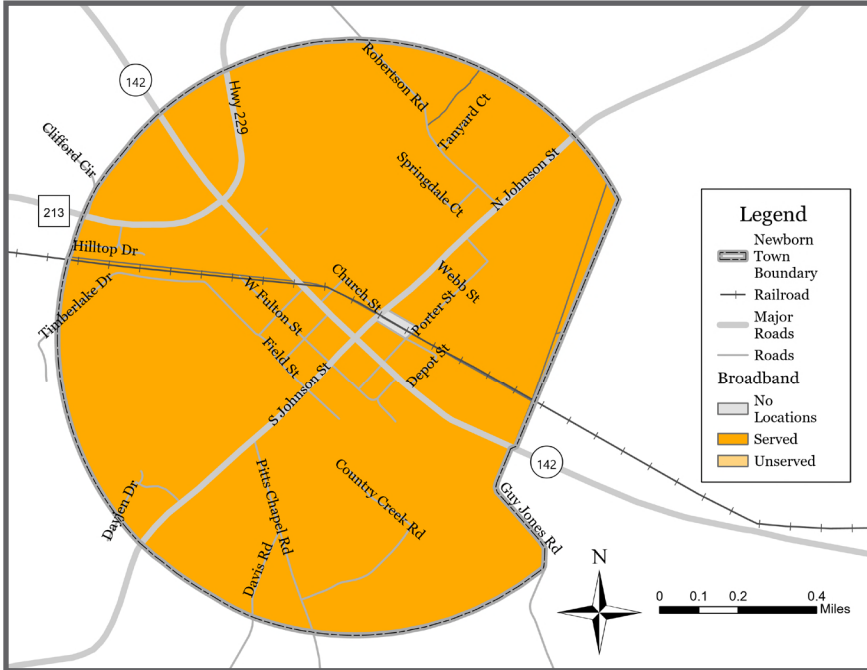


Figure 32. Broadband availability in Newborn, by Census block, according to the Georgia Department of Community Affairs. No areas are unserved. Blocks labeled as “no locations” are places with no buildings, like open spaces and cemeteries.

Chapter 5: Land Use

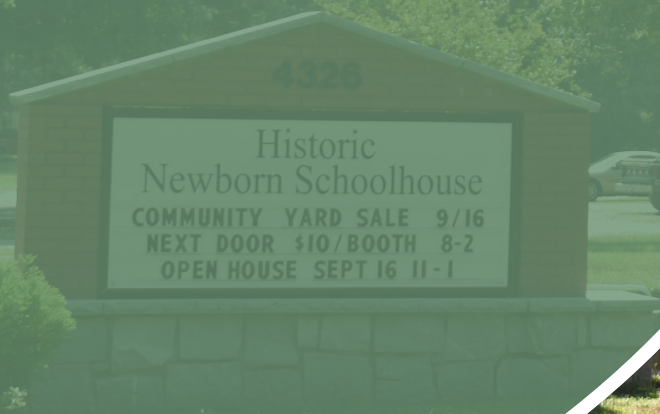


Figure 33. The yard in front of the Historic Newborn Schoolhouse

Land Use Overview

Pursuant to the rules of the Georgia Department of Community Affairs, the following Future Development Map and Defining Narrative provide the physical planning component of the comprehensive plan.

Character areas typically provide greater flexibility than traditional land use maps by providing a range of compatible zoning categories and appropriate land uses in parcel groups. The DCA defines a character area as a specific district or section of the community that:

- Has unique or special characteristics to be preserved or enhanced (such as a downtown, a historic district, [an] arts district, a neighborhood, or a transportation corridor);
- Has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into a more attractive village development pattern); or
- Requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.)

Character Areas Compatibility Index

Character Area	Description	Zoning*	Appropriate Land Uses*
Historic Newborn (HN)	Original town areas. Residences of varying sizes and styles, historic town center, public-use facilities, and commercial and light industrial space. New development should complement existing historic character.	C, R-2	Residential, Public, Commercial, Office, Mixed-use, Recreation
Town Neighborhood (TN)	Traditional residential development with civic space scattered throughout. Low-impact, neighborhood-level commercial also encouraged.	C, R-2, RE-1, RE-2	Residential, Commercial, Public, Recreation
Estate/Rural Neighborhood (RN)	Low-density areas, typically on the periphery of Newborn, that feature little divergence from the prevailing residential character.	RE-1, RE-2, R-A	Residential, Agriculture, Public, Recreation
Rural (R)	Primarily undeveloped or developed at extremely low densities, this area is typically wooded or agricultural.	R-A	Agriculture, Public, Recreation
Major Corridor (MC)	Serves as gateway into Newborn and provides space for stand-alone commercial and office activity.	C, R-2	Commercial, Office, Residential, Public

**Note that not all zoning and land use classifications will necessarily be appropriate in every location within a character area; for example, while Town Neighborhood welcomes commercial-zoned property, they are only appropriate along the GA-142 Corridor. Furthermore, this table should be used as a guide and final adherence to local zoning ordinances should be determined by the local government during review considerations.*

Implementation Measures Summary

Each character area includes specific actions that the Town should implement in order to fulfill the vision of the character area designation. The implementation measures for each character area are summarized below:

Implementation Measures	HN	TN	RN	R	MC
Economic Development					
Complete design improvements that make the area more attractive to visitors and safer for pedestrians	x				x
Recruit businesses that will benefit residents such as cafés, restaurants, banks, doctors, etc.	x				x
Planning, Land Use, and Housing					
Concentration growth near the town’s core to create a more robust town center.	x	x			x
Design Standards – Ensure compatibility with existing character by considering form-based concerns.	x	x			x
Protect rural and environmentally sensitive areas from the encroachment of incompatible uses by directing all new development to appropriate areas as defined on the Future Development Map.			x	x	
Require appropriate buffers and landscaping between incompatible uses.	x	x	x	x	x
Residential Infill Development – Ensure that new infill is compatible with its neighborhood.	x	x			x
Sign Regulations – Control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs (DCA model code available).	x	x			x
Cultural Resources					
Pursue state and federal funding opportunities for the rehabilitation and reuse of historic properties	x	x			
Require infill and material changes to historic properties to follow design standards to maintain historic integrity and significance.	x	x			
Seek National Register of Historic Places designation where appropriate.	x	x	x	x	x

Implementation Measures	HN	TN	RN	R	MC
Natural Resources					
Encourage voluntary natural resource preservation through conservation easements.			x	x	
Facilitate habitat preservation and active living by greenway and/or trails networks.		x	x	x	
Protect critical lands by developing conservation subdivisions.			x		
Protect riparian areas by enforcing buffers.		x	x	x	
Protect tree canopy.	x	x	x	x	x
Community Facilities & Services					
Capitalize on economic and community benefits from the expansion of the Cricket Frog Trail into Newborn.	x	x			x
Evaluate, maintain, and repair municipal utility systems.	x	x	x	x	x
Pocket Parks – Establish open spaces, providing free, open access to greenspace and protecting wildlife and landscapes.	x	x			x
Transportation					
Complete Streets – Accommodate all road users.	x	x	x	x	x
Create a network of trails and greenways to positively impact the community by providing transportation, recreation, and educational opportunities.	x	x			x
Transportation Enhancements Program – Seek funding for transportation choices projects, including sidewalks, bike lanes, multi-use trails, and streetscape improvements.	x	x	x		x

Historic Newborn

Description	Original town areas. Residences of varying sizes and styles, historic town center, public-use facilities, and commercial and light industrial space. New development should complement existing historic character.
Zoning Compatibility	C, R-2
Appropriate Land Uses	Residential, Public, Commercial, Office, Mixed-use, Recreation

The overall character of the area is intended to illustrate and improve the historic center of Newborn. Much of the community’s vision for Historic Newborn focuses on preserving existing treasured buildings and developing in a low-impact, context-sensitive manner. Residents would like to focus on encouraging stores and other small-town-appropriate elements such as doctors’ offices, banks, café, and live-work, up-and-down mixed-use development. While a variety of architectural styles may be appropriate, the intent is that new construction is scaled and massed similarly to what exists currently and that any divergences from the historic character would be made through tasteful, creative design.

Renovations and new development in Historic Newborn must be mindful of potential effects on both the historic character and the future experience. While a mixture of uses within the Historic Newborn area is appropriate, land use patterns, streetscapes, and natural environments should remain largely unaltered. Preservation of the district’s architectural and civic history must be paramount, as must be the situation of buildings and investment in public infrastructure to encourage walking, bicycling, and other transportation choices. In particular, the Historic Newborn character area would greatly benefit from the extension of the Cricket Frog Trail into Newborn, as this would provide easy access to the downtown area for many residents and make the town a destination for users of the trail.



Town Neighborhood

Description	Traditional residential development with civic space scattered throughout. Low-impact, neighborhood-level commercial also encouraged.
Zoning Compatibility	C, R-2, RE-1, RE-2
Appropriate Land Uses	Residential, Commercial, Public, Recreation

**Commercial land uses in the Town Neighborhood character area are only appropriate along the GA-142 Corridor*

New development within this character area will be similar to Newborn’s existing neighborhoods, with moderate residential density, pedestrian orientation, and street connectivity. The Town Neighborhood areas maximize infrastructure efficiency and offer relatively concentrated development to allow lower densities in more sensitive and rural spaces (dwelling densities may vary based on current and future zoning).

Neighborhood-appropriate public-institutional activity is also encouraged to facilitate walking, bicycling, and community interaction, provided it is developed within the character and context of the neighborhood. Commercial land use is also permitted along the GA-142 Corridor. Recreation, education, public administration, healthcare, and other similar uses will support the character of this area.

Small, neighborhood-scale parks and networks of greenways, pedestrian and bicycle paths, and extensive sidewalks will be important to this classification. Street connectivity should be incorporated within and between developments.



Estate/Rural Neighborhood

Description	Low-density areas, typically on the periphery of Newborn, that feature little divergence from the prevailing residential character.
Zoning Compatibility	RE-1, RE-2, R-A
Appropriate Land Uses	Residential, Agriculture, Public, Recreation

This area preserves rural character while accommodating limited residential growth. The aim is to encourage preservation of land currently used at lower intensities and/or environmentally critical areas, and to discourage incompatible uses. This area will feature large residential lots with limited infrastructure.

Open space and master-planned developments such as conservation subdivisions are encouraged to preserve greenspace and retain the rural characteristics of the land here. These areas may also accommodate recreation and public or institutional uses.

The community intends to provide a lower level of service to the area, in terms of transportation and infrastructure investment, in order to reduce development pressures and spend limited resources efficiently. Street connectivity should be incorporated within and between new developments.



Rural

Description	Primarily undeveloped or developed at extremely low densities, this area is typically wooded or agricultural.
Zoning Compatibility	R-A
Appropriate Land Uses	Agriculture, Public, Recreation

The rural character area's intention is to preserve existing rural, agricultural, and conservation space into the future. Extremely low housing unit densities may be supported within this area where residential farms exist, but the intent is to deter development while preserving natural and agricultural resources – residential structures should not comprise the main or significant use of any one parcel. Rather, while limited housing may exist on land that is predominantly set aside for open space or agriculture, the area will assume a more bucolic nature.

Parks, greenways and multi-use paths, habitat preservation areas (including conservation easements, which can also be invoked to protect agricultural land), and other public or private open spaces are encouraged.



