

RESOLUTION

To Adopt the Spalding County 2042 Comprehensive Plan Update

WHEREAS, the Spalding County Board of Commissioners, with the cooperation of the Cities of Orchard Hill and Sunny Side, completed the 2042 Comprehensive Plan document as part of the 20-year Comprehensive Plan update; and

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective October 1, 2018 and established by the Georgia Planning of 1989, and held the required public hearing on October 17, 2022; and

WHEREAS, the documents have been reviewed by the Three Rivers Regional Commission and the Georgia Department of Community Affairs and determined to meet the Local Planning Requirements;

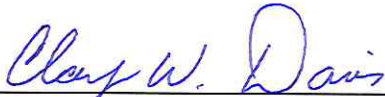
BE IT THEREFORE RESOLVED, that the Spalding County Board of Commissioners certified that the minimum public participation and other procedural requirements, as identified in the Standards and Procedures for Local Comprehensive Planning, have been met and exceeded in preparing this draft document of the 20-year Comprehensive Plan Update; and

BE IT FURTHER RESOLVED, that the Board of Commissioners hereby adopts the Spalding County 2042 Comprehensive Plan.


The County Clerk is hereby requested to transmit a certified copy of this Resolution to the Three Rivers Regional Commission within seven (7) days of this date.

ADOPTED this 17th day of October, 2022.

SPALDING COUNTY BOARD OF COMMISSIONERS



Clay W. Davis, Chairman



James R. Dutton, Vice Chairman



Gwen Flowers-Taylor, District #1



Rita Johnson, District #3



Ryan Bowlden, District #4

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BE IT FURTHER RESOLVED, that the Board of Commissioners for the City of Orchard Hill hereby adopts the Spalding County 2042 Comprehensive Plan.

The County Clerk is hereby requested to transmit a certified copy of this Resolution to the Three Rivers Regional Commission within seven (7) days of this date.

ADOPTED this 17th day of October, 2022.

CITY OF ORCHARD HILL BOARD OF COMMISSIONERS



Bryan Hayes, Mayor

Commissioner

Commissioner

Commissioner

RESOLUTION

To Adopt the Spalding County 2042 Comprehensive Plan Update

WHEREAS, the Spalding County Board of Commissioners, with the cooperation of the Cities of Sunny Side and Sunny Side, completed the 2042 Comprehensive Plan document as part of the 20-year Comprehensive Plan update; and

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective October 1, 2018 and established by the Georgia Planning of 1989, and held the required public hearing on October 17, 2022; and

WHEREAS, the documents have been reviewed by the Three Rivers Regional Commission and the Georgia Department of Community Affairs and determined to meet the Local Planning Requirements;


BE IT THEREFORE RESOLVED, that the Spalding County Board of Commissioners certified that the minimum public participation and other procedural requirements, as identified in the Standards and Procedures for Local Comprehensive Planning, have been met and exceeded in preparing this draft document of the 20-year Comprehensive Plan Update; and

BE IT FURTHER RESOLVED, that the Board of Commissioners for the City of Sunny Side hereby adopts the Spalding County 2042 Comprehensive Plan.


The County Clerk is hereby requested to transmit a certified copy of this Resolution to the Three Rivers Regional Commission within seven (7) days of this date.

ADOPTED this 17th day of October, 2022.

CITY OF SUNNY SIDE BOARD OF COMMISSIONERS



William Slaughter, Mayor



Commissioner

Commissioner



Spalding



2042

COMPREHENSIVE PLAN

October 17, 2022



HatleyPlans LLC



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Table of Contents

| | |
|---|------------|
| Executive Summary | vii |
| Introduction | ix |
| Context | ix |
| Key Themes | xv |
| 1. Introduction | 1 |
| 1.1 Overview | 3 |
| 1.2 Document History and Planning Period | 4 |
| 1.3 Plan Structure | 5 |
| 1.4 Process and Community Input | 6 |
| 2. Community Vision | 13 |
| 2.1 Introduction | 15 |
| 2.2 Vision Statement | 15 |
| 2.3 Land Use & Development Goals | 16 |
| 2.4 Priorities | 20 |
| 2.5 Future Development Map | 21 |
| 3. Future Development Guide | 25 |
| 3.1 Introduction | 27 |
| 3.2 Future Development Map | 27 |
| 3.2 Areas Requiring Special Attention | 31 |
| 3.3 Character Area Policy | 35 |
| 4. Implementation Plan | 63 |
| 4.1 Overview | 65 |
| 4.3 Connection to Other Plans | 77 |
| 4.4 Zoning & Land Development Recommendations | 79 |
| 4.5 Community Work Program | 80 |
| Appendix A | 91 |
| Appendix B | 97 |
| Appendix C | 151 |



List of Figures

| | |
|--|----|
| Figure 1. Spalding County Racial Breakdown, 1970 - 2020 | x |
| Figure 2. Spalding County Age Cohorts, 1990 - 2020 | x |
| Figure 3. Project Schedule | 6 |
| Figure 4. Recurring Themes during Community Involvement Process | 7 |
| Figure 5. Survey Participants in Agreement with Goals Statements | 11 |
| Figure 6. Goals | 16 |
| Figure 7. Overarching Goals for Growth and Development | 65 |

List of Maps

| | |
|--|----|
| Map 1. Location Map | ix |
| Map 2. Survey Participants by Zip Code | 10 |
| Map 3. Future Development Map | 22 |
| Map 4. Future Development Map | 28 |
| Map 5. Areas Requiring Special Attention | 32 |
| Map 6. Bikeways and Trails Opportunities | 34 |

List of Tables

| | |
|--|----|
| Table 1. Quality Community Objectives, Plan Goals, and Implementation Partners | 17 |
| Table 2. Future Development Map Character Areas | 21 |
| Table 3. Character Area & Zoning Compatibility Matrix | 30 |
| Table 4. Development Opportunity Areas Relationship to Core Character Areas | 35 |
| Table 5. Gateway and Community Crossroad Locations | 61 |
| Table 6. 2022-2027 Community Work Program | 80 |
| Table 7. 2022-2027 Capital Improvement Projects | 86 |



Acknowledgments

Thank you to the many community members who participated in and helped shape the update to the Comprehensive Plan.

Spalding County Board of Commissioners

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Executive Summary



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Introduction

The Spalding County Comprehensive Plan 2042 establishes a fresh vision for the future and pathway for achieving it. In this plan update, the County commits to take essential steps to unlock opportunities and leverage its location and assets. Most importantly, this 2042 update expresses the unique long-term aspirations of the Spalding community to build a distinct future that:

- Prioritizes quality places to live and play,
- Focuses locations for jobs and services,
- Leverages unique locations and infrastructure investments and plans, and
- Respects a careful balance of rural land preservation and residential-serving development.

Spalding County leadership seeks to proactively pursue actions and policies that:

- Ensure and enhance the existing quality of life prized by residents,
- Ensure that growth occurs in a reasonable, well-considered manner, and
- Maintain or improve the delivery of government services.

The Comprehensive Plan plays a lead role in steering the course of the County's future. Over time, the plan's execution by public and private partners will reveal

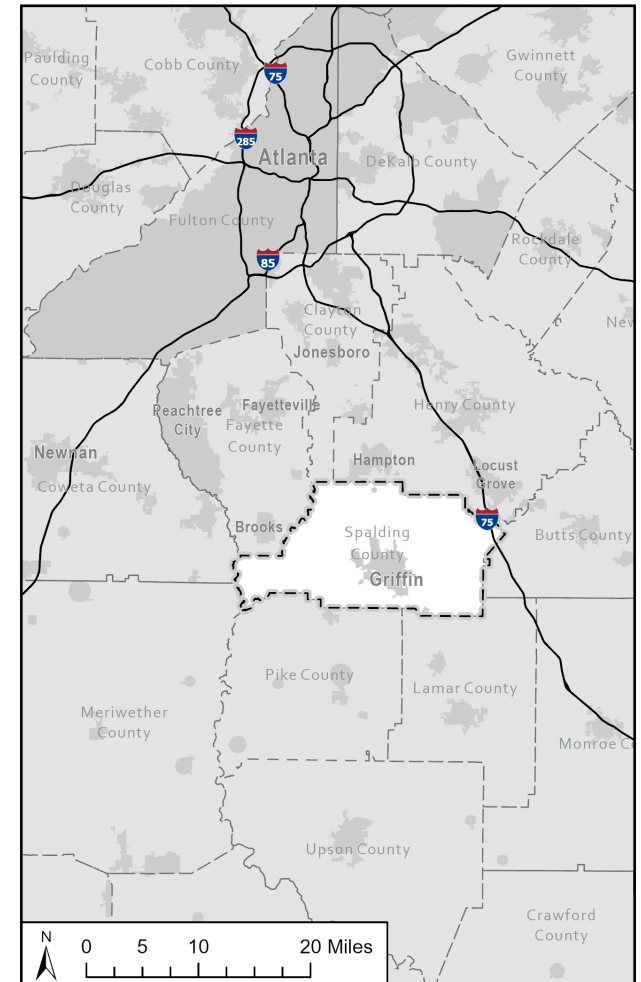
a proud and well-designed community that weaves a delicate balance of quality services, jobs, housing, and preservation of the area's unique rural heritage

Context

Spalding County is located forty miles south of downtown Atlanta (Map 1). This location combines proximity to the employment and entertainment opportunities of urban life with the charm and natural beauty of rural Georgia. Less than an hour south on Interstate 75 from the world's busiest airport and one of the South's largest cities, the County contains historic landmarks, serene lakes, and idyllic parks and greenspace. With the county seat of Griffin at its center, Spalding County has seen several decades of steady population growth, becoming a desirable destination for individuals and families seeking a quaint, peaceful community while retaining access to urban conveniences and necessities.



Map 1. Location Map



Demographic Trends

Spalding County currently has a population of 68,267 as of June 16, 2022. The population of the county has not greatly increased or decreased over the last decade. The largest segment of the population, between the ages of 30 and 45, has seen the largest decline in the recent census data.

The average age of the county has grown to 39 years of age, indicating a slowdown in the youngest segment of the population. As the county continues to age in population, there is also an increase in the Asian demographic. The county is predominantly composed of two races, African American and White, there is a slight trend of diversity budding in the fertile soil of Spalding County. Figure 1 shows the County’s race breakdown since 1970, and Figure 2 shows change in age from 1990 to 2020. The senior population has grown by double digits, now making up over 20 percent of the planning area’s population. Spalding County has seen an increase in education achievement, with the majority of 25 years and older population possessing a high school diploma. The attainment level has increased to 83% over the last census season, and 17% of the population holds a bachelor’s degree.

Spalding County’s population is anticipated to grow, which is driven by factors outside of the county’s jurisdiction. The pursuit of single-family residential

housing, with suitable amenities, and responsive transportation connections provides growth opportunities throughout the available land stock. The combination of available land, infrastructure growth, and connectivity create a viable opportunity for an increased and diverse population.

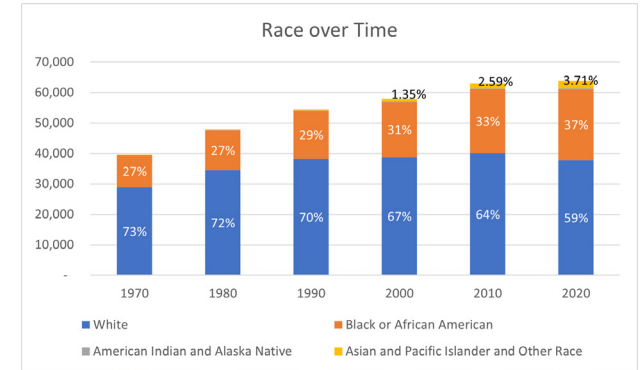
Public Infrastructure

Spalding County has available, developable land that is suitable for new recreational uses, housing options, and transportation infrastructure. The County is currently engaged in ongoing efforts to expand infrastructure to unincorporated sectors of the county. A significant upcoming study is the sewer feasibility plan that the Spalding County Water and Sewerage Facilities Authority is initiating in the summer of 2022. In addition, the Parks and Recreation department is engaged in developing inlet space on the Flint River, and a new Aquatic Center is breaking ground.

The Comprehensive Transportation Plan, the Freight Cluster Plan and the Transit Master Plan Spalding County is carefully and strategically managing the transportation system to support economic development, enhance residents’ quality of life, increase safety and coordinate with state and regional authorities.

Broadband access is available to a large portion of the County, but 7 percent

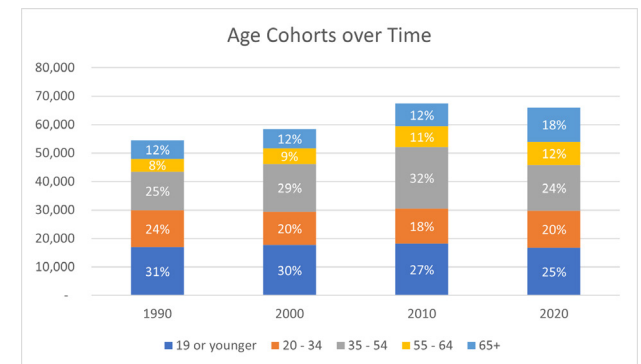
Figure 1. Spalding County Racial Breakdown, 1970 - 2020



Source: 1970, 1980, 1990, 2000, 2010 Decennial Census. IPUMS NHGIS Time Series, University of Minnesota, www.nhgis.org

Data Notes: This data represents all of Spalding County, inclusive of Griffin.

Figure 2. Spalding County Age Cohorts, 1990 - 2020



Source: 1990 and 2000 Decennial Census. IPUMS NHGIS, University of Minnesota, www.nhgis.org; 2010 and 2020 American Community Survey Five-year Estimates

Data Notes: This data represents all of Spalding County, inclusive of Griffin.

of residents are unserved. The County leadership has undertaken an American Rescue Plan Act (ARPA) grant to install broadband access throughout the rural areas. This essential infrastructure has created connectivity for areas which previously had never had internet access.

Infrastructure services in public safety involve the coordination of Fire, Safety, Code Enforcement, Emergency Management, and Animal Control. These services work diligently to provide mechanisms and coordinated efforts to assist residents in maintaining the quality of life.

Land Use Trends

Spalding County sits between the two largest watersheds in the state of Georgia. The land uses throughout the county are responsive to the environmental impacts of the natural resources. Development is focused on pedestrian access, housing options, while maintaining sustainable environment. The community at large is focused on creating preservation mechanisms for watershed management, while also promoting economic vitality, affordable housing options, and preventing transportation issues.

The County currently has three cities within its boundaries: Griffin, Orchard Hill, and Sunny Side. Each city's focus is to preserve and maintain the landscape of legacy residents and create sustainable opportunities for workforce development.

The public has voiced a sensation of support for single-family residential developments to continue, while also realizing that workforce housing has become a necessity.

Rural and agricultural land uses dominate the majority of the county's geography, although commercial and industrial development has arisen along major transportation corridors – particular north and east of Griffin. The smaller cities of Orchard Hill and Sunny Side contain important community institutions.

Currently, the development trend is focused on single family development, to preserve the neighborhood aesthetic which has become signature with Spalding County. There is an acknowledgement to engage developers in recreation space, amenities', and the availability of commercial amenities within residential development. The concept of the village node, commercial corridor and utilization of mixed-use overlays to promote connectivity and synergy. The previous comprehensive plan gave acknowledgement to commercial and employment corridors along major roads. Methods were engaged to provide for transit opportunities through the county, and create commercial interface with businesses and commercial enterprises. The results of that forecasting provided an exchange for commercial traffic to have moderate impacts on legacy residents and commuters.



Major Changes Since 2017

Spalding is a proud community, surrounded by a pristine natural environment of the Georgia Piedmont and is well connected to a thriving region. Comprehensive Plan 2042 reveals a fresh look at how the County defines itself and taps into this uniquely Spalding location and history by clearly communicating what is important to community members and the long-term health of Spalding as a well-rounded and resilient community.

Key adjustments and refinements to Comprehensive Plan include the following:



Fresh community-based vision and goals statements that will serve as the overall guide to any actions and decisions for future land use and development.



A clear and revised list of priority needs and opportunities for the next five years that will guide the County's time, resources, and investment.



A retooled Future Development Map and future land use guide that captures and communicates the spirit of the county's unique investment areas - including places for people, jobs, services, and the natural environment. Other new elements include Community Gateways and the definition of two new corridors.



A new five-year Community Work Program, depicting essential actions and initiatives that must move forward to advance the vision for future development and growth.

KEY ADJUSTMENTS

**Community
Based
Vision**

**Priority
Needs and
Opportunity**

**Future
Development
Map**

**5-Year
Community
Work Program**



The Future Development Map (FDM) has been enhanced to build upon the foundation created in the 2017 FDM through expanded character areas, definition of the activity centers, and addition of development corridors and gateways.

- The Core Character Areas cover large swaths of the county, providing cohesion to the land uses expected in these areas. Smaller Activity Centers and Village Activity Centers have been identified as locations where an integrated mix of uses is expected to serve the surrounding communities.
- The Scenic Byways that have been added along US 16 from the western border of the county to the Griffin city limits and along US 92 from the western border of the county to the activity center area will serve as overlays that allow community-serving commercial uses that are designed to integrate seamlessly into the rural character of the areas.
- The Commercial Corridor along US 19/41 from the northern border of the county to the city limits has been expanded to acknowledge the importance of the community-serving commercial development that has happened in that area.
- Finally, the Gateway and Community Crossroads indicate areas where special attention should be given to indicate entrance into Spalding County,

either through signage and plantings or other means, or by attracting community-serving commercial.

New or revised future development map areas include:

Sun City-Heron Bay. This residential area is designated for additional planned communities with amenities, as seen in the areas already developed as Sun City and Heron Bay.

Towalaga Residential Area. This residential area is considered distinct from the rural community and rural neighborhood designations, so context-specific policy is appropriate for managing growth in this community.

Employment Character Area, now considered a core character area. The previously delineated employment corridor along State Route 16 East/Arthur K. Bolton Highway has been expanded. The broader area captures the site of the future airport relocation, the High Falls Logistics Park, and other locations where industrial development is targeted. The employment area also continues north to capture the portion of I-75 that runs through the county, promoting additional industrial and logistics growth that benefits from highway proximity.

FUTURE DEVELOPMENT MAP ELEMENTS

Core Character Areas

Development Corridors

Activity Centers

Gateway & Community Crossroads



Activity Centers. These are specific areas of the county where small area planning and tailored policy are needed to guide development in accordance with each area’s vision.

Commercial Corridor, around U.S. Highway 19-41 North. The 2017 Future Development Map included this commercial corridor. It has been extended to capture the newly adopted Northeast Expressway Improvement District.

Scenic Byways, around State Route 92 and State Route 16 West/Newnan Road. These entryways into the county from Fayette County and Coweta County need additional policy to accommodate service-oriented uses along the corridors in a way that integrates seamlessly with the surrounding rural areas

Gateways. These are locations near Spalding County’s shared borders with its neighboring jurisdictions. Three colors indicate different types of gateways: 1) employment gateways are blue, 2) community gateways are pink, and 3) low-intensity gateways are green. Specific guidance for the three types of gateways will help promote Spalding County’s unique communities.

Community Crossroads were already a feature on the 2017 Future Development Map. This iteration adds a community crossroad at Teamon Road and State Route 155/North McDonough Road. The community crossroads are locations for neighborhood-scale commercial uses to serve the surrounding residents.

The chapters that follow document these new elements while advancing policy and direction that remains from the last refresh of the plan in 2017.



Key Themes

Common threads and themes that are core to the vision and implementation plan are sprinkled throughout Comprehensive Plan 2042. The next five years will feature Spalding raising the bar.

Common Threads Throughout Plan

- Quality development
- Strategic infrastructure investment
- Improved Spalding-based retail, services, and entertainment
- Community connectivity and pride
- Focused rural character preservation, particularly on the county's western and southeastern areas

Lastly, this plan reflects that Spalding is a close-knit community and, while large in geography and a growing population, all actions must be strategic and focused to best leverage limited resources. As a result, the scaled implementation plan aligns with County resources, ensuring a realistic and achievable course of action.



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1. Introduction



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1.1 Overview

Spalding County's Comprehensive Plan 2042 continues the County's history of strong planning while setting a new tone for the future. Strategic and focused initiatives over the next five years will unlock opportunities to advance the County's vision, opening a new phase in the county's history. Close commitment and adherence to this plan by the County's elected and appointed leaders will facilitate a prosperous and uniquely-Spalding future.

The planning area covered by Spalding Comprehensive Plan 2042 includes unincorporated Spalding County plus the incorporated cities of Sunny Side and Orchard Hill. The City of Griffin, the Spalding County seat, maintains and updates its own Comprehensive Plan. While Griffin is not included in this plan, cross-jurisdiction coordination was an important aspect of the update process.



Comprehensive Plan Role

Comprehensive planning is an important management tool for promoting a strong, healthy community. A comprehensive plan is a significant policy document that guides the physical development of a community. It promotes orderly and rational development, so the county can remain physically attractive and economically viable while preserving important natural and historic resources.

The comprehensive plan allows the community to become more certain about where development will occur, what it will be like, and when it will happen. It helps the County invest its money wisely in infrastructure such as roads, parks, and other facilities to maintain and improve residents' quality of life and economic development prospects.

The Spalding County Comprehensive Plan 2042 represents these and additional ideas discussed during the public participation process. It lists county-specific needs and opportunities, supporting goals and strategies, desired development patterns and land uses, and a five-year prioritized work program (Community Work Program) to implement the plan.

Plan Elements

The comprehensive plan addresses all of the state planning requirements, including the incorporation of land use, transportation, economic development, and housing elements. The plan also includes a new broadband element, as required by the state. All of these elements are explored in detailed in the Existing Conditions and Trends Assessment (Appendix B). Additionally, these elements are threaded throughout the Vision, Goals, and Priorities highlighted in Chapter 2 and carried through to the Future Development Guide and Community Work Program through policy guidance and/or specific action items.

The Griffin-Spalding Comprehensive Transportation Plan, currently undergoing a update, serves as the required transportation element and is incorporated in this plan by reference. The economic development is addressed through the Three Rivers Regional Commission Economic Development Strategy and other Spalding-specific goals and initiatives, as detailed in Chapter 4.

1.2 Document History and Planning Period

Spalding County has engaged in comprehensive planning since the 1990s, following the adoption of the 1989 Georgia Planning Act. The County revisits and amends its Comprehensive Plan every five years, in keeping with state policy. The plan serves as the umbrella document for future land use policy and growth. It also considers other items that impact growth, including transportation and water infrastructure, the natural environment, and economic development plans/initiatives.

This plan considers long-term land use goals, looking out 20 years to 2042. Forecasts for growth look out further to 2050 to align with regional projections for jobs and population from the Atlanta Regional Commission, which is the implementing body for the federally mandated, metropolitan planning organization for the 20-county area that includes Spalding County. While ensuring the plan can accommodate the long-term vision, it focuses on moving forward community priorities for the next five years.

The County will revisit its plan again in five years, and at that time, it will make refinements to account for any changes in local, regional, or national context.



1.3 Plan Structure

The Comprehensive Plan has three core areas: 1) Vision and Goals, 2) Future Development Guide, and 3) Implementation Program.



Vision and Goals (Chapter 2)

This chapter highlights the vision and goals for the County’s future growth. These statements serve as the overarching direction for future growth and development and have long-term relevancy. All priorities and five-year actions align with this overall directive. The vision and goals speak to the spirit of the community and communicate its commitment to the future for both current and future community members and investors.

Future Development Guide (Chapter 3)



The Future Development Guide divides the county into areas that have a unique context, history, or vision. These character areas require coordinated future land use decisions. The document provides guidance on each character area’s long-term vision, appropriate future land uses and zoning categories, and additional development guidance to ensure quality and

cohesive development in each unique character area. The Future Development Guide also includes a new *Areas Requiring Special Attention Map* and documentation and discussion about community gateways.

Implementation Program (Chapter 4)



The implementation program provides an action plan for the next five years (2023 to 2027). The plan discusses key initiatives and actions to advance priorities for the County’s future land use vision. Initiatives include infrastructure plans, small area studies, policy updates (zoning and development regulations), and community programs and projects that the County can lead or collaborate with other community members on.

The iterative plan update process included a review of the 2017 Comprehensive Plan and plans developed or updated over the last five years, an assessment of existing conditions and trends, and a collaborative, multi-month visioning and prioritization process with the public. This supporting context shaped the information shared with and communicated to community members to help inform the plan update.

The Appendices include thorough documentation of these items, including the 2017 Comprehensive Plan Report of Accomplishments (Appendix A), the Existing Conditions and Trends Assessment (Appendix B), and the Public Engagement Summary Documentation (Appendix C).

CORE ELEMENTS

Vision and Goals

Future Development Guide

Implementation Program



1.4 Process and Community Input

Planning Process Overview

Spalding County conducted a concise, yet robust public planning process in 2022 to update the comprehensive plan. The planning team consisted of the County Manager, the Community Development Department, the County Citizen Engagement Specialist, and the consultant team. The County Manager’s Office and Community Development Department directed the planning team. The consultant team, Blue Cypress Consulting (supported by Hatley Plans and Ross&Associates), led the planning process and plan development in close coordination with the County’s citizen engagement specialist and the

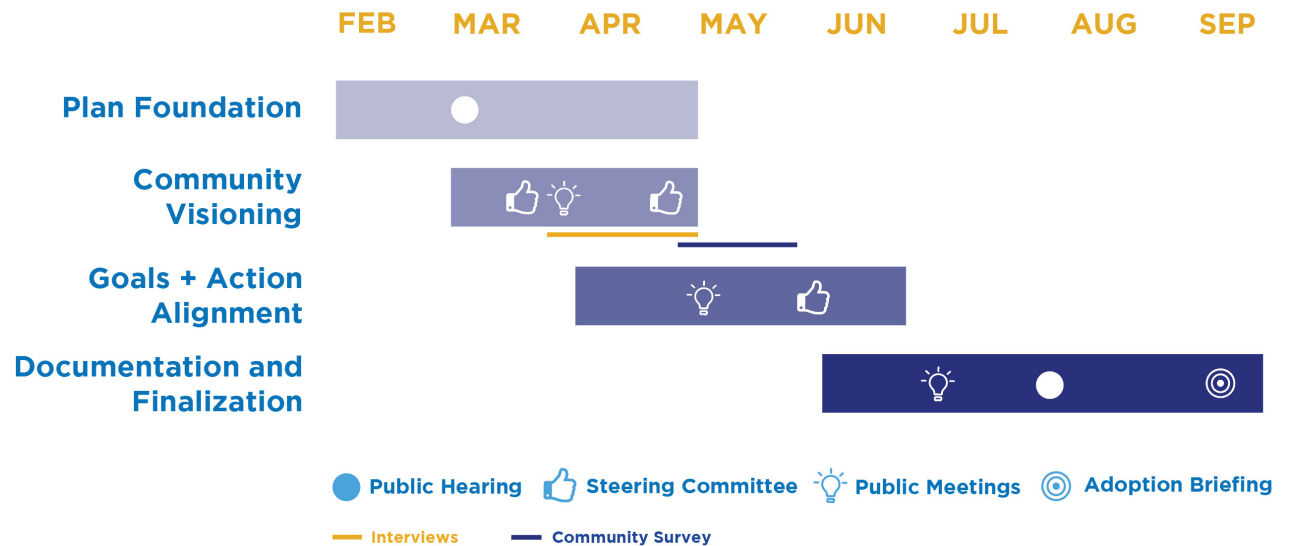
Community Development Department.

The planning process covered four key stages from Plan Foundation and Documentation/Finalization as reflected in Figure 3. The plan update process began with a project kick-off meeting in February 2022. Attendees included Spalding County leadership, including elected officials, the County Manager, and several department heads, the consultant leadership team, and partners from the

City of Griffin.

The planning process was iterative in nature. Community input directly impacted the update to each element of the plan through a consecutive set of meetings and input activities, each of which built on the previous step. Activities at each event facilitated public input.

Figure 3. Project Schedule



Community Input Activities

The bulk of public input opportunities, starting with the launch of the project website and public hearing process, spanned the months of March 2022 through June 2022. Community members can continue to voice feedback and shape the plan through the Board of Commissioners (BOC) public hearing in July 2022 and up until anticipated plan adoption in September/October 2022.

Community input and direction, afforded via the below public input activities, played a leading role in the plan update process and plan document.

- Public Kick-off Hearings
- Steering Committee
- Community Leader Interviews
- Visioning Workshops
- Fire Station Visioning Sessions
- Action Planning Workshop
- Community Visioning Survey
- Open Houses
- Online Input opportunities

Each of these activities is briefly highlighted below. More detailed summaries of each activity and major outcomes/takeaways are available in **Appendix C**. The planning team utilized feedback and direction from these activities to steer key elements of the plan. The Steering Committee, via their final meeting in May, helped ensure that the plan content includes resounding public priorities and ideas.

Major Takeaways from Input Activities

- Spalding County should continue to cultivate a sense of community pride among its inhabitants.
- Sewer capacity is essential for higher density housing, employment centers, and watershed management.
- Quality development and code enforcement are needed to promote legacy neighborhoods.
- Community members desire more services, restaurants, and basic amenities, such as pharmacy and grocery options, within close proximity to their homes.
- Maintain the rural capacity of established sectors, while providing convenient access to goods, services, and resources.
- Employment corridors have been established to promote commercial development in desired areas.
- Provide housing options for active seniors, which also helps retain young professionals.
- Innovative placemaking will provide creative growth in strategic population sectors.

Figure 4. Recurring Themes during Community Involvement Process



Public Hearings

Two public kickoff hearings formally launched the public input process. The March 14, 2021, public hearing in Orchard Hill kicked-off the planning process with the Orchard Hill community. The March 21, 2022, Spalding BOC public hearing launched the plan update with Spalding County and the City of Sunny Side. Both hearings provided a brief overview of the Comprehensive Plan's importance, why it is undergoing an update, and the timeline and opportunities for public input. Neither hearing raised questions by the elected officials. A few community members followed up after the hearings to ask for details about input opportunities.

A final public hearing is planned for July 18, 2022, before the BOC. The hearing will allow for public input prior to BOC decision to transmit the draft plan document to the state and region for review.



Steering Committee

A Steering Committee of approximately 25 people were invited to guide the planning process through a series of three meetings held March 17, April 19, and May 24, 2022. The Steering Committee included all members of the Spalding BOC, representatives from Sunny Side and Orchard Hill, the Spalding County Planning Commission, citizen representatives from each BOC district, local businesses, the Spalding County Water and Sewerage Facilities Authority, representatives from several County departments, and others. The group, while large, effectively guided the vision and goals statement, refinement of priority needs and opportunities to shape the five-year Community Work Program, and adjustments to the Future Development Map.

The planning team charged the Steering Committee with helping to promote public input opportunities, helping to ensure the plan reflected community vision, priorities, and needs, and, ultimately, serving as champions of the planning process.

STEERING COMMITTEE MEETINGS

March 17 Activities

Plan introduction and preliminary existing conditions presentation; Strengths, Weaknesses, Opportunities, Threats (SWOT) analysis for future land use/development; and introductory Future Development Map discussion (trends and opportunity areas).

April 19 Activities

Review of public input to date; priority needs and opportunities feedback activity; and introduction of proposed changes to Future Development Map and feedback on those changes.

May 24 Activities

Small group discussion of draft update to Future Development Map discussion and feedback on five-year Community Work Program activities.

Community Leader Interviews

Seventeen community leaders participated in stakeholder interviews, which commenced shortly after the public kick-off hearings. The planning team held interviews with all BOC members as well as the City of Griffin Mayor and the Spalding County Water and Sewerage Facilities Authority.

Visioning Workshops (Public Meetings Round 1)

Thirty-two community members participated in in-person and virtual Visioning Workshops on March 28 (6pm-8pm, Spalding Senior Center) and March 29 (12pm-1pm, via Zoom). The Workshops provided educational information about the planning process and collected input to help shape new vision and goals statements, priorities to inform the five-year Community Work Program, and land use discussions around areas to preserve, change and grow, or add and enhance.

Fire Station Visioning Sessions (Public Meetings Round 1)

County staff conducted Fire Station Visioning Sessions during March and April for the purpose of collecting input to shape the future land use vision. The sessions involved a staff presentation of the current future land use map, and explanation of current trends based on permitting data and development. The eight presentations allowed community participants to engage in discussion on the development of a vision. This collection of public comment, compounded with statistical analysis, and evaluation of survey data has given an overview of the needs and opportunities of Spalding County.



Action Planning Workshops (Public Meetings Round 2)

Community members participated in in-person and virtual Action Planning Workshops on April 27 (6pm-8pm, Spalding Senior Center) and May 2 (12pm-1pm, via Zoom). A total of 17 community members participated. These meetings provided attendees with information about key considerations to ensure the plan is implementable. Community members provided feedback on potential short-term (five year) actions to address priorities for growth and development. The planning team also displayed the draft vision statement for feedback. Lastly, community members gave individual input and participated in small group discussions about Housing, Retail and Services, and Employers in the county.

Community Visioning Survey

The community visioning survey provided an opportunity for a broad segment of the Spalding Community to participate in the planning process easily and efficiently. A total of 865 community members, representing all areas of Spalding County participated in the survey. Of those that participated, 45 percent live in the county but do not work and another 35 percent live and work in the county. Map

2 shows the zip code of respondents. Survey questions covered long-term goals, five-year priorities, preferences for future land use, and an open-ended question regarding top investment needs and projects. The survey results showed high-level consensus with goals and priorities previously vetted with the Steering Committee and as a part of the Visioning and Action Planning Workshops, as shown in Figure 5.

Map 2. Survey Participants by Zip Code

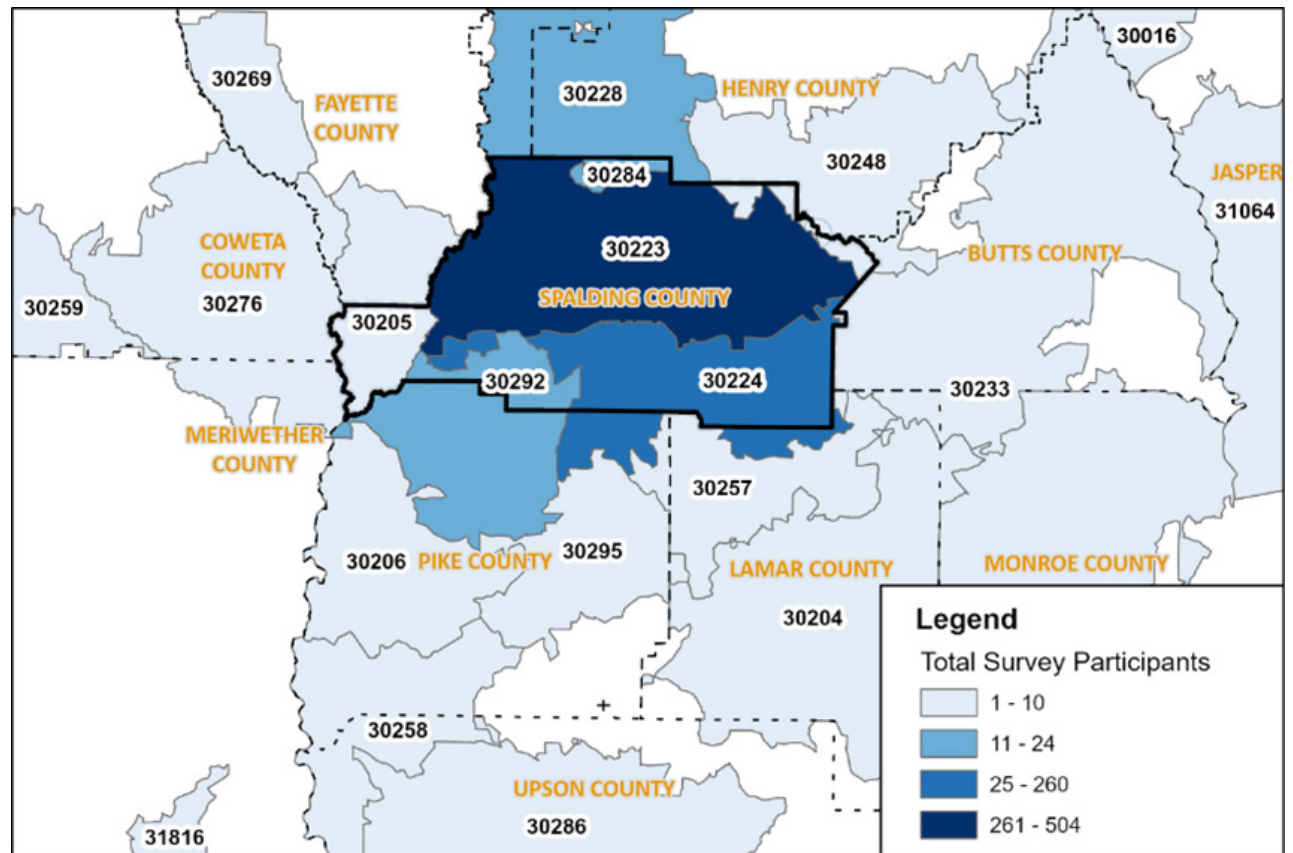
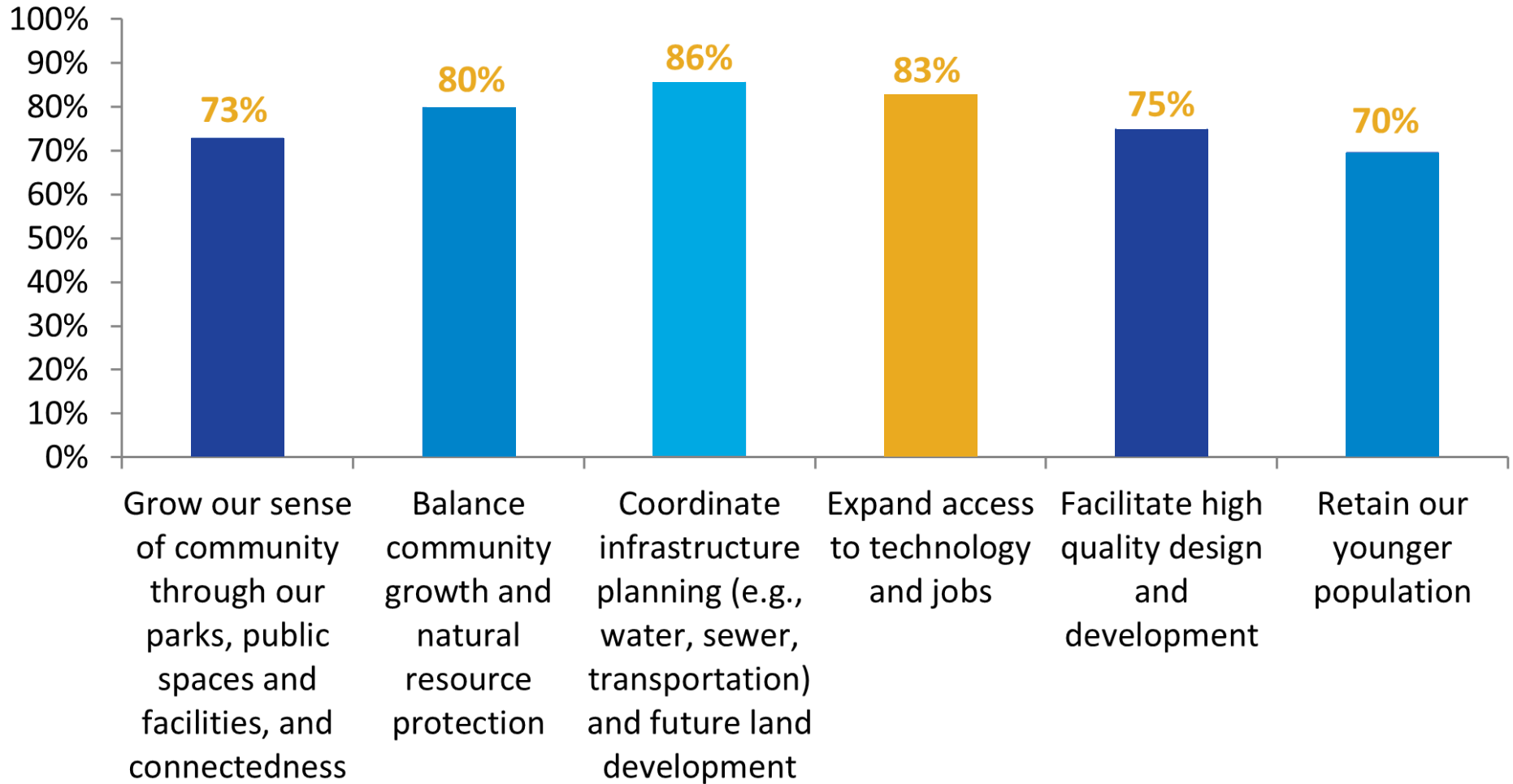
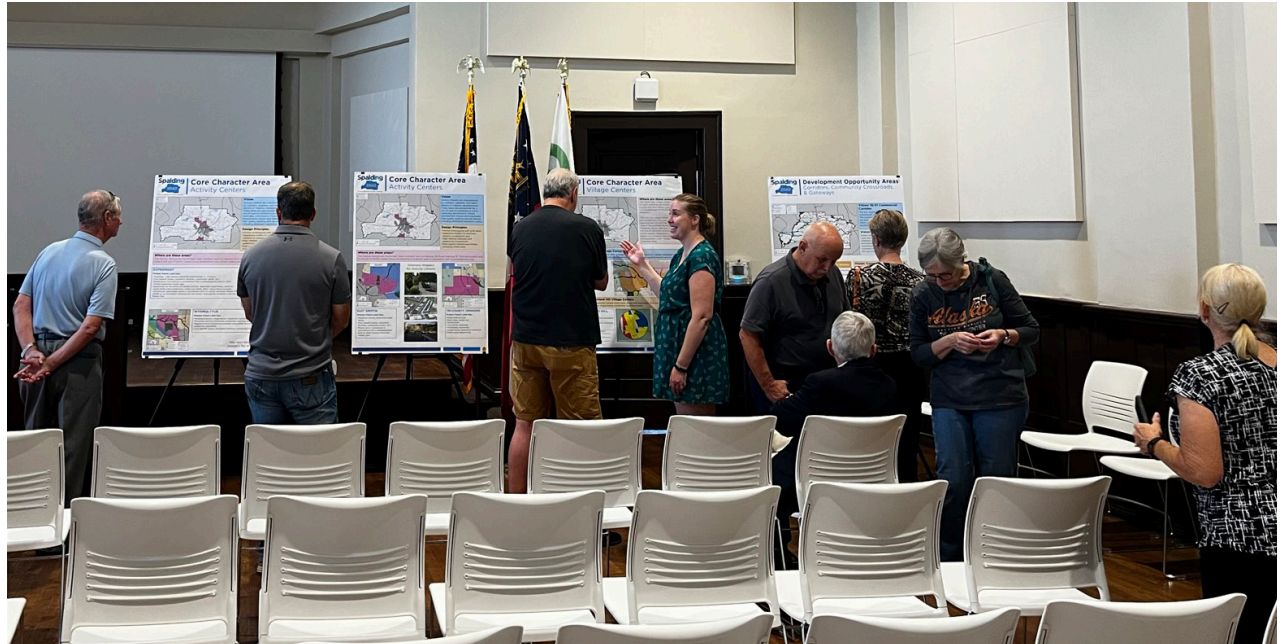


Figure 5. Survey Participants in Agreement with Goals Statements

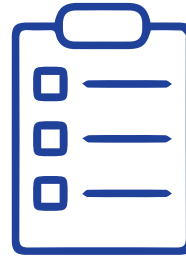


Open Houses

The County held an in-person open house on June 21, 2022, from 6pm-8pm. The drop-in meeting allowed the approximately 20 attendees to review key elements, components, and highlights from the draft plan in board format and ask questions from the planning team. The planning team also launched an online open house on June 21, 2022, which features the same boards. Approximately 15 community members joined a virtual Questions and Answers Session on June 22, 2022, via Zoom. For all three feedback formats, a hard copy or digital comment form was available to collect feedback. The planning team included a summary of input in the plan document as a part of Appendix C.



2. Community Vision



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2.1 Introduction

The opportunities and challenges presented to Spalding County, and the decisions made in response to those opportunities, will influence how the County grows, develops, and serves its residents for years to come. This chapter serves as the foundation for setting the planning direction, beginning with the Vision Statement. This is followed by a series of Goals to guide how the county chooses to respond at this pivotal moment in time. Finally, the goals translate into priorities the County will implement and are embodied by a combination of the Future Development Map policies and Implementation Plan activities and initiatives (Chapter 4).



Jenkinsburg Bridge, a historic truss bridge on Jenkinsburg Road, over the Towaliga River.

2.2 Vision Statement

Spalding County will be a county of choice thanks to well-timed, targeted growth for housing and jobs; new services and amenities for enhancing our livability and vibrancy; and protection of the environmental, historic, and rural charm that make our community unique.

During the visioning process, the planning team asked community members to note three words that come to mind when they envision Spalding County twenty years from now. Participants envisioned a Spalding County that is charming and inviting, acknowledging the importance of retaining and attracting young adult residents who are interested in living here long-term. Change, progress, and transformation were all mentioned, with new and expanded infrastructure being a key driver.

The resulting Vision Statement serves as a touchpoint for community leadership to return to as they navigate decision-making for plan implementation over the next five years and beyond. It encapsulates community desires for Spalding County's future and will serve as the overarching guide for growth and preservation.

2.3 Land Use & Development Goals

The Goals, shown in Figure 6, narrow the big picture vision to specific long-term outcomes desired by community members. The planning team vetted the Goals with the public both at outreach meetings and through the community survey, as well as with the Steering Committee. The Goals all received over 70 percent agreement on the survey.

The planning team cross-referenced the list of goals developed with the Spalding community's input with the Quality Community Objectives adopted by the Georgia Department of Community Affairs (DCA) in 2011. Table 1 shows the relationship between the DCA Quality Community Objectives and the Spalding 2042 Goals, along with the implementation partners in Spalding County that will advance these goals and objectives.

Figure 6. Goals

- **Community**
Grow our sense of community through our parks, public spaces and facilities, and connectedness.
- **Balance**
Balance community growth and natural resource protection.
- **Infrastructure**
Coordinate infrastructure planning (e.g. water, sewer, transportation) and future land development.
- **Jobs**
Expand access to technology and jobs.
- **Quality Development**
Facilitate high quality design and development.
- **Youth**
Retain our younger population.



Table 1. Quality Community Objectives, Plan Goals, and Implementation Partners

| DCA Quality Community Objective | Spalding 2042 Goal | Implementation Partners |
|---------------------------------|--|--|
| Regional Cooperation | Infrastructure | Archway - UGA Surrounding Counties and Three Rivers Regional Commission Griffin-Spalding Airport Authority Griffin-Spalding Development Authority |
| Housing Options | Quality Development | Griffin-Spalding County Land Bank Authority |
| Education Opportunities | Jobs | Board of Education Head Start - ECI Southern Crescent Technical College UGA Griffin Three Rivers Workforce Development Wellstar |
| Community Health | Community | Pinewoods- Intervention Assistance McIntosh Trail McIntosh Trail ECI VINES Public Health Department Domestic Violence - Promise Place Christian Women's Center |
| Transportation Options | Infrastructure | Public Transit - On Demand Griffin + Spalding Transportation Committee |
| Economic Prosperity | Jobs Youth | Griffin-Spalding Airport Authority Griffin-Spalding Development Authority Griffin-Spalding Chamber of Commerce |
| Resource management | Balance Community | Flint Riverkeeper Spalding County Water Board Humane Society |
| Efficient Land Use | Balance Quality Development | Griffin-Spalding Development Authority Griffin-Spalding Airport Authority |
| Local Preparedness | Infrastructure | Regional EMA Task force |
| Sense of Place | Community | Griffin-Spalding County Land Bank Authority Griffin-Spalding Chamber of Commerce |



Community

Grow our sense of community through our parks, public spaces and facilities, and connectedness.

Spalding County has a number of notable parks: AMBUCS Park, City Park, Dundee Lake Park, Fairmont Park, Orchard Hill Park, Quarry's Edge Park, Volunteer Park, and Wyomia Tyus Olympic Park. Many of these parks feature pavilions available for reservation, and three parks offer recreation centers with a variety of activities. There is also a Community Center located at City Park and trails in Quarry's Edge Park. A senior center is located at 855 Memorial Drive in Griffin. Parks, public facilities, and trails are important community amenities that build connections, a sense of place, and community pride.

Additionally, sidewalks and trails are an important linkage within communities to ensure pedestrian safety and connection to multiple destinations. Congestion reduction and reduced emissions are benefits of increased trail and sidewalk usage. The County should show special attention toward prioritizing the expansion of trails and sidewalks to enhance connectivity in activity centers. This goal highlights the importance of planning for the expansion of the parks, facilities, and trails network within the county.

Balance

Balance community growth and natural resource protection.

Development pressure is already happening in the form of residential spillover from Henry County into Spalding and commercial growth in Butts County to the east. Focusing growth in specific areas allows for preservation of natural resources in the other parts of the county. The county boasts multiple regionally important natural resources including the Flint River, Towaliga River, Heads Creek Reservoir, Ed Cole Reservoir, a Priority Ecological Area corridor surrounding the Flint River, and a number of wetland areas. This goal reflects the community's desire to respect the need to grow in specific areas while still preserving the natural resources that shape the character of the county.



Fairmont Park brings people together.

Infrastructure

Coordinate infrastructure planning (e.g., water, sewer, transportation) and future land development. Infrastructure availability greatly influences the location of future development. By prioritizing planning efforts for expansion of water and sewer provision as well as transportation improvements, the County will create policy that dictates how developers implement future growth. The Spalding County Water and Sewerage Facilities Authority Sewer Feasibility Study will help determine the financial feasibility of an expanded sewer system. The Spalding County Comprehensive Transportation Plan will identify and prioritize transportation improvements the County will seek to fund and implement in the upcoming years. Both of these infrastructure planning efforts indicate the County's commitment to expansion of development and preservation of resources where they make sense. This goal reflects the acknowledgment of the collaborative nature of planning for the future.

Jobs

Expand access to technology and jobs.

Participants in the planning process expressed the importance of expanding broadband access and creating an environment to foster job growth in the county. Current commercial and industrial development is concentrated along corridors (US 19/41 and US 16) and in hub areas; this trend will be encouraged to continue. The county is currently aware of three proposed large-scale developments along US 16 (High Falls Logistic Park at US 16 and High Falls Road, Prologis Commerce Center expansion at US 16 and I-75, and River Park E-Commerce Center at US 16 and I-75). This goal highlights the importance of creating opportunities for residents to work within the county and to increase the commercial tax revenue to support high quality services and schools.

Quality Development

Facilitate high quality design and development. Several discussions with the Steering Committee and community members focused on bringing quality growth that raises the bar in Spalding County. With smart growth development standards and placemaking guidelines, Spalding will improve its appeal, and residents will enjoy higher property values. This goal emphasizes the need to evaluate existing policies and implementation measures (such as design requirements and code enforcement) to ensure that future development meets the expectations of the community.



The Lakes at Green Valley, an industrial business park located along the Arthur K. Bolton (State Route 16) corridor.

Youth

Retain our younger population. Over the last ten years, Spalding County's median age has been trending upward, from 36.6 in 2010 to 39 in 2020. Some members of the Steering Committee expressed concerns that the younger population is leaving Spalding for opportunities elsewhere, which may be detrimental to Spalding's economy. As Baby Boomers retire and the economy expands, openings in the workforce must be filled by the younger population. This goal underscores the need to invest in schools and amenities to make Spalding more attractive to young professionals and families.



Well-designed neighborhood at Heron Bay.

2.4 Priorities

Over the next five years, the County will focus on the needs and opportunities represented in the short-term priorities. These were created in response to the long-term Vision Statement and the Land Use and Development Goals. The Steering Committee and community members reviewed the priorities; the priorities with the largest number of votes agreeing with their importance in the survey are included in **bold text** in the lists below. Chapter 3 helps execute these priorities, and where appropriate, converts them into land use policies that the County will implement to achieve these priorities. Chapter 4 contains the actionable list, called the Community Work Program, of policies, initiatives, and other activities that the County will undertake to otherwise advance these priorities, be they location specific or more general in nature.

The priorities are divided into four main categories:

- Community Satisfaction
- Balanced Growth
- Supportive Infrastructure
- Economic Development



Community Satisfaction

These priorities speak to how the County can influence residents' perceptions of their community in the context of day-to-day living.

- **Facilitate quality and well-maintained development through county policies and programs.**
- Facilitate quality and safe housing to support current and future population.
- **Instill community pride in the buildings, streets, parks, sidewalks, and other community amenities in the county.**



Supportive Infrastructure

These priorities indicate the County's commitment to expand infrastructure services where development is desired and makes sense.

- Increase pedestrian and bicycle connectivity in Spalding County.
- **Develop a coordinated strategy to implement water and wastewater infrastructure and transportation investments in alignment with the future vision for growth and development.**



Balanced Growth

These priorities detail the ways in which the County can create equilibrium between economic development and preservation.

- Carry out focused planning for targeted growth and development areas.
- Facilitate community revitalization or new development of commercial uses and services for residents in targeted locations.
- Strengthen development standards to promote high-quality development.



Economic Development

These priorities indicate the ways in which the county will seek to facilitate the expansion of job opportunities for residents and the county's tax base.

- **Promote economic growth that is cutting edge, provides job opportunities for Spalding residents and sets Spalding apart as a unique place.**
- **Expand access to broadband and technology.**

2.5 Future Development Map

The Future Development Map (Map 3) represents the translation of the Vision Statement and Goals into a location-based tool that serves as the County’s guide for future rezoning and development decisions. The Future Development Map articulates a coordinated vision and goals through a series of distinct character areas that are expected to grow and develop similarly or in a cohesive fashion due to their unique heritage, context, or vision for their future.

Stakeholders engaged in the 2022 planning process communicated that the 2017 Future Development Map established a strong framework for guiding future development and preservation. In keeping with community guidance, the 2022 Future Development Map keeps most of the core character areas established during the 2017 plan update, expanding some areas and re-categorizing others based on current and expected build-out conditions.

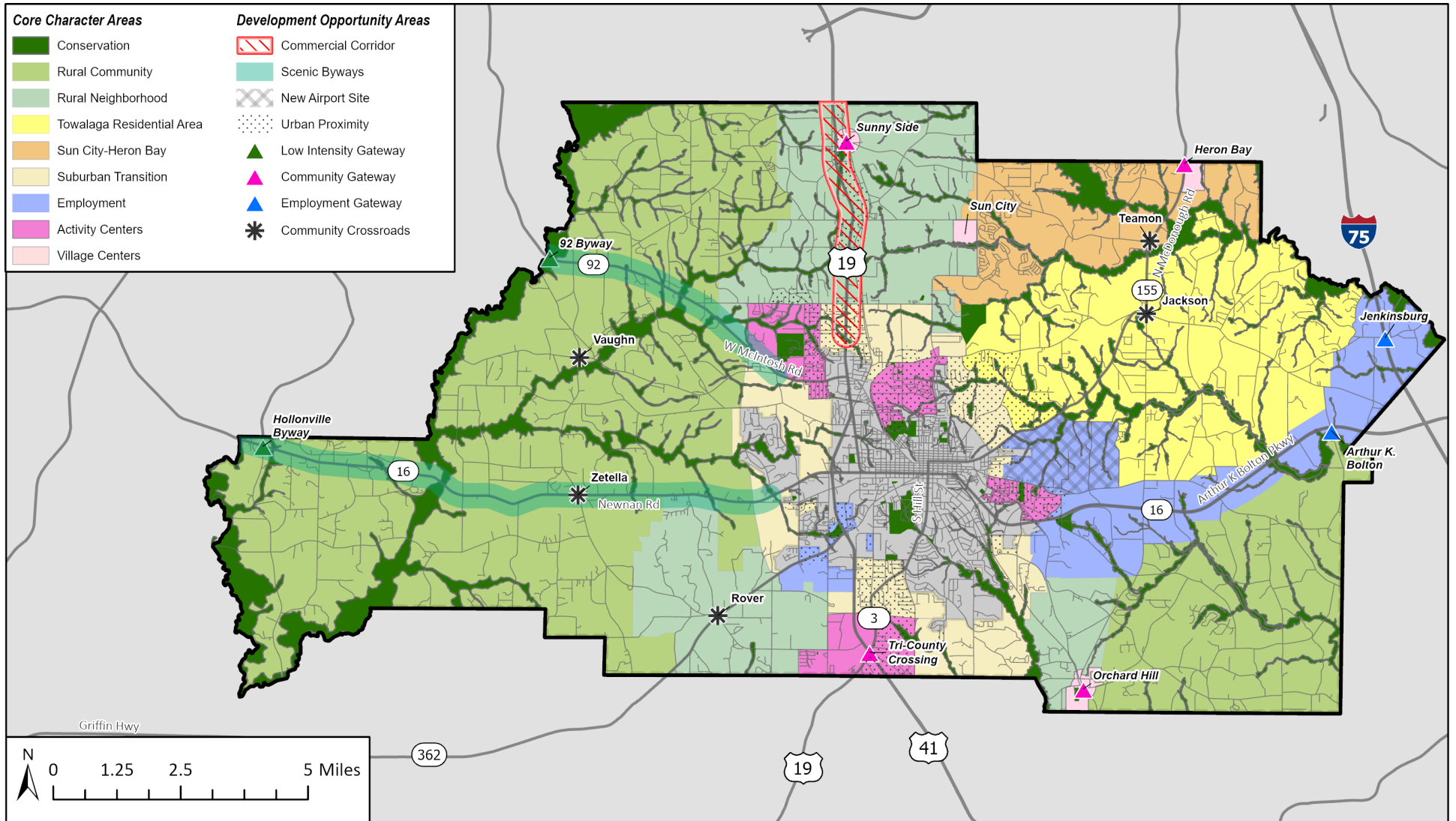
New to the map are activity centers, which are more specialized character areas. The acreage and percentage of land captured within each core character area and activity center within the county is provided in Table 2.

Table 2. Future Development Map Character Areas

| Character Area Name | Acreage | Percent |
|-------------------------------------|----------------|----------------|
| Conservation | 13,460 | 10.17% |
| Rural Community | 54,341 | 41.05% |
| Rural Neighborhood | 18,227 | 13.77% |
| Towalaga Residential Area | 16,831 | 12.71% |
| Sun City-Heron Bay Residential Area | 6,584 | 4.97% |
| Suburban Transition | 8,451 | 6.38% |
| Employment | 9,565 | 7.23% |
| Tri-County Crossing | 1,508 | 1.14% |
| Experiment | 899 | 0.68% |
| East Griffin | 483 | 0.36% |
| Wyomia Tyus | 1,344 | 1.02% |
| Sun City Village Center | 158 | 0.12% |
| Heron Bay Village Center | 146 | 0.11% |
| Orchard Hill | 256 | 0.19% |
| Sunny Side | 127 | 0.10% |
| TOTAL | 132,380 | 100.00% |



Map 3. Future Development Map



The core character areas broadly define the desired development patterns for the county. The intent of the map is to show, at a glance, how the County will preserve, maintain, or enhance an area over time, and the Character Areas do this in large swaths intended to keep like-minded development grouped together. The map provides clear guidance on the locations of the Character Areas, which Chapter 3 translates into allowable land use policies. The Character Areas include **Conservation, Rural Community, Rural Neighborhood, Towalaga Residential Area, Sun City – Heron Bay, Suburban Transition, and Employment.**

Activity Centers are another type of character area that help define future development. Activity Centers and Village Centers are smaller areas of land intended to provide additional employment opportunities and neighborhood services. The Activity Centers will support residential uses generally not found in other residential areas in the county and will maintain the unique character embodied in each area. The character may require definition through additional planning activities. The Activity Centers include **Wyomia Tyus, Experiment, East Griffin, and Tri-County Crossing.** The Village Activity Centers include **Sunny Side, Heron Bay, and Orchard Hill.**

Three Development Corridors have been defined in the Future Development

Map as areas to enhance and maintain as well-functioning, attractive corridors that serve local needs, facilitate traffic flow, and coordinate land use patterns. These are primary roadways that will be positioned for enhanced building and site development to serve travelers within the county with neighborhood-scale development. The Development Corridors include a **Scenic Byway along US 16 (Newnan Road)** from the western County line east to the City of Griffin; a **Scenic Byway along US 92 (Fayetteville Road)** from the western County line to the intersection with West McIntosh Road; and a **Commercial Corridor along US 19/41** from the northern County line south to the City of Griffin.

The Future Development Map also includes Gateways and Community Crossroads at key intersections throughout the county. Gateways are intended to help create a sense of place at strategic entry points into Spalding County. Additionally, Gateways and Community Crossroads are intended to provide additional employment opportunities and neighborhood services to support residential uses. These are envisioned as compact and walkable development within a very limited area. There are four **Community** Gateways, two **Employment** Gateways, and two **Low Intensity** Gateways, as well as four **Community Crossroads.**



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3. Future Development Guide



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3.1 Introduction

This chapter, along with the overall vision and goals introduced in Chapter 2, explains and illustrates the community vision for growth and development in Spalding County. The Future Development Guide includes the following three sections:

- Future Development Map and Relationship to Zoning
- Areas Requiring Special Attention Map and Supporting Narrative
- Character Area Policy

3.2 Future Development Map

Overview

The Future Development Map (Map 4) identifies the geographic location of character areas within Spalding County. These character areas and related policy are described in detail in *Section 3.3 Character Area Policy*.

The Future Development Map helps guide decision-making related to the physical location as well as the scale and intensity of proposed development. While the map recommends land uses and development patterns for a 20-year planning horizon, it is important that the County regularly reviews the map to determine if amendments are needed based on changing market and demographic trends or local goals. At a minimum, the Georgia Department of Community Affairs requires that this plan is updated every five years.

The Future Development Map has two key features:

1. Core Character Areas

These areas identify the unique areas of the county that are anticipated to evolve over time. Within this group, activity centers and village centers will serve as hubs of community activity.

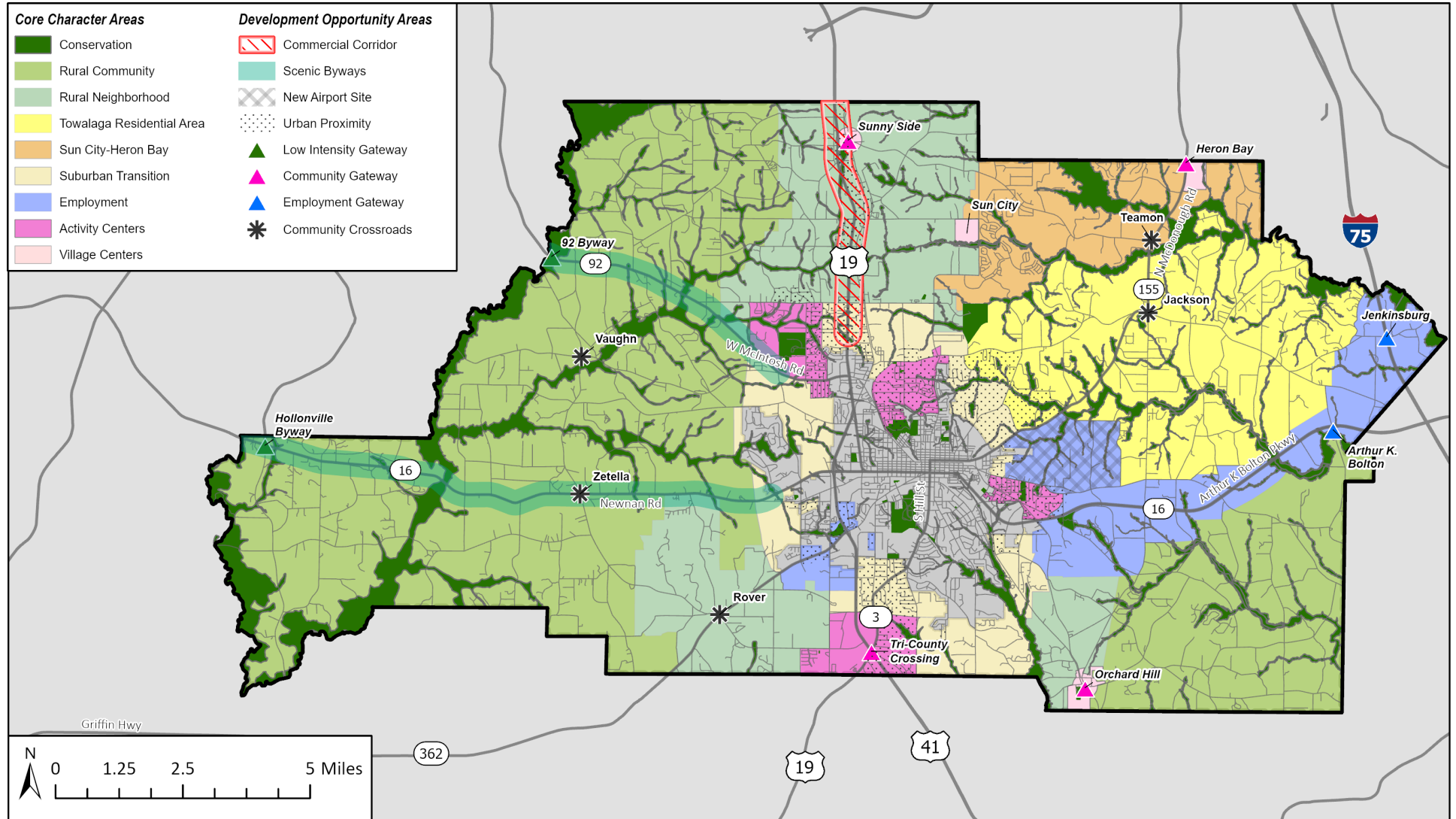
2. Development Opportunity Areas

The U.S. Highway 19-41 Commercial Corridor and the Scenic Byways are prime access corridors in the community, where growth is envisioned to accommodate needs related to a service, employment, or access.

Gateways and community crossroads areas represent small hubs of activity within the county. Gateways will depict entrance into Spalding County, demarcating a sense of place and arrival. Community Crossroads will offer limited commercial development that serves the surrounding community.



Map 4. Future Development Map



Relationship to Zoning

Spalding County zoning policy includes two components: the official Spalding County Zoning Map and related zoning regulations. The zoning map assigns a zoning classification (one of the county's agricultural, residential, commercial, industrial, or planned development districts) to every property. The Spalding County zoning ordinance describes these classifications, including their allowable land uses and requirements for how buildings, parking, landscaping, signs and other site features may be placed on a parcel.

The zoning map and zoning ordinance provide properties in Spalding County with certain rights to development, as guided by the County's zoning policy. The Comprehensive Plan's Future Development Map serves as a guide for future development of property and informs rezoning decisions undertaken by the County.

Table 2 is a guide for future development, delineating which zoning districts are appropriate within each character area. This table is intended only as a guidance tool when rezonings are considered; it does not impact current zoning. When a new rezoning application is submitted to Spalding County for review, the Community Development staff, Planning Commission, and Board of Commissioners should use this table along with the Future Development Map to consider whether the proposed rezoning is consistent with the County's future development vision.

Appendix B, Section 4.3, provides an overview of the County's zoning districts and current zoning map.



Table 3. Character Area & Zoning Compatibility Matrix¹

| | Rural Community | Rural Neighborhood | Towalaga Residential Area | Suburban Transition | Sun City - Heron Bay | Sun City Village | Heron Bay Village | Tri-County Crossing ³ | Experiment ⁴ | East ⁴ Griffin | Wyomia Tyus | Employment ⁵ |
|---|-----------------|--------------------|---------------------------|---------------------|----------------------|------------------|-------------------|----------------------------------|-------------------------|---------------------------|-------------|-------------------------|
| AR-1 Agricultural and residential | X | | | | | | | | | | | |
| AR-2 Rural Reserve | X | X | | | | | | | | | | |
| A-T Agriculture-Tourism District | X | | | | | | | | | | | |
| R-1 Single-family residential | | X | X | X | X | | | X | | | X | |
| R-1A Single-family residential | | X | X | X | X | | | X | | | X | |
| R-2 Single-family residential | | X | X | X | X | | | X | | X | X | |
| R-2A Single-family and two-family residential | | | | X ² | | | | | X | | | |
| R-3 Multiple-family residential | | | | X ² | | | | | X | | | |
| R-4 Single-family residential | | X | X | X | X | | | X | X | X | X | |
| R-5 Single-family residential | | X | X | X | X | | | X | X | X | X | |
| R-6 Planned residential community | | | | X ² | | | | X | | | | |
| C-1 Highway commercial | | | | | | | | X | | | | |
| C-1A Neighborhood commercial | | | | | | X | X | X | X | X | | |
| C-1B Heavy commercial | | | | | | | | | | | | X |
| C-1C Manufacturing light | | | | | | | | | | | | X |
| C-2 Manufacturing | | | | | | | | | | | | X |
| C-3 Used vehicle parts dealers, automobile and truck repair facilities, junkyards, and used vehicle processing facilities | | | | | | | | | | | | |
| PDD Planned development district | | | | X | X | | | | | | X | X |
| VN Village node | | | | X ² | X | X | X | | | | | |
| AAR Active adult residential | | | | | X | | | | | | X | |
| PRRRD Planned residential and recreational resort development | X | | | | | | | | | | | |
| O & I Office and institutional district | | | | | | | | | | | | |

Footnotes:

- 1 This matrix is intended only as a guide. Rezoning applications must also be reviewed against criteria that is outlined in the Spalding County Zoning Ordinance.
- 2 May be appropriate in the Urban Proximity area.
- 3 Tri-County Overlay District also applies, depending on property location.
- 4 Mill Village Overlay District also applies, depending on property location.
- 5 AKB Arthur K. Bolton Parkway Overlay District & A-O Griffin-Spalding County Airport Overlay District also apply, depending on property location.



3.2 Areas Requiring Special Attention

Areas requiring special attention, as denoted on Map 5, are key environmental, cultural, and historic areas throughout Spalding County. Spalding County leaders should reference this map and related policy/guidance to ensure that future development takes into account and does not adversely impact important environmental, cultural, or historic areas. The following narrative highlights notable resources.

Local Historic Resources

Local historic resources, as identified in a 2015 Historic Resource Survey, are dispersed throughout the county. The 2015 survey, in conjunction with the Heritage Tourism section of the 2016 Griffin-Spalding Tourism Product Development Resource Team Report, serves as a foundation for preservation activities. The Griffin-Spalding Historical Society works to stabilize and restore historic properties through a dedicated fund called Preserve Griffin. The Society



The Rosenwald School Building will house the Our Legacy Museum, expected to open in 2023.

coordinates with City of Griffin/Spalding County Government, private partners, The Georgia Trust for Historic Preservation, Griffin Housing Authority, and the Griffin-Spalding Land Bank Authority. Sites with a National Register of Historic Places designation are shown on Map 5.

Our Legacy Museum

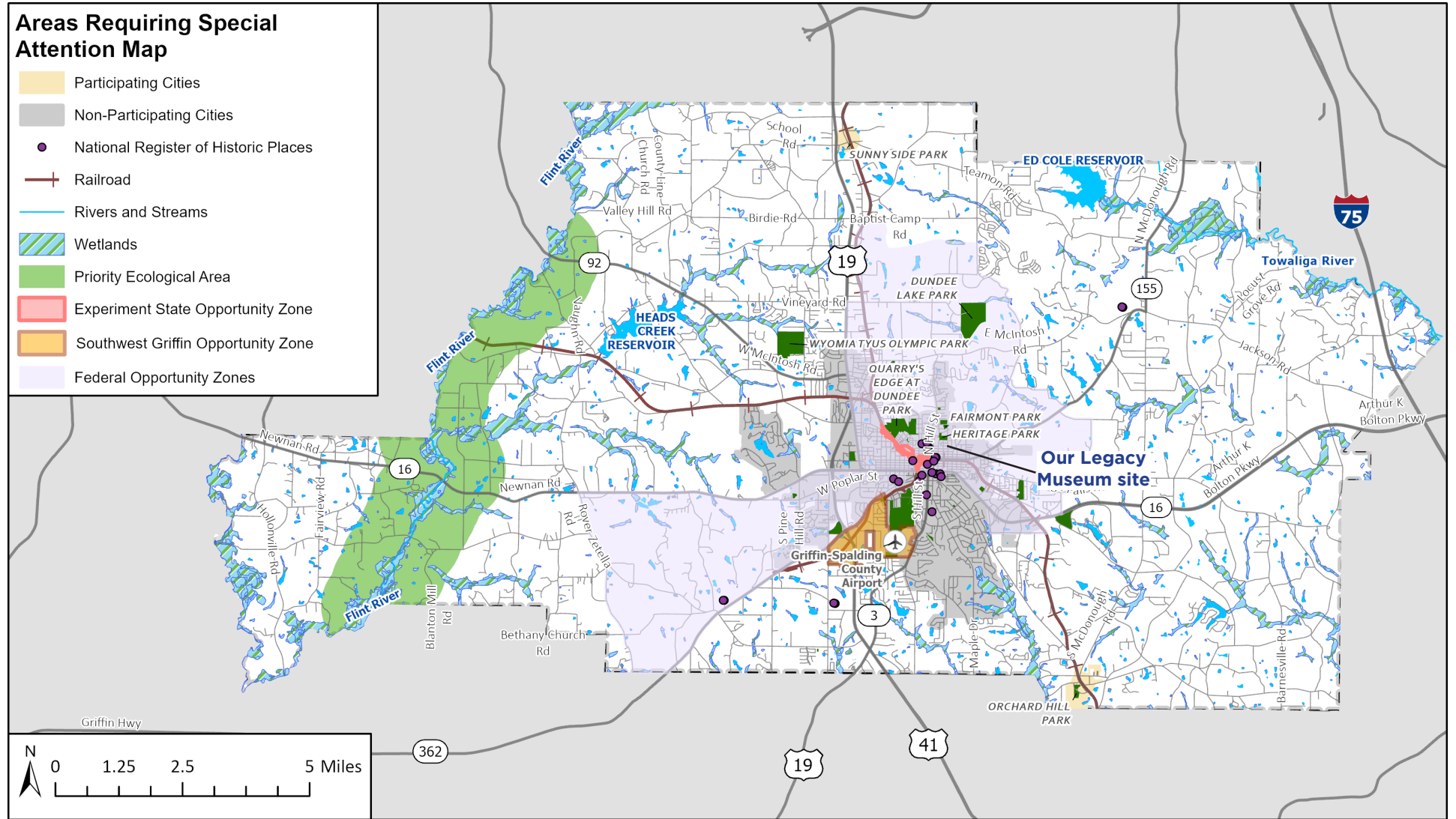
The Our Legacy Museum is the result of nearly two decades of effort to honor and preserve the history of the Fairmont neighborhood of Griffin. Fairmont began as the first community within the city where African Americans could purchase land for homes and subsequently became a bastion for African-American education. After Griffin-Spalding schools were integrated, the school buildings were neglected and fell into disrepair. The County began exploring the idea of revitalizing the site in 2006, and ten years later, residents indicated support for the plan by approving a Special Purpose Local Option Sales Tax to generate funds for the effort. As a result, the County created Fairmont Vocational Heritage Park in which the Our Legacy Museum, a special events facility and a cultural arts center, will be located. The museum is currently under construction and will be housed in the Rosenwald School building, in which the first African-American school was established in 1929; construction is currently underway, with an anticipated opening date in 2023.

Water Resources

The Flint River and the Heads Creek Reservoir, located in western Spalding, are the County's primary water supply sources. The Towaliga River and the Ed Cole Reservoir, located in northeast Spalding adjacent to Heron Bay, are water supply sources for the Henry County Water Authority. Spalding County's Watershed Protection District (*Appendix B, Section 3.1*) covers the majority of western and north Spalding. The S-2 Sensitive Land-Watershed Protection District overlay district meets state requirements for regulating development within small and large water supply watersheds.

The Southeastern Ecological Framework, developed by University of Florida and the federal Environmental Protection Agency, is a model designed to help prevent fragmentation of natural landscapes. The SEF identifies the area surrounding the Flint River on both sides as a Priority Ecological Area. Priority Ecological Areas (PEA) are defined as areas that meet critical ecosystem needs, including habitats for animals and vegetation, wetlands, undeveloped areas, floodplains, and aquatic systems. Though this designation is not tied to a specific regulation, the County has highlighted the PEA on the Areas Requiring Special Attention Map as a proactive measure for moderating future development. The PEA is the highest value ecological land within

Map 5. Areas Requiring Special Attention



the county, so its preservation is of utmost importance.

Wetlands are also prevalent across the county. Federal, state, and local protections regulate development within designated wetland areas. Spalding County's code includes an overlay district, S-4 Sensitive Land - Wetlands Protection District, which is consistent with state rules for environmental planning. An additional overlay district, S-1 Sensitive Land Flood Damage Prevention, is also in place to mitigate flood losses at structures located within floodplains. The Federal Emergency Management Agency's flood zone map shows that the areas of greatest risk, flood zone "A" or "AE", generally align with the wetland areas shown on Map 5.

In the northeastern quadrant of Spalding County, which is expected to be a primary target for future residential growth and development, large swaths of wetlands are present. As new development occurs, it is critical that the Sensitive Lands overlay district policies are consistently enforced to mitigate development impacts on water resources.

Federal and State Opportunity Zones

Created by the passage of the 2017 Tax Cuts and Jobs Act, Federal Opportunity Zones incentivize investment in economically distressed areas by allowing for the deference of capital gains taxes on money invested in these areas, called opportunity zones. The U.S. Secretary of the Treasury has designated portions of the County as Federal Opportunity Zones. The areas include the majority of the City of Griffin and outlying areas to the southwest and northeast, as well as Experiment and East Griffin as shown in Map 5.

Additionally, the Georgia Department of Community Affairs (DCA) has designated two areas in Spalding County, Experiment and Southwest Griffin, as State Opportunity Zones. In these areas, comprised of older commercial and industrial land uses, redevelopment and revitalization efforts undertaken by local governments can qualify for Georgia's maximum job tax credit of \$3,500 per job. To be considered for this designation, an area must:

- Be within or adjacent to a census block group with a poverty rate of 15 percent or greater; and
- Have an existing enterprise zone or urban redevelopment plan.

Existing Griffin-Spalding County Airport Site

The Griffin-Spalding County Airport, located south of the Griffin City Park, is an active airport, owned and operated by the Griffin-Spalding County Airport Authority. The existing airport is growth-constrained, as nearby land is expensive to acquire and develop as additional runways. Griffin-Spalding Airport Authority has studied this issue for the past ten years. In 2021, the Airport Authority acquired land east of Griffin where the airport will be relocated. The Federal Aviation Administration and the Georgia Department of Transportation are providing 90 percent of the funding for the new airport's construction, with the city and county jointly funding the remaining cost. The new airport is expected to be operational in 2025.

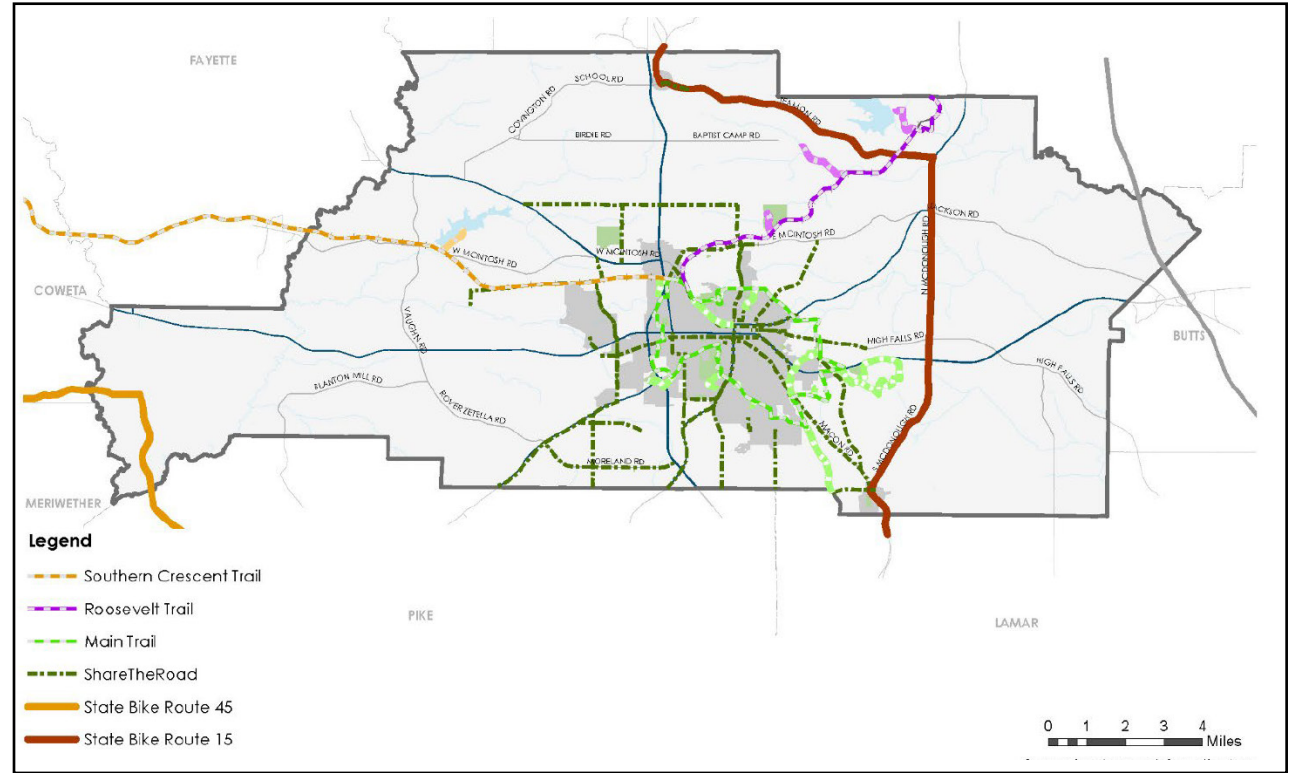
The existing airport site overlaps with a portion of the Southwest Griffin state opportunity zone and is within the city limits of Griffin. As the demolition of the current airport property ensues, it will be important for a redevelopment vision to guide future growth to the area. A documented redevelopment plan will open up doors for funding opportunities and other incentives from the state. Specific community needs should be explored through the redevelopment planning process with each jurisdiction as stakeholders.

Rail-With-Trail Facilities

Beginning in 2011 with the former Southern Railway, also known as the Roosevelt Railroad, Spalding County began studying the possibility of converting abandoned railroads into shared-use, off-road rail-with-trail facilities. The study also evaluated the potential for mixed-use development along segments of the corridor and interconnectivity with other existing and proposed corridors. Final recommendations called for a 12-foot-wide concrete multi-use path with one-foot-minimum shoulder on each side. In wetland areas, boardwalks would be employed in place of concrete.

The Existing Conditions and Needs Assessment for the 2022 Comprehensive Transportation Plan (CTP) update identified a potential site for the similarly constructed Southern Crescent Trail along the western extension of the proposed Roosevelt Trail, as shown on Map 6.

Map 6. Bikeways and Trails Opportunities



Source: 2022 Comprehensive Transportation Plan Existing Conditions and Needs Assessment

3.3 Character Area Policy

Character area-based planning focuses on the way an area looks and how it functions. Tailored strategies are applied to each area, with the goal of enhancing the existing character and function or promoting a desired new character for the future.

The Future Development Map includes the following **Core Character Areas**:

1. Conservation
2. Rural Community
3. Rural Neighborhood
4. Towalaga Residential Area
5. Sun-City Heron Bay
6. Suburban Transition
7. Employment
8. Activity Center
 - Wyomia Tyus
 - Experiment
 - East Griffin
 - Tri-County Crossing
9. Village Centers
 - Heron Bay and Sun City
 - Sunny Side and Orchard Hill

As this list conveys, two of the Core Character Areas (Activity Centers and Village Centers) represent groupings of similar, but distinct areas. An additional level of detail is provided for each named Activity or Village Center since each area has its own context-specific needs and opportunities.

Development Opportunity Areas are certain corridors, intersections, and unique areas that have an impact on the community’s sense of place. The plan includes a vision statement for each Development Opportunity Area to paint the picture of what the County aspires to achieve at these locations. Table 3 depicts how the Development Opportunity Areas apply as additional guidance tools within

the underlying Core Character Areas.

The remainder of this chapter is divided into discrete sections to create tidy policy discussions. The Core Character Areas come first, followed by deeper dives into each Activity Center and Village Center. The chapter concludes with the Development Opportunity Areas.

Table 4. Development Opportunity Areas Relationship to Core Character Areas

| | <i>Application of Each Development Opportunity Area</i> | | | |
|---|---|----------------------|------------------------|--|
| | U.S. Hwy 19/41 | Scenic Byways | Urban Proximity | Community Crossroads and Gateways |
| Core Character Area | | | | |
| Rural Community | | X | | X |
| Rural Neighborhood | X | X | | X |
| Towalaga Residential | | | X | X |
| Sun City-Heron Bay | | | | X |
| Suburban Transition | X | X | X | X |
| Employment | | | | |
| Tri-County Crossing Activity Center | | | X | X |
| Experiment Activity Center | | | X | X |
| East Griffin Activity Center | | | X | X |
| Wyomia Tyus Activity Center | | | X | X |
| Employment | | | | X |
| Village Centers (Sun City, Heron Bay, Sunny Side, and Orchard Hill) | X | | X | X |

Core Character Areas

Core Character Areas are the foundational elements of the Future Development Map. Each distinct character area has a vision statement along with development guidance and design strategies that align with community members' preferences for the future.

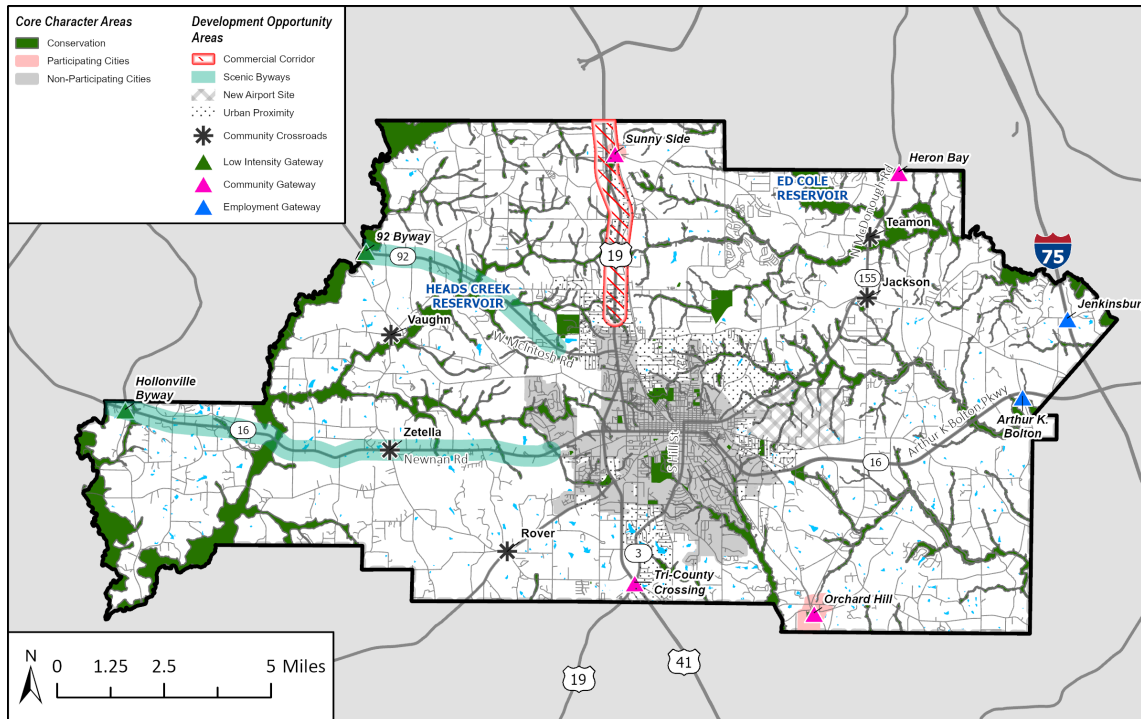
1 Conservation Character Area

Vision

The Conservation character area will preserve environmentally sensitive areas and open space for conservation and recreation purposes.

Application

Conservation areas are located throughout Spalding County, represented primarily by floodplain areas, wetlands, and publicly owned parkland. Mapped Conservation areas also include some existing agricultural and residential uses, and to a lesser extent commercial uses, which are subject to local ordinances that address flood damage prevention as well as wetland, watershed and groundwater recharge protection.



General Characteristics

Conservation areas are public or privately-owned properties that are not suitable for development and are intended to be permanently protected for natural area conservation and passive recreation purposes.

Primary Future Land Uses

- Passive parks
- Greenways and trails
- Undeveloped areas in their natural state



Lake and reservoir sites in Spalding County.



Compatible Active Zoning Districts

- Underlying zoning varies, subject to overlay district requirements below, as applicable
- Overlay Districts:
 - S-1 Sensitive Land - Flood Damage Prevention
 - S-2 Sensitive Land - Watershed Protection District
 - S-3 Sensitive Land - Groundwater Recharge Area Protection District
 - S-4 Sensitive Land - Wetlands Protection District

Design Principles

Density/Intensity

- Natural landscape with limited recreation-related buildings to provide access to community
- Building placement and exterior materials should blend with surrounding landscape

Greenspace

- Natural landscape

Connectivity

- Limited vehicular access
- Pedestrian connectivity with greenways, trails

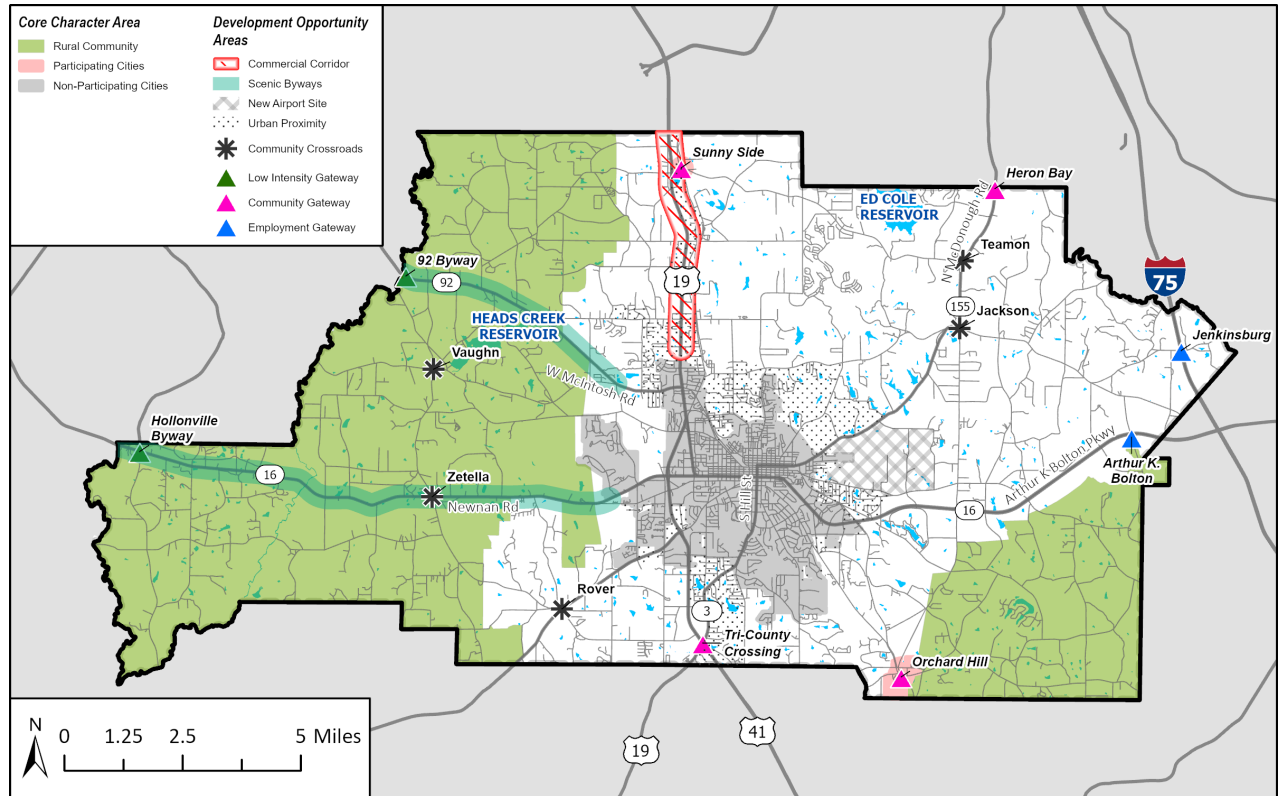
Wastewater Infrastructure

- Generally not applicable (no public sewer in any instance)

2 Rural Community Character Area

Vision
 The Rural Community character area will boast a simple and quiet way of life, with rural development that complements existing agricultural communities.

Future development should be compatible with the rural character; this includes the use of conservation subdivisions to maximize the amount of open space in new residential developments. Larger lot sizes are encouraged but should be no less than 3 acres, which is consistent with the county's agricultural (AR) zoning classifications. Density-neutral zoning of smaller lots of record is appropriate (i.e., from one single-family residential zoning district to another), however a reduction in single-family residential zoning district lot sizes (i.e., from 2 acres to 1 acre) through the special exception process is inconsistent with the intent of these areas.



General Characteristics

Rural Community areas are characterized by agricultural and very low-density single-family residential uses. The development pattern includes larger areas of undeveloped or cultivated land with large distances between buildings and deep setbacks from roadways. Natural areas include extensive tree cover and open space due to limited development, as well as creeks, streams and rivers (included in Conservation areas on the Future Development Map) that cross or abut Rural Community areas.

Application
 Rural Community areas primarily represent private agricultural, large-lot residential or undeveloped land in the western and northeastern/southeastern portions of Spalding County and includes much of the County's Watershed Protection District. The areas are largely outside of the City of Griffin's sewer service area.



Primary Future Land Uses

- Agriculture and forestry
- Agritourism enterprises (as defined by the County's Code of Ordinances)
- Detached single-family residential
- Civic benefit uses such as places of worship and public parks
- Greenways and trails

Compatible Active Zoning Districts

- AR-1 (3 acre minimum lot size)
- AR-2 (5 acre minimum lot size)
- A-T
- PRRRD

Design Principles

Density/Intensity

- Very low density, 1 dwelling unit per 3 acres (1 du/3 ac)
- A range of agricultural activities, including more intensive agricultural uses than in other areas of the county
- Deep building setbacks with open space on large lots, with the exception that lots may be smaller in density-neutral conservation subdivisions

Greenspace

- Natural landscape
- Agricultural land
- Residential subdivision design should set aside a high amount of open space

Connectivity

- Rural, two-lane roads
- Pedestrian connectivity via greenways and trails

Wastewater Infrastructure

- No public sewer
- Extension of sewer lines into Rural Community areas should be discouraged in order to limit development pressures on the area, with the caveat that sewer extensions along the Scenic Byways should be prioritized to facilitate development of neighborhood-scale commercial

Technology

- Enhance broadband

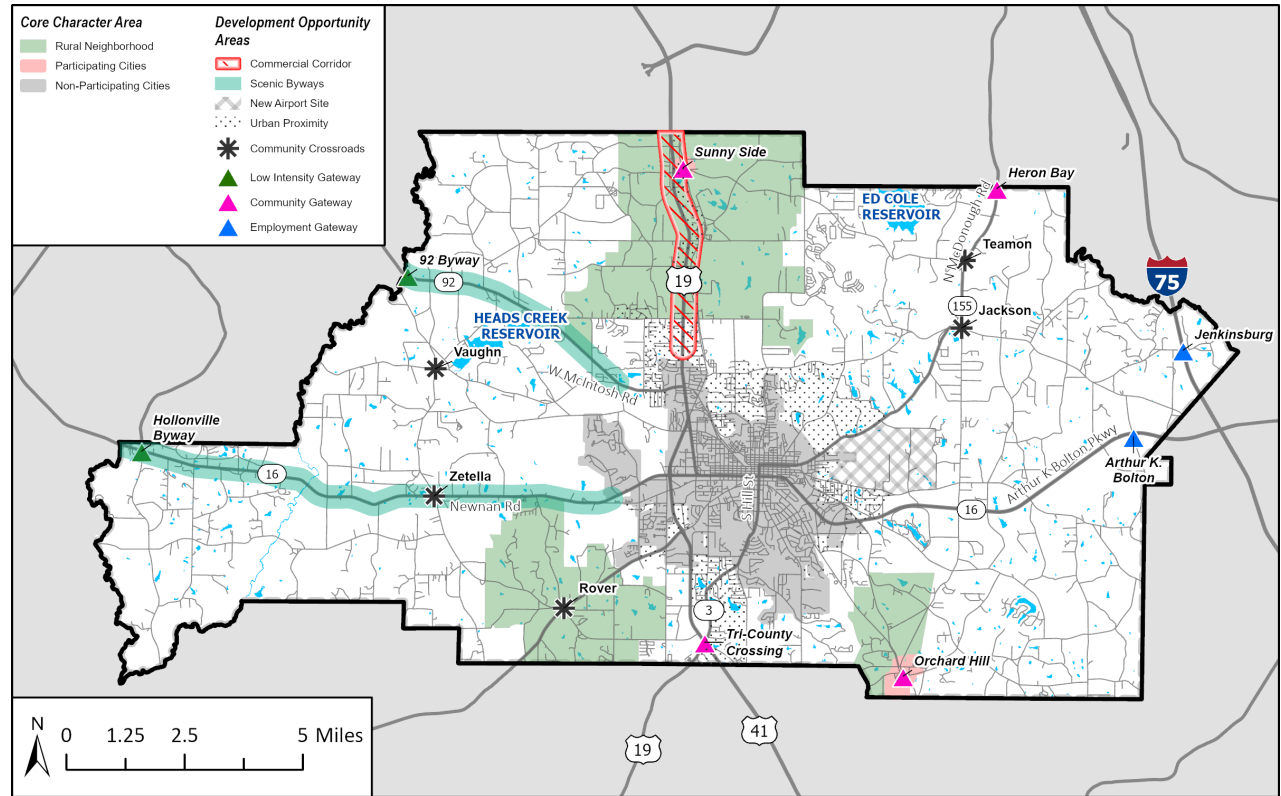
3 Rural Neighborhood Character Area

Vision
 The Rural Neighborhood character area will enjoy modest development that preserves open space and the rural quality of life.

Future development is intended to support residential densities that are higher than are appropriate for Rural Community areas but less than the more densely developed areas classified as Suburban Transition. Minimum lot size should be no less than 1 acre.

General Characteristics

Rural Neighborhood areas are characterized by low-density single-family residential uses and large percentages of open space. Some agricultural uses are found in these areas, but to a lesser extent than is found in Rural Community areas. Smaller lot sizes are found in these areas, but residential densities are still fairly low as compared to Suburban Neighborhood areas. Future development should continue to reflect lower density detached single-family residential uses, and



neighborhood design should incorporate a high percentage of open space (i.e., ‘conservation subdivision’ design) to ensure the overall character remains rural.

Application
 Rural Neighborhood areas are found at the Rover community south of Griffin, the area around Sunny Side and U.S 19/41 North, and between the Tri-County Crossing area and Orchard Hill.



Primary Future Land Uses

- Detached single-family residential
- Low intensity agricultural uses

Compatible Active Zoning Districts

- AR-2
- R-1, R-1A, R-2, R-4, R-5 (2 acre minimum lot size, no allowance for 1 acre minimum lot size as a special exception)

Design Principles

Density/Intensity

- Low density (1 du/2 ac)
- Less intensive agricultural uses
- Deep building setbacks with open space on large lots, with the exception that lots may be smaller in density-neutral conservation subdivisions

Greenspace

- Natural landscape
- Agricultural land
- Informal landscaping
- Residential subdivision design should set aside a high percentage of open space

Connectivity

- Limited vehicular access
- Pedestrian connectivity with greenways, trails

Water & Wastewater Infrastructure

- Generally not applicable (no public sewer in any instance)
- Extension of sewer lines into Rural Neighborhood areas should be discouraged in order to limit development pressures.

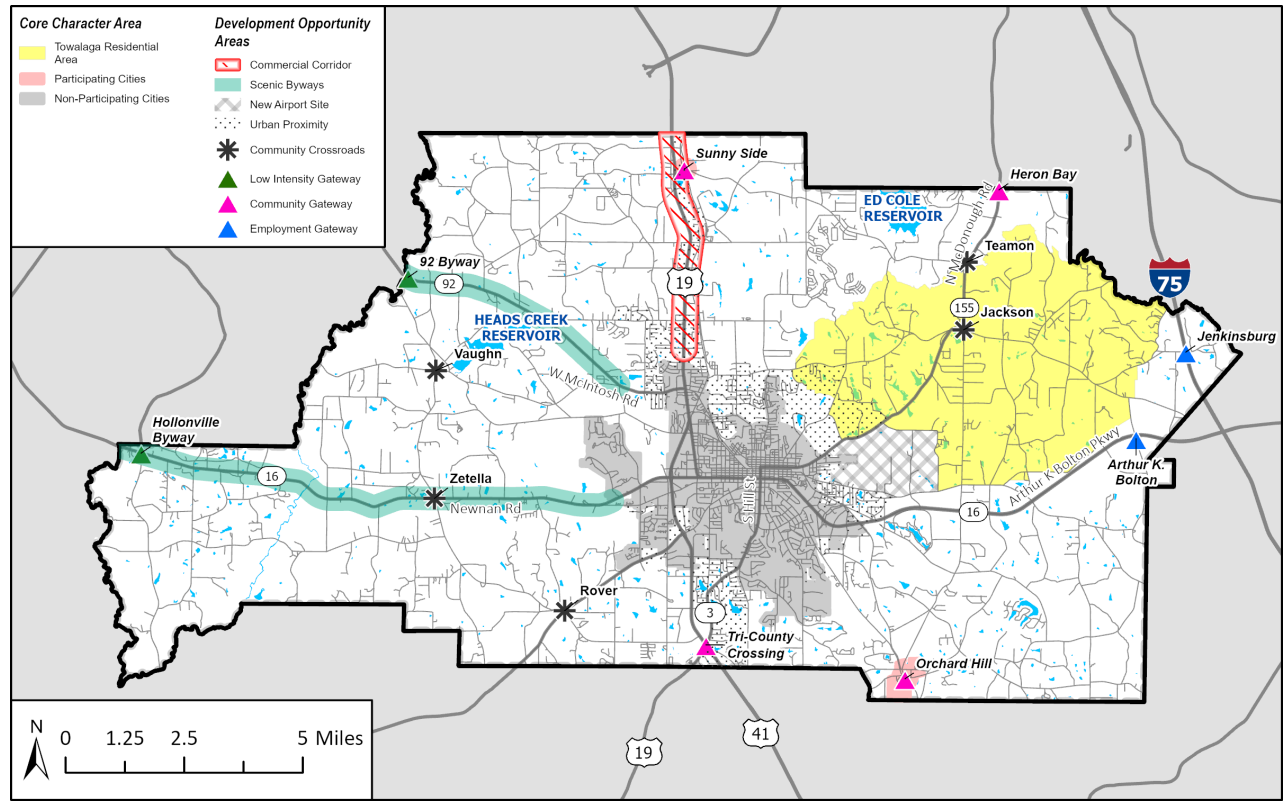
Technology

- Enhance broadband

4 Towalaga Residential Character Area

Vision
 The Towalaga Residential character area will be a safe and comfortable place to raise a family or live in a more contained residential area. This area is envisioned as supporting owner-occupied housing divisions with internal serving amenities such as pools, club houses, and other common spaces and resources.

Future development will be impacted by transportation investments, particularly the planned Griffin bypass along State Route 155. A small node of commercial development is part of the vision for the area at the Jackson crossroad community. More information on the crossroad community can be found in the Development Opportunity Area section at the end of this chapter.



General Characteristics

The Towalaga Residential area includes established neighborhoods with modest density and predominantly ranch-style homes. New development should respect established building setbacks and house size and style, while accommodating new housing developments and housing designs that meet new market demands.

Application
 The Towalaga Residential character area is found in the northeast quadrant of Spalding County, south of Sun City - Heron Bay and north of Arthur K. Bolton Highway.



Primary Future Land Uses

- Detached single-family residential
- Low intensity agricultural uses

Compatible Active Zoning Districts

- R-1, R-1A, R-2, R-4, R-5



Towalaga typical housing architectural style and site layout.

Design Principles

Density/Intensity

- 1 du/ac

Greenspace

- Formal landscaping with built areas and informal landscaping with passive use areas; protected tree cover

Connectivity

- Moderate to high pedestrian connectivity with sidewalks, greenways and trails and paths
- Moderate (curvilinear streets) to high (street grid) vehicular connectivity

Wastewater Infrastructure

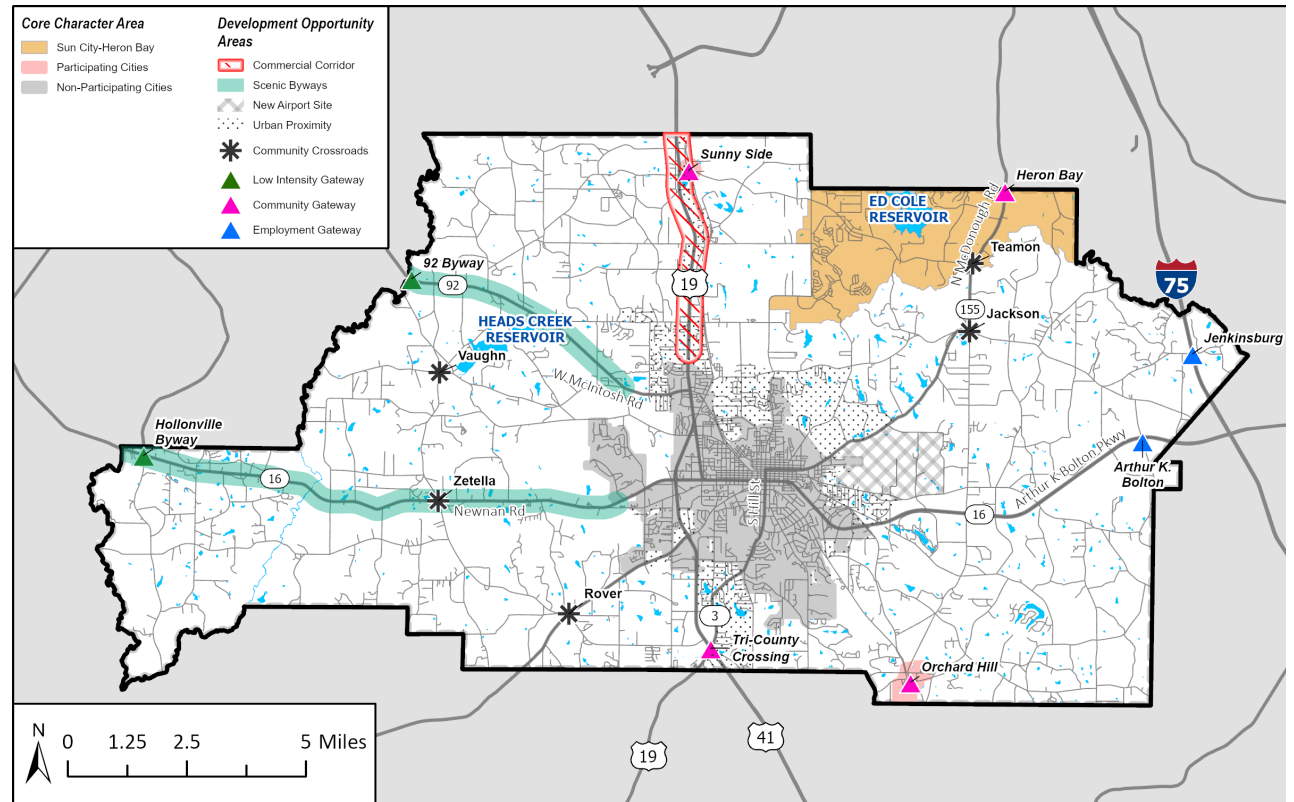
- No public sewer
- Private sewer will be considered during development review

Technology

- Enhance broadband

5 Sun City-Heron Bay Character Area

Vision
 The Sun City-Heron Bay character area will provide unique housing concepts to serve the needs and desires of a multigenerational population. The area will integrate recreational spaces and commercial developments to allow for easy access to services and amenities.



General Characteristics

The Sun City-Heron Bay character area supports master-planned developments intended to accommodate a mix of residential (active adult community and single-family detached), commercial, and recreation uses. It is primarily characterized by moderate density detached single-family uses with recreational amenities.

Application

This character area is defined by large master-planned communities that are primarily residential, but also have the potential to accommodate some commercial uses. Sun City and Heron Bay are multi-phased projects, and buildout is expected to continue in the coming years.



Sun City Peachtree active adult community

Primary Future Land Uses

- Moderate to high density detached single-family
- Two-family dwellings
- Master-planned developments that are predominantly residential in use but provide recreation opportunities and accessible neighborhood commercial uses for residents
- Commercial (such as medical office buildings, pharmacies, and other neighborhood-serving retail)
- Civic benefit uses such as places of worship, public parks, schools, community centers and county services
- Greenways and trails



Heron Bay residential community

Compatible Active Zoning Districts

- R-1, R-1A, R-2, R-4, R-5, PDD
- AAAY, PDD, VN

Design Principles

Density/Intensity

- 1 - 4 du/ac

Greenspace

- Formal landscaping with built areas and informal landscaping with passive use areas; protected tree cover
- Residential subdivision design should set aside a high percentage of open space

Connectivity

- High pedestrian connectivity with sidewalks, greenways and trails and paths
- Implement recommendations of the Comprehensive Transportation Plan to provide multi-purpose paths between different uses. Conversion of inactive railways to trails should undergo a feasibility study.

Water & Wastewater Infrastructure

- Public water
- Private sewer

Technology

- Enhance broadband

6 Suburban Transition Character Area

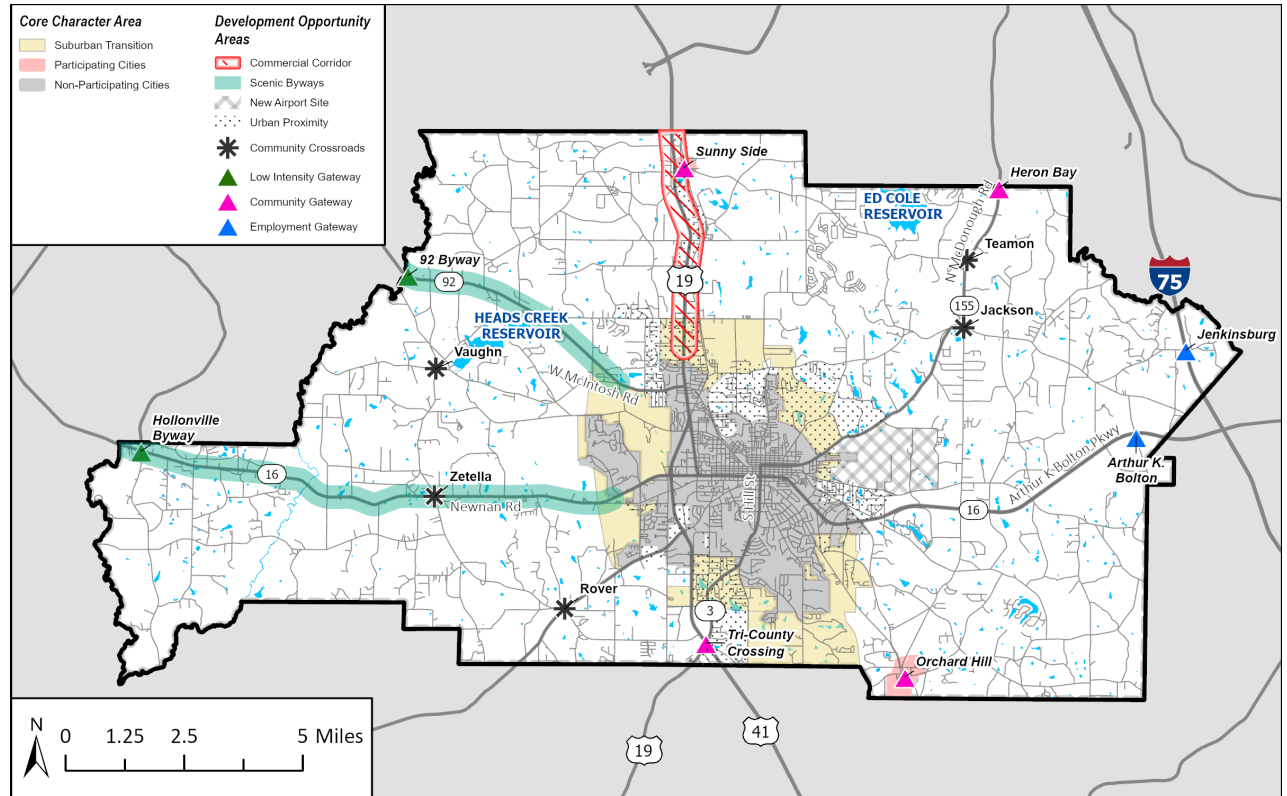
Vision

The Suburban Transition character area will support varied housing options and smart neighborhood design that facilitates access to local goods and services via pedestrian and bike paths. Transition techniques will be employed to achieve development that is fitting with the surrounding character, particularly in the Urban Proximity overlay zone.

New development will continue to be primarily detached, single-family homes, with opportunities for variations in housing types and lot sizes based on surrounding uses and sewer availability.

General Characteristics

Suburban Transition areas are characterized by moderate density residential development and neighborhoods. These areas include established neighborhoods in close proximity to Griffin having lot sizes



that tend to be between a 1/4 acre (or less) and 1/2 acre and where infill or revitalization opportunities may exist.

Application

Suburban Transition areas are in close proximity to the Griffin city limits and include a mix of developed residential areas and opportunities for additional development that can be served by public sewer. Most of the area is inside the Griffin sewer service area.

Existing neighborhoods tend to mirror in-town neighborhood patterns with smaller lots and a basic street grid; infill or revitalization projects should respect established building setbacks, and house size and style. Beyond existing neighborhoods are areas that can accommodate new residential development, generally at a density of 1 unit per 1 to 2 acres, or higher densities based on sewer availability and compatibility with surrounding densities and dwelling types.



An example of housing that fits the vision of the Suburban Transition character area. This photo was not taken in Spalding County.

Primary Future Land Uses

- Moderate to high density detached single-family (high density only appropriate within Urban Proximity boundary)
- Two-family dwellings
- Multi-family dwellings where similar land uses are located, generally adjacent to or near the Griffin city limits
- Civic benefit uses such as places of worship, public parks, schools, community centers and county services
- Greenways and trails

Compatible Active Zoning Districts

- Entire character area: Moderate density (1 to 4 du/acre) detached single-family residential (R-1, R-1A, R-2, R-4, R-5, PDD)
- Within the Urban Proximity boundary: Duplex, townhouse, apartments (R-2A, R-3, R-6, VN). See “Urban Proximity” on page 60.

Design Principles

Density/Intensity

- Moderate density (1 to 4 du/ac for single-family development, dependent on sewer availability)

Greenspace

- Formal landscaping with built areas and informal landscaping with passive use areas; protected tree cover
- Residential subdivision design should set aside a high percentage of open space

Connectivity

- High pedestrian connectivity with sidewalks, greenways and trails/paths
- Moderate (curvilinear streets) to high (street grid) vehicular connectivity

Wastewater Infrastructure

- Public sewer (required for two-family and multi-family; required for single-family if available)

Technology

- Enhance broadband

7 Employment Character Area

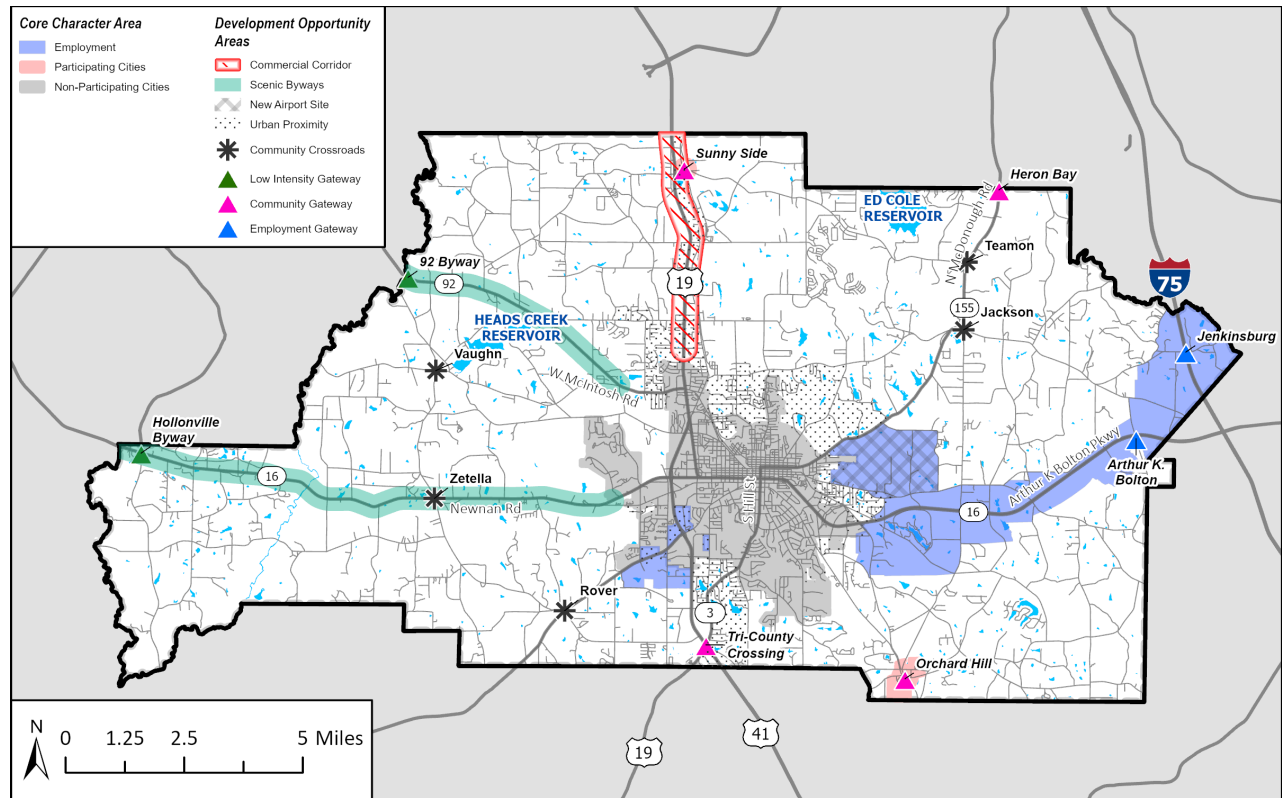
Vision

The Employment character area will host sustainably developed industrial businesses and office developments, which will benefit from access to key transportation routes and the planned airport.

The site of the planned airport relocation also presents opportunities for nearby complementary uses such as tech and e-commerce businesses that would benefit from access to air shipping.



The Lakes at Green Valley is a model for future industrial development.



General Characteristics

The Employment character area is characterized by its major roadways that have potential to accommodate high-quality industrial growth similar to the existing Lakes at Green Valley industrial park and planned High Falls Logistics Center.

Application

The Employment character area includes the following sub-areas:

1. Area southwest of Griffin
2. Arthur K. Bolton Highway (State Route 16)
3. Jenkinsburg/I-75 Area
4. New Airport Site east of Griffin (north of East Griffin Census Designated Place)

Primary Future Land Uses

Southwest side of Griffin

- Public buildings
- Light industrial

Arthur K. Bolton Highway (State Route 16)

- Master-planned / campus-style business park or industrial park
- Mid-rise office

Jenkinsburg/I-75 Area

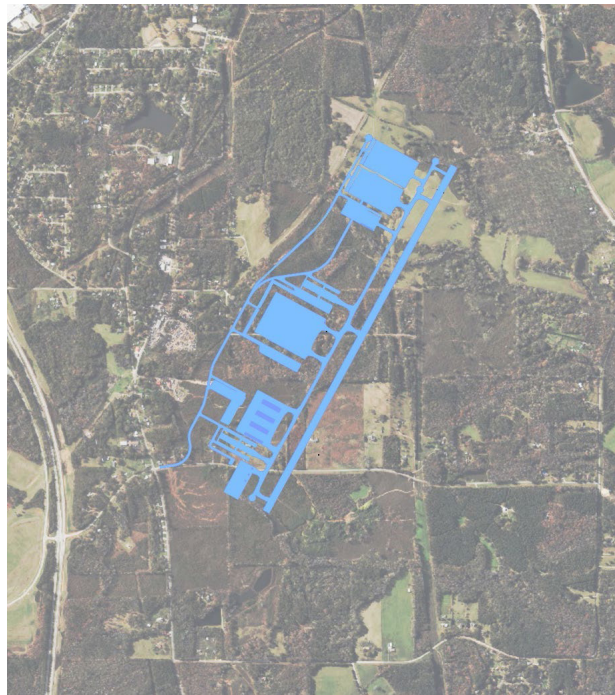
- Master-planned / campus-style business park or industrial park
- Light industrial
- Mid-rise office
- Master-planned commercial or mixed-use
- Hospitality and lodging
- Conference/event center

New Airport Area

- Hangar space for auxiliary airport operations
- Hospitality and lodging
- Mid-rise office
- Industrial
- Tech and e-commerce

Compatible Active Zoning Districts

- PDD
- Arthur K. Bolton Parkway Overlay District standards where applicable



Location for the new Griffin-Spalding County airport, bordered by High Falls Road to the south, Jackson Road to the northwest, and Musgrove Road to the southeast.

Design Principles

Density/Intensity

- High intensity (Industrial development should be prioritized over commercial development)

Greenspace

- Formal landscaping with built areas
- Vegetative buffers to minimize impacts on adjacent uses

Connectivity

- Vehicular oriented
- Access management measures (e.g., interparcel access, limited curb cuts) are important so as not to impede traffic flow

Wastewater Infrastructure

- No existing public sewer, but feasibility for extending sewer along Arthur K. Bolton Highway will be analyzed during Phase 1 of the Wastewater Master Plan implementation in 2023 - 2024

Technology

- Enhance broadband

Activity Centers

General Guidance for All Activity Centers

General Description

Activity Centers are characterized by compact, walkable, and higher density or intensity developments. These areas are appropriate for a mix of uses to contribute to a live-work-play environment. Future development should also emphasize high quality building and site design, including dedicated open/civic space.

Development Guidance

- Encourage a mix of uses within developments.
- Promote neighborhood layouts that are conducive to pedestrian circulation.
- Provide meaningful open space to encourage community gathering.
- Require high-quality streetscape design, including street trees.
- Consider urban design and placemaking features to instill a sense of place.

Design Principles

These design principles are applicable to all Activity Centers and are not repeated on the individual pages.

Density/Intensity

- Moderate density (1 to 4 dwelling units per acre for single-family development, dependent on sewer availability)

Greenspace

- Formal landscaping with built areas
- Open space (civic space)
- Neighborhood and community parks
- Vegetative buffers to minimize impacts on adjacent uses

Connectivity

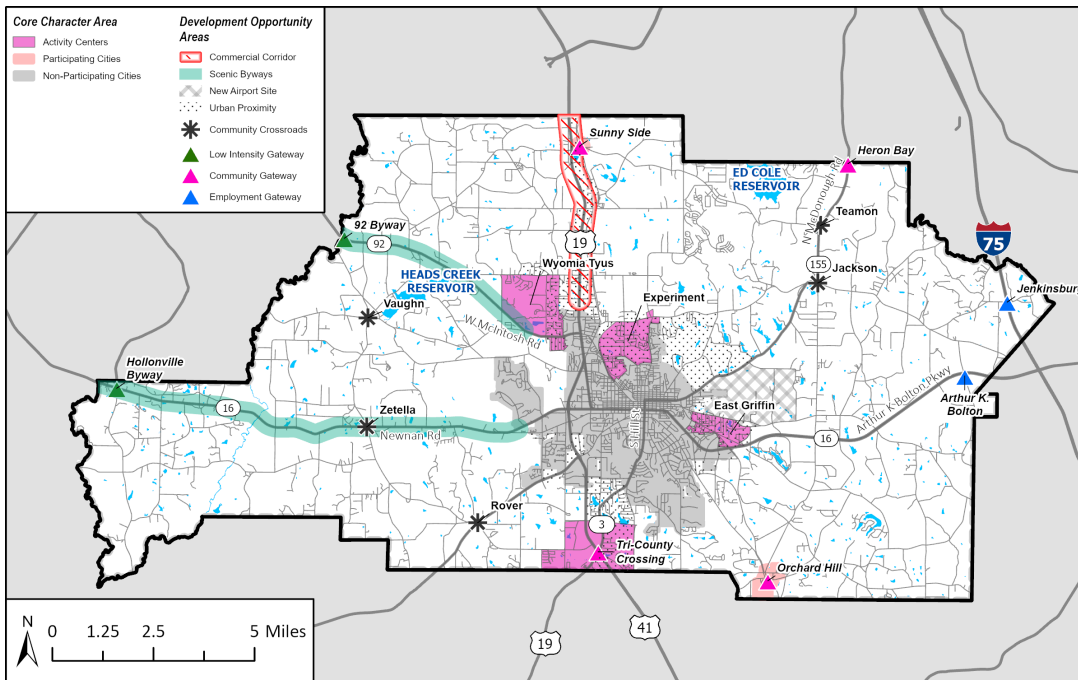
- High internal vehicular and pedestrian connectivity

Water & Wastewater Infrastructure

- Public water and sewer

Technology

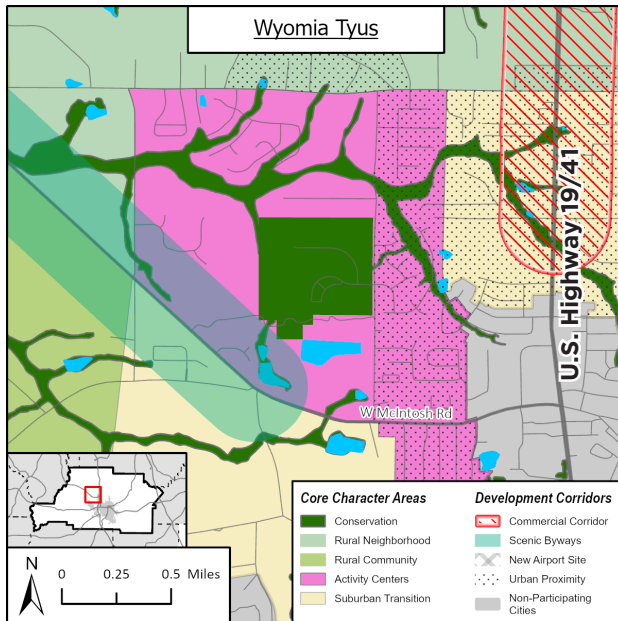
- Enhance broadband



1 Wyomia Tyus Activity Center

Vision

The Wyomia Tyus Activity Center will support varied residential types (e.g., active adult and senior housing, townhomes, or duplexes) to facilitate multigenerational living near one of the county’s premier recreational spaces. Small scale office and commercial space will support this hub of activity.



Area-specific Needs/ Opportunities

- Carry out a small area plan to explore the vision and implementation strategies for the Wyomia Tyus Activity Center; as part of the study, analyze infrastructure needs to achieve the vision.
- Improve safe pedestrian routes to area schools and churches.
- Implement bike and pedestrian planned projects identified in the Comprehensive Transportation Plan, particularly the *ShareTheRoad* routes that intersect with this Activity Center.
- Provide bike and pedestrian accommodations such as protected bike lanes and parking and signage.
- Create a more connected network of local roadways.
- Ensure that adequate stormwater facilities are incorporated into developments.
- Coordinate with UGA Griffin and County Extension to implement programming for wetland cleanups, watershed education, and community gardening.

Application

The Wyomia Tyus Activity Center includes Wyomia Tyus Park as well as surrounding land in the area between State Route 92 and U.S Highway 19/41.

Primary Future Land Uses

- Moderate density single-family residential (utilizing sewer), attached or detached
- Moderate density multifamily residential (utilizing sewer)
- Neighborhood commercial (smaller-scale retail, medical office buildings, and other services for residents) that is pedestrian accessible
- Civic benefit (parks, recreation facilities, community center, etc.)

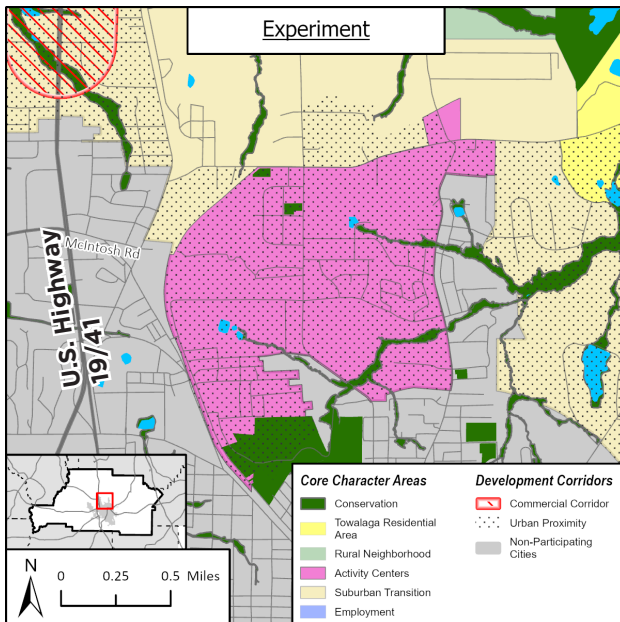
Compatible Active Zoning Districts

- R-1, R-1A, R-2, R-4, R-5, AAAR, PDD

2 Experiment Activity Center

Vision

The Experiment activity center will offer a mix of housing options and commercial activity spaces in a pedestrian-oriented environment.



Area-specific Needs/Opportunities

- Conduct a redevelopment planning effort to further understand existing market conditions and factors impacting redevelopment opportunities.
- Promote federal opportunity zone benefits as a draw for investment.
- Improve multi-modal connectivity to nearby destinations, such as parks, community gardens, and the Fairmont Vocational Heritage Park and the Our Legacy Museum.
- Implement landscaping and green infrastructure along roadways and parking lots to improve aesthetics and manage stormwater.
- Allow pop-up uses, such as farmers' markets, at currently vacant properties.
- Encourage residential involvement in community improvement projects, such as an *Adopt-a-Road* program.
- Accommodate civic, multi-purpose buildings and public open space.

Application

The Experiment activity center aligns with the census-designated place, and includes the Federal Opportunity Zone north of Griffin.

Primary Future Land Uses

- Moderate to high density detached single-family (1 - 4 du/ac)
- Civic benefit (parks, recreation facilities, community center, etc.)
- Mixed use or commercial in accordance with a redevelopment plan or other County-approved master plan
- Specifically for the North Hill Street corridor: detached single-family, small lot single-family and townhomes, mixed use (retail, office, above shop housing), commercial, parks/open space in accordance with the North Hill Street Master Plan (2008, or as amended); building and site design shall also be consistent with the Master Plan

Compatible Active Zoning Districts

- Entire character area: R-4, R-5, PDD
- Along the North Hill Street corridor, the following districts also support the vision: R-2A, R-3, R-6, VN, C-1A by special exception
- Mill Village Overlay standards where applicable

3 East Griffin Activity Center

Vision

The East Griffin activity center will provide moderate density housing options to allow for affordable living options near places of employment.

Area-Specific Needs/ Opportunities

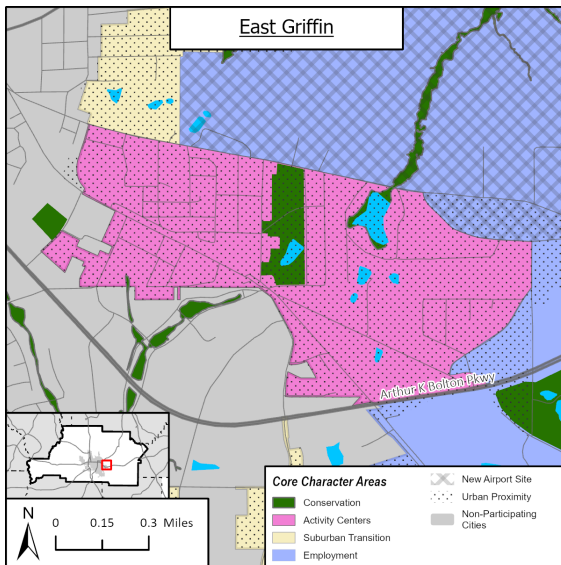
- Promote federal opportunity zone benefits as a draw for investment.
- Ensure that new residential uses are sufficiently outside of the airport's noise contour impact area.
- Provide bike/pedestrian accommodations such as protected bike lanes and parking and signage.
- Improve safe pedestrian routes to area schools and churches.
- Promote pedestrian connectivity to Griffin.
- Implement transportation improvements to facilitate access to the new airport site and industrial developments along Arthur K. Bolton Highway.
- Ensure compliance with land overlay standards related to wetland protection and stormwater control.

Primary Future Land Uses

- Moderate density detached single-family
- Civic benefit (parks, recreation facilities, community center, etc.)
- Mixed use or commercial in accordance with a redevelopment plan or other County-approved master plan

Compatible Active Zoning Districts

- R-2 (Highland Mill Village Overlay standards), R-4, R-5
- C-1A by special exception
- Mill Village Overlay standards where applicable



Application

The East Griffin activity center is the predominantly residential area located between the Griffin city limits and the site that will accommodate the relocated Griffin-Spalding Airport. East Griffin is a census-designated place.

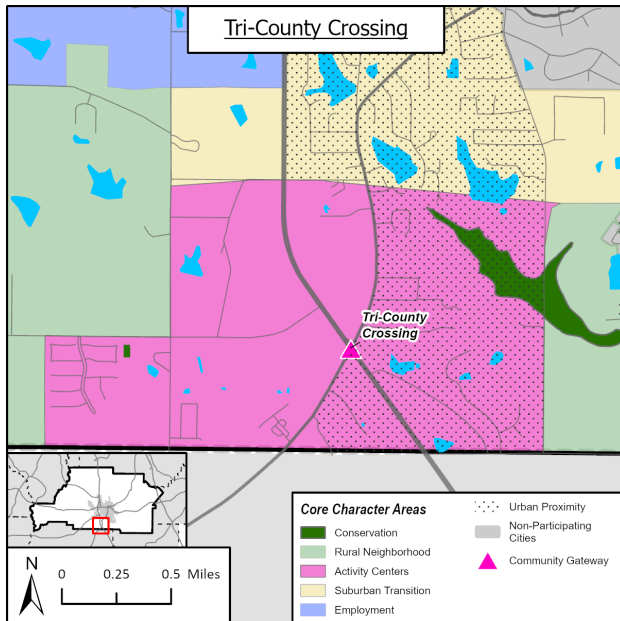
4 Tri-County Crossing Activity Center

Vision

The Tri-County Crossing activity center will feature a range of residential types (e.g., apartments, townhomes, and single-family homes) to support an affordable place to live. It will be a vibrant activity area with a selection of shopping and recreational offerings.

Area-Specific Needs/Opportunities

- Update the Tri-County Crossing Livable Centers Initiative Study to refresh the plan’s recommendations and evaluate needed changes to the overlay district.
- Explore redevelopment and infill opportunities.
- Accommodate arts/entertainment venues or pop-ups.
- Incorporate public open space within developments.
- Promote creative development concepts such as affordable live/work studios.
- Encourage residential design layouts that provide safe and efficient pedestrian and vehicle movements.
- Promote multi-modal connectivity to nearby destinations, such as Griffin, Orchard Hill, Williamson, and Zebulon.
- Implement landscaping and green infrastructure along roadways and parking lots to improve aesthetics and manage stormwater.
- Enforce existing design strategies regulated by the Tri-County Crossing Overlay District, such as streetscaping, building façade frontage standards, and open space and pedestrian facility provision.



Application

The Tri-County Crossing activity center includes the area captured within the Tri-County Crossing overlay zone, as well as some surrounding land on either side of the relocated Griffin-Spalding Airport.

Primary Future Land Uses

- Retail and services
- Multi-story mixed use
- Townhomes
- Two-family dwellings
- Multifamily residential
- Single-family detached residential
- Parks, open space, and trails

Compatible Active Zoning Districts

- The Tri-County Overlay District regulates uses within its boundaries
- Outside of the overlay:
 - C-1, C-1A along 19/41 frontage
 - R-1, R-1A, R-2, R-4, R-5, PDD

Village Centers

General Guidance for All Village Centers

General Description

Village Centers are small nodes where it is appropriate to commingle commercial spaces with other land uses.

Development Guidance

- Encourage retail options that serve the needs of nearby residents.
- Require high-quality streetscape design, including street trees.
- Consider urban design and placemaking features for instilling a sense of place.

Design Principles

Density/Intensity

- Low intensity
- Low to moderate density housing options

Greenspace

- Formal landscaping with built areas
- Open space (civic space)
- Vegetative buffers to minimize impacts on adjacent uses

Connectivity

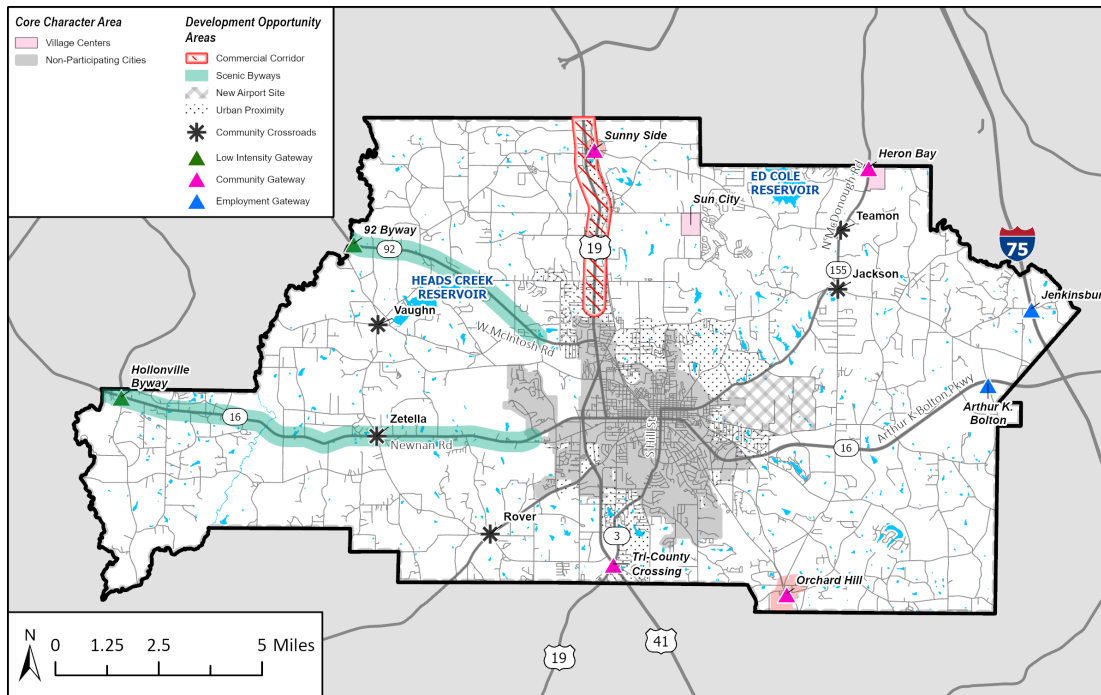
- High internal vehicular and pedestrian connectivity

Water & Wastewater Infrastructure

- Public water
- Private sewer (only within Sun City and Heron Bay Village Centers)

Technology

- Enhance broadband



1 Heron Bay & Sun City Village Centers

Vision

The Heron Bay and Sun City village centers will offer a range of commercial products for nearby residents to access needed goods and services, such as grocery/convenience stores and other neighborhood-serving retail.

Area-Specific Needs/ Opportunities

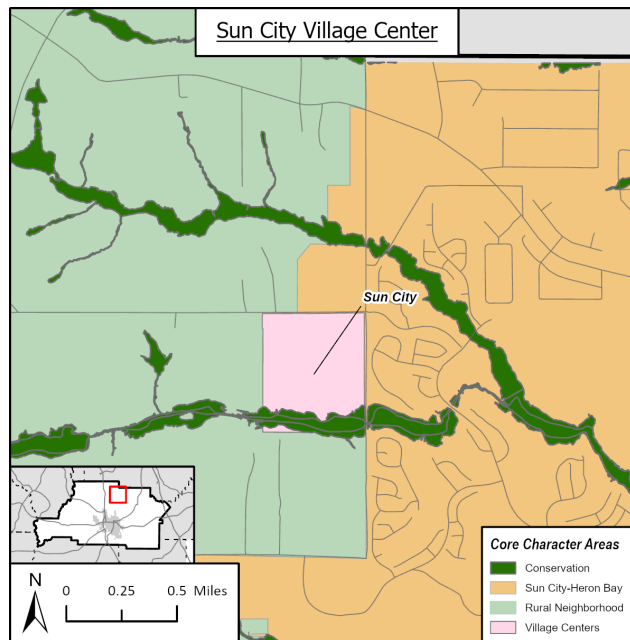
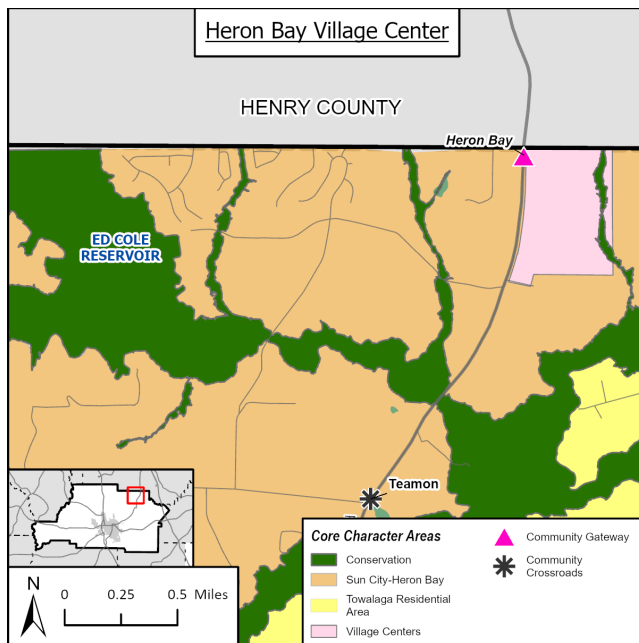
- Concentrate a range of commercial establishments and emphasize the need for inter-parcel connectivity for safe and efficient vehicle movements.
- The area has sewer service from the Henry County Water Authority, so it can accommodate higher intensity uses.
- Promote multi-modal access to neighborhood retail stores.

Primary Future Land Uses

- Neighborhood-oriented retail
- Small-scale personal and medical services
- Mixed-use development

Compatible Active Zoning Districts

- VN
- C-1A



Application

The Heron Bay village center is in north Spalding just across the county line from Henry County, and it is situated east of the Ed Cole Reservoir.

The Sun City village center is within the broader Sun City planned development. It is on the western side of the planned development footprint.

2 Sunny Side and Orchard Hill

Vision

Sunny Side and Orchard Hill will provide unique small-scale shops and boutiques that are architecturally compatible with nearby traditional single-family residential neighborhoods.

Application

These areas apply to the incorporated areas of Sunny Side and Orchard Hill.



Area-Specific Needs/ Opportunities

- Adopt the Northeast Expressway Improvement District, in the City of Sunny Side.
- Focus on improving existing housing stock through targeted programs, such as rehabilitation loans.
- Preserve natural byways.
- Improve local roadway connectivity.
- Improve safe pedestrian routes to area schools and churches.
- Allow pop-up farmers' markets at community parks.
- Incorporate placemaking efforts to boost each city's sense of place.
- Require vegetated buffers between mixed-use areas and residential neighborhoods.



Primary Future Land Uses

- Single-family detached residential
- Commercial
- Civic benefit uses, including public parks, municipal buildings, and churches
- Agriculture

Design Principles

Density/Intensity

- Low to moderate density residential

Greenspace

- Formal landscaping with built areas
- Open space (civic space)
- Neighborhood and community parks
- Vegetative buffers to minimize impacts on adjacent uses

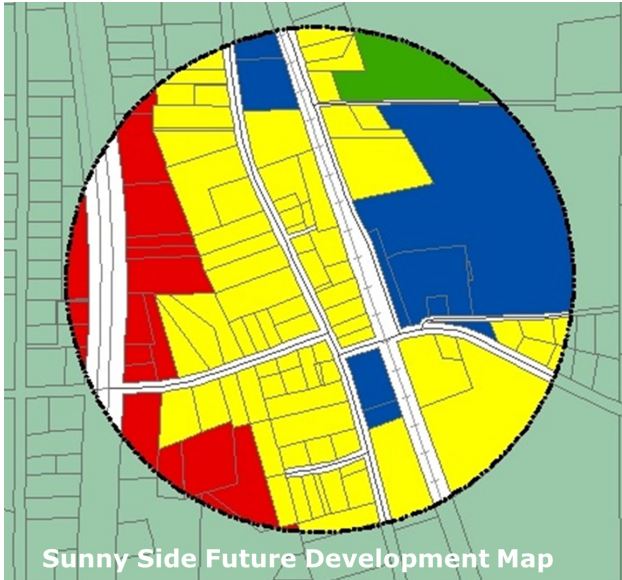
Connectivity

- High internal vehicular and pedestrian connectivity

Water & Wastewater Infrastructure

- Public water and sewer

Future Land Use Policy



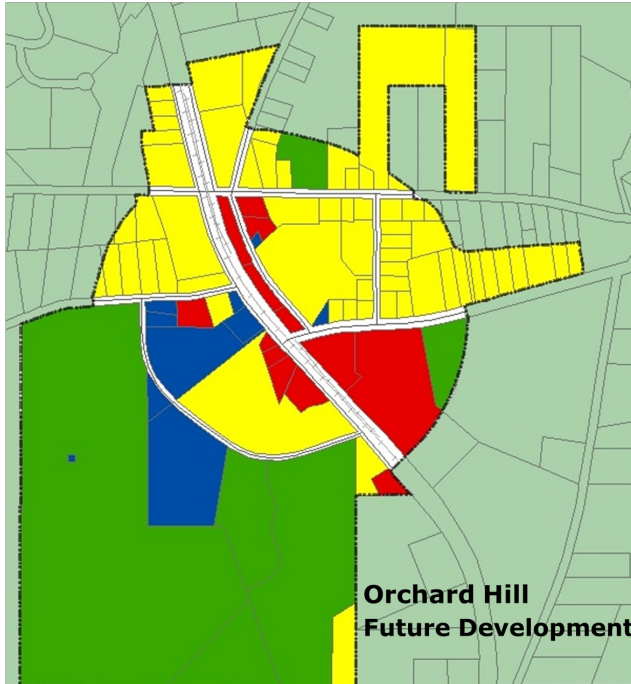
- Agricultural/Forestry:** includes lands that support agricultural or forestry operations.
- Commercial:** includes non-industrial business uses, including retail sales, office, and service and entertainment facilities.
- Public/Institutional:** includes local government buildings, facilities and downtown parks, community churches, and/or cemeteries
- Residential:** includes low to moderate density single-family housing

The majority of Sunny Side is recommended for single-family residential uses, with commercial shown where parcels abut US 19/41.

The center of town in Orchard Hill along the railroad shows commercial, with residential uses recommended largely to the north and east of the railroad.

In Orchard Hill, commercial development is intended to focus on retail and restaurant opportunities, including adaptive reuse of vacant historic structures.

Agricultural uses are consistent with existing uses found in the cities and surrounding rural areas (see Spalding County Future Development Map for additional detail).



Development Opportunity Areas

The Future Development Map provides overarching development guidance for a few major corridors and junctures within the county, which are collectively referred to as “Development Opportunity Areas.” The following subsections provide the community’s long-term vision and policy guidance for these locations.

1 U.S. 19/41 Commercial Corridor

Vision

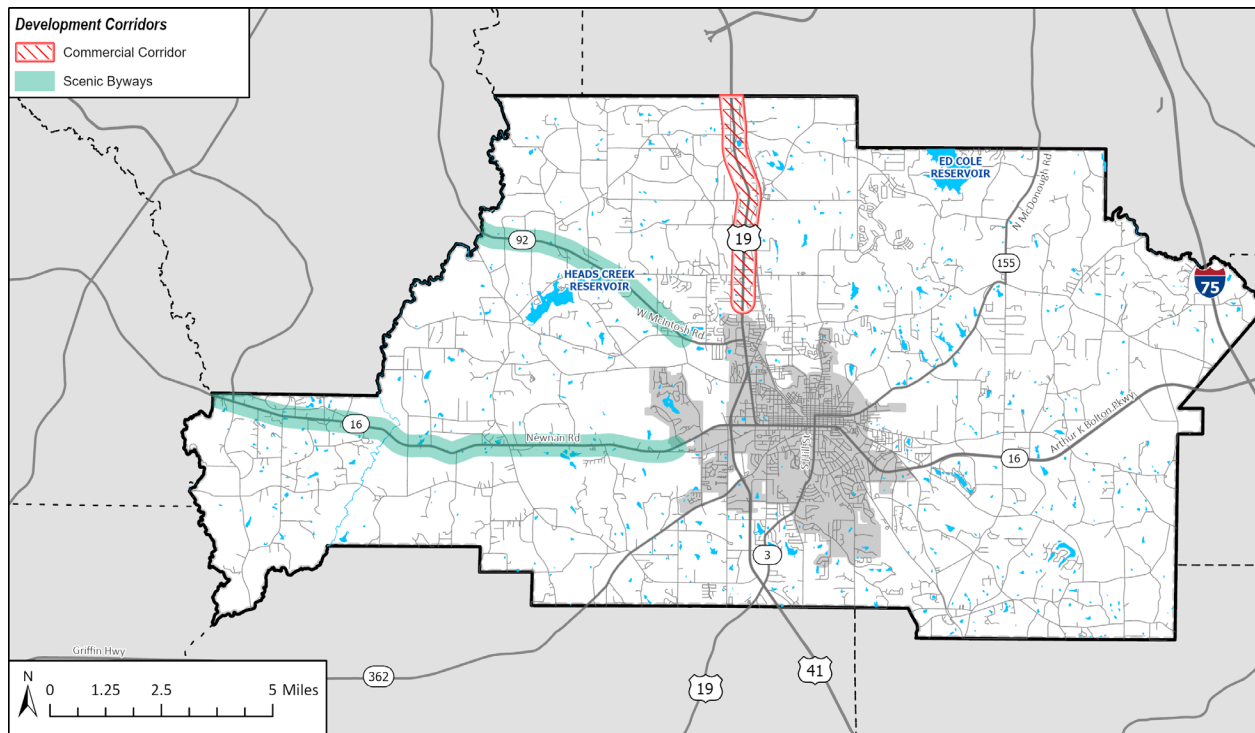
The U.S. Highway 19/41 corridor is the commercial spine of Spalding County. The corridor is envisioned as a mixed-use boulevard, with landscaping and other design techniques to elevate its appeal as an entrance into the county.

Application

The Commercial Corridor begins at the northern County line and extends south to the City of Griffin. The corridor is a 0.25-mile buffer around this portion of U.S. Highway 19/41.

General Characteristics

The U.S. 19/41 corridor is commercially zoned along its length, making additional commercial development likely. The County’s Northeast Expressway Improvement Overlay District, which was adopted in 2022, allows additional permitted uses, including residential and mixed-use developments along the corridor. The overlay district focuses on improving the quality of developments through landscaping, screening, lighting, sign restrictions, and other design strategies. The overlay ordinance also includes development incentives to create public benefits, such as bike and pedestrian paths, drainage facilities, and energy and water conservation devices.



2 Scenic Byways

Vision
 Scenic Byways will preserve the rural and pastoral nature of these roadways through strong design principles. The land use is meant to provide the coexistence of rural single-family development, alongside low impact neighborhood residential serving commercial.

Application

The Scenic Byways include State Route 92 and State Route 16 West. The 92 Byway begins at the County line and runs until it intersects with West McIntosh Road. The Hollonville Byway (along SR 16) begins at the County line and runs until it abuts the western border of the city of Griffin.

General Characteristics

Scenic Byways are the key transportation routes from Fayette County and Coweta County into western Spalding. The underlying areas are predominantly included within the Rural Community Core Character Area. The Rural Neighborhood and Suburban Transition character areas have some slight overlap with the Scenic Byway corridors.



State Route 92

Key Initiative
 An overlay district for the Scenic Byways should be created to further regulate design and uses in accordance with the community's vision.

 The overlay's development should involve an opportunity for community stakeholder input to ensure the overlay reflects overall goals of the community.

3 Urban Proximity

Vision
 The Urban Proximity area will allow dense residential development (at least two dwelling units per acre), with a design that takes advantage of the grid street pattern rather than the self-contained subdivision format.

Application

The Urban Proximity zone, symbolized with dots on the Future Development Map, overlaps partially with the four Activity Centers on the fringes of Griffin. The area along U.S. Highway 19/41 up to Sunny Side is also considered part of the urban proximity area.

Within the Urban Proximity zone, higher density residential development is appropriate if compatible with surrounding densities and dwelling types found adjacent to or inside the city limits of Griffin. Additional zoning guidance for the Urban Proximity zone can be found under the Suburban Transition character area.

General Characteristics

The Urban Proximity Overlay is an existing zoning tool that the County uses to promote a more urban style of development on properties near the city of Griffin.

4 Gateways and Community Crossroads

Vision
 The Gateways and Community Crossroads will be distinct places that residents and visitors will recognize for their local charm. They will be nodes of commercial activity.