Major Corridor






Description	Serves as gateway into Newborn and provides space for stand-alone commercial and office activity.
Zoning Compatibility	C, R-2
Appropriate Land Uses	Commercial, Office, Residential, Public

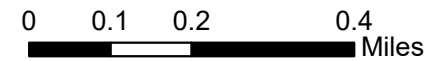
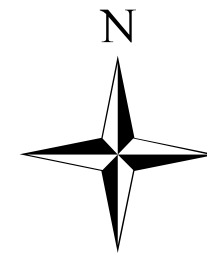
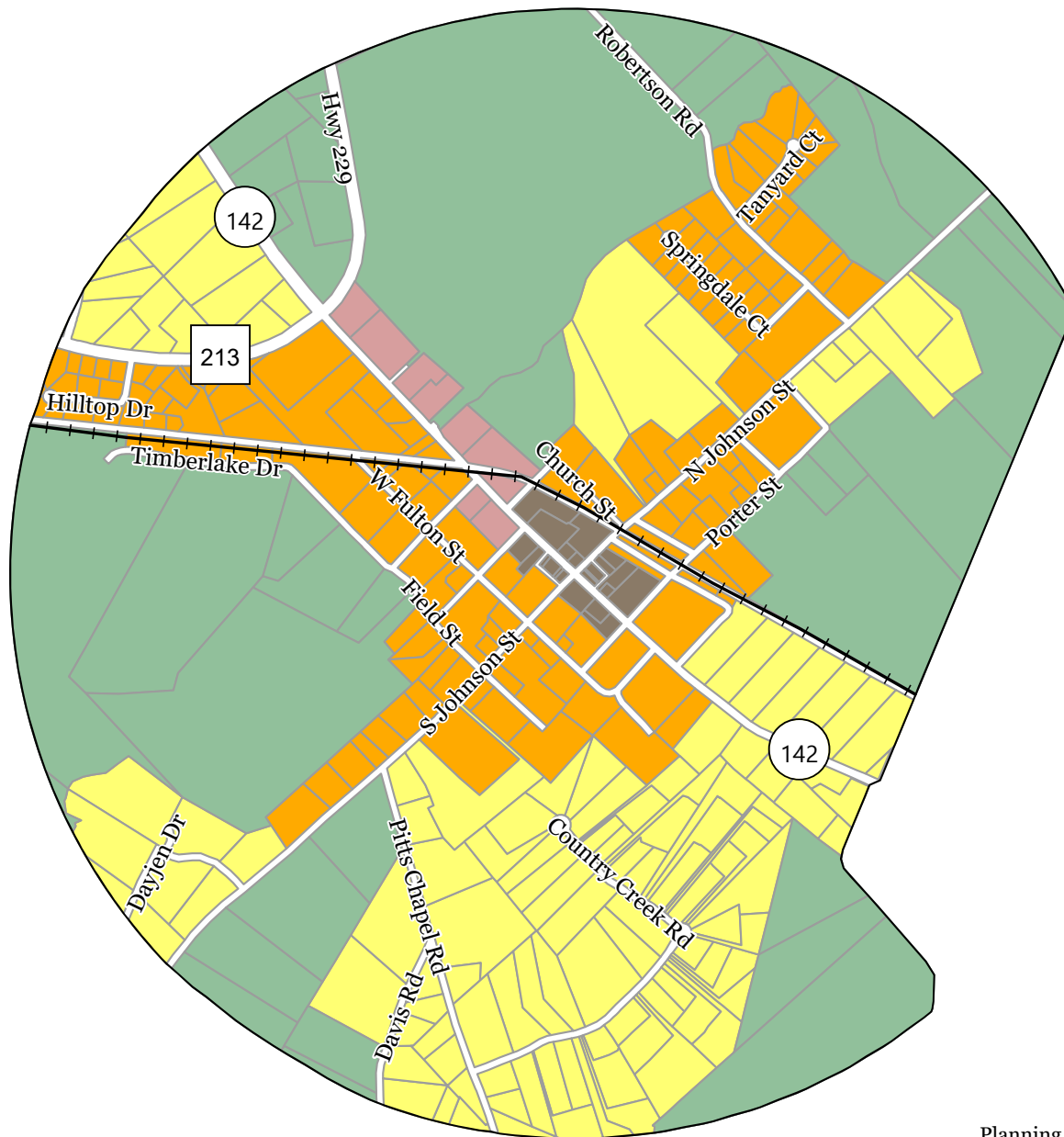
This area represents parcels in the northwest portion of the GA-142 corridor and will serve as the gateway to town visitors entering from the northwest. It will be an activity area for shopping, social life, and recreation and will be an opportunity for the town to expand its tax base with new retail, restaurants, and offices.

Rather than developing in the typical character of some highway corridors, Newborn’s Major Corridor character area will cater to commercial establishments that reflects the town’s smalltown values. The town would like to avoid auto-centric businesses such as fast-food restaurants and car dealerships and would instead like to see establishments that serve existing residents and visitors. For example, the town would like this area to attract restaurants, small boutiques, gyms, or doctors’ offices. Buildings should address the street, parking should be situated behind or next to structures, sidewalks and bicycling infrastructure should be prioritized, and massing and scale should be in keeping with the surrounding context.



Character Areas (2024)

- Historic Newborn 
- Town Neighborhood 
- Estate/Rural Neighborhood 
- Rural 
- Major Corridor 



11/1/2023
Planning & Government
Services Division, GIS [PJ]

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

Geographic Information Systems

Chapter 6: Planning Implementation

Fun Facts: The Newborn School House opened in 1924
Also in 1924

- The USA flag had only 48 stars
- The Olympics were held in Paris
- Macy's Department Store had their first Thanksgiving Day Parade

Figure 34. Inside the Historic Newborn Schoolhouse

Planning Implementation Overview

The Town of Newborn’s Planning Implementation Chapter includes three components:

Report of Accomplishments

Provides a status report of the 2019-2023 Community Work Program. All projects listed as “ongoing” or “postponed” have been carried over to the 2024-2028 Community Work Program.

Community Work Program

A tangible list of projects to complete over the following five years (2023–2027). The list includes timelines for implementation, responsible parties, funding strategies, and a reference to the community goal that each project corresponds to.

Long-Term Work Program

Project ideas that have been identified by the Town of Newborn as important but either are not an immediate priority or are not feasible to complete between 2024-2028. These projects should be revisited during the Town’s 2029 Comprehensive Plan update.

Report of Accomplishments (2019–2023)

Projects that are either being directly carried over to the Community Work Program or are related to new Community Work Program projects have the corresponding project number listed in the “CWP #” column. Projects that are being moved to the Long-Term Work Program are listed as “cancelled” but have the corresponding project number listed in the “LTWP #” column.

#	Activity	Status	Comment	CWP #	LTWP #
1	Develop a needs assessment and plan for serving seniors and people with disabilities	Postponed	Carpooling services to Covington was identified as the main need for seniors and people with disabilities. This item will be combined with #20 and carried over to the CWP	18	
2	Devise communications and outreach strategy to improve resident participation in the government and greater community	Completed	Specific desires for improving communications and outreach were identified during the comprehensive planning process, which have been included in the CWP	1	

#	Activity	Status	Comment	CWP #	LTWP #
3	Create an ad hoc committee of elected officials and residents to evaluate youth needs and opportunities	Cancelled	This item is no longer a priority for the Town		
4	Prepare study evaluating potential effectiveness of local historic preservation regulation, including design standards and local designation	Cancelled	The Town is interested in adopting local historic preservation regulations, but it currently does not have the capacity to adopt a regulation and form a historic preservation committee. Potential historic action items have been included in the LTWP		5, 6, 7
5	Conduct an analysis of development regulations to determine whether they encourage appropriate development and preserve farmland	Cancelled	This item is no longer a priority for the Town		
6	Develop strategy to reduce blight, including increased code and law enforcement	Cancelled	The Town has had recent success in working more closely with their Code Enforcement Officer to address blight. Therefore, a strategy is no longer needed		
7	Determine appropriateness of a potential downtown development authority (Oxford recently created a DDA and would be a resource)	Cancelled	The Town is interested in establishing a DDA but does not currently have the capacity or need to do so. This item will be included in the LTWP		3
8	Develop and adopt complete streets and trails plan	Postponed	This item was not complete but is still a priority due to the desire for the Cricket Frog Trail to be expanded into the Town	10	
9	Build the town's segment of the Cricket Frog Trail (cost variance at right depends on choice of trail surface material)	Postponed	This item was not complete but is still a priority to the Town	14	
10	Organize a team of volunteers to plant and maintain flower beds or potted installations in the historic downtown	Cancelled	This item is no longer a priority for the Town		

#	Activity	Status	Comment	CWP #	LTWP #
11	Create needs analysis to determine whether to pursue another park with a walking trail network	Cancelled	The Town has already acquired land for a new park with a walking trail. The Town will complete a design for the park as part of their CWP and will include constructing the park as part of their LTWP	9	9
12	Develop a broadband strategy and make contact with both AT&T and Charter to gauge potential for strengthening access within Newborn	Cancelled	Spectrum has recently begun expanding broadband internet in all unserved areas in Town. Therefore, this strategy is no longer required		
13	Create a basic, community-based economic development strategy	Cancelled	This item is no longer a priority for the Town		
14	Develop wayfinding plan	Completed	During the comprehensive planning process, the Town identified a desire to install wayfinding signs in the downtown area. This has been included in the CWP	8	
15	Implement wayfinding plan	Postponed	The town will implement its plan of installing wayfinding signs in the downtown area as part of its Community Work Program	8	
16	Develop plan for improvements to commercial buildings through DDA, if desirable (facades, parking, etc.)	Cancelled	This item is no longer a priority for the Town		
17	Compile a comprehensive digital inventory of all historic, cultural, and natural resources	Cancelled	This item is no longer a priority for the Town		
18	Evaluate suitability of infrastructure to support new development; make necessary improvements	Cancelled	The Town is not currently interested in pursuing sewer infrastructure and is regularly maintaining current infrastructure systems		
19	Implement streetscape and gateway improvements	Postponed	This is still a priority for the town, but this item will be replaced with specific items in the CWP	3, 4	
20	Organize carpool for town residents	Postponed	Carpooling services to Covington was identified as the main need for seniors and people with disabilities. This item will be combined with #1 and carried over to the CWP	18	

Community Work Program (2024–2028)

Projects that have either been directly carried over from the 2019-2023 Community Work Program or are related to a previous project have the corresponding project number listed in the “ROA #” column.