General Characteristics

Gateways are located at entrances into Spalding County. These areas should be prioritized for community improvement and placemaking initiatives as part of a greater effort to make Spalding more unique and inviting. The Future Development Map designates three types of gateways, corresponding to different scales of development. In order of lowest intensity to highest intensity, the three types of gateways are:

1. Low-Intensity Gateways
2. Community Gateways
3. Employment Gateways

Community Crossroads are intersections where commercial uses can be introduced to provide needed services in areas that are primarily residential. At these sites, up to two contiguous parcels around the intersection may be developed at a low density and scale similar to surrounding development.

Application

Table 4 provides the locations of the gateways and community crossroads.

Table 5. Gateway and Community Crossroad Locations

| Crossroad or Gateway Name | Location | Crossroad or Gateway |
|---------------------------|---------------------------|-----------------------|
| Teamon | SR 155 & Teamon Rd | Crossroad Community |
| Jackson | SR 155 & Jackson Rd | Crossroad Community |
| Vaughn | W McIntosh Rd & Vaughn Rd | Crossroad Community |
| Zetella | SR 16 & Rover Zetella Rd | Crossroad Community |
| Rover | SR 362 & Moreland Rd | Crossroad Community |
| Hollonville Byway | SR 16 & Hollonville Rd | Low Intensity Gateway |
| 92 Byway | SR 92 & Lowery Rd | Low Intensity Gateway |
| Sunny Side | U.S. 19/41 N | Crossroad Community |
| Orchard Hill | Macon Rd & Swint Rd | Crossroad Community |
| Heron Bay | SR 155 & Fincher Rd | Crossroad Community |
| Tri-County Crossing | U.S. 19/41 S | Crossroad Community |
| Jenkinsburg | Jenkinsburg Rd | Employment Gateway |
| Arthur K. Bolton | SR 16 | Employment Gateway |

Note: More information about the Gateways can be found in Appendix B: Gateway Land Use Analysis.



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4. Implementation Plan



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4.1 Overview

Chapter 2 enumerated the long-term goals for future growth and development. It also documented short-term priorities, based on community input and direction, which will guide the efforts of the County over the ensuing five-year period. Each priority addresses one or more of the long-term goals for future growth and development. This chapter details the specific, concrete actions, which, when taken, will align Spalding County more closely with its vision.

Goals for future growth and development are color coded, as shown in Figure 7. In Section 4.2, dots with those colors are included next to each action to denote how the actions tie back to the goals. Each of the actions in the Community Work Program (CWP) ties directly to one or more of the priorities in ways that are described throughout this chapter.

In addition to its Comprehensive Plan, Spalding County has executed or is an implementation partner of several other plans. Many of the goals, objectives, and recommendations of those plans intersect with the long-term vision or priorities identified in this Comprehensive Plan. These plans, identified in Section 4.3, should be implemented in coordination with the Comprehensive Plan to align strategies across the county. Instances of plan overlaps are noted by specific plan.

Chapter 4 concludes with the CWP (Section 4.5), which includes a concise list all action items for the next five years in table format, inclusive of implementation details in keeping with Georgia Department of Community Affairs (DCA) guidelines. The plan-based five-year CWP, Table 6, proceeds the five-year list of capital improvement projects, Table 7.

Figure 7. Overarching Goals for Growth and Development

- **Community**
Grow our sense of community through our parks, public spaces and facilities, and connectedness.
- **Balance**
Balance community growth and natural resource protection.
- **Infrastructure**
Coordinate infrastructure planning (e.g. water, sewer, transportation) and future land development.
- **Jobs**
Expand access to technology and jobs.
- **Quality Development**
Facilitate high quality design and development.
- **Youth**
Retain our younger population.

4.2 Implementation Areas and Action Items

Each action item falls into one of the four priority needs/opportunity areas:

- Community Satisfaction,
- Balanced Growth,
- Supportive Infrastructure, and
- Economic Development.

Under each priority area, the CWP actions are listed along with a description of the desired outcomes associated with the action. The responsible implementation parties are listed in the CWP, Table 6, at the end of this chapter. A full list of implementation partners is available in Chapter 2, Table 1.



Quarry's Edge at Dundee Park, an example of Spalding County's recent accomplishments.



CS1. Facilitate quality and well-maintained development through county policies and programs.

- **Refine building and site design requirements for different land uses:** High-quality developments are essential to drawing new residents and businesses to the county. The County's building and site design requirements should be reviewed to identify any design shortcomings and make needed changes through code updates. The Community Development Department can leverage its authority to ensure new construction is attractive and durable, pleasing both existing and potential community members. The County should ensure that the County's limited staff can realistically execute any design requirements.
- **Update zoning code:** A streamlined and more carefully tailored zoning ordinance will improve usability and support the implementation of the Comprehensive Plan. The zoning code provides the County with a critical tool to shape growth and development of and its adherence plays an important role in executing the long-term growth

and development vision. Section 4.4 provides a detailed list of zoning code improvements and recommendations.

CS2. Facilitate quality and safe housing to support current and future population.

- **Evaluate programs to support property rehabilitation and improvements:** Easing or potentially removing barriers to property rehabilitation and maintenance of existing structures will contribute to stabilizing neighborhoods and providing options to assist the growing population of seniors seeking to age in place. This initiative requires consideration of both internal Spalding County capacity and potential partnerships with community groups.
- **Increase code enforcement efforts:** Ensuring that properties and buildings are up to code will lead to safer and healthier housing conditions. This will provide attractive living options to potential community members while also meeting the needs of those who have made Spalding what it is today. As a first step to increasing code enforcement efforts, the County should complete an assessment of current

code enforcement practices, resources, and problem areas in the county. A focused program will help ensure increased efforts have the desired outcome.

- **Prioritize and implement applicable recommendations from the 2018 Griffin + Spalding Housing Study:**

- This study, carried out by Griffin and Spalding, undertook a comprehensive review and analysis of housing conditions and needs. The report recommended 12 strategies at the end to expand access to housing, including lease-purchase options, property tax abatements for improvement and renovation projects, a housing trust fund, infill development, modular construction, and use of the Low-Income Housing Tax Credit to finance renovations of single-family homes. The County will revisit this plan and work toward advancing those initiatives of top priority to the County.

- **Partner with UGA Archway Partnership to further study unmet housing needs:**

- The University of Georgia's Archway Partnership, which assists municipalities with community and economic development through grassroots efforts, has worked with Spalding since 2015 to identify and address the County's most critical needs.

Bringing elected officials and constituents together to collaborate on strategic planning initiatives and solutions to community challenges, the Archway Partnership has the potential to be an invaluable resource in determining how the County can tackle challenges related to safe, healthy, and quality housing for all.



Example of well-designed housing in Sunny Side.

CS3. Instill community pride in the buildings, streets, parks, sidewalks, and other community amenities in the county.

- **Evaluate and identify additional opportunities to engage residents in County programs, plans, and initiatives:** Residents value the amenities that give Spalding its unique identity. Providing residents with outlets to contribute to maintaining and improving these conditions will foster a greater sense of ownership, investment, and pride in their community. This can lead to greater participation in County beautification and improvements through such programs as Adopt-a-Road or master gardening. These opportunities should extend to all ages of Spalding County residents, with concerted effort to ease participation by Spalding's younger residents including high schoolers, young adults, and young families.
- **Execute recommendations of resident engagement opportunities:** As noted above, an active, engaged citizenry is essential to cultivating community pride. Beyond traditional volunteer opportunities, increased resident engagement may also result in the creation of new advisory boards related to development, parks, or other essential aspects of community life.

- **Complete gateway branding study:** Gateway branding is an opportunity to welcome Spalding residents home and make a positive first impression on those entering the community from the elsewhere. The gateway branding study should align with gateway locations and policy narrative laid out in Chapter 3.
- **Implement gateway branding recommendations:** The recommendations of the gateway branding study will likely include signage at community entrances so that those traveling through the County will see Spalding as a distinct and attractive place. Taking these measures is a straightforward way to engender a feeling of unique identity and pride among community members.
- **Explore strategic opportunities for protecting natural resources.** These resources provide ecosystem services and evaluate code revisions to support conservation goals. Natural resources like the Flint River, its surrounding Priority Ecological Area, and wetlands along certain sections of the Towaliga River possess immense value and must be preserved from the adverse impacts of future development. Protecting these and other valuable ecosystem areas will add to the identity of Spalding County as a special place while also offering passive recreation opportunities. As a part of protecting these resources,

there is an opportunity to provide better access and connectivity for both residents and tourists.

- **Conduct an evaluation of historic resources for preservation, restoration, and adaptive reuse:** Carry out a historic property survey and preservation plan, including techniques for restoration and adaptive reuse.
- **Adopt a Historic Preservation Ordinance:** The ordinance can help protect historic structures and provide County eligibility to apply to the federal Certified Local Government Program
- **Apply to the Certified Local Government Program:** The National Park Service's Certified Local Government Program provides financial and technical assistance for historic preservation.
- **Develop a cultural strategic plan:**
 - Evaluate the current landscape of Spalding County to determine the essence of culture, including events, landmarks, and other opportunities to showcase the culture.
- **Conduct a census of scenic and natural features specific to Spalding County.**
 - **Create strategies to promote and encounter these spaces:** A natural resources inventory and plan will protect vital environmental services.



General Policies for Community Satisfaction

- Promote strategies for historic preservation and develop local programming to support existing property owners in the cause of saving landmark housing characteristics.
- Promote environmental and historic preservation activities and events on social media.
- Identify opportunities with historic preservation specialists for the stabilization and reuse of vacant historic buildings in Orchard Hill.
- Review and address incompatible land use patterns and zoning on properties along city-county boundaries, including shared corridors such as North Hill Street.
- Work with neighboring counties to promote events, such as sports, or cultural events.



Balanced Growth

BG1. Carry out focused planning for targeted growth and development areas.

- **Pursue PlanFirst designation with the State of Georgia:** The Georgia Department of Community Affairs (DCA) manages the PlanFirst program by recognizing and rewarding communities that demonstrate a track record of successfully carrying out their Comprehensive Plans. PlanFirst communities receive incentives such as the ability to apply for Community Development Block Grants (CDBG) annually during the designation period, hands-on assistance from the DCA in implementing CWP activities, bonus points on DCA programs such as the Redevelopment Fund or Employment Incentive Program or the Downtown Revolving Loan Fund, and reduced interest rates on loans from DCA programs related to employment, redevelopment, and downtown revitalization.
- **Update City of Orchard Hill GIS-based zoning map:** Having a current GIS-based zoning map will facilitate a more efficient development and the review process. It will also help with long-range planning.
- **Update zoning code to address housing, commercial, and industrial development needs:** Evaluate how to provide housing options throughout current zoning categories. Evaluate the development process to be responsive to the general welfare and safety of all citizens. Section 4.4 provides a detailed list of zoning code improvements and recommendations. This action aligns
- **Conduct Wyomia Tyus small area study:** Wyomia Tyus Olympic Park's proximity to Griffin's sewer service area, existing community services (churches), and popularity as a destination for outdoor recreation has led to its consideration as a potential site for an innovative mixed-use activity center. Performing this study will result in a small area plan with strategies to transform the space into a welcoming, human-scale environment unique to Spalding.



Above: Wyomia Tyus Olympic Park is a popular destination for recreation. The park facilities include 2 large picnic pavilions, a 7-field soccer complex, a 5-field baseball complex, and about 4 miles of walking trails.

BG2. Facilitate community revitalization or new development of commercial uses and services for residents in targeted locations.

- **Update the Tri-County Crossing Livable Centers Initiative Plan:** The County completed a Livable Centers Initiative (LCI) Plan in 2009, envisioning the Tri-County Crossing commercial center as a walkable, mixed-use destination with a range of commercial, office, and residential properties. Creating a pedestrian-friendly environment with excellent connectivity to nearby neighborhoods has the potential to transform the space into a vibrant center of activity.
- **Create a redevelopment plan for Experiment Activity Center:** Similar to Tri-County Crossing, the Experiment Activity Center is envisioned as an area with diverse housing options and commercial spaces in a pedestrian-friendly environment. Civic spaces such as parks, recreation facilities, and a community center have also been discussed and should transform this opportunity zone into a desirable place to live, work, and play.

- **Carry out 5-year update to Comprehensive Plan:** The recurring process of updating the Comprehensive Plan ensures that Spalding County is in compliance with state requirements and is essential to acquiring PlanFirst status as mentioned above. Careful and intentional evaluation and revision of the plan will ensure that the Land Use Element aligns with the County’s goals for future sewer service areas.

BG3. Strengthen development standards to promote high-quality development.

- **Refine building and site design requirements for different land uses (e.g., residential, commercial, and industrial):** Improvements to the County’s code will help facilitate high-quality developments that are attractive to new residents and businesses.
- **Create conservation standards for subdivision development to include appropriate greenspace management, watershed management, and promote renewable energy.**
- **Create overlay districts that are responsive to Future Development Map designations, such as the Scenic Byways.**



Experiment

General Policies for Balanced Growth

- Maintain residential or agricultural use as the primary use(s) along roadways that do not have a “Corridor” designation on the Future Development Map.
- Coordinate infrastructure planning and future land development.
- Engage in methods to preserve single family legacy communities.
- Create passive greenspace, trail connectivity, and provide recreation activities with non-invasive development approaches in environmentally sensitive areas.
- Encourage mixed use development to promote a live, work, play concept.



Supportive Infrastructure

S11. Increase pedestrian and bicycle connectivity in Spalding County.

● **Update Parks and Recreation Plan:**

- Spalding County has a wealth of parks that provide individuals and families with valuable outlets for outdoor recreation. These parks have undergone notable enhancements in recent years are a growing source of pride for the community. These assets play an important role in attracting residents and furthering private investment in land. The success of the Atlanta Beltline has had ripple effects throughout the metropolitan area, fueling demand for multi-use trails and developer interest in areas within close proximity to well-planned trail networks. Establishing a long-term strategy for developing parks and connecting trails will facilitate greater access to and mobility between these essential natural resources for Spalding residents and visitors alike, while also helping drive desired private investment.

● **Evaluate and update connectivity requirements and incentives in ordinances:**

- In response to the widespread support for infrastructure oriented towards active transportation modes, the County would like to modify existing ordinances to increase incorporation of and connection to these facilities into new development. Improved standards will facilitate connections to public amenities, such as sidewalks, bike lanes, trails, and open space, enabling residents and visitors alike to access more destinations without the use of a car.

● **Pursue Safe Routes to School Funding for Moreland Road:**

- Providing safe ways to travel to school enhances community awareness, connectedness, and health.

● **Create a Complete Streets Program:**

- A Complete Streets Program would further the goals of the County's Transit Master Plan and Transportation Plan to enable safe and convenient travel options for people of all ages, regardless of transportation mode.



Quarry's Edge at Dundee Park is 130 acres of wooded land, featuring over four miles of mountain bike trails, hiking trails, and a NERF-soft dart war zone.



SI2. Develop a coordinated strategy to implement water and wastewater infrastructure and transportation investments in alignment with the future vision for growth and development.

- **Complete Sewer Feasibility Study Phase 1: 19/41 and Hwy 16:** Sewer infrastructure is crucial to the future economic development of the County. While certain communities receive private sewer service from a private developer (Minerva), this study will result in a strategic plan for extending sewer service to targeted locations.
- **Implement Wastewater Master Plan:** The most recent revision of this plan, from 2013, indicates that development density must be medium or greater in order to cover the cost of constructing and maintaining wastewater infrastructure. The Sewer Feasibility Study will provide an update to this analysis and provide specific recommendations for wastewater investment, taking into account the vision laid out by the Future Development Map.
- **Expand the Regional Emergency Management Task Force for response to natural disasters, weather events, catastrophic events, or events caused by natural forces:** A coordinated effort with nearby jurisdictions is critical in times of emergencies.

- **Conduct a feasibility study for the creation of a stormwater utility:** New development increases the amount of impervious surfaces, leading runoff to put pressure on storm drain systems and collect pollutants as it flows over roads and other asphalt surfaces. Since surface water is Spalding's primary source of drinking water, stormwater management is a necessity, and establishing a utility for this purpose guarantees a dedicated funding stream for this essential service.

- **Research the requirements needed to participate in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) Program:** Participation in the program could potentially reduce flood insurance premium rates.
- **Create regulations to govern the public use of resources, such as reservoirs:** As the County seeks to expand recreational offerings, it is necessary to ensure that safeguards are in place to protect major resources, such as reservoirs and rivers that serve as water supply sources.



An example of housing in Spalding County that has a drainage ditch in the front yard.

- **Conduct a commercial traffic study and implementation program:** As commercial and industrial areas grow, it will be important to analyze traffic patterns and determine safety and congestion relief strategies. *This project should be incorporated in and implemented as part of the Spalding Transportation Plan.*

- **Conduct a regional population analysis related to commuter traffic and workforce information:** Study regional information produced by the Atlanta Regional Commission to understand where Spalding residents are traveling within the region. This analysis will also inform where the Spalding workforce is coming from if their primary residence is outside the county. This project should be implemented as part of the Spalding Transportation Plan. *This project should be incorporated in and implemented as part of the Spalding Transportation Plan.*

General Policies for Supportive Infrastructure

- Promote walkability and recreation focused on the combat of obesity.
- Investigate opportunities to engage pedestrian connectivity between residential and commercial nodes.



An visionary sketch from the 2009 Tri-County Crossing Livable Centers Initiative Plan. This sketch illustrates high-quality streetscapes where traffic and parking are well-managed, and residents have the ability to access different uses by walking.



Economic Development

ED1. Promote economic growth that is cutting edge, provides job opportunities for Spalding residents, and sets Spalding apart as a unique place.

- **Create and implement a strategic plan for economic development that attracts employers in technology, healthcare, distribution, manufacturing, and transportation:** Spalding has a wealth of resources to assist in formulating economic development initiatives, from the Griffin-Spalding Development Authority, the University of Georgia's Archway Partnership, and the Griffin + Spalding Chamber of Commerce. Crafting a unified approach to guide the activities of each of these entities, in coordination with them is key to pursuing the goals of incentivizing and supporting small businesses, cultivating a strong and resilient workforce from within, and priming the County for sustainable, responsible economic growth.

- **Investigate opportunities to carry out initiatives that support rural neighborhoods, such as promotion of wineries, farmers markets, family-owned farms, and agriculture-related businesses:** Promoting and rewarding local entrepreneurs, particularly in rural areas, will position Spalding residents for success in their endeavors and contribute to economic development in a sustainable, appropriately-scaled manner. DCA's Centennial Farm Program recognizes family farms that have contributed to the preservation of Georgia's agricultural history, and attempts to support the types of businesses mentioned above could lead the State to bestow this honor upon Spalding.

ED2. Expand access to broadband and technology.

- **Pursue Broadband Ready Community Designation with the State of Georgia:** High-speed Internet is critical to the future development of economically vibrant places. Obtaining this designation will signal to DCA and private investors that Spalding County is ready to expand services for both residents and businesses and facilitate increased investment in broadband.

- **Pursue Broadband Ready site designations:** Technology-related industries are playing an increasingly large role in Georgia's economic growth. Recent events have highlighted the desire of many in the workforce for work-from-home and hybrid options. Directing broadband investment into specific areas and acknowledging those sites will pave the way for further economic interest and investment.
- **Develop programs with established industry to promote workforce from within current available employee population, especially the emerging young adult population:** The County and its established industries will both benefit from a partnership to expand workforce opportunities.
- **Develop strategies to recruit healthcare options to provide specialty services and treatments:** With the population aging, there is a great need to invest in healthcare options that are accessible and convenient.
- **Create strategies to fill gaps within the current retail, restaurant, goods, and services sectors of the commercial landscape.**

General Policies for Economic Development

- Address community and economic development needs in conjunction with local leaders on the UGA Archway Partnership Executive Committee.
- Provide services, and goods for outlying rural sectors.
- Pursue developers specializing in higher density products to provide cost efficient options for young professionals, seniors, nuclear families.
- Promote programs that engage skill-oriented development for emerging young adults, seniors, and segments of the population requiring alternative to employment.
- Seek local providers and develop space responsive to local business development.
- Create opportunities to promote, distribute, and celebrate agri-tourism, agriculture, and local makers.
- Expand access to broadband Internet service and facilitate approaches to employment associated with advancing and emerging technologies. Ensure that broadband is expanded to rural areas.
- Partner with the Spalding County Board of Health to provide mental health care throughout the county.



Site of the future High Falls Logistics Park, an approved Development of Regional Impact.

4.3 Connection to Other Plans

Spalding County along with its partners have updated numerous plans aimed at managing and preparing for the anticipated growth of the coming years and decades. These include the Griffin-Spalding County Comprehensive Transportation Plan, the Spalding County Transit Master Plan, The Spalding County Freight Cluster Plan, the Griffin+Spalding County Communitywide Strategic Plan, the Three Rivers Regional Commission Plans, and many others. The ways in which the recommendations from these plans contribute to the aforementioned priorities of the Comprehensive Plan are briefly described below.

Griffin-Spalding County Comprehensive Transportation Plan (CTP)

At the time of this publication, an update of the CTP was underway, branded as Spalding Strides Forward. The 2016 CTP states the following goals, which align well with the 20242 Comprehensive Plan priorities.

- Ensure the transportation system supports economic development and efficient freight movement
- Position Griffin-Spalding as a live-work-play destination through multimodal mobility, community and environmental preservation and enhancement, livability, and quality of life
- Improve bicycle and pedestrian ways, including multi-use paths and sidewalks, as a means to offer recreational improvements and to connect community centers as well as adjacent counties
- Ensure a safe, secure, and connected transportation system

The CTP, by reference, serves as the transportation element of this comprehensive plan, and it will provide a key role in moving forward transportation and connectivity related goals and priorities. In particular, the CTP and its recommendations will advance goals for infrastructure, jobs, and community.

Spalding County Transit Master Plan (TMP)

The TMP identifies current and future demand for regional transit, both within the County and between Spalding and neighboring counties. The County will finalize the TMP in 2022. Draft TMP goals include the following:

- Enhance Land Use: Strengthen the connection between land use and transit planning
- Economic Vitality: Improve the local economy
- Multi-Modal Connectivity: Provide convenient service to local and regional destinations
- Access/Equity: Support mobility and access for all
- Efficiency/Stability: Ensure efficient system implementation/operations and stable funding
- Balance: Increases the use of transit as a viable mode within Spalding County, especially among choice riders

As the County advances its land use goals, aligning with TMP priorities and recommendations will help achieve greater success in advancing mobility and economic vitality goals.

Spalding County Freight Cluster Plan (FCP)

Spalding County was among the first communities to develop an FCP through the relatively young Atlanta Regional Commission program aimed at accommodating existing industrial development and preparing the county for the increase in traffic associated with anticipated future industrial development. The FCP is an important tool for advancing supportive infrastructure and economic development priorities over the next five years. The Freight Cluster Plan is an important document to cross reference as rezonings and development proposals arise within the Employment character area.

Griffin + Spalding County Communitywide Strategic Plan

The Communitywide Strategic Plan, adopted in 2021, resulted from three years of intentional intergovernmental collaboration between the City of Griffin and Spalding County. The Executive Committee identified five essential areas for advancing the community: Achieving Prosperity, Economic Development, Education, Housing, and Public Safety. Each issue had its own steering committee, and each committee met five times.

The following objectives resulting from the process are deemed to be relevant to the implementation of the CWP:

- Increase Quality of Life in Griffin + Spalding
- Increase Water and Sewer Capacity of Griffin + Spalding
- Increase Stock of Quality Rental Workforce Housing
- Reduce Blight and Strengthen Code Enforcement

Joint implementation of this plan will help address priorities related to Community Satisfaction and Supportive Infrastructure. Due to the interconnectedness of Griffin and the county, continued collaboration with the City of Griffin will play an important role in the County's success.

Three Rivers Regional Commission Plans

Updated in 2019, the Three Rivers Regional Plan provides a region-wide vision for its ten member counties, including Spalding. While seeking to capitalize on common goals and the unique assets of the region, the plan identified priority needs and opportunities, the most relevant for Spalding are:

- Expansion of broadband to serve rural communities

- Regional approach to economic development
- Improvement of transportation infrastructure, safety, and mobility throughout the region
- Quality workforce, special needs, and senior housing
- Improvement of community facilities such as water and sewer infrastructure
- Protection of historic structures and cultural and natural resources for the preservation of regional identity and the environment

Additionally, the Three Rivers Economic Development Strategy, updated in 2021, provides an overarching guide for the region's economic growth. Spalding will continue to leverage this strategy for economic development guidance, while building upon it as the County develops a Spalding specific strategic plan for economic development in coordination with its economic development partners

The Three Rivers Regional Commission (TRRC) is an important implementation partner to advancing the County's goals. In particular, the TRRC can help advance several of the county's priorities related to broadband, economic development, infrastructure improvements, and housing. Many of the regional plan goals align directly with those defined in this plan document.

4.4 Zoning & Land Development Recommendations

During the Comprehensive Plan update process, the planning team gathered information about regulatory items that may benefit from updates so that the zoning and land development regulations are more aligned with this Comprehensive Plan. This section contains the zoning ordinance recommendations.

Zoning

- Overhaul residential zoning districts to more concisely define the actual single-family residential types and maximum densities; consider land capacity rather than precedent when defining the districts.
For example, one approach might be to streamline the R-1, R-1A, R-2, R-4 and R-5 districts and categorize into two districts that are differentiated by density, not heated floor area, as follows: one district with a minimum lot size of 2 acres and the other with a 1-acre min. lot size.
- Reclassify two-family dwellings from an allowed use to a special exception or prohibited use under R-2
- Amend C-1A Neighborhood Commercial to narrow list of uses to those that are oriented to meeting local needs for shopping, services and dining
- Create overlay districts that are responsive to the Future Development Map designations, such as the Scenic Byways.
- Establish transitional suburban design to effectively create a spectrum of development from rural areas to areas of high intensity design; and, create design standards for types of neighborhoods to include building materials, walkability and recreation, amenities, transportation and least impact on natural resources.
For example, one approach would be to move or cross-reference existing architectural, open space and subdivision standards for “Traditional Design”, “Country Club Subdivision”, “Estate Life Neighborhood”, and “Urban Proximity” residential development (currently found under Sec. 413 Special exceptions of the Zoning Ordinance) to the “development standards” sections for single-family zoning districts.

Development and Environmental Regulations

- Refine building and site design requirements for different land uses (e.g., residential, commercial, and industrial.)
- Adopt a Historic Preservation Ordinance, making the County eligible to apply to the federal Certified Local Government Program.
- Evaluate and update connectivity requirements and incentives in ordinances.
- Create regulations to govern the public use of resources, such as reservoirs.
- Evaluate code revisions to support conservation goals (e.g., clearing and tree protection standards).

Subdivision Regulations

- Amend existing conservation standards for subdivision development to include appropriate greenspace management, watershed management, and promote renewable energy.
- Revise regulations to support a Complete Streets program. Refer to the Comprehensive Transportation Plan for further guidance.

4.5 Community Work Program

Table 6. 2022-2027 Community Work Program

| ID | Action/Implementation Strategy | Timeframe | | | | | Cost Est. | Responsible Party | Funding Source |
|----|---|---------------|------|------|------|------|---|--|--------------------------------|
| | | 2022/ 2023 | 2024 | 2025 | 2026 | 2027 | | | |
| 1 | Complete Sewer Feasibility Study Phase 1: 19/41 and Hwy 16. | ✓ | | | | | \$50,000 - \$100,000; Pending contract amount | County Manager's office and Spalding County Water and Sewerage Facilities Authority | General Fund |
| 2 | Conduct a feasibility study for the creation of a stormwater utility. | ✓ | | | | | \$50,000 | County Manager's office and Spalding County Water and Sewerage Facilities Authority | General Fund |
| 3 | Update the Tri-County Crossing Livable Centers Initiative Plan. | ✓ | | | | | \$125,000 | Spalding County Community Development Department | LCI Grant Funds; General Fund |
| 4 | Pursue <i>Safe Routes to School</i> Funding for Moreland Road. | ✓ | ✓ | | | | Staff Time | Spalding County Community Development Department, Board of Education | T-SPLOST; E-SPLOST |
| 5 | Update City of Orchard Hill GIS-based zoning map. | ✓ | ✓ | | | | Staff Time | City of Orchard Hill, City of Griffin GIS | City of Orchard Hill Gen. Fund |
| 6 | Research the requirements needed to participate in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) Program. | ✓ | ✓ | | | | Staff Time | Spalding County Board of Commissioners, Spalding County Community Development Department | General Fund |
| 7 | Update zoning code. (multiple recommendations, see Section 4.4 of Comprehensive Plan) | ✓ | ✓ | | | | \$150,000 | Spalding County Community Development Department | General Fund |
| 8 | Create regulations to govern the public use of resources, such as reservoirs. | ✓ | ✓ | | | | Staff Time | Spalding County Community Development Department | General Fund |

| ID | Action/Implementation Strategy | Timeframe | | | | | Cost Est. | Responsible Party | Funding Source |
|----|---|---------------|------|------|------|------|------------|---|--------------------------|
| | | 2022/ 2023 | 2024 | 2025 | 2026 | 2027 | | | |
| 9 | Refine building and site design requirements for different land uses (e.g., residential, commercial, and industrial.) | ✓ | ✓ | | | | Staff Time | Spalding County Community Development Department | General Fund |
| 10 | Conduct an evaluation of historic resources for preservation, restoration, and adaptive reuse. | ✓ | | | | | \$80,000 | Spalding County Community Development Department | General Fund |
| 11 | Adopt a Historic Preservation Ordinance, making the County eligible to apply to the federal Certified Local Government Program. | ✓ | | | | | Staff Time | Spalding County Community Development Dept | General Fund |
| 12 | Pursue Broadband Ready Community Designation with the State of Georgia. | ✓ | | | | | Staff Time | Spalding County Community Development Department | General Fund |
| 13 | Pursue Broadband Ready site designations. | ✓ | ✓ | ✓ | ✓ | ✓ | Staff Time | Spalding County Community Development Department | General Fund |
| 14 | Prioritize and implement applicable recommendations from the 2018 Griffin + Spalding Housing Study. | ✓ | ✓ | | | | Staff Time | Spalding County Community Development Department, Griffin Housing Authority | General Fund; CDBG funds |
| 15 | Evaluate programs to support property rehabilitation and improvements. | ✓ | ✓ | | | | Staff Time | Spalding County Community Development Department | General Fund; CBDG funds |
| 16 | Increase code enforcement efforts. | ✓ | ✓ | | | | Staff Time | Spalding County Code Enforcement, County Manager's Office | General Fund |
| 17 | Create conservation standards for subdivision development to include appropriate greenspace management, watershed management, and promote renewable energy. | | ✓ | | | | Staff Time | Spalding County Community Development Department | General Fund |



| ID | Action/Implementation Strategy | Timeframe | | | | | Cost Est. | Responsible Party | Funding Source |
|----|---|---------------|------|------|------|------|------------|---|-------------------------------|
| | | 2022/ 2023 | 2024 | 2025 | 2026 | 2027 | | | |
| 18 | Create and implement a strategic plan for economic development that attracts employers in technology, healthcare, distribution, manufacturing, and transportation.. | | ✓ | ✓ | | | \$125,000 | Spalding County, Griffin-Spalding Development Authority, Chamber of Commerce, Archway Partnership | General Fund |
| 19 | Implement Wastewater Master Plan. | | ✓ | ✓ | | | TBD | County Manager's Office, Spalding County Water and Sewerage Facilities Authority | General Fund |
| 20 | Evaluate and identify additional opportunities to engage residents in County programs, plans, and initiatives. | | ✓ | | | | Staff Time | Spalding County Community Development Department, Board of Commissioners | General Fund |
| 21 | Apply to the Certified Local Government Program. | | ✓ | | | | Staff Time | Spalding County Community Development Department | General Fund |
| 22 | Pursue PlanFirst designation with the State of Georgia. | | ✓ | | | | Staff Time | Spalding County Board of Commissioners, Spalding County Community Development Department | General Fund |
| 23 | Develop programs with established industry to promote workforce from within current available employee population, especially the emerging young adult population. | | ✓ | ✓ | | | Staff Time | Spalding County Community Development Department | General Fund |
| 24 | Develop strategies to recruit healthcare options to provide specialty services and treatments. | | ✓ | ✓ | | | Staff Time | Spalding County Community Development Department | General Fund |
| 25 | Create a redevelopment plan for Experiment Activity Center. | | | ✓ | | | \$80,000 | Spalding County Community Development Department | LCI Grant Funds; General Fund |
| 26 | Update Parks and Recreation Plan. | | | ✓ | | | \$500,000 | Spalding County Parks & Recreation Department | General Fund; Impact Fees |



| ID | Action/Implementation Strategy | Timeframe | | | | | Cost Est. | Responsible Party | Funding Source |
|----|---|---------------|------|------|------|------|------------|--|----------------|
| | | 2022/ 2023 | 2024 | 2025 | 2026 | 2027 | | | |
| 27 | Create overlay districts that are responsive to Future Development Map designations, such as the Scenic Byways. | | | ✓ | | | Staff Time | Spalding County Community Development Department | General Fund |
| 28 | Evaluate and update connectivity requirements and incentives in ordinances. | | | ✓ | | | Staff Time | Spalding County Community Development Department | General Fund |
| 29 | Execute recommendations of resident engagement opportunities. | | | ✓ | ✓ | ✓ | Staff Time | Spalding County Community Development Department | General Fund |
| 30 | Complete gateway branding study. | | | ✓ | | | \$80,000 | Spalding County Community Development Department | General Fund |
| 31 | Partner with UGA Archway Partnership to further study unmet housing needs. | | | ✓ | ✓ | ✓ | TBD | Spalding County Community Development Department, Archway Partnership | General Fund |
| 32 | Investigate opportunities to carry out initiatives that support rural neighborhoods, such as promotion of wineries and farmers markets. Support family-owned farms and agricultural-related businesses. | | | ✓ | ✓ | ✓ | Staff Time | Spalding County Community Development Department | General Fund |
| 33 | Explore strategic opportunities for protecting resources. Evaluate code revisions to support conservation goals (e.g., clearing and tree protection standards). | | | ✓ | ✓ | ✓ | Staff Time | Spalding County Community Development Department, Griffin-Spalding Land Bank | General Fund |
| 34 | Conduct Wyomia Tyus small area study. | | | | ✓ | | \$80,000 | Spalding County Community Development Department | General Fund |



| ID | Action/Implementation Strategy | Timeframe | | | | | Cost Est. | Responsible Party | Funding Source |
|----|---|---------------|------|------|------|------|---------------------------|---|----------------|
| | | 2022/ 2023 | 2024 | 2025 | 2026 | 2027 | | | |
| 35 | Implement gateway branding recommendations. | | | | ✓ | ✓ | \$100,000 | Spalding County Community Development Department | General Fund |
| 36 | Carry out 5-year update to Comprehensive Plan. | | | | ✓ | ✓ | \$125,000 | Spalding County Community Development Department, Board of Commissioners | General Fund |
| 37 | Conduct a commercial traffic study and implementation program. | | | | ✓ | ✓ | TBD as part of CTP update | Spalding County Public Works Department | General Fund |
| 38 | Conduct a regional population analysis related to commuter traffic and workforce information. | | | | | ✓ | \$60,000 | Spalding County Public Works Department | General Fund |
| 39 | Create a Complete Streets Program. | | | | ✓ | ✓ | TBD as part of CTP update | Spalding County Community Development Department, Spalding County Public Works Department | General Fund |
| 40 | Create strategies to fill gaps within the current retail, restaurant, goods, and services sectors of the commercial landscape. | | | | ✓ | ✓ | Staff Time | Spalding County Community Development Department | General Fund |
| 41 | Expand the Regional Emergency Management Task Force for response to natural disasters, weather events, catastrophic events, or events caused by natural forces. | | | | ✓ | ✓ | Staff Time | Spalding County Public Safety Department | General Fund |



| ID | Action/Implementation Strategy | Timeframe | | | | | Cost Est. | Responsible Party | Funding Source |
|----|---|---------------|------|------|------|------|------------|--|----------------|
| | | 2022/ 2023 | 2024 | 2025 | 2026 | 2027 | | | |
| 42 | Develop a cultural strategic plan. | | | | | ✓ | Staff Time | Spalding County Community Development Department | General Fund |
| 43 | Conduct a census of scenic and natural features specific to Spalding County. Create strategies to promote and encounter these spaces. | | | | | ✓ | Staff Time | Spalding County Community Development Department | General Fund |



Table 7. 2022-2027 Capital Improvement Projects

| ID | Action/Implementation Strategy | Timeframe | | | | | Cost Est. | Responsible Party | Funding Source |
|-----------------------------|--|---------------|------|------|------|------|-------------|--|--|
| | | 2022/ 2023 | 2024 | 2025 | 2026 | 2027 | | | |
| Library Services | | | | | | | | | |
| 1 | Collection materials (on-going annual purchases) | ✓ | ✓ | ✓ | ✓ | ✓ | \$77,062 | Griffin-Spalding County Library | 97.2% Impact Fees; 2.8% Local Taxation Sources |
| Parks and Recreation | | | | | | | | | |
| 2 | Airport Road Park Playground (1) | | | | ✓ | | \$290,401 | Spalding County Parks, Public Grounds & Leisure Services Dept. | 97.75% Impact Fees; 2.25% SPLOST &/or Grants |
| 3 | Airport Road Park Walking Track (1/2 mile) | ✓ | | | | | \$256,830 | Spalding County Parks, Public Grounds & Leisure Services Dept. | 100% Impact Fees |
| 4 | AMBUCS Park Batting Cage (1) | | ✓ | | | | \$14,520 | Spalding County Parks, Public Grounds & Leisure Services Dept. | 31% Impact Fees; 69% SPLOST &/or Grants |
| 5 | AMBUCS Park Playground (1) | | | ✓ | | | \$290,401 | Spalding County Parks, Public Grounds & Leisure Services Dept. | 97.75% Impact Fees; 2.25% SPLOST &/or Grants |
| 6 | Amphitheater | ✓ | | | | | \$3,049,206 | Spalding County Parks, Public Grounds & Leisure Services Dept. | 14% Impact Fees; 86% SPLOST &/or Grants |
| 7 | Dundee Park Restroom / Concessions Building (1) | ✓ | | | | | \$696,893 | Spalding County Parks, Public Grounds & Leisure Services Dept. | 70.5% Impact Fees; 29.5% SPLOST &/or Grants |
| 8 | Dundee Park Parking Expansion (50 spaces) | ✓ | | | | | \$145,200 | Spalding County Parks, Public Grounds & Leisure Services Dept. | 100% Impact Fees |
| 9 | Dundee Lake Park Parking Expansion (75 spaces) | | | | | ✓ | \$217,800 | Spalding County Parks, Public Grounds & Leisure Services Dept. | 100% Impact Fees |



| ID | Action/Implementation Strategy | Timeframe | | | | | Cost Est. | Responsible Party | Funding Source |
|-----------------------------|--|---------------|------|------|------|------|-------------|--|--|
| | | 2022/ 2023 | 2024 | 2025 | 2026 | 2027 | | | |
| 10 | Fairmont Park Basketball Court (1) | | | ✓ | | | \$108,900 | Spalding County Parks, Public Grounds & Leisure Services Dept. | 47% Impact Fees; 53% SPLOST &/or Grants |
| 11 | Lakes at Green Valley Restroom Building (1) | | | | ✓ | | \$309,730 | Spalding County Parks, Public Grounds & Leisure Services Dept. | 62.5% Impact Fees; 37.5% SPLOST &/or Grants |
| 12 | Volunteer Park Restroom/Concessions Building (1) | ✓ | | | | | \$696,893 | Spalding County Parks, Public Grounds & Leisure Services Dept. | 70.5% Impact Fees; 29.5% SPLOST &/or Grants |
| Emergency Management | | | | | | | | | |
| 13 | Utility Terrain Vehicle (1) | | ✓ | | | | \$21,029 | Spalding County Fire Department/Office of Homeland Security | 67% Impact Fees; 33% General Fund |
| 14 | UTV Trailer (1) | | ✓ | | | | \$15,772 | Spalding County Fire Department/Office of Homeland Security | 83.84% Impact Fees; 16.16% General Fund |
| 15 | Utility Terrain Vehicle (1) | | | | ✓ | | \$21,563 | Spalding County Fire Department/Office of Homeland Security | General Fund |
| 16 | UTV Trailer (1) | | | | ✓ | | \$16,172 | Spalding County Fire Department/Office of Homeland Security | General Fund |
| Fire Protection | | | | | | | | | |
| 17 | Training Tower 2/Tower Renovation | ✓ | | | | | \$1,024,101 | Spalding County Fire Department | 54.05% Impact Fees; 45.95% Fire Tax Fund &/or SPLOST |
| 18 | Utility Terrain Vehicle (1) | ✓ | | | | | \$20,516 | Spalding County Fire Department | 100% Impact Fees |
| 19 | Station 2 Renovation | | ✓ | | | | \$1,214,961 | Spalding County Fire Department | 26.64% Impact Fees; 73.36% Fire Tax Fund &/or SPLOST |
| 20 | Station 2 Brush Truck (1) | | ✓ | | | | \$157,715 | Spalding County Fire Department | 100% Impact Fees |



| ID | Action/Implementation Strategy | Timeframe | | | | | Cost Est. | Responsible Party | Funding Source |
|----|---|---------------|------|------|------|------|-------------|---------------------------------|---|
| | | 2022/ 2023 | 2024 | 2025 | 2026 | 2027 | | | |
| 21 | Station 8 Construction (new fire station) | | ✓ | | | | \$2,307,924 | Spalding County Fire Department | 100% Impact Fees |
| 22 | Station 8 Engine (1) | | ✓ | | | | \$925,259 | Spalding County Fire Department | 100% Impact Fees |
| 23 | Station 8 Light Rescue (1) | | ✓ | | | | \$504,687 | Spalding County Fire Department | 100% Impact Fees |
| 24 | Station 9 Construction (new fire station) | | | ✓ | | | \$3,436,994 | Spalding County Fire Department | 38.41% Impact Fees; 61.49% Fire Tax Fund &/or SPLOST |
| 25 | Station 9 Engine | | | ✓ | | | \$948,755 | Spalding County Fire Department | 100% Impact Fees |
| 26 | Station 9 Platform Ladder | | | ✓ | | | \$2,296,417 | Spalding County Fire Department | 64% Impact Fees; 36% Fire Tax Fund &/or SPLOST |





Spalding



APPENDICES



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Appendix A

2017 Comprehensive Plan Report of Accomplishments



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| Activity | Status | | | | Comments |
|---|----------|----------|-----------|---------|--|
| | Complete | Underway | Postponed | Dropped | |
| REGULATIONS | | | | | |
| Evaluate the Village Node District and the Arthur K. Bolton and Tri-County Crossing Overlay Districts to identify needed updates/impediments to desired development | ✓ | | | | |
| Review zoning and subdivision regulations (including outdoor storage/display, parking, signs, interparcel access) for potential amendments that can improve the appearance along US 19/41 | ✓ | | | | |
| Evaluate tree protection standards and identify potential amendments, as necessary, to preserve trees and prevent clear cutting with new development | ✓ | | | | |
| Review Agricultural and Residential zoning district requirements to ensure Conservation Subdivisions are promoted; consider allowing 1 acre min. lot size in AR-1 by special exception approval | ✓ | | | | Conservation subdivisions are allowed by right. |
| Evaluate zoning ordinance and subdivision regulations for additional changes needed to implement the Comprehensive Plan, which may include zoning amendments to support the North Hill Street Master Plan | | ✓ | | | Comprehensive zoning ordinance update to implement the Comprehensive Plan scheduled for 2022/2023-2024 completion. (Amendments related to the North Hill Street Master Plan dependent upon North Hill Street Master Plan update completion, timing TBD.) |
| Adopt infill housing standards to ensure building setbacks, height, and lot coverage are consistent with surrounding homes (more detailed, context sensitive standards, e.g. siding materials, architectural style, etc. can be recommended for Experiment and East Griffin upon completion of Redevelopment Plans) | ✓ | | | | |
| Identify opportunities to strengthen property maintenance/nuisance ordinances pertaining to junk vehicles, litter, etc. | | ✓ | | | Scheduled for 2022/2023-2024 completion. Rephrased as "Increase code enforcement efforts." |
| Adopt a Historic Preservation Ordinance, making the County eligible to apply to the federal Certified Local Government Program | | | ✓ | | Scheduled for 2023; Postponed due to limited staff resources. |



| Activity | Status | | | | Comments |
|---|----------|----------|-----------|---------|---|
| | Complete | Underway | Postponed | Dropped | |
| Apply to the Certified Local Government Program | | | ✓ | | Scheduled for 2024; Postponed due to limited staff resources. |
| FUNCTIONAL PLANS | | | | | |
| Update the Parks and Recreation Master Plan; address parks, recreation, and open space (including greenways/trails and greenspace protection) | | ✓ | | | To be completed in 2024; delayed due to other priorities/limited resources. |
| Create a Fire Protection Level of Service Master Plan with the City of Griffin | ✓ | | | | |
| Conduct a feasibility study for the creation of a stormwater utility | | | ✓ | | Scheduled for 2022/2023 completion. |
| Prepare an Urban Circulator Connectivity Study (connectivity between areas of activity such as employment, shopping, and medical centers) | | | | ✓ | This recommendation was from an old transit study completed by the County and is no longer a recommendation in the County's current Transit Master Plan. |
| Prepare a county-wide Economic Development Strategy | | | ✓ | | Postponed due to limited staff resources. Scheduled for 2024 to 2025. |
| Prepare an Interchange Feasibility Study for the Jenkinsville/I-75 area | | | ✓ | | This project was postponed due to lack of support from GDOT. It is being reevaluated as a part of the 2022 Spalding CTP and will be incorporated in the CTP as determined appropriate. |
| Prepare an Interchange Justification Report for the Jenkinsville/I-75 area | | | ✓ | | This project was postponed due to lack of support from GDOT. It is being reevaluated as a part of the 022 Spalding CTP and will be inorporated in the CTP as determined appropriate. |
| Prepare a Griffin Truck By-Pass Study | | ✓ | | | Scheduled for completion in 2022. |
| Prepare a Redevelopment Plan for the Experiment Activity Center | | | ✓ | | Postponed due to limited staff resources and needed coordination with City of Griffin; Scheduled for 2025. This plan will be coordinated with an update to the 2008 North Hill Street Plan, timing TBD. |
| Prepare a Redevelopment Plan for the East Griffin Activity Center | | | | ✓ | Highland Mill Village standards and 2021 Mill Village Overlay District adopted to guide revitalization in the area. |



| Activity | Status | | | | Comments |
|---|----------|----------|-----------|---------|---|
| | Complete | Underway | Postponed | Dropped | |
| PROCESS/PROGRAM | | | | | |
| Use the Future Development Map in the preparation of the next update to the Griffin-Spalding Wastewater Master Plan | | ✓ | | | Scheduled for 2022-2023. |
| Pursue the creation of a consolidated housing authority with Griffin to maximize financial/staff resources and revitalization activities | ✓ | | | | |
| Continue to address community and economic development needs in conjunction with local leaders on the UGA Archway Partnership Executive Committee | | ✓ | | | This is an ongoing initiative. Moved to general policies. |
| Promote environmental and historic preservation activities and events on social media | | ✓ | | | This is an ongoing initiative. Moved to general policies. |
| Pursue funding on the next SPLOST referendum for the acquisition of property in blighted areas to allow the abatement, demolition and disposal of substandard and blighted property | ✓ | | | | |
| Maintain residential or agricultural use as the primary use(s) along roadways that do not have a "Corridor" designation on the Future Development Map | | ✓ | | | This is an ongoing initiative. Moved to general policies. |
| Pursue Safe Routes to School Funding for Moreland Road | | | ✓ | | Postponed due to limited staff resources and changes; Scheduled for 2022/2023-2024 |
| Use the findings of the Housing Conditions Survey & Market Analysis Summary to prioritize rehabilitation and redevelopment activities | | ✓ | | | This is an ongoing initiative. It has been rephrased as "Prioritize and implement applicable recommendations from the 2018 Griffin + Spalding Housing Study" and scheduled for completed in 2024. |
| Identify opportunities with preservation specialists and advocates to protect and promote historic resources | | ✓ | | | This is an ongoing initiative. Moved to general policies. |
| Identify opportunities with historic preservation specialists for the stabilization and reuse of vacant historic buildings in Orchard Hill | | ✓ | | | This is an ongoing initiative. Moved to general policies. |
| Update City of Orchard Hill GIS-based zoning map | | ✓ | | | Anticipated completion in 2024. |
| Review and address incompatible land use patterns and zoning on properties along city-county boundaries, including shared corridors such as North Hill Street | | ✓ | | | This is an ongoing initiative. Moved to general policies. |
| Research the requirements needed to participate in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) Program to potentiall reduce flood insurance premium rates | | | ✓ | | Postponed due to limited staff resources and changes; Scheduled for 2022/2023-2024 |



| Activity | Status | | | | Comments |
|--|----------|----------|-----------|---------|---|
| | Complete | Underway | Postponed | Dropped | |
| COMMUNITY IMPROVEMENTS/INFRASTRUCTURE PROJECTS (CIE PROJECTS) | | | | | |
| Sidewalks on North Hill Street | | ✓ | | | The Sidewalks on North Hill Street are being implemented as part of the Comprehensive Transportation Plan. As a result, the action item has been removed from the Comprehensive Plan Community Work Program and will be a part of the Spalding County Comprehensive Transportation Plan work program. |
| Bike lanes on North Hill Street | ✓ | | | | |
| Purchase 2 quick response fire trucks | ✓ | | | | |
| Purchase library collection materials | | ✓ | | | Routine activity; materials purchased on an as-needed basis. Will be included in Capital Improvement Element project list. |
| Volunteer Park playground | ✓ | | | | |
| Adult softball complex (5 fields) | | | | ✓ | Change in priorities. |
| Flint River water trail (Blalock to Line Creek) | | | ✓ | | Concept plan complete. Anticipated construction 2023. |
| Senior Center walking trail | ✓ | | | | |
| Quilly Street restrooms and gravel parking | ✓ | | | | |
| Carver Road restrooms and gravel parking | ✓ | | | | |
| Big Shanty walking trail | | | | ✓ | The project was dropped as there was a change in priorities. The project can be considered in a future CIE annual update based on impact fee eligibility of "park trails" in the amended 2022 Capital Improvements Element. |
| Big Shanty restrooms | | | | ✓ | The project was dropped as it exceeded the number of impact fee eligible restrooms in the adopted Capital Improvements Element. |
| Skateboard Park expansion | ✓ | | | | |
| Dundee Lake disc golf course | ✓ | | | | |
| Thomaston Park restrooms | ✓ | | | | |





Appendix B

Planning Analysis

*Existing Conditions and Trends Assessment Report
Gateway Land Use Analysis*



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Existing Conditions and Trends Assessment

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Spalding



Comprehensive Plan Update

Existing Conditions and Trends Assessment

June 7, 2022



HatleyPlans LLC



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Table of Contents

- 1. Introduction 5
 - 1.1 Welcoming Notes..... 6
 - 1.2 Document Contents..... 6
 - 1.3 Spalding County on the Map..... 6

- 2. The Spalding Community Today 8
 - 2.1 Our Population..... 9
 - 2.2 Our Housing..... 14
 - 2.3 Our Jobs and Labor Force 15

- 3. Planning Context 17
 - 3.1 Natural Resources..... 18
 - 3.2 Water and Sewer Infrastructure 23
 - 3.3 Transportation Network and Plans 26
 - 3.4 Broadband Coverage 29

- 4. Land Use Trends, Policies, and Related Plans 31
 - 4.1 Current Land Use 32
 - 4.2 Development Trends 33
 - 4.3 Current Zoning 35
 - 4.4 Related Plans 38

- 5. Key Trends and Takeaways 41
 - 5.1 Trends..... 42
 - 5.2 Key Takeaways 42



List of Figures, Tables, and Maps

Figures

- Figure 1. Annual Population by Jurisdiction 9
- Figure 2. Planning Area Age Breakdown 10
- Figure 3. Planning Area Racial/Ethnic Breakdown 12
- Figure 4. Population Projections..... 13
- Figure 5. Means of Transportation to Work 26
- Figure 6. Housing Construction in Spalding County, 2002 - 2020 33

Tables

- Table 1. Spalding County & State of Georgia Educational Attainment, 2020 12
- Table 2. Spalding County Household Income Brackets..... 13
- Table 3. Unemployment Rates for Spalding and Nearby Jurisdictions, March 2022..... 15
- Table 4. Major Findings of the 2020 Spalding County Freight Cluster Plan 27

Maps

- Map 1. Geographic Context 7
- Map 2. Spalding County Population Density..... 11
- Map 3. Significant Natural Resources..... 19
- Map 4. Water Infrastructure..... 21
- Map 5. Wastewater Infrastructure 24
- Map 6. Broadband Access in Spalding County 30
- Map 7. Spalding County Zoning Map..... 36
- Map 8. Spalding County Future Development Map 2017 37
- Map 9. LCI Study Area Map..... 39



1. Introduction



1.1 Welcoming Notes

Having a solid understanding of existing conditions and trends is an important foundation for planning for the future. This Existing Conditions and Trends Assessment provides a high-level snapshot of Spalding County in 2022. It depicts the people, places, and infrastructure that make the county what it is today. These existing conditions and trends shed important light on the opportunities and challenges that will impact the county's ability to accomplish its community character and development goals as it moves forward. The document is a supporting component of the Spalding County Comprehensive Plan 2042 – setting the lens from which the 2022 plan update occurred.



The Lakes at Green Valley

1.2 Document Contents

This document organizes content in three key chapters; the topics covered in each of these chapters will have an impact on future development and land use initiatives within the county:

- Our People, Housing, Jobs, and Workforce (Chapter 2)
- The Planning Context, including natural resources and supporting infrastructure (Chapter 3)
- Land Use Trends, Policies, and Related Plans (Chapter 4)

The final chapter (5) briefly highlights major takeaways for consideration as the county moves forward with land use planning and policies, specifically as it relates to the Comprehensive Plan 2042.

1.3 Spalding County on the Map

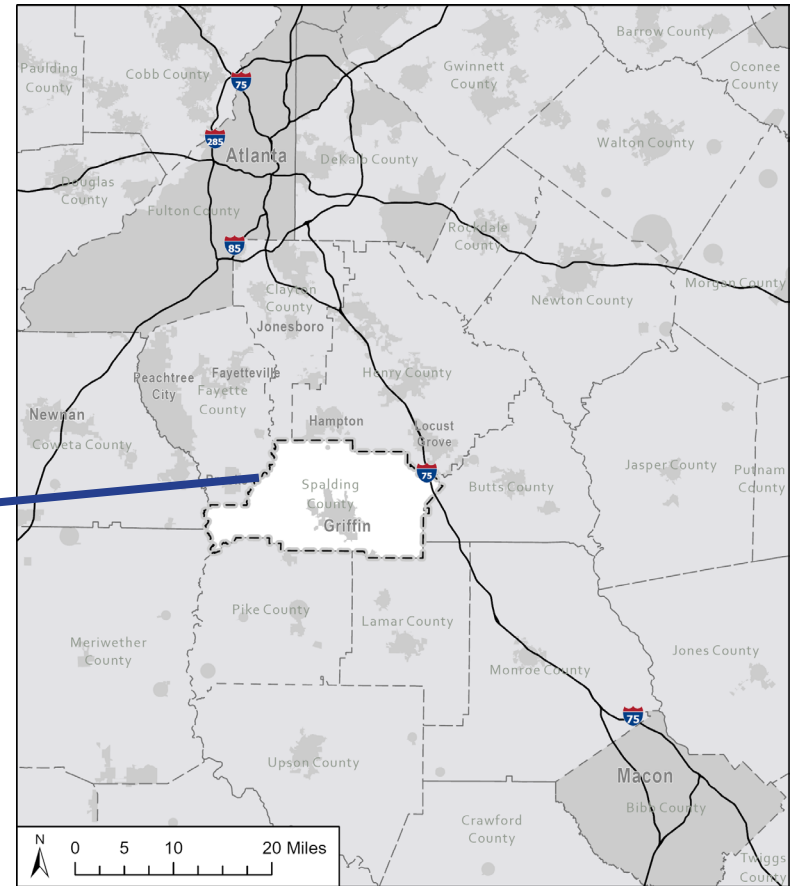
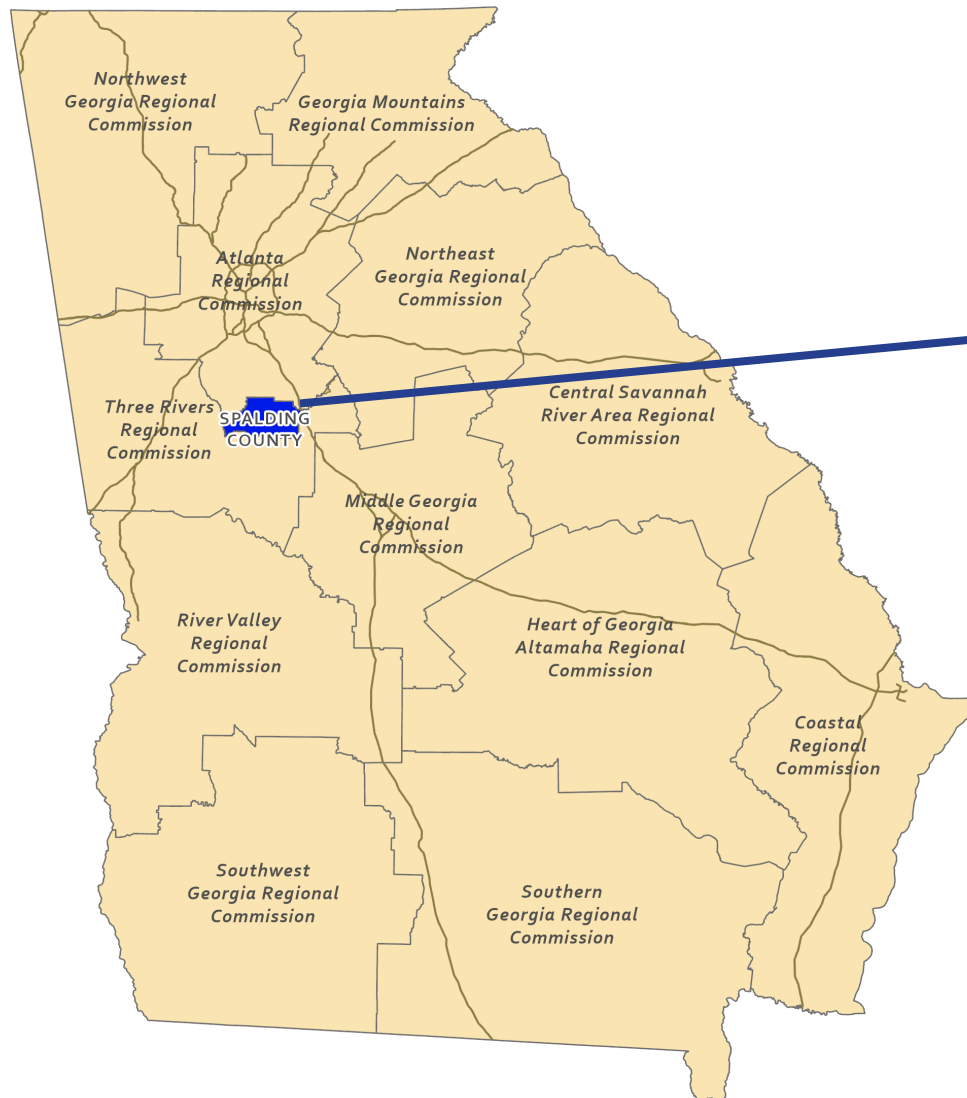
Before embarking into existing conditions and trends, it's important to make note of Spalding County's location in the broader context of the State of Georgia and metropolitan Atlanta. Below are some important notes to help set the stage for Spalding County today.

- Spalding is located 40 miles south of downtown Atlanta and 55 miles northwest of Macon.

- Interstate 75 crosses through the eastern boundary of the county and US 19/41 runs through the heart of the county, creating a direct connection to Griffin. US 155 (McDonough Rd. and US 16 provide other important gateways into the county.
- The county's western region has a wealth of natural resources, as highlighted in Chapter 3, including the Flint River which aligns with the northwest boundary of the county.
- Spalding is a part of the Atlanta Metropolitan Planning Organization's jurisdiction for transportation planning and a member of the Three Rivers Regional Commission. The latter organization coordinates regional initiatives related to land use, economic development, and other cross-jurisdiction service areas.
- There are three municipalities: Griffin (the County seat) and the cities of Sunny Side and Orchard Hill. Griffin, as detailed in Chapter 2, is home to a notable number of the county's residents, but the majority of residents reside in the unincorporated county. Sunny Side and Orchard Hill are home to less than 400 people.

This document focuses on the planning area for the Spalding County Comprehensive Plan 2042, which includes the unincorporated areas of Spalding County and cities of Sunny Side and Orchard Hill.

Map 1. Geographic Context



2.The Spalding Community Today



The people that choose to live and invest in Spalding County have an important impact on community priorities, needs, and opportunities. In turn, the investments and initiatives that the County puts in place have an important influence on who chooses to live and invest in the county in the future, and ultimately, what the county is like in the long term. This section provides an overview of Spalding County’s residents, housing stock, jobs, and workforce.

- Forecasts for future population growth, covered in **Section 2.1**, help us identify the anticipated needs for future services or needs our community will have in the future and also identify potential gaps in services, housing, and jobs.
- Forecasts for jobs and industry growth, covered in **Section 2.3**, help us ensure we have dedicated sufficient and appropriate land for future economic growth and have policies in place that support the needs of those industries and employers.

By reviewing these overall factors, we can identify opportunities to attract additional residents or jobs to the county by adjusting land use policies, investing in specific community amenities, and/or attracting new infrastructure or private development, such as new housing types or transportation system improvements.

2.1 Our Population

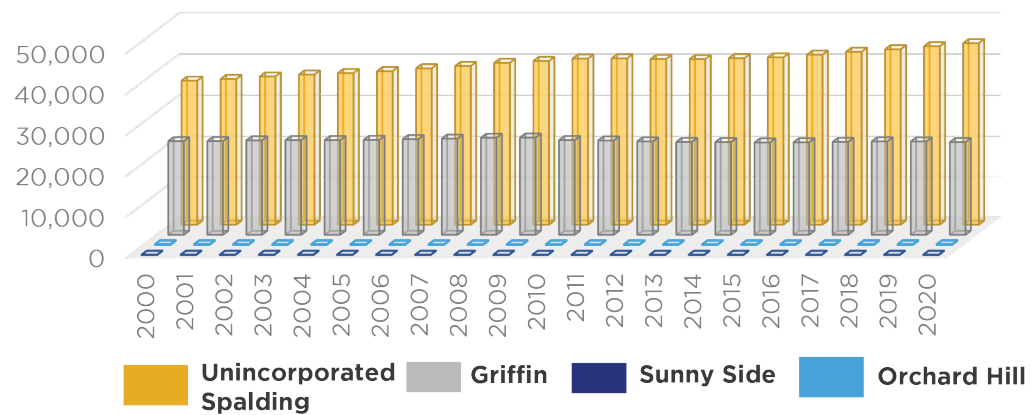
Spalding’s countywide population estimate for 2022 is 68,267, 67 percent of which (45,688) reside in the ‘planning area’ (unincorporated Spalding County and the Cities of Sunny Side and Orchard Hill). The vast majority of the planning area population is in the unincorporated county, as the cities have less than 400 residents combined.

Since 2000, the population in the planning area has grown by 25.6 percent, while countywide (which also includes Griffin), the growth was only 15.24 percent. This reflects continued growth outside of Griffin, while the city itself has experienced a loss in population. Looking back, the planning area saw a slight slump in population between 2009 and

2013 brought on by the collapse of the housing market and the onset of the Great Recession in 2008; however, since 2014 the county’s total population has resumed its steady growth. In contrast, during the past decade, Griffin’s population has slowly but steadily decreased by small amounts, according to the U.S. Census Bureau.

Figure 1 shows the overall increase in population in unincorporated Spalding County between 2000 (35,209 population) and 2020 (44,373), while Griffin has experienced a decrease over the past two decades, from 22,896 to 22,665. Sunny Side has also seen a slight decrease in population (145 population in 2000 to 139 in 2020), as has Orchard Hill (247 to 237).

Figure 1. Annual Population by Jurisdiction



Population Density

Map 2 depicts the distribution of the residential population within the county by U.S. Census block group. As reflected on the map, the residential population is largely concentrated in a handful of areas, including adjacent to the City of Griffin, along McDonough Road/U.S. 155, south of Arthur K. Bolton Parkway/U.S. 16, and near U.S. 19/41.

2020 U.S. Census Statistics for Spalding County

County total population in 2020: 67,414

Sunny Side total population in 2020: 139

Orchard Hill total population in 2020: 237

Griffin total population in 2020: 22,665

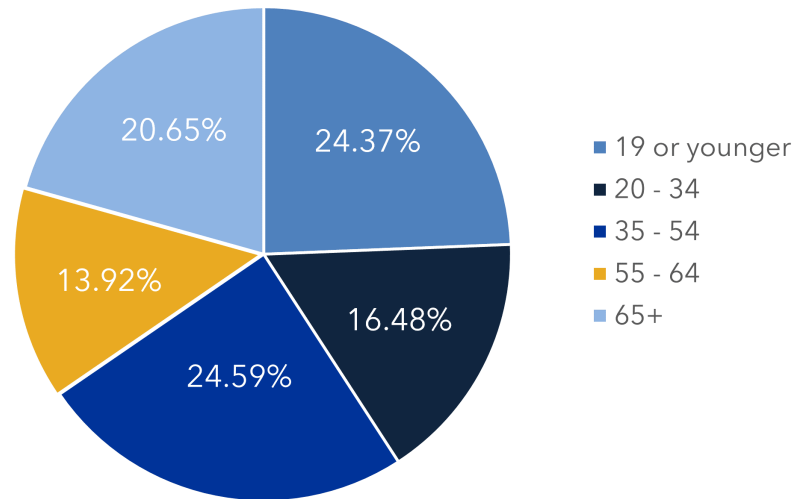
Planning area total population in 2020 (Spalding total – Griffin) = 44,749

Population Characteristics

Age

The median age of Spalding County’s population has been trending upward, from 36.6 in 2010 to 39 in 2020. Spalding County’s median age is slightly higher than that of the state of Georgia, which was 38.2 in 2020. The county’s senior population (65 and over) has grown 11.6 percent since 2010 and now constitutes 20.65 percent of the total planning area population. **Figure 2** shows the planning area’s population broken down by age ranges.

Figure 2. Planning Area Age Breakdown



Data Source: U.S. Census Bureau, American Community Survey, 2016 - 2020 Five-Year Estimates

65+ Population

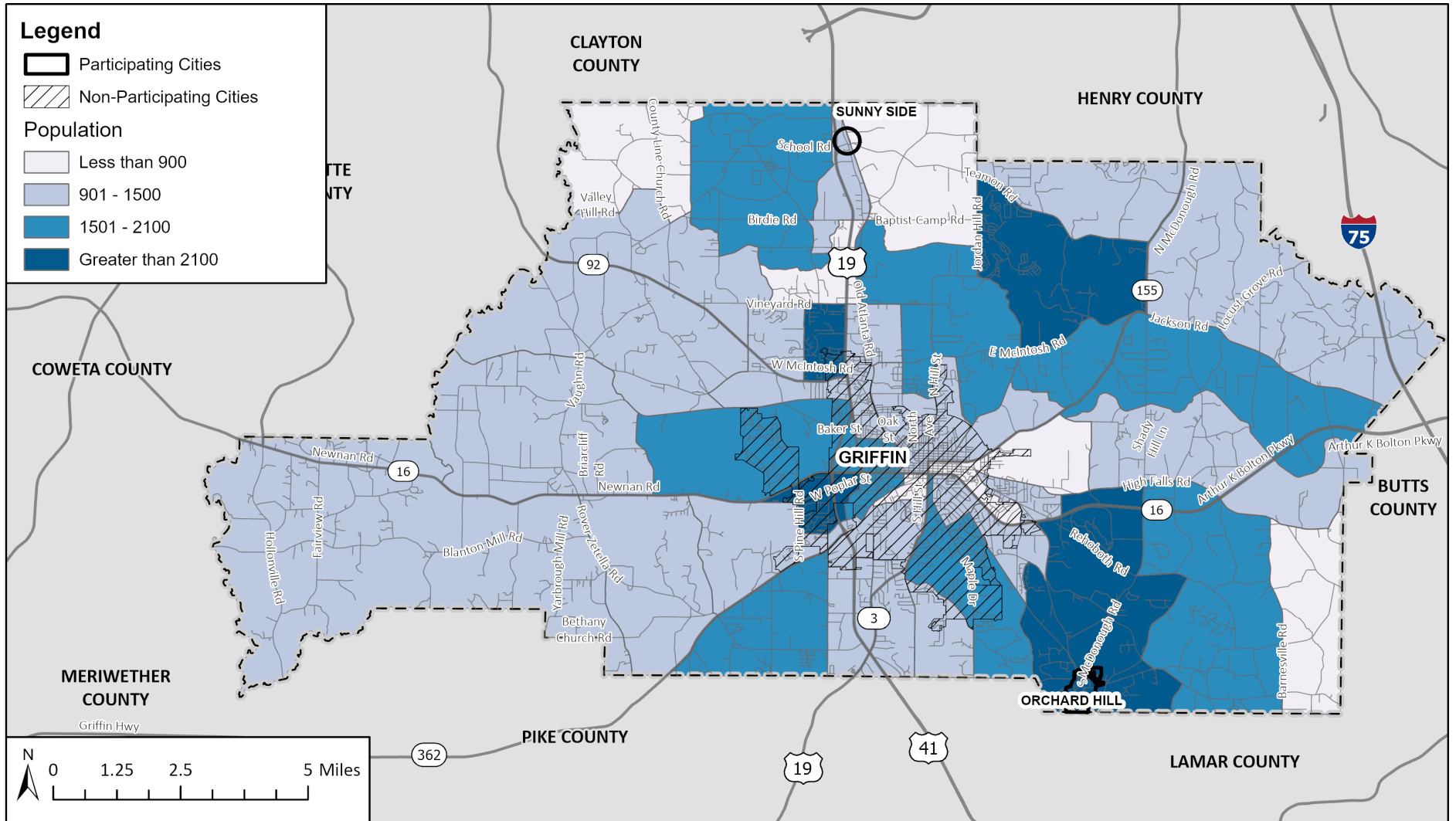


20.65% of total population

(up from 11.6% in 2010)



Map 2. Spalding County Population Density



Data Source: U.S. Census Bureau, American Community Survey, 2016 - 2020 Five-Year Estimates

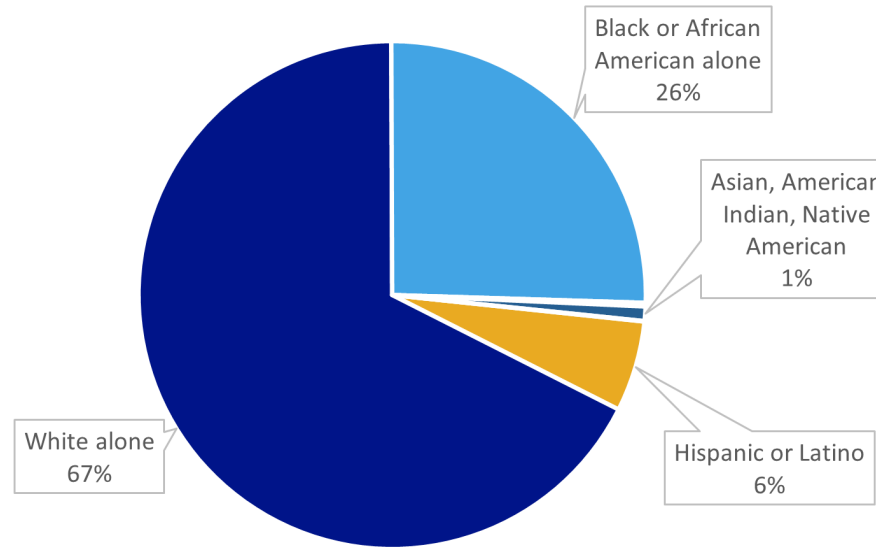
Racial/Ethnic Composition

The racial and ethnic composition of the planning area can be found in Figure X. Since 2010, the population identifying as “white alone” dropped from 73 percent to 67 percent, the black population increased from 22 to 26 percent, and the Hispanic/Latino population grew from 4 to 6 percent. The population identifying as Asian, American Indian, Native American, or Other remained at 1 percent of the planning area’s total population.

Educational Attainment

Spalding County’s educational attainment is an important indicator for economic development planning. In the last decade, the planning area’s educational attainment numbers have improved—the population aged 25 or over with a high school degree increased from 76.7 percent to 83.1 percent, and the percentage with a bachelor’s degree or higher rose from 11.4 percent to 17.1 percent. Spalding’s educational attainment percentages are lower than the state’s 2020 numbers, which were 87.9 percent with at least a high school degree and 32.2 percent with a bachelor’s degree or higher.

Figure 3. Planning Area Racial/Ethnic Breakdown



Data Source: U.S. Census Bureau, Decennial Census, 2020

Table 1. Spalding County & State of Georgia Educational Attainment, 2020

| Population aged 25+... | Spalding Planning Area | State of Georgia |
|-------------------------------------|------------------------|------------------|
| with a high school degree or higher | 83.1% | 87.9% |
| with a bachelor’s degree or higher | 17.1% | 32.2% |

Data Source: U.S. Census Bureau, American Community Survey, 2016 - 2020 Five-Year Estimates

Median Household Income

The median household income (MHI) is another important statistic that has planning and funding implications. Between 2010 and 2020, Spalding County’s MHI remained relatively stagnant. The MHI in 2010 was \$41,100, which is approximately \$48,000 in 2020 dollars. The 2020 MHI was \$48,970. These numbers represent the household incomes for the total county population inclusive of Griffin—MHI data for unincorporated Spalding County could not be parsed based on the way the data is presented within the U.S. Census Bureau’s American Community Survey dataset.

Table 2. Spalding County Household Income Brackets

| Income Range | % of Households |
|------------------------|-----------------|
| Less than \$10,000 | 7.1% |
| \$10,000 to \$14,999 | 6.5% |
| \$15,000 to \$24,999 | 11.3% |
| \$25,000 to \$34,999 | 10.9% |
| \$35,000 to \$49,999 | 15.2% |
| \$50,000 to \$74,999 | 19.4% |
| \$75,000 to \$99,999 | 11.4% |
| \$100,000 to \$149,999 | 11.3% |
| \$150,000 to \$199,999 | 3.3% |
| \$200,000 or more | 3.7% |

Data Source: U.S. Census Bureau, American Community Survey, 2016 - 2020 Five-Year Estimates

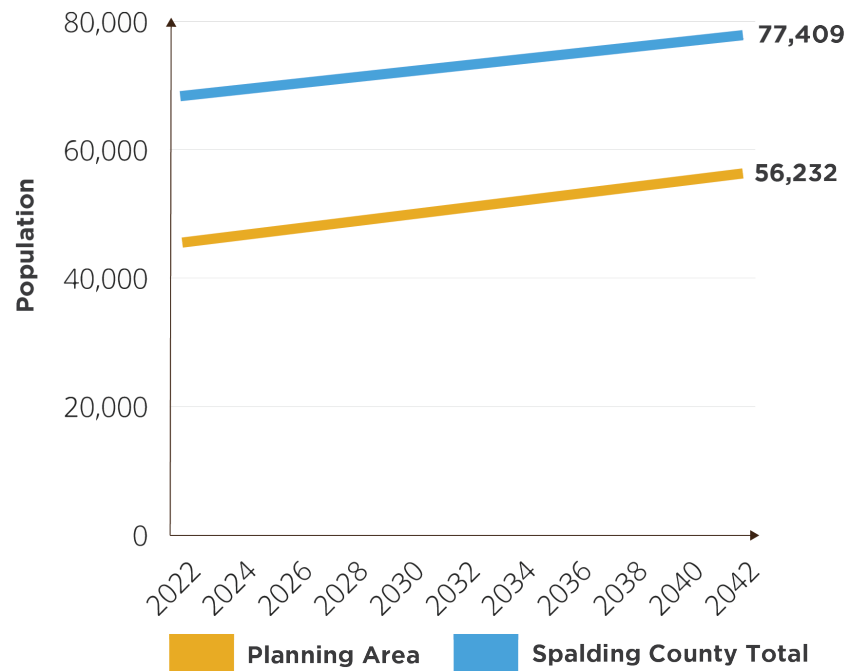
Forecasts

Forecasts indicate continued growth ahead for Spalding County as people continue to move into the county. Countywide, the population is projected to increase 11.8 percent over the next 20 years, with a total population of 77,409 in 2042. The planning area (unincorporated county and the Cities of Sunny Side and Orchard Hill) is anticipated to see an 18.7 percent increase in population, with 56,232 in population by 2042. While overall growth is not expected

to be quite as robust as it was over the past two decades, it will continue the trend of unincorporated Spalding County experiencing most of the population growth.