#	Activity	'24	'25	'26	'27	'28	Responsible Party	Cost Estimate	Funding Source	Goal #	ROA #
Population & Community											
1	Begin hosting an annual "Town Hall Day" at local community spaces to introduce Town Council and Town staff to the community	x					Mayor and Council, Town Staff	\$500	General Funds	6	2
Economic Development											
2	Increase the number of publicly accessible parking spaces in the downtown area		x				Mayor and Council, Clerk, Public Works	\$10,000	General Funds, SPLOST	4	
3	Install a "Welcome to Newborn" sign at both town entrances along Highway 142			x			Clerk, Public Works	\$5,000	General Funds	7	19
4	Install decorative street lights in the downtown area					x	Clerk, Public Works	\$15,000	General Funds, SPLOST	7	19
Natural Resources											
5	Complete a town-wide tree canopy assessment		x				Tree Committee	\$1,000	General Funds	3	
6	Replant trees within existing right-of-ways		x	x	x		Tree Committee, Clerk	\$6,000	General Funds	3	
Cultural Resources											
7	Communicate with state & federal partners to install a "Newborn Historic District" sign along I-20				x		Mayor and Council, Town Staff	Minimal	N/A	1	

#	Activity	'24	'25	'26	'27	'28	Responsible Party	Cost Estimate	Funding Source	Goal #	ROA #
Community Facilities & Services											
8	Install wayfinding signs in the Downtown area to identify landmarks such as Town Hall, the Historic Newborn Schoolhouse, etc.			x			Mayor & Council, Clerk	\$5,000	General Funds, SPLOST	7	14, 15
9	Complete a design for a new park at the intersection of Highway 142 and Highway 213				x		Mayor and Council	\$15,000	General Funds, SPLOST	8	11
Transportation											
10	Develop and adopt complete streets and trails plan	x					Mayor and Council	\$2,000	General Funds, Grants	2	8
11	Complete improvements to Robertson Road		x				Clerk, Public Works	\$20,000	General Funds, GDOT, LMIG	10	
12	Extend the sidewalk along Highway 142 from its current terminus at the Dollar General to Highway 213		x				Clerk, Public Works	\$80,000	General Funds, SPLOST, Loans, Grants, Loans	2	
13	Build a sidewalk along Highway 213			x			Clerk, Public Works	\$220,000	General Funds, Grants, Loans	2	
14	Build the Town's segment of the Cricket Frog Trail		x	x	x		Mayor & Council, Clerk, Public Works, Newton Trails	\$1,000,000	General Funds, SPLOST, GDOT, Grants, Loans	5	9
15	Build a trailhead along Timberlake Drive for the Cricket Frog Trail					x	Mayor & Council, Clerk, Public Works	\$100,000	General Funds, SPLOST, GDOT, Grants, Loans	5	

#	Activity	'24	'25	'26	'27	'28	Responsible Party	Cost Estimate	Funding Source	Goal #	ROA #
Interjurisdictional Coordination											
16	Invite a representative of the Newton County Sheriffs office to attend a Town Council meeting quarterly to present a public safety report	x					Mayor & Council	Minimal	N/A	10	
17	Communicate with GDOT to improve vehicular and pedestrian safety at the intersection of GA 142 and Johnson Street		x				Mayor & Council, Clerk	Minimal	N/A	10	
18	Coordinate with surrounding jurisdiction to organize a regular carpool trip to Covington			x	x	x	Mayor & Council, Clerk	Minimal	N/A	2	1, 20
Broadband											
19	Adopt a Broadband Ready Ordinance		x				Mayor & Council	Minimal	N/A	9	
20	Apply for DCA's Broadband Ready Designation			x			Mayor & Council	Minimal	N/A	9	

Long Term Work Program (2029 and Onwards)

Projects that have a related item in the 2019-2023 Community Work Program have the corresponding project number listed in the “ROA #” column.

#	Project	Goal #	ROA #
Economic Development			
1	Apply for funding to clean site pollution at the Newborn Fertilizer Company Building	4	
2	Complete a mural on the Newborn Fertilizer Company Building	7	
3	Establish a Downtown Development Authority	7	7
Natural Resources			
4	Start a tree planting program to incentivize tree restoration on private land	3	
Cultural Resources			
5	Adopt a Historic Preservation Ordinance and form a Historic Preservation Committee	1	4
6	Complete a town-wide Historic Resources Survey	1	4
7	Create a locally-enforced historic district	1	4
Community Facilities & Services			
8	Build a downtown restroom to serve the Town's downtown park and library	8	
9	Complete a new park with a walking trail and sports facilities	8	11
Transportation			
10	Extend the sidewalk along South Johnson Road from its current terminus at East Fulton Street to Pitts Chapel Road	2	

Appendix

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

Figure 35. Inside the J.W. Pitts Warehouse



Public Input

Public Hearing #1/ Input Meeting #1 Documentation

NOTICE OF PUBLIC HEARING

The Town of Newborn will conduct a Public Hearing on **May 1, 2023 at 6:00 p.m.** at Town Hall, located at 4224 Highway 142, Newborn, GA 30056.

Comprehensive Plan Update for the Town of Newborn

The purpose of the public hearing is to brief the community on the process in developing the comprehensive plan, and to obtain input on the proposed planning process. Citizens, business owners, and all stakeholders are invited to attend the Public Hearing to provide comments, ideas, and suggestions. If you are unable to attend and wish to receive information regarding the hearing, please contact Newborn Town Hall at (770) 787-1660 or nbornga@bellsouth.net.

Town of Newborn 2024 Comprehensive Plan Update Public Hearing #1 & Steering Committee Meeting #1: May 1 st , 2023 – 6:00 p.m. Newborn Town Hall, 4224 Highway 142, Newborn, GA 30056		
NAME	TITLE	EMAIL
Phillip Jones	Community Planner, NEGR	Email Addresses Redacted
Jan McBrayer	GIS Manager - NEGR	
Denise Spittler	Councilmember	
Elisa Rowe	Town Clerk	
Tom Krieger	City Council	
David Norton	Citizen	
Julia Wilson	citizen	
Sally Budd	Character	
Beryl Duvall	Arborist/Forester	
Susan Oliveto	citizen	
Michael Cree	citizen	
Jack Kinley	citizen	

Input Meeting #2 Documentation

Town of Newborn 2024 Comprehensive Plan Update Steering Committee Meeting #2: July 10 th , 2023 – 6:00 p.m. Newborn Town Hall, 4224 Highway 142, Newborn, GA 30056		
NAME	TITLE	EMAIL
Phillip Jones	Community Planner	Email Addresses Redacted
Sara Kaminski	Community Planner	
Denise Spittler	Steering Committee	
Cain Williamson	Town Commissioner	
Jack Kinley	Steering Committee	
Elisa Rowe	Town Clerk	

Input Meeting #3 Documentation

Town of Newborn 2024 Comprehensive Plan Update Steering Committee Meeting #3: August 7 th , 2023 – 5:00 p.m. Newborn Town Hall, 4224 Highway 142, Newborn, GA 30056		
NAME	TITLE	EMAIL
Phillip Jones	Community Planner	Email Addresses Redacted
Sara Kaminski	GIS Manager	
Susan Oliveto	citizen	
Michael Cree	citizen	
Cain Williamson	Council Member	
Jack Kinley	Citizen	
Denise Spittler	Council Member	
Beryl Duvall	Citizen Tree Board	
Elisa Rowe	Town Clerk	


Public Hearing #2 Documentation

NOTICE OF PUBLIC HEARING

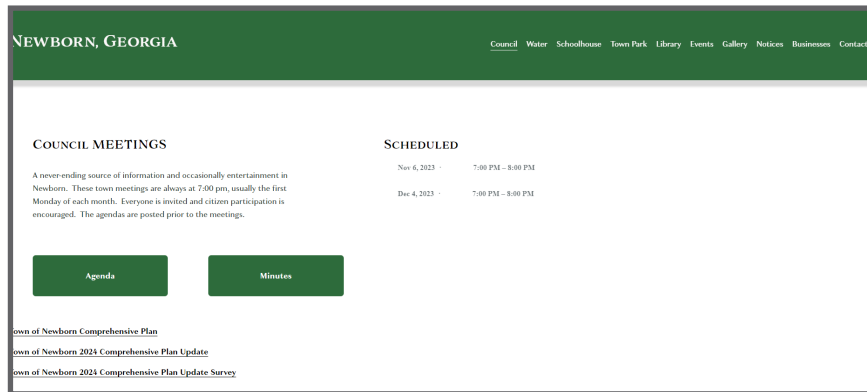
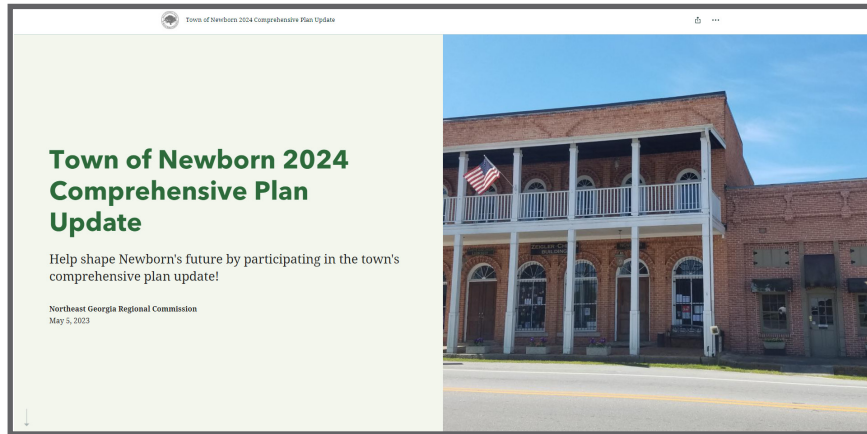
The Town of Newborn will conduct a Public Hearing on December 4th, at 6:00 p.m. at the Newborn Town Hall, 4224 GA-142, Newborn, GA 30056.

2024 Comprehensive Plan Update for the Town of Newborn

The purpose of the public hearing is to brief the community on the contents of the town’s plan, provide an opportunity for final suggestions, and notify the public of the submittal and adoption schedule. All interested parties are encouraged to attend.

		Town of Newborn 2024 Comprehensive Plan Update Public Hearing #2: December 4 th , 2023 – 6:00 p.m. Newborn Town Hall, 4224 Highway 142, Newborn, GA 30056
NAME	TITLE	EMAIL
Phillip Jones	GIS Manager	Email Addresses Redacted
Cain Williamson	City Counselor	
Jack Kinley		
Denise Spittler	Councilperson	
Michael Caw	citizen	
Susan Caw	citizen	
Elisa Rowe	Town Clerk	

Online Public Survey & Story Map



Town of Newborn 2024 Comprehensive Plan Update

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

Demographic Questions ▼

The following demographic questions will allow us to understand more about the opinions of different groups within the Town of Newborn.

Do you live inside or outside of the town's limits?*

Inside town limits

Outside town limits

What is your age?

19 years old or younger

20-34 years old

35-49 years old

50-64 years old

65+ years old

SWOT Analysis Results

Strengths

- In country & small
- Varied housing – not cookie cutter
- Park
- Gas station
- Community School House with Events
- Cohesive Community
- Strong Civic Infrastructure – Heritage Trust
- Quiet Small-Town Feel
- Access to groceries and other basic needs
- Lots of Trees
- Close to Nature
- The library
- Community
- Walkability
- Historical

Weaknesses

- Transportation
- No 4 way stop
- Internet too slow (3x)
- Parking spaces
- Empty buildings on 142
- More sidewalks and wider sidewalks (2x)
- Need a bit more retail
- Crossing SR 142 can be dangerous
- Lack of Sewer
- Rehab derelict properties
- Need to build on vacant buildings

Opportunities

- Cricket Frog Trail
- Library programs
- Expand the work of the Heritage Trust
- Bigger Arbor Day celebration
- Rethinking the array of available housing types
- Shape the growth that is inevitable (Rivian impacts)
- More events

Threats

- Traffic, especially near the crosswalk
- Loss of rural feel
- Uncontrolled/thoughtless growth
- Increased traffic & potential pressure to widen 142

Public Survey Results

Do you live inside or outside of the town's limits? (33 answers)

Answer	Count
Inside town limits	23
Outside town limits	10
Grand Total	33

What is your age? (34 answers)

Answer	Count
20-34 years old	4
35-49 years old	7
50-64 years old	11
65+ years old	12
Grand Total	34

How long have you lived in Newborn? (32 answers)

Answer	Count
1 to 5 years	9
11 to 20 years	8
6 to 10 years	3
Less than one (1) year	4
More than 20 years	8
Grand Total	32

Do you rent or own your residence? (30 answers)

Answer	Count
Own my home	27
Rent my home	3
Grand Total	30

Which of the following describes your personal interest in the Town of Newborn?