Figure 4 provides the population projections for the planning area and Spalding County as a whole over the planning horizon (through 2042).

Figure 4. Population Projections



2.2 Our Housing

The 2020 Census reported a total of 17,771 housing units in the planning area, inclusive of unincorporated Spalding, Sunny Side, and Orchard Hill, of which 16,350 were occupied and 1,421 were vacant. Thus, the occupancy rate was 92 percent of the total number of housing units in 2020. The owner-occupancy rate in the planning area is 79 percent, which is significantly higher than the 38 percent rate in Griffin, where the majority of housing is renter-occupied.

Housing Programs

The Griffin Housing Authority (GHA) was created in 1950 as the public housing agency for low-income residents in Griffin. The GHA Service Creed acknowledges that its work extends beyond the Griffin city limits—the Creed begins, “GHA shall endeavor to provide affordable, safe and well maintained housing to low income working and in need families, as well as the elderly and disabled within the City of Griffin and surrounding Spalding County.”

In recent years, GHA has worked closely with partners (such as the Griffin and Spalding County governments, Spalding Cooperative, and UGA) on a variety of initiatives and programs. These efforts are geared toward stabilizing neighborhoods through blight removal, developing quality affordable housing, rehabilitating existing properties, and providing homeowner education and other self-sufficiency independence programs.

Based on Census data, 95 percent of housing in the planning area is detached single-family homes. Approximately 9 percent of that figure represents manufactured homes. In contrast, Griffin’s detached single-family housing stock is approximately 67 percent of its housing inventory, and 25 percent is multi-family (3 or more attached units).

‘New’ construction (2010 to present) accounts for 6.7 percent of the housing stock in the planning area, as opposed to a significantly higher percentage of homes (17.5 percent) built in the decade before the Great Recession. The majority of existing housing (76 percent) in the

planning area was built before 2000.

Consistent with population trends described above, the county’s growth in housing units is projected to occur in the planning area, outside of Griffin. As the county further matures and development opportunities continue, the annual rate of housing unit growth outside of Griffin is expected to continue at an overall average of 1.13 percent per year over the next two decades, reflecting a total increase of 4,701 new housing units. This represents a 26 percent increase over 2022 in the area outside of Griffin, at which time new housing units will comprise 21 percent of the total housing stock in that area.



2.3 Our Jobs and Labor Force

The majority of jobs (77 percent) in the county are private sector (including non-profits and institutions; excluding government, construction and agricultural workers). Of these jobs, the largest numbers are in the following categories, presented from highest to lowest:

- Healthcare and social assistance
- Administrative and waste service
- Retail trade
- Manufacturing

Construction and agricultural jobs make up 6 percent of total employment, and government (primarily state and local government as opposed to federal) jobs make up 17 percent of the total.

Top Employers:

- 1888 Mills, LLC
- CareMaster Medical Services
- Caterpillar, Inc.
- Griffin Technical College
- Homenurse, Inc.
- Impact Outsourcing Solutions I, LLC
- Impact Outsourcing Solutions IX, LLC
- Personnel Options
- Walmart
- Wellstar Health System, Inc.

Employment Forecasts

Looking ahead, Griffin is projected to attract almost 80 percent of all new private sector jobs that are not construction, agriculture, or government related. Today, the number of those jobs in the city is virtually equal to the number of residents at a ratio of .99 jobs per resident (.99:1). In 20 years, there is projected to be more than 1.3 such jobs per each city resident (1.3:1). In other terms, it is expected that job growth in these categories will outpace population increase moving toward 2042.

The area outside of the city will also see an increase in the number of the types of jobs described above. Though small in number (an increase of over 1,700 new such jobs added to the current job total of almost 3,800), the new jobs will represent a 46 percent increase over 2022 and comprise almost a third of all non-building, non-government jobs in 20 years.

Countywide, including the employment growth in Griffin, overall employment increases are projected to go from 0.94 private sector jobs (not construction, agriculture or government related) per housing unit, to 1.07 jobs per housing unit in the next 20 years.

About 90 percent of the increase in jobs countywide are projected to be in four employment categories: the most notable being health care and social

assistance (3,609 new jobs), followed by administration (1,905 new jobs), professional and technical services (1,032 new jobs), and accommodation & food services (1,010 new jobs).

Spalding County Labor Force

The planning area’s total population aged 16 or over was 33,805 in 2020. Of that, 51 percent, or approximately 17,215 people participate, in the civilian labor force.

In March 2022, the state of Georgia unemployment rate was 3.3 percent. Spalding County’s unemployment rate of 3.6 percent was slightly higher than the state’s statistic and highest among nearby peer communities.

Table 3. Unemployment Rates for Spalding and Nearby Jurisdictions, March 2022

| County | Unemployment Rate |
|-----------------|-------------------|
| Spalding County | 3.6% |
| Pike County | 2.7% |
| Coweta County | 2.9% |
| Lamar County | 3.4% |
| Butts County | 3.0% |

Data Source: Georgia Labor Market Explorer, Department of Labor

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3. Planning Context



The Planning Context section provides an overview of existing conditions of natural resources, water and sewer infrastructure, transportation, and broadband capacity across Spalding County. This information provides the foundation for understanding the natural and built environment as well as the policies and projects that have shaped these conditions. The natural resources and watershed protection areas are focused in the western, northern, and northeast sections of the county. The developed area of the county is focused in and around the City of Griffin as evident by the concentration of the sewer, water, and transportation infrastructure in this area. Broadband service is also more readily available in the developed areas, with fewer locations along the western and eastern edges of the county enjoying access to high-speed internet. However, the County is planning for additional service through a new partnership with a fiber provider.

3.1 Natural Resources

Regionally important natural resources—specifically rivers, wetlands, reservoirs, and priority ecological areas—are located throughout Spalding County. These resources are shown in **Map 3**.

Regionally Important Resources

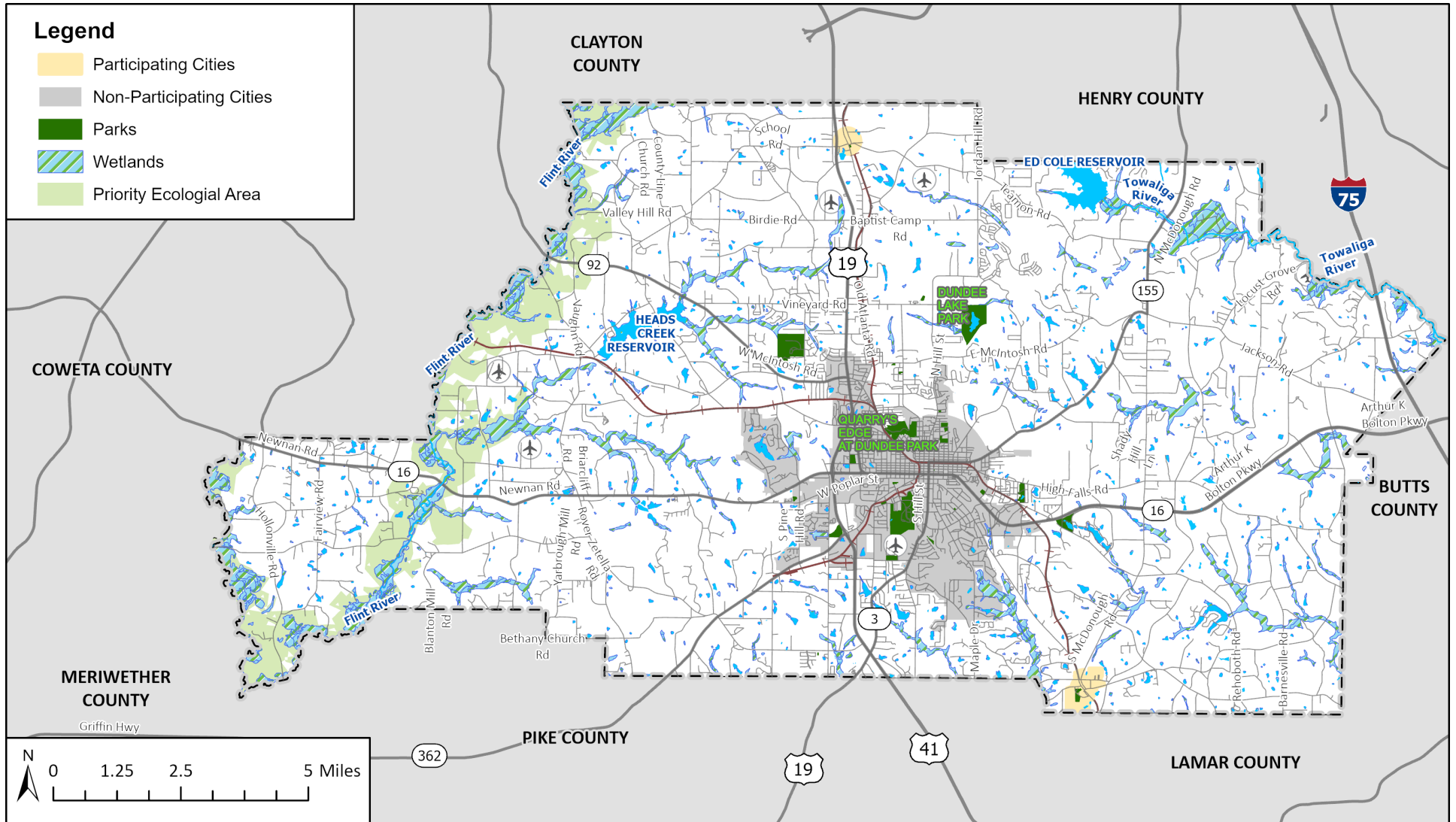
- Flint River, Towaliga River, Heads Creek Reservoir, and Ed Cole Reservoir:** The Flint River and the Heads Creek Reservoir are the primary water supply sources for Spalding County, inclusive of the City of Griffin. The Ed Cole Reservoir, located in Spalding County, is one of the water supply sources for Henry County's water system. Butts County also has a water intake on the Towaliga River located in Spalding, and the City of Zebulon has a water intake on Elkins Creek located in Spalding. The City of Griffin's regional water treatment plant, Still Branch, is located in Molena in Pike County, which also has its intake on the Flint River.

- Priority Ecological Areas (PEA):** These areas, as outlined by the Southeastern Ecological Framework, provide critical ecosystem services, including important animal and vegetation habitats, federal and state managed lands, wetlands, undeveloped areas, floodplains, and aquatic systems. A PEA corridor exists in Spalding County surrounding the Flint River.
- Dundee Lake Park:** Northeast of Griffin, this 184-acre property includes a 28-acre fishing lake and many acres of natural beauty. The site originally served as a water supply source for mill operations.
- Quarry's Edge Park:** Spalding County celebrated a ribbon-cutting for this new park property in April 2022. Quarry's Edge includes 130 acres of wooded land and over four miles of mountain bike and hiking trails.



Spalding County Quarry's Edge at Dundee Park

Map 3. Significant Natural Resources



Data Sources: Spalding County Community Development, Southeastern Ecological Framework



Part V Environmental Criteria

Spalding County meets state environmental requirements through the following regulations:

1. **Sensitive Land-Wetlands Protection District:** The locations designated as wetlands align with the U.S. Fish and Wildlife Service National Wetlands Inventory. Spalding County's code and the 2017 Future Development Map have strong protections for preserving wetlands.

2. **Sensitive Land-Groundwater Recharge Area Protection District:** The locations were mapped as significant recharge areas by the Georgia Department of Natural Resources' Hydrologic Atlas 18, 1989 Edition. The Spalding County code, which labels the groundwater recharge areas as "S3 districts," regulates land use and site characteristics in accordance with state law.

3. **Sensitive Land-Watershed Protection District:** The County's watershed protection district covers a large land area throughout the County (including some portions of the City of Griffin). In accordance with the state's definition of "large" and "small" water supply watersheds, the County's code delineates appropriate buffers and other protections around water intakes and reservoirs, as follows.

a. City of Griffin/Flint River Intake Water Supply Watershed: A large water supply watershed which provides an intake for the City of Griffin on the Flint River. This watershed does not contain a reservoir.

b. Henry County/Towaliga River Water Supply Watershed: A small water supply watershed which provides an intake for Henry County on the Towaliga River. This watershed contains a reservoir.

c. Butts County/Towaliga River Intake Water Supply Watershed: A small water supply watershed which provides an intake for Butts County on the Towaliga River. This watershed does not contain a reservoir.

d. City of Griffin/Head's Creek Water Supply Watershed: A small water supply watershed which provides an intake for the City of Griffin on the Head's Creek Reservoir located in unincorporated Spalding County. This watershed contains a reservoir.

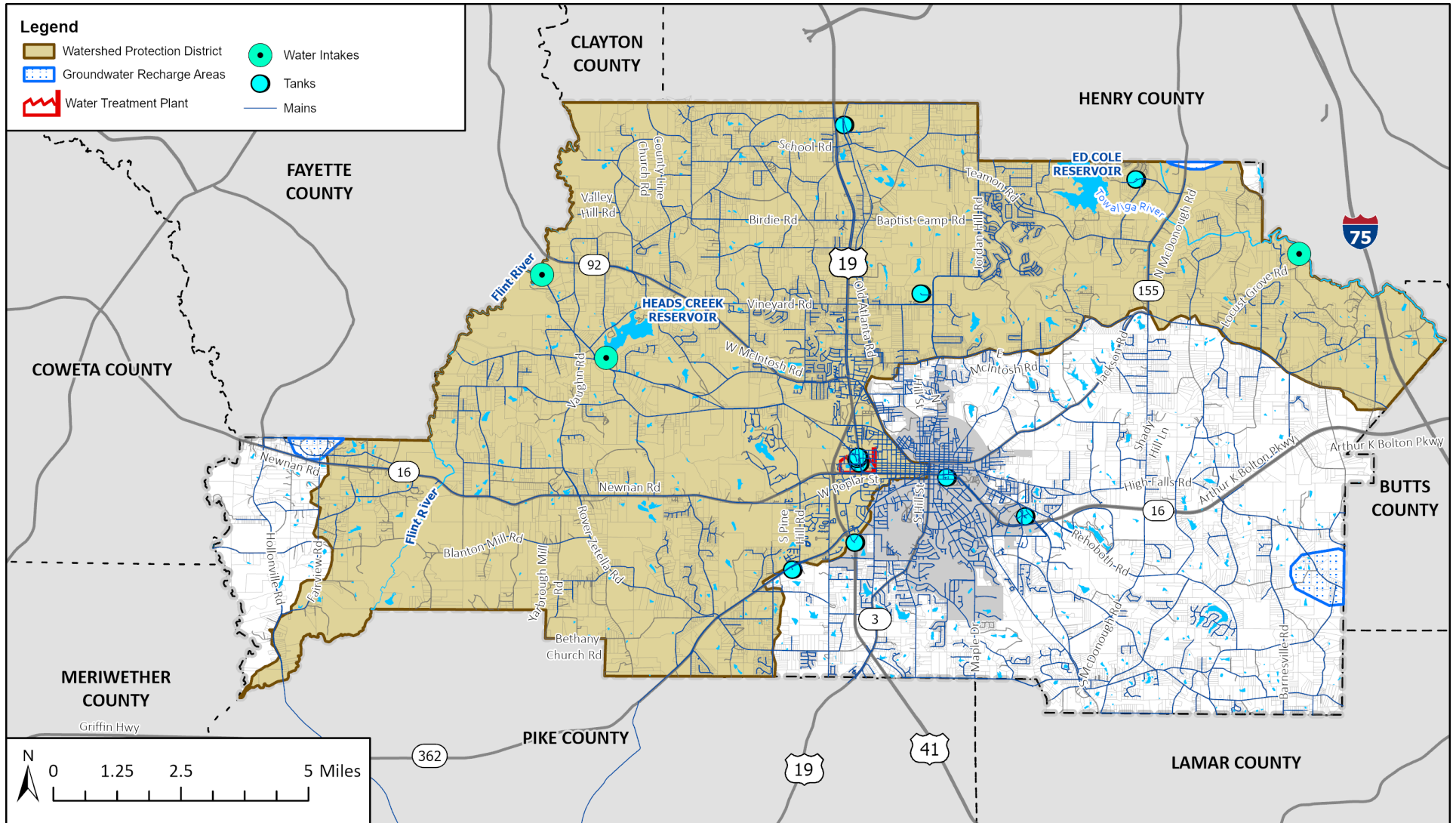
e. City of Zebulon/Elkins Creek Intake Water Supply Watershed: A small water supply watershed which provides a supplementary intake for the City of Zebulon, Georgia. This watershed does not contain a reservoir.

f. City of Griffin/Flint River Reservoir Watershed: A large water supply watershed which provides an intake for the City of Griffin from a reservoir to be constructed on the Flint River in Pike County, Georgia. This watershed contains a reservoir.

Map 4 shows the location of the Watershed Protection District, the Groundwater Recharge Areas, Water Intakes and Water Tanks, all of which are discussed above.



Map 4. Water Infrastructure



Data Sources: Spalding County Community Development



Stormwater Management

Spalding County's Community Development Department oversees compliance with erosion control and stormwater management regulations as development occurs. The Georgia Stormwater Management Manual (GSMM), known as the "Blue Book," provides guidance for the appropriate stormwater best management practices (BMPs) to install. Development increases the imperviousness of sites, which causes runoff to put pressure on storm drain systems. The runoff also collects pollutants as it flows over road surfaces. Stormwater BMPs are critical for slowing the rate of runoff and filtering out pollutants. These control methods, whether natural green infrastructure or traditional gray infrastructure, protect the health of the watershed. As surface water is the primary source of drinking water in Spalding County, it is of great importance that stormwater BMPs manage pollution before it winds up in surface water reservoirs.

Upper Flint Regional Water Plan

The Regional Water Plan (RWP) forecasts water needs and identifies potential water supply and water quality issues. Spalding County is within the Upper Flint water planning district. The Upper Flint's RWP calls for specific policies and initiatives related to the following: 1) water demand and supply management, particularly in

times of drought; 2) agricultural water withdrawal metering program; 3) water quality concerns and increasing public education about water quality; and 4) coordination with neighboring water planning councils.

The RWP builds on the Flint River Water Development and Conservation Plan (2006), which continues to guide the Georgia Environmental Protection Division's purview over agricultural water use permits in the Flint River Basin. The Flint River has been a critical resource of concern throughout the tri-state water wars legal battles over water rights in the Apalachicola-Flint-Chattahoochee Basin. As such, it is of utmost importance that water is conserved in the Flint River Basin. To protect a sustainable water supply, the RWP also recommends that treated wastewater flows are returned to the river rather than land applied.

UGA Cooperative Extension

Through workshops and other community involvement activities, the UGA Cooperative Extension provides education to landowners, homeowners, and farmers on sustainable land and water resources management best practices. The Extension also works with youth through the Spalding County 4-H Club in the areas of civic engagement, healthy living, STEM, and agriculture. In 2020, the UGA Extension worked with the County to relocate the Healthy Life Community Garden to the Fairmont neighborhood. The Healthy Life Community Garden promotes community gathering and volunteerism, and it fills a need for healthy food choices in an underserved area. In 2021, the Association of County Commissioners of Georgia awarded Spalding County with a County Excellence Award for eliminating a food desert at Fairmont.



Fairmont Healthy Life Community Garden

3.2 Water and Sewer Infrastructure

Examining the history of the water and wastewater infrastructure systems in Spalding County provides important context for the county's existing growth patterns. In terms of public infrastructure, the key decision-makers on water and sewer infrastructure in Spalding County are the City of Griffin, the Spalding County Water and Sewerage Facilities Authority (SCWSFA), and to a minor extent, the Henry County Water Authority. Some recent growth in Spalding County has also been supported by private infrastructure systems, particularly a private wastewater provider called Minerva, which serves the Sun City Peachtree community in northeast Spalding County.

In 1995, the City of Griffin and Spalding County executed a 25-year water purchase agreement. According to the agreement, Spalding County would purchase all of its water from Griffin, and Griffin would construct the needed facilities to provide for the water supply and treatment. This project, known as the Flint River Regional Water Supply Project, culminated in the Still Branch Regional Reservoir and Treatment Plant located in Molena (Pike County). The reservoir and treatment plant were completed in 2005.

The SCWSFA operates a potable water distribution system, with water pumped into the county's pipes from Griffin's water

treatment plants (**Map 4**). The city's water system has excess capacity, so it is in both the city and county's best interest to encourage more development. With oversized pipes that are not consistently pumping water, water quality issues may pervade. Pressure issues in Spalding's distribution system also pose an issue with fire flow; the SCWSFA has identified areas of the county where the flow rates (750 to 1,500 gallons per minute) are not sufficient to suppress fires.

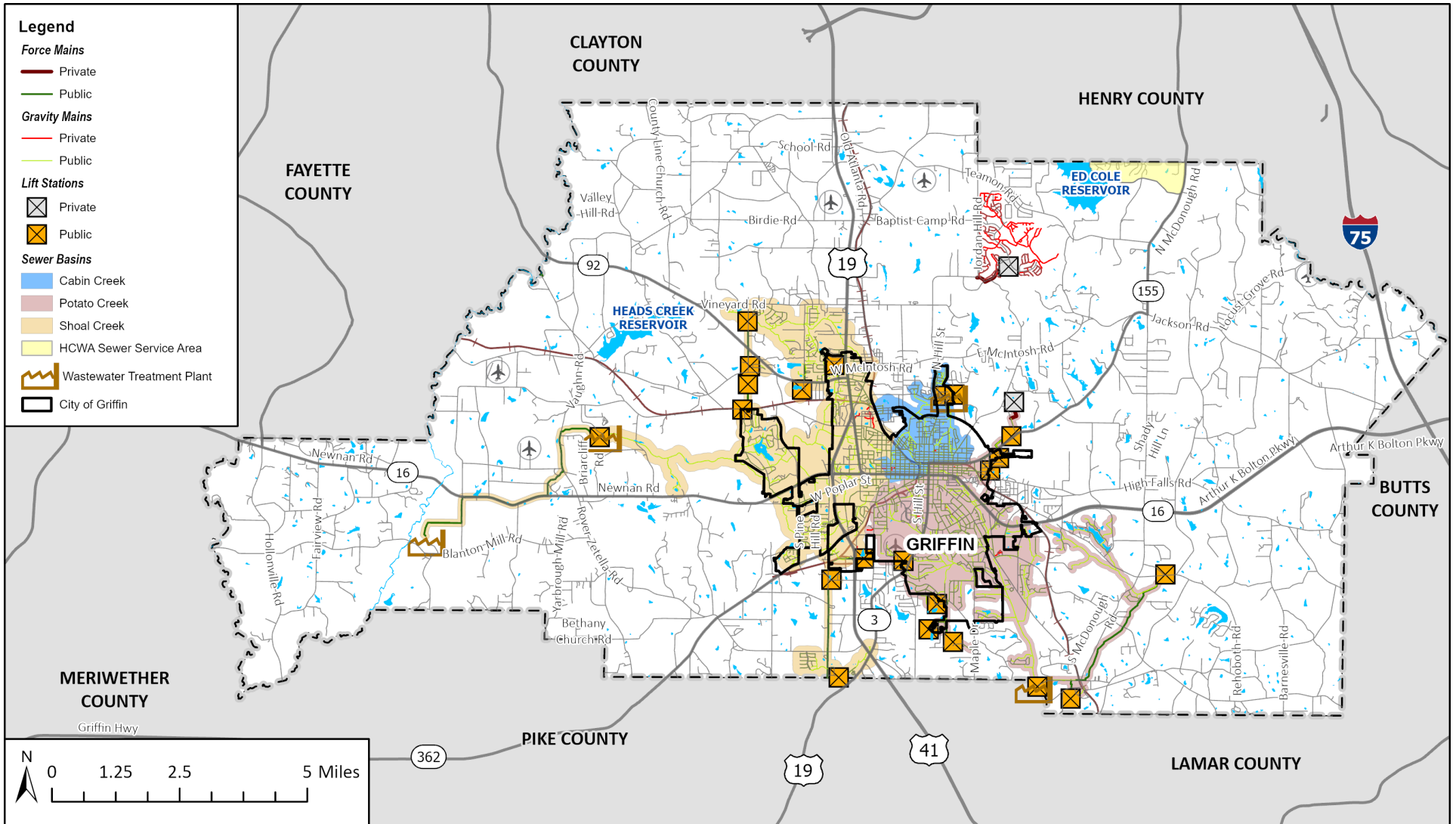
As shown in **Map 5**, there are minimal areas of unincorporated Spalding County with sewer access. The Griffin-owned sewer lines that expand outside of the Griffin city limits extend westward to the Shoal Creek and Blanton Mill Wastewater Treatment Facilities, as well as to the south in the Tri-County Crossing area and in Orchard Hill. The Heron Bay development in northeast Spalding receives sewer service from Henry County Water Authority, and the Sun City-Peachtree development receives sewer service from Minerva (a private provider).

Historically, SCWSFA has not been in the sewer business, with the exception of a small pocket of the county (in the historic mill village area) where it owned a small wastewater system. Years ago, when the mill went out of business, the sewer infrastructure and treatment plant were sold to SCWSFA for one dollar. As of April 2022, SCWSFA was in the process of decommissioning the wastewater

treatment plant. It constructed an outfall system to convey sewage to Griffin's Cabin Creek Wastewater Treatment Plant, so these previous SCWSFA sewer customers are soon to become City of Griffin sewer customers.

In recent years, Spalding County's leadership has embraced the position that sewer infrastructure is needed to promote economic development. The City of Griffin's wastewater treatment plants have limited capacity, and typically when new developments want to tie in to the sewer system, the City annexes the land. In order to expand its development potential, many County leaders have expressed the opinion that SCWSFA needs to provide public sewer in strategic areas. SCWSFA is currently preparing to commission a Sewer Feasibility Study. The goal of this study will be to determine if any areas of the county have sufficient density (now or in the near future) to support a financially feasible sewer system.

Map 5. Wastewater Infrastructure



Data Sources: Spalding County Community Development

Exploring Sewer Feasibility

On March 30, 2022, the Spalding County Planning Committee recommended that the SCWSFA authorize a sewer feasibility study. The particular areas to be included in the Request for Qualifications are:

- Hwy 16 East-everything east from Barrow Road to the Butts/Spalding county line
- Hwy 16 West-everything west from Poplar Road to the Coweta/Spalding county line
- Hwy 19/41-everything north of the city limits to the Henry/Spalding county line
- Hwy 19/41-everything south of Airport Road to the Lamar/Spalding county line

Cost must be evaluated based on several factors, including but not limited to, 1) the distance to the closest wastewater treatment facility that has available capacity (cost is typically estimated per linear foot); 2) ability of the receiving wastewater treatment facility to accept the wastewater based on its composition (waste load allocation); 3) material and labor costs; 4) land disturbance and required erosion control measures; 5) time to obtain permits; and 6) future operations and maintenance. If there are no nearby wastewater treatment facilities that have available capacity, the cost will be significantly higher to accommodate the design, permitting, and construction of a new wastewater treatment plant, which would be a multi-year effort.

Definitions and Considerations:

- **Permitting:** The Georgia Environmental Protection Division’s (EPD) Wastewater Regulatory Program must review new and expanded wastewater facilities. The permitting process may take years, as it requires engineering analysis for several steps in the application. Permitting may be further complicated if the planned sewer lines cross wetlands or other environmentally sensitive or historic areas. The U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the Georgia Historic Preservation Division will be involved in reviewing plans and specifications to ensure compliance with state and federal laws and proper due diligence.
- **Wastewater Generation:** This refers to the quantity of wastewater expected to be generated by the property that is connecting to the sewer system.
- **Waste Load Allocation:** This refers to the pollutant mix within the wastewater generated at the property. Some types of developments generate wastewater with a particularly overburdened waste load, such as industrial processes that use chemicals or generate food waste. Due to the unique type of waste, many industrial properties apply to build their own Industrial Wastewater Facilities, which also must go through a technical review process with Georgia EPD.

As SCWSFA investigates new options

for infrastructure expansion, it will be important to continue to coordinate with the City of Griffin. The Griffin Wastewater Management Plan, revised in 2013, provides a long-range strategic approach to infrastructure provision through 2030. The plan provides more context-specific considerations for system expansion, such as drainage basin characteristics and permit allowances in terms of capacity and waste load allocation. As SCWSFA builds on this analysis with its Sewer Feasibility Study, tradeoffs will be important to consider, with the goal that services are delivered efficiently and cost-effectively for the Spalding County ratepayers.

Case Study: City of Buford Wastewater Allocation Scheme for Future Development

The City of Buford’s Sewer Allocation Ordinance provides an example of an effective way to tie land use planning to wastewater infrastructure and service planning, which is something Spalding County may want to consider in the future. The ordinance provides a maximum daily wastewater generation allowance per land use types (commercial, industrial, low density residential, medium density residential, high density residential, and downtown/livable center districts).

| | |
|--|------------------------|
| Commercial | 400 gallons per acre |
| Industrial | 750 gallons per acre |
| Low Density Residential | 400 gallons per acre* |
| Medium Density Residential | 1,200 gallons per acre |
| High Density Residential | 1,600 gallons per acre |
| DDA/LCI District \$1000/lot – R - 100 and CSO Residential Districts Only | |

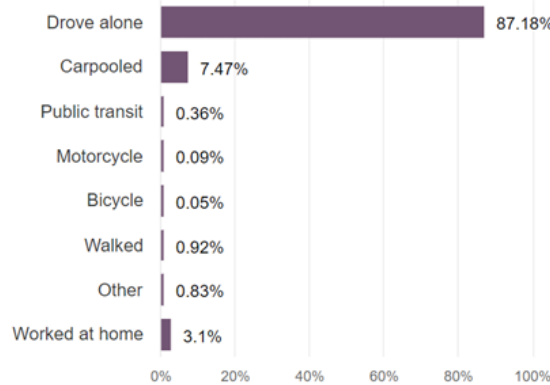
3.3 Transportation Network and Plans

Spalding County has a well-developed transportation network, with Interstate 75 on the eastern edge as well as several federal, state, and county-maintained roads. US 19 traverses the county in a north-south direction, and SR 16 goes through the middle of Spalding County in an east-west direction. On most roadways, Spalding County is not yet experiencing the traffic congestion typical of the City of Atlanta and neighboring suburbs to the south. As described in the Spalding County Freight Cluster Plan, in 2015, most roadways experienced a Level of Service (LOS) of “A” or “B” which means that traffic moved well. A section of SR 155 from Jackson Road to the northern border of the county was shown to be at LOS D which indicates that drivers were experiencing stop-and-go conditions during peak periods.

As shown in **Figure 5**, the vast majority of commuters over 16 years of age drive alone (87.2%). An additional 7.5% of workers carpool, and just under one percent walk to work, while three percent of Spalding County residents work from home.

Spalding also has on-demand transit services as well as bicycle, pedestrian, and multi-use trail facilities.

Figure 5. Means of Transportation to Work



Data Source: U.S. Census Bureau, American Community Survey, 2016 - 2020 Five-Year Estimates

The information contained in the following transportation plans provides additional details on the multi-modal network facilities.

Griffin-Spalding County Comprehensive Transportation Plan

The 2022 Griffin-Spalding County Comprehensive Transportation Plan (CTP), developed in collaboration with the municipalities of Sunny Side and Orchard, is currently in the process of being updated. The CTP is key to ensuring mobility, quality of life, and economic vitality, and regular updates allow local transportation projects to remain eligible for state and federal funding. By intentionally seeking the perspectives

of business leaders, public officials, commuters, and residents, the County will seek to craft a plan that accommodates all modes of transportation, including roadways, bridges, transit, bicycle and pedestrian infrastructure, and freight. Spalding County, as a member of the Atlanta Regional Commission (ARC), will see its CTP folded into the larger Regional Transportation Plan (RTP), establishing a uniquely tailored, prioritized plan that will determine the thrust of transportation improvements through 2050. The previous update to the CTP, which was adopted in 2016, identified the following goals:

- Ensure the transportation system supports economic development and efficient freight movement.
- Position Griffin Spalding as a live-work-play destination through multimodal mobility, community and environmental preservation and enhancement, livability and quality of life.
- Improve bicycle and pedestrian ways, including multi-use paths and sidewalks, as a means to offer recreational improvements and connect community centers as well as adjacent counties.
- Maintain and preserve critical transportation infrastructure, including roadways, bridges, and multimodal facilities.
- Ensure a safe, secure and connected transportation system.
- Focus on realistic and implementable

improvements that meet mobility needs of all citizens.

- Ensure adequate funding for transportation through a constant funding stream and a programmatic approach for improvements, while leveraging local funding to capture additional funds from other sources.

Freight Cluster Plan

Anticipating growth in truck travel and subsequent industrial development in the coming years, Spalding County sought to document existing conditions and perform a current and future needs assessment through its 2020 Freight Cluster Plan. The goal of these analyses was to identify transportation recommendations geared towards improving freight mobility and positioning the area for industrial development. The major findings of the study are grouped by category and shown in **Table 4**.

Table 4. Major Findings of the 2020 Spalding County Freight Cluster Plan

| Subject | Findings |
|---------------------------------|---|
| Land Use and Development | - The current prominent land uses are low-density residential and agricultural. - Industrial development is expected to be concentrated in Green Valley area / eastern portion of the county as well as along the I-75 corridor - Existing industry in Green Valley is best-rated for development |
| Roadway Network Characteristics | - Most county roadways have minimal congestion; a main objective of the plan is to mitigate future congestion through responsible development. - Few capacity improvements are planned or programmed other than the Griffin Bypass. ARC traffic projections for 2040 may be understated given industrial development. |
| Freight Network Characteristics | - There are several major truck routes through the county including SR 16, US 19 Business/Hill St/Zebulon Rd, US 19/US 41/SR 3, SR 362, and SR 92. There are also truck route restrictions in the county that will need to be reviewed. -Norfolk Southern’s railroad passes through downtown Griffin and splits in four directions |
| Workforce Access | - There is a significant influx of workers into the county, while 75% of residents are employed outside of it; Spalding should find ways to attract more local workers - The county offers limited transit access and no direct commute services, leaving its workforce dependent on personal automobiles |



I-75 Commercial Vehicle Lanes

While not a transportation plan, it is important to note that the proposed I-75 Commercial Vehicle Lanes project (GDOT PI No. 0014203) passes through the eastern corner of Spalding County. This project calls for two barrier-separated lanes for northbound commercial vehicle travel. The commercial vehicle lanes will commence at the I-75/I-475 interchange in Monroe County and terminate at SR 20 in Henry County. It will bring additional freight traffic and subsequent industrial, manufacturing, and distribution uses along the I-75 corridor and to Spalding County. Construction of these lanes is planned for 2024 with an opening in 2027.

Griffin Trails Project

In 2018, in collaboration with the Archway Partnership at the University of Georgia, the City of Griffin developed the Griffin Trails Project, a master plan to incorporate trails throughout the city connecting existing neighborhoods and parks. The overarching goal is to create an inclusive, livable, and walkable environment for the community where residents can live, work, and play. The project vision overlaps with the 2016 CTP in several areas, including increased pedestrian and bicycle connectivity and alternative transportation systems that are safe, secure, and connected.

Transit Master Plan

In 2021, Spalding County requested funding from the ARC to conduct a transit implementation study. This Transit Master Plan (TMP) will seek to understand existing and future demands for regional transit to destinations within the county and in the surrounding municipalities. Current transit service is provided by the Three Rivers Regional Commission (TRRC), consisting of 5 fleet vehicles primarily used for educational, medical, social/recreational, and employment purposes, as well as by senior citizens. The preliminary goals of the TMP are as follows:

- Use transit to create a transportation system responsive to the needs of vulnerable populations and those for whom transit is a necessity (e.g., transit dependent)
- Enhance livable communities where modes connect to facilitate seamless integration of the pedestrian, bicycle, and transit networks
- Use transit as a tool to meet the sustainability, growth management, economic development, and traffic mitigation goals of Spalding County and its municipalities
- Balance system implementation with fiscal, operational and policy constraints
- Coordinate transit investments with state (GDOT) and regional (ARC and TRRC) projects
- Be the basis for the transit component of the Griffin-Spalding County CTP

The final plan is scheduled to be delivered in 2022.

TSPLOST

In 2021, Spalding County leaders brought a five-year road resurfacing project list before residents, hoping to secure approval for a Transportation Special Purpose Local Option Sales Tax (TSPLOST) to fund the necessary improvements instead of using the General Fund and property tax revenues. In addition to repaving over 100 miles of roads, the funds will be used to acquire necessary equipment for the Public Works Department. Voters approved the measure in November.

Some notable initiatives:

- Airport development
- Quarry's Edge at Dundee Park, a new mountain biking facility with almost four miles of trails, opened to the public. It is designated as an MTP Atlanta Trail Location.

3.4 Broadband Coverage

The state of Georgia launched the Georgia Broadband Deployment Initiative (GBDI) in 2018. The initiative calls for the promotion and deployment of broadband services throughout the state to unserved areas, with broadband defined as service that provides a minimum of 25 Mbps download and 3 Mbps upload speeds. To facilitate broadband deployment, the state created an online Broadband Availability Map, aggregated from various internet service providers, to illustrate where communities have disparities with broadband access.

Map 6 provides the state's data for Spalding County, with the unserved

census blocks shown in orange. A census block is designated as “unserved” when 20 percent or fewer locations in the census block have access to broadband as defined above. The unserved census blocks in Spalding County are in the far west, in the east near State Route 16 and I-75, and some portions of north Spalding including the city of Sunny Side. Overall, the County has approximately 34,500 served locations and about 2,450 unserved locations (7 percent unserved).

In 2021, Spalding County participated in a cohort of communities that received technical assistance from the Partnership for Inclusive Innovation at Georgia Tech. Student interns (of the Partnership's Smart Community Corps program) helped

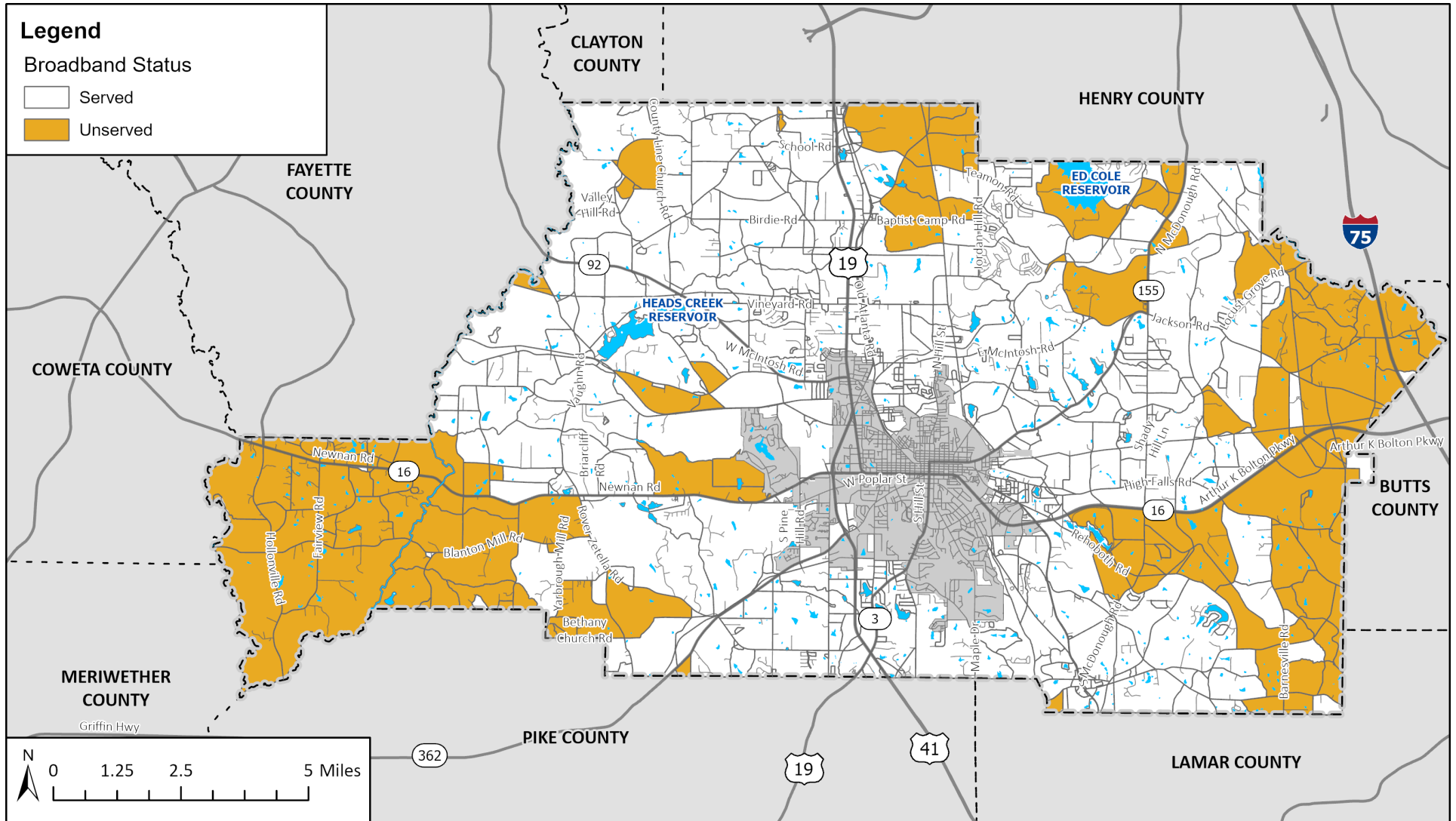
investigate connectivity solutions for Spalding County to advance the County's Rural/Remote Wireless Broadband Initiative. The Smart Community Corps interns created dashboards and analytics for assessing the viability of wireless delivery speed, cost, uptime and downtime, and customer feedback. In the 2021 Spalding County Annual Report, the County referenced a new partnership with fiber provider, WayCom, which will help expand access to affordable high-speed internet service in the county's most underserved areas.

State Programs Related to Broadband

Georgia Broadband Ready Community: The purpose of the Broadband Ready Community Designation is for a community to demonstrate that it has taken steps to reduce obstacles to broadband infrastructure investment.

Broadband Ready Site Designation: The purpose of the Broadband Ready Site Designation is to encourage economic development and attract technology. Once designated, the Georgia Department of Economic Development will promote the facilities and developments as local community assets.

Map 6. Broadband Access in Spalding County



Data Source and Notes: Georgia Department of Community Affairs, 2021 Georgia Broadband Data. Statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up. The coverage percentages correspond to the number of served locations within the Census Block compared to the overall number of locations (homes and businesses) in the Census Block.

4. Land Use Trends, Policies, and Related Plans



This chapter provides a high-level review of Spalding County's current land uses and development trends. It also includes an inventory of zoning policies and planning documents that direct the County's decision-making related to rezoning requests and public and private land and infrastructure investment. These items provide important context and information for updating the Comprehensive Plan. In particular, the Comprehensive Plan should be grounded in a solid understanding of the current land use mix and mindful that the right zoning tools and policies either exist or need to be created to implement any shifts in the plan itself. Related plans can expand upon or provide additional direction to guide land use investment and related policy decisions.

4.1 Current Land Use

Spalding County can still be characterized as a largely rural community, although increasing development interest and pressure is making a marked impact on the areas to the north and east of Griffin and transitioning the county into a more suburban character in the northeastern quadrant of the county. Limited sewer infrastructure, as summarized in Chapter 3, continues to limit major development in the unincorporated county. The western and southeastern portions of the county are generally rural in nature with residential or agricultural uses on large tracts of land. Commercial development

and redevelopment along US 19/41 and industrial growth along US 16 will make a marked impact on the county. Although the county does not maintain an inventory of current land uses in GIS, the County's overall land use makeup was briefly synthesized below based on site visits and review of aerial imagery.

Commercial Uses

Commercial uses are largely concentrated along and adjacent to US 19/41 and Old Atlanta Highway, which runs south extending out of Henry County. The road currently has a mix of service uses, including convenience stores, vehicle related uses (new and used car dealerships, automotive repair), gas stations, recycling centers, and some miscellaneous retail uses, including furniture sales, antique shops, and RV sales, among others.

South of Griffin, there is a mix of commercial uses in the Tri-County Crossing area, including a grocery store, some restaurants, small convenience stores, and a gas station.

Other small hubs of commercial development are at the following locations:

- N. McDonough Road (SR 155) and Jackson Road - including a Circle K, Dollar General, and Chevron
- Orchard Hill - home to a coffee shop and small food and convenience shops as well as some service-oriented uses

Institutional Uses

The Sunny Side area is home to a few churches, a city office, and the US post office. Similarly, the Orchard Hill area, south of Griffin, along Macon Road, has a post office, city hall, a couple of churches, and Orchard Hill Park. On SR 92, west of Griffin near SR 92 and W McIntosh Rd, is a hub of four churches. The Pine Ridge Landfill takes up notable presence just outside the southeastern boundary of the county, located south of US 16 along Bailey Jester Road.

Residential

Single family housing is the dominant housing type located in the county on a combination of large, rural lots on the western portion of the community, with planned neighborhoods largely located in the northeastern portion of the county. Sun City Peachtree, a 55+ active adult residential community planned to host over 3,300 homes, is the most notable of these developments, located off of Jordan Hill Rd, north of Griffin. Heron Bay is another major development extending south through the Henry County line into Spalding County and abutting the Ed Cole Reservoir. Both Sun City and Heron Bay feature a golf course. These investments are likely to trigger continued residential housing development in the northeast section of the county along with nearby supporting services where infrastructure can accommodate.

Industrial

US 16 (Arthur K Bolton Pkwy) serves as a major area for economic development for the county and hosts several industrial, distribution, and logistics uses. The Lakes Pkwy is attracting some key uses and setting a precedent for future quality industrial use and increased interest along the corridor. Companies located here include Toppan USA, Caterpillar Inc., Rinnai America Corp., and others. Industrial uses are otherwise scattered in the County, particularly along rail lines, including the southeast line running through Orchard Hill.

Rural and Agricultural Uses

The balance of Spalding County, beyond the immediate western area outside Griffin, is almost entirely rural residential or rural agricultural uses. Large lots surrounded with open fields or swaths of forested land speak to the county’s rural heritage and the natural history of the area. The southeastern quadrant of the county is also largely rural and agricultural in nature with limited commercial activity in the Orchard Hill area and continued investment along US 16.

4.2 Development Trends County Building Permits

A review of County building permit data shows construction of single-family homes in the unincorporated area has remained fairly constant over the past few years, with numbers of annual home builds in the mid- to high- 200’s since 2017. There was a slight reduction in 2020, the first year of the Global Pandemic. Prior to 2017, annual construction reflected a long recovery from the Great Recession in 2008, when annual home builds were under 200 per year and fell each year to a low of 92 in 2012 before starting to climb on an annual

basis. Prior to 2008, annual construction numbers were well over recent numbers, ranging in the mid-300’s to over 400 homes per year.

Figure 6. Housing Construction in Spalding County, 2002 - 2020



Data Source: Spalding County Community Development Department

Developments of Regional Impact

Per the Georgia Department of Community Affairs, “Developments of Regional Impact (DRIs) are large-scale developments that are likely to have regional effects beyond the local government jurisdiction in which they are located.” The Georgia Planning Act of 1989 requires that such developments go through a distinct review process. Such developments also are a sign of trends and activities that may incite additional development and investment. Spalding has had three major DRIs since its 2017 Comprehensive Plan update.

Georgia Highway 16 / Arthur K. Bolton Parkway continues to attract interest from large-scale, light industrial operations. The **proposed High Falls Logistics Park** would accommodate 4,522,000 square feet in e-commerce logistics center and warehousing space on 348 acres in the southeast quadrant of Hwy 16 and High Falls Road. Water would be provided by Spalding County Water and Sewerage Authority and sewer by the City of Griffin. The property is current zoned for agricultural and large-lot residential use and would require rezoning of the property to support the proposed use. If approved, it would be developed in phases through 2030.

At the southwest quadrant of the Hwy 16 and I-75 intersection, there is a **proposed**

expansion of the Prologis Commerce Center. Although located predominantly in Butts County, just west of the I-75 interchange in that county, concept plans show the potential for the warehouse and distribution center to include 195,000 square feet in space in Spalding County. Pending zoning approval by Butts County, the primary portion of the development is anticipated to come online by 2025, with water and sewer being provided by the Butts County Water and Sewer Authority.

In the northeast quadrant of Hwy 16 and I-75 is another site that is located primarily in Butts County but has the potential to activate abutting acreage in Spalding County. **The River Park E-Commerce Center** includes industrial and commercial space and is continuing to be built out. It was originally proposed as a 1,772-acre mixed-use development with 348 acres of the total project area in Spalding County. It bills itself as the largest industrial e-commerce development in the Atlanta region, with 20,000,000 square feet in Class A institutional quality e-commerce logistic building sites and 1,000,000 square feet of commercial upon completion.

Proposed Large-Scale Developments

High Falls Logistic Park
Hwy 16 and High Falls Road
(southeast quadrant)

Prologis Commerce Center expansion
Hwy 16 and I-75
(southwest quadrant)

River Park E-Commerce Center
Hwy 16 and I-75
(northeast quadrant)

4.3 Current Zoning

Zoning Overview

The County's Zoning Ordinance contains a variety of zoning districts and overlay districts that support agricultural, residential, commercial, industrial, and mixed-use development in the county. The zoning ordinance protects public safety and health and facilitates coordinated and responsible use of the land by establishing standards and policies for development within each zoning district. A community member may request rezoning of their property to a different zoning district should they desire to change the property's use to one that is not currently permitted under the existing zoning.

Base Zoning Districts

Agricultural zoning districts allow by-right agricultural uses and/or residential uses on a minimum lot area of 3 acres (AR-1), and residential uses on no less than 5 acres (AR-2). Most of western and southern Spalding County is zoned AR-1, as is northern Spalding between Sunny Side to the north, Vineyard / Dobbins Mill Roads to the south (just north of the Griffin city limits), and Sun City to the east. Much of the eastern part of the county, generally east from N. Walkers Mill Road, is also zoned AR-1. In 2018 the County adopted an Agricultural-Tourism (A-T) District, which is intended to provide greater flexibility in farming operations

to support agritourism, such as 'you-pick' farms and wineries.

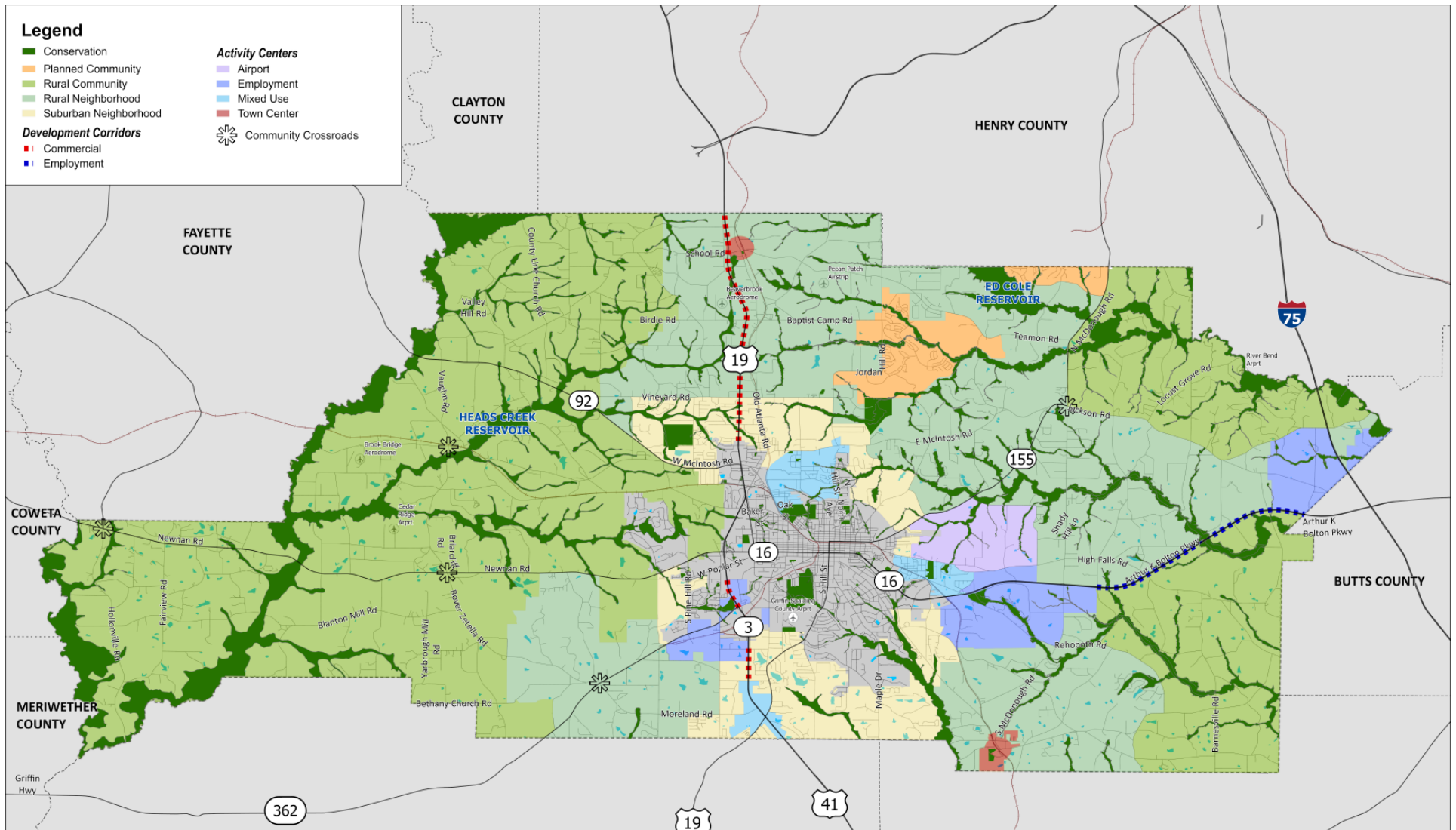
Residential zoning districts are generally oriented around detached single-family uses on lot sizes no less than 2 acres for major subdivisions (5+ lots) and no less than 1 acre on where there are fewer than 4 lots. The primary difference among these districts is the minimum required size of the dwelling, which range from 1,250 square feet in heated floor area to 2,500 square feet, in addition to variation in minimum lot width and setback requirement depending on the availability of water and sewer infrastructure. Properties having a residential district classification are primarily zoned R-2 and are found around Sunny Side, north of Griffin on either side of 19/41, and along and around SR 155 and in between the Sun City and Heron Bay planned developments. Swaths of R-2 zoning are also found along portions of other major corridors, including Hwy 16 and 92. This has resulted in numerous properties that have split-zoning due to the R-2 designation taking in equal area on either side of the roadway rather than following property lines.

All **single-family residential zoning districts** allow for conservation subdivisions, which is a type of subdivision design that allows slightly smaller lots (in some instances) intended to be grouped to maximize the preservation of greenspace and sensitive

natural areas. In addition, these districts allow consideration of patio- or cluster dwellings (up to 6 dwelling units per acre) by the Board of Commissioners if public water and sewer is available. Manufactured homes, townhomes, duplexes, and apartments are allowed in specific districts intended to support higher density housing options. A mix of dwelling types and densities is supported by the **Planned Development District (PDD)**, **Village Node District (VN)**, and **the Active Adult Residential District (AAR)**. The VN and AAR districts are generally 'mixed-use' districts; they also support some commercial uses that are intended to serve surrounding residences.

Commercial zoning districts allow for a range in type and intensity of uses, from 'neighborhood commercial' to industrial uses and junkyards. While the lower intensity commercial districts generally limit the uses to typical retail and service uses, the higher intensity districts that make accommodation for manufacturing activities also allow more traditional, commonly frequented uses (e.g., restaurant, barber/beauty shop, gift shop, etc.) that may be incompatible for the district due to potential detrimental impacts from manufacturing activities. Commercial-zoned properties are primarily located along U.S. Highway 19/4, in the vicinity of I-75, and between Green Valley and Rehoboth Roads. Master planned commercial and industrial developments on larger tracts

Map 8. Spalding County Future Development Map 2017



Data Source: Spalding County Community Development



is also allowed, via the PDD mentioned previously.

Overlay Districts

In addition to traditional zoning districts that identify allowed uses and associated development standards, the County has adopted several 'overlay districts' to provide additional and/or tailored use and design regulations for certain areas. The Tri-County Crossing (TCC) Overlay District is located near the intersection of U.S. Highway 19/41 and Zebulon Road and was created to help implement the 2009 Tri County Crossing Livable Centers Initiative (LCI) Study. The study recommended a walkable mixed-use center with commercial, employment and residential uses. Accordingly, the TCC district identifies allowed uses and building and site design standards that are intended to implement this vision.

The **Mill Village (MV) District Overlay** applies to former residential 'mill villages' that once housed workers for the area's textile mills in the late 19th and 20th centuries. The overlay district provides design standards for residential construction in order to protect the historic character of the area.

The **Arthur K. Bolton Parkway (AKB) Overlay Zone** applies to Highway 16 East from approximately the eastern boundary of the Griffin city limits to the Spalding County line with Butts County. The purpose of the zone is to apply

standards for property development that result in master-planned residential communities and 'corporate campus'-style developments of manufacturing and business uses. Key provisions of the zone include a minimum landscaped buffer along Hwy 16, the prohibition of new driveways along the highway unless they serve existing lots of record, and development incentives allowing additional building height or signage if enhanced building and site design standards are met.

The newly adopted **North Expressway Improvement District (NEID)** governs the development of property along the U.S. Highway 19/41 corridor from the Henry-Spalding County line to the north boundary of the Griffin limits. It is intended to improve the appearance and function of the corridor through master-planned development (residential, commercial, and mixed use) versus the continuation of 'strip commercial' or single lot commercial development.

4.4 Related Plans

There are several existing local and regional plans that help inform public and private land investment and related infrastructure investments. These plans are briefly highlighted in the following subsections.

Spalding County Comprehensive Plan 2017 Update

The 2017 Comprehensive Plan Update focused on the community's desire to remain a largely rural community while facilitating economic development in strategic locations. The plan includes the current version of the County's Future Development Map, which guides rezoning decisions, as well as a five-year Community Work Program (CWP). The County has used the CWP as an implementation tool for the last several years.



The Lakes at Green Valley on Arthur K. Bolton Parkway

Griffin-Spalding County Communitywide Strategic Plan (FY 2022 – FY 2027)

The strategic plan addresses several key topics that tie into land use policy and land investment decisions. The plan includes objectives and actions organized under five topic areas:

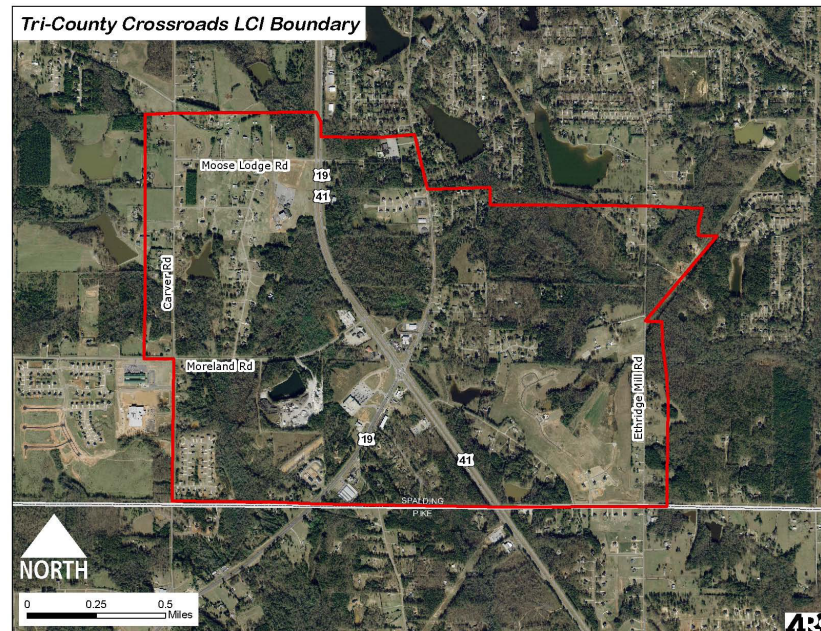
- 1. Achieving Prosperity:** This topic addresses issues related to poverty and mental health challenges.
- 2. Economic Development:** This topic focuses on overall quality of life in the community, job opportunities and workforce development, and infrastructure to support employment growth.
- 3. Education:** This topic runs the gamut from early childhood education, to students planning their higher education, to teacher education programs.
- 4. Housing:** This topic includes increasing the homeownership rate, investing in quality workforce rental housing, and reducing blight through strong code enforcement.
- 5. Public Safety:** This topic addresses crime trends and improving public trust in local law enforcement.

Tri-County Crossing Livable Centers Initiative, 2009

Spalding County completed the Tri-County Crossing Livable Centers Initiative study in 2009. The study set a vision to create a focused and walkable mixed-use center that can accommodate and integrate a range of commercial, employment and residential uses, all within the context of a suburbanizing rural area. Follow-up initiatives included the establishment of an overlay district for the area (completed) as well as plans for street connectivity, open space, and

a multi-use path system. Although it has been over 10-years since its completion, this document should continue to guide development in the Tri-County area.

Map 9. LCI Study Area Map



Data Source: Atlanta Regional Commission

Other Related Plans

Griffin + Spalding Housing Study

This document provides block group statistics for how much households spend on housing, food, and transportation. It also characterizes neighborhoods based on their level of stability (exceptional, stable, transitional, vulnerable, distressed). The document provides the following strategic recommendations:

- Establish a targeted workforce or employer assisted housing initiative
- Create Adopt-A-School partnerships with local businesses
- Develop a lease-purchase option
- Allow property tax abatement for property improvement and renovation
- Establish a housing trust fund
- Finance single-family properties for renovation with tax credits
- Create stronger identities for neighborhood areas
- Promote infill development, rehabilitation, and weatherization
- Concentrate housing dollars and code enforcement in priority areas
- Establish a vacant property receivership/conservatorship program

2020 Arts Market Study

This study discusses affordable live/work housing and studios for artists.

Regional Plans

There are three noteworthy regional plans that can help drive investment and resource conservation with Spalding County.

- Three Rivers Regional Commission Regional Plan 2017 - 2037
- Three Rivers Economic Development Strategy 2021
- Three Rivers Regional Commission Regionally Important Resources Plan, 2019

City of Griffin Plans

In addition to regional plans, the City of Griffin has three noteworthy plans that should be considered when assessing inter-county and city initiatives and investments.

- 2018 - 2038 City of Griffin Comprehensive Plan (undergoing update beginning in mid to late 2022)
- North Hill Street Redevelopment Plan (2008; currently being updated)
- 2010 West Griffin Livable Centers Initiative

2021 Spalding County Annual Report

In addition to the long-range plans listed in this section, Spalding County creates an annual report that serves to highlight progress on implementation of items from the identified long-range planning efforts. The most recent report highlighted the following accomplishments in 2021:

- The “Fairmont-Rosenwald History Center” celebrated a groundbreaking in May 2021. This center is dedicated to the county’s rich African American history.
- The “Raise the Bar” code enforcement initiative is helping to ensure compliance with local, state, and federal regulations that protect the health and safety of the community.
- Land acquisitions are underway for the relocation of the municipal airport north of The Lakes at Green Valley Industrial Park. The Federal Aviation Administration and the Georgia Department of Transportation are funding 90 percent of this project, and the County and City of Griffin are jointly funding the remaining 10 percent of the overall cost.
- The Griffin-Spalding Development Authority sold the last three sites in Hudson Industrial Park.
- The Spalding County Pickleball Complex at Tyus Park will bring in tourism as it is a leading choice for pickleball tournaments in the Southeast.

5. Key Trends and Takeaways



This chapter provides a brief recap of trends and key takeaways from the review of existing conditions. The narrative helps ensure that these topics are forefront in community members' minds as they think about the future of the county. This list should also help facilitate prioritization of activities for the next five years that may further any desirable trends and deter any that are undesired.

5.1 Trends

>>> The county is becoming more diverse.

>>> The percentage of the population that identifies itself as African American/black or Hispanic/Latino increased between the 2010 Census and 2020 Census.

>>> The planning area's population is aging.

>>> The population residing in unincorporated County areas is growing and expected to experience most of the population growth over the next several years.

>>> The City of Griffin's population is declining.

>>> There is increasing interest in housing within unincorporated Spalding County, particularly housing that takes on a single-family, planned community format. This trend is particularly notable in the northeast quadrant of the county.

>>> There will likely be continued interest to invest in quality, planned and amenity-driven residential development in the northeastern portion of Spalding County.

>>> Most employment growth is currently projected to happen within the Griffin City limits.

>>> About 90 percent of the increase in jobs countywide are projected to be in four employment categories: the most notable being health care and social assistance (3,609 new jobs), followed by administration (1,905 new jobs), professional and technical services (1,032 new jobs), and accommodation & food services (1,010 new jobs).



Sun City Peachtree, Active Adult Living

5.2 Key Takeaways

>>> A large portion of the Spalding County population is not in the labor force (49 percent), which provides some implications for services and priorities of the County's residents. This group consists of retirees, youth, and others who do not work for other reasons.

>>> There is a notable difference between the residential characteristics of Griffin and Spalding. While a large majority of Spalding County residents live in owner-occupied housing, a majority of City of Griffin residents live in rental housing.

>>> Spalding County meets state environmental requirements and through its 2017 Comprehensive Plan and local regulations is protecting those resources including but not limited to Flint River, Towaliga River, Heads Creek Reservoir, and Ed Cole Reservoir.

>>> While much of the County is served by broadband, 7 percent of the County is considered unserved as documented by the Georgia Broadband Deployment Initiative. This denotes an opportunity to continue boosting broadband in the community. Spalding is actively working with WayCom to address the gap.

Looking Ahead

Spalding County is well positioned to grow in a manner that is consistent with community values. Overlay districts on US 19/41 and US 16 will help facilitate quality growth and development but may also slow the rate of growth.

Spalding County is still largely a rural community. The County's decision to invest in transportation and sewer infrastructure will shape any notable shifts in future growth and development. For instance, a planned bypass around Griffin will induce additional investment in the County's unincorporated eastern side. The pending airport development will facilitate economic development in and around it and along the US 16 corridor. Commercial vehicle lanes on I-75 will increase attractiveness of locating industrial, manufacturing, and distribution uses within Spalding County, particularly along US 16.

The County and local and regional partners have carried out several related plans and studies that, in conjunction with the Comprehensive Plan, will influence future services, jobs, and infrastructure and have an important influence on private land development decisions. Coordination between these plans and the Comprehensive Plan will continue to be important.

Community & Economic Development Partners

- Griffin-Spalding Development Authority
- Griffin Housing Authority
- Griffin-Spalding County Hospital Authority
- Griffin-Spalding Archway Partnership
- Spalding County Collaborative Authority for Families and Children
- Griffin-Spalding Chamber of Commerce
- Southern Crescent Technical College
- University of Georgia at Griffin

Gateway Land Use Analysis



Gateway Land Use Analysis

What's happening on the fringes?



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To fully consider the Gateway locations, the planning team needed to look beyond the Spalding County boundary. To that end, the existing land use and future land use or future development map was collected and summarized. This document provides a snapshot of the development that exists and can be expected to occur in the adjacent counties at each major entrance point to Spalding.

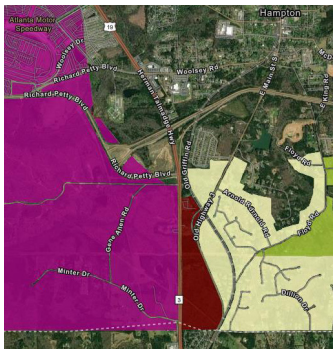
Henry County

Near Sunny Side: U.S. Highway 19/41 Existing Land Use

- Predominantly undeveloped or residential in immediate vicinity of county line
- Little commercial along 19/41 between county line and nearby Atlanta Motor Speedway/Henry Co. Airport (about 2 miles) and between Speedway and Lovejoy

FLUM /FDM (2018):

- West side of 19/41: Mixed Use / Hampton Mega-Site, includes high density residential (16 du/ac)
- East side of 19/41: Commercial frontage and Suburban Area (low density) and Rural Areas beyond
- City of Hampton FLUM: Commercial/ Mixed Use

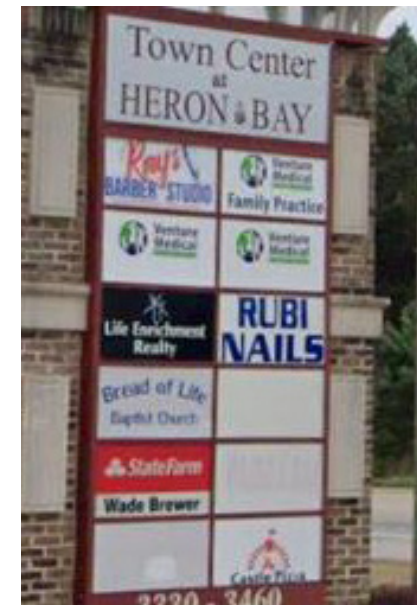
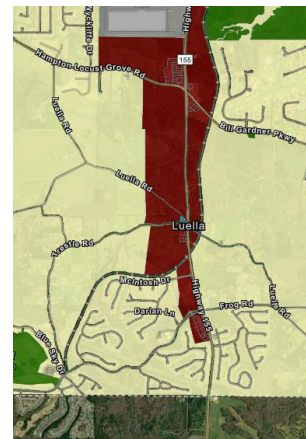


Near Heron Bay: State Route 155 Existing Land Use

- Heron Bay Development - residential
- Bank and new strip commercial (Town Center at Heron Bay) about .3 mi. north with medical, personal services, planned restaurants; some vacancies *
- Publix Shopping Center 2 mi. north

FLUM /FDM (2018):

- Low-density residential
- Commercial along much of the frontage until Publix, then light industrial / commercial mix to I-75
- East side of 19/41: Commercial frontage and low-density residential beyond



Butts County

Near Jenkinsburg

Existing Land Use

- Ag / low-density residential
- Industrial under development: River Park E-Commerce Center includes industrial and commercial space and is continuing to be built out. It was originally proposed as a 1,772 acre mixed-use development with 348 acres of the total project area in Spalding County. It bills itself as the largest industrial e-commerce development in Atlanta, with 20,000,000 square feet in Class A institutional quality e-commerce logistic building sites and 1,000,000 square feet of commercial upon completion.

FLUM /FDM (2018):

- North/NE = Agriculture and Conservation (Towaliga River)
- South: Highway Activity Center

Permitted Uses in Highway Activity Center

- Highway commercial
- Office park
- Civic/public/church
- Logistics/distribution center
- Warehousing
- Light Industrial

Conditional Uses in Highway Activity Center

- Townhomes, condominiums, apartments

Near Arthur K. Bolton

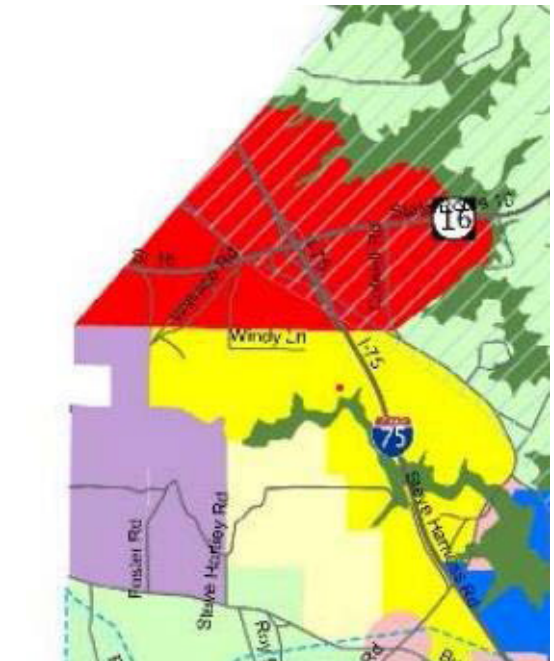
Existing Land Use

- East side - truck stops with fast-food
- West side - Gas, Hotel, Dollar General Distribution Center, Prologis Commerce Center*

* At the southwest quadrant of the Hwy 16 and I-75 intersection, there is a proposed expansion of the Prologis Commerce Center. Although located predominantly in Butts County, just west of the I-75 interchange in that county, concept plans show the potential for the warehouse and distribution center to overlap into Spalding County with 195,000 square feet in space. Pending zoning approval by Butts County, the primary portion of the development is anticipated to come online by 2025, with water and sewer being provided by the Butts County Water and Sewer Authority.

FLUM (2022):

- Highway Activity Center (area shown in red in map to the right)



Lamar County

Near Orchard Hill

South Griffin Residential (Area 12) from Lamar County Comprehensive Plan

This is a rural residential area primarily consisting of single-family homes on multiple acre property, a few family farms, and some low-density subdivisions. Medium to large size lots in subdivisions are encouraged for new development with the creation of greenbelts surrounding the areas. Zoning ordinances were created in advance to deal with the screening of commercial buildings and new development so that the rural/countryside nature of the area can be preserved. The creation of bike paths and nature trails is encouraged.

Coweta County

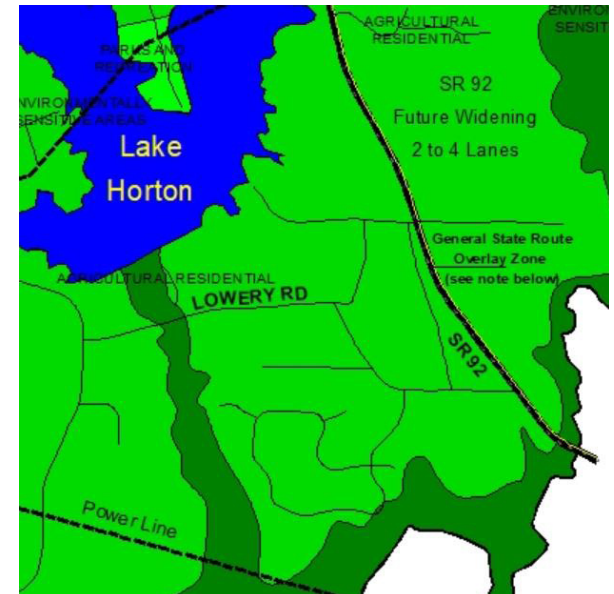
Near Hollonville

- Rural – at border
 Priority Development Area – beyond and around Senoia
- Residential Civic/Institutional Mixed-Use Neighborhood Commercial Open space and recreation
 - Significant growth pressure is seen in this character area due to the ready availability of water and sewer services. Consequentially, this character area intends to channel growth pressure to suitable areas in terms of compact land-use patterns and infrastructure investment.
 - Publix (Senoia) about 4 miles from county line

Fayette County

Near State Route 92

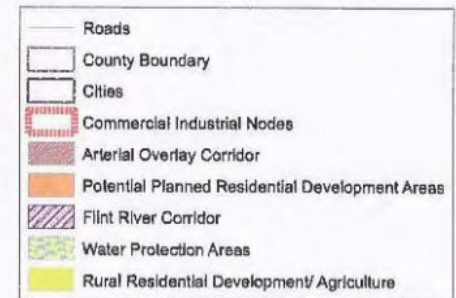
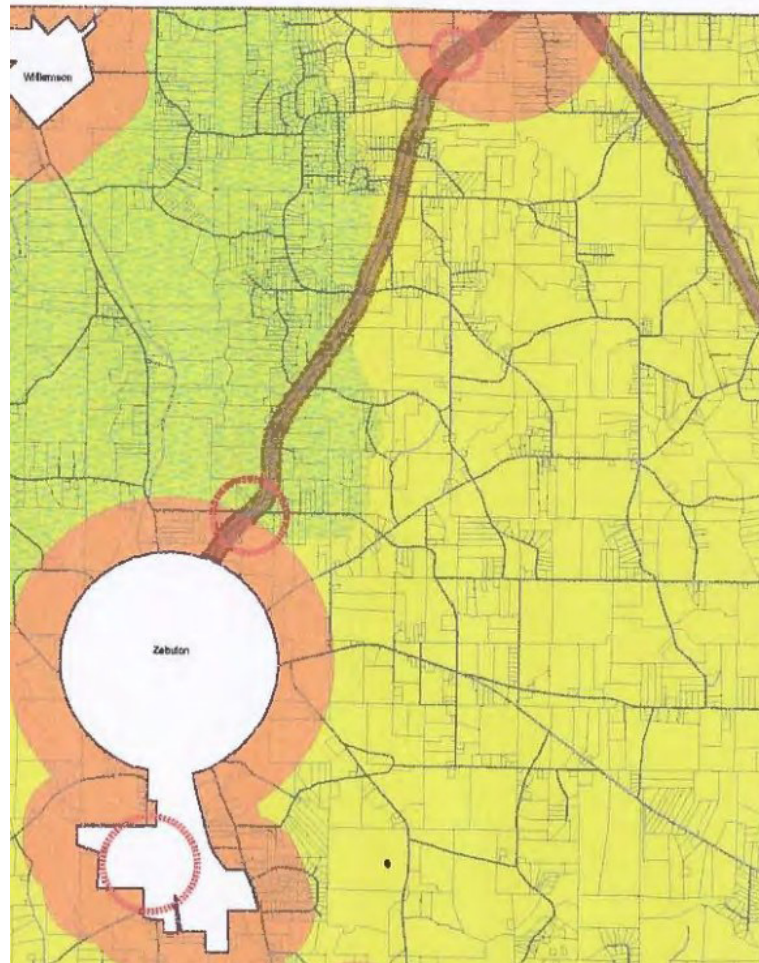
- General State Route Overlay Zone to protect residential character, new commercial required to look residential in character, with parking location and landscaping requirements



Pike County

Near Tri-County Crossing

- Planned Res Dev: higher-density, single-family, detached residential with little to no agricultural practices
- Arterial Overlay: In 2009, an Overlay District Ordinance was adopted to better control design standards for new commercial and industrial buildings (and enlargements of existing buildings) along the Highway 19 and Highway 41 corridors. Has had a positive visual impact on the design of several new businesses. The primary land uses will be a diverse mix of commercial businesses and industries (both manufacturing and service industries) & individual residences, major residential subdivisions and farms.
- Commercial Industrial Node: small commercial / industrial adjacent to larger residential and agricultural areas; concentrated business activity centers which include a variety of single-service “mom and pop” style businesses, locally owned manufacturing companies, and a few “franchise” businesses.