Answer	Count
I live in Newborn	8
I live within Newborn	18
I own property within Newborn	15
I work in Newborn	4
My work provides services within Newborn	2
other	1

How satisfied are you with the above vision statement? (34 answers)

Answer	Count
Completely satisfied	22
Neither satisfied nor dissatisfied	1
Neither satisfied nor dissatisfied	1
Somewhat satisfied	10
Grand Total	34

If you recommend any changes to the Town's vision statement, please write it in below: (5 answers)

1. I believe we should support all of our businesses, not just the

diverse ones. We need to look at getting fiber internet for the ones of us who work from home.

- I would like to see more community involvement. I'm pleased to see the old school utilized for activities and festivals. A local Town Hall Day could be an alternative opportunity for citizens both new to Newborn and long time citizens to meet and greet other citizens and their elected officials. Food may be provided by local businesses. A citizens drop box outside Town Hall may be an additional way for citizens to give positive feedback, concerns, and/or any ideas which may benefit our town. Let's get some energy in the town so newcomers may be excited to invest or contribute!
- I would remove "safe streets" from the first line or where it appears later when we state in our vision that we aim to "create safe streets..." Most of the streets ARE relatively safe given the manageable traffic - however, we need better sidewalks (that don't criss-cross GA 142), and wider bike lanes or shoulder on 142 or additional traffic calming measures on 142.
- Live flowers planted in the pots outside the library. Get rid of the plastic flowers!
- Omit "with safe streets". Least wise with N Johnson St. and Hwy 142. Very seldom is the posted speed limit obeyed. But you have difference to this with speed bumps and humps; drivers seem to be less safe these days

Does your local government manage zoning and land use appropriately? (27 answers)

Answer	Count
Yes	21
No	1
I don't know	5
Grand Total	27

If no, what could the local government do better? (2 answers)

- Appreciate the fact that zoning does not allow apartments
- would like to see local citizens on zoning recommendations

Are there adequate housing options to meet the future needs of the community? (29 answers)

Answer	Count
Yes	14
No	6
I don't know	9
Grand Total	29

If no, what is the most immediate housing issue within the town? (11 answers)

- Ability to get permits and ability to add structures that will improve property value
- Because we need to keep Newborn small and hometown like (no apartments!!!)
- Considering the affect that the impending Rivian plant will have on Newton County and the surrounding areas, I would venture that there isn't enough affordable housing and this is coming from a public school teacher who is spending a third of his salary on a 1/1 shack in the woods.
- Duplexes and such need to cease
- I am not interested in multi-family buildings
- I think offering a range of housing opportunities.

7. Single family housing units only
8. There aren't a lot of rental options around the area. I understand the type of town this is so it's not a huge deal. It is kind of filled up with older homes that are owned due to its old history
9. There's lots of building on the edge of town now - so I assume the housing here is mostly spoken for.
10. With Stanton Spring expanding, a few more housing options would be good
11. Would like to see more homes suitable for young families

What are the top activities you do within your community? Select up to 4:

Answer	Count
attend community events	12
attend faith-based activities	6
dine out	12
exercise outdoors	21
garden	7
other	1
shop	12
Visit a park	19
visit family	10
Visit neighbors	14
Work	5

Are there any activities you would like to do in your community but cannot? Explain: (7 answers)

1. I would walk the cricket frog trail, if completed.
2. More dining options. Maybe a coffee house
3. No (3)
4. Recycle, go to a gym or a fitness facility, sit in a café/coffee shop with Internet to work and see more people from the community more regularly.
5. Senior citizen activities

Are the streets and sidewalks adequately maintained? (31 answers)

Answer	Count
Yes	25
No	6
Grand Total	31

If no, where are streets or sidewalks in most need of repair? (8 answers)

1. A section of Robertson Road between Tanyard Ct and where it turns to dirt roads is in need of repair
2. Downtown areas that connect to the trail.
3. need speed bumps on Country Creek Road!!! Kids playing and cars fly down the road.
4. Pitts Chapel Road will soon be in need of repair
5. The speed bumps are awful! They are not up to code and damage

bikes and vehicles - even when traveling at a safe speed. The light post and cars parked in front (along the road) in Newborn make it hard to turn on 142.

- 6. There are a few roads off North Johnson St. that need maintenance
- 7. there are pot holes - some repairs needed
- 8. we need to improve walkability on Johnson Street South

Is the community safe, comfortable, and inviting for people to walk or bike to activities, jobs, shopping, dining, services, etc.? (29 answers)

Answer	Count
Yes	20
No	8
I don't know	1
Grand Total	29

If no, what needs to be addressed for the community to be more walkable and bikeable? (11 answers)

- 1. Bike - other than the awful speed bumps, biking and running/walking are safe. Our town seems pretty inviting
- 2. If you have to cross GA142 on bike or foot it's risky even at the flashing yellow light (intersection of Johnson St and 142). Where the sidewalk crosses 142 there's no crosswalk or signal for pedestrians to stop traffic to cross safely. I've also been chased by dogs that aren't fenced in multiple times when I'm walking or biking.
- 3. Jobs, shops, dining opportunities are limited. Not many existing buildings available

- 4. Need more biking/walking opportunities
- 5. Need to improve walking trail down RR tracks to Beaver Park, then wrap around the proposed park at 142 + 216 then back to park behind City Hall. Utilize the RR tracks as a walking path, connect to Mansfield
- 6. Need to slow traffic down as it gets to the flashing light
- 7. Not down South Johnson Street. Lower the speed limit to 25 mph and enforce it!
- 8. Speed bumps. Can't ride bikes for cars going to fast
- 9. There's not a lot of shops/retail/dining to walk to per se, but outside of 142 I feel safe enough to ride a bike around the area.
- 10. We need to have at least one policeman for Newborn
- 11. would love to see the walking trail extended into Newborn

Does the community have any traffic issues?

Answer	Count
large commercial trucks on residential streets	1
No traffic problems	6
Predictable peaks like rush hour	3
Speed limits are too high	6
The experience of driving is un	1
There aren't enough parking options	7
Unpredictable gridlock	1
unsafe/inconvenient to travel without a car	4

If yes, where are traffic issues most prominent? (11 answers)

1. 142 needs to be monitored because too many people go over the speed limit of 35
2. Consider 4 way stop at 142 @ Johnson. Difficult to judge speed of 142 traffic trying to look around columns and trucks from S. Johnson.
3. Intersection of Rt142 and South Johnson needs to have 4 way stop or a traffic light. Many times people come to complete stops on Rt142 causing confusion in all vehicles and causing a safety issue.
4. My wife got rear ended at the gas station because people don't use their blinker. That gas station entrance is the only issue. And the speed bumps around are way to big lol
5. Not enough parking at Town Hall/Library
6. Parking at Town Hall has become an issue sometimes due to new business that is renting next to Town hall and with he library being open Wed-Fri. Sometimes there is no place to park.
7. Speed bumps need to be painted a bright yellow
8. Speeding overall (but especially between speed bumps - why? - on North Johnson Street). 18-wheelers go too fast and too frequently up and down North Johnson Street as well.
9. The intersection of HWY 142 & Johnson St is an accident waiting to happen. Northbound traffic on Johnson St has terrible visibility at the intersection due the "porch" structure on the Town Hall building. A traffic light is needed, or at a minimum a Four Way Stop sign. Someone is going to get killed or seriously injured if no action is taken.

10. There are times when all parking spaces at Town Hall are full

11. With the addition of four new homes on the east side of Hwy 142, the 35 Mph speed limit should be extended to the end of Newton country or make that area a no passing zone to reduce the speed of traffic entering town/leaving town.

In your opinion, is there enough green space within the community to be easily accessible to all residents? (24 answers)

Answer	Count
Yes	22
No	1
I don't know	1
Grand Total	24

If no, please explain where additional green space is needed. (1 answer)

1. Connection further into Beaver Park in Mansfield

Are there any persistent public safety issues in your community (dangerous intersections, sanitation, crime, run-down properties, unkempt businesses, illicit parking, etc.)? (30 answers)

Answer	Count
Yes	20
No	9
I don't know	1
Grand Total	30

If yes, please explain: (21 answers)

1. Consider new technology regarding speed humps. Available are barriers that are smooth at correct (10-15 mph) or hard when above limits. Punish offenders. May be grants or federal help for costs.
2. Country creek Road. Cars fly down road. Speed bumps would slow them down!!!
3. Dangerous intersection is North and South Johnson St and Highway 142
4. Excessive speeding on Highway 142
5. Homeowners/renters should not be allowed to turn their property into a junk yard!
6. If there happens to be a circumstance, all will get emergency services here quickly
7. Large commercial trucks on throughway residential streets. Materials have the potential of falling off to obstruct the road or endanger someone.
8. Need a red light at City Hall. Can't see oncoming traffic because of post on City Hall Porch. Before someone is killed!
9. People get tripped up by the flashing yellow light - either speeding through it like it's not there or stopping when they don't have to. There are multiple run-down properties that the city seems to regularly address and monitor - I think they're doing a fair and reasonable job managing this with the owners of the properties.
10. People using caution light as a 4-way stop
11. Quite a few run down homes
12. Run-down properties. However, Mayor & Council stay active on this issue
13. See the above
14. Some neighbors have been saying they have had some theft issues. Some speed bumps are too big and the caution light needs to be better understood so people don't think it is a 4-way. But a 4-way may be better!
15. Speeding through the town center
16. The highway 142 & N. Johnston St intersection is increasingly dangerous: Speed limit on 142 is not obeyed, there seems to be a lot of indecision with drivers entering this intersection, there are several properties on the N. Johnson side of town that are run-down, junky, need of upkeep, and create too much noise.
17. There are many run down properties that code enforcement has and/or is addressing
18. There is excessive speeding issues on N Johnson St between the 2nd and 3rd speed humps leaving town. Many, and often the same, drivers are doing this. I see this every day and I would estimate some are exceeding 50 mph. I'm concerned form my safety when working in my tard. This is a 25 mph zone. I worry about the safety of our maintenance men. Please add more speed humps.
19. Too much truck (18 wheeler) traffic down South Johnson Street. They use it to go to Highway 11. Also people go way too fast past our place on South Johnson Street. Wouldn't want to try to walk down our street. Not like the old days
20. We could use a speed bump on Nelson Street
21. When people park in front of the town hall, it causes major issues for turning from S Johnson onto 142. Also, non-Newborn people who drive through always think that 142 and North/South Johnson is a four way. They stop without a stop sign and people wreck.

How would you rate the water services in the community: (32 answers)

Answer	Count
Excellent	14
Good	16
Average	2
Grand Total	32

How would you rate the emergency response in the community: (32 answers)

Answer	Count
Excellent	6
Good	9
Average	5
Poor	5
No Opinion	7
Grand Total	32

How would you rate the internet services in the community: (32 answers)

Answer	Count
Excellent	3
Good	10
Average	7
Poor	8
Very Poor	3
No opinion	1
Grand Total	32

How would you rate the leisure/recreation services in the community: (32 answers)

Answer	Count
Excellent	5
Average	7
Good	15
Poor	4
No opinion	1
Grand Total	32

What cultural and natural resources does your community value (9 answers)

1. A multi-generational and historic meeting place/coffee/snack place to foster history and intergenerational activities
2. Continue to preserve large land form farmers. Continue utilization of historic buildings
3. Historic buildings, trees
4. Library, community center
5. Our library, historic buildings, our park, our trees
6. Outdoor nature/recreation
7. Small town
8. Small town feel
9. Water, religion, farming

What is a defining characteristic of your community that you would like to see preserved? (22 answers)

1. A warm, diverse community; the history and the nuances of the town
2. All of the above
3. Farming, Water, Religion
4. Good centeredness, Christ glorifying
5. Historic buildings, trees
6. Historic buildings. Continued discriminatory judgements concerning big box businesses that may or may not preserve our small town atmosphere.
7. Internet access other than AT&T or Dish.
8. Natural beauty and green space
9. No major subdivisions/shipping (gas stations)
10. No more multi family dwellings
11. Outdoor spaces for public use
12. Parks and tree canopy
13. Quiet most of the time, but do not like loud trucks and cars
14. Small town feel
15. Small town, especially with Rivian being forced down our throat, stay small
16. Small town, low crime

17. The old original buildings and homes
18. The old silos, school house, and Pitts Warehouse
19. The small town atmosphere
20. The small town feel
21. The Trees, and the home town atmosphere.
22. To keep the community as much as we can the way it is. I enjoy the small town community

List three small actions your local government could take to improve the quality of life in your neighborhood/ community. (23 answers)

1. 1) As soon as a “need” arises, Mayor & Council handle it
2. 1) Be proactive in response to foreseeable Rivian growth
3. 1) Better internet services
4. 1) Bring back recycling!; 2) Use eco-friendly sprays/products for roadside maintenance (to keep from impacting pollinator populations). This seems like a core value for the town - preserving our natural resources; and for many of our homesteading, farming, and beekeeping neighbors; 3) Declutter the signage and parking lots of some of our local businesses. It looks junky in the commercial part of town with all the roadside signage, work trucks parked in front of the mechanic, etc.”
5. 1) change the intersection at Rt142 and South Johnson.
6. 1) Enforce speed limits through town. 2) Provide grants for small businesses to resurrect downtown. 3) Beautification of old railroad depot area

7. 1) Garden Club (Coffee/Tea and information); 2) Recognize Vets; 3) Keep the Music in the Park going.
8. 1) Have to endure chicken fertilizer smell!
9. 1) internet; 2) green space; 3) restaurants
10. 1) Limitation of commercial vehicles (large trucks, large machinery vehicles, etc.) on residential intown streets. 2) Street lamps on posts lightening the main street for both safety and atmosphere. 3) Parades on American holidays!
11. 1) Mail bills in envelopes, post cards sometimes get lost in the mail! 2) Police officer to patrol the streets. 3) Ditches need to be cleaned out on both sides of the roads
12. 1) Make sure future businesses don't bring a big town feel. 2) No more selling alcohol on Sundays or restaurants selling alcohol
13. 1) Monitor speed limit on Hwy 142. 2) Keep a eye on neighbors that do not keep grass cut or property maintained. 3) Keep people off the streets after a certain agreed time
14. 1) Pave the rest of the road on Davis Road. At least in the Newborn part of it.
15. 1) Preserve the historic look. 2) Protect the curb appeal (keep it the same)
16. 1) Remove the sale of alcohol in "all" manners of sales. 2) Remove pornography sales
17. 1) Resist growth driven by Rivian. 2) Take a more local/citizen view of zoning. The county does not care about Newborn's character. 3) Railroad convert to path
18. 1) Road improvement. 2) Better internet. 3) More parking at Town Hall

19. 1) Sidewalks down south Johnson street. 2) Emphasized commitment to adult literacy
20. 1) Speed bump on Nelson Street. Our neighbor across the street have small children and people do tend to drive fairly fast at times
21. 1) Tell my dear neighbor to keep her dogs quiet. During the day and most nights, they bark constantly.
22. "1) Sidewalks need to be extended farther down South Johnson Street. Many people walk on this busy road.
23. Slow the traffic down (speeding

In 20 years what you do hope your neighborhood/community will be like? (5 answers)

1. I hope it will still have the quiet, small-town feel. I hope the Cricket Frog trail will come this far.
2. I hope we'll continue to have neighbors who take care of their properties, more retail/gathering spots (like a coffee shop or bakery), calmer traffic on GA 142, destinations/amenities for cyclists coming off the Cricket Frog Trail or passing through on their way to Hard Labor Creek (like water stations, free air for tires), recycling center or pickup service, faster internet, a workout facility (gym or track or field for group sports) and lots of different kind of people walking around the streets waving at each other and being kind neighbors.
3. Small town Georgia.
4. Small town and rural. No traffic. Slower pace of life
5. The way it is now.

What are the most important Projects that the city should complete over the next 5 years (15 answers)

1. 1) Do not put in sewer system. 2) Maintain historic/rural character. 3) Take care of trees
2. 1) Finish bike trail to downtown Newborn. 2) Revitalize downtown with some dining destinations similar to Rutledge. 3) Affordable and reliable internet options
3. 1) Well lit streets. 2) Completion of sidewalk throughout the main streets. 3) Large planters for small, well-maintained trees, and plants
4. Allow the water bill to be paid online
5. Build a baseball field for the kids to play on and have fun with the family
6. Clean out/re-establish drainage ditches
7. Extension of Bike Trail and working with Railroad & bring train into Newborn
8. Getting fiber internet to all homes for those who work from home
9. Internet. I currently have internet through AT&T. I am also a fully remote worker. The internet is not so great where my apartment is located. I contacted AT&T and they tell me that the fiber stops at the caution light. Leaving me stuck with DSL which struggles at times. It's frustrating because I am so close to the fiber. I will be printing out a request and leaving it in everyones mailbox to request them to call AT&T and bug them about this matter.
10. Maybe a walking trail like Mansfield
11. Please fix these speed bumps and caution light.
12. Rails to Trails
13. Repair/remove/replace speed bumps
14. Walkability of the town
15. We need something here for families to do. A movie theater, a skating rink, bowling alley, game room, a decent restaurant with affordable prices. It would be great to stay in my town for entertainment with family

Community Data

Business Analyst Online Community Snapshot



Community Profile

Newborn Town, GA 2
Newborn Town, GA (1354656)
Geography: Place

Prepared by Esri

Newborn town,...

Population Summary	
2010 Total Population	658
2020 Total Population	676
2020 Group Quarters	3
2023 Total Population	701
2023 Group Quarters	3
2028 Total Population	682
2023-2028 Annual Rate	-0.55%
2023 Total Daytime Population	446
Workers	67
Residents	379
Household Summary	
2010 Households	223
2010 Average Household Size	2.95
2020 Total Households	239
2020 Average Household Size	2.82
2023 Households	253
2023 Average Household Size	2.76
2028 Households	249
2028 Average Household Size	2.73
2023-2028 Annual Rate	-0.32%
2010 Families	182
2010 Average Family Size	3.26
2023 Families	207
2023 Average Family Size	3.02
2028 Families	201
2028 Average Family Size	3.00
2023-2028 Annual Rate	-0.59%
Housing Unit Summary	
2000 Housing Units	169
Owner Occupied Housing Units	80.5%
Renter Occupied Housing Units	12.4%
Vacant Housing Units	7.1%
2010 Housing Units	253
Owner Occupied Housing Units	71.1%
Renter Occupied Housing Units	17.0%
Vacant Housing Units	11.9%
2020 Housing Units	265
Vacant Housing Units	9.8%
2023 Housing Units	274
Owner Occupied Housing Units	76.3%
Renter Occupied Housing Units	16.1%
Vacant Housing Units	7.7%
2028 Housing Units	275
Owner Occupied Housing Units	76.0%
Renter Occupied Housing Units	14.5%
Vacant Housing Units	9.5%
Median Household Income	
2023	\$94,145
2028	\$102,089
Median Home Value	
2023	\$277,344
2028	\$295,192
Per Capita Income	
2023	\$38,209
2028	\$43,971
Median Age	
2010	40.3
2023	40.1
2028	43.0

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

June 26, 2023



Community Profile

Newborn Town, GA 2
Newborn Town, GA (1354656)
Geography: Place

Prepared by Esri

Newborn town,...


2023 Households by Income	
Household Income Base	253
<\$15,000	4.7%
\$15,000 - \$24,999	4.0%
\$25,000 - \$34,999	5.9%
\$35,000 - \$49,999	14.2%
\$50,000 - \$74,999	13.8%
\$75,000 - \$99,999	9.1%
\$100,000 - \$149,999	20.6%
\$150,000 - \$199,999	22.1%
\$200,000+	5.5%
Average Household Income	\$105,853
2028 Households by Income	
Household Income Base	249
<\$15,000	3.6%
\$15,000 - \$24,999	2.4%
\$25,000 - \$34,999	4.4%
\$35,000 - \$49,999	12.4%
\$50,000 - \$74,999	15.7%
\$75,000 - \$99,999	10.4%
\$100,000 - \$149,999	16.5%
\$150,000 - \$199,999	28.1%
\$200,000+	6.4%
Average Household Income	\$120,422
2023 Owner Occupied Housing Units by Value	
Total	209
<\$50,000	3.3%
\$50,000 - \$99,999	3.8%
\$100,000 - \$149,999	2.9%
\$150,000 - \$199,999	12.0%
\$200,000 - \$249,999	19.6%
\$250,000 - \$299,999	15.3%
\$300,000 - \$399,999	35.4%
\$400,000 - \$499,999	5.7%
\$500,000 - \$749,999	1.9%
\$750,000 - \$999,999	0.0%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$276,196
2028 Owner Occupied Housing Units by Value	
Total	209
<\$50,000	2.9%
\$50,000 - \$99,999	5.3%
\$100,000 - \$149,999	4.3%
\$150,000 - \$199,999	12.4%
\$200,000 - \$249,999	13.9%
\$250,000 - \$299,999	12.4%
\$300,000 - \$399,999	37.8%
\$400,000 - \$499,999	6.2%
\$500,000 - \$749,999	4.3%
\$750,000 - \$999,999	0.5%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$288,636


Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Business Analyst Online Community Snapshot (Continued)