Appendix C

Public Engagement Documentation

- Engagement Plan*
- Stakeholder Interview Summary*
- Public Meeting Summaries*
- Community Survey Summary*
- Steering Committee Meeting Minutes*
- Parks and Recreation Summer Program: Youth Input*



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Engagement Plan

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COMMUNITY ENGAGEMENT PLAN

I. Introduction

Project Overview

The 2042 Spalding County Comprehensive Plan Update (Comprehensive Plan Update) is a partial update of the 2017 Comprehensive Plan Update, which entailed a major rework of the plan. The 2042 Comprehensive Plan Update will focus on identifying refinements to the Future Development Map and a refreshed list of needs and opportunities to drive adjustments in land use policy and goals, as well as the five-year community work program. The Comprehensive Plan Update will ultimately result in an updated, community-driven roadmap for the county's future growth and development. The planning process will include the Cities of Sunny Side and Orchard Hill. An update to the Capital Improvements Element will run in parallel to the comprehensive plan update which will include a new broadband services element and an Impact Fee Program amendment. Community engagement efforts may overlap between the two efforts when applicable.

Community Engagement Plan Purpose

In keeping with State of Georgia planning requirements, the Comprehensive Plan Update will be driven by community input. Community input opportunities will frame the planning process and facilitate adoption of the plan and support of priority implementation items by Spalding County, Sunny Side, and Orchard Hill leadership. The Community Engagement Plan (CEP) provides a roadmap for carrying out public and stakeholder engagement throughout the planning process. It details the strategies and techniques that will be used to inform and engage the community and stakeholders throughout the planning process and details the public involvement participation activities at all planning phases. The CEP may be updated during to the planning process should changes in engagement strategies and approaches be called upon based on input levels or other decisions by project leadership.

The CEP includes the following sections:

Section I: Introduction

Section II: Spalding County Community

Section III: Engagement Activities

Section IV: Communicating and Building Awareness

Section V: Goals and Tracking Our Progress

Engagement Goals

- A. Build awareness of, generate public interest in, and promote inclusivity in the planning process through project communications.
- B. Facilitate Steering Committee's understanding of plan needs and opportunities and build consensus around plan recommendations/updates.
- C. Educate the community about the impact of comprehensive planning and benefits/tradeoffs of different policies and actions.
- D. Build public support for community vision and plan recommendations.
- E. Gather meaningful input from a diverse and representative sample of the community.

II. Spalding County Community

Implementation Partners

Implementation partners play a key role in the planning process and the post-adoption phase by providing funding, monitoring, and facilitating revision of the implementation process. The main goal of the planning process is to create implementable plans that reflect the community's future vision for Spalding County. Implementation partners include but are not limited to the following:

- Spalding County
- Cities of Sunny Side and Orchard Hill
- Griffin Housing Authority
- Three Rivers Regional Commission
- Griffin-Spalding Chamber of Commerce
- Griffin-Spalding Development Authority
- Griffin-Spalding Archway Partnership
- Georgia Department of Community Affairs
- Georgia Environmental Finance Authority
- Georgia Department of Economic Development
- Georgia Department of Transportation

Community Leaders

The Steering Committee will be formed as an initial step in the planning process. The Steering Committee will represent the public's interests throughout the planning process. The role of the Steering Committee includes building consensus and support regarding the various areas, approaches, and policies outlined in the comprehensive plan project. The Committee will work with the planning team, county staff, and other local leaders while engaging the public for input throughout the duration of the project. Members must include one elected official and one member of the economic development community and other representative members of the community. The committee roster will be determined by the project management team.

General Public

Engagement efforts will focus on connecting with and hearing from the people who live, work, and play in Spalding County. This group includes residents, property owners, and businesses within the unincorporated county and within the cities of Sunny Side and Orchard Hill. The group may also include residents from the neighboring counties, including Henry, Butts, Lamar, Pike, Meriwether, Coweta, Fayette, and Clayton Counties, who may come to Spalding County to work, shop, or recreate.

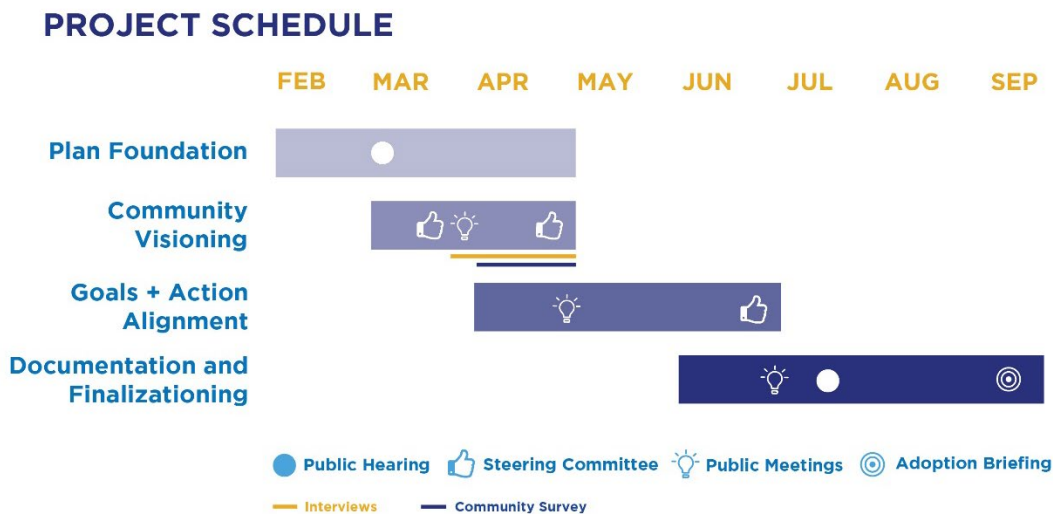
Traditionally Under-represented Groups

Outreach efforts will provide focused attention on members of Spalding County’s minority and low-income populations. These characteristics may hinder full participation in planning and project development due to economic disadvantages or a language barrier; however, these groups of people provide valuable information that can be used to improve the future development of Spalding County not only for themselves but also for the community at large. Planning tools such as project promotions and easy access input tools, will be tailored, as agreed upon with the planning team, to address these needs.

III. Engagement Activities

The planning team will use a hybrid approach for engaging with the community and stakeholders, blending both in-person and virtual opportunities. Engagement activities will occur throughout the project as shown in **Figure 1**. The planning team will work with the County to identify when and how each of the virtual or in-person options will best serve both the planning process and the community.

Figure 1. Project Schedule



Spalding County Comprehensive Plan Update COMMUNITY ENGAGEMENT PLAN

Public Hearings

Per the Georgia Department of Community Affairs minimum standards and procedures for comprehensive planning, the planning process will include public hearings at official County meetings. These hearings mark the beginning and end of the official engagement process.

Public Kickoff Meeting

- March 7, 2022, 6:00PM at The Spalding County Annex, Meeting Room 108
- The presentation will highlight the planning process, goals, and ways for the community to connect with the project and provide input.
- Additional hearings will be held with the Cities of Orchard Hill and Sunny Side in March 2022 to officially kick-off the process.

BOC Transmittal Hearing

- August of 2022, 6:00PM at The Spalding County Annex, Meeting Room 108
- The presentation will provide an overview of the draft plan elements and allow for comments from the public on the draft plan.

Steering Committee Meetings

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

Table 1. Steering Committee Meeting Summary

| Steering Committee Meeting # | Project Phase and Anticipated Timing | Meeting Goals |
|--------------------------------|--|--|
| Meeting #1: Kick Off | Phase 2: Visioning March 2022 | <ul style="list-style-type: none"> • Educate the Steering Committee on their role as plan advocates • Present existing conditions and trends data • Review the Community Engagement Plan • Initiate conversation about the plan update |
| Meeting #2: Future Development | Phase 2: Visioning April 2022 | <ul style="list-style-type: none"> • Review public input from Public Meetings Round 1 and the Community Survey • Gain feedback on priority needs and opportunities • Consider adjustments to the Future Development Map |
| Meeting #3: Action Planning | Phase 3: Goals + Action Alignment June 2022 | <ul style="list-style-type: none"> • Refine Future Development Map • Review preliminary draft of the Community Work Program |

Spalding County Comprehensive Plan Update
COMMUNITY ENGAGEMENT PLAN

Community Leader Interviews

In an effort to develop a complete picture of issues and opportunities related to future growth and development in Spalding, the planning team will meet with a selection of community leaders to gather input on needs and opportunities and priorities for the plan update. Potential interviewees include members of the Board of Commissioners, administrative leaders, members of the business and economic development community, and groups that may represent those unlikely to participate in the plan update. Up to ten, 30-to-45-minute virtual interviews will be conducted during Phase 2 of the planning process.

Public Meeting Series

Three rounds of public meetings will take place throughout the planning process. Each round will consist of one in-person and one virtual meeting via Zoom. The Zoom meetings will be recorded and posted to the website in a consolidated format. **Table 2** includes the topics to be addressed during the interactive meetings.

Table 2. Public Meeting Series Summary

| Interactive Meeting Series # | Project Phase and Anticipated Timing | Meeting Topics |
|--|---|---|
| Meeting Series #1 “Visioning Spalding in 2042” | Phase 2: Visioning March 2022 In-person Meeting: 03/28/22 (6-8pm) – Location TBD Virtual Meeting: 03/29/22 (6-7:30pm) – via Zoom | <ul style="list-style-type: none"> • Introduce the planning process • Provide an overview of the current Comprehensive Plan and related planning efforts • Review overall goals and solicit preliminary input on needs and opportunities for next five years • Solicit input through interactive mapping activities and/or other channels |
| Meeting Series #2 “Making Vision a Reality” | Phase 3: Goals +Actions Alignment May 2022 In-person Meeting – TBD Virtual Meeting – TBD – via Zoom | <ul style="list-style-type: none"> • Review results of Meeting Series #1, the visioning survey, and other input mechanisms • Garner feedback on the draft goals, needs, and opportunities • Solicit input on priority Community Work Program implementation items |
| Meeting Series #3 “Draft Plan” | Phase 4: Documentation & Finalization July 2022 In-person Meeting – TBD – via Zoom Virtual Meeting – TBD – via Zoom | <ul style="list-style-type: none"> • Review of key elements of the plan • Solicit final input from the Spalding, Sunny Side, and Orchard Hill communities. |

Community Visioning Survey

A web-based community survey will be created to gather input on goals as well as needs and priorities for land use and related topics. The survey will coincide with the public Meeting Series #1 and other input mechanisms that may be incorporated online. Paper copies of the survey will be made available at the in-person meeting and collected before participant leaves the meeting.

Board of Commissioners Meeting (Plan Adoption)

The planning team will attend one BOC meeting following the regional and state plan review to present findings and answer any questions about the final document to support plan adoption.

IV. Communicating and Building Awareness

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

Project Branding



The project communications materials utilize project branding that is cohesive with Spalding County's existing brand guidelines. This includes using fonts, colors and styles that complement the County's branding and continue to reflect positively on the County. Using the same branding across all communications platforms will ensure the project materials are cohesive and recognizable.

Project Website

A standalone project website will be maintained by the planning team. It will serve as the public face for the project. The website focuses on the Comprehensive Plan but may include information and updates on the Capital Improvements Element and Impact Fee Program Amendment. Spalding County and municipal websites will provide a prominent link to the project website on their websites to help promote and bring awareness to the project. The project site will be continuously updated throughout the project lifetime and will be the public's access to all project-related documents, maps, findings, schedules, and contact information. It will also serve as a launch point for all web-based feedback and input tools and the host of all project-related information. A combination of the website's URL and QR code will be used on all printed and electronic engagement materials allowing the public quick access to the site for project details and online activities. **Project Website Link:** <https://www.spaldingcomplan.com>

Project Outreach List

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

Promotional Activities

The planning team will create engaging electronic communications that can be shared on multiple platforms including the project website, community websites, emails, and social media. For each meeting series, the consultant team will prepare email campaigns, social media posts, and a digital flyer and/or press release to help promote input activities and community awareness of the project. The consultant team will work closely with the County’s communications and engagement staff to produce outreach items that can be leveraged via existing communications channels such as social media channels, the County App, press releases, and mass emails. Project branding, established at project startup, will be incorporated on all outreach materials to create recognizable and cohesive communications.

Table 3. Promotion Plans by Input Activity

| Input Activity | Promotion Plan |
|----------------------|---|
| Stakeholder Meetings | Communicate meeting dates and times to stakeholder directly, via email/calendar invite and, when determined helpful to increase participation, via phone call reminder. |
| Public Meetings | Advertising for public meetings will begin at least three weeks in advance. The team will craft a press release as well as social media posts, including a save the date, week before reminder, and day before reminder, to drive coverage of the input activities. These will be advertised to the public across multiple platforms, including: <ul style="list-style-type: none"> • Electronic communications: social media (leveraging existing channels), email campaign (sent from website), project website, digital flyer • Print Communications: yard signs, flyers, handouts, as determined appropriate by the PMT. • Other tools may be identified by the County or cities to help spread the word. The consultant team will provide copy and graphics, as needed, for this purpose. |
| Survey | The survey will be advertised on multiple platforms, including the project website and social media. For print materials, we will utilize a QR code to provide community members easy access to the survey for completion on their cellphone. |
| Public Hearings | Public hearings will be advertised in the legal organ and via the County’s website. |

Leveraging Existing Communications Channels

Existing community communication channels will be leveraged throughout the project to help reach as many participants as possible. These channels may include social media, newsletters, media, community boards, and other communications tools already being utilized in each community. Existing tools that the team will leverage with each promotional push include the following:

- Spalding County “InSpalding” Facebook
- Spalding County BOC Twitter
- Spalding County Instagram
- Griffin Daily News
- Griffin General

V. Goals and Tracking Our Progress

It is important to track and report the project’s engagement statistics so that the public will have confidence that the plan is responsive to their needs. **Table 4** documents the engagement goals and monitoring tools.

Table 4. Engagement Goals and Monitoring Tools

| Engagement Goal | Monitoring Tools |
|---|--|
| A. Build awareness of, generate public interest in, and promote inclusivity in the planning process through project communications. | <ul style="list-style-type: none"> • Project email subscriptions • Project social media and website statistics • Public meeting sign-in lists • Zoom (or other videoconferencing platform) analytics |
| B. Facilitate Steering Committee’s understanding of plan needs and opportunities and build consensus around plan recommendations/updates. | <ul style="list-style-type: none"> • Feedback on draft plan elements as move through phases in planning process |
| C. Educate the community about the impact of comprehensive planning and benefits/tradeoffs of different policies and actions. | <ul style="list-style-type: none"> • Meeting evaluation surveys • Input from in-person and virtual input activities |
| D. Build public support for community vision and plan recommendations. | <ul style="list-style-type: none"> • Public meeting input • Input from in-person/web-based map feedback tools • Polling input collected at meetings |
| E. Gather meaningful input from a diverse and representative sample of the community. | <ul style="list-style-type: none"> • Polling input collected at meetings • Community Survey |

Spalding County Comprehensive Plan Update
COMMUNITY ENGAGEMENT PLAN

Reporting Back

Engagement statistics will be shared with the County on a regular basis at monthly project management coordination meetings. The final plan will include summaries of the public participation and input gathered through each engagement activity.

Adapting Strategies

Throughout the planning process, the planning team will assess whether the engagement goals are on track. If it appears that certain methods are ineffective, the planning team will recommend ways to alter strategies.

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Stakeholder Interviews Summary

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Stakeholder Interviews Summary

Overview

Throughout the month of April, the consultant team conducted 7 virtual interviews with the 8 stakeholders identified in Table 1. Three additional stakeholders were identified for interviews and invited but either declined or the planning team was unable to reach the stakeholder or confirm an interview date after several attempts. Individual and group interviews were guided by targeted questions tailored to the role of the stakeholder (i.e., city and county government, utilities, and elected officials). Input gathered from these interviews will contribute to the Comprehensive Plan (CP) update by informing the existing conditions and trends assessment, shaping preliminary identification of community needs, opportunities, and potential action items, uncovering topics to bring forth to the public for feedback, and helping identify community priorities for the CP update.

Table 1. Stakeholders interviewed in individual and group meetings

| | Name | Organization | Title |
|---|---------------------|--|---|
| 1 | Gwen Flowers-Taylor | Spalding County Board of Commissioners | Commissioner District 1 |
| 2 | James Dutton | Spalding County Board of Commissioners | Commissioner District 2 (Vice Chairman) |
| 3 | Rita Johnson | Spalding County Board of Commissioners | Commissioner District 3 |
| 4 | Ryan Bowlden | Spalding County Board of Commissioners | Commissioner District 4 |
| 5 | Clay Davis | Spalding County Board of Commissioners | Commissioner District 5 |
| 6 | Jessica O’Conner | City of Griffin | City Manager |
| 7 | Joseph Johnson | Spalding County Water Authority | General Manager |
| | Charlie Hern | Spalding County Water Authority | Office Manager |

Table 2. Stakeholders Identified for Interviews but Unable to Interview

| | Name | Organization | Title |
|---|-------------------|--|--------------------|
| * | David Luckie | Griffin-Spalding Development Authority | Executive Director |
| * | Brian Hayes | City of Orchard Hill | Councilman |
| * | William Slaughter | City of Sunny Side | Mayor |

Common Themes

Several overarching themes and subthemes emerged from the stakeholder interviews including:

1. Growth and Development related to Land Use and FDM
 - Conflicting growth priorities (staying rural versus developing)
 - Residents and County may not be in line with each other (Joe J/Davis)
 - South Spalding and West Spalding Land Use is lacking Planned Communities (Flowers)



- West Spalding Land Use – No sewer doesn't mean it has to stay rural. Needs some commercial and industrial (Flowers)
- County is doing a good job at developing some areas and not developing others (Rita J)
- FDM is dead on or pretty close
 - Rural is in the right spot (Bowlden)
 - Northeast Rural Community area may want to change depending on what we do with the Jenkins Berg exchange (Davis)

2. Growth and Development Concerns

Sewer

- Sewer is holding development back (Davis/Joe J/Flowers/Rita J)
- The County needs to develop its own sewer system. They've put the city in debt to pay for upgrades. The city is at max. The County needs to put in effort: build on system or pay for the city to upgrade it. (O'Conner)

Broadband

- Not adequate for the recent work from home trend

Transportation

- Access to employment is a big issue

Housing

- Quality versus Quantity Housing – Development /Construction Standards (Clay/Flowers/Bowlden/Dutton)
- No zoning standards or requirements in place
- No ordinance in place to maintain property

3. City of Griffin and County Relationship

- Urban Proximity (city periphery 1/2 mile to 1 mile) transition between city and county and provide services (Flowers)
- Many people on periphery want to be brought into city by annexation. City's growth helps the county. Need better coordinated land planning (O'Conner)

Public Meeting Summaries

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Visioning Workshops Summary

Overview

Two official Visioning Workshops served as the first set of public meetings to ground the Comprehensive Plan Update. Community members learned about the purpose of the Comprehensive Plan and the goals and focus for the update. The majority of each workshop was dedicated to collecting input from community members. Participants provided input on three key topic areas that will inform the update:

1. Vision for the community 20 years from now,
2. Priorities for the next five years, and
3. Identification of areas where land use preservation, growth and change, or enhancements are desired.

Two meeting formats gave people the flexibility to participate in-person and virtually with the goal of expanding participation. The two-hour in-person workshop provided time for participants to share input at their own pace while the virtual meeting collected input. At the live Visioning Workshop, the concurrent Comprehensive Transportation Plan Update was also on hand to share and collect input.

Details

| Date (2022) | Format | Location | Number of Participants |
|-----------------------|-----------|-------------------------------|------------------------|
| March 28, 6 – 8 p.m. | In-Person | Spalding County Senior Center | 22 |
| March 29, 12 – 1 p.m. | Virtual | Zoom | 10 |

Meeting Goals

1. Educate the community about the planning process and the background on the Comprehensive Plan.
2. Collect input on priorities for future development and land use preferences.

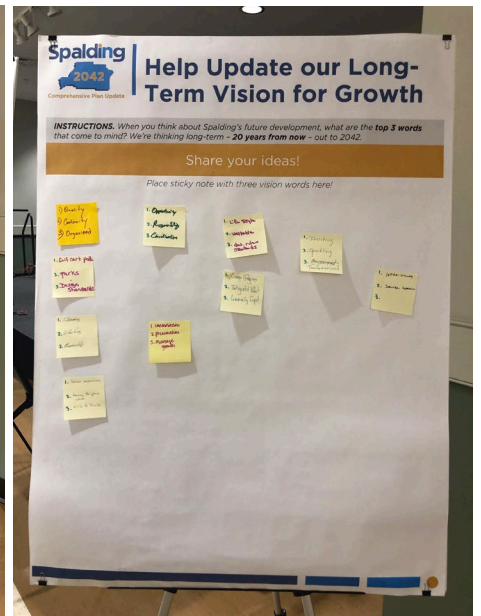
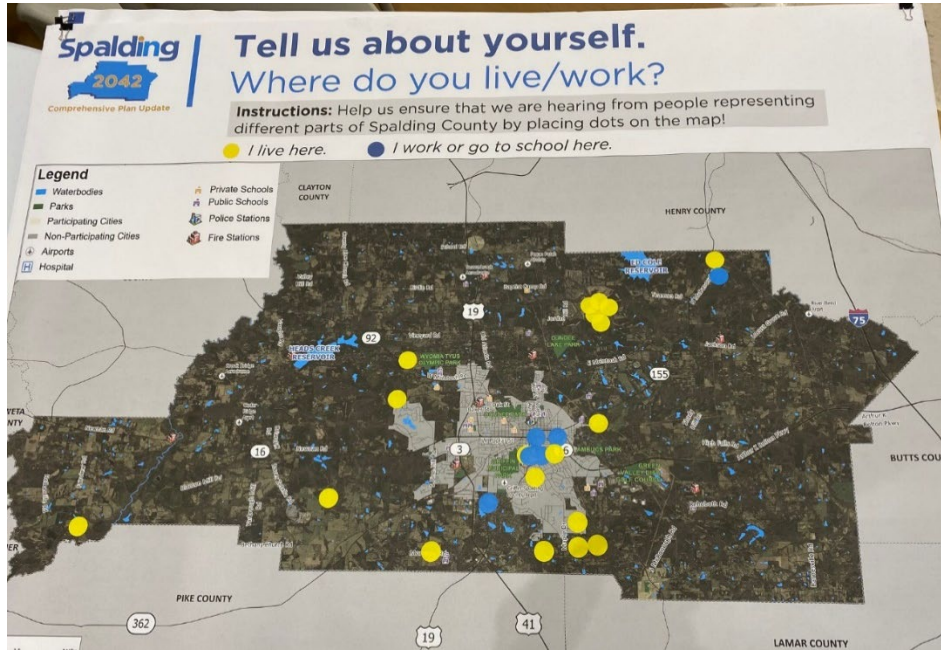
Who did we hear from?

In all, 22 individuals attended the in-person meeting, 19 of whom are Spalding County residents, and seven of whom work or attend school in the county. Ten more people joined the virtual meeting, seven of whom work or attend school within the county limits. People shared

Spalding County Comprehensive Plan Update Visioning Workshops Summary

information about their residential and work location via dots on a map at the in-person meeting and via a brief participant poll at the start of the virtual meeting. There was little to no participation from people in the northwest and southeast sections of Spalding County, but other areas of the county had representation.

Figure 1. *Where do you live or work/go to school?*



Above: Scenes from the in-person Visioning Workshop on March 28, 2021

Spalding County Comprehensive Plan Update Visioning Workshops Summary

Input Activities

Visioning Board

The project team asked community members to help update the County’s vision for future and development by noting three words that come to mind when they envision the County twenty years from now. Several attendees specifically expressed a desire for the County’s long-range planning to be an organized, collaborative, and carefully coordinated process, integrating community input into decision-making and employing rigorous design and development standards. Participants envisioned a Spalding County that is charming and inviting, acknowledging the importance of retaining and attracting young adult residents who are interested in living there long-term. Change, progress, and transformation were all mentioned, with new and expanded infrastructure being a key driver. See **Table 3** in the Appendix for a list of words provided.

Figure 2. Word Cloud of Freeform Responses on Visioning Board



*Includes responses from the in-person and virtual meetings.

Spalding County Comprehensive Plan Update Visioning Workshops Summary

Priorities for the Next Five Years

The planning team presented a list of priorities for future growth and development based on community input heard to date (**Table 1**). At the in-person meeting, community members were asked to add a checkmark or an 'X' to indicate if they agreed or disagreed with the listed priority. If community members did not feel strongly about a particular priority, they did not have to partake; however, given that they could have indicated that they disagreed with an "X" on the board, the team interprets that community members either agreed or felt neutral, and there was no disagreement with the list of priorities. At the virtual Zoom meeting, attendees participated in a brief poll to indicate if they agreed or disagreed with each priority. Participants also submitted some priorities of their own (**Table 2**).

Table 1. Community Feedback on List of Priorities

| Priority | Total Agree (In-Person) | Total Agree (Zoom) | Total Votes | Percent Agree |
|---|-------------------------|--------------------|-------------|---------------|
| Facilitate quality development. | 6 | 10 | 16 | 100% |
| Develop a coordinated strategy to implement water and wastewater infrastructure in alignment with the future land use vision. | 6 | 10 | 16 | 100% |
| Increase connectivity throughout the county. | 3 | 10 | 13 | 100% |
| Carry out focused planning for targeted growth and development areas. | 4 | 10 | 14 | 100% |
| Continue to promote economic growth that is cutting edge. | 4 | 10 | 14 | 100% |
| Facilitate quality and safe housing to support current and future population. | 5 | 10 | 15 | 100% |
| Facilitate commercial uses and services for community members in targeted locations. | 5 | 10 | 15 | 100% |
| Set Spalding apart as a unique place. | 6 | 10 | 16 | 100% |
| Expand access to broadband and technology. | 6 | 10 | 16 | 100% |
| Promote community revitalization in targeted areas. | 1 | 10 | 11 | 100% |
| Improve community facilities and services. | 3 | 10 | 13 | 100% |
| Build community pride through the built environment, community amenities, and land use. | 4 | 10 | 14 | 100% |
| Strengthen development standards to promote high-quality growth. | 5 | 10 | 15 | 100% |
| Update zoning code to align with community vision and goals. | 4 | 10 | 14 | 100% |
| Continue to work with Griffin to facilitate coordinated future growth between the city and unincorporated county. | 4 | 10 | 14 | 100% |

Spalding County Comprehensive Plan Update Visioning Workshops Summary

Table 2. Community Input on Priorities

| Priorities |
|--|
| Retain young adults (currently leaving county) |
| Homeless housing |
| Focus on homeownership vs. rentals |
| Paving of dirt roads |
| Zoning |

Land Use Preferences

At both workshops, the planning team asked for the community’s vision for Spalding County’s future from the lens of preservation, change/growth, and enhancement. A series of questions guided the input people provided. In-person, people provided input via dots/sticky notes on specific maps for each topic area, then discussed the input people provided in small groups. At the virtual meeting, the project team collected input on the same questions via interactive, web-based maps hosted on a platform called Mural. People could share input via chat, verbal responses, and by adding notes directly on the map.

This section provides a summary of discussion. See **Table 4** in the Appendix for a list of individual comments.

Preserve

Many participants expressed a desire to maintain the rural character in western Spalding County, noting the typical three-to-five-acre lot size in the southwest quadrant. Some participants suggested that farmers’ markets or small grocery options may be appropriate at community crossroads in western Spalding to address areas that are considered food deserts. Participants advocated for keeping State Route 16 (east of Griffin) an industrial corridor, given the potentially fraught matter of extending sewer service. Another suggestion was made to conserve abandoned farmland via easements and possibly converting the land into passive parks. Orchard Hill received attention for its scenic thoroughfares and byways, as well as its independent and boutique shops.

Tighter restrictions on land development were suggested. Residents enjoy the rural quality of the county at large, and families living near downtown Griffin value the small-town feel. In both cases, participants urged caution when considering new planned developments. One attendee noted that new development and revitalization should not displace existing residents.

Activity Instructions

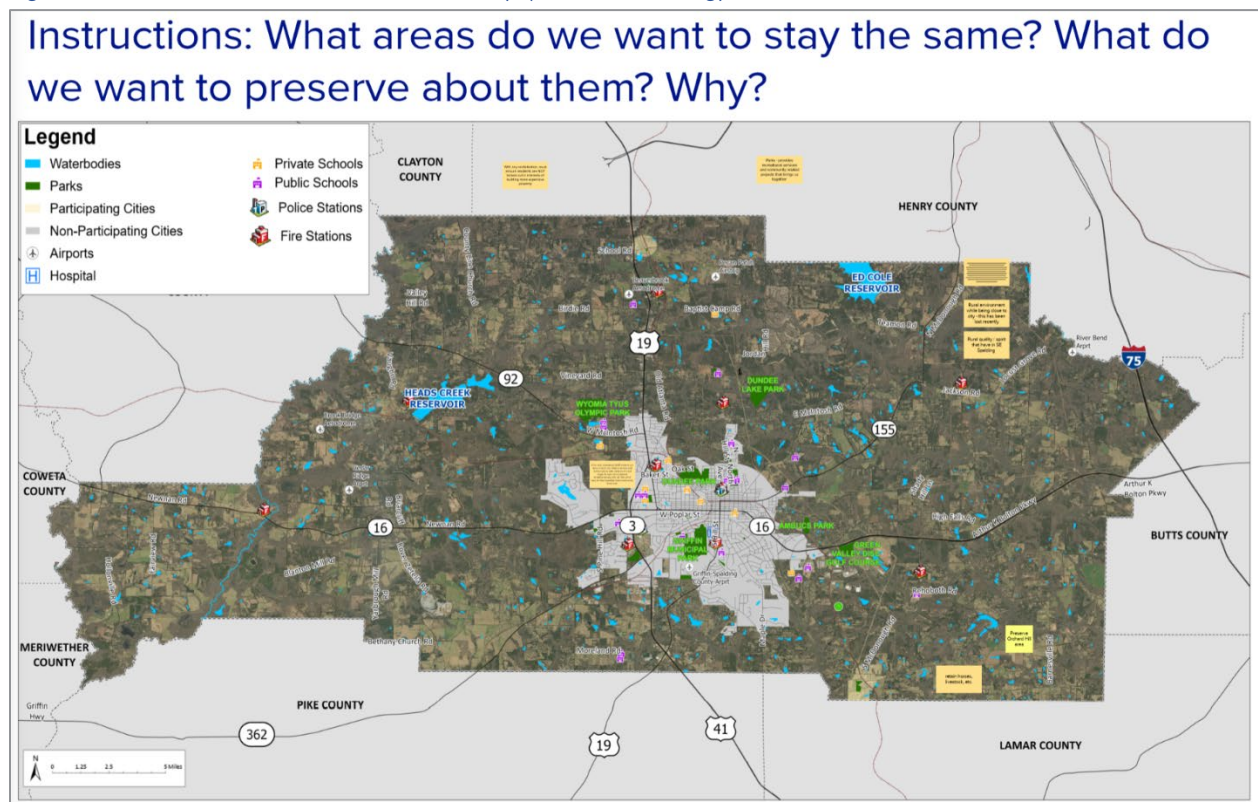
Please place a dot on the locations that should stay the same. Using a post-it notes, please let us know what you want to preserve and why?

Spalding County Comprehensive Plan Update Visioning Workshops Summary

Figure 3. Land Use Preservation Map (In-Person Meeting)



Figure 4. Land Use Preservation Map (Virtual Meeting)



*Note: See appendix for a transcript of comments shared on the in-person board and virtual meeting board.

Spalding County Comprehensive Plan Update Visioning Workshops Summary

Change and Grow

Several desirable changes dealt with senior services, such as supportive senior housing and medical facilities, given the growth spurred by the new VA hospital in nearby Zebulon. Other specified changes included more grocery and pharmacy options, expanded recycling services, multiple access points for residential subdivisions, and greater commercial or mixed-use activity near the Sun City Peachtree development in Northeast Spalding and the Tri-County area, south of Griffin along Highway 19-41. Attendees expressed potential openness to multifamily development in the county if design requirements are strong.

Participants shared many ideas about future growth patterns along transportation corridors. Community members wanted to ensure that quality development occurs and that transportation impacts—such as access management and congestion—are mitigated. More specific comments on the types of growth are detailed below:

- Highway 19-41 North: Many participants wanted this corridor to keep its designation as a commercial corridor, but it should allow for mixed-use development as well.
- Highway 19-41 South (Tri-County Overlay District): Some participants were interested in mixed-use development in this area.
- State Route 16 East: The general consensus was that this corridor should keep its designation as an employment corridor. Participants shared that the Arthur K. Bolton Overlay District has helped regulate quality industrial development.
- State Route 16 West: Some participants noted that this corridor is appropriate for residential development, particularly conservation subdivisions or like-minded residential development. Conservation subdivisions also are viewed as appealing for southeast Spalding.

The City of Griffin provides sewer service to limited areas of the county. It was one participant's understanding that the City's Cabin Creek Wastewater Plant is at full capacity, and the Potato Creek Wastewater Plant is the only facility that has available capacity; however, another participant noted that the City will not expand sewer to any new area of the county without annexing the land. Still, other individuals expressed the sentiment that sewer limitations were restricting growth and that the Spalding County Water Authority (SCWA) should provide sewer. Several SCWA board members were present, and they shared that SCWA will be commissioning a Sewer Feasibility Study in the near future.

Activity Instructions

Use the dots of corresponding colors below to identify locations for change or growth in housing, shops/restaurants, and employment.



Housing

- A. Homes on medium to large lots
- B. Housing for seniors
- C. Housing for young adults



Shops/Restaurants



Employment Areas

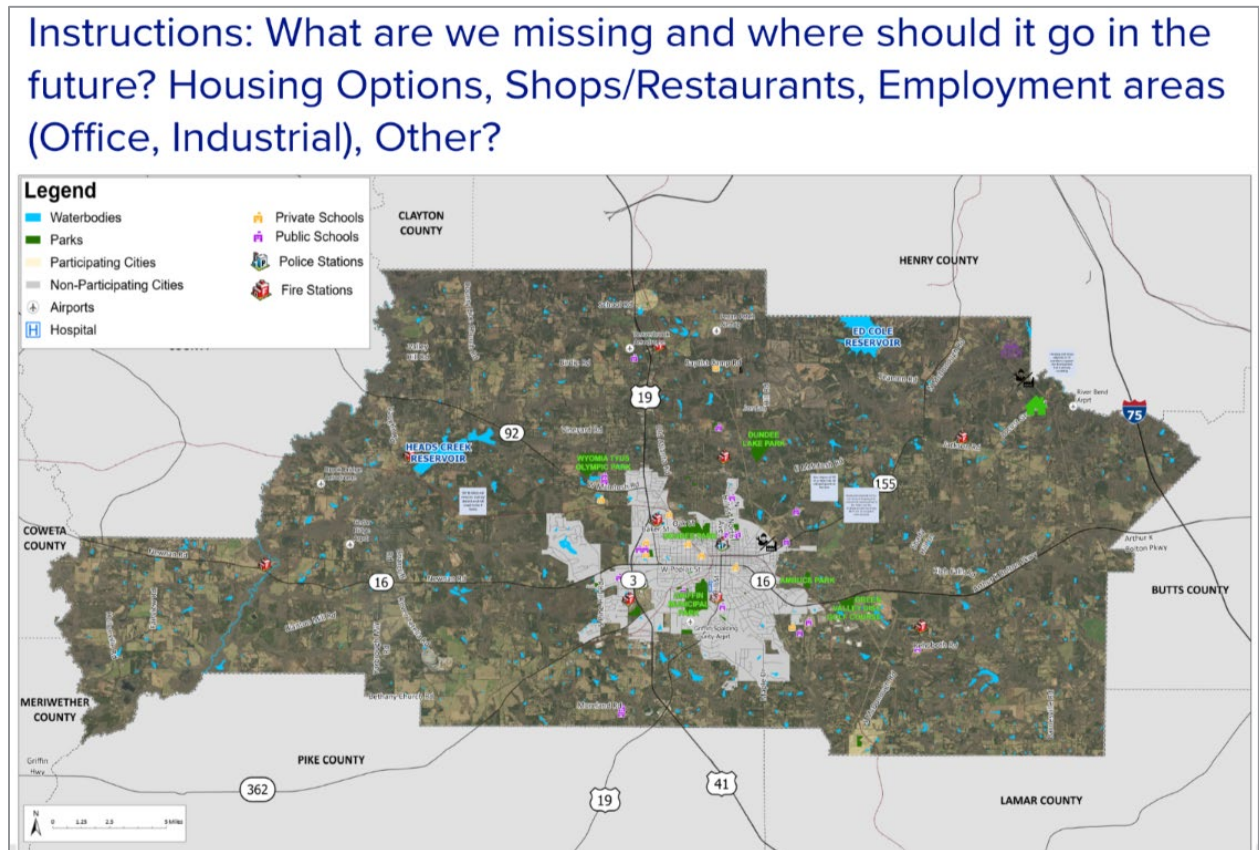
- A. Office
- B. Industrial/manufacturing

Spalding County Comprehensive Plan Update Visioning Workshops Summary

Figure 5. Land Use Change Map (In-Person Meeting)



Figure 6. Land Use Change Map (Virtual Meeting)



*Note: See appendix for a transcript of comments shared on the in-person board and virtual meeting board.






Spalding County Comprehensive Plan Update Visioning Workshops Summary

Add and Enhance

Active recreation facilities were far and away the most popular amenity requested by attendees. Specific locations were often near parks or bodies of water. A passive park near Dundee Lake Park was identified by one individual as desirable. Another specific request was made to convert the Roosevelt Railroad to a biking trail. One participant extolled the benefits of parks in providing recreational space and a functioning as a conduit for community-related projects. Another expressed desire for broadband expansion with the Central Georgia Electric Membership Corporation (CGEMC).

Activity Instructions

Use the dots of corresponding colors below to identify amenities you would like to see added to enhance quality of life. Please specify any characteristics using a post-it note.

-  **Passive Parks** (trails, nature paths, landscaped areas, natural areas, etc.)
-  **Community Connectivity** (sidewalks, connecting paths, etc.)
-  **Active Recreation** (playing fields, tennis courts, pickleball, skate parks, etc.)
-  **Open Space** (plazas, patios, etc.)
-  **Other** (public art, landscaping, lighting, etc.)

Spalding County Comprehensive Plan Update Visioning Workshops Summary

Figure 7. Land Use Amenities Map (In-Person Meeting)

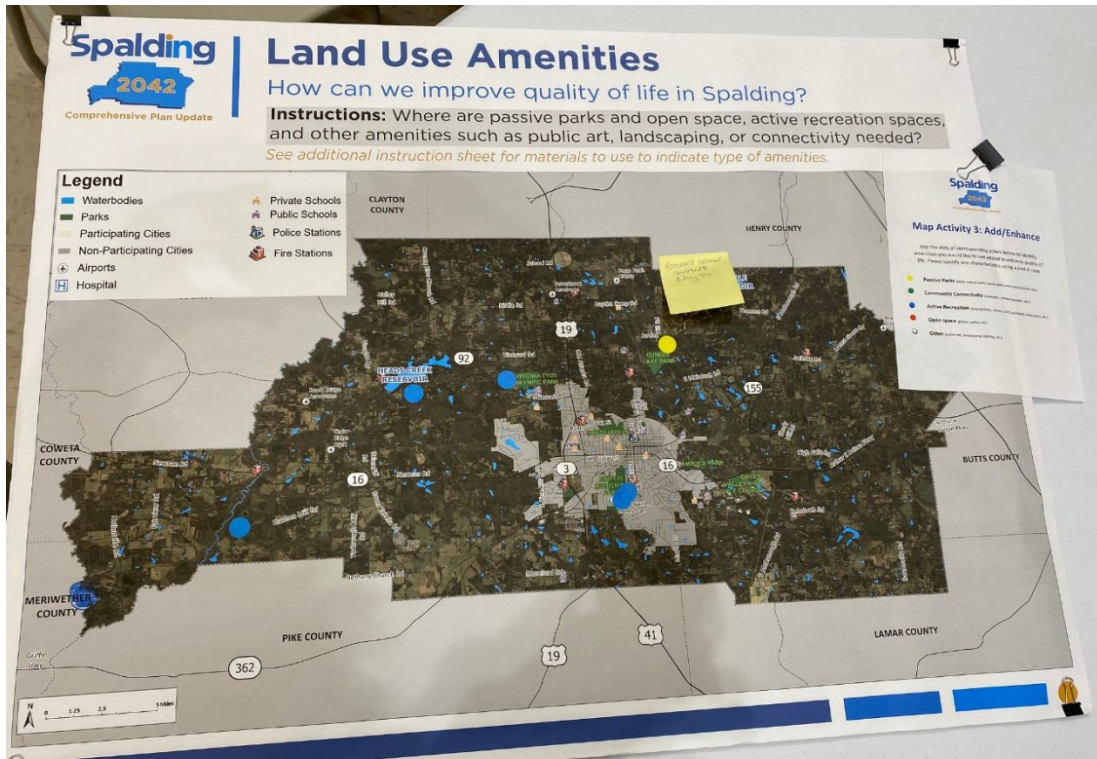
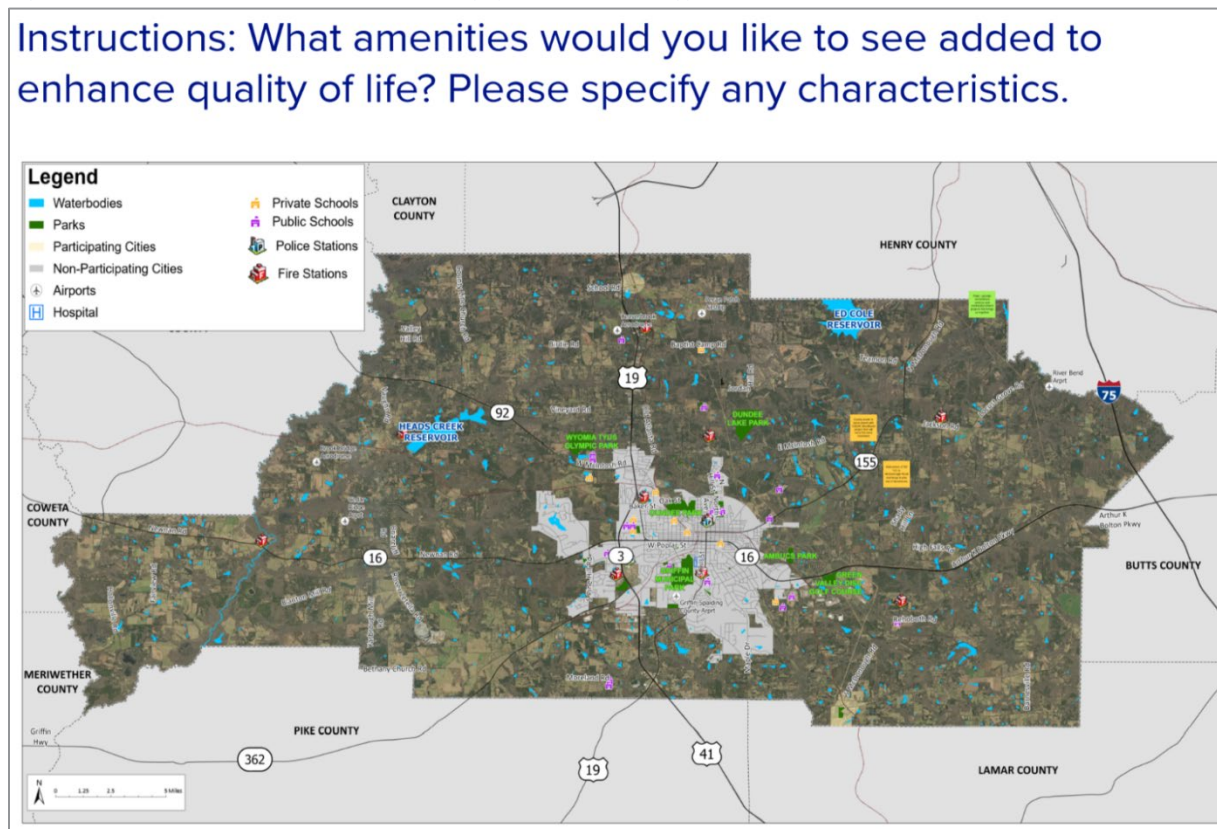


Figure 8. Land Use Amenities Map (Virtual Meeting)



*Note: See appendix for a transcript of comments shared on the in-person board and virtual meeting board.

Spalding County Comprehensive Plan Update Visioning Workshops Summary

Major Takeaways

Considering the input received from the various activities across both meetings, there are a handful of major takeaways to guide next steps in the planning process

1. Many participants noted that growth should be targeted to areas served by sewer or planned to be served by sewer. The Spalding County Water Authority will soon be commissioning a Sewer Feasibility Study. Most of the unincorporated County is not currently served by public sewer. A private sewer system was built with the Sun City development, and it has remaining capacity to support higher density growth in the surrounding area.
2. Many comments about the desired future character of the County are compatible with the 2017 Future Development Map. The general sentiment was that western Spalding County should be preserved for its small town and rural charm. Some participants suggested that farmers' markets or small grocery options may be appropriate at community crossroads in western Spalding to address areas that are considered food deserts. Some participants were interested in residential growth in western Spalding, but with the caveat that subdivisions are designed with the goal of conserving open space. North and south Spalding (along major transportation corridors) and eastern Spalding County should be the focus of drawing new types of growth, such as mixed-use development.
3. As the county grows and changes, many attendees expressed a desire to see improved senior services, particularly supportive housing. Commercial development along Highway 19-41, expanded recycling services, and the extension of sewer infrastructure were noted as well. Transportation impacts are an important concern; issues such as access management and road congestion were highlighted. Participants may be open to a mix of housing types in the county, such as apartments and townhomes, if the design requirements are sufficiently rigorous.
4. There is significant interest in additional trails and recreational paths throughout the County, particularly to connect existing developments with greenspace. A rails-to-trails project with the Roosevelt Trail inspired interest in the prospect of converting other abandoned railroads into paths, and the possibility of using utility easements for trails was raised as well. A long-discussed aquatic center is opening in a few years.

**Spalding County Comprehensive Plan Update
Visioning Workshops Summary**

Appendix: Comments Transcript

This appendix contains an exhaustive list of comments submitted by meeting participants. Please note that the planning team did not make spelling and grammar adjustments to freeform responses from the public. Comments appear as provided.

Table 3. Community Input on Vision Words and Priorities

| Vision Board Responses |
|--|
| Quality |
| Continuity |
| Organized |
| Golf cart paths |
| Parks |
| Design standards |
| Charming |
| Remarkable |
| Sewer expansion |
| Housing for aging adults |
| Rails to trails |
| Opportunity |
| Responsibility |
| Coordination |
| Clean up existing problems (trash, junk cars, etc.) |
| Expand commercial/industrial inventory |
| Recruit better builders & developers who are proud of their work |
| Conservation |
| Preservation |
| Manage growth |
| Lifestyle |
| Walkable |
| Development rules/standards |
| Change/progress |
| Integrated effort |
| Community input |
| Inviting |
| Sparkling |
| Transformational |
| Want to come and stay |
| Intentional |
| Compelling |
| Infrastructure |

Spalding County Comprehensive Plan Update Visioning Workshops Summary

| Vision Board Responses |
|------------------------|
| Sewer expansion |
| Infrastructure |
| Economic development |
| Housing |
| Collaborative |
| Thriving |
| Emerging |
| Inclusive |
| Broadband |
| Infrastructure |
| Communication |

Table 4. List of All Land Use Comments

| Land Use Preservation |
|---|
| EPD no longer allows small package wastewater plants to support commercial pods |
| Cemetery preservation |
| Sewer Feasibility & Study Plan |
| Consider industrial types and tie into wastewater master plan |
| Consider food deserts |
| North Expressway Overlay District |
| Transfer of Development Rights |
| Protect Flint River |
| Explain why access management is important |
| Limit curb cuts (16 W overlay needed) |
| 16 W won't grow if not widened |
| Huckaby Rd has seen some commercial but only has septic |
| Orchard Hill: sidewalks, boutiques, independent shops (not dense) |
| Scenic byways |
| With any revitalization, must ensure residents are NOT kicked out in interests of building more expensive property |
| Parks - provides recreational services and community related projects that brings us together |
| NE Spalding - Heron Bay - development trends in my area and seeing that with Additional homes and expansion of Sun City and New development down the street - came from CA because love being in Rural but still close to city but with Development in Henry and Spalding - much is lost - I want to see rural quality that Sam spoke of in Griffin- I like land and driving country roads and seeing animals - breaks my heart to see dead deer because we are taking there land - More rural quality that brought me here |
| Rural environment while being close to city - this has been lost recently |
| Rural quality / spirit that have in SE Spalding |
| Preserve Orchard Hill area |

**Spalding County Comprehensive Plan Update
Visioning Workshops Summary**

| |
|--|
| Land Use Preservation |
| retain horses, livestock, etc. |
| I live near downtown Griffin where we have a lot of old, historic homes and family homes with children. I'm not eager to see more planned neighborhoods near us. We came here for the beautiful charm and small-town feel. |
| Land Use Change |
| Pharmacy and Grocery Needed + Liquor Store + Doctor's offices |
| Assisted Living |
| Extend sewer into Tri-County area |
| New VA Hospital in Zebulon spurring growth |
| Housing and shops adjacent to 75 corridor to support the development that is already occurring |
| Northeast quadrant will be the focus of housing and commercial development in the future and the Southeast Quadrant along SR 16 will be industrial development |
| New Airport off SR 16 at High Falls Rd will spur growth in the area |
| SR 16 West will need an overlay district and will need to be 4 lanes |
| Land Use Amenities |
| Roosevelt railroad converted to biking trail |
| Parks - provide recreational services and community related projects that brings us together |
| County needs to move ahead with CGEMC Broadband project that will serve the most customers |
| Relocation of SR 155 to McDonough Road and keep trucks out of downtown |





Fire Station Visioning Sessions Summary

Overview

A total of seven public Fire Station Visioning Sessions were held in multiple areas of Spalding County.

The Fire Station Visioning Sessions were conducted by County staff to offer additional opportunities for community members to participate in the Comprehensive Plan update process. During the sessions community members learned about the purpose of the Comprehensive Plan and the goals and focus for the update. The sessions were open-house style, and were dedicated to collecting input from community members. Participants provided input on three key topic areas that will inform the update:

1. Vision for the community 20 years from now,
2. Priorities for the next five years, and
3. Identification of areas where land use preservation, growth and change, or enhancements are desired.

Details

| Date (2022) | Format | Location | Number of Participants |
|-------------|-----------|---|------------------------|
| April | In-Person | Seven Fire Stations throughout the County | 34 |

Meeting Goals

1. Educate the community about the planning process and the background on the Comprehensive Plan.
2. Collect input on priorities for future development and land use preferences.

Who did we hear from?

In all, 34 individuals attended the in-person meetings. About 90% were Spalding County residents; the remaining 10% work or attend school in the county. People shared information about their residential and work location via dots on a map.

Spalding County Comprehensive Plan Update Fire Station Visioning Sessions Summary

Input Activities

Visioning Board

The project team asked community members to help update the County's vision for future development by noting three words that come to mind when they envision the County twenty years from now.

Spalding County residents expressed their opinion on development growth throughout the County. Bringing current and new roads up to safety standards with pedestrian sidewalks and infrastructure development were two topics that were heard multiple times.

Priorities for the Next Five Years

The County team presented a list of priorities for future growth and development based on community input heard to date (**Table 1**). Community members were asked to add a checkmark or an 'X' to indicate if they agreed or disagreed with the listed priority. If community members did not feel strongly about a particular priority, they did not have to partake; however, given that they could have indicated that they disagreed with an "X" on the board, the team interprets that community members either agreed or felt neutral, and there was little disagreement with the list of priorities. Participants also submitted some priorities of their own (**Table 2**).

Spalding County Comprehensive Plan Update Fire Station Visioning Sessions Summary

Table 1. Community Feedback on List of Priorities

| Priority | Total Agree | Total Votes | Percent Agree |
|---|-------------|-------------|---------------|
| Facilitate quality development. | 34 | 34 | 100% |
| Develop a coordinated strategy to implement water and wastewater infrastructure in alignment with the future land use vision. | 34 | 34 | 100% |
| Increase connectivity throughout the county. | 34 | 34 | 100% |
| Carry out focused planning for targeted growth and development areas. | 34 | 34 | 100% |
| Continue to promote economic growth that is cutting edge. | 34 | 34 | 100% |
| Facilitate quality and safe housing to support current and future population. | 34 | 34 | 100% |
| Facilitate commercial uses and services for community members in targeted locations. | 34 | | 100% |
| Set Spalding apart as a unique place. | 32 | 34 | 95% |
| Expand access to broadband and technology. | 33 | 34 | 95% |
| Promote community revitalization in targeted areas. | 34 | 34 | 100% |
| Improve community facilities and services. | 34 | 34 | 100% |
| Build community pride through the built environment, community amenities, and land use. | 34 | 34 | 100% |
| Strengthen development standards to promote high-quality growth. | 34 | 34 | 100% |
| Update zoning code to align with community vision and goals. | 34 | 34 | 100% |
| Continue to work with Griffin to facilitate coordinated future growth between the city and unincorporated county. | 34 | 34 | 100% |

Spalding County Comprehensive Plan Update Fire Station Visioning Sessions Summary

Table 2. Community Input on Priorities

| Priorities |
|--------------------|
| Sewer |
| Broadband |
| Affordable housing |

Land Use Preferences

The County team asked for the community’s feedback for Spalding County’s future from the lens of preservation, change/growth, and enhancement. The following suggestions were made:

Preserve

- Many participants expressed a desire to maintain green space.
- When bringing in new development, please consider leaving patch of rural areas surrounding developments.

Change and Grow

- Several desirable changes included more shopping centers, grocery stores, and parks.
- Participants also shared many ideas about housing development.

Add and Enhance

- The participants requested more community planning and revitalization.

Major Takeaways

Considering the input received from the various activities across all Fire Station meetings, there are a handful of major takeaways to guide next steps in the planning process

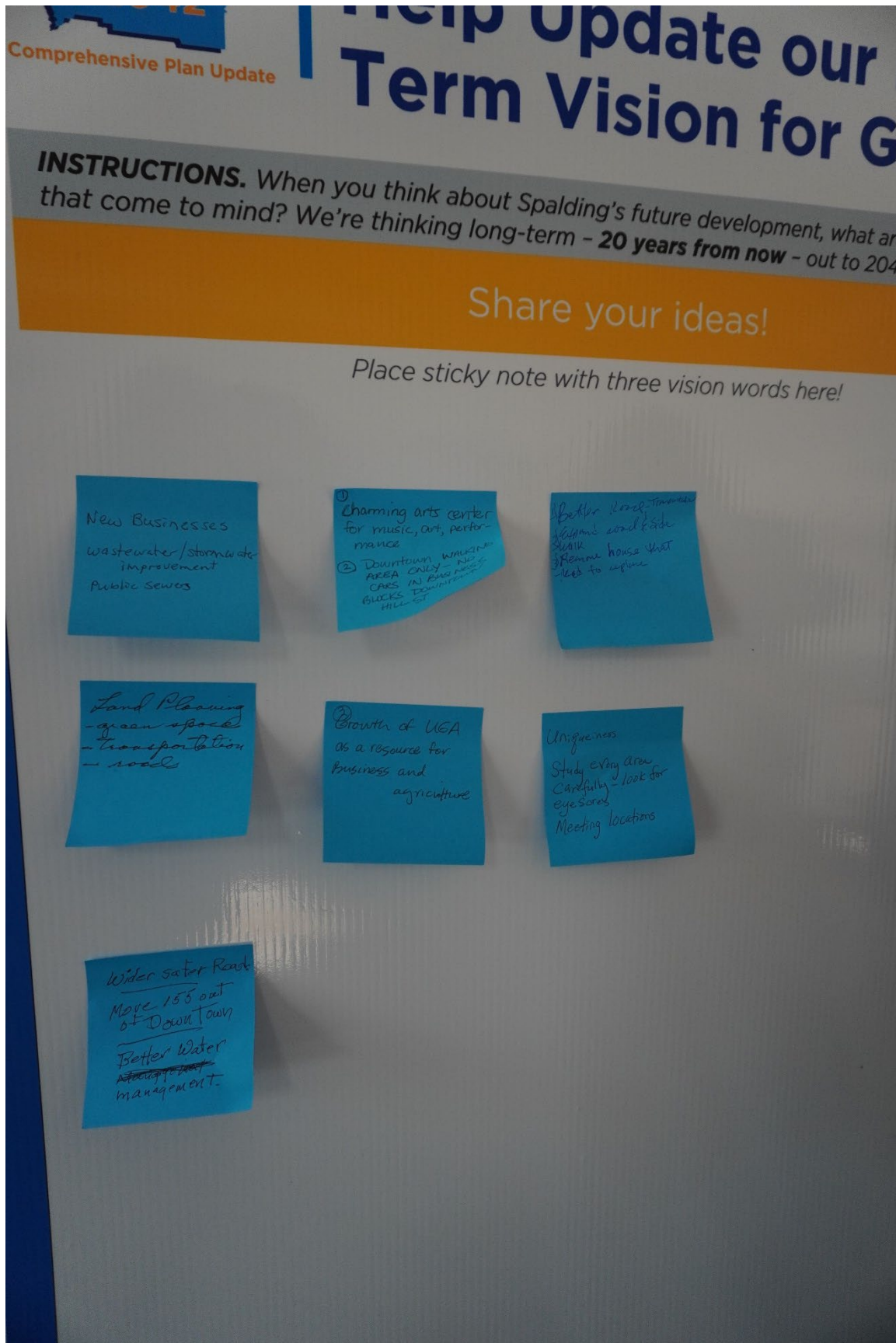
1. Communication
2. Reasonable growth
3. Connectivity

**Spalding County Comprehensive Plan Update
Fire Station Visioning Sessions Summary**

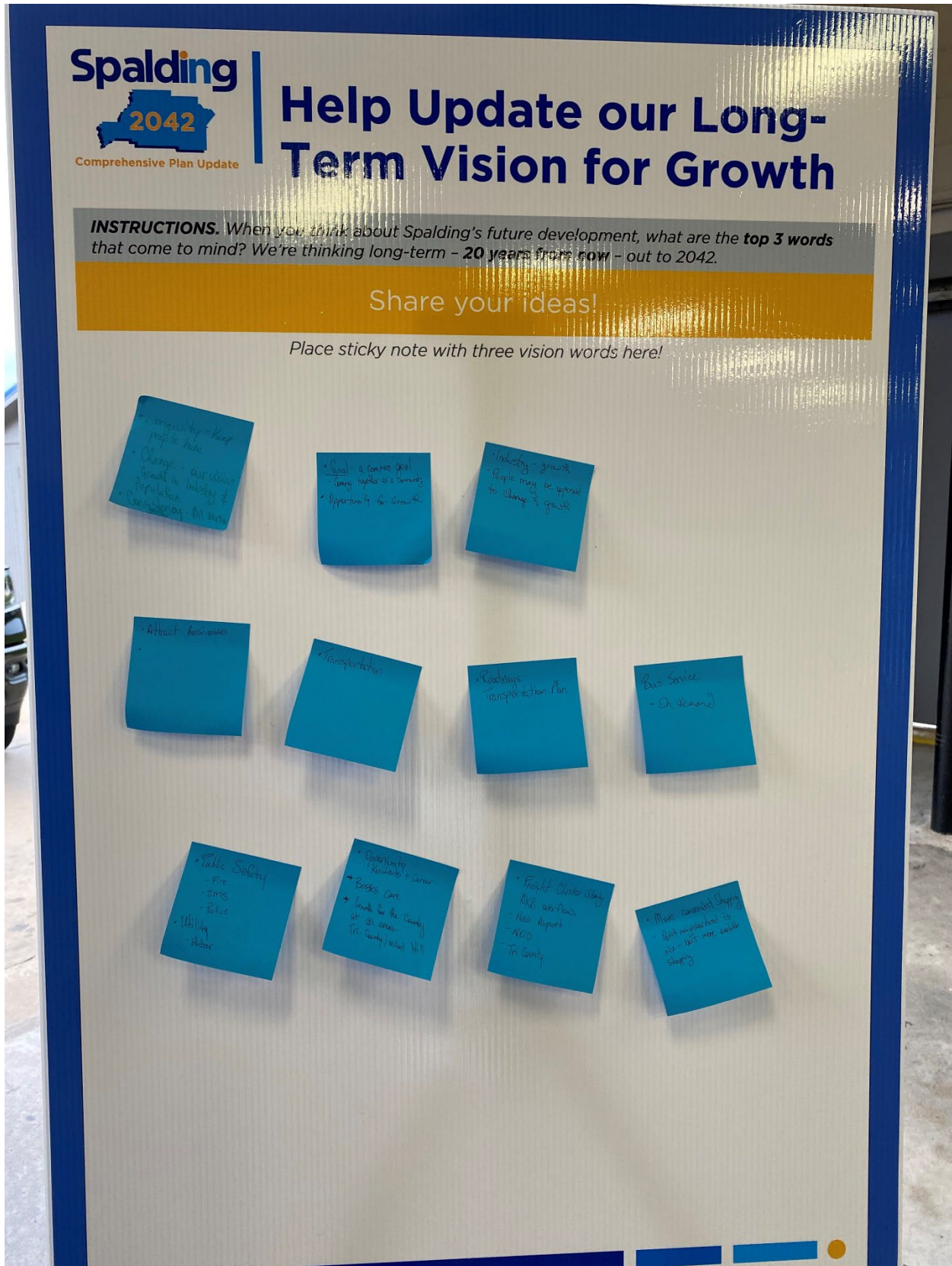
Appendix: Boards Photos

This appendix contains documentation of all the comments submitted on the boards by meeting participants. Please note that the planning team did not make spelling and grammar adjustments to freeform responses from the public. Comments appear as provided.

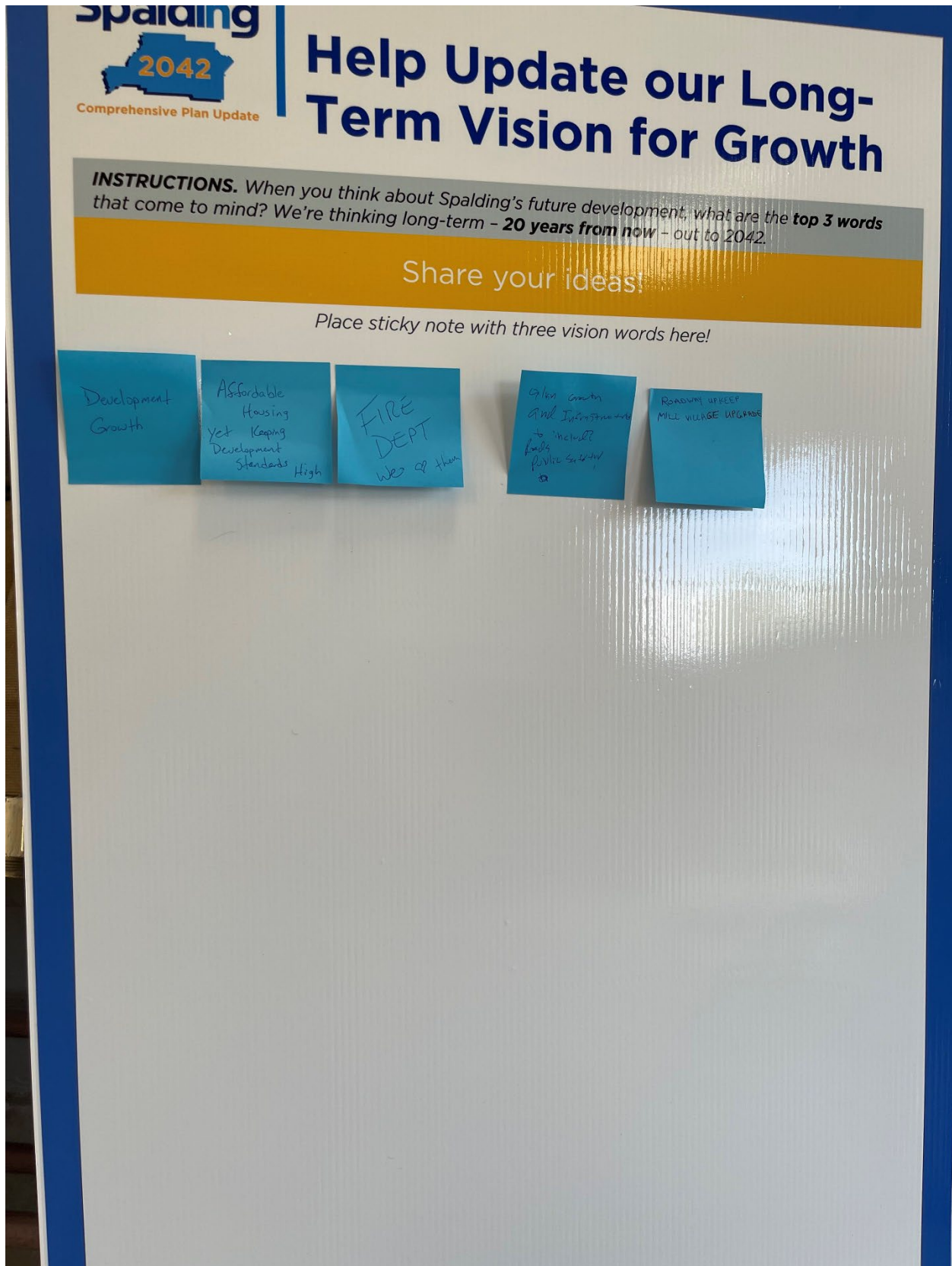
Spalding County Comprehensive Plan Update Fire Station Visioning Sessions Summary



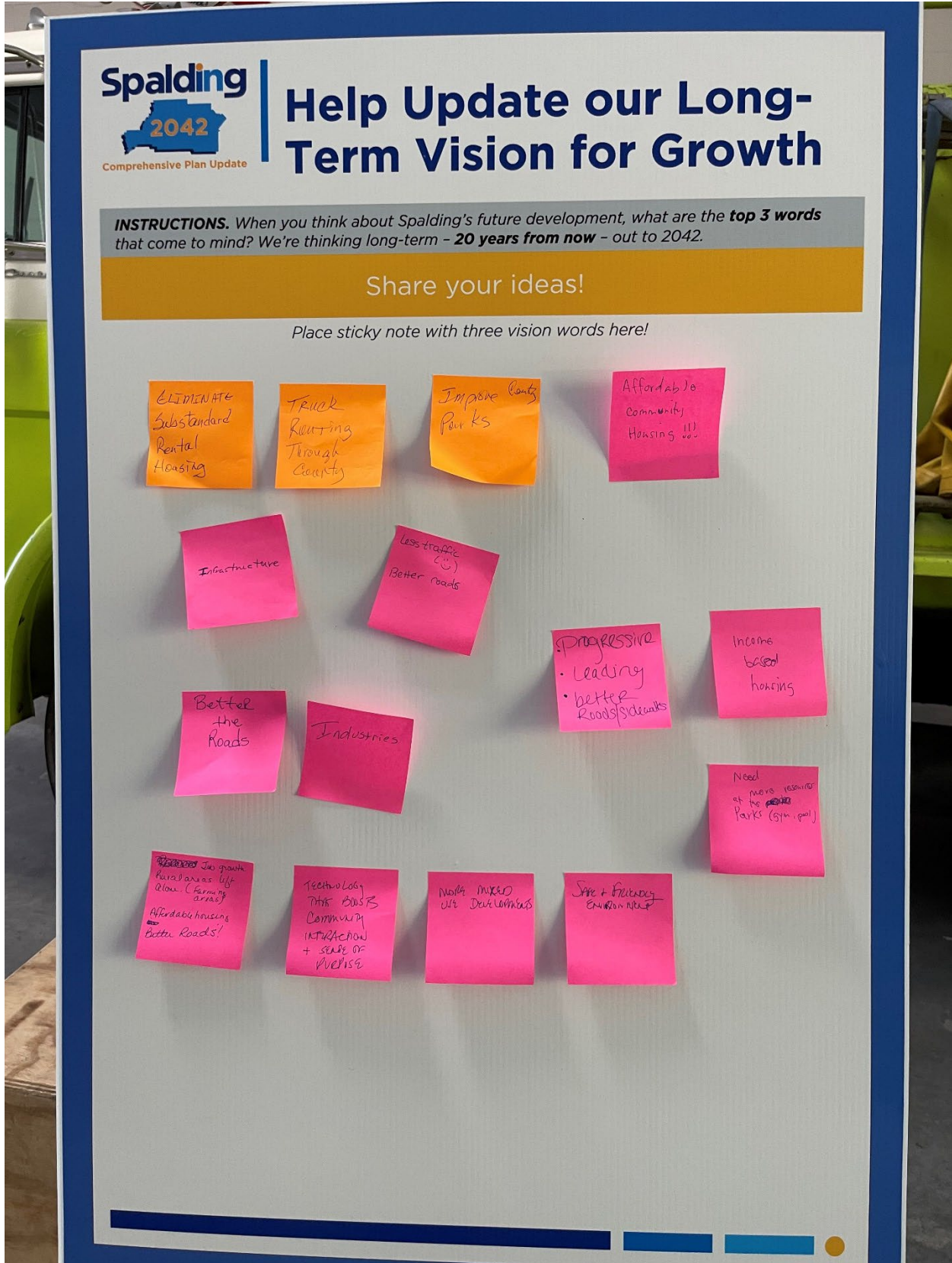
Spalding County Comprehensive Plan Update Fire Station Visioning Sessions Summary



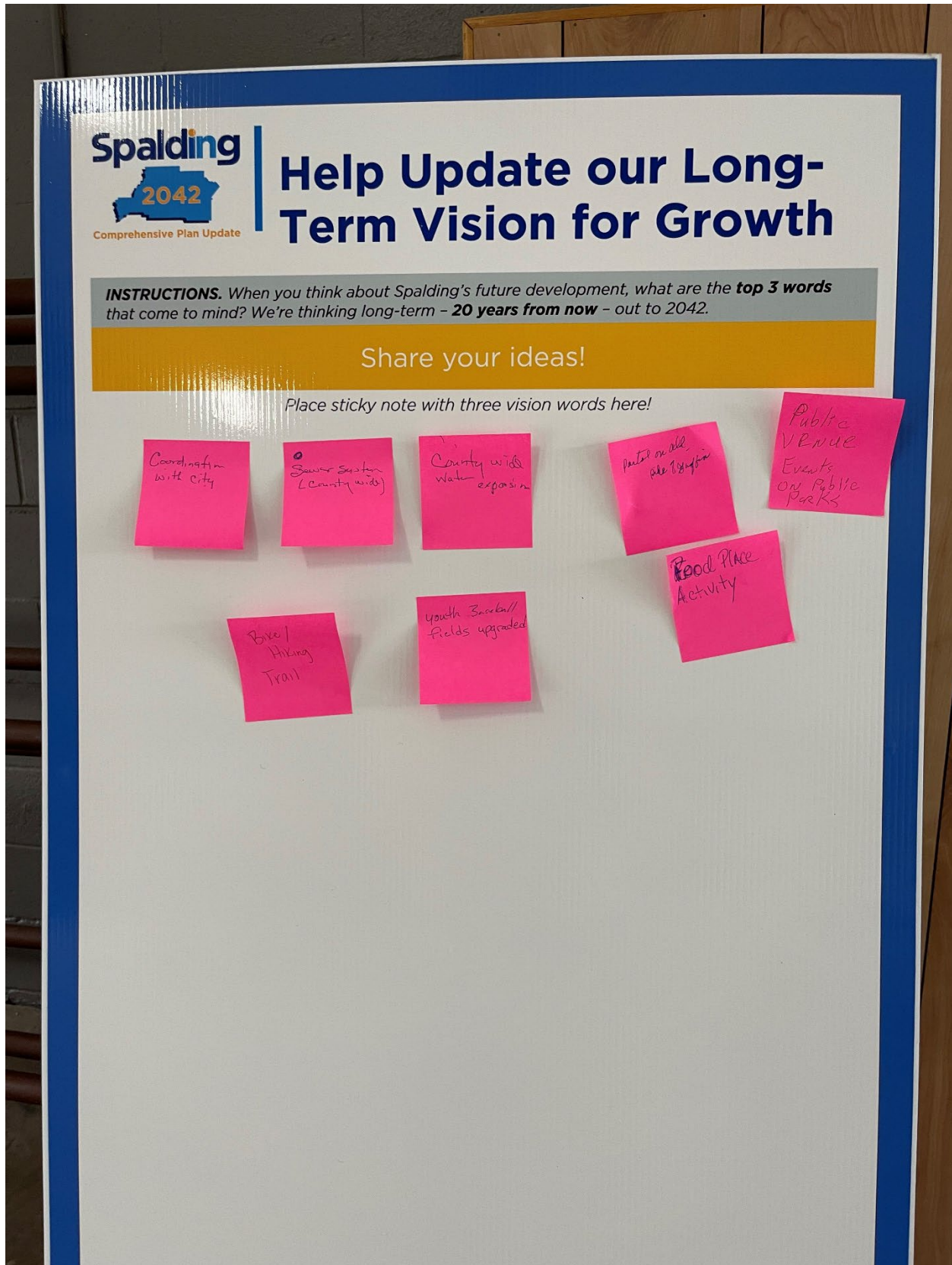
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Spalding County Comprehensive Plan Update Fire Station Visioning Sessions Summary



Spalding County Comprehensive Plan Update Fire Station Visioning Sessions Summary



Spalding County Comprehensive Plan Update Fire Station Visioning Sessions Summary



Spalding
2042
Comprehensive Plan Update

Priorities: Next 5 Years

Growth and Development

INSTRUCTIONS. Help us identify **needs and opportunities related to growth and development** that the County should address in the next five years. Below is an initial list of priorities based on what we heard from stakeholders to date.

Priority Needs and Opportunities

| | Agree ✓ | Disagree X |
|---|---------|------------|
| Expand access to broadband and technology. | ✓ ✓ | |
| Promote community revitalization in targeted areas. | ✓ ✓ | |
| Improve community facilities and services. | ✓ | |
| Build community pride through the built environment, community aesthetics, and land use. | ✓ | |
| Strengthen development standards to promote high-quality growth. | ✓ | |
| Set Spalding apart as a unique place. | ✓ ✓ | |
| Update zoning code to align with community vision and goals. | ✓ ✓ | |
| Continue to work with Griffin to facilitate coordinated future growth between the city and unincorporated county. | ✓ + ✓ | |

Have other ideas? Post them here!

Secure Social Security Service Areas and build (maybe open on alternating days)

Office on Aging somewhere near Sun City


Transit assistance services for disabled living + working facilities

transportation
LIGHT RAIL

Encourage and subsidize solar energy and geothermal offer tax breaks on property tax for energy independent homes

Zoning for student housing around USA campus

**Spalding County Comprehensive Plan Update
Fire Station Visioning Sessions Summary**



Spalding
2042
Comprehensive Plan Update

Priorities: Next 5 Years

Growth and Development

INSTRUCTIONS. Help us identify **needs and opportunities related to growth and development** that the County should address in the next five years. Below is an initial list of priorities based on what we heard from stakeholders to date.

| Priority Needs and Opportunities | | |
|---|----------|------------|
| | Agree ✓ | Disagree X |
| Expand access to broadband and technology. | ✓✓✓✓✓✓✓✓ | |
| Promote community revitalization in targeted areas. | ✓✓✓✓✓✓✓✓ | |
| Improve community facilities and services. | ✓✓✓✓✓✓✓✓ | |
| Build community pride through the built environment, community aesthetics, and land use. | ✓✓✓✓✓✓✓✓ | |
| Strengthen development standards to promote high-quality growth. | ✓✓✓✓✓✓✓✓ | |
| Set Spalding apart as a unique place. | ✓✓✓✓✓✓✓✓ | ✓ |
| Update zoning code to align with community vision and goals. | ✓✓✓✓✓✓✓✓ | |
| Continue to work with Griffin to facilitate coordinated future growth between the city and unincorporated county. | ✓✓✓✓✓✓✓✓ | |

Have other ideas? Post them here!