 Community Profile	
Newborn Town, GA 2 Newborn Town, GA (1354656) Geography: Place	
Prepared by Esri	
Newborn town,...	
2010 Population by Age	
Total	653
0 - 4	6.9%
5 - 9	7.0%
10 - 14	7.0%
15 - 24	11.6%
25 - 34	10.3%
35 - 44	15.8%
45 - 54	14.4%
55 - 64	13.2%
65 - 74	9.3%
75 - 84	3.5%
85 +	0.9%
18 +	75.2%
2023 Population by Age	
Total	701
0 - 4	6.1%
5 - 9	7.7%
10 - 14	6.4%
15 - 24	11.1%
25 - 34	12.6%
35 - 44	11.6%
45 - 54	14.8%
55 - 64	12.1%
65 - 74	11.4%
75 - 84	5.6%
85 +	0.6%
18 +	75.5%
2028 Population by Age	
Total	682
0 - 4	5.9%
5 - 9	6.0%
10 - 14	6.2%
15 - 24	11.7%
25 - 34	9.5%
35 - 44	13.2%
45 - 54	11.7%
55 - 64	14.7%
65 - 74	12.3%
75 - 84	7.0%
85 +	1.8%
18 +	77.6%
2010 Population by Sex	
Males	327
Females	330
2023 Population by Sex	
Males	327
Females	374
2028 Population by Sex	
Males	317
Females	365
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.	
June 26, 2023	
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 Community Profile	
Newborn Town, GA 2 Newborn Town, GA (1354656) Geography: Place	
Prepared by Esri	
Newborn town,...	
2010 Population by Race/Ethnicity	
Total	658
White Alone	88.0%
Black Alone	9.1%
American Indian Alone	0.8%
Asian Alone	0.5%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.5%
Two or More Races	1.2%
Hispanic Origin	2.3%
Diversity Index	25.2
2020 Population by Race/Ethnicity	
Total	676
White Alone	74.9%
Black Alone	18.5%
American Indian Alone	0.1%
Asian Alone	0.6%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.8%
Two or More Races	4.1%
Hispanic Origin	3.1%
Diversity Index	43.9
2023 Population by Race/Ethnicity	
Total	701
White Alone	81.7%
Black Alone	10.4%
American Indian Alone	0.1%
Asian Alone	1.4%
Pacific Islander Alone	0.3%
Some Other Race Alone	1.7%
Two or More Races	4.3%
Hispanic Origin	2.7%
Diversity Index	35.5
2028 Population by Race/Ethnicity	
Total	682
White Alone	81.1%
Black Alone	13.0%
American Indian Alone	0.0%
Asian Alone	0.6%
Pacific Islander Alone	0.3%
Some Other Race Alone	0.9%
Two or More Races	4.1%
Hispanic Origin	2.3%
Diversity Index	35.5
2010 Population by Relationship and Household Type	
Total	657
In Households	100.0%
In Family Households	92.5%
Householder	28.8%
Spouse	22.7%
Child	34.4%
Other relative	4.4%
Nonrelative	2.3%
In Nonfamily Households	7.6%
In Group Quarters	0.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%
Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.	
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.	
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Business Analyst Online Community Snapshot (Continued)



Community Profile

Newborn Town, GA 2
 Newborn Town, GA (1354656)
 Geography: Place

Prepared by Esri

	Newborn town,...
2023 Population 25+ by Educational Attainment	
Total	481
Less than 9th Grade	2.3%
9th - 12th Grade, No Diploma	14.1%
High School Graduate	41.6%
GED/Alternative Credential	5.2%
Some College, No Degree	12.9%
Associate Degree	4.4%
Bachelor's Degree	16.4%
Graduate/Professional Degree	3.1%
2023 Population 15+ by Marital Status	
Total	559
Never Married	26.7%
Married	57.8%
Widowed	3.0%
Divorced	12.5%
2023 Civilian Population 16+ in Labor Force	
Civilian Population 16+	340
Population 16+ Employed	96.5%
Population 16+ Unemployment rate	3.5%
Population 16-24 Employed	11.6%
Population 16-24 Unemployment rate	15.6%
Population 25-54 Employed	63.1%
Population 25-54 Unemployment rate	1.9%
Population 55-64 Employed	18.0%
Population 55-64 Unemployment rate	0.0%
Population 65+ Employed	7.3%
Population 65+ Unemployment rate	4.0%
2023 Employed Population 16+ by Industry	
Total	328
Agriculture/Mining	0.9%
Construction	24.7%
Manufacturing	9.8%
Wholesale Trade	2.1%
Retail Trade	9.5%
Transportation/Utilities	10.1%
Information	2.1%
Finance/Insurance/Real Estate	1.5%
Services	34.8%
Public Administration	4.6%
2023 Employed Population 16+ by Occupation	
Total	328
White Collar	47.3%
Management/Business/Financial	8.5%
Professional	17.4%
Sales	10.1%
Administrative Support	11.3%
Services	18.3%
Blue Collar	34.5%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	22.3%
Installation/Maintenance/Repair	4.6%
Production	4.3%
Transportation/Material Moving	3.4%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Community Profile

Newborn Town, GA 2
 Newborn Town, GA (1354656)
 Geography: Place

Prepared by Esri

	Newborn town,...
2010 Households by Type	
Total	223
Households with 1 Person	16.1%
Households with 2+ People	83.9%
Family Households	81.6%
Husband-wife Families	64.6%
With Related Children	28.7%
Other Family (No Spouse Present)	17.5%
Other Family with Male Householder	5.4%
With Related Children	2.7%
Other Family with Female Householder	12.1%
With Related Children	7.2%
Nonfamily Households	2.2%
All Households with Children	38.1%
Multigenerational Households	7.6%
Unmarried Partner Households	4.0%
Male-female	3.6%
Same-sex	0.4%
2010 Households by Size	
Total	223
1 Person Household	16.1%
2 Person Household	35.0%
3 Person Household	20.6%
4 Person Household	14.8%
5 Person Household	7.6%
6 Person Household	3.1%
7 + Person Household	2.7%
2010 Households by Tenure and Mortgage Status	
Total	223
Owner Occupied	80.7%
Owned with a Mortgage/Loan	56.1%
Owned Free and Clear	24.7%
Renter Occupied	19.3%
2023 Affordability, Mortgage and Wealth	
Housing Affordability Index	138
Percent of Income for Mortgage	17.7%
Wealth Index	90
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	253
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	100.0%
2010 Population By Urban/ Rural Status	
Total Population	658
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	100.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Business Analyst Online Community Snapshot (Continued)



Community Profile

Newborn Town, GA 2
 Newborn Town, GA (1354656)
 Geography: Place

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Top 3 Tapestry Segments

	Newborn town,...
1.	Southern Satellites (10A)
2.	
3.	Green Acres (6A)

2023 Consumer Spending

Apparel & Services: Total \$	\$527,622
Average Spent	\$2,085.46
Spending Potential Index	95
Education: Total \$	\$402,955
Average Spent	\$1,592.71
Spending Potential Index	89
Entertainment/Recreation: Total \$	\$969,295
Average Spent	\$3,831.21
Spending Potential Index	101
Food at Home: Total \$	\$1,715,577
Average Spent	\$6,780.94
Spending Potential Index	100
Food Away from Home: Total \$	\$923,013
Average Spent	\$3,648.27
Spending Potential Index	98
Health Care: Total \$	\$2,035,818
Average Spent	\$8,046.71
Spending Potential Index	109
HH Furnishings & Equipment: Total \$	\$743,499
Average Spent	\$2,938.73
Spending Potential Index	99
Personal Care Products & Services: Total \$	\$230,771
Average Spent	\$912.14
Spending Potential Index	95
Shelter: Total \$	\$5,790,244
Average Spent	\$22,886.34
Spending Potential Index	92
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$849,809
Average Spent	\$3,358.93
Spending Potential Index	107
Travel: Total \$	\$562,695
Average Spent	\$2,224.09
Spending Potential Index	99
Vehicle Maintenance & Repairs: Total \$	\$338,526
Average Spent	\$1,338.05
Spending Potential Index	102

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics, Esri.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Census On The Map



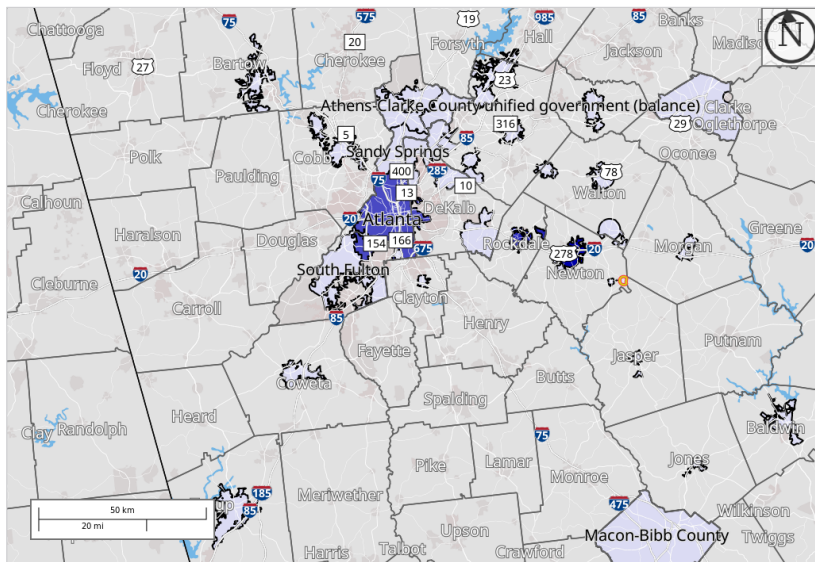
Work Destination Report - Home Selection Area to Work Places (Cities, CDPs, etc.)

Private Primary Jobs for All Workers in 2020

Created by the U.S. Census Bureau's OnTheMap <https://onthemap.ces.census.gov> on 11/03/2023

Counts of Private Primary Jobs from Home Selection Area to Work Places (Cities, CDPs, etc.) in 2020

All Workers



Map Legend

- Job Count**
- 30 - 34
 - 25 - 29
 - 20 - 24
 - 16 - 19
 - 11 - 15
 - 6 - 10
 - 1 - 5

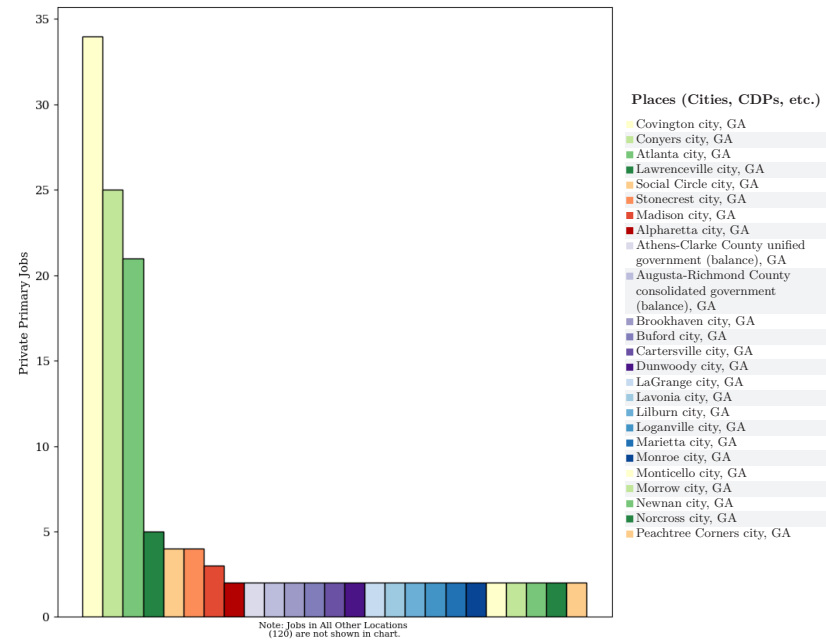
- Selection Areas**
- ▭ Home Area



Private Primary Jobs from Home Selection Area to Work Places (Cities, CDPs, etc.) in 2020

All Workers

(Only the first 25 entries are shown in the chart.)



Private Primary Jobs from Home Selection Area to Work Places (Cities, CDPs, etc.) in 2020



Census on the Map (Continued)

All Workers

Places (Cities, CDPs, etc.) as Work Destination Area	2020	
	Count	Share
All Places (Cities, CDPs, etc.)	252	100.0
Covington city, GA	34	13.5
Conyers city, GA	25	9.9
Atlanta city, GA	21	8.3
Lawrenceville city, GA	5	2.0
Social Circle city, GA	4	1.6
Stoncrest city, GA	4	1.6
Madison city, GA	3	1.2
Alpharetta city, GA	2	0.8
Athens-Clarke County unified government (balance), GA	2	0.8
Augusta-Richmond County consolidated government (balance), GA	2	0.8
Brookhaven city, GA	2	0.8
Buford city, GA	2	0.8
Cartersville city, GA	2	0.8
Dunwoody city, GA	2	0.8
LaGrange city, GA	2	0.8
Lavonia city, GA	2	0.8
Lilburn city, GA	2	0.8
Loganville city, GA	2	0.8
Marietta city, GA	2	0.8
Monroe city, GA	2	0.8
Monticello city, GA	2	0.8
Morrow city, GA	2	0.8
Newnan city, GA	2	0.8
Norcross city, GA	2	0.8
Peachtree Corners city, GA	2	0.8
Sandy Springs city, GA	2	0.8
South Fulton city, GA	2	0.8
Tucker city, GA	2	0.8
Birmingham city, AL	1	0.4
Bethlehem town, GA	1	0.4
Doraville city, GA	1	0.4
Gray city, GA	1	0.4
Hapeville city, GA	1	0.4
Johns Creek city, GA	1	0.4
Kennesaw city, GA	1	0.4
Macon-Bibb County, GA	1	0.4
Mansfield city, GA	1	0.4
Milledgeville city, GA	1	0.4
Mountain Park CDP, GA	1	0.4
Newborn town, GA	1	0.4
Porterdale city, GA	1	0.4
Port Wentworth city, GA	1	0.4
Roswell city, GA	1	0.4
Sugar Hill city, GA	1	0.4
Suwanee city, GA	1	0.4
Tifton city, GA	1	0.4
Warner Robins city, GA	1	0.4
Winder city, GA	1	0.4
Canton town, NC	1	0.4
Lebanon town, VA	1	0.4
All Other Locations	92	36.5

Additional Information

Analysis Settings

Analysis Type	Destination
Destination Type	Places (Cities, CDPs, etc.)
Selection area as	Home
Year(s)	2020
Job Type	Private Primary Jobs
Selection Area	Newborn town, GA from Places (Cities, CDPs, etc.)
Selected Census Blocks	29
Analysis Generation Date	11/03/2023 11:16 - OnTheMap 6.23.3
Code Revision	a0c6cbd8bd5fa750ec0bd14d6c4d02f0c338544
LODES Data Vintage	20230321_1647

Data Sources

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

Notes

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

2023 Middle Ocmulgee Regional Water Plan: Executive Summary

EXECUTIVE SUMMARY



Executive Summary

MIDDLE OCMULGEE GEORGIA | REGIONAL WATER PLAN



Executive Summary

This Regional Water Plan provides a roadmap for implementing specific measures designed to promote sustainable water usage and management of the Middle Ocmulgee Region's water resources over the next 50 years.

Introduction

The Comprehensive Statewide Water Management Plan calls for the preparation of regional plans designed to manage water resources in a sustainable manner through 2060. The Middle Ocmulgee Water Planning Region is one of ten such regions established by the Georgia General Assembly. The region's Water Planning Council consists of volunteer members who began working on the development of an initial Middle Ocmulgee Regional Water Plan (Plan) in March 2009. The initial Plan was completed in 2011 and the second Plan was adopted in 2017. The Council began a review and update process in 2022, which is reflected in this Plan. The Plan describes current water resources conditions, projects future demands, identifies resource issues, and recommends appropriate water management practices to be implemented in the region through 2060.

Local governments/utilities and other permitted water users will be primarily responsible for implementing the Plan. Other agencies, also discussed in the Plan, will have implementation roles. The Plan includes benchmarks to measure progress and identifies entities responsible for monitoring and reporting those benchmarks. Continued funding at both state and local levels is key to successful Plan implementation.

Middle Ocmulgee Water Planning Region Vision Statement

The Middle Ocmulgee Water Council will work so that our water resource, both surface and subsurface, is of exceptional quality and quantity for the well being and prosperity of all that will follow. Our plan will consider the resource's natural integrity, wise conservation, and prudent management for continuing economic development and enhanced quality of life for all.

Goals

1. Maximize water supply sources to the extent practicable to provide sufficient water supply for the region.
2. Support the protection of natural stream integrity to enhance ecosystem benefits such as water quality, fish and wildlife, floodplain protection, and recreation.
3. Promote conservation of and efficient use of water.
4. Promote properly managed wastewater discharges and beneficial reuse.
5. Support the reduction of non-point source pollution by advocating for enhanced stormwater management and better land management practices.
6. Support the comprehensive planning and management of water resources to maintain a healthy economy, ensure a high quality of life, and protect our natural resources.

June 2023

MIDDLE OCMULGEE
ES-1

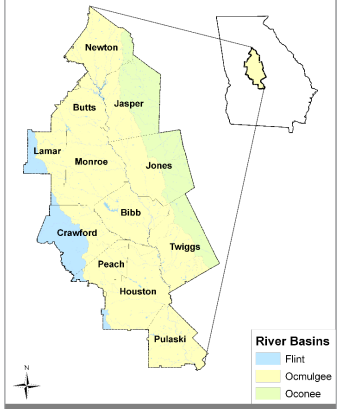
2023 Middle Ocmulgee Regional Water Plan: Executive Summary (Continued)



The Middle Ocmulgee Water Planning Region

The Middle Ocmulgee Water Planning Region includes 12 counties and 36 cities and towns. In 2020, the total population for the region was estimated at 607,242. Approximately 71 percent of the total population resides in Macon-Bibb, Houston, and Newton counties. Major population centers include the cities of Macon, Warner Robins, and Covington. Approximately 54 percent of the region's land area is covered by forested land and 11 percent by urban development. Land use generally transitions from suburban in the north to rural in the south. The region's leading economic sectors include government, health care, service industries, and agriculture.

Figure ES-1: Middle Ocmulgee Water Planning



The Middle Ocmulgee Region receives between 40 and 52 inches of rain per year and is fortunate to have an abundant water supply to support long-term growth. Approximately 76 percent of the region lies in the Ocmulgee River Basin. Above the Fall Line, larger water suppliers generally rely on surface water sources; smaller suppliers typically access groundwater from the Crystalline-Rock Aquifer. The Cretaceous and Floridan Aquifer systems provide significant amounts of groundwater supply below the Fall Line.

Water Resources of the Region

Based on 2015 USGS data, the Middle Ocmulgee Region withdrew approximately 186 million gallons per day (MGD) of water to supply municipal, industrial, energy, and agriculture uses. Of that water supply, approximately 60 percent (112 MGD) was withdrawn from surface water, while the remaining 40 percent (74 MGD) was obtained from groundwater supply sources. The region generated approximately 71 MGD of wastewater returns in 2015, with the majority (84 percent) returned from the municipal uses, 15 percent returned from industrial sources, and the remaining 1 percent returned from the energy sector.

As a major component of the Regional Water Planning process, EPD developed three Resource Assessments: (1) surface water quality (assimilative capacity); (2) surface water availability; and (3) groundwater availability. The Resource Assessments

MIDDLE OCMULGEE

ES-2

June 2023



analyzed the capacity of water resources to support Georgia communities without causing unacceptable local or regional impacts according to metrics established by EPD.

The baseline Water Quality Resource Assessment indicated that 98.7 percent of the streams evaluated have sufficient assimilative capacity for dissolved oxygen. Existing nutrient standards are being met in Lake Jackson and its tributary watersheds for phosphorus and chlorophyll-a, but not nitrogen during dry years.

The Surface Water Availability Resource Assessment was conducted using a new tool called the Basin Environmental Assessment Model (BEAM). BEAM enables assessment of river basin resources at a much finer scale than previous models. The model demonstrated water supply availability challenges for two facilities. To assess wastewater assimilation challenges, breaches of facility regulatory flow thresholds (7Q10 values) were used. The model indicated wastewater assimilation challenges for 19 facilities in the 80-year model simulation.

No new modeling was conducted for the Crystalline Rock and Floridan aquifers as part of the Groundwater Resource Assessment. Additional modeling was conducted for the Cretaceous Sand aquifer. Generally, the estimated available groundwater exceeds existing withdrawals. Additional analysis may be needed to assess pumping under drought conditions or refine sustainable yield estimates near the Fall Line where the aquifer is unconfined and streamflow could be reduced.

The water resources of the region serve multiple purposes, including drinking water, recreation, and tourism. Fish and wildlife are abundant and diverse in the region, and include the red-cockaded woodpecker, a federally listed endangered species, and nine species found on Georgia's list of protected animals. The region also provides important aquatic habitat for several anadromous (migrating from oceans or estuaries into rivers to spawn) species and supports significant sport fisheries. The Middle Ocmulgee River is also very popular for recreational canoeists and kayakers. Streams not supporting their designated use due to impairments, such as fecal coliform or dissolved oxygen, are listed on the 303(d) database, which is updated every two years. The Middle Ocmulgee Region has 95 impaired stream reaches and 4 impaired lakes. Efforts to improve impaired streams will need to continue.

Forecasting Future Water Resource Needs

Although the region's population is projected to increase by 24 percent between 2020 and 2060 to 736,998, the Middle Ocmulgee Region's annual average daily water demand is only projected to increase less than 1 percent, from 280 MGD in 2020 to 281 MGD in 2060. The small increase is due to the retirement of the power generating facility, Plant Scherer, which decreases demands in 2040.

Municipal water demand forecasts are projected to increase 20% from 85 MGD in 2020 to 102 MGD in 2060. Industrial water forecasts are projected to increase 14% from 28 MGD in 2020 to 32 MGD in 2060. The sector with the largest projected growth in the water forecast is agriculture, increasing 54% from 95 MGD in 2020 to 146 MGD

MIDDLE OCMULGEE

ES-3

June 2023

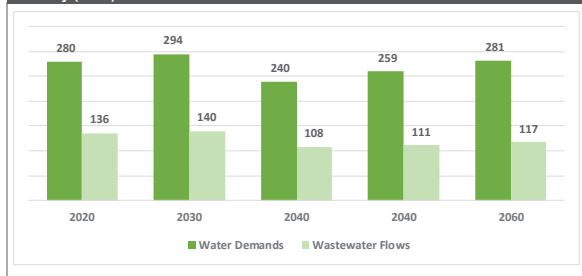
2023 Middle Ocmulgee Regional Water Plan: Executive Summary (Continued)



in 2060. The sector with the largest projected decline in the water forecast is energy withdrawal, decreasing 99% from 72 MGD in 2020 to 0.55 MGD in 2060.

Plant Scherer's retirement will also impact the region's wastewater as wastewater generation will decrease 14%, from 136 MGD in 2020 to 117 MGD in 2060 on an annual average daily basis. Municipal wastewater is projected to increase 18% from 78 MGD in 2020 to 92 MGD in 2060. Industrial wastewater is projected to increase 14% from 22 MGD in 2020 to 25 MGD in 2060.

Figure ES-2 Total Annual Average Water & Wastewater Forecasts in Million Gallons Per Day (MGD)



Comparison of Water Resource Capacities and Future Needs

The water demand and wastewater flow forecasts (Section 4) were compared to the Resource Assessments to identify future needs. The surface water assessment results, shown in Table ES-1, indicate four potential challenges in surface water supply in the region, in both duration and volume, but supply is generally adequate to meet future water demands. Additional permitted water withdrawal capacity will also be needed in Crawford, Jasper, and Lamar Counties. Wastewater facilities with challenges were identified in Newton County, City of Barnesville, and City of Monticello.