Round About
 @ Jackson Rd &
 N. McDonough Rd

**Spalding County Comprehensive Plan Update
Fire Station Visioning Sessions Summary**

Spalding | **Priorities: Next 5 Years**
2042
Comprehensive Plan Update | **Growth and Development**

INSTRUCTIONS. Help us identify **needs and opportunities related to growth and development** that the County should address in the next five years. Below is an initial list of priorities based on what we heard from stakeholders to date.

Priority Needs and Opportunities

| | Agree ✓ | Disagree X |
|---|---------|------------|
| Expand access to broadband and technology. | ✓ | |
| Promote community revitalization in targeted areas. | ✓ | |
| Improve community facilities and services. | ✓ | |
| Build community pride through the built environment, community aesthetics, and land use. | ✓ | |
| Strengthen development standards to promote high-quality growth. | ✓ | |
| Set Spalding apart as a unique place. | ✓ | |
| Update zoning code to align with community vision and goals. | ✓ | |
| Continue to work with Griffin to facilitate coordinated future growth between the city and unincorporated county. | ✓ | |

Have other ideas? Post them here!

Roadways upgrades
County wide
Increase in
commutes!
Residential

UPGRADE ROADWAY

Road
Upgrades

LOVE
THE
Fire Dept

**Spalding County Comprehensive Plan Update
Fire Station Visioning Sessions Summary**



Priorities: Next 5 Years


Growth and Development

INSTRUCTIONS. Help us identify **needs and opportunities related to growth and development** that the County should address in the next five years. Below is an initial list of priorities based on what we heard from stakeholders to date.

| Priority Needs and Opportunities | | |
|---|---------|------------|
| | Agree ✓ | Disagree X |
| Expand access to broadband and technology. | ✓ | |
| Promote community revitalization in targeted areas. | ✓ | |
| Improve community facilities and services. | ✓ | |
| Build community pride through the built environment, community aesthetics, and land use. | ✓ | |
| Strengthen development standards to promote high-quality growth. | ✓ | |
| Set Spalding apart as a unique place. | ✓ | |
| Update zoning code to align with community vision and goals. | ✓ | |
| Continue to work with Griffin to facilitate coordinated future growth between the city and unincorporated county. | ✓ | |

Have other ideas? Post them here!

Spalding County Comprehensive Plan Update Fire Station Visioning Sessions Summary



Spalding | **Priorities: Next 5 Years**
Growth and Development


INSTRUCTIONS. Help us identify **needs and opportunities related to growth and development** that the County should address in the next five years. Below is an initial list of priorities based on what we heard from stakeholders to date.

| Priority Needs and Opportunities | | |
|---|---------|------------|
| | Agree ✓ | Disagree ✗ |
| Expand access to broadband and technology. | ✓ ✓ ✓ ✓ | |
| Promote community revitalization in targeted areas. | ✓ ✓ ✓ ✓ | |
| Improve community facilities and services. | ✓ ✓ ✓ ✓ | |
| Build community pride through the built environment, community aesthetics, and land use. | ✓ ✓ ✓ ✓ | |
| Strengthen development standards to promote high-quality growth. | ✓ ✓ ✓ ✓ | |
| Set Spalding apart as a unique place. | ✓ ✓ ✓ ✓ | |
| Update zoning code to align with community vision and goals. | ✓ ✓ ✓ ✓ | |
| Continue to work with Griffin to facilitate coordinated future growth between the city and unincorporated county. | ✓ ✓ ✓ ✓ | |

Have other ideas? Post them here!

Public input on all new development

Spalding County Comprehensive Plan Update Fire Station Visioning Sessions Summary



Spalding
2042
Comprehensive Plan Update

Priorities: Next 5 Years

Growth and Development

INSTRUCTIONS. Help us identify **needs and opportunities related to growth and development** that the County should address in the next five years. Below is an initial list of priorities based on what we heard from stakeholders to date.

| Priority Needs and Opportunities | | |
|---|---------|------------|
| | Agree ✓ | Disagree ✗ |
| Facilitate quality development. | ✓✓✓✓ | |
| Develop a coordinated strategy to implement water and wastewater infrastructure in alignment with the future land use vision. | ✓✓✓✓ | |
| Increase connectivity throughout the county. | ✓✓✓✓ | |
| Carry out focused planning for targeted growth and development areas. | ✓✓✓✓ | |
| Continue to promote economic growth that is cutting edge. | ✓✓✓? | |
| Facilitate quality and safe housing to support current and future population. | ✓✓✓✓ | |
| Facilitate commercial uses and services for community members in targeted locations. | ✓✓✓✓ | |

Have other ideas? Post them here!

more commercial zoning for multi-family for assisted living and nursing homes

Light RAIL

More housing for students @ UGA

More affordable housing

More student housing @ UGA

More affordable housing

More student housing @ UGA

More affordable housing

More student housing @ UGA

More affordable housing

More student housing @ UGA

More affordable housing

More student housing @ UGA

More affordable housing

More student housing @ UGA

More affordable housing

More student housing @ UGA

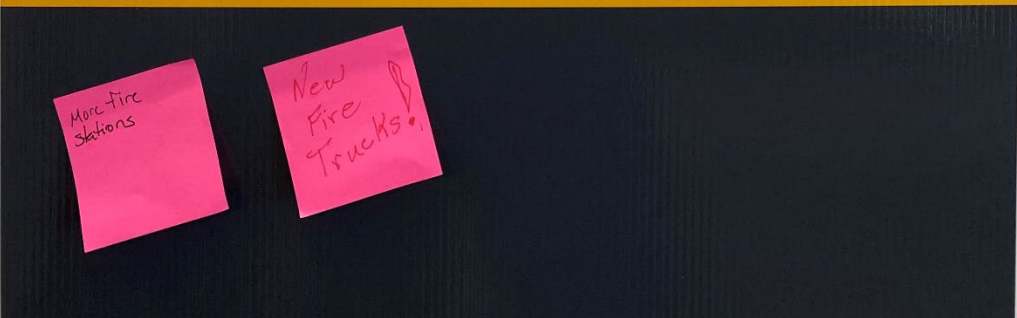
**Spalding County Comprehensive Plan Update
Fire Station Visioning Sessions Summary**

Spalding | **Priorities: Next 5 Years**
Growth and Development
Comprehensive Plan Update

INSTRUCTIONS. Help us identify **needs and opportunities related to growth and development** that the County should address in the next five years. Below is an initial list of priorities based on what we heard from stakeholders to date.

| Priority Needs and Opportunities | | |
|---|-------------------|------------|
| | Agree ✓ | Disagree X |
| Facilitate quality development. | ✓ / ✓ / ✓ / ✓ / ✓ | |
| Develop a coordinated strategy to implement water and wastewater infrastructure in alignment with the future land use vision. | ✓ / ✓ / ✓ / ✓ / ✓ | |
| Increase connectivity throughout the county. | ✓ / ✓ / ✓ / ✓ / ✓ | |
| Carry out focused planning for targeted growth and development areas. | ✓ / ✓ / ✓ / ✓ / ✓ | |
| Continue to promote economic growth that is cutting edge. | ✓ / ✓ / ✓ / ✓ / ✓ | |
| Facilitate quality and safe housing to support current and future population. | ✓ / ✓ / ✓ / ✓ / ✓ | |
| Facilitate commercial uses and services for community members in targeted locations. | ✓ / ✓ / ✓ / ✓ / ✓ | |

Have other ideas? Post them here!



**Spalding County Comprehensive Plan Update
Fire Station Visioning Sessions Summary**



Priorities: Next 5 Years

Growth and Development


INSTRUCTIONS. Help us identify **needs and opportunities related to growth and development** that the County should address in the next five years. Below is an initial list of priorities based on what we heard from stakeholders to date.

| Priority Needs and Opportunities | | |
|---|---------|------------|
| | Agree ✓ | Disagree X |
| Facilitate quality development. | ✓ ✓ | |
| Develop a coordinated strategy to implement water and wastewater infrastructure in alignment with the future land use vision. | ✓ ✓ | |
| Increase connectivity throughout the county. | ✓ ✓ | ✓ |
| Carry out focused planning for targeted growth and development areas. | ✓ ✓ | |
| Continue to promote economic growth that is cutting edge. | ✓ ✓ | |
| Facilitate quality and safe housing to support current and future population. | ✓ ✓ | |
| Facilitate commercial uses and services for community members in targeted locations. | ✓ ✓ | |

Have other ideas? Post them here!

Invest
More
Invest
Develop ment
Promote
Economic
Entrepreneur

Spalding County Comprehensive Plan Update Fire Station Visioning Sessions Summary



Spalding
2042
Comprehensive Plan Update

Priorities: Next 5 Years

Growth and Development

INSTRUCTIONS. Help us identify **needs and opportunities related to growth and development** that the County should address in the next five years. Below is an initial list of priorities based on what we heard from stakeholders to date.


Priority Needs and Opportunities

| | Agree ✓ | Disagree X |
|---|---------|------------|
| Facilitate quality development. | ✓ ✓ ✓ ✓ | |
| Develop a coordinated strategy to implement water and wastewater infrastructure in alignment with the future land use vision. | ✓ ✓ ✓ ✓ | |
| Increase connectivity throughout the county. | ✓ ✓ ✓ ✓ | |
| Carry out focused planning for targeted growth and development areas. | ✓ ✓ ✓ ✓ | |
| Continue to promote economic growth that is cutting edge. | ✓ ✓ ✓ ✓ | |
| Facilitate quality and safe housing to support current and future population. | ✓ ✓ ✓ ✓ | |
| Facilitate commercial uses and services for community members in targeted locations. | ✓ ✓ ✓ ✓ | |

Have other ideas? Post them here!

County needs to have a small land area to develop...

**Spalding County Comprehensive Plan Update
Fire Station Visioning Sessions Summary**



Spalding
2042
Comprehensive Plan Update

Priorities: Next 5 Years

Growth and Development

INSTRUCTIONS. Help us identify **needs and opportunities related to growth and development** that the County should address in the next five years. Below is an initial list of priorities based on what we heard from stakeholders to date.

Priority Needs and Opportunities

| | Agree ✓ | Disagree X |
|---|-----------|------------|
| Facilitate quality development. | ✓ ✓ ✓ ✓ ✓ | |
| Develop a coordinated strategy to implement water and wastewater infrastructure in alignment with the future land use vision. | ✓ ✓ ✓ ✓ ✓ | |
| Increase connectivity throughout the county. | ✓ ✓ ✓ ✓ ✓ | |
| Carry out focused planning for targeted growth and development areas. | ✓ ✓ ✓ ✓ ✓ | |
| Continue to promote economic growth that is cutting edge. | ✓ ✓ ✓ ✓ ✓ | |
| Facilitate quality and safe housing to support current and future population. | ✓ ✓ ✓ ✓ ✓ | |
| Facilitate commercial uses and services for community members in targeted locations. | ✓ ✓ ✓ ✓ ✓ | |

- Angie! :)

Have other ideas? Post them here!

Increase
Commercial
to Target
Areas



Action Planning Workshops Summary

Overview

Two Action Planning Workshops served as the second set of public meetings for the Comprehensive Plan Update. Community members reviewed the public input received prior to the meeting and how it informs the next steps in the planning process as well as the framework for facilitating an implementable plan. A majority of each workshop was dedicated to collecting input from community members. Participants provided input on three key land use topics that will inform the Future Development Map and the plan in general.

1. Housing
2. Retail and Services
3. Employers

Two workshop formats gave people the flexibility to participate in-person and virtually with the goal of expanding participation. The two-hour in-person workshop provided time for participants to share input at their own pace and in small group discussions. The virtual workshop provided another option for participation, and the recording from the meeting was made available on the project website.

Details

| Date (2022) | Format | Location | Number of Participants |
|----------------------|-----------|-------------------------------|------------------------|
| April 27, 6 – 8 p.m. | In-Person | Spalding County Senior Center | 15 |
| May 2, 12 – 1 p.m. | Virtual | Zoom | 2 |

Workshop Goals

1. Share community input to date and how it informs the next steps
2. Set the context for facilitating an implementable plan.
3. Collect input on where different types of uses are needed.
4. Answer any Steering Committee members' questions

Who Did We Hear From?

In all, 15 individuals attended the in-person workshop. People shared information about their residential and work location via dots on a map at the in-person workshop and via a brief participant poll at the start of the virtual workshop. Ten participants identified as Spalding

Spalding County Comprehensive Plan Update Action Planning Workshops Summary

County residents, four of whom work or attend school in the county. Two additional participants joined the virtual workshop, both of whom live and work or attend school within the county limits. Like the first public workshop series, there was little to no participation from people in the northwest and southeast sections of Spalding County, but other areas of the county had representation.

Input Activities



Above: Scenes from the in-person Action Planning Workshop on April 27, 2021

Preliminary Vision and Goals Statement

The planning team asked workshop participants to review preliminary, draft vision and goals statements based on community input collected to date. Participants were asked to indicate if they thought the vision statement, seen in **Table 1**, was on the right track or if it need some more work and to indicate if they agreed, disagreed, or felt neutral about each of the six preliminary goal statements seen in **Table 2**. Eight of the fifteen participants, both in-person and virtual, responded to at least one of the statements. One participant indicated the vision statement needed some work, while the remaining three participants agreed it looked good. A majority of participants agreed with all the draft goal statements. One participant noted, in reference to the vision statement, Spalding’s rural quality and potential for agri-tourism with UGA as a partner.

Table 1. Preliminary Vision Statement Feedback

| Preliminary Vision Statement | Looks Good | Needs Some Work |
|--|------------|-----------------|
| Spalding County will be a steward of quality, well-managed, conservation-sensitive development. The County will provide focused opportunities for public and private investment to raise the bar for current and future populations. | 3 | 1 |

Spalding County Comprehensive Plan Update Action Planning Workshops Summary

Table 2. Draft Goal Statements Feedback

| Draft Goal Statement | Agree | Neutral | Disagree |
|---|-------|---------|----------|
| Grow our sense of community through our parks, public spaces and facilities, and connectedness. | 4 | 1 | 0 |
| Balance community growth and natural resource protection. | 3 | 1 | 0 |
| Coordinate infrastructure planning (e.g., water, sewer, transportation, and future land development). | 8 | 0 | 0 |
| Expand access to technology and jobs. | 6 | 1 | 0 |
| Facilitate high-quality design and development. | 4 | 1 | 0 |
| Retain our younger population. | 6 | 1 | 0 |

Guiding Quality Development

The planning team asked attendees of the in-person workshop to use dots and sticky notes to identify priorities for community improvements for future town centers and crossroad communities, Sunny Side, Orchard Hill, Rover, Zetella, Vaughn, and Towalaga/Ringgold, as well as identify what they loved about the communities. The activity specifically asked participants to place a dot under any of the six topics, as seen in **Table 3**, for where they would like to see County action through policy and investments. Three of the six priorities received feedback and two priorities received comments, both of which are highlighted in **Table 3**. There was no participation in the second activity which asked participants to identify what they loved about the town centers and crossroad communities. Due to the low participation at the in-person meeting and time constraints, the activity was not conducted in the virtual workshop.

Table 3. Development Priorities

| Priorities | Dots | Comments |
|---|------|--|
| Streetscape Enhancements (e.g., sidewalks, street trees) | 0 | Potholes on S. McDonough in Orchard Hill |
| Property Maintenance and Community Aesthetics | 2 | A lot of vacancies near Teamon Rd. |
| Housing Options for Different Income Levels and Generations | 2 | |
| Historic Preservation and Existing Community Character | 0 | |
| Expand Retail Offerings | 1 | |
| Bike/Pedestrian Improvements | 0 | |

Spalding County Comprehensive Plan Update Action Planning Workshops Summary

Actions Input (2023 to 2027) Activity

At both workshops, the planning team presented a list of priority growth and development needs and opportunities along with corresponding, preliminary draft action ideas to address each based on previous public input and delayed action items from the 2017 Comprehensive Plan Update.

At the in-person meeting, community members were asked to review 17 priority statements, grouped into four categories, including quality of life, supportive infrastructure, balanced growth, and economic development, and corresponding action ideas (**Table 4**) and indicate if they agreed or disagreed with the draft actions for each priority by placing a green dot if they agreed or a red dot if they disagreed. If participants had other ideas, they were asked to add a sticky note with their idea to the corresponding priority. If participants did not have a strong opinion, they were advised to not add a dot.

At the virtual Zoom meeting, attendees participated in a brief poll to indicate if they agreed or disagreed with each priority action. At the virtual workshop, the participants were asked to leave a comment in the zoom chatroom if they felt strongly either way on a priority and draft action. Input from the committee members is captured in **Table 5**. All 17 priorities had at least one participant agree that it was a priority, while none disagreed.

Table 4. Priority and Corresponding Draft Action Ideas

| Priority | | Dot # | Draft Action Ideas |
|-----------------|---|-------|--|
| Quality of Life | | | |
| A | Require attractive and durable building construction using appropriate material and design. | 2 | Refine building and site design requirements. |
| | | | Consider establishment of a county design review entity. |
| | | | Implement US 19/41 overlay district. |
| B | Refine building and site design standards to help bring about high-quality developments. | 4 | Refine building and site design requirements. |
| C | Require well-maintained properties, homes, and businesses through code enforcement. | 5 | Maintain code enforcement efforts. |
| | | | Consider programs to support property improvements. |
| D | Improve access to parks and trails. | 2 | Implement Parks and Recreation Master Plan. |
| E | Address community renewal in targeted locations. | 1 | Prepare a Redevelopment Plan for the Experiment Activity Center. (2017 plan) |
| | | | Use findings of Housing Conditions Survey & Market Analysis Summary to prioritize rehabilitation and redevelopment activities. (2017 plan) |
| F | Instill community pride about the buildings, streets, parks, sidewalks, and | 2 | Evaluate tree protection standards and identify potential amendments. (2017 plan) |

Spalding County Comprehensive Plan Update Action Planning Workshops Summary

| Priority | | Dot # | Draft Action Ideas |
|----------------------------------|--|-------|---|
| Quality of Life | | | |
| | other community amenities in Spalding County. | | Create more opportunities for Spalding residents to connect and determine what makes us unique. Explore strategic land preservation opportunities. Continue to promote parks and community amenities. |
| Balanced Growth | | | |
| G | Plan for managed and focused growth. | 2 | Consider additional small area studies to guide growth. |
| H | Target locations for commercial uses and services (shops, restaurants, businesses, etc.) | 5 | Use 2023 Comprehensive Plan Update to guide growth. |
| | | | Review commercial zoning to ensure appropriate transitions and buffers near residential areas. |
| I | Update zoning code to implement community vision for desired land uses and development. | 3 | Updating zoning code (details to be identified) |
| J | Continue to collaborate with Griffin to promote coordinated growth and initiatives that benefit the entire county. | 3 | Continue ongoing coordination between Spalding County and Griffin on items of mutual interest. |
| | | | Pursue joint initiatives, such as the county-wide Economic Development Strategy. |
| Supportive Infrastructure | | | |
| K | Provide facilities for walkability (sidewalks, paths, trails) | 1 | Review connectivity requirements and incentives in ordinances. |
| | | | Implement proposed bike/pedestrian improvements from Comprehensive Transportation Plan |
| L | Provide facilities for safe bike travel (bike lanes, paths) | 3 | Advanced proposed bike/path improvements identified in the Comprehensive Transportation Plan. |
| | | | Develop bike/walkway trail on Roosevelt Railroad bed. |
| M | Coordinate water/sewer infrastructure improvements and land development planning. | 5 | Conduct a feasibility study for the creation of a stormwater utility. |
| N | Coordinate transportation and land development planning | 3 | Align transportation and land use plan. |
| Economic Development | | | |
| P | Support new development that provides job opportunities for Spalding residents. | 4 | Prepare a county-wide Economic Development Strategy. (2017 plan) |
| | | | Create policies to guide quality development of chain restaurants, in spirit of chains developed in "Peachtree City." |
| Q | Promote economic growth that is cutting edge (such as the Lakes at Green Valley) | 3 | Work with the Griffin-Spalding Development Authority to attract target industries. |
| | | | Coordinate with Chamber of Commerce to allow for desired business retention/growth. |

Spalding County Comprehensive Plan Update Action Planning Workshops Summary

| Priority | | Dot # | Draft Action Ideas |
|-----------------|--|-------|--|
| Quality of Life | | | |
| | | | Encourage small family farms that teach community about health and growth. |
| R | Set Spalding apart as a unique place. | 3 | Adopt a Historic Preservation Ordinance.(2017 Plan) |
| | | | Identify opportunities with preservation specialists to protect and promote historic resources. (Ongoing, 2017 plan) |
| | | | Promote and create incentives to support and encourage small businesses. |
| S | Expand access to broadband and technology. | 3 | Pursue Broadband Ready Community Designation with State of Georgia. |
| | | | Pursue Broadband Ready designation. |
| | | | Coordinate with schools to ensure students have broadband access. |

Table 5. Other Ideas for Addressing Priorities

| Priority | Other Ideas for Addressing Priorities |
|------------------------------------|---|
| Quality of Life | |
| A | Add a Hwy.16 W. overlay |
| Supportive Infrastructure Priority | |
| N | Fast Rail Train from Griffin to Atlanta |

Map Activity

At both workshops, the planning team asked for the community’s vision for Spalding County’s future development from the lens of residential, retail and services, and employers. In-person, people provided input via dots/sticky notes on specific maps for each topic area, then discussed the input people provided in small groups. At the virtual meeting, the project team collected input on the same questions via interactive, web-based maps hosted on a platform called Mural. People could share input via chat, verbal responses, and by adding notes directly on the map.

Residential

Participants were asked where different types of housing should go in the future and instructed to use color dots with corresponding letters to distinguish the housing type based on the color code seen in **Figures 1**. A total of four dots were added to the residential map as seen in **Graphics 1 and 2 in Appendix A**. One green dot, housing for young adult population, was placed on the intersection of SR 16 and S Hill Street in downtown Griffin. Adult active living housing communities, senior housing, and townhomes were specified for that location. A second green dot was placed in the Sun City area indicating an appropriate area for housing aging populations. One yellow dot, representing a single-family neighborhood, was placed in the vicinity of South McDonough Road, East McIntosh Road, and Teamon Road. One blue dot

Spalding County Comprehensive Plan Update Action Planning Workshops Summary

was placed in downtown Griffin, east of the CVS on East Hill Street indicating housing to serve young adults. Additional comments were added to the residential map and can be found in **Table 6**.

Figure 1. Housing type color code

| |
|---|
| <ul style="list-style-type: none"> ● Single-Family Neighborhoods <ul style="list-style-type: none"> a. Single-family detached neighborhoods b. Single-family conservation subdivisions (more focus on conserving open space by cluster housing) ● Housing to serve young adult population <ul style="list-style-type: none"> a. Townhomes b. Condos (a building divided into several units that are separately owned, surrounded by common areas that are jointly owned) c. Starter homes on small lots for young families d. Housing options for low-to-moderate income workforce e. Apartments ● Housing to serve young adult population <ul style="list-style-type: none"> a. Adult active living housing communities (55+) b. Senior housing communities (65+) c. Townhomes and condos d. Accessory dwellings (smaller independent residential dwelling, unit located on the same lot as a stand-alone single-family dwelling) |
|---|

A total of 18 additional comments were added to the residential development map in both the in-person (12 comments) and virtual workshops (6 comments).

Table 6. Community Input on Residential Development Map Activity

| Residential Board Comments (In-person) | Location |
|---|---|
| Backlog of people that need housing particularly seniors | N/A |
| Housing atop stores | Northeast of County near Sun City and Lake Heron |
| ¼ acre lots – high density | Northeast of County near Sun City and Lake Heron |
| Multiple residential options | Northeast of County near Sun City and Lake Heron |
| Housing for young families near schools and parks | City of Griffin |
| Tri-County could be good for apartments | Tri-County Region |
| New Housing development going in here | Tri-County Region |
| Land available – target area near Orchard Hill | Orchard Hill |
| Student housing for UGA Griffin | UGA Griffin Campus |
| Quality apartments with personal services at bottom level | Along Arthur K Bolton Pkwy/ Western Boarder of County |
| No short-term leases or substandard apartments | Western Boarder of County |
| More subdivisions / apartments needed, but don't sacrifice rural nature | Western Boarder of County |
| Residential Board Comments (Virtual) | Location |
| Conservation Subdivisions | West of Griffin along Hwy 16 |
| Apartments and Townhomes | Tri-County Region |
| Apartments and Townhomes | East of Orchard Hill |

Spalding County Comprehensive Plan Update Action Planning Workshops Summary

| Residential Board Comments (In-person) | Location |
|--|---|
| Conservation Subdivisions | Northeast of Orchard Hill off Rehoboth Road |
| Continue buildout of Sun City | Sun City Area |
| A lot of new housing development in this area (without age restrictions) | North of Teamon Road near Ed Cole Reservoir |
| Gated community for families with amenities | Northeast corner of the County |
| Residential development around Griffin where there may be sewer | North of Ambcus Park |
| Residential development around Griffin where there may be sewer | Between Railroad Street and West Ellis Road |

Key Themes

- Low housing stock is a perceived issue in Spalding County and particularly for the aging population.
- Desire for additional non-age restricted housing options in the Sun City / Heron Bay areas and the northeastern corner of the county.
- Approve of quality apartments in strategic locations around the county.
- Supportive of residential development radiating from the city limits if sewer is available.

Retail and Services

Participants were asked where future retail and services should go in the future. They were instructed to use color dots with corresponding letters to distinguish the retail and service type based on the color code seen in **Figure 2**. A total of ten dots were added to the retail and service map as seen in **Graphics 3 and 4** in **Appendix A**.

- One green dot labeled A, Restaurant (detached building), was placed near Baptist Camp Road and Jordan Hill Road. There were two additional green dots, unspecified neighborhood-scale retail/service, added to the map, one next to the green dot labeled A and a second just north of Green Valley Disc Golf Course.
- Two yellow dots labeled with a C, indicating a farmer’s market, were placed on the map. One was placed just below the green dot at Baptist Camp Road and Jordan Hill Road and the second at Shoal Creek Road and Ellis Road West of Griffin.
- Five blue dots, indicating shopping centers, were spread out along the north and northeastern regions of Spalding County. Two unspecified blue dots were placed on either side of US 19 /41 just south of Beaverbrook Aerodrome in Northern Spalding. Another unspecified blue dot was placed adjacent to Baptist Camp Road and Jordan Hill Road. Along Arthur K Bolton Pkwy in East Spalding a blue dot labeled with an A, indicating a grocery store, was placed east of the Green Valley Disc Golf Course while a blue dot labeled with a C, indicating a restaurant within a shopping center, was placed just west of the Butts County line.

Spalding County Comprehensive Plan Update Action Planning Workshops Summary

Additional comments were added to the residential map and can be found in **Table 7**.

Figure 2. Retail and Service Type Color Code

| | |
|---|---|
|  | <p>Local Businesses</p> <ul style="list-style-type: none"> a. Specialty store, such as clothing store or gift shop b. Corner convenience store c. Farmers' market |
|  | <p>Shopping Centers</p> <ul style="list-style-type: none"> a. Grocery store b. Pharmacy c. Restaurant (within a shopping center) d. Home improvement store or nursery |
|  | <p>Neighborhood-Scale Retail/Services</p> <ul style="list-style-type: none"> a. Restaurant (detached building) b. Coffee shop/bakery/ice cream parlor c. Nail salon, barber, or other personal services d. Hardware and Home Improvement / Lawn and Garden Stores (Lowe's or Home Depot) e. Other |

A total of 2 additional comments were added to the retail and services development map in both the in-person (1 comment) and virtual workshops (1 comment).

Table 6. Community Input on Retail and Services Development Map Activity

| Retail and Services Board Comments (In-person) | Location |
|---|---|
| Whole Foods or Sprouts | South of Locust Grove Road near the county line |
| Retail and Services Board Comments (Virtual) | Location |
| Need services, such as convenience stores, at a rural scale (Village Nodes) | West of Griffin along Hwy 16 |

Key Themes

- Support buildout of Sun City including the development of local business and neighborhood scale retail and services.
- Desire shopping centers in North and East Spalding along major highways (SR 16 and US 19/41).

Spalding County Comprehensive Plan Update Action Planning Workshops Summary





Employers

Participants were asked where different types of employers should locate. They were instructed to use color dots with corresponding letters to distinguish different types of jobs based on the color code seen in **Figure 3**. A total of 17 dots were added to the employers' map as seen in **Graphics 5 and 6** in **Appendix A**.

- Three red dots, indicating Manufacturing and E-Commerce employers, were placed along SR 16, one in the western part of the county and two just east of Griffin. There were two additional red dots added to the map, one just north of the two eastern dots on SR 16 and one in the northeast section of county along I-75.
- Two green dots, indicating other, were placed on the map. One was placed at the intersection of SR 16 and US 19/41 and labeled Southern Crescent and the other was just south of West McIntosh Road and Wyomia Tyrus Olympic Park and labeled medical service/senior housing to employee 80 people and an opportunity for a future hub of activity.
- Two blue dots, indicating professional, scientific, and/or technical occupations, were placed on the map, one just east of I-75 across from the red dot and the other just north of the green dot south of West McIntosh Road and Wyomia Tyrus Olympic Park.
- Eight yellow dots in total were placed around the eastern portion of the county. A yellow dot was placed near Heron Bay for arts, entertainment, and food services to support the Heron Bay community. A second yellow dot was placed at the intersection of Jordan Hill Road and at Baptist Camp Road and referenced grocery, medical services, and live/work development.

Additional comments were added to the residential map and can be found in **Table 7**.

Figure 3. Employers Type Color Code

| | |
|---|--|
|  | Arts, Entertainment, Accommodations, Food Services |
| | a. Arts/Entertainment |
| | b. Accommodation/Lodging |
| | c. Food Services (such as grocery, wholesale club like Costco/Sam's) |
|  | Professional, Scientific, and/or Technical Occupations |
|  | Manufacturing & E-Commerce |
|  | Other |

A total of six additional comments were added to the employer's map in both the in-person (one comment) and virtual workshops (five comments).

Spalding County Comprehensive Plan Update Action Planning Workshops Summary

Table 7. Community Input on Employers Map Activity

| Retail and Services Board Comments (In-person) | Location |
|--|---|
| Congestion, access to jobs, and road improvements needed | Orchard Hill |
| Retail and Services Board Comments (Virtual) | Location |
| Manufacturing to accommodate truckers on major routes | Along Arthur K Bolton Parkway |
| Potential new interchange to support freight movement | Northeast corner of Spalding along I-75 |
| Industries that can utilize the airport | Near the airport |
| Offices near the airport | Near the airport |
| Accommodations near the airport | Near the airport |

Key Themes

- Future employers should develop near the airport and SR 16 to benefit the employer and leverage the focus of SR 16 on employment growth.
- Manufacturing and e-commerce should be strategically developed where it makes sense and where there is access to options for moving freight.

Group Discussion

In person attendees participated in small group discussions focused on each of the three map activity topics, residential, employers, and retail and services. The virtual attendees participated in discussion as they viewed the map activities as a group using an online interactive whiteboard called Mural. Comments are reflected in the Map Activity summary and comments. The in-person attendees were divided into three groups and three planning team members rotated to each group to discuss their designated topic. The discussions were guided by the feedback collected on the map boards during the self-paced input portion of the meeting. All comments from each group discussion can be found in **Table 8** in **Appendix C**.

Residential

The Spalding residents in attendance conveyed a deep sense of care for their fellow community members, and they were supportive of the County promoting a range of residence types to meet housing needs. Apartments and townhomes, which provide a more affordable housing option, were identified as appropriate on the fringes of Griffin, in the Tri-County district, and in and around Orchard Hill. Participants also advocated for housing for young families near schools and parks. The group shared concerns, such as the impact of property taxes on the overall cost of housing, particularly in the wake of the pandemic as many people are struggling to make ends meet. In addition, community members discussed the need for the County to play an active role in addressing blight and substandard housing conditions through federal funding programs and partnerships with the nonprofit community.

Spalding County Comprehensive Plan Update Action Planning Workshops Summary

Retail and Services

Attendees indicated a need for uses in close proximity to the Sun City retirement community, in particular small-scale medical uses such as an urgent care and day-to-day retail uses such as a neighborhood grocery and a restaurant. These uses, in addition to a farmer's market, were identified for the intersection of Baptist Camp and Jordon Hill Roads, across from the entrance to Sun City. The concept of a drive-thru 'farm store' to meet grocery needs was introduced as a model to explore here, as well; it has found success in some Florida communities.

The northeast part of the county between Sun City and Heron Bay was also identified as being suitable for future neighborhoods with proximate commercial uses that meet local needs but are laid out in such a way that the rural character of the area is preserved. West of here, but still in north Spalding, the idea of a shopping center off of US 19/41 was identified.

Larger-scale grocery opportunities were identified as being needed east of Griffin along SR 16, including a location near the Green Valley Disc Golf Course as well as farther east near the Butts County line. Here, a shopping center with a chain grocer such as Whole Foods or Sprouts in addition to restaurants is envisioned to serve residents in East Spalding. In addition, additional retail on SR16 closer to the I-75 interchange was discussed as being needed to pull people off of the interstate and into the county. Ideas included hotel or hotel/convention center, an outlet center, and apartments.

For the western part of the county, participants reinforced the need for smaller-scale, local-serving commercial uses that are currently represented by the 'community crossroads' character area, as well as a farmer's market location off Newnan Road. Several participants discussed the potential for farmers markets to be a source of food in areas that are underserved by grocery stores and suggested cooperation with the UGA CAES (College of Agricultural and Environmental Sciences) campus in Griffin and Spalding County UGA Extension Office.

Employers

Community members identified the need for arts/entertainment/services in a few key locations: in the northeastern quadrant of the county, in and around Sun City, in the tri-County area, and along SR 16. Participants agreed that manufacturing and e-commerce and related light industrial are well-suited along SR 16 and could be increased and leveraged as Butts County sees increasing development and airport expansion plans come to fruition. Community members envisioned few locations for professional, scientific, and/or technical operations; however, group discussion indicated an opportunity to build upon areas where higher concentrations of senior populations/services exist to create medical/service employment hubs with the opportunity expand upon professional services in the area. One community member pointed out that broadband improvements will be essential to attracting more professional jobs, noting poor to little service near his residence.

Spalding County Comprehensive Plan Update Action Planning Workshops Summary

Community members briefly discussed the opportunity to leverage the County's economic strengths, including the UGA campus and the Southern Crescent Technical College in Griffin. There's an additional opportunity to leverage the technical college to train residents and attract future investment. The technical college's help with attracting and helping train people for the Walking Dead filming in the county is one example of an economic development success that could be emulated in the future. Another strength is the large disposable income of some county residents, and with that, the opportunity to attract commercial and service uses that would allow that money to stay in Spalding County.

Major Takeaways

Considering the input received from the various activities across both meetings, there are a few major takeaways to guide next steps in the planning process.

1. Many participants noted the need for a variety of quality housing options to help meet the housing needs of Spalding County residents and in particular the more vulnerable populations such as the senior population.
2. There is an interest in building out Sun City and bringing local retail and services to the area to service the Sun City residence. Medical services, a grocery store, and neighborhood retail were top of the list. SR 16 provides additional opportunities for retail/service investment with rural areas of the county continuing to be served by pockets of limited commercial at crossroad locations.
3. Two types of employment: entertainment, accommodations, and food services and manufacturing/e-commerce are sought after. Leveraging the County's resources and ensuring the right infrastructure is in place will help attract the desired employment growth to the right areas. Whereas entertainment and food services are desired in or near residential areas on the eastern side of the county, more notable manufacturing and light industrial area suited for near I-75 and along SR 16.

Spalding County Comprehensive Plan Update Action Planning Workshops Summary

Appendix A: Map Activities Comments

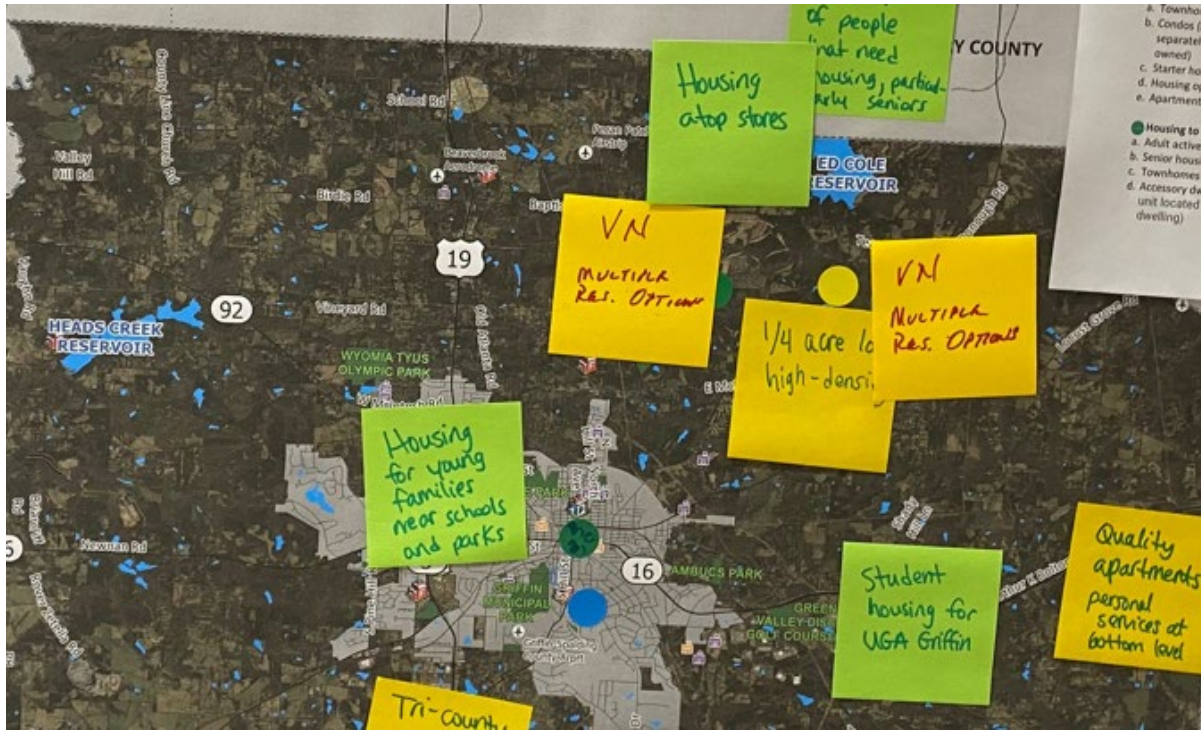
This appendix contains an exhaustive list of comments submitted by meeting participants. Please note that the planning team did not make spelling and grammar adjustments to freeform responses from the public. Comments appear as provided.

| Residential Board Comments (In-person) | Location |
|--|---|
| Backlog of people that need housing particularly seniors | N/A |
| Housing atop stores | Northeast of County near Sun City and Lake Heron |
| ¼ acre lots – high density | Northeast of County near Sun City and Lake Heron |
| Multiple residential options | Northeast of County near Sun City and Lake Heron |
| Housing for young families near schools and parks | City of Griffin |
| Tri-County could be good for apartments | Tri-County Region |
| New Housing development going in here | Tri-County Region |
| Land available – target area near Orchard Hill | Orchard Hill |
| Student housing for UGA Griffin | UGA Griffin Campus |
| Quality apartments with personal services at bottom level | Along Arthur K Bolton Pkwy/ Western Boarder of County |
| No short-term leases or substandard apartments | Western Boarder of County |
| More subdivisions / apartments needed, but don't sacrifice rural nature | Western Boarder of County |
| Residential Board Comments (Virtual) | Location |
| Conservation Subdivisions | West of Griffin along SR 16 |
| Apartments and Townhomes | Tri-County Region |
| Apartments and Townhomes | East of Orchard Hill |
| Conservation Subdivisions | Northeast of Orchard Hill off Rehoboth Road |
| Continue buildout of Sun City | Sun City Area |
| A lot of new housing development in this area (without age restrictions) | North of Teamon Road near Ed Cole Reservoir |
| Gated community for families with amenities | Northeast corner of the County |

Spalding County Comprehensive Plan Update Action Planning Workshops Summary

Appendix B: Map Activity

Graphic 1. In-Person Workshop Residential Map



Graphic 2. Virtual Workshop Residential Mural Map

Residential

Where should different types of housing go in the future?

Legend

| | |
|--|--|
| ■ Waterbodies | ■ Private Schools |
| ■ Parks | ■ Public Schools |
| ■ Participating Cities | ■ Police Stations |
| ■ Non-Participating Cities | ■ Fire Stations |
| ■ Airports | |
| ■ Hospital | |

Instructions

Use colored sticky notes, as labeled below, to identify locations for different types of housing. Use the labeled dot with the corresponding letter to distinguish the housing type.

Single-Family Neighborhoods

- a. Single-family detached neighborhoods ● A A A
- b. Single-family detached neighborhoods ● B B B

Use these stickies to leave additional comments: ■ ■ ■ ■ ■

Housing to serve young adult population

- a. Townhomes ● A A A
- b. Condos (building divided into several separately owned units, surrounded by common areas that are jointly owned) ● B B B
- c. Starter homes on small lots for young families ● C C C
- d. Housing options for low-to-moderate income workforce ● D D D
- e. Apartments ● E E E

Use these stickies to leave additional comments: ■ ■ ■ ■ ■

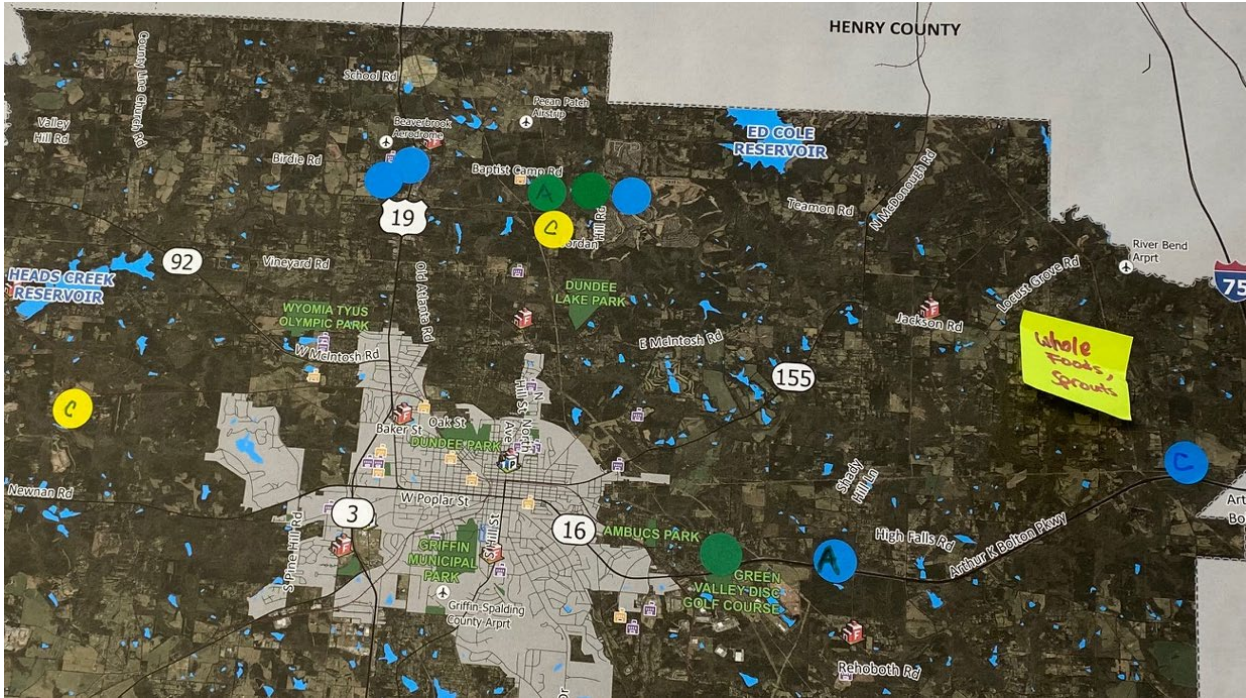
Housing to serve aging population

- a. Adult active living housing communities (55+) ● A A A
- b. Senior housing communities (65+) ● B B B
- c. Townhomes and condos ● C C C
- d. Accessory dwellings (smaller, independent residential dwelling unit on the same lot as a stand-alone single-family dwelling) ● D D D

Use these stickies to leave additional comments: ■ ■ ■ ■ ■

Spalding County Comprehensive Plan Update Action Planning Workshops Summary

Graphic 3. In-Person Workshop Retail and Service Map



Graphic 4. Virtual Workshop Retail and Service Mural Map

Spalding Action Planning Workshop Facilitator All changes saved! Share Download Comment Help

Retail and Services

Where should retail and services go ?

Legend

- Waterbodies
- Parks
- Participating Cities
- Non-Participating Cities
- Airports
- Hospital
- Private Schools
- Public Schools
- Police Stations
- Fire Stations

Instructions

Use colored sticky notes, as labeled below, to identify locations for different types of retail and services. Use the labeled dot with the corresponding letter to distinguish the type of business

Local Businesses

- a. Speciality store, such as clothing store or gift shop ● ● ● ●
- b. Single-family detached neighborhoods ● ● ● ●
- c. Farmers' market ● ● ● ●

Use these stickies to leave additional comments

Shopping Centers

- a. Grocery store ● ● ● ●
- b. Pharmacy ● ● ● ●
- c. Restaurant (within a shopping center) ● ● ● ●
- d. Home improvement store or nursery ● ● ● ●

Use these stickies to leave additional comments

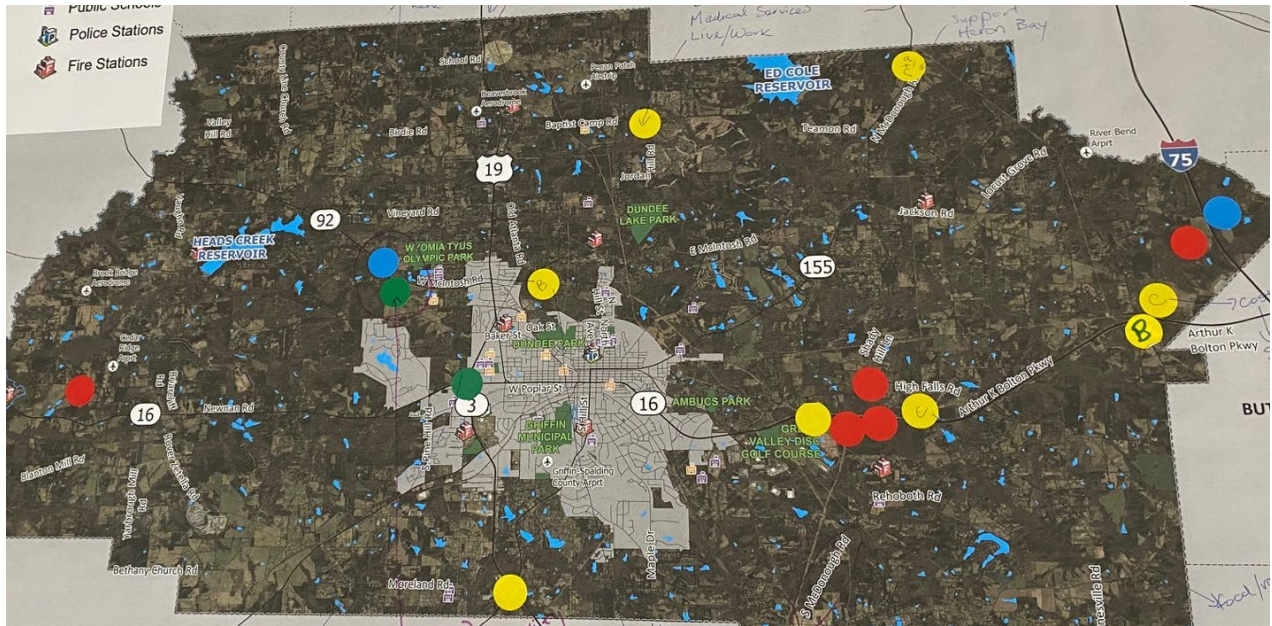
Neighborhood-Scale Retail/Services

- a. Restaurant (detached building) ● ● ● ●
- b. Coffee shop/bakery/ice cream parlor ● ● ● ●
- c. Nail salon, barber or other personal services ● ● ● ●
- d. Hardware and Home Improvement/Lawn and Garden Stores (Lowe's or Home Depot) ● ● ● ●
- e. Other ● ● ● ●

Use these stickies to leave additional comments

Spalding County Comprehensive Plan Update Action Planning Workshops Summary

Graphic 5. In-Person Workshop Employers Map



Graphic 6. Virtual Workshop Employers Mural Map

Employers

Where should different types of employers locate?

Legend

| | |
|--|---|
| ■ Waterbodies | ■ Private Schools |
| ■ Parks | ■ Public Schools |
| ■ Participating Cities | ■ Police Stations |
| ■ Non-Participating Cities | ■ Fire Stations |
| ✈ Airports | |
| 🏥 Hospital | |

Instructions

Use colored sticky notes, as labeled below, to identify locations for different types of jobs. Use the labeled dot with the corresponding letter to distinguish the employment type.

Arts, Entertainment, Accommodation, Food Services

- a. Arts/Entertainment ● ● ●
- b. Accommodation/Lodging ● ● ●
- c. Food Services (such as grocery, wholesale club like Costco/Sam's) ● ● ●

Use these stickies to leave additional comments

Professional, Scientific, and/or Technical Occupations

Use these stickies to leave additional comments

Manufacturing & E-Commerce

Use these stickies to leave additional comments

Other

Use these stickies to leave additional comments

**Spalding County Comprehensive Plan Update
Action Planning Workshops Summary**

Appendix C: Group Discussion Comments

| Residential Group Discussion Comments (In-person) |
|---|
| Village nodes with variation of housing; townhouses and eco cottages |
| Want vertical mixed use with ground floor retail |
| Ranch style homes for rent – one level is good |
| Condominium community with amenities |
| Live/work |
| Housing market helps attract businesses |
| Aging population needs housing choices |
| Range of community types |
| Walkability / Bike Paths |
| Thomaston Mills may be a site for student housing |
| Better quality of homes- eliminate substandard housing |
| Code Enforcement |
| Collaboration with nonprofits on housing development and revitalization |
| Provide opportunities for homeownership |
| Cost of living (especially rents) going up |
| Need to inspect housing conditions and ensure safety |
| Collaborate with City and Housing Authority |
| LaGrange is doing a good job with housing |
| New housing options in Northeast |
| Apartments near Arthur K Bolton (SR 16) |
| Housing options for different income levels and generations |
| Rural - I like the people and feel welcome |
| I moved to Spalding to have horses/cows |
| Rural feel /Park system |
| Parks |
| Rural character – desire to live on a farm |
| Don't want sewer in Western Spalding- keep large lots |
| High property taxes – need to diversify tax base |
| Younger people moving to Pike and Butts for cheaper housing |
| More housing for different incomes – new jobs with not the highest wages |
| Cost of business- cost of living in Griffin is high, so more people out in the county |
| For time being, we haven't been swallowed like monsters to the North |

Spalding County Comprehensive Plan Update Action Planning Workshops Summary

| Retail and Services Group Discussion Comments (In-person) |
|--|
| A 'doc-in-the-box' or 'minute clinic' at the Sun City village node would provide needed accessibility to medical uses ('village node' zoned parcels are located at SW intersection of Baptist Camp Rd & Jordon Hill Rd opposite Sun City development entrance) |
| A drive-thru grocery 'farm store' at Sun City would provide day-to-day grocery needs; this is a model used in some FL communities |
| A restaurant and farmer's market are also identified as desired uses at this 'village node' in Sun City |
| Opportunities for a mix of new neighborhood and accessible commercial uses exist in the vicinity of Sun City, in NE Spalding; these can be developed in such a way to preserve the overall rural character of the area |
| Grocery store near Green Valley Disc Golf Course |
| Shopping center (with grocery – Whole Foods or Sprouts – and restaurants) closer to Butts County line to serve East Spalding residents |
| Locate uses closer to I-75 that will pull people off of the interstate (hotel/ hotel & convention center, retail, outlets, apartments) |
| Farmers market near Sun City |
| Farmers market Off Newnan Road, west of Griffin/western part of the county |
| Can be used to address 'food deserts' |
| Opportunity to coordinate with UGA CAES (College of Agricultural and Environmental Sciences) campus in Griffin & Spalding County UGA Extension Office (which manages the Kiwanis Fairgrounds Farmers Market on S. Hill Street in Griffin) |
| Shopping center just south of Beaverbrook Aerodrome (Birdie / Baptist Camp Church Road?) |
| Rec services for adults /seniors are in North and needs to be more widespread |
| Retail and apartments closer to I-75 on SR 16 – need to pull people off 16–hotel or outlets etc. but limitations due to road cuts controlled by GDOT and overlay. |

| Employers Group Discussion Comments (In-person) |
|--|
| Arts/entertainment/food services near sun city |
| Arts/entertainment/food services near southern county boarder at US 19/41 |
| Manufacturing, e-commerce, and food services on Arthur K Bolton near Butts County line |
| Accommodation/lodging at Arthur K Bolton Pkwy near Butts County line |
| Professional/technical jobs and manufacturing/e-commerce near I-75 (near Butts County) |
| Sun City needs entertainment uses. It is also lacking a location to get food. |
| Tri-County already has some food places that attract people. |
| Butts County is seeing warehouses and lodging. |
| It makes sense to attract jobs, but how to do you pull in talent. |
| There will be a challenge attracting technical jobs in some areas without improved broadband. |
| UGA could help incentivize people to stay in Spalding County. |
| SR 92, northeast of Griffin, could potentially host a new employment area due to its proximity to Griffin and ease of access to Fayette County |

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June Open House Summary

Overview

The third and final set of public meetings for the Comprehensive Plan Update allowed community members to review key elements of the plan update including an overview of the plan’s vision, goals, and priorities, Future Development Map and character areas as well as updates to the Community Work Program. The planning team encouraged participants to ask questions and provide any additional input they may have had.

Two open house meeting formats gave people the flexibility to participate either in-person or virtually with the goal of expanding participation. The two-hour in-person workshop provided time for participants to share input at their own pace. The virtual open house provided another option for participation.

Details

Table 1. Meeting Details

| Date (2022) | Format | Location | Number of Participants |
|----------------------|-----------|----------------------------|------------------------|
| June 21, 6 – 8 p.m. | In-Person | Griffin Historic City Hall | 18 |
| June 22, 12 – 1 p.m. | Virtual | Zoom | 8 |

Open House Goals

1. Provide an overview of the Comprehensive Plan process
2. Provide highlights of the plan update
3. Answer the public’s questions

Who Did We Hear From?

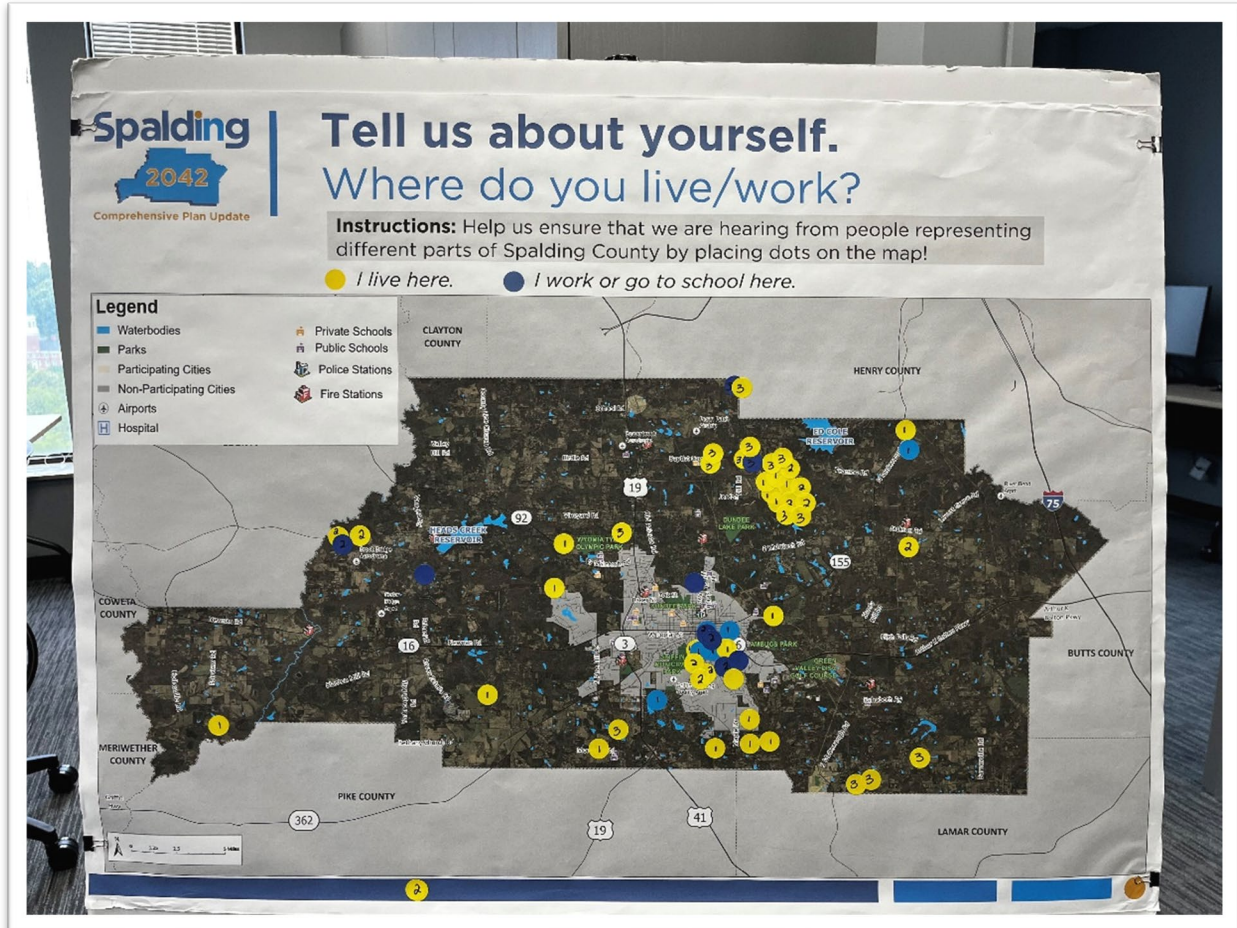
Participants of the in-person open house live in four zip codes within the county as detailed below in **Table 2**. Fifteen meeting participants placed a yellow sticker on the “Where do you live/work” board (**Graphic 1**) indicating where they live in the County. The greatest number of participants live in the Sun City area followed by Orchard Hill and the surrounding area south of Griffin (**Graphic 1**). Four meeting participants indicated where they work within the County by placing blue dots on the same board. One indicated working in the City of Griffin while the other three are spread out to the North and East of the city. The eight virtual open-house participants were not asked to share where they live or work.

Spalding County Comprehensive Plan Update June Open House Summary

Table 2. Participants Home Zipcode

| Zipcode | Participants |
|---------|--------------|
| 30204 | 1 |
| 30223 | 9 |
| 30284 | 1 |
| 30224 | 7 |

Graphic 1. Where do you live/work board



**Spalding County Comprehensive Plan Update
June Open House Summary**

Comments Transcript

Table 3. In-Person Open House Comments Received

| FDM, CWP, or General | Comment |
|-----------------------------|--|
| FDM | Dundee Lake Park Federal opportunity zone overlay with rural Sunny Side planning needs to address the needs of the surrounding area and ensure consistency of the area. |
| CWP | Broadband is critical to work programs. Ensure choices allow for multiple providers, speeds, etc. |
| General | Consider working together with technical schools to promote the jobs that will align with technology-based options including food, robots, assembly, logistics. |
| FDM/CWP | 1) Address broadband with more than one vendor to ensure appropriate access for business and residential. 2) Connect the economic development plan with land use to determine the best financial options and help provide economic value for long term plans. Several models that show the impact of development choices would provide value to decision processes. |
| CWP | Need more green space parks |
| General | Consider airline training options with undeveloped/close airport properties - special project to explore |
| CWP | Areas of great interest are shopping area, such as Walgreens, grocery stores, health care facility (e.g., doctors' offices and labs). The traffic light at Highway 3 and Birdie Road. |
| General | Golf cart/cycle/pedestrian pathway throughout Spalding County |

*Note: Comments are listed as provided; the consulting team did not make spelling or grammar adjustments.

Table 4. Virtual Open House Questions from the Public and Planning Team Responses

| Question | Response |
|--|---|
| What are federal opportunity zones? Does that mean that high-density housing will go in those areas? | Ansley Jones, a planner with Blue Cypress Consulting, explained that federal opportunity zones are census tracts that the federal government considers "disadvantaged" based on a number of metrics. The federal government offers preferential tax treatment when investment occurs in these areas. The County still has the ability to moderate the type of development it considers appropriate in these areas, so no, the opportunity zone designation does not mean that high-density housing is in store for these areas. |

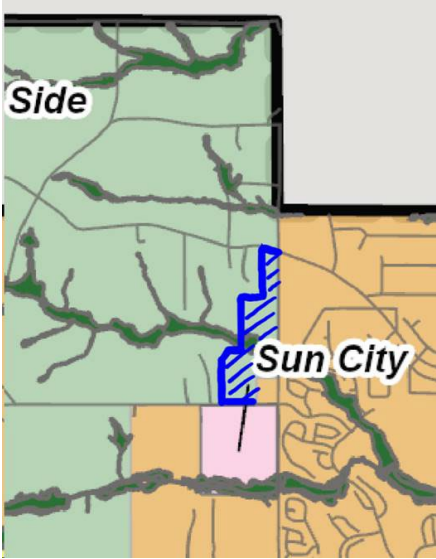
Spalding County Comprehensive Plan Update June Open House Summary

| Question | Response |
|--|--|
| <p>On the Zoning Compatibility Matrix, it appears that there are no character areas with Manufacturing or Heavy Commercial? Why is that?</p> | <p>Ansley Jones clarified that this Zoning Compatibility Matrix provides guidance when the County is considering rezonings. Existing parcels zoned for manufacturing or heavy commercial uses can still be developed by-right. The County is still very much interested in promoting manufacturing and commercial (in the Employment character area), but as the Zoning Matrix shows, the County’s preferred zoning district for implementing this type of future development is the Planned Development District. This tool affords the County the chance to work with developers to deliver manufacturing and commercial products that align with the County’s vision. The Lakes at Green Valley is a model for future industrial development, and the County can work with developers to achieve similar developments through the PDD tool.</p> |
| <p>Is the Planned Development District only used for manufacturing?</p> | <p>Ansley Jones replied that the Planned Development District is not only for manufacturing. The PDD is a zoning tool that provides an opportunity for the County and the developer to work together in the design phase of any type of development, such as residential, commercial, office, industrial park, or other development types.</p> |
| <p>The plan appears to be on schedule for adoption in September. Is that correct?</p> | <p>Caroline Evans, principal planner with Blue Cypress Consulting, responded that the plan is on track to be adopted in September.</p> |
| <p>Can you comment on the re-zoning request for the property across from Sun City?</p> | <p>Spalding County Community Development Director Kellie Littlefield invited this member of the public to visit the Spalding County administrative offices to review the file and talk directly with her about any questions or concerns.</p> |

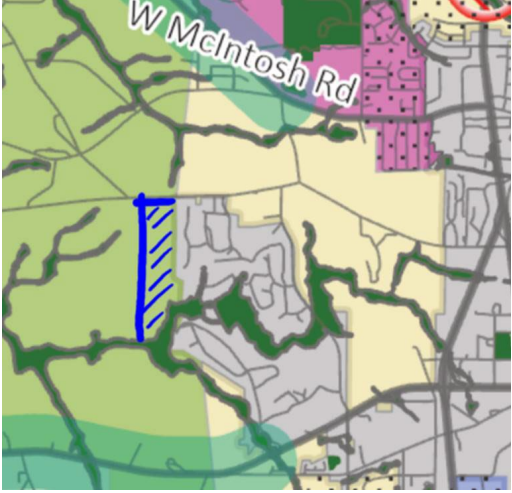
Table 5. Online Input Period Comments Received

| Comment Number | Webform Comment/Email | Comment |
|----------------|-----------------------|---|
| 1 | Email | <p>My family owns 400 acres of land adjacent to the city limits of Griffin on the Southside. We have sewer running for +/-1 mile along our eastern property line, which sewer is there because our family provided the easement at no cost to the city 40+ years ago. Our property is surrounded by high density development (1-4+ houses/ac) and our property was designated for dense development in the previous comprehensive plan. It has just come to my attention that our property is now designated for “Rural Neighborhood.” This is inconsistent with the development pattern of Griffin over the past 50 years and the conversations our family has had with city and county officials for many, many years. I am unclear what I need to do to correct this situation. Can I schedule a call with you to discuss?</p> |

Spalding County Comprehensive Plan Update June Open House Summary

| Comment Number | Webform Comment/Email | Comment |
|----------------|-----------------------|--|
| 2 | Email | <p>Proposed Map Change: Both sides of the Jordan Hill Road corridor between Teamon Road and Baptist Camp Road should be in the Sun City-Heron Bay character area, not just one side. There is substantial sewer capacity available for the west side of Jordan Hill and the tie-in is right there - as planned and installed over 15 years ago. The following is a sketch of the proposed expansion of the Sun City - Heron Bay area:</p>  |

**Spalding County Comprehensive Plan Update
June Open House Summary**

| Comment Number | Webform Comment/Email | Comment |
|----------------|-----------------------|--|
| 3 | Email | <p>Proposed Map Change: On the west side of the Club at Shoal Creek residential community, there should be a Suburban Transition character area between the current developed lots in the City of Griffin and the rural areas of Spalding County. Since sewer already has been installed onto the property, the owner's only other alternative would be to annex into the City. A suburban transitional development under the County would put a hard stopping point to the westward annexation into the city, which otherwise would be very logical given the abutting residential development that has been in place for 20+ years. The drawing below shows the area:</p>  |

Spalding County Comprehensive Plan Update June Open House Summary

| Comment Number | Webform Comment/Email | Comment | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|-----------------------|---|---------------------------|---------------------|----------------------|---------------------------|---------------------|----------------------------------|------------------|-------------------|----------------------------------|------|-----------------------------------|---|--|--|--|--|--|--|--|--|--------------------|---|---|--|--|--|--|--|--|--|----------------------------------|---|--|--|--|--|--|--|--|--|-------------------------------|--|---|---|---|---|--|--|---|--|--------------------------------|--|---|---|---|---|--|--|---|--|-------------------------------|--|---|---|---|---|--|--|---|--|---|--|--|--|----------------|--|--|--|--|--|---------------------------------|--|--|--|----------------|--|--|--|--|--|-------------------------------|--|---|---|---|---|--|--|---|--|-------------------------------|--|---|---|---|---|--|--|---|--|-----------------------------------|--|--|--|----------------|--|--|--|---|--|------------------------|--|--|--|--|--|--|--|---|--|------------------------------|--|--|--|--|--|---|---|---|--|-----------------------|--|--|--|--|--|--|--|--|--|--------------------------|--|--|--|--|--|--|--|--|--|-------------------|--|--|--|--|--|--|--|--|--|---|--|--|--|--|--|--|--|--|--|----------------------------------|--|--|--|---|---|--------------|--------------|--|--|-----------------|--|--|--|----------------|---|---|---|--|--|------------------------------|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|--|--|--|
| 4 | Email | <p>Proposed change to the Compatibility Matrix: On the Compatibility Matrix (see below), the Villages currently include VN & C-1A zoning but not PDD. Please add PDD to the Villages to match the existing pattern, which is a mix of PDD & VN. Reason: Several of the existing developed/occupied pods in Heron Bay (the Cottages, the Villas, the Enclave, & Lakeview) and future Pods KK/LK/MM are already zoned PDD & should fully retain their zoning rights, rather than becoming grandfathered. PDD has already been proven to be a compatible use. The change to be made on the matrix is shown below:</p> <div style="text-align: center; margin: 10px 0;"> <div style="display: inline-block; vertical-align: middle; margin-left: 20px;"> <h2 style="margin: 0;">Character Areas & Zoning</h2> <h3 style="margin: 0;">Compatibility Matrix¹</h3> </div> </div> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th></th> <th>Rural Community</th> <th>Rural Neighborhood</th> <th>Towalaga Residential Area</th> <th>Suburban Transition</th> <th>Sun City - Heron Bay</th> <th>Sun City Village</th> <th>Heron Bay Village</th> <th>Tri-County Crossing³</th> <th>Expe</th> </tr> </thead> <tbody> <tr><td>AR-1 Agricultural and residential</td><td style="text-align: center;">X</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>AR-2 Rural Reserve</td><td style="text-align: center;">X</td><td style="text-align: center;">X</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>A-T Agriculture-Tourism District</td><td style="text-align: center;">X</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>R-1 Single-family residential</td><td></td><td style="text-align: center;">X</td><td style="text-align: center;">X</td><td style="text-align: center;">X</td><td style="text-align: center;">X</td><td></td><td></td><td style="text-align: center;">X</td><td></td></tr> <tr><td>R-1A Single-family residential</td><td></td><td style="text-align: center;">X</td><td style="text-align: center;">X</td><td style="text-align: center;">X</td><td style="text-align: center;">X</td><td></td><td></td><td style="text-align: center;">X</td><td></td></tr> <tr><td>R-2 Single-family residential</td><td></td><td style="text-align: center;">X</td><td style="text-align: center;">X</td><td style="text-align: center;">X</td><td style="text-align: center;">X</td><td></td><td></td><td style="text-align: center;">X</td><td></td></tr> <tr><td>R-2A Single-family and two-family residential</td><td></td><td></td><td></td><td style="text-align: center;">x²</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>R-3 Multiple-family residential</td><td></td><td></td><td></td><td style="text-align: center;">x²</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>R-4 Single-family residential</td><td></td><td style="text-align: center;">X</td><td style="text-align: center;">X</td><td style="text-align: center;">X</td><td style="text-align: center;">X</td><td></td><td></td><td style="text-align: center;">X</td><td></td></tr> <tr><td>R-5 Single-family residential</td><td></td><td style="text-align: center;">X</td><td style="text-align: center;">X</td><td style="text-align: center;">X</td><td style="text-align: center;">X</td><td></td><td></td><td style="text-align: center;">X</td><td></td></tr> <tr><td>R-6 Planned residential community</td><td></td><td></td><td></td><td style="text-align: center;">x²</td><td></td><td></td><td></td><td style="text-align: center;">X</td><td></td></tr> <tr><td>C-1 Highway commercial</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td style="text-align: center;">X</td><td></td></tr> <tr><td>C-1A Neighborhood commercial</td><td></td><td></td><td></td><td></td><td></td><td style="text-align: center;">X</td><td style="text-align: center;">X</td><td style="text-align: center;">X</td><td></td></tr> <tr><td>C-1B Heavy commercial</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>C-1C Manufacturing light</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>C-2 Manufacturing</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>C-3 Used vehicle parts dealers, automobile and truck repair facilities, junkyards, and used vehicle processing facilities</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>PDD Planned development district</td><td></td><td></td><td></td><td style="text-align: center;">X</td><td style="text-align: center;">X</td><td style="text-align: center;">X</td><td style="text-align: center;">X</td><td></td><td></td></tr> <tr><td>VN Village node</td><td></td><td></td><td></td><td style="text-align: center;">x²</td><td style="text-align: center;">X</td><td style="text-align: center;">X</td><td style="text-align: center;">X</td><td></td><td></td></tr> <tr><td>AAR Active adult residential</td><td></td><td></td><td></td><td></td><td style="text-align: center;">X</td><td></td><td></td><td></td><td></td></tr> <tr><td>PRRRD Planned residential and recreational development</td><td style="text-align: center;">X</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table> | | Rural Community | Rural Neighborhood | Towalaga Residential Area | Suburban Transition | Sun City - Heron Bay | Sun City Village | Heron Bay Village | Tri-County Crossing ³ | Expe | AR-1 Agricultural and residential | X | | | | | | | | | AR-2 Rural Reserve | X | X | | | | | | | | A-T Agriculture-Tourism District | X | | | | | | | | | R-1 Single-family residential | | X | X | X | X | | | X | | R-1A Single-family residential | | X | X | X | X | | | X | | R-2 Single-family residential | | X | X | X | X | | | X | | R-2A Single-family and two-family residential | | | | x ² | | | | | | R-3 Multiple-family residential | | | | x ² | | | | | | R-4 Single-family residential | | X | X | X | X | | | X | | R-5 Single-family residential | | X | X | X | X | | | X | | R-6 Planned residential community | | | | x ² | | | | X | | C-1 Highway commercial | | | | | | | | X | | C-1A Neighborhood commercial | | | | | | X | X | X | | C-1B Heavy commercial | | | | | | | | | | C-1C Manufacturing light | | | | | | | | | | C-2 Manufacturing | | | | | | | | | | C-3 Used vehicle parts dealers, automobile and truck repair facilities, junkyards, and used vehicle processing facilities | | | | | | | | | | PDD Planned development district | | | | X | X | X | X | | | VN Village node | | | | x ² | X | X | X | | | AAR Active adult residential | | | | | X | | | | | PRRRD Planned residential and recreational development | X | | | | | | | | |
| | Rural Community | Rural Neighborhood | Towalaga Residential Area | Suburban Transition | Sun City - Heron Bay | Sun City Village | Heron Bay Village | Tri-County Crossing ³ | Expe | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AR-1 Agricultural and residential | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AR-2 Rural Reserve | X | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A-T Agriculture-Tourism District | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R-1 Single-family residential | | X | X | X | X | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R-1A Single-family residential | | X | X | X | X | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R-2 Single-family residential | | X | X | X | X | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R-2A Single-family and two-family residential | | | | x ² | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R-3 Multiple-family residential | | | | x ² | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R-4 Single-family residential | | X | X | X | X | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R-5 Single-family residential | | X | X | X | X | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R-6 Planned residential community | | | | x ² | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C-1 Highway commercial | | | | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C-1A Neighborhood commercial | | | | | | X | X | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C-1B Heavy commercial | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C-1C Manufacturing light | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C-2 Manufacturing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C-3 Used vehicle parts dealers, automobile and truck repair facilities, junkyards, and used vehicle processing facilities | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PDD Planned development district | | | | X | X | X | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| VN Village node | | | | x ² | X | X | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AAR Active adult residential | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PRRRD Planned residential and recreational development | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

*Note: Comments are listed as provided; the consulting team did not make spelling or grammar adjustments.

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Community Survey Summary

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Community Survey Summary

Survey Overview

The Spalding County Comprehensive Plan Community Survey consisted of 15 multiple choice, ranking, and open-ended questions focused on how Spalding County should direct growth and development over the next twenty years. The survey also included 6 demographic questions which allowed the planning team to better analyze who the respondents were. The complete survey can be found in **Appendix A**. Survey Monkey was used to create and distribute the online survey. The survey was linked from the Spalding County website and was open for thirty days, from 4/18/22 until 5/20/22. The project team utilized a multimedia campaign to help promote the survey and garner participation throughout the county. The campaign consisted of emails, social media posts, and printed materials. All promotional material included both the survey QR code and web link. An example of promotional materials used in the survey campaign can be seen in Figure 1.

Participant Overview

A total of 865 people participated in the survey and provided an answer to at least one of the nine survey questions. Participants were asked to identify their relationship to Spalding County (Figure 2). Thirty-five percent of the survey participants live and work in Spalding County while an additional 45 percent live in Spalding County but do not work there. Eight hundred and nineteen of the 865 survey participants hail from 20 zip codes in and around Spalding County. The majority (95%) of participants reside in Spalding County and approximately 64% of those participants live in the 30223-zip code (Figure 3).

Figure 1: Survey Flyer



Spalding County Comprehensive Plan Update Community Survey Summary

Figure 2: Relationship to Spalding County

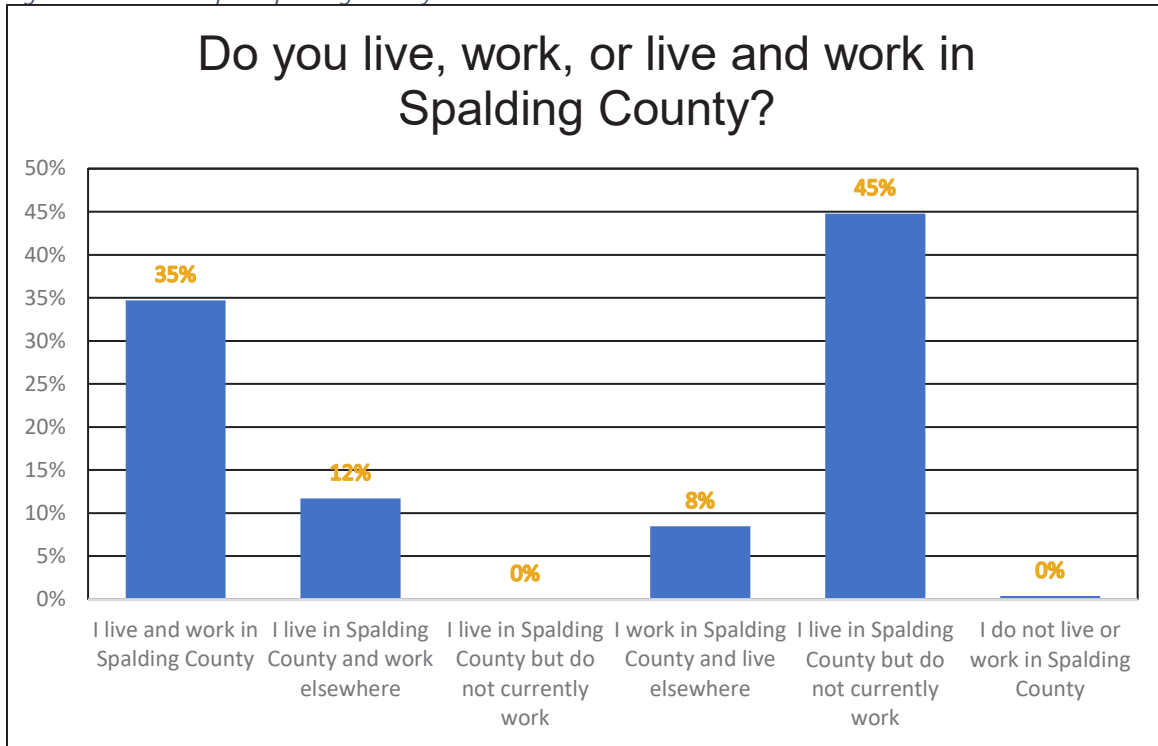
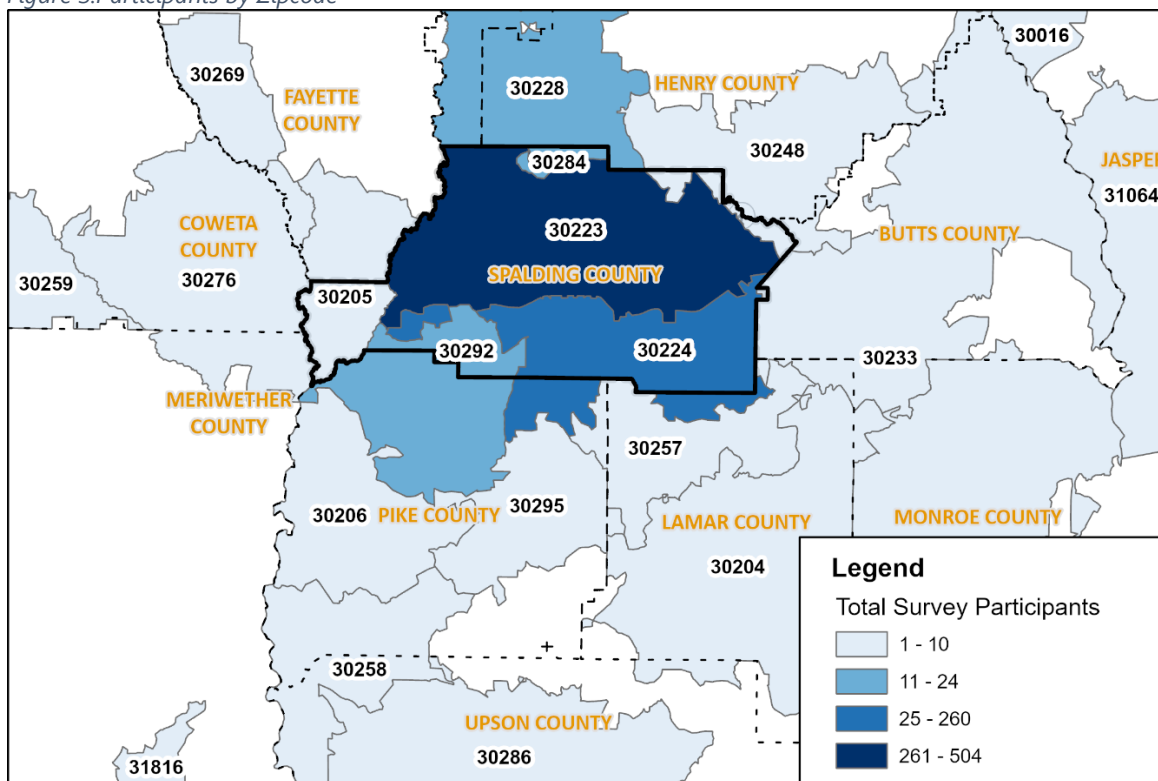


Figure 3: Participants by Zipcode



Spalding County Comprehensive Plan Update Community Survey Summary

To better understand who participated in the survey, several demographic questions were included in the survey. These questions asked participants about their age, race, household income, and homeownership. A majority of participants were over the age of 65 (44%) and more than 60 percent were over the age of 55. (Figure 4) Well over three quarters (87%) of the participants report being Caucasian, while ten percent reported being African American, two percent reported being Other and Native American, and one percent reported being Asian. (Figure 5) Almost half of the participants' household income fell between \$75,000 to \$150,000 (49%) (Figure 6) and ninety-three percent of the participants own their home. (Figure 7)

Figure 4: Participant Age

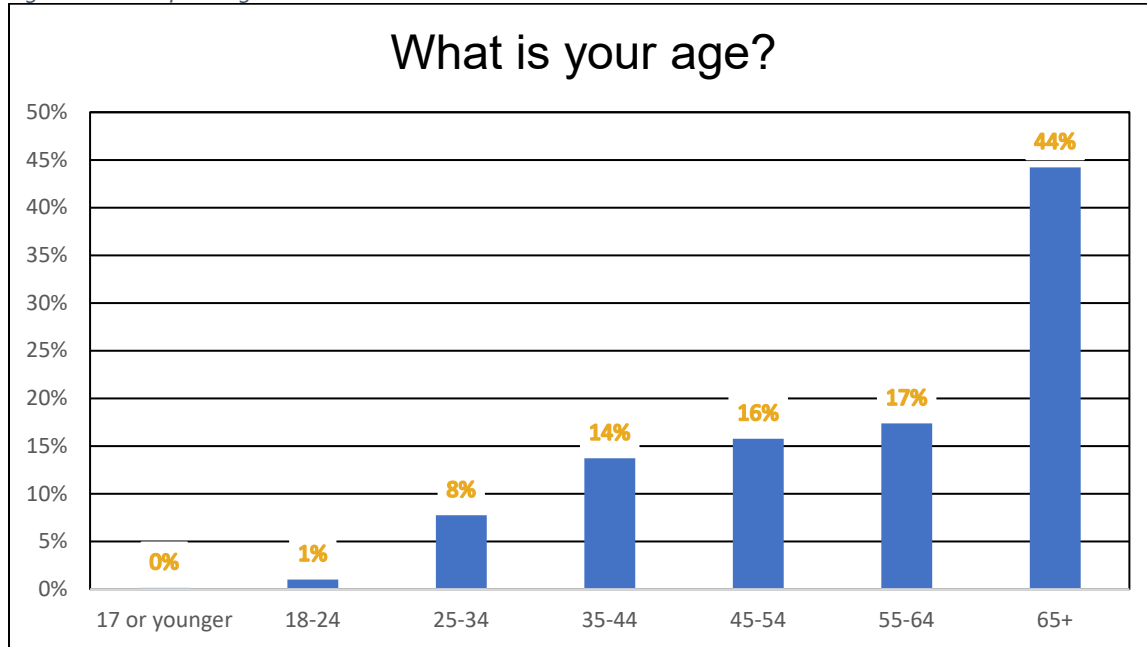
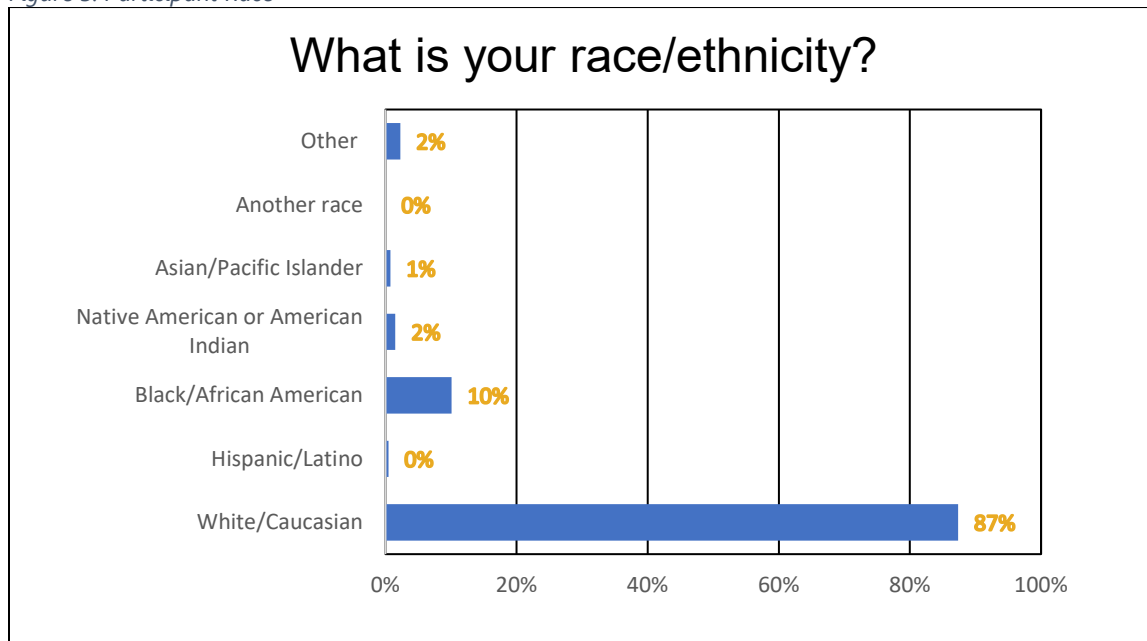


Figure 5: Participant Race



Spalding County Comprehensive Plan Update Community Survey Summary

Figure 6: Annual Household Income

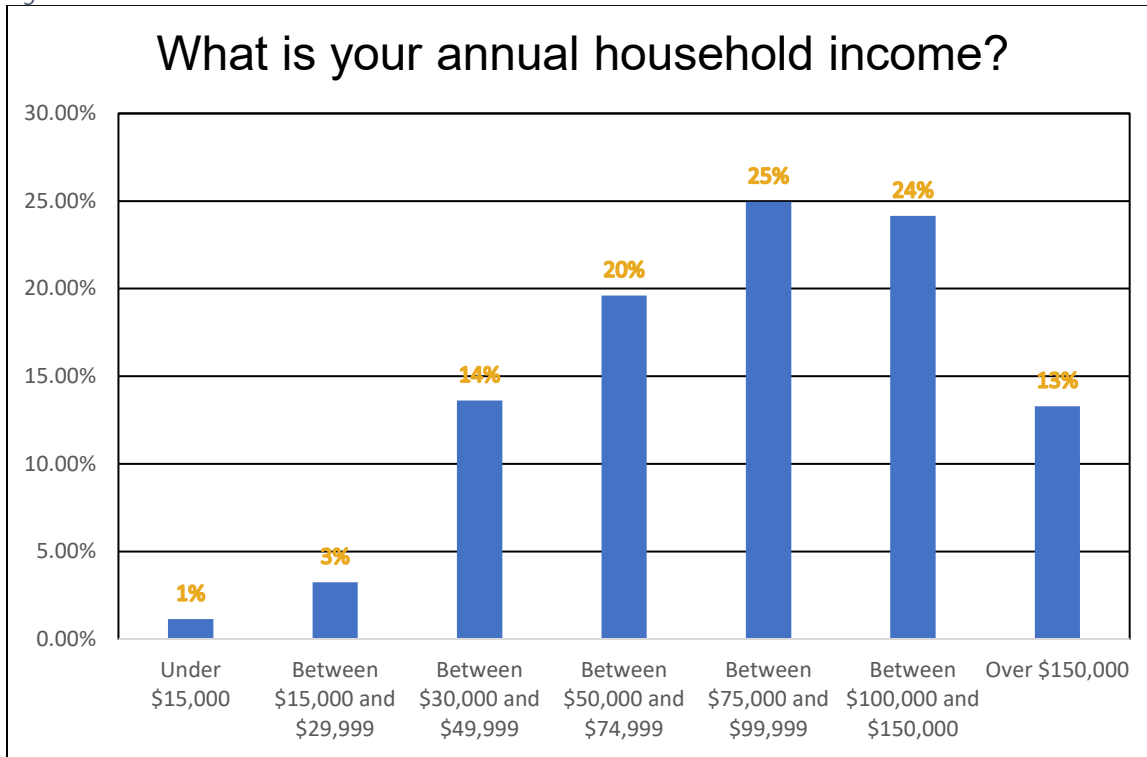
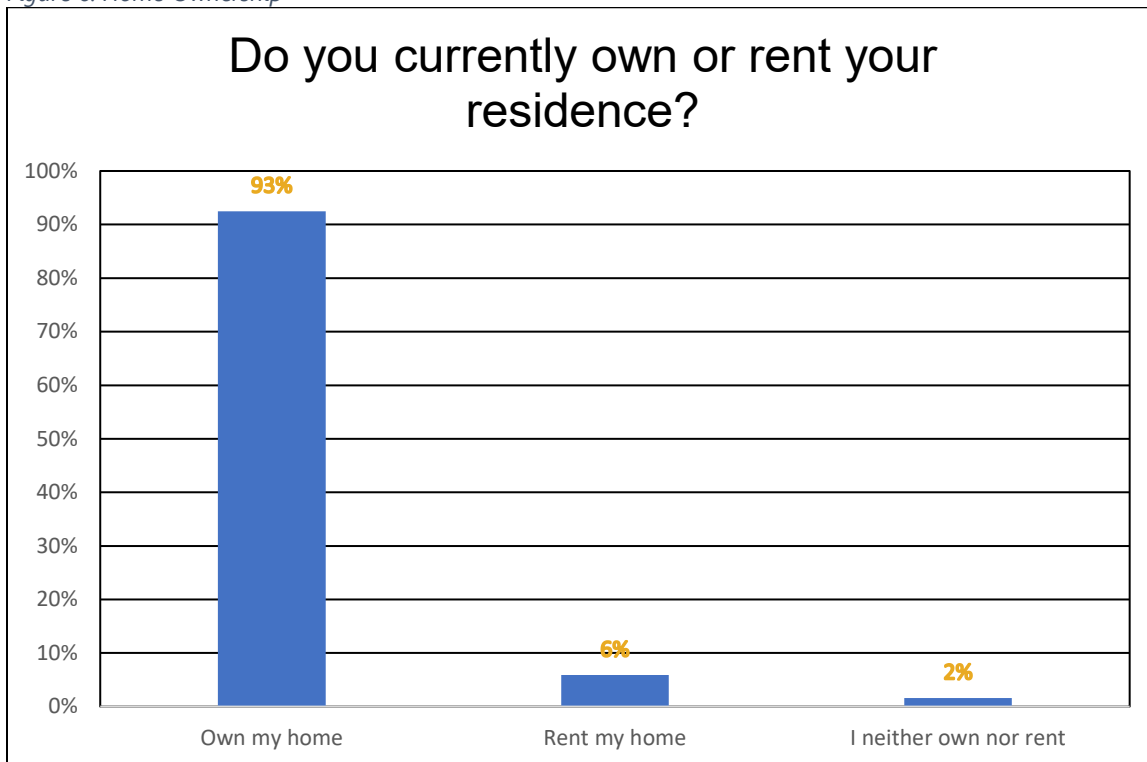


Figure 6: Home Ownership



A comparison of participant demographics with Spalding County’s demographics can be found in Figure 8. Within the survey, the older population was over-represented compared to the 65+

Spalding County Comprehensive Plan Update Community Survey Summary

share of the Spalding population. Similarly, the white population and the higher income populations were over-represented compared to the Spalding populations. Almost all of the survey participants owned their home while sixty-three percent of Spalding’s population owns their home, resulting in an over-representation of homeowners.

Figure 8: Survey Participant and County Census Comparison

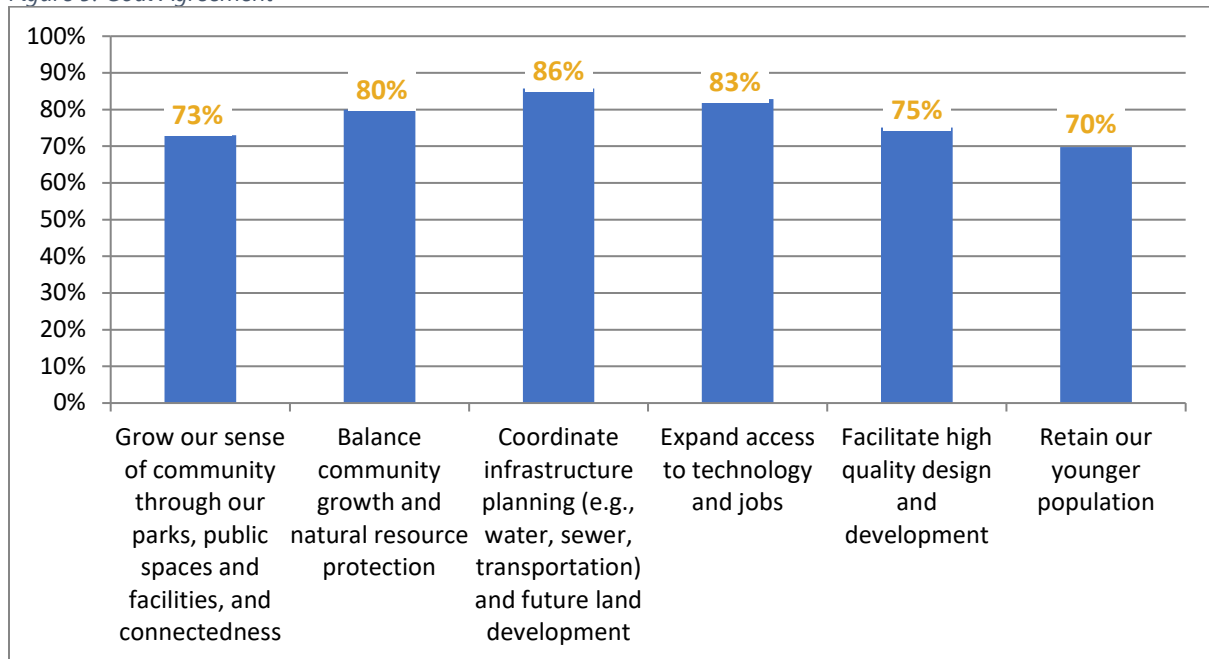
| | County Census Statistic | Survey Participant Rate |
|---------------------------|-------------------------|-------------------------|
| Participant Age | | |
| 65+ | 21% | 44% |
| 55-64 | 14% | 18% |
| Participant Race | | |
| Black or African American | 26% | 10% |
| White | 67% | 87% |
| Home Ownership | | |
| Own | 64% | 93% |
| Rent | 36% | 7% |
| Household Income | | |
| \$75,000 - \$99,999 | 11% | 25% |
| \$100,000 - \$150,000 | 11% | 24% |

Spalding County Comprehensive Plan Update Community Survey Summary

Community Goals and Priorities

The planning team developed six draft goal statements for the Spalding 2042 Comprehensive Plan based on community input gathered through visioning workshops, steering committee meetings, and conversations with County leaders. These goals will be the plan foundation and help move forward Spalding County’s vision for 2042. The survey participants were asked to identify their degree of agreement: agree, neutral, or disagree, with each goal statement as seen in Figure 9. All six goal statements had seventy percent or higher agreement, with coordinating infrastructure planning and future land development garnering the highest agreement at eighty-six percent.

Figure 9: Goal Agreement

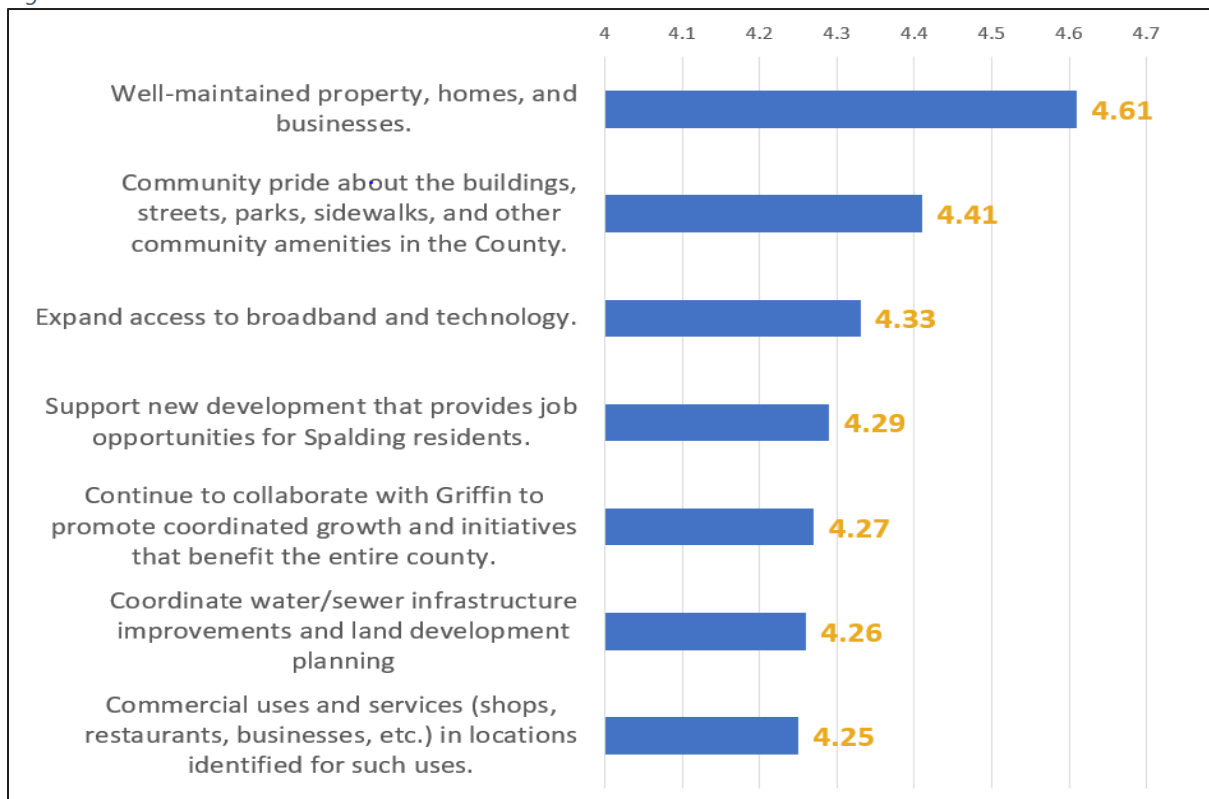


Spalding County Comprehensive Plan Update Community Survey Summary

Priorities

The planning team also developed a list of needs and opportunities for Spalding County’s future growth and development based on community input. These priorities fell into four main categories: Quality of Life, Balanced Growth, Supportive Infrastructure, and Economic Development. Survey participants were asked to rate how important each topic was to them on a scale of one to five, with one beginning not important and five being very important. Topics with the highest ratings are shown in Figure 10. All topic ratings can be found in **Appendix B**. Community pride was a top priority for survey participants including well-kept parks and updated amenities. Expanded access to broadband and technology and was also high on the priority list. The top priority was well-maintained property, homes, and businesses.

Figure 10: Priorities



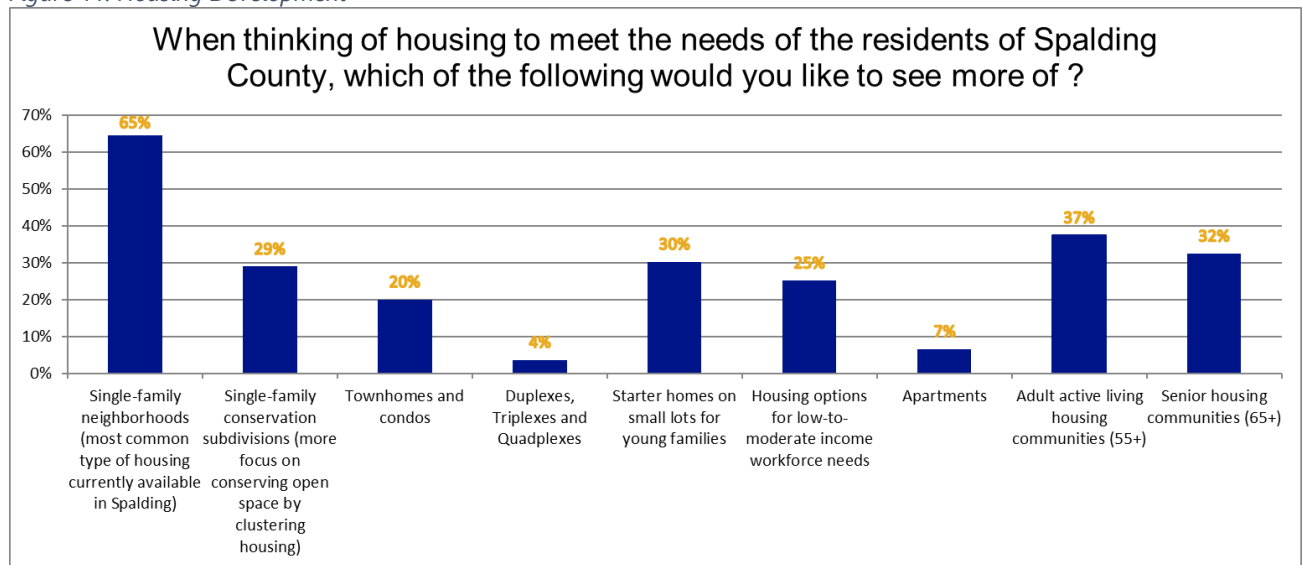
Spalding County Comprehensive Plan Update Community Survey Summary

Land Use

Participants were asked several questions pertaining to land use, including development of both housing and commercial development within Spalding County.

Participants were asked **which types of housing** they would like to see more of to meet the needs of Spalding residents. Single family neighborhoods were the top housing choice among participants with sixty-three percent of all participants identifying it as a housing type they would like to see more of. Duplexes (4%) and apartments (7%) were the least preferred housing types. (Figure 11) Participants were also asked if there was anything else they would like the planning team to know about housing. All comments can be found in **Appendix B**.

Figure 11: Housing Development



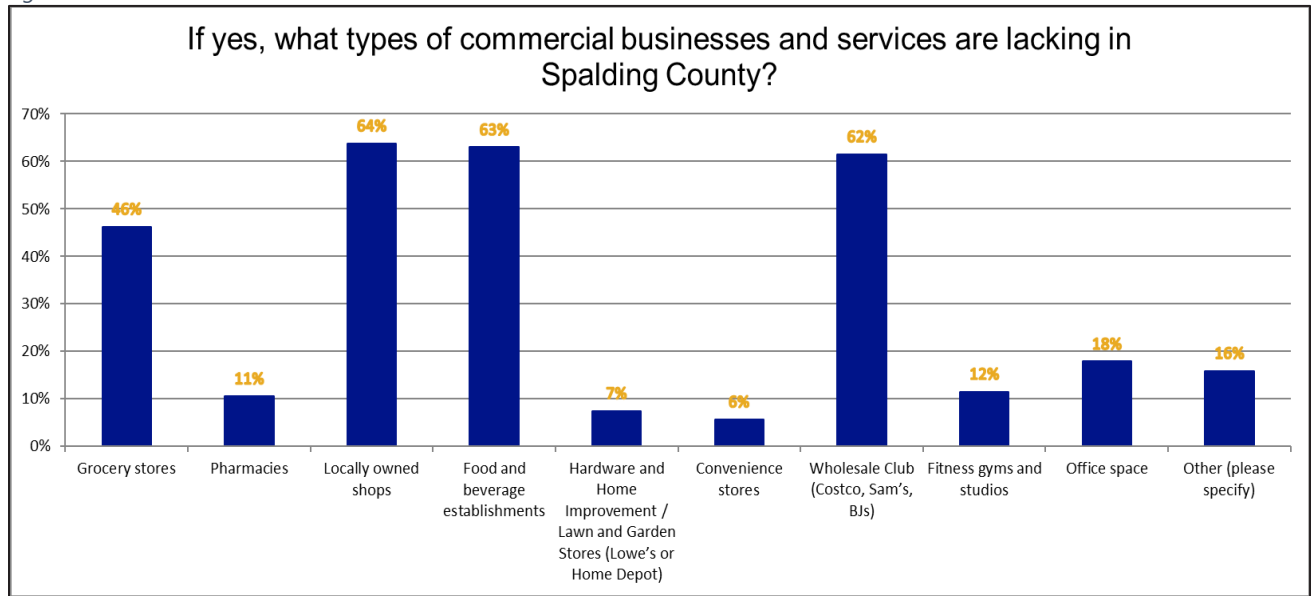
Housing Themes

- Clean up housing blight and substandard housing
- Larger lots with single family homes
- No more apartments or rentals

Participants were then asked if Spalding County should promote more **commercial development** to which eighty-five percent of participants answered yes (85%) they should. When asked which types of commercial businesses or services are lacking in Spalding County, as seen in Figure 12, a majority of participants identified locally owned shops (64%), food and beverage establishments (63%), and wholesale clubs (62%). Participants were also allowed to specify other types of commercial businesses and services and a complete list can be found in **Appendix B**.

Spalding County Comprehensive Plan Update Community Survey Summary

Figure 12: Commercial Business and Services



Other Types

- Entertainment Options
- Medical and Healthcare Facilities
- Big Box Store – Target
- Technology / Manufacturing Employers

Participants were also asked if there was anything else they would like the planning team to know about commercial businesses. All comments can be found in **Appendix B**.

Commercial Business Themes

- Additional commercial businesses along Hwy 19/41 both North and South of Griffin
- Additional commercial businesses along Hwy 16 East of Griffin
- More retail options near Sun City and Orchard Hill

Participants were asked to identify any specific land uses they felt were missing from Spalding County. All participant comments can be found in **Appendix B**.

Missing Land Use Themes

- Entertainment
- Bike Trails / Parks
- Medical Facilities

Participants were asked to identify any specific land uses they did not want in Spalding County. All participant comments can be found in **Appendix B**.

Unwanted Land Use Themes

Spalding County Comprehensive Plan Update Community Survey Summary

- Adult Entertainment
- Apartments
- Tattoo Parlors
- Low-Cost Housing
- Warehouses
- Dollar General

Future Investment

Participants were finally asked to identify any projects they would like to see Spalding County invest in over the next five years. All participant comments can be found in **Appendix B**.

Future Investment Themes

- Aquatic Center
- Road Improvements
- Parking Downtown
- Parks and Trails
- Infrastructure and Utilities

Appendix A: Complete Community Survey Questions





Spalding County Community Survey

Introduction

Thank you for taking this survey. Your answers to the following questions will help the planning team update the long-term plan for future growth and development, the Spalding County Comprehensive plan. Since March, the planning team (County leadership and the Steering Committee) has been meeting as well as hosting in-person and virtual public gatherings with the goal of collecting community input so we can understand everyone's preferences for the future. This survey is another way we can get valuable feedback.

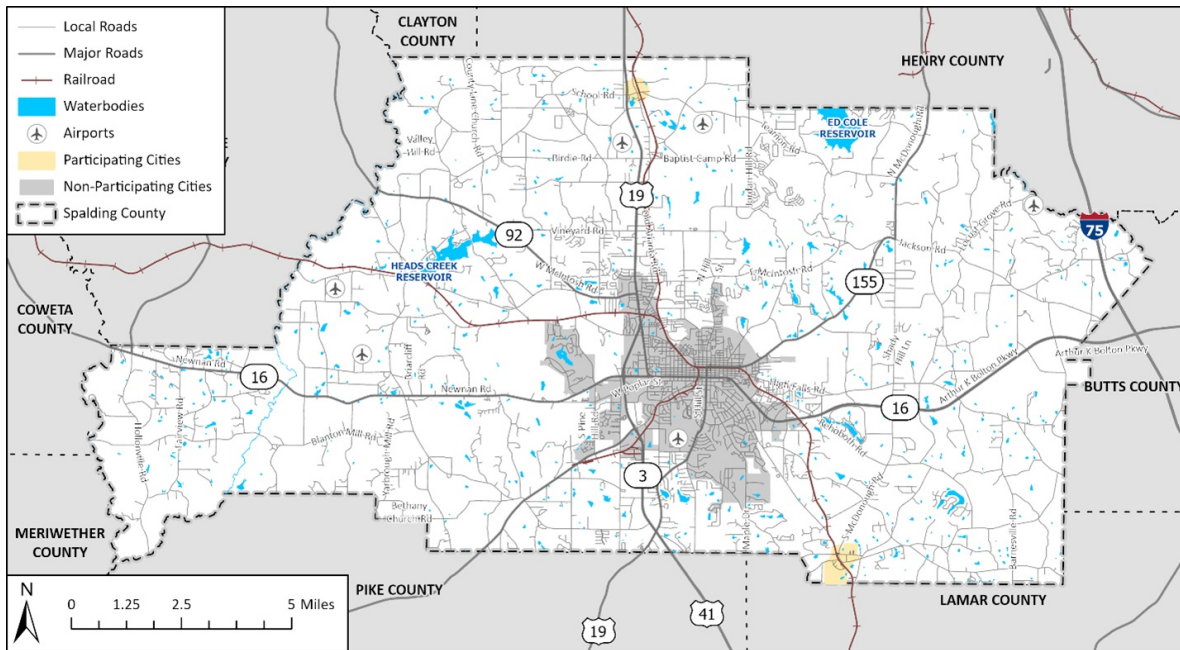
We are asking you to answer the questions to tell us how you feel Spalding County should grow and develop over the next twenty years. The questions will cover topics like our community vision and goals, priorities, quality of life, growth, infrastructure, economic development, land use, and future development. Your answers will inform the plan update, which will include a list of projects that the County staff will undertake over the next five years to work toward implementation of the Comprehensive Plan.

All questions in this survey pertain only to **unincorporated Spalding County and the cities of Sunny Side and Orchard Hill**. The City of Griffin is updating their comprehensive plan document in a separate process. Please review the map below before starting the survey.

Thank you for participating!



Spalding County Map



Spalding County Community Survey Your Relationship to the County

1. Do you live, work, or live and work in Spalding County?

- I live and work in Spalding County
- I live in Spalding County and work elsewhere
- I work in Spalding County and live elsewhere
- I live in Spalding County but do not currently work
- I do not live or work in Spalding County



2. What is your residential zip code?

- 30205
- 30223
- 30224
- 30228
- 30233
- 30248
- 30284
- 30292

Other (please add zipcode)



Spalding County Community Survey Community Vision and Goals

The planning team has been actively listening to community members through visioning workshops, steering committee meetings, and conversations with County leaders. Based on what we've heard, we have developed a draft goals statement for the Spalding 2042 Comprehensive Plan, included below. The goals are the plan foundation and help move forward Spalding County's vision for 2042.



3. Please review each goal and acknowledge if you agree with, feel neutral about, or disagree with the statement.

| | Agree | Neutral | Disagree |
|---|-----------------------|-----------------------|-----------------------|
| Grow our sense of community through our parks, public spaces and facilities, and connectedness | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Balance community growth and natural resource protection | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Coordinate infrastructure planning (e.g., water, sewer, transportation) and future land development | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Expand access to technology and jobs | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Facilitate high quality design and development | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Retain our younger population | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |



Spalding County Community Survey Priorities

Based on community input to date, the planning team has developed a list of needs and



opportunities for Spalding County’s future growth and development. Help us learn which of the following are top priorities for you.

Quality of Life

4. Please use the sliding scale of 1 to 5 to indicate how important each topic is to you. (1 = not important to me, 5 = very important to me).

| | 1 (Not important to me) | 2 | 3 | 4 | 5 (Very important to me) |
|--|-------------------------|-----------------------|-----------------------|-----------------------|--------------------------|
| Attractive and durable building construction using appropriate materials and design. | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Building and site design standards that will result in high-quality development. | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Well-maintained property, homes, and businesses. | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Access to parks and trails. | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Community renewal in targeted areas. | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Community pride about the buildings, streets, parks, sidewalks, and other community amenities in the County. | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Balanced Growth



5. Please use the sliding scale of 1 to 5 to indicate how important each topic is to you. (1 = not important to me, 5 = very important to me).

| | 1 (Not important to me) | 2 | 3 | 4 | 5 (Very important to me) |
|--|-------------------------|-----------------------|-----------------------|-----------------------|--------------------------|
| Planning for managed and focused growth. | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Commercial uses and services (shops, restaurants, businesses, etc.) in locations identified for such uses. | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Update zoning code to implement community vision for desired land uses and development. | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Continue to collaborate with Griffin to promote coordinated growth and initiatives that benefit the entire county. | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Supportive Infrastructure



6. Please use the sliding scale of 1 to 5 to indicate how important each topic is to you. (1 = not important to me, 5 = very important to me).

| | 1 (Not important to me) | 2 | 3 | 4 | 5 (Very important to me) |
|--|-------------------------|-----------------------|-----------------------|-----------------------|--------------------------|
| Facilities for walkability (sidewalks, paths, trails) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Facilities for safe bike travel (bike lanes, paths) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Coordinate water/sewer infrastructure improvements and land development planning | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Coordinate transportation and land development planning | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Economic Development

7. Please use the sliding scale to indicate how important each topic is to you. (1 = not important to me, 5 = very important to me).

| | 1 (Not important to me) | 2 | 3 | 4 | 5 (Very important to me) |
|---|-------------------------|-----------------------|-----------------------|-----------------------|--------------------------|
| Support new development that provides job opportunities for Spalding residents. | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Promote economic growth that is cutting edge (an example of this is The Lakes at Green Valley: http://www.gsda.net/lakesatgreenvalley.html). | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Set Spalding apart as a unique place. | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Expand access to broadband and technology. | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |





Spalding County Community Survey

Land Use

Please share your thoughts on what would make Spalding County a more complete community.

8. When thinking of housing to meet the needs of the residents of Spalding County, which of the following would you like to see more of ? (select all that apply)

- Single-family neighborhoods (most common type of housing currently available in Spalding)
- Single-family conservation subdivisions (more focus on conserving open space by clustering housing)
- Townhomes and condos
- Duplexes, Triplexes and Quadplexes
- Starter homes on small lots for young families
- Housing options for low-to-moderate income workforce needs
- Apartments
- Adult active living housing communities (55+)
- Senior housing communities (65+)

9. (Optional): Please tell us anything else you'd like us to know about housing (e.g., where you would like to see residential development).

10. Do you want Spalding County to promote more commercial development?

Yes

No

11. If yes, what types of commercial businesses and services are lacking in Spalding County?

Grocery stores

Pharmacies

Locally owned shops with unique offerings

Food and beverage establishments

Hardware and Home Improvement / Lawn and Garden Stores (Lowe's or Home Depot)

Convenience stores

Wholesale Club (Costco, Sam's, BJ's)

Fitness gyms and studios

Office space

Other (please specify)

12. (Optional): Please tell us anything else you'd like us to know about commercial businesses (e.g., where you would like to see commercial development).

13. (Optional): Do you feel that any other specific uses are missing in Spalding County? Please list any desired land uses below.



14. (Optional): Are there any specific uses that you do not want in Spalding County?
Please list below.



Spalding County Community Survey Future Investment

15. What projects would you like to see Spalding County invest in over the next five years? (Examples might include adding park space, adding wayfinding signs, creating a special plan for a certain part of the County, etc.)



Spalding County Community Survey Demographic Questions

16. What is your age? (Select from the following)

- 17 or younger
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+

17. What is your race/ethnicity? (More than one option may be selected.)

- White/Caucasian
- Hispanic/Latino
- Black or African American
- Native American or American Indian
- Asian/Pacific Islander
- Other (please specify)

18. Do you currently own or rent your residence? (Select from the following)

- Own my home
- Rent my home
- I neither own nor rent



19. What is your annual household income?

- Under \$15,000
- Between \$15,000 and \$29,999
- Between \$30,000 and \$49,999
- Between \$50,000 and \$74,999
- Between \$75,000 and \$99,999
- Between \$100,000 and \$150,000
- Over \$150,000

20. Please provide any additional comments or input related to Spalding County’s future growth and development here.

If you would like to receive project updates, please visit our project website to subscribe to our mailing list: www.spaldingcomplan.com



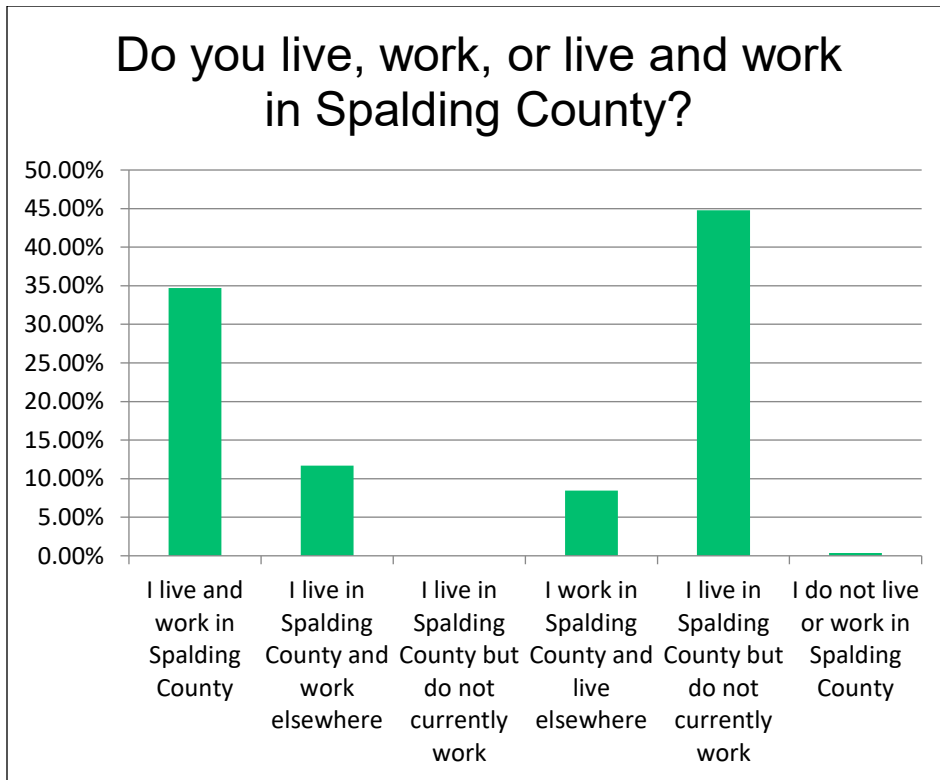
Appendix B: Complete Community Survey Responses



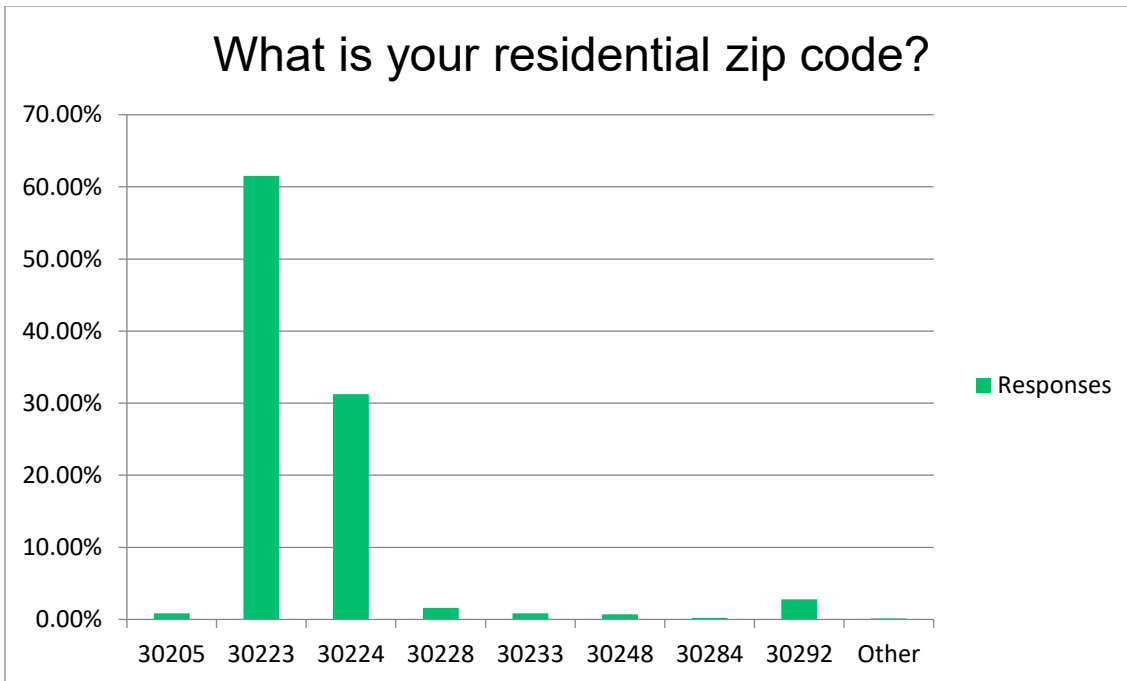
Spalding County Comprehensive Plan

Community Survey Response

| Do you live, work, or live and work in Spalding County? | | |
|---|-----------------|------------|
| Answer Choices | Responses | |
| I live and work in Spalding County | 34.72% | 300 |
| I live in Spalding County and work elsewhere | 11.69% | 101 |
| I live in Spalding County but do not currently work | 0.00% | 0 |
| I work in Spalding County and live elsewhere | 8.45% | 73 |
| I live in Spalding County but do not currently work | 44.79% | 387 |
| I do not live or work in Spalding County | 0.35% | 3 |
| | Answered | 864 |
| | Skipped | 1 |

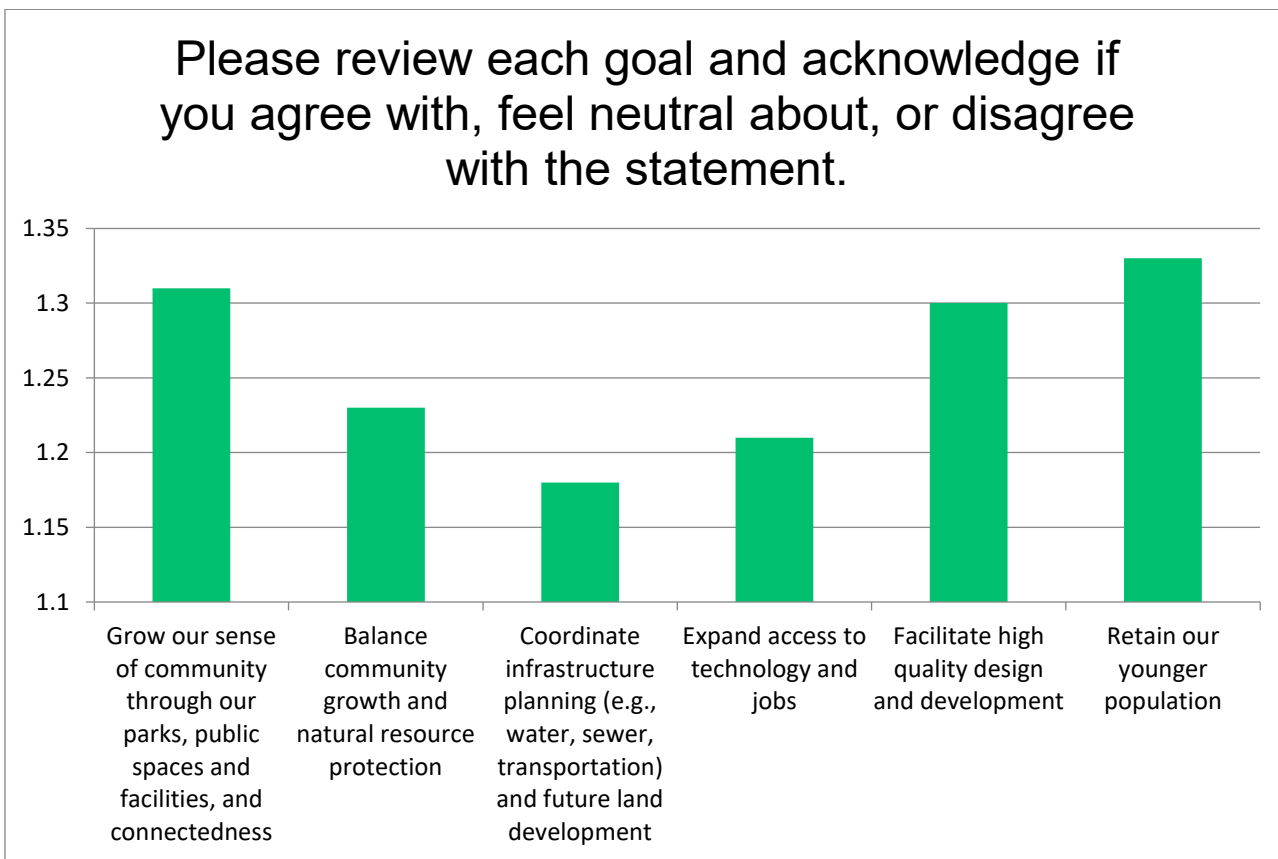


| What is your residential zip code? | | |
|------------------------------------|-----------------|------------|
| Answer Choices | Responses | |
| 30205 | 0.85% | 7 |
| 30223 | 61.54% | 504 |
| 30224 | 31.26% | 256 |
| 30228 | 1.59% | 13 |
| 30233 | 0.85% | 7 |
| 30248 | 0.73% | 6 |
| 30284 | 0.24% | 2 |
| 30292 | 2.81% | 23 |
| Other | 0.12% | 1 |
| Other (please add zipcode) | | 47 |
| | Answered | 819 |
| | Skipped | 46 |



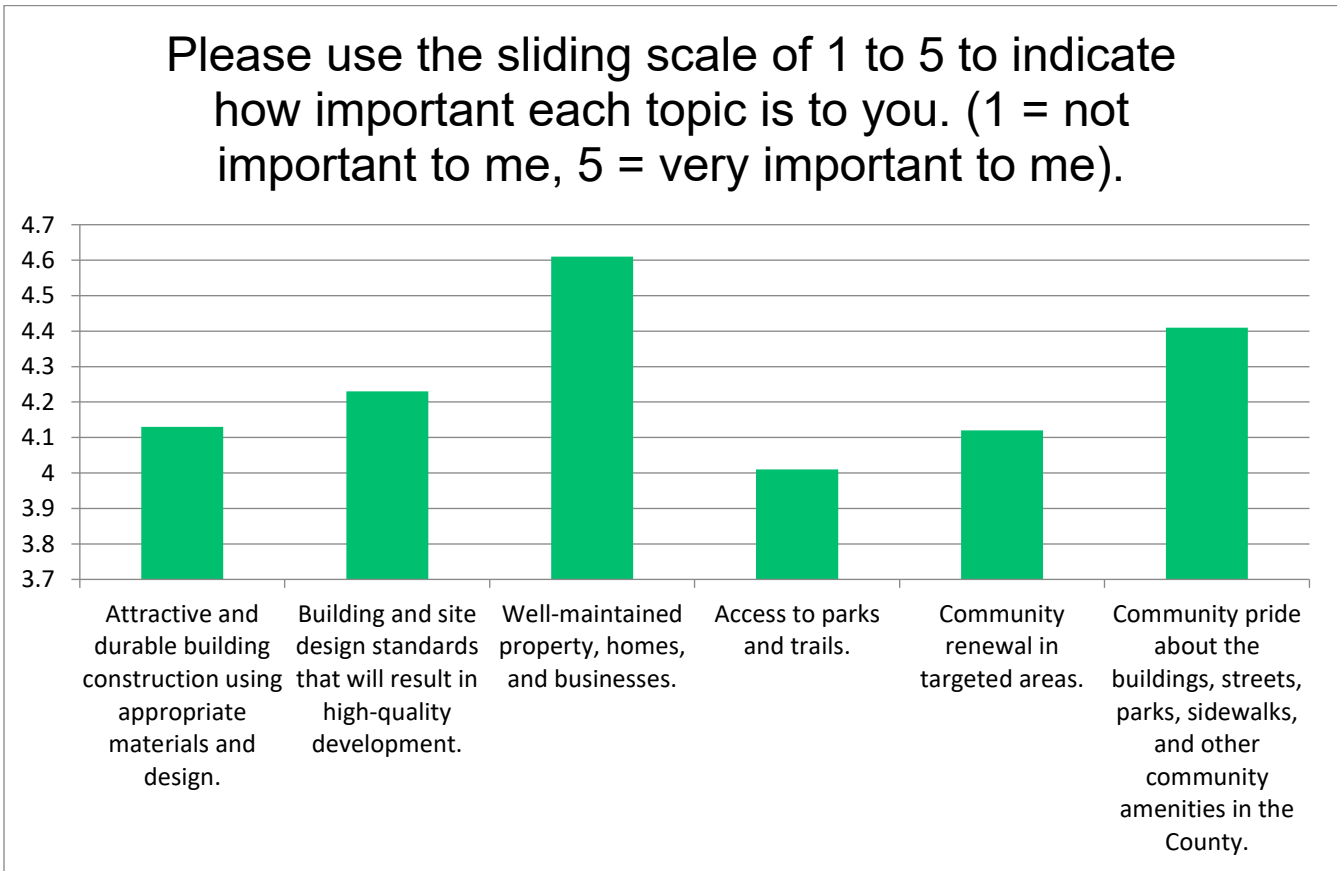
Please review each goal and acknowledge if you agree with, feel neutral about, or disagree with the statement.

| | Agree | | Neutral | | Disagree | | Total | Weighted Average |
|---|--------|-----|---------|-----|----------|----|----------|------------------|
| Grow our sense of community through our parks, public spaces and facilities, and connectedness | 73.03% | 585 | 22.60% | 181 | 4.37% | 35 | 801 | 1.31 |
| Balance community growth and natural resource protection | 79.95% | 638 | 17.42% | 139 | 2.63% | 21 | 798 | 1.23 |
| Coordinate infrastructure planning (e.g., water, sewer, transportation) and future land development | 85.73% | 685 | 11.01% | 88 | 3.25% | 26 | 799 | 1.18 |
| Expand access to technology and jobs | 82.85% | 662 | 13.52% | 108 | 3.63% | 29 | 799 | 1.21 |
| Facilitate high quality design and development | 75.09% | 600 | 19.90% | 159 | 5.01% | 40 | 799 | 1.3 |
| Retain our younger population | 69.80% | 557 | 27.19% | 217 | 3.01% | 24 | 798 | 1.33 |
| | | | | | | | Answered | 804 |
| | | | | | | | Skipped | 61 |



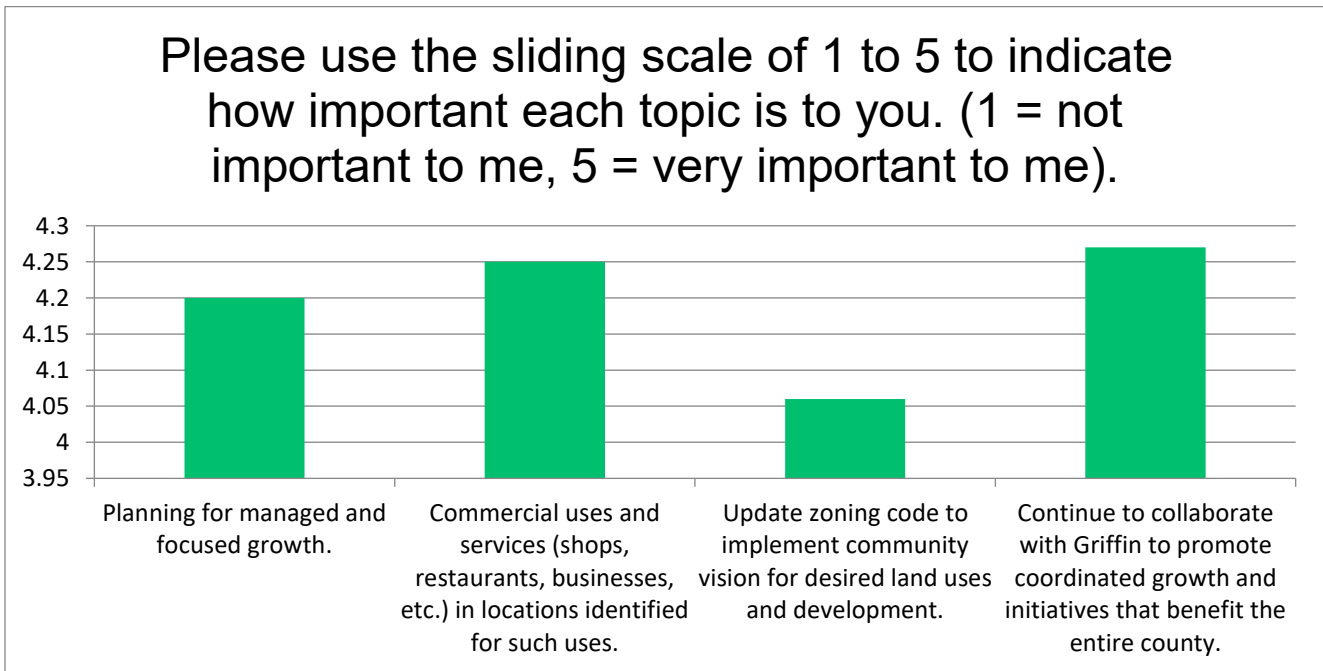
Please use the sliding scale of 1 to 5 to indicate how important each topic is to you. (1 = not important to me, 5 = very important to me).

| | 1 (Not important to me) | | 2 | | 3 | | 4 | | 5 (Very important to me) | | Total | Weighted Average |
|---|-------------------------|----|-------|----|--------|-----|--------|-----|--------------------------|-----|-----------------|------------------|
| Attractive and durable building construction using appropriate materials and design. | 3.85% | 28 | 3.30% | 24 | 15.96% | 116 | 29.99% | 218 | 46.91% | 341 | 727 | 4.13 |
| Building and site design standards that will result in high-quality development. | 3.03% | 22 | 3.17% | 23 | 14.05% | 102 | 27.27% | 198 | 52.48% | 381 | 726 | 4.23 |
| Well-maintained property, homes, and businesses. | 1.65% | 12 | 0.96% | 7 | 5.78% | 42 | 18.02% | 131 | 73.59% | 535 | 727 | 4.61 |
| Access to parks and trails. | 4.29% | 31 | 4.57% | 33 | 21.47% | 155 | 25.21% | 182 | 44.46% | 321 | 722 | 4.01 |
| Community renewal in targeted areas. | 3.47% | 25 | 3.61% | 26 | 18.06% | 130 | 26.94% | 194 | 47.92% | 345 | 720 | 4.12 |
| Community pride about the buildings, streets, parks, sidewalks, and other community amenities in the County. | 1.94% | 14 | 1.94% | 14 | 10.65% | 77 | 23.79% | 172 | 61.69% | 446 | 723 | 4.41 |
| | | | | | | | | | | | Answered | 728 |
| | | | | | | | | | | | Skipped | 137 |



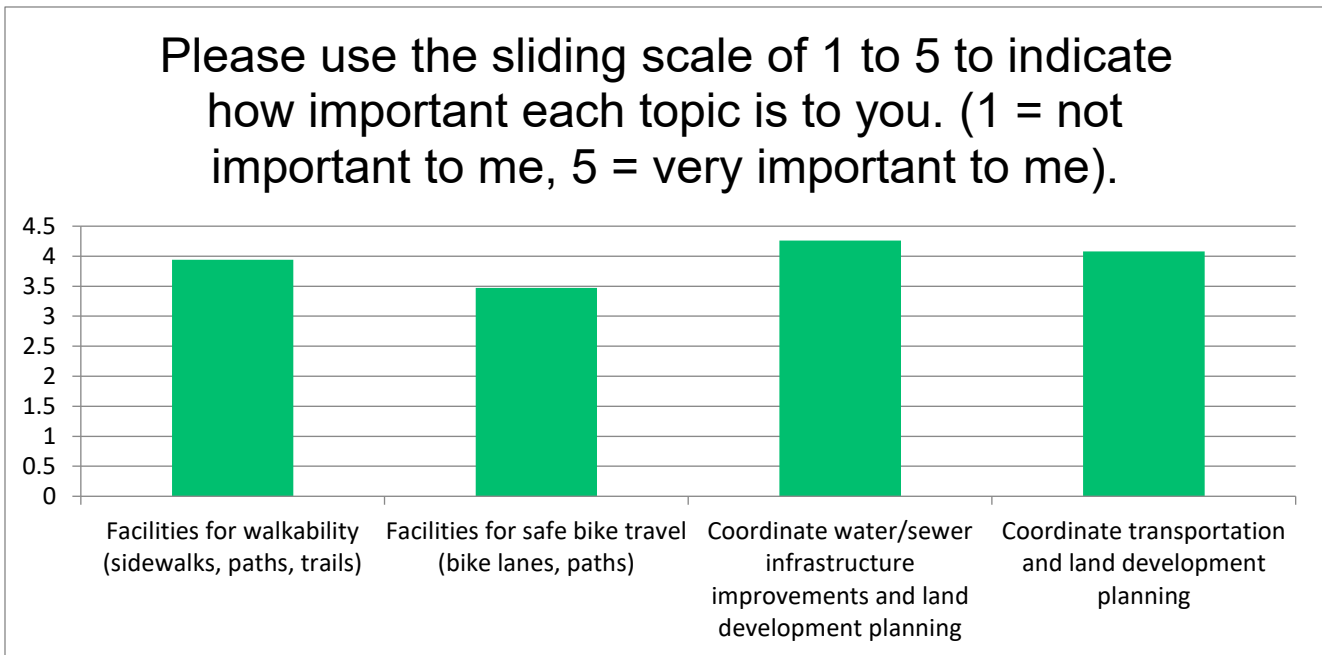
Please use the sliding scale of 1 to 5 to indicate how important each topic is to you. (1 = not important to me, 5 = very important to me).

| | 1 (Not important to me) | | 2 | | 3 | | 4 | | 5 (Very important to me) | | Total | Weighted Average |
|---|-------------------------|----|-------|----|--------|-----|--------|-----|--------------------------|-----|-----------------|------------------|
| Planning for managed and focused growth. | 1.39% | 10 | 4.02% | 29 | 15.51% | 112 | 31.72% | 229 | 47.37% | 342 | 722 | 4.2 |
| Commercial uses and services (shops, restaurants, businesses, etc.) in locations identified for such uses. | 1.80% | 13 | 2.49% | 18 | 14.80% | 107 | 30.29% | 219 | 50.62% | 366 | 723 | 4.25 |
| Update zoning code to implement community vision for desired land uses and development. | 3.60% | 26 | 4.16% | 30 | 18.01% | 130 | 31.16% | 225 | 43.07% | 311 | 722 | 4.06 |
| Continue to collaborate with Griffin to promote coordinated growth and initiatives that benefit the entire county. | 3.32% | 24 | 3.46% | 25 | 12.19% | 88 | 24.79% | 179 | 56.23% | 406 | 722 | 4.27 |
| | | | | | | | | | | | Answered | 726 |
| | | | | | | | | | | | Skipped | 139 |



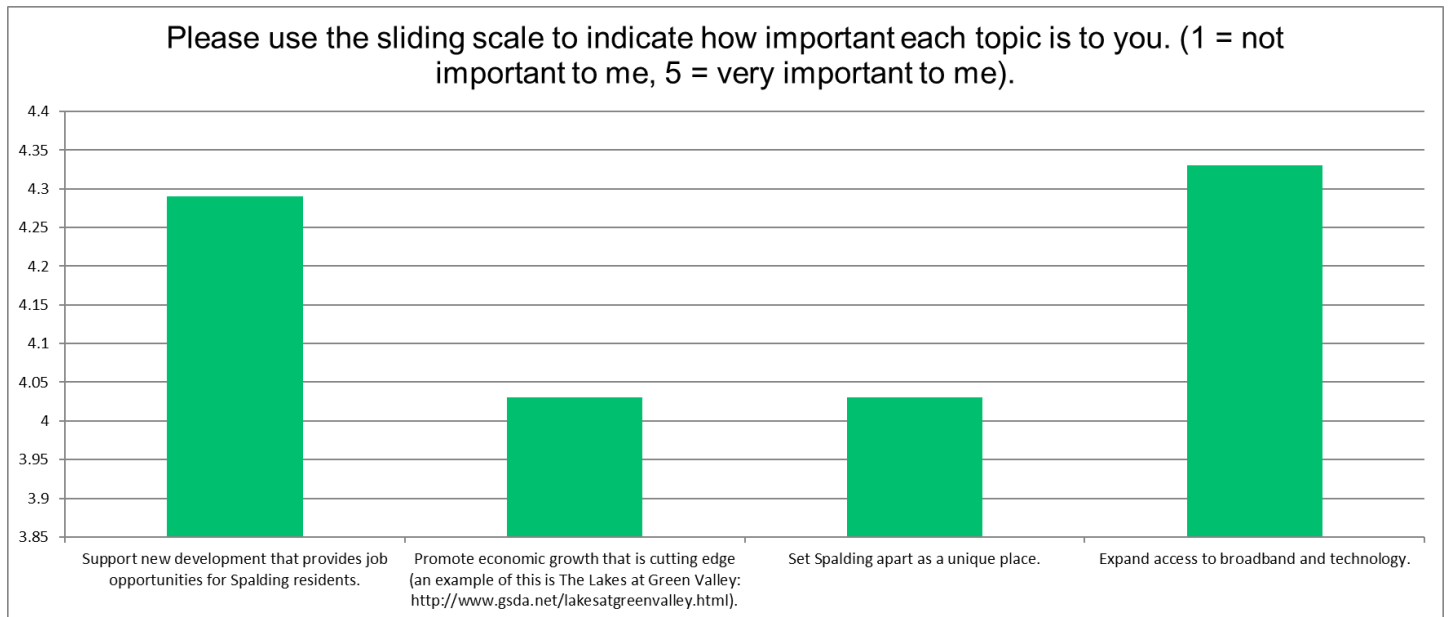
Please use the sliding scale of 1 to 5 to indicate how important each topic is to you. (1 = not important to me, 5 = very important to me).

| | 1 (Not important to me) | | 2 | | 3 | | 4 | | 5 (Very important to me) | | Total | Weighted Average |
|---|-------------------------|-----|-------|----|--------|-----|--------|-----|--------------------------|-----|-----------------|------------------|
| Facilities for walkability (sidewalks, paths, trails) | 6.22% | 45 | 5.39% | 39 | 18.92% | 137 | 27.35% | 198 | 42.13% | 305 | 724 | 3.94 |
| Facilities for safe bike travel (bike lanes, paths) | 13.95% | 101 | 8.70% | 63 | 24.59% | 178 | 22.10% | 160 | 30.66% | 222 | 724 | 3.47 |
| Coordinate water/sewer infrastructure improvements and land development planning | 2.21% | 16 | 2.77% | 20 | 12.86% | 93 | 31.54% | 228 | 50.62% | 366 | 723 | 4.26 |
| Coordinate transportation and land development planning | 3.75% | 27 | 4.03% | 29 | 18.75% | 135 | 27.78% | 200 | 45.69% | 329 | 720 | 4.08 |
| | | | | | | | | | | | Answered | 726 |
| | | | | | | | | | | | Skipped | 139 |

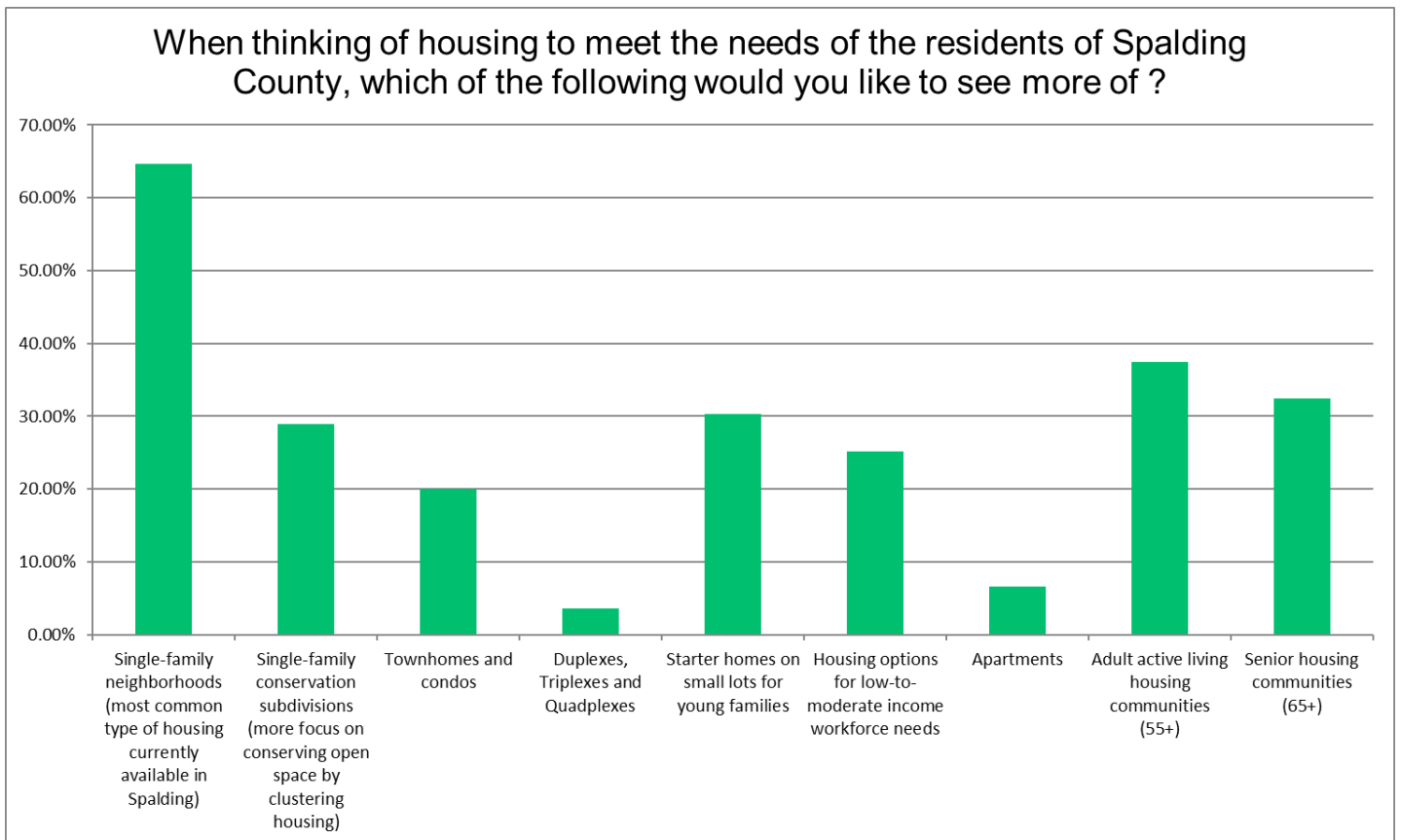


Please use the sliding scale to indicate how important each topic is to you. (1 = not important to me, 5 = very important to me).

| | 1 (Not important) | 2 | | 3 | | 4 | | 5 (Very important) | | Total | Weighted Average | |
|---|-------------------|----|-------|----|--------|-----|--------|--------------------|-----------------|-------|------------------|------------|
| Support new development that provides job opportunities for Spalding residents. | 4.17% | 30 | 2.23% | 16 | 11.68% | 84 | 23.92% | 172 | 58.00% | 417 | 719 | 4.29 |
| Promote economic growth that is cutting edge (an example of this is The Lakes at Green Valley: http://www.gsa.net/lakesatgreenvalley.html). | 4.04% | 29 | 4.32% | 31 | 19.67% | 141 | 28.87% | 207 | 43.10% | 309 | 717 | 4.03 |
| Set Spalding apart as a unique place. | 6.00% | 43 | 4.04% | 29 | 17.29% | 124 | 25.94% | 186 | 46.72% | 335 | 717 | 4.03 |
| Expand access to broadband and technology. | 3.64% | 26 | 2.94% | 21 | 10.07% | 72 | 23.50% | 168 | 59.86% | 428 | 715 | 4.33 |
| | | | | | | | | | Answered | | | 723 |
| | | | | | | | | | Skipped | | | 142 |



| When thinking of housing to meet the needs of the residents of Spalding County, which of the following would you like to see more of ? (select all that apply) | | |
|--|-----------------|------------|
| Answer Choices | Responses | |
| Single-family neighborhoods (most common type of housing currently available in Spalding) | 64.62% | 442 |
| Single-family conservation subdivisions (more focus on conserving open space by clustering housing) | 28.95% | 198 |
| Townhomes and condos | 20.03% | 137 |
| Duplexes, Triplexes and Quadplexes | 3.65% | 25 |
| Starter homes on small lots for young families | 30.26% | 207 |
| Housing options for low-to-moderate income workforce needs | 25.15% | 172 |
| Apartments | 6.58% | 45 |
| Adult active living housing communities (55+) | 37.43% | 256 |
| Senior housing communities (65+) | 32.46% | 222 |
| | Answered | 684 |
| | Skipped | 181 |



(Optional): Please tell us anything else you'd like us to know about housing (e.g., where you would like to see residential development).

| |
|--|
| I would prefer not to see neighborhoods like the one we are seeing now with the Coldwater Creek expansion. This neighborhood is overpopulating an area and ruining the privacy of the already existing homes in the neighborhood. It has also been terrible for the wildlife in the area. |
| Want less trailer parks and much stronger code enforcement (clean up the yards!) |
| Get rid of substandard housing quickly. We are dragging out feet in this area |
| I would LOVE for speed cameras to be set up in every neighborhood to reduce speeding. I live on Davidson Drive and too many of these people drive 45-60 mph. I'm a middle-aged parent who enjoys walking with my children but it simply can't be done near end of day when so many return home from work. I think it would be a massive revenue source. |
| More assistance for the working class (Middle Class) |
| Stop developers from clear cutting properties when developing and building. Loss of trees is contributing to global warming and poor air quality. |
| Keep section 8 out of developed established neighborhoods |
| Planned residential developments look horrible and lack character. They deteriorate faster and become run down. |
| I would like it if you could build a house on less than 3 acres |
| There are very few options for rentals. We need safe, clean, and convenient options for workers who earn lower wages. Businesses cannot hire entry level workers if they have no place they can afford to live. |
| Until the safety and security of our community is vastly improved, none of the lofty planning and development can be realized. For a community to grow and prosper it must be secure in knowing that personal safety is achieved. That has not been the case in Griffin and Spalding County for many years and this situation is becoming much worse as time slips by. The planning board can continue on as now and in the years past by ignoring the most pressing social issue of safety, or it can immediately begin to address the vital necessity of citizens' safety and security. After seeking solutions for insuring safety and security, then and only then can other important needs have attention. |
| Not high-density housing and balanced by commercial/industrial use for tax purposes and long term viability. Inclusion of high speed internet and wireless connections to allow connectivity important to the younger groups and business. Use of technology in water treatment and consideration of solar or geothermal energy in the developments and inclusion of electrification for car charging. Grouping green areas to provide recreation such as tennis, pickle ball, soccer. |
| Dilapidated unlivable houses already in neighborhoods in the county should be torn down and cleared for new homes to be rebuilt on those lots...especially the county land bank properties that should be sold off in order to revive older neighborhoods |
| Cluster of Tiny Houses within City/ Accessible to restaurants, banks, Medical and Religious Facilities |
| Clean up vacant or misused HUD housing |
| Need to conserve green space as much as possible in neighborhoods. |
| Do not over populate like Henry co. That's why we moved from there. Keep the country or we will move again |
| Possible employee assistance housing |
| Less subdivisions in the agricultural areas. No point in moving to the county to keep allowing agricultural land to be rezoned into numerous densely packed subdivisions. |
| These corrupt commissioners need to allow people to do what they wish with their own property and focus on the basic necessities like roads. |

| |
|---|
| I would like the county and city to not entertain the idea of high density housing like what was being proposed south of town. Deny it every time. |
| Expanding Coldwater Creek was not a good move. Too much traffic to that area and not enough space at the local schools. |
| No more cluster neighborhoods. Houses right next to each other with little space. |
| I feel there is a great deal of government housing. While this is a need for truly struggling families, there is also a lot of crime that comes from these neighborhoods. I feel that if a person is receiving any type of government housing and someone living at that address commits a crime then they should lose that assistance. Our law enforcement can only do so much. Our county/city should step up to do more in not allowing repeated offenders to continue living here. Especially on the tax payer's dime. |
| Downtown needs more loft apartments and businesses. Downtown is sad and a joke. Also not allowing crummy businesses like "hookah bars" downtown. It attracts bad crowds and looks bad on a center of our county. |
| Need to stop the building of houses. Too much increased traffic and crime. |
| Stop building homes so close together in neighborhoods in the city. Building homes cheaply. |
| Fewer cheap cookie-cutter homes on tiny lots |
| Please make city of Griffin utility bills more affordable or offer a fixed rate or prepaid like some other counties. |
| they APT rent has GONE crazy they think we are ATLANTA |
| Stop the cookie cutter subdivisions and stop high density, small lot subdivisions. Nice neighborhoods maintain value as well as tax value. Nice higher end neighborhoods bring better business, maintain value and tax value. |
| NO MORE HOUSES! |
| Get rid of the slum lord rental housing. |
| Ability to build more than one house on a property regardless of frontage. Just need enough property to support more than one house |
| Housing for the disabled |
| Clean up what we have and stop bringing in more people |
| Housing for mid income residents. Houses that single people can afford-150,000 range. We have too many low-income areas where a mid-income person does not want to live. I value peace and quiet in my neighborhood. |
| No homes should be built in less than 3 acres period. |
| Fix the roads! They're horrible and, in many cases, dangerous to drive on! |
| We need less government housing and section 8 neighborhoods. There are section 8 houses in what were once upscale and nice neighborhoods which Lowers property value. If a young couple is looking to buy in a neighborhood the section 8 reduces the quality . |
| No section 9 or low income housing we have enough. Make the slum lords clean up their housing. |
| Stop the building of any apartment complexes and all subdivisions. |
| NO DUPLEX HOUSING ON BAPTIST CAMP OR JORDEN HILL |
| When considering new neighborhood development the emphasis should be on recognizing current standards of existing neighborhoods so as to not lower property values. |
| No more apartments!!! |
| Reduce the amount of section 8 homes and also neighborhoods should have a vote in whether I purchased home in the subdivision can be converted to section 8. They are destroying good neighborhoods with drug trafficking/ trashing the homes as well as the neighborhoods. Landlords should be held responsible. |