The future conditions Resource Assessment evaluated the potential for groundwater capacity to meet the projected 2060 demands. Cretaceous aquifers are generally sufficient to meet future demands for the 6 counties with access to these aquifers including Bibb, Crawford, Houston, Peach, Twiggs, and Pulaski counties. For the 3 counties with access to the Floridan aquifer including Pulaski, Houston and Twiggs counties, it is forecasted that aquifer-wide water demands are within the estimated sustainable yield range but above the low yield, indicating a potential for future challenges. Localized studies are recommended to further assess capacity challenges.

MIDDLE OCMULGEE

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Overall, the region's future water quality challenges include the following:

- Substantial wastewater assimilation challenges predicted for 2 facilities (Cities of Perry and Monticello). A wastewater assimilation challenge is defined as substantial when more than 10% of the simulated flow was less than the 7Q10 value under the 2060 scenario.
- Additional wastewater treatment capacity is projected to be needed in Lamar and Newton County by 2060.
- High nutrient loadings are also predicted in Lake Jackson and its tributary watersheds, including contribution from point source discharges.
- Based on the 303(d)-list published by EPD, 47% of the region's streams and 3 of the region's lakes are not supporting their designated uses in 2022 and are listed as impaired.
- Potential wastewater assimilation challenges in all counties except Crawford and Peach Counties, with substantial challenges for the City of Perry in Houston County and the City of Monticello in Jasper County.
- Need for additional wastewater planning and monitoring to address potential limited assimilative capacity in several stream segments.
- Need for additional watershed protection and management of non-point and point discharge sources to further improve existing impaired stream status.

Although the Middle Ocmulgee Region is fortunate to have abundant water supply sources, there are facilities that are projected to face water supply challenges. Potential water resource challenges in the future include the following:

- Need for localized groundwater monitoring for counties withdrawing from the Floridan aquifer.
- Need for additional permitted municipal withdrawal capacity in Crawford, Jasper, and Lamar Counties.
- Potential surface water supply challenges for four facilities in Jasper, Lamar, Monroe, and Newton Counties.

Counties that do not have a potential 2060 water supply need identified may have water supply challenges not reflected in the table due to differences in water supply and permitted withdrawal limits at the utility level.

MIDDLE OCMULGEE

ES-5

June 2023

2023 Middle Ocmulgee Regional Water Plan: Executive Summary (Continued)



Table ES-1: Summary of 2060 Potential Water Resources Challenges by County

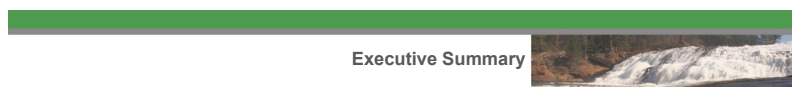
County	Groundwater Supply Challenges (Aquifer) ^a	Surface Water Supply Challenges (# Facilities) ^a	Wastewater Assimilation Challenges (# Facilities) ^a	Municipal Water Withdrawal Needs (MGD) ^b	Municipal Wastewater Discharge Needs (MGD) ^b	Assimilative Capacity Challenges for Dissolved Oxygen (# Segments) ^c	Miles of 303(d) Not Supporting Reaches (# Segments) ^d
	Groundwater Availability Section 5.1	BEAM Results: Surface Water Availability Section 5.2	BEAM Results: Surface Water Availability Section 5.2	Future Capacity Comparisons Table 5-2	Future Capacity Comparisons Table 5-3	Water Quality Section 5.3	Water Quality Section 3.3.2
Macon-Bibb			Yes (3)				22.5 (3)
Butts			Yes (2)				31.0 (5)
Crawford				Yes (0.3)			51.1 (7)
Houston	Yes (Floridan)		Yes (3) 1 Substantial				36.2 (7)
Jasper		Yes (1)	Yes (1) 1 Substantial	Yes (0.6)			52.9 (11)
Jones			Yes (1)				31.8 (7)
Lamar		Yes (1)	Yes (2)	Yes (0.2)	Yes (3.1)		7.0 (2)
Monroe		Yes (1)	Yes (2)				62.4 (11)
Newton		Yes (1)	Yes (1)		Yes (0.2)		55.1 (10)
Peach							
Pulaski	Yes (Floridan)		Yes (2)				16.0 (2)
Twiggs	Yes (Floridan)		Yes (2)				6.0 (1)

Notes:
a) "Yes" indicates at least one day of a water supply or wastewater assimilation challenge.
b) A municipal "need" is where the current permitted water withdrawals or wastewater discharges, respectively, is less than the future forecast demands.
c) Potential challenges in assimilative capacity due to dissolved oxygen are for streams modeled to be "At Assimilative Capacity", or "Exceeded" in Figures 5-3 through 5-8.
d) Includes only 303(d) reaches with not supporting status that are fully within each respective county. An additional 191.4 miles are shared between two or more counties. 121.8 additional miles are shared with counties outside of the Middle Ocmulgee region. Impaired streams based on 2022 305(b)/303(d) list published by EPD.

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Addressing Water Needs and Regional Goals

The State Water Plan defines Management Practices as reasonable methods, considering available technology and economic factors, for managing water demand, water supply, return of wastewater to water sources, and prevention and control of pollution of the waters of the State. For this 2023 update to the Regional Water Plan, the Council conducted a review and assessment of the existing management practices that were adopted in 2017. Management practices were revised to provide clarity, remove redundancy with existing rules or regulations, and incorporate the Council's experience in the Region. The revised management practices include the following categories:

- Administrative (4 practices)
- Water Demand Management (1 practice)
- Water Supply (6 practices)
- Wastewater (3 practices)
- Water Quality (7 practices)

The management practices seek to address potential resource challenges, needs, or shortages within a particular category and support the Region's vision and goals. Short-term and long-term actions and parties responsible for implementation were identified.

Plan Collaboration and Alignment

The update of the Regional Water Plan builds upon the knowledge base of previous planning efforts by the Council as well as state and local governments and utilities. Where possible, local planned projects and/or successful management practices are considered in the development of this plan. The Council encourages continuing alignment with all local and regional efforts for future updates of the Plan.

The ability of the responsible parties to successfully implement management practices identified in this Plan depends on the availability of funding. Affected parties in the region will be responsible for determining the best combination of funding sources/options for implementing applicable management practices. The Plan discusses several potential funding sources and options, but planning level cost estimates for implementation actions were not included in this plan update.

Guidance is provided to benchmark and monitor implementation progress. The Middle Ocmulgee Water Planning Council selected benchmarks to measure the effectiveness of this regional plan. Measurement tools for the benchmarks include annual surveys based on water withdrawal permittees' water conservation progress reports, or other surveys conducted on a 5-year basis prior to each Regional Water Plan update. Future amendments will need to be reviewed and approved by the Council. This Regional Water Plan will be amended, at a minimum, on a 5-year basis, or as required as additional needs arise.

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2023 Middle Ocmulgee Regional Water Plan: Executive Summary (Continued)



Executive Summary

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Conclusions

Water resources in the Middle Ocmulgee Water Planning Region are generally abundant, from surface water in the Ocmulgee River Basin to groundwater from the Crystalline-Rock, Cretaceous and Floridan Aquifer systems. The Council recognizes that the wise use and management of water is critical to support the region's economy, to protect public health and natural systems, and to enhance the quality of life for all citizens. Based on future forecasted demand and Resource Assessments conducted by EPD, the Council evaluated critical resource issues in the Region and has recommended a set of management practices and benchmarks to help ensure appropriate water management from now until 2060. This information will help guide more localized planning and decision-making.

The Council also recognizes that the Resource Assessment tools can be further improved for use in subsequent plan updates. The Council developed a set of recommendations to the State to further improve future water planning activities. Highlights of these recommendations include:

- Development of an outreach program to feature the Middle Ocmulgee Region's abundant water resources and promote future economic growth.
- Additional data collection and model improvements to aid in future regional water planning efforts.
- Evaluation of the alternative instream flow policy and initiation of pilot instream flow studies in each Water Planning Region.
- Further evaluation of EPD's nutrient policy, particularly nitrogen loading, for Lake Jackson and its watershed; and additional research on the impact of emerging contaminants in discharges from the Metro District.
- Identification of long-term funding mechanism for implementation of this Plan.

2023 Middle Ocmulgee Regional Water Plan: Executive Summary (Continued)

County Summary: Newton

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Forecasts

The tables summarize the total county forecasts. Water withdrawals are separated by sector and source type: groundwater (GW) or surface water (SW). Industrial facilities that receive water from municipal sources are included in the municipal public supply forecasts. Sectors without water demands within the county are excluded.

Summary of Total County Water Demand by Source Type (AAD-MGD)

County	Sector	2020	2030	2040	2050	2060
Newton	GW Agricultural	0.15	0.15	0.15	0.16	0.15
	GW Municipal Self Supply	1.39	1.55	1.75	1.97	2.23
	Groundwater Total	1.53	1.70	1.90	2.13	2.38
	SW Agricultural	0.05	0.05	0.05	0.06	0.05
	SW Municipal Public Supply	13.91	15.77	17.95	20.45	23.42
	Surface Water Total	13.97	15.82	18.01	20.51	23.47
Total		15.50	17.52	19.90	22.64	25.85

2020 Per Capita Water Demand Applied (gpcd)¹: 144

¹Weighted average per capita calculated using the available 2015-2018 Water Loss Audits. Per capita demand for forecast years beyond 2020 is reduced over time to reflect conservation.

Summary of Total County Wastewater Flow Forecasts by Discharge Type (AAF-MGD)

County	Source	2020	2030	2040	2050	2060
Newton	Centralized Municipal System	0.04	0.05	0.05	0.06	0.28
	Land Application	4.98	5.71	6.57	7.57	8.56
	Septic	4.52	5.18	5.97	6.88	7.97
	Total	9.54	10.94	12.60	14.51	16.82

*For more information, refer to the "2023 Water and Wastewater Forecasting Technical Memorandum."

Potential 2060 Challenges

These estimates are only an indicator of potential future needs in permitted capacity and indicate areas where continued localized facility planning will be needed. Counties that do not have a potential 2060 water supply need identified may have water supply challenges not reflected due to difference in water supply and permitted withdrawal limits at the utility level.

Groundwater Supply Challenges

- No anticipated challenges

Surface Water Supply Challenges

- Newton County Board of Commissioners

Wastewater Assimilation Challenges

- City of Mansfield (Mansfield WPCP)

Municipal Water Withdrawal Needs

- No anticipated challenges

Municipal Wastewater Discharge Needs

- Potential 2060 capacity need of 0.22 MGD

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County Summary: Newton

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Assimilative Capacity Challenges for Dissolved Oxygen

- No anticipated challenges

303(d) Not Supporting Reaches

- Newton Factory Bridge Road to Lake Jackson (Alcovy River)
- Gaithers Branch to Lake Jackson (Bear Creek)
- Headwaters to Beaverdam Creek (Caney Fork Creek)
- Headwaters to Yellow River (Dried Indian Creek)
- Pond 0.7 miles upstream Marks Road to West Bear Creek (East Bear Creek)
- Headwaters to Bear Creek (Gaithers Branch)
- Tributary 0.25 miles upstream Hightower Trail to tributary 0.16 miles upstream Dial Mill Road (Gum Creek)
- I-20 to Nelson Creek (Little River)
- Headwaters to Pittman Branch
- Big Haynes Creek to Jackson Lake (Yellow River)

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