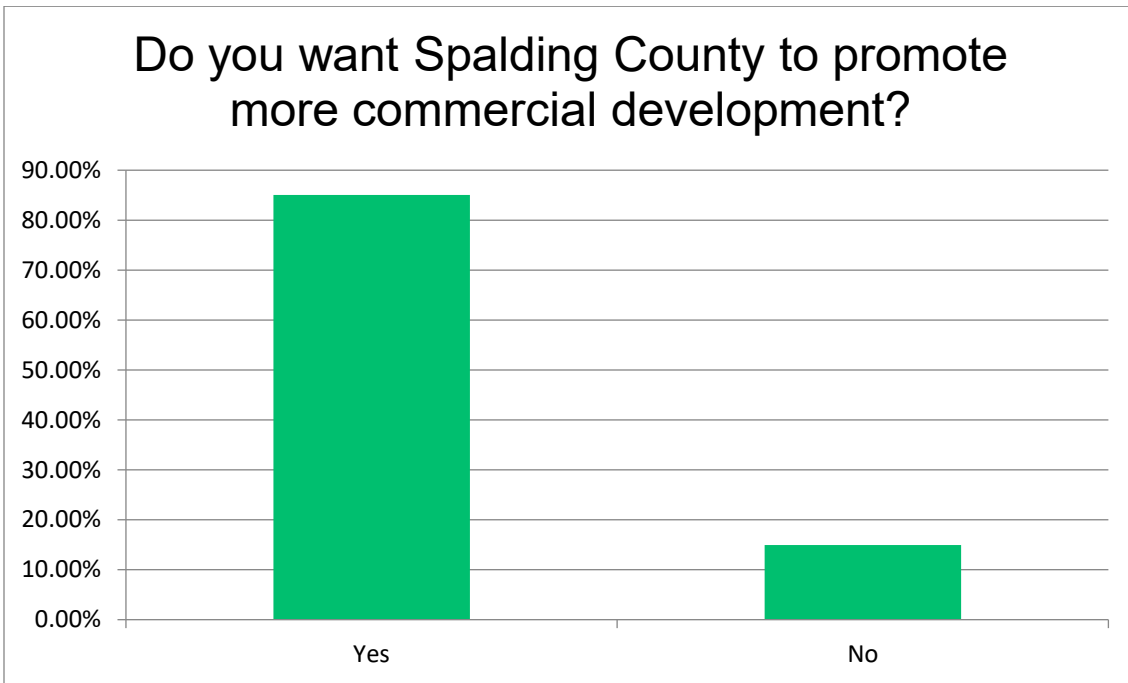
| |
|--|
| One of the very beautiful things about Georgia is nature. It would be a shame to lose that by investing in cluster housing. It is also critical to consider infrastructure when deciding on locations (internet, roads, traffic, etc.) Some of us in smaller communities get hit from all sides of infrastructure even when there is filming nearby. |
| Improve property evaluation for tax purposes |
| I would like to see redevelopment of the mill village areas and other aged and substandard housing areas. I would also like to see more lower income housing area like those on Merriweather Street which have requirements for residents to work and keep up homes. Also, no more trailer parks. Begin to phase out current ones. |
| More green space, larger lots |
| Large estate type lots |
| I DO NOT want to see more residential development, particularly of rental homes, on Jordan Hill/Baptist Camp Road |
| No more low income housing. We have enough. It does not generate the type of community we would like to see in the future for Spaulding County |
| There is a huge need for shelters for the homeless that sit and wander around the downtown area. Need to also maintain a significant base of larger tracts of individually owned acreage and home. Will be a mistake to mostly concentrate efforts on high density housing developments throughout the county |
| No more apartments or subdivisions |
| Clean the neighborhood, stopping throwing houses up!! Leave the green areas !!! |
| Minimum 2-3 acre lots, demolish vacant or abandoned houses. Standardized codes on making Spalding County beautiful with less crime. Quit catering to the lower income citizens. LET'S CLEAN SPALDING COUNTY UP! |
| Please stop these stupid developers from clear cutting property. We have beautiful, wooded lots in our neighborhood and a builder bought the remaining vacant lots. He clear cut every lot and ruined the privacy of the surrounding homes. Removing trees is detrimental to our air quality and atmospheric conditions. Please preserve our trees! |
| I used to live in Coweta Co and I beg Spalding to not end up like them. Overpopulated, few natural greenspaces, too many subdivisions and apartment complexes, and miniscule infrastructure to keep up with growth. |
| Houses not built sooo close together that there is no privacy. |
| I would love to see more upscale subdivisions or homes. I would also like to see the county ordinances enforced. There are too many inoperable cars in our neighborhoods. We need more street lights. Entering Griffin at night and turning on some of our street is total darkness, maybe a light here or there. There is a lot of crime in our county, maybe more lighting will deter that. We also need to keep our right away manicured. Cowan Road has far too many tall weeds. We have two schools on that street, the least we can do is keep the right away mowed so that children can walk safely on the sidewalk. You can't see the sidewalk for the weeds. Kudos to everyone in charge of keeping our parks clean. The grass is ALWAYS mowed and so is the right away around the park. I live near Tyus Park, thanks to all for taking care of our park. |
| avoid section 8 having ownership will allow for better maintained homes |
| Discourage additional multi-family units. Encourage home ownership. |
| Updating and renovating the current low income apartment and having the property managers implementing strict rules and regulations for living in the apartments. Northside hills area has been an area that needs a renovation. A mixed use community where subjects could live and shop. |
| Cleaning up abandoned and ran down lots first, old mills |
| I am from the midwest. I like planned communities |

| |
|---|
| Less section 8 housing approval |
| Good plan |
| We need to protect open spaces in the outer perimeters of the county. I grew up off Barnesville road, and seeing the amount of housing going up is so upsetting. I'd rather improve the quality of preexisting neighborhoods, making them livable and safe, rather than tear land apart to create more low quality homes that most locals cannot afford. |
| I don't think we need more development. We need to make what it already here look better...focus on code enforcement and bettering the current community. |
| Can we get trees cut down that people can't afford to have cut down? That might fall on houses |
| Stop promoting apt complexes. Planned developments only with 3-5 acre lots minimum. Keep Spalding rural. |
| renovation and beautification of existing mill village housing and older communities. |
| I would like to see mixed use spaces like those being built in Trilith and Serenbe. Thank |
| More development over downtown businesses and in the empty buildings. |
| Limit communities that that are built strictly for rental homes. |
| Control the pace of new communities. |
| Learn from Henry Countys mistakes. |
| Allow infrastructure to keep pace with new home construction and lot development. |
| I'd develop the side of East Spalding close to I-75. Hundreds of acres doing nothing when Butts County is rapidly expanding that side. Would draw a crowd. |
| MORE HOMES IN NORTH SPALDING COUNTY |
| I would like to see the abandoned homes used, instead of cutting down forests to build more homes. |
| No more apartments or rental property!! |
| No low cost Subsidized Housing. |
| Instead of sprawling apartment complexes taking up more acreage, why can't we build up? There may already be an answer but I often wonder about this. |
| Efforts should be focused on dense residential development and zoning ordinances that will allow such development. |
| Eliminate section 8 housing where crime and drug is rampant and support with strict law enforcement the housing of today |
| The zoning for the land at the corner of Jordan Hill and Baptist Camp should remain as retail not residential. |
| A sense of pride in one's property. Might require laws about property management but, the laws would need to be enforced. |
| Don't clearcut the land! Leave trees to enhance the property's future use, clean and cool the air and retain their beauty. |
| Lot size for new homes 1 acre min! No cluster homes! Make the schools safer and better. Good schools most important for good economic growth. |
| More opportunities for home ownership instead of renting |
| less low income/ low quality homes. We have enough. |
| Anchor grocery store adjacent to Sun City Peachtree. |
| Please no more cluster starter homes. The people buying these houses are not taking care of them and the neighborhoods go down fast. |
| Also, please do something with squatters in vacant houses, tear down burned and condemned houses, and hold people accountable for their yards and property. |
| I actually would like to see rural areas left rural. Some of us bought our homes to be "in the country", and it's not fair to us to start building subdivisions amongst us living in the country. |
| We need areas that are great for families and commercial use. More parks connected to restaurants, improved parks, etc. |

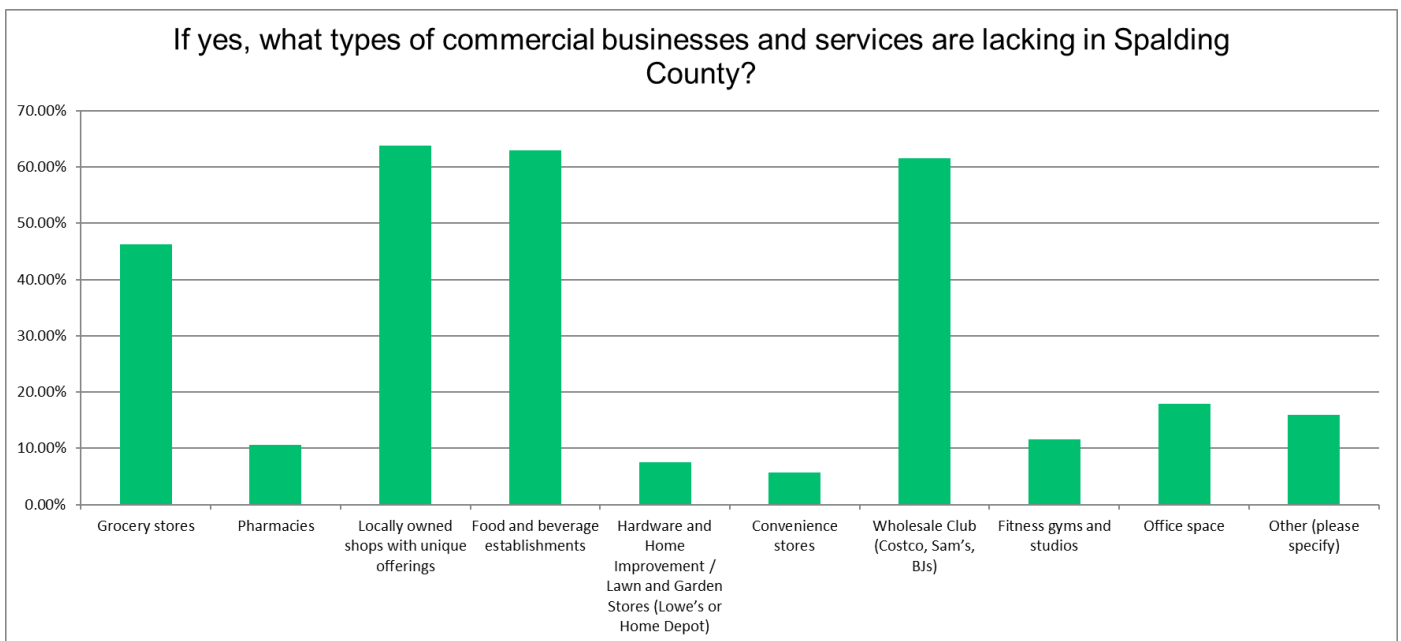
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| No apartments!!!! |
| All housing across the board needed NOW, residence are in need of affordable housing. The current housing within the city is substandard. |
| We need quality development-not cost cutter, cookie cutter houses |
| None of the above options appeal to me except the second one. We should not let builders just tear down trees, etc. when building. Lessen the number of rental houses in Spalding Co. pride in ownership should be of importance. |
| Starter homes for younger individuals with some acreage (1-3 acres); land use specifically for high quality manufactured homes |
| Affordable housing nearer the Industrial Park, more grocery options on the east side of spalding |
| I would like to see more regulations on houses that do not keep their property clean. This applies to landlords, renters and owners. |
| Tear down blighted home and build affordable housing that has HOA or covenant. |
| more development of homes and business on Rocky Creek road close to Sun City. presently grocery stores and drug stores are too far away from Sun City. |
| More homes on larger lots |
| Clean up the urban blight & all the run-down trailer parks scattered all over Spalding county. |
| We don't need any section 8 housing |
| Northwestern Spalding County |
| Spalding County government employees deserve a raise with everything going up in price |
| Ensure building codes and ordinances are updated to require high standards of building material to ensure that buildings are built to last as well as the appearance. |
| I think a tiny house community would be great |
| eastside |
| Spalding doesn't need more houses |
| Smaller homes (1 & 2 bedrooms) that are well built & affordable would be great. Orchard Hill still has available land that would be perfect for that. |
| I would like to see the county cleaned up. Too much debris on side of the road, and too many people storing junk on their property, not appealing to the eye as you drive through the area---fix the problems we already have before adding more |
| We should be encouraging revitalizing existing neighborhoods over new builds. We could offer affordable living while also gentrifying existing problem areas. |
| Condemn, tear down and sell land/lots to developers for mid and upper range homes |
| More custom, high-end houses with greenspace, less cheap housing |
| I would like code enforcement to attend to the needs of our community by expecting yards to be free of excessive vehicles and trash piled around houses. Go look at E.McIntosh rd, decent little homes from the past have been trashed and left for us to look at. Several homes are rodent infested nasty junk with people still living in them. That hurts all of tax payers. |
| We desperately need more affordable housing in our community, that's a primary concern. We shouldn't be building any more subdivisions, re: GeoSam expansion, before addressing safe, quality affordable housing for our middle and lower income earners. |
| Spalding County Southside |
| Consider a community for those in need of emergency shelter that is structured; offering one-stop services to end their homelessness. |
| Safe affordable Efficiency apartments for one person. |
| Supervised / safe facility where a person can shower. Yes, calls have been received for just a place to shower. |
| All residential housing areas need to include grocery and drug stores within walking distance. |

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| New housing developments should have a minimum half acre lot to conserve the small town appeal. |
| Affordable, secure assisted living housing for Seniors; such as, St. George's Court in Griffin. |
| Is there anyway to clear out rundown abandoned properties and be replaced with single family properties? |
| I'd like Spalding County to permit the building of new development without interference by the County Commission and without using taxpayer dollars in the form of subsidies or tax incentives, as this will essentially make us pay for private business expenses when the profits are not shared with us. |
| I would like to see residential development in the former industrial areas across Experiment street from the UGA campus, for student housing, professors' homes, rentals for students, etc. |
| No new apartments! No new subdivisions! |
| Stop building low income housing and inviting people that need so much help to Griffin. Griffin needs more nice homes and high income people in our community. |
| Make Spalding a golf cart community. Put in place and implement guidelines that protect residents from the noise and stray bullets from Cherokee Rose during and after closing. Maintain a natural green buffer zone all the way around Cherokee Rose. Create more upscale dining opportunities in Spalding. We don't need any more fast-food! |
| Maintain quiet rural atmosphere. Don't allow expansion of noisy or environmentally hazardous uses near residential neighborhoods. |
| Enforce current requirements for deteriorating homes, mobile homes, etc. make the homeowners responsible for upkeep of these properties. |
| Master planned community with traffic growth patterns in mind. |
| In other areas besides Griffin |
| Eastern side of Spalding County |
| Take down factory in town of Griffin, Bring in more retail. |
| Clean up dilapidated homes, trashy areas around homes, there are too, too many areas that have horrible poorly taken care of homes, trash with broken down cars, metal items and just TRASH. |
| I'd like to see residential gentrification. We have too many neighborhoods that have been neglected. We need to find a way to rehab these already established areas. |
| No more section 8!!! |
| Get rid of all mobile home parks |
| Lower property taxes!!! Especially for Srs and school tax exemption. |
| Renovate older neighborhoods |
| 1941 going toward Griffin |
| Limit permits for trailer parks and build affordable rental units instead for lower and middle income people (workforce) |
| 1 family to a single dwelling |
| We live in Sun City Peachtree. The residents here are sick and tired of always being taken advantage of because of our tax bracket. We would like to see the school tax end. There is not one single bus that comes through Sun City Peachtree to pick up students. Because this is a 55+ adult community. |
| Access to library's |
| No more rentals that are unkempt. |
| NE or SE |
| Larger estate type lots |
| Control development in order to maintain a rural atmosphere in parts of the county. |

| Do you want Spalding County to promote more commercial development? | | |
|---|-----------------|------------|
| Answer Choices | Responses | |
| Yes | 85.03% | 585 |
| No | 14.97% | 103 |
| | Answered | 688 |
| | Skipped | 177 |



| If yes, what types of commercial businesses and services are lacking in Spalding County? | | |
|--|-----------------|------------|
| Answer Choices | Responses | |
| Grocery stores | 46.27% | 285 |
| Pharmacies | 10.55% | 65 |
| Locally owned shops with unique offerings | 63.80% | 393 |
| Food and beverage establishments | 62.99% | 388 |
| Hardware and Home Improvement / Lawn and Garden Stores (Lowe's or Home Depot) | 7.47% | 46 |
| Convenience stores | 5.68% | 35 |
| Wholesale Club (Costco, Sam's, BJ's) | 61.53% | 379 |
| Fitness gyms and studios | 11.53% | 71 |
| Office space | 17.86% | 110 |
| Other (please specify) | 15.91% | 98 |
| | Answered | 616 |
| | Skipped | 249 |



Specified Other

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| A Publix would be very nice. Sick and tired shopping at second rate grocery stores. |
| Arts and entertainment |
| As the area grows, we need all of the above |
| Banks |
| Big jobs like manufacturing/warehousing |
| Bowling alley and mini golf |
| Bowling, skating , putt putt, |
| Boys and girls club |



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| Breweries |
| Brewery |
| children/young adult facilities |
| Clothing, shoes, bed and bath, book stores |
| Corporations that pay so more people can live and work here |
| Department Stores, Water park, amusement park, campground |
| Dinning establishments Southside of Griffin |
| Drag strip, bring back the custom car community and businesses to support it. |
| education services and family centered entertainment |
| Encourage industrial businesses which will employ many citizens with work. |
| ENTERTAINMENT FOR TEENAGERS/ARCADES/GO CARTS |
| Entertainment Venue, I.e., amphitheater |
| Factories |
| Family friendly activities |
| Family friendly entertainment and leisure options. |
| Finer dining, medical and dental facilities |
| Freight Terminals |
| Game room such as pinball and old arcade games or Dave and Busters, Chuck E Cheese |
| Gas stations |
| Golf courses |
| Griffin could be a destination for unique and custom locally owned businesses, making it a desirable place to travel to shop. |
| High tech research and manufacturing |
| High-end retail |
| High-tech design and manufacturing. Incentivize companies to move out of overseas locations and settle here. |
| Indoor Pool |
| industry |
| Is there a business model that would attract commercial business which could provide jobs as well as provide a large tax base for the county? |
| Large scale factories |
| Larger chain restaurants |
| Ma and Pa restaurants |
| Major Business Opportunity such as Distribution Centers |
| Manufacturing & tech jobs |
| manufacturing of technology (e.g. computer chips, cell phones) |
| Manufacturing, warehouse |
| Medical care |
| More agricultural stores... Rural King, Agri Supply, etc...possibly a Menards. More finer dining. |
| More development for doctors and pharmacies around Sun City Peachtree |
| More employers such as Caterpillar. |
| More large industrial employers |
| More nice sit down restaurants, more outside dining choices |

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| More of the above offerings closer to SunCity |
| More restaurants because all of the best restaurants are in Fayetteville or Mcdough. |
| More unique restaurants |
| More upscale restaurants and clothing stores |
| Nail shops west of the Flint River |
| New bowling alley, putt golf, etc. |
| none |
| Our shopping option within our community is horrible to say the least. Nearly 90% of my families shopping is done in other counties. Business owners should be held accountable for their staff and the appearance inside as well as outside of their establishment. We need more of a variety and I am not talking about more Dollar Generals (you can't even walk in their stores because they are all a disaster)or Mexican restaurants. |
| Please bring farm-to-table eateries to Spalding County. We don't need any more chain or fast food restaurants. We have plenty of those. We need healthier dining options. |
| Publix |
| Publix, Target, Kristy Kreme |
| Quality daycare and childcare |
| Recreational business |
| Restaurants |
| Shuttle Services from parking areas |
| some thing to compete with walmart like a target |
| Target |
| Target |
| TARGET |
| Target |
| Target |
| Target |
| TARGET |
| Target |
| Target (must be on county outskirts to keep traffic out of Griffin) |
| Target and similar sized stores, brand name clothing stores (kohls, old navy) |
| Target Store on Southside |
| Target, larger chain restaurants |
| Tech schools to train workers |
| Technology companies |
| Technology, Quality Hospital, Environmental Friendly Manufacturing |
| Texas Roadhouse |
| toglery shop |
| Town Center type development |
| Trader Joe's Whole Foods Upscale restaurants |
| Trader Joe's |
| Unique restaurants and activity to attract youth |
| Upscale department storEs such as Macys and Dillard. |



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| Upscale Hotels convention center to host events |
| Upscale Restaurants |
| Upscale retail |
| upscale retail establishments |
| warehousing |
| Warehousing or manufacturing |
| We desperately need an event center !! |
| We need a Target! |
| We need forward thinking companies who pay a living wage. |
| Whole Foods, Trader Joe's |
| Work with Griffin to make it look better. Commercial areas look run down. |
| would like to see more growth in the aviation sector, at the proposed new airport |



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| (Optional): Please tell us anything else you'd like us to know about commercial businesses (e.g., where you would like to see commercial development). | |
| Answered | 168 |
| Skipped | 697 |

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| More retail stores kohl's target and as such. Located near Dell web Suncity Peachtree. |
| 19/41 |
| 1941 and Vineyard or Birdie |
| 1941 going toward Griffin |
| A good quality business that would generate a good tax base |
| Across Hill Street from Sun City we need grocery and pharmacy within walking distance. |
| Allow nice restaurants and companies like target to build. |
| allow people freedom to do their thing |
| Along 19/41. |
| along highway 41 and 19 in clusters with minimal curb cuts |
| along major highways (us 41, sr16) |
| Along major roads or in well-developed business parks |
| Along the 19/41 expressway Not in residential areas. |
| Anchor grocery store Outside gate adjacent to Sun City Peachtree |
| Area near 19/41 and Birdie Road |
| Around Zebulon Road or 19-41 |
| Assembly plants/ production plants |
| Avoid shooting ranges and other noisy options near residential locales. |
| Banks and grocery stores near Sun City Peachtree |
| Berdie Rd. & North Expressway |
| Brewery, attractions for young adults. |
| |
| Bringing in additional commercial development will be beneficial; however it should not be at the expense of a reduction in quality of life living for Spalding county residents. For example, congested traffic, undesirable views, overpopulation, increased crime. Commercial businesses should be co located within designated areas and/or effectively nested near residential areas in such a manner that there is a natural flow from one to the other. Peachtree city has done a great job of this |
| Businesses over by the freeway |
| Close to Sun City Peachtree |
| Closer to the interstate |
| Closer to the Sun City Peachtree development where approximately 3000 people reside. |
| Commercial businesses on corner of Baptist Camp Rd. and Jordan Hill Rd. Doctor offices, pharmacies, and grocery store in area. |
| Commercial development should be located in close proximity to residential development and should complement residential development in type, size, and design. |
| Convenience Store and Medical Offices near Sun City Peachtree |
| Convenient to the existing senior living communities |



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| Corner of Babtist Camp and Rocky Creek roads |
| Create business centers |
| Department store |
| Do not make this county like McDonough or Locust Grove. Traffic is horrible and way too crowded. |
| Down town development |
| Downtown and develop more of North Griffin. We could utilize the land and empty space in North Griffin heading to Atlanta. |
| Downtown griffin needs locally owned restaurants and venues for live entertainment. |
| Downtown— so many unused buildings. |
| Downtown, utilize existing spaces rather than clearing new land. |
| East side of county |
| East side, near Hwy 16/75 |
| East Spalding needs development, as well as West Spalding. |
| eastside |
| Encourage commercial development on land that is already developed (vacant shopping centers, etc.) before disturbing undeveloped land. |
| Encourage this development on the east and south sides of the county. |
| Focus on encouraging small business development- no need for more dollar generals. |
| focus on strengthening existing commercial areas |
| Get the new airport finished and promote new business growth around it |
| Going towards 1-75 from town and fix the rail road tracks... |
| Grocery and food in orchard hill |
| Grocery shopping and gas stations near SCP. Also restaurants near by would be nice. |
| Grocery store and restaurants close to SunCity Peachtree. |
| GROCERY STORE IN NORTH SPALDING COUNTY |
| Grocery stores and banks near Sun City Peachtree would be ideal. |
| Help get downtown Griffin back on its feet |
| Higher quality grocery stores, such as Publix. Ring in LA Fitness. |
| Hopefully, all new commercial development will be well planned. Please plan for strict avoidance of multiple warehouse groupings, thereby, eliminating gross overage of tractor trailer traffic. |
| Hwy 16 headed towards 75 should be utilized for more commercial growth and amenities spalding doesn't have |
| Hwy 16 towards Jackson |
| I am a property owner trying to sell but keep running into bumps due to Spaulding County. We have had several potential buyers, one actually under contract, but backed out due to lack of communication and cooperation from the county! Seems to be your way or the highway and that is extremely not fair to property owners NEEDING and wanting to sell!!! Not allowing us to tap into the sewer on our property without having to pay thousands is not ok! Which has in turn held us back from selling our property! I think it's ridiculous that you, the county are allowed and able to dictate what or who we sell OUR PROPERTY TO! |
| I do not want Spalding to become like Henry, and grow too fast and not leave one tree in the county. With growth I worry that crime might follow. |
| I do not want to see commercial development in rural areas, except maybe shops that only sell local farming goods to promote the farms. |

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| I do not want us to become like Henry County |
| I feel we are missing the opportunity to help with the rising cost of property taxes by not bringing in other revenue sources |
| I like the way McDonough has the larger chains and stores in 2 main shopping centers |
| I said nobecause "some" was not an option. My family does not want Griffin to become Fayetteville, McDonough, etc. More growth is desired but very controlled. |
| I would like to see commercial development on hwy 16 along with more street lights. |
| I would like to see more development in the Eastern part of Spalding County to include grocery stores and other commercial businesses |
| I would like to see more landscaping of commercial areas where appropriate. |
| I would like to see sewer implemented in several areas of the county - particularly the 19-41 North corridor and the Highway 16 East area. |
| I'd like Spalding County to NOT again promote the expansion of Cherokee Rose. The owners lied to nearby residents (telling them that they only permitted shooting beginning after 9:00 AM and that they had only requested to have two events per year, when they actually requested six events per year and their very next event, they began shooting at 7:00 AM). |
| If new builds are going to go up the area need to include more green space and not be large area of parking. The older shopping centers are nothing but large parking lots with little to no green space. Have a look at fayette county buildings of shopping centers they have green space included and not just buildings with large parking lots. They may have a couple of rows then a green space that includes trees and or shrubbery. A wholesale warehouse would be nice possible out on Hwy 16 somewhere. |
| Improve what we currently have, not add more fast food. Beautify Taylor Street from Downtown toward Senoia (I know most of this is City). Reduce trash thrown about between Senoia and Griffin (Hwy 16). I don't feel that it's inviting when people are coming from nicer areas into Griffin. |
| In areas of higher density light commercial would support itself. |
| In order to attract commercial businesses Spalding County needs to have access to the internet everywhere very disappointing that the funding was not made available to Central Georgia EMC |
| In some other place besides Griffin |
| Industrial services and technical schools to support the needed workforce. |
| It would be great to have more local food options outside of Griffin City limits. |
| It would be nice if the Belk shopping center was cleaned up. It used to be so nice back in the day but now it's run down |
| It'd be nice to have a Target, a new variety of restaurants. Locally owned eateries |
| It's not a matter of where but more a matter of us having low wage shift work type of employers. It stifles the ability for workers to be involved in the community. |
| Keep any warehousing projects along the I-75 corridor to limit truck traffic through the more congested areas |
| Keep it pretty! Plant trees throughout the parking lots and keep the ones you can during construction. Our trees are our biggest asset. |
| Keep low income housing from mid to high end neighborhoods. |
| Landscape standards around commercial development. |
| Large Basketball gyms with multiple courts for tournament use. |
| Less fast-food, dollar stores More upscale chain restaurants and shopping We could definitely use a Panera Bread, Olive Garden, Target, Publix |
| Locally owned only; no more franchises! |



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| Manufacturing businesses along the Highway 16 corridor. The county needs to encourage these companies to build here for job growth and more employment opportunities for residents. |
| More and better restaurants. |
| More attraction for quality companies, upscale restaurants, Costco especially, upgrade the reputation of Griffin as a poor community as measured by North Atlanta, Peachtree City, etc. |
| More boutique , unique businesses |
| More collaboration and even more focus on Downtown Development and refurbishment. |
| More commercial development means more traffic and less nature. |
| More commercial development on GA 16 |
| More commercial development on Highway 16 towards Jackson. Better restaurant options (more ethnic restaurants - Thai, Indian, Mediterranean, etc). Also more healthy food options besides fast food. I would love healthy lunch options similar to Newks, Chopt, Jason's Deli, Taziki's, etc) |
| More commercial properties like the Lakes. And leave the trucking distribution centers in Henry county. |
| More development is needed east and west of Griffin off the Highway 16 corridor. Grocery stores are needed there as well as North end of county. |
| More grocery and retail stores closer to Sun City Peachtree |
| More high end grocery stores, Publix, Fresh Market |
| More redevelopment the new approvals |
| More restaurants on 19/41 going to Barnesville. |
| MORE RESTAURANTS ON THE SOUTH SIDE OF GRIFFIN AND GROCERY STORES |
| more shops on south side of spalding county |
| More type business to lower high taxes |
| Near highways for easy access but grocery stores are needed closer to larger housing developments - now one has to drive everywhere |
| Near the intersection of 19/41 on the south side of Spalding |
| Need a grocery store on highway 16 east towards Jackson!! We have to go to locust grove |
| NEED A PUBLIX |
| Need something for children's bday parties, families travel far and wide to have an indoor bday party. There use to be a place on Hwy 362 and is closed now. |
| Need something like a Target or Publix or another Kroger North of Griffin near Sunnyside |
| Nice restaurants on 19/41 and Trader Joes. Youth facilities to occupy free time, trade schools, tutoring venues, more daycares and public transportation for the needy to get to work or doctor office. |
| Nicer options to Walmart such as Target. Options to smaller stores rather than big box stores focused on similar items rather than trying to carry everything for everyone. |
| no adult stores/ entertainment, if people need that product let them drive to clayton |
| No chains, only support locally owned independent places! |
| No commercial development! It ruined Henry co |
| No more dollar stores, liquor stores, or gas stations. We have enough. |
| North 19/41 |
| North of Griffin |
| North side of Griffin. It's enviable about commercial up and down Arthur K Boulevard. |
| North Spalding County |

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| Northeast expressway area |
| Northside, westside and Southside have easier access to good grocery stores and restaurants. I would like to see more development on the east side of Spalding. |
| Not have a business using the playground parking lot at Orchard Hill. Barely room to park to use the taxpayers park grounds. |
| Not interested in low paying warehouse...would like skilled educated labor force. Stop being a town with 8th grade education level |
| Off Hwy 16, both directions |
| Off of 19/41 highway |
| Once again less in agricultural areas. Don't need a 155 like scenario in Henry county here in Spalding county. |
| Orchard Hill only has 1 Dollar General & 2 gas stations. They don't have any restaurants or grocery stores. |
| Out HWY 16 east, or 19/41north, or MLK PARKWAY SOUTH |
| Out Hwy 16 near I-75 |
| Out hwy 16 towards hwy 75. And possible south on hwy 19 / 41. I think Spalding could benefit from surrounding counties. |
| out on Hwy 16 on the east side going towards I-75. |
| Places like a Dave and Buster, more upscale place to eat |
| Planned Bike paths connecting communities to downtown or other commercial development areas .. not just a lane next to a highway |
| Please demand developers to use spaces that are already developed but are vacant before disturbing undeveloped land. Please don't overcrowd our county as so many other metro counties have done. We want to retain our hometown community atmosphere here and be able to drive without sitting in abhorrent traffic jams on a daily basis. |
| Provide incentives for use of existing structures. If they want to build new, apply tax to account for infrastructure needs. |
| Quality Restaurants. |
| Rather than storage facilities on 1941, bring in a Costco, Trader Joe's and/or Whole Foods, restaurants |
| Restaurants |
| Restaurants within the SCP development |
| Restaurants, grocery store, urgent care from Piedmont group near sun city peachtree. They would be well supported. |
| South on 19/41 before Ingles, in the area of the new Zaxbys. This area could use more shopping, dining, etc. for the residents that live on the Southside of the county. |
| South side needs more retail and restaurants to keep from traveling to north side |
| South side of Griffin |
| Stop building new buildings and use the old ones we have. |
| Support and expand For local |
| Target Target Target |
| Taylor Street is such a missed opportunity for this city. There are failed businesses everywhere. Encourage through tax incentives and business loans local folks to come in and rebuild these vital businesses. |



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| The SunCity area needs a variety of businesses, like grocery stores, hair care salons, pharmacies, urgent care facility, cleaners, cafeteria style American cuisine restaurant open seven days a week, etc, |
| There are empty lots all up and down the major streets leading into the heart of historic downtown and they're not only an eye sore but could potentially be a 1) a parking deck with better access to downtown like in Atlantic station because regardless of how many city officials say parking isn't an issue, it is in fact a major deterrent for senior patrons of downtown 2) An actual homeless shelter close to downtown. I work in a downtown business and we get so many complaints from people asking for things while walking down the street. |
| There are no close grocery stores, pharmacies, shopping in north Spalding county. |
| There are no recreational centers around the county. |
| There is a great Regional Airport in Peachtree City I don't see why we need to build one in Griffin. |
| There needs to be more on the south side of Spalding County as well as on the East side of the county (out 16). everything seems to be centered in or around the North Griffin Square area. |
| To get businesses here you must have more sewage systems available more city water and much more internet. |
| True commercial corporations. NO MORE DUPLICATE BUSINESSES EX DOLLAR GENERAL. MCDONALDS. LOW PAYING BUSINESSES... |
| Warehouse near I75 exit |
| We have enough Mexican Restaurants. It would be nice to see more variety (Culver's, Red Lobster, Red Robin, etc) |
| We need more development for shopping, grocery and upscale dining on 19-41 going out to Hampton. |
| We need more grocery stores in this community - Publix and Ingles. I think you need to target both north and southside of county - you have Suncity with a large population that can support something on the Sunnyside area of the community and hits your commuters on the way home. |
| We need restaurants other than Chinese, Mexican and pizza. We need more retail choices. |
| We need to be different. A great place to live or a destination place. Wrong developement gives quick growth then later it dies out and becomes a bad area. |
| wish the Dundee Mills sites will be used for manufacturing technology or converting Waste-to-Energy for the electric grid |
| Would like to see more development in North Griffin (i.e., grocery, pharmacy, retail, restaurants, doctor/dental offices). |
| Would like to see more shopping and eating options closer to SunCity. |
| You have a better knowledge of this than I. |



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| (Optional): Do you feel that any other specific uses are missing in Spalding County? Please list any desired land uses below. | |
| Answered | 147 |
| Skipped | 718 |

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| Trash on the roads, and in trailer park. |
| We need a performing arts center with auditoriums for both midrange and large capacity seating that has good parking. Lamar, Henry, Coweta, and Clayton counties have great facilities. The Griffin Auditorium is a decent 1000 seat venue; however, parking is inconvenient and limited, there is interference with the sound system, and the acoustics are lacking. |
| 1941 Bypass |
| A common space to eat/hang out where children can also play |
| A competition swimming pool A nice facility for the USA shooting organization for meets etc. it would bring in a lot of income to our community |
| Additional and improved public parks. |
| Again. We don't need more corporate shift work. We need higher paying employers. Opportunity for decent wages is very limited unless you work over 60 hrs per week. We need to use the land only for high pay employers. |
| allow people with 5 or acres to build barn condominiums if they desire |
| Amphitheatre, or family-oriented attractions (water park etc, tech manufacturers |
| An RC remote control park. Rock crawler course, dirt race track, & freestyle area. At the Lakes at Green Valley. The crawler course could follow parts of the frisbee golf. Already being maintained but dual usage. Also a place for RC helicopters & planes |
| Another well planned recreation area for walking, hiking picnic etc. like expanding Dundee Lake area |
| As neighborhoods are established in Spalding County, I would like for sidewalks to be part of those neighborhoods, and well-maintained roads and drainage ditches. |
| BETTER SANITATION FACILITIES |
| bigger commercial businesses are needed for jobs |
| Bike and walking paths..let me walk with my dog. |
| Bike trail |
| Bike trails in county and connecting to other communities. |
| Bike trails that are safe, hiking trails that are safe. A motorsports facility, which the current airport could be used for, when the so called new airport, which we dont need built. |
| Bike trlls, golf cart trails |
| Boys and girls club |
| Breweries, places like Top Golf, Restaurants you can go sit in or outside and listen to good music |
| Bring in Publix Grocery Stores |
| Build a fire station with EMTs closer to SunCity. |
| Businesses and corporations that pay competitive salaries... |
| Businesses to bring additional revenues to the county like Henry has so many distribution buildings. |
| City Park always feels unsafe. Any talks of a pool and swim team again? |
| Communication and a major gap and need in a better school system |



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| <p>Connect Spalding County to a rail hub ... maybe along Arthur Bolton. 155 is too congested 42 is too busy Williamson Road is busy and narrow the road to Senoia is too busy and narrow Best route to direct future growth seems to be Bolton to 1-75.</p> |
| <p>Construct the 8-mile multi-use trail from Experiment to Henry County going by Sun City. Forget the active rail line. Acquire the property and build the trail.</p> |
| <p>Costco or Sams</p> |
| <p>Cultural emphasis, i.e. 'the arts' - exhibitions-galleries, drama-theaters...</p> |
| <p>Definitely quality childcare</p> |
| <p>Drone racing facility</p> |
| <p>Educational facilities to provide job training locally</p> |
| <p>Enforce building codes and appearance regulations so that country doesn't look so run down (i.e. trailer parks along Baptist Camp road and in Sunnyside, for example). Upgrade and maintain roads much better. Which company would want to relocate here with narrow and abysmal roads (e.g. Hill St from E Macintosh to the Griffin city line, among many others).</p> |
| <p>Entertainment</p> |
| <p>Entertainment - Dave & Busters, Bowling, etc.</p> |
| <p>Entertainment arenas and more upscale restaurants</p> |
| <p>Entertainment complex/ zoning....Private for-profit school complex for the coming school vouchers.</p> |
| <p>Entertainment venues , restaurants</p> |
| <p>Entertainment venues, Movies, outdoor concerts, bowling, top-golf, more outside things to do. More downtown festivals, arts and crafts, music, farmers market and so on.</p> |
| <p>Farms</p> |
| <p>For development, a technology innovation park and incentives for business to relocate here</p> |
| <p>Give youth something to do. Kids have no options like Spalding had 20 years ago.</p> |
| <p>Good schools , parks for families & children</p> |
| <p>Gym with a pool</p> |
| <p>Have opportunity for people to do things other than drink alcohol, eat, and shop. Add unique restaurants that promote culture and diversity. No restaurants other than fast food are open on Sunday.</p> |
| <p>High speed rail passenger train to Atlanta and Hartsfield Airport.</p> |
| <p>Higher end housing which would increase property values.</p> |
| <p>Higher quality housing.</p> |
| <p>Homeless give them a place to go and recruit them and help them get a job not standing in front of the kids studio</p> |
| <p>Homeless Resources</p> |
| <p>How about making the Heads Creek Reservoir user friendly. Like the one in Fayette County.</p> |
| <p>I am interested in a quieter neighborhoods please no more Guns shooting range events. Like the one of Jordan Hill and Atlantic Baptist Road.</p> |
| <p>I do not see anything on industrial development to also help increase the tax base, why was it excluded?</p> |
| <p>I feel the county needs to work all means possible to secure the assets of the Roosevelt Railway with the intent of making it a walking, biking trail. There are many grants out there for such purposes</p> |
| <p>I remain baffled by the lack of shade available at most playgrounds. Sun safety is not taken seriously here.</p> |
| <p>I would like to see a large manufacturer similar to KIA in West Point.</p> |



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| I would like to see land conservation easements take priority in the County, specifically working with organizations such as the Southern Conservation Trust to develop and maintain such spaces. |
| I would like to see some of the parks upgraded. This isn't land use but I would like to see a form of public transportation for working people. |
| Improving the roads. |
| Incentivizing entertainment to come into Spalding is crucial. There's nothing to do here so everyone goes outside the county for entertainment. We should work to keep entertainment dollars in our county. |
| Increase nonresidential tax base |
| Industrial business |
| Keep green spaces and focus on redevelopment of aging areas. Warehouse space on Arthur K Bolton would be a benefit. Parking areas for 18 wheelers with security. |
| Larger boys and girls |
| Living in Spalding County for 40 years and moving recently, I feel like Spalding has gotten bad with crime. Until some of those issues calm down, I dont think businesses will come here. We opt to drive 45 minutes to Macon for shops and dinner than 15 minutes to Griffin. The options are better even just a short drive to Forsyth is easier than Griffin. |
| local transportation , low speed vehicle access , lanes |
| Longer air landing strip at airport. Better hotels and bed and breakfast options for business travelers. |
| Look at percentage of county we want to preserve as green space. |
| Loss of two lanes of traffic on Hill State downtown. |
| Medical facilities |
| Medical facilities and ambulances |
| Medical facilities and ambulances near Sun City Peachtree |
| More crime prevention |
| More golf cart approved areas. |
| More higher end restaurants to compete with Longhorn and O'Charley's. |
| More medical practices of the quality that is in Peachtree City and Newnan. |
| More parks are needed |
| More restaurants close by !!! |
| More splash park areas for kids. More park areas in general. |
| More tax revenue producing businesses |
| Most of the "outside of Griffin" parts of Spalding County don't have internet or Wi-Fi options. It's expensive for the people who do have it. That needs to be corrected. |
| Multi use trails that connect to different areas around county (bike,walking,skating) |
| Natatorium / indoor pool facility for public use |
| Natural gas |
| Need a small venue to hold small concerts of all kinds family-oriented ending no later than 11pm (check Clayton co. Parks and rec) downtown McDonough planning committee Griffin/Spalding stuck in the great grandparents ages afraid of change |
| Need better baseball youth league |
| Need entertainment and well-maintained restaurants. |
| Need more upscale places to shop, eat and play. |



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| Need to development live, work, and play. Entertainment venues for families and singles. Need more variety of healthy eating restaurants as well as smoothie stores. |
| New, improved Little Theatre — something similar to Legacy Theatre in Tyrone, GA. |
| No |
| Parks for children |
| Picnic shelters and areas |
| Pool and Aquatic Center. |
| Public pools or water parks fir families |
| PUT A PUBLIX ACROSS FOM SUN CITY ON JORDEN HILL |
| Quit telling people what to do with their own property |
| Recreational trails that connect from one park to another |
| Restaurant options - Retail clothing (especially men's clothing) options |
| Restaurants |
| Road ways need to be taken care of. |
| SAFETY IN PUBLIC PARKS AND GREEN SPACES |
| Second bigger, better skatepark similar to some of the Atlanta skateparks (Brook Run Park, etc). Local brewery. I am willing to invest as a silent partner if others are onboard! |
| See above. And transportation to the Marta commuter lots near hwy 75. |
| senior citizens transportation |
| Simple laws not being enforced and honest hardworking people are footing the bills and suffering for the lack of. |
| Something positive for our young people. During the summer like a YMCA |
| Splash pad or water park, childrens play place |
| Splash pad should have been added to the aquatic center; take it back to the drawing board and incorporate one. |
| SunCity is becoming a town on its on; but everyone has to drive a good distance to secure basic needs. |
| The Aquatic Center should be a priority |
| The aquatic center. We need a safe place for kids, seniors and adults to go and swim and or workout. Coweta county has a YMCA center that would be fabulous to have in spalding county. It has an aquatic center and workout center that includes a basketball, tennis, and other options/ |
| The county needs better waste disposal. The bulky bins were taken away. Trash pick up is unreliable. The roads are filthy. |
| The curve at 155 and jackson road was a historic area with ponds. It should have been made into a park. It is where the original double cabins was located. |
| The library could be updated, especially parking and landscaping. Visit Peachtree City. |
| The reuse of empty commercial spaces should be pushed through incentives for businesses to use them instead of leaving them empty to fall apart before allowing too much new construction |
| The School System needs ALOT of work. We have too many people employed with the system for them to be so crappy. They give Spalding County a bad name. Too many people hired at Central Office and too many hands in the kitchen. The schools are not even being ran by the principals that are hired, they are puppets to the downtown higher ups. This community needs to step up and be more involved with our education. When we have over 40-50 people leaving the school system and moving to another... they should see a problem and fix it. The Fine Arts Entities in this community are thriving on nothing. It would be nice if we had a better performing Arts Center like surrounding |



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| counties. We also have no facility like a YMCA to help with fitness and overall health. There is no indoor pool for anyone to swim and learn life lessons. Those things are important very important to our community. |
| There are too many abandoned, old, dilapidated buildings. Remove them and build new businesses. |
| There are way more homeless people here than ever before. |
| There needs to be large scale manufacturing companies to put people to work so the county can thrive. |
| Turn some of the unused railroads into trails |
| Update recreation facilities building and scoreboard(s) on the sports fields. I would have a park that is the turf for special events etc. the playground and picnic areas are great and updated so just having the fields and scoreboard to accommodate the playground/picnic would be a great addition. |
| Utilize the abandoned rail lines along McIntosh and Ellis for bike and walking paths. Greatly need in our county. |
| Very little growth in the Eastern part of the county. Hopefully the airport (if it ever comes to fruition) and development at the Lakes Industrial Park will lend itself to such growth |
| Walking access to community facilities |
| Walking trails where dogs are allowed. Equestrian use trails--let Rails to Trails improve our unused rail corridors and provide staging areas for horse trailers. |
| We could use a building at Blalock for our meetings in Brooks/Digby. I know the churches don't mind, but a county meeting place |
| We definitely need good, safe bike paths! Even if we could utilize some of the old, out of commission. Train tracks to do so... |
| We desperately need more places for activities such as bowling, skating, arcade games, even places for kids birthday parties (similar to the old Vaughn Oaks), putt putt course (my children are now grown, but miss playing putt putt at the City Park and Vaughn Oaks), a safe recreational center for basket ball and other activities. A lake for families to enjoy fishing (for a small fee), a gun range. Our entire school system is failing. We have extraordinary talent/skill and potential within our young children and we are failing them as a community. Our city/county should be one that people of every walks of life would be proud to call their home. Not one they are scared of for themselves, their children, their families. |
| We have land, build the airport and bring in some bigger companies with good paying jobs so people don't have to commute/work outside of Griffin. |
| WE NEED A PUBLIC TRANSPORT and a safe way to cross 19/41 and other problem areas where pedestrians do not have a safe and close, crosswalk |
| We need more farm to table businesses that could simultaneously feed us well and bolster the small farms in the area. We need a farmers market that is accessible to all residents. Have chefs come to the farmers market and prepare dishes for paying customers. Have fish delivered fresh to the market on Saturday mornings so that local residents can have healthy protein options. |
| We need more sidewalks and places to ride bikes . Bike lanes on roads |
| We need more stores for clothes shopping - department store types. |
| We need the amphitheater to be developed in order to attract entertainment and tourism. |
| what about another pool at one of the other parks |
| While economic growth is necessary care needs to be taken not to remove the natural beauty of the county but to enhance it by planning with that in mind. |
| Would love to see more sidewalks in residential areas, ESPECIALLY in poorer communities. Those folks need sidewalks. |

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| Would really like to see some other forms of entertainment and new places to dine that is not fast food. |
| Yes we have alot of homeless people I. Griffin. Would like to see why you all can't provide shelters for them |
| Yes, I believe we do not have enough institutional spaces for people to gather. |
| YMCA type facility |
| YMCA, Boys & Girls Club, |
| Youth club, better recreation pools etc |



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| (Optional): Are there any specific uses that you do not want in Spalding County? Please list below. | |
| Answered | 173 |
| Skipped | 692 |

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| Adult bookstores/businesses and tattoo parlors |
| Adult entertainment |
| Airport expansion and development |
| Airports, commuter rails, and clean up the new land fill on sapelo |
| All the abandoned businesses and homes just deteriorating . Eye soars for the county. |
| Another BBQ place or dollar tree |
| Another prison. More low income housing. More mattress stores. Self-storage facilities. Random strip malls. Car washes. Fast food establishments. Budget hotels. Rifle ranges. Trailer parks. |
| Any sleezy type businesses that would bring in undesirable people |
| Anything that smells bad, grows or attracts insects and varmints, or uses anything toxic. |
| APARTMENTS |
| Apartments |
| Apartments |
| Apartments |
| Apartments, multifamily residential of any sort, subdivisions. Get rid of them! |
| Bars / tatoo parlors / massage |
| Bars or clubs |
| Blight |
| Chain restaurants that aren't higher end, vape shops, CBD shops. |
| Clean up 19/41 from Birdie to McIntosh. Let's take pride in our community. |
| Clubs |
| Clubs and entertainment venues attracting crime |
| cluster developments they go south with turnover |
| cluster housing |
| Commercial trucking distribution warehouses. |
| Do not turn us into clayton county. No sprawl |
| Do not want fast unplanned growth that creates problems later like in Henry County. |
| do not want huge increase in apartment developments |
| Do not want low income cluster housing ——. Do not want additional Trailer Parks. |
| Do not want race car facilities |
| Dollar General , used tire stores, |
| dollar stores |
| Don't need any more liquor or vap stores! |
| Fewer road cuts on major streets and hwys. |
| Gambling, bars. |
| Golf carts & bike lanes. This is not Peachtree City! If citizens want that they can move there. |
| government sponsored housing. |



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| Gun range, late night life 2am joints, |
| gun ranges |
| heavy industrial, waste |
| High density developments, dollar generals, airports, junk yards, recycle yards or anything else that does nothing but bring junk and trash into the county |
| I do not want free housing or illegal immigrants or abusive drug use that is rampant in our county along with the elimination of gangs |
| I don't think we need any new bars. |
| I really don't want Spalding to end up like Henry County. |
| I think as a whole is it not the duty of local government to create jobs but rather than be open to the American Ideas of building businesses from locals ideas and such. I started y company and have worked hard with out the help of any government assistance and have done well by working hard and employing hard working people and compensating them as such. The American Ideas is to grow in ways that everyone around you grows with you. Let people be able to earn a good wage but by also ear ning it... not forcing companies to pay more but if you pay more you retain more... |
| I understand the bldg on Hill St at the railroad tracks is a production studio? Is there any oversight into the businesses activities? Are they beneficial to the county or the city? |
| I want this to stay a rural county. If I wanted to live in Henry or Clayton I would have moved to one of them |
| I would love to have the small town feel yet options. In sunnyside and orchard hill, there should be no big business and big box companies. (We lived in Sunnyside for 20 years and loved the small town vibe). |
| I would not like to see further development specifically for sun city use, such as pickle ball courts |
| Industrial |
| jails/prisons |
| junk lots and scrap metal facilities |
| Keep it family oriented |
| Large commercial shopping complexes like the one at GA Hwy 20 and I75. |
| Large distribution centers that are in heavy traveled areas that cause traffic back ups. Such Hwy 42 in Henry Co. |
| Less drug infested, gang infested, poverty stricken neighborhoods |
| Less high density housing and apartments. That seems to create undesirable traffic and domestic issues. |
| less rental properties |
| Less trailer parks and section 8 housing. |
| Liquor and vaping stores |
| Liquor store in poor neighborhoods |
| Liquor stores and or 'adult' venues... |
| Low cost housing |
| Low Cost Subsidized housing and Public Transportation |
| Low income apartment complexes. |
| Low income housing |
| Low income housing |
| Low income housing and spec home subdivisions in less than acre lots. |
| Low income or rental facilities near Sun City Peachtree |



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| Low quality tract homes. Plan for the future |
| Low-income housing. Spalding county needs to focus on growth and promoting career opportunities that will lead to financial stability which then in turn leads to not needing low-income housing which is statistically ridden with crime. |
| mass transit |
| Mexican restaurants |
| More direct crosstown connectivity for vehicles and pedestrians. |
| More green space for families |
| More storage units |
| More subdivisions like the massive subdivision project that's across from the Chicken Shack / El Toro Entrance. |
| More upscale housing developments that maintain neighborhood standards and building restrictions. Clean up trailer parks and limit zoning areas allowing them |
| Multi family housing should not be built. Roads first!!!! |
| Multi-family Housing; subsidized housing |
| Multiple DUPLICATE businesses that do not pay a fair wage. |
| Night clubs, bars, adult entertainment |
| NO APARTMENTS! NO HIGH DENSITY RESIDENTIAL! NO SMALL LOTS SIZES! |
| No apartments/trailer parks |
| No gambling or casinos!!! No bail bonds stores. No more pawn shops or tile pawn locations. |
| No landfills, |
| No low income housing or densely packed housing. |
| No low income housing. |
| No mobile home parks!!!! |
| No more adult entertainment. Sip and stroll is ridiculous, who really wants to take their children out around people drinking. Gang violence has got to stop, I work in the city and find myself concerned with all the shootings. |
| No more apartment complexes. They bring in the wrong type of customers |
| No more apartments! |
| No more apartments, duplexes, junk yards, abandoned mills, |
| No more apartments, townhouses, or cluster housing. |
| No more bars, adult entertainment venues |
| No more bars. More family friendly entertainment. |
| No more cheap rentals |
| No more Dollar General stores or automotive stores |
| No more Dollar General's, pawn shops, etc.. |
| No more Dollar Generals, drug stores, or automotive parts places |
| No more Dollar Stores, used car dealerships, nail salons, etc. We need an upgrade to what we offer to improve our image and attract new and younger residents. No more trailer parks. |
| No more fast food |
| No more fast food, unless it's healthy. We have too much crap and not enough healthy options for a quick bite. Also, we need more diverse cuisine types. Indian, Vietnamese, Thai, etc. |
| No more grocery stores |
| No more low income housing No public transportation |



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| No more low income housing, town homes, lot sizes less than an acre, condos!!! |
| No more mental health hubs/centers for other countries to send their clients to. We have enough mental health issues with our own residents. We do not need to import them from surrounding counties. No additional land use for mental health facilities. I would also NOT like to see Marta type transportation into our county. |
| No more Mexican restaurants, tire stores, or dollar generals. Quit catering to the lower income, let's dress Spalding County up and also clean it up. |
| No more pawn shops, used car lots. |
| No more tire stores or mexican food. The schools need to greatly improve! Everyone is moving to other counties around us because of the schools and so many people including ourselves have our kids in private school or home school. |
| No more vape and tattoo shops |
| No multifamily anything! No apartments, no more subdivisions! |
| No offense, and revenue is revenue, but I think we have enough liquor stores and churches in the community. |
| No vape stores or businesses that sell liquor or cigarettes |
| Not a large number of warehouses like Henry Co has on Hwy 42 around Locust Grove. |
| Nothing that promotes ideal gathering for youths, gangs or drugs. |
| Nuclear. Airport. |
| Open air concerts |
| Outdoor Gun ranges, night clubs |
| Over growth, too many developers that are far from GA coming here just to make a buck. If you don't live here you really have no stake in the outcome. |
| Overdevelopment of non-affordable and/or non-dense single family housing units. |
| Payday loan, Dollar Stores, Pawn shops |
| Please no more Dollar Generals or gas stations. Or Mexican restaurants. |
| Pornography |
| Public transportation |
| Refinery or anything that has noxious emissions. |
| Restaurant- Jobs- Bowling Center- Event Center- more Groceries Stores |
| Section 8 housing/ trailer parks |
| Section 8 or low wage paying shift/manufacturing. We have plenty of that. We need to raise average household income considerably. |
| shooting range |
| Shooting ranges that should not be near housing areas like we now have next to SCP. |
| Shooting! |
| Spalding village |
| Stay away from distribution centers. |
| Stop asking for that aquatic center that never gets built. I want a first responder park where I can put my husband's name in honor... |
| Strip clubs, bars (not associated with food services), |
| Strip clubs, exotic, nude dancing |
| Strip clubs, massage parlors |
| strip malls, mobile home parks, poorly constructed housing. |

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| Subsidized housing |
| Tax money or subsidies being used for sports complex for so called other residence when that residence has enough property and money to build their selfs. Part time commmissioners should not have a retirement program supported by county/city tax payers... |
| Tear down all the old dilapidated buildings near the railroad tracks. |
| the airport, county wasting millions of dollars in research and development for the airport, and then tossing the money aside to let the city annex it. |
| The new airport to be finished. We need to renovate and improve the roadways. Spalding needs to attract new business that will help employ and grow the community. Some type of public transportation needs to be researched and implemented. There has been talk at one time of using the rail system to provide transportation from the spalding area to Macon and Atlanta. It would be great way to grow the area and attract new homeowners and businesses if spalding was able to provide some type of public transportation. |
| There seem to be a lot of empty commercial buildings that are falling apart. |
| Those Gun shooting events. They are so annoying. |
| Tire stores. Pawn shops. Fast food trailer parks |
| To be viable long term there is a need for industry, commercial, residential and education. All in a range of availability. We can't encourage grocery stores if the average salary is at the poverty level. Likewise we can't encourage nice eating establishments if the average spend is \$20. Robotics, food, pharmaceutical manufacturing, medical centers are all great options for expansion and activities in this area but would all need technical school support. |
| Townhouses and back to back subdivisions in agricultural areas. |
| Trailer parks |
| Trailer parks |
| Unlabeled homes or trailers Tharp blight the area. |
| Used car lots and auto parts stores. There should be stricter rules for them. |
| Vacant commercial areas. These areas need to be revisited and reused. The downtown area is doing a phenomenal job at revitalization. This needs to continue in all other areas. |
| Vapor shops. Tattoo shops |
| Warehouse |
| Warehouse facilities should have to pay for the damage they do to our roads |
| Warehouses |
| Warehouses |
| Warehouses unless they are located adjacent to Highway 16 and I75. Don't turn Spalding into Henry. |
| Warehouses. Roads and traffic are bad enough without adding more tractor trailers. |
| Warehouses!!! Henry County has enough for everyone |
| WE do not want our roads made in to a 18 wheeler road on McDonough Rd. If this is to help truckers than move the curves in town where they want hit them while turning. Do away with the school tax for people over 65 or 70 with no kids in school. |
| We don't need any more subdivisions with 300k+ houses. |
| We don't need more apartments or cluster homes, and we don't need homes built on anything less than one-half acre lots. |
| We have enough dollar generals. |
| We have enough liquor stores, pawn shops, and title pawn businesses already. I'd like to see more business development focused on beneficial activities like musical instrument retailers, book stores, |



and sporting goods stores, rather than vape shops and liquor stores. Spalding county needs to focus on growing the community by encouraging positive development of its citizens rather than merely expanding commercial development for the sake of revenue. We have a lot of people in this county, roughly 60k I believe. We're wasting major economic development opportunities by cramming multiple copies of the same business throughout the county. Populated areas need to be attractive to attract business, literally. Aside from the arguably more superficial indicators of economic and consumer attraction, like cleanliness and safety, commercial variety focused on promoting beneficial citizen development will benefit a low to moderate income county like Spalding for decades. Positive citizen and commercial development go hand-in-hand.

We have too many Dollar Stores and Mexican restaurants. Stop with the low income/section 8 housing complexes.

We need to restrict the number of automobile repair and automobile body repair shops.

We need to work on building our community up not tearing it down even more. Bars, dance clubs, more liquor/vape stores are not needed in Griffin-Spalding County. We have enough Mexican style restaurants, Dollar Generals, & used tire stores.

Wholesale....Sam's, Costco, etc.

Yes, "cookie cutter" subdivisions

Yes, no ultra cheap subdivisions with no covenants to keep them nice looking. Decently built starter homes



What projects would you like to see Spalding County invest in over the next five years? (Examples might include adding park space, adding wayfinding signs, creating a special plan for a certain part of the County, etc.)

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| Answered | 378 |
| Skipped | 487 |

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| Up scale shopping and eating and entertainment locations |
| Bike trails that would connect to other towns could bring in people who would use our restaurants etc . |
| Groceries Stores Restaurant clothing stores |
| A belt line like other cities, local transportation |
| A better school System. |
| A meeting place for discussion in our own area. |
| A new 911 center, renovations or additions to the current jail . We need to reinvest into the community to provide better services. |
| A new jail. It is desperately needed. |
| A new library facility with adequate parking for programming and everyday use is needed. The existing building could be used for offices and community meeting space. |
| A new Sheriffs Office Complex to make everything central in one location |
| A park with a long radius (1 or 2 miles total) for walking or jogging on paved paths, picnic table areas to enjoy the outside, security cameras to monitor the park by police, and street lights added there for safety. Maybe a memorial area added also, with marble wall of names of service members from Spalding county who have died while in combat. |
| A place for teens to hangout |
| a rails to trails path |
| a rec center for residents to attend |
| Accessible parks, continue to develop the downtown area with shops and restaurants that are desirable |
| Add a couple of nice hotels and a conference center. |
| Add activities to City and Tyus park outside basketball courts ie like Lovejoy park in Hampton, add some sand volleyball like in Forrest park that park is idea for family activities small amphitheater well lighted walking area community pool water aerobics several family activities great place to go after work wind down security provided, every 4 Friday nice cover and over by 11pm start around 7 or 8 we are so far behind i hate having to leave my hometown and enjoy life in a surroundings county |
| Adding more activities. We have nothing to do around here. |
| Adding wayfinding signs |
| Adding wayfinding signs |
| Additional parking around Spalding County including parking garages, a private/secured/gated parking area behind the courthouse for Judges and Court Security staff, boys and girls club/gym/fellowship area with restrictive hours of use |
| affordable housing, more jobs which would employ local people |
| Again, multi-use development of the Eastern part of Spalding County |



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| airport and continued expansion in the commercial park area... |
| All businesses downtown should be held to higher standard cosmetically (signs and store fronts that look appealing) |
| All of this is for nothing if public safety can not keep up with demand. more business and people will likely produce more demand on an already small work force. playing catch up with growth never works out. henry and clayton co's growth out ran their ability and it has not produced "success" |
| Amphitheater |
| Another walking trail |
| Apartments for new professionals....we can't get new people here because there are no safe, attractive locations for new professionals (everything with good price is in unsafe locations) |
| Aquatic Center |
| Aquatic Center, sand volleyball at parks, hike and or bike trails, sidewalks on south 6th extension/maple for runners and families. |
| Aquatic place |
| Areas like everee inn road need to be revitalized |
| As stated earlier ..AN EVENT CENTER We have nothing |
| Assisted living facilities are needed |
| Attract businesses |
| Attracting a large manufacturing complex with thousands of good paying jobs. |
| Beautification of gateways into the County to let people know they have entered the county. |
| Beautify the county. |
| Before you can attract and support more businesses can money and effort should be used in maintaining the roads here in Spalding County and increasing the education of our young people instead of indoctrinating them to the liberal policies of today |
| BETTER AND MORE PARKING DOWN TOWN GRIFFIN |
| Better down town parking. Clean up parts of city. Sidewalks on Maddox Road. |
| Better EMS coverage...they're always back up, under paid & over worked. Neighbor had an MI, and 911 told them " sorry, We're backed up not sure when they can get there." Unexceptionable!! |
| Better hospital and medical facilities |
| Better Internet! |
| Better maintenance of roads, better street signs, less trash along roadside. |
| BETTER PARKING AVAILABILITY DOWNTOWN WOULD BE GREAT. |
| Better road maintenance, eradication of drugs and gangs. |
| Better roads |
| Better Roads |
| Better street markings, and roundabouts |
| Better wayfinding signs; bus service between UGA/GRCCA/SCTC and Gordon College in Barnesville; performing arts center (addressed in previous comment); parks with playgrounds in the eastern and western parts of the county (Spalding is wide but everything is clustered around Griffin - for many of us in the unincorporated areas, it's more convenient to spend our time and \$\$\$ in adjoining counties) |
| Bicycle trails and lanes. |
| Bike and predestinarian paths |
| Bike and walking trails utilizing old rail lines if possible. |

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| Bike paths for families. |
| Bike pathways through parks, starter housing, duplexes in communities that stay well maintained. |
| Bike trails |
| Blighted houses, demos, reinforcing deed restrictions |
| Boys & Girls Club |
| Bring in bigger tax base to help fund said projects |
| Broadband |
| Build or use an old abandoned building for the homeless and their children |
| Build the Swimming Pool that has been promised for years and funded through SPLOST |
| Build the trail that was studied in 2011 (without a railroad next to the trail). |
| Busses that circle the main parts of town for people to use |
| City/County connected walking trail like the Belt Line! |
| Class the place up. |
| CLEAN UP / FIX UP AREAS (MANY) NEEDING SUCH ATTENTION...ABANDONED STRUCTURES, STRUCTURES AFFECTED BY NOT MAINTAINING, ETC |
| Clean up areas around signage, often signs are covered by excessive foliage. Increase the pickleball courts at Tyus. |
| Clean up of the county and run down property |
| Clean up some of the areas that are so trashy looking and then create more park space with a possible putt putt course. |
| CLEAN UP THE COUNTY. UNGRANDFATHER PLACES THAT ARE TRASHED |
| Clean up the houses and lots. |
| Clean up trailer parks and derelict housing |
| Cleaning up blighted areas |
| Cleaning up gang activity and drugs. |
| Cleaning up old neighborhoods |
| Cleaning up the trash. Fixing roads. |
| Cleanup mobile home parks!! |
| College town feel that celebrates our amazing trade schools |
| Commercial development that benefits and near Sun City Peachtree such as restaurants, grocery stores and services. |
| Community beautification, litter clean up, sidewalk restoration. Code enforcement. |
| Community centers in walking only communities |
| Complete splost projects before authorizing discussions on new ones, like the pool. |
| Completing the Ampitheatre and creating more multi-use parks for citizens in the county. |
| Comprehensive targeted development program to increase the tax base while improving education and job training opportunities. |
| Computer warehouses... Amazon type warehouses |
| Concert venues |
| Connective trails for biking, running, walking etc |
| Continue development such as the pickleball and aquatic centers to provide more local youth engagement. Also draw competition to the area, along with dining, hotel rooms, to stimulate our local economy. |

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| Continue fighting crime, safer community, increase policepeople, more department stores. Thank you. |
| Continue to improve roads, enforce property codes, and encourage revenue producing, clean industries and businesses. |
| Create a plan to have traffic in downtown Griffin not so congested and to have tractor trailers have one route in to Griffin so the roads will not keep needing repairs because of potholes |
| Create a plan to improve the entrance to the Northside of the County. We have made a mistake in the past by neglecting the Northside and it is unfair to those residents who live in this area. Add very little additional signage. Too much signage appears messy in appearance (less crisp & clean). |
| Create architectural standards and widen and upgrade roads. |
| Creating a YMCA. For programs for youth and adults |
| Creating employment opportunities |
| Creating more pride in the county. Stop people from throwing trash, diapers, food containers, beer bottles along the roadways. |
| creating safer parks in the county!!!! |
| Cut Taxes and stop SPOLSH Waste |
| Definitely more parking |
| Determine what is unusually attractive about Griffin & then promote it as a tourist attraction. Hi |
| Develop the lakes for family function. Dinner walking trails and parks. Something where folks could go enjoy a meal and a nice evening around the lakes. |
| Developing the SunCity area with more basic needs businesses. There's enough car dealerships in this area already. |
| Development between Lovejoy and Griffin. Population growing at Sun City |
| Development of a County-wide trail and path network. |
| Do like Locust Grove, provide a few affordable (rent) houses for county employees that do not currently live within the county. In an attempt to help them get set up. |
| Do something to generate money and lower my taxes on my property!! |
| Dog parks, more walking areas |
| Down town needs more parking |
| Downtown Griffin development. |
| downtown overnight stay apartments |
| Drag strip. 1/4 mile and 1/8 mile racing and preferably 1mile top speed as well. And/or a designated time and street and parking lot area to play. We like to have fun but also like avoiding legal issues. |
| Economic development that will broaden the tax base. |
| Education |
| Event venue such as an amphitheater |
| Expanding broadband internet to the east side of Spalding county |
| Expanding recreation for youth. |
| Extensive sewers particularly along the 19-41 North corridor |
| Family friendly parks, historical signs, parking in downtown griffin |
| Fiber Internet available in the County. Example: Central Georgia EMC |
| Finish the amphitheater so the movies that are showing downtown for the family friendly and everyone else can be seen with actual saving and everything |
| Finish the doggone aquatic center! |

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| Finish the park on the lawn near court house. Repair County Roads |
| Fishing ponds, homeless resources, handicapped playground |
| Fix roads and either renovate old buildings or knock them down. Add trees and shrubs to major roads like Fayetteville and peach tree city use. Take down billboards that are no longer used. |
| FIX THE ROADS |
| Fix the roads- paint the yellow and white lines on the roads!!! Dangerous for all drivers!! Especially at night! |
| Fix up down town. Better restaurants and retail. |
| Fixing all parks and trails, as well as providing amenities that cater to artists, and people with artistic backgrounds. A general focus on general recreational activities. |
| Fixing and repaving roadways for which they are destroying tax payers vehicles. |
| fixing roads! |
| Fixing the roads!!!! |
| Focus on heritage and be a destination that is unique. Stay away from distribution centers and focus on being different that the surrounding counties. |
| Gate communities for families like Sun City but for younger families |
| Generate a SPLOST for general roadside maintenance, regular roadside trash pickup, and just overall community beautification as a start. Let's get it looking nicer. No one wants to start a business in a dump. Murals on buildings in downtown Griffin is a great idea, for example. |
| Generate partnerships between education and business and try to plan a live work community similar to the lakes project. Perhaps a "park" for food, medical, and precision manufacturing. |
| Get infasturcture and basis needs stores. Clean And renovate where needEd. |
| Get rid of advelorum tax |
| Get the public schools in order so higher paying companies have a labor force to employ. We're failing miserably as a community. I don't think a park or signs will help that. Those ideas sound good but in reality don't provide very much value. |
| Give a face-lift to businesses along 19/41 |
| Give youth something to do |
| Golf cart accessible areas. |
| Grant programs for exiting home owners to beautify the outside of their homes and yards. |
| Green areas. Lake area |
| Green space mixed in with great design/development to utilize the green space in order promote a sense of openness and no cluster development. |
| Grocery store and gas station across from Sun City |
| grocery, medial facility and restaurants in the northern side of Spalding County. |
| growth on the eastside hwy 16 area |
| Have Internet available all over Spalding County. All of the surrounding counties will have this |
| Hey 16 east corridor with commercial and housing |
| Higher quality housing for low income families |
| HIGHWAY AND ROAD IMPROVEMENTS |
| How can the county residents ween ourselves from using personal vehicles to walk and/or use public transportation? |
| How to bring more jobs to the Ga Hwy 16 corridor! |
| I believe every neighborhood should have a sidewalk to allow for safe movement. I believe an indoor pool should be developed to allow for year round enjoyment- YMCA perhaps. I believe if |



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| <p>property taxes are to be increased so greatly that our school system should reflect better scores. We have some of the lowest scores in the state. I believe a community center needs to be created that has both paid and volunteer positions to help better our community. Classes need to be offered that encourage thriftiness, community, values. This town has great potential but no one seems to fully tap into it. Do better.</p> |
| <p>I feel the county needs to work all means possible to secure the assets of the Roosevelt Railway with the intent of making it a walking, biking trail. There are many grants out there for This purpose</p> |
| <p>I think an Airport would benefit us to be able to bring in bigger employers</p> |
| <p>I think that Downtown Senoia is very aesthetically pleasing and also encourages tourism through their movie tours, unique restaurants, and greenspace. If we want to invite people to Griffin/Spalding from that wealthier area, the drive into our county should be scenic and not littered with trash/used furniture dumped on the side of Hwy 16. When visitors get into town from Fayette/Coweta county, then they go through town where it looks commercialized and not pretty (many abandoned shops and overgrown grass/weeds). And nothing is open on Sundays, other than fast food. It does not encourage people to shop/eat/play within our county, even if you live here you have to travel outside the county to do something on Sunday. No more bowling alley or anything to bring people into town.</p> |
| <p>I would actually like to see the commissioners make decisions based on people's input, instead of for the dollar...like all these subdivisions. we don't want another Jonesboro, or McDonough here, with traffic and crowds exploding, taking away the small town feeling.</p> |
| <p>I would like to see a splash pad or more park activities for the kids.</p> |
| <p>I would like to see maintaining nice roads to be a priority. It's embarrassing for relatives to come in from out of town and see how bad our roads are!</p> |
| <p>I would like to see more activities planned for all of the parks, not just Tyus Park. The courthouse, as well as the Sheriff's Office needs to be updated, as well as the juvenile court. I would like to see more large scale companies place their distribution centers in Spalding County, as this would help with the citizens of the county be able to make good money at home, instead of driving to Henry Co or Macon. I would also like to see a new Football Stadium built. I understand the history of the current stadium, however parking is a nightmare, and the fact that Lamar and Pike have better facilities is not a good look.</p> |
| <p>I would like to see more qualified law enforcement visible on the streets. Also, trash and debris scattered along our roadways tells a story to those passing through or visiting our community that the citizens do not care. Some signage placed noting fines for littering would possibly cause one to think twice before throwing trash out of a car window.</p> |
| <p>I would like to see Spalding County extend sewer throughout the County.</p> |
| <p>I'd like to see Spalding County NOT use taxpayer dollars or tax incentives to help private businesses develop. Every taxpayer dollar should be treated like a sacred thing, because it is taken away from people who have earned it.</p> |
| <p>Identify a good location for a newly developed place and sell the idea to developers and the public.</p> |
| <p>Improve roads and widen them to allow bikes and walkers in areas where such is justified based on need. More golf cart ways like in the Peachtree City if more 55+ development is desired.</p> |
| <p>Improve schools!!!</p> |
| <p>Improve sewer cost</p> |
| <p>Improve the appearance of Old Atlanta Rd and Birdie Rd and Baptist Camp Rd.</p> |
| <p>Improve the quality of roadways. Make turn signals actually work, not just flash yellow, to help reduce traffic accidents. Increase funding for the Spalding Sheriff's Office!!!!</p> |

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| Improve trailer park and housing on Baptist Camp road |
| Improved parks (see Newnan and Fayetteville), combining commercial food and beverage with land use. Dog parks. Seems everything is on north side of town. Things for families to do. |
| improved recycling, public transportation to Hartsfield Jackson International Airport and major Atlanta shopping and medical use areas. |
| Improving the roads, not just by filling potholes, but by milling and repaving. The current roadway infrastructure is crumbling and is way overdue for improvement. |
| Increase the safety stop the drive by shooting nd crime rate have a better response time to calls and service |
| Increasing park space and indusrty |
| Indoor Pool, YMCA, Parks, Businesses |
| Industrial business |
| Industrial development out by the freeway to increase tax base |
| infrastructure |
| Infrastructure |
| Infrastructure and utilities that will show the county is ready for economic development. |
| Infrastructure improvements (road repaving). |
| Infrastructure, parks, village nodes |
| Internet options for every address. |
| Internet service available to everyone in Spalding County.very frustrating that county not go or commitment with Central Georgia EMC. Internet service e is vital to growth. |
| Invest in anything but tire stores we got way too many |
| Invest in creating a shopping center similar to that of McElroy Plaza, Ashley Park, the Shops at River Crossing. |
| Invest in the north side of town to show that there is an interest in improving quality of life for that side of town. Addition of parks. |
| Investment into the downtown core |
| It would not be a bad idea to extend business/industrial park(s) towards I-75 along the Bolton Parkway despite the expense required to run proper lines. |
| Jobs for the youth |
| Landscaped multi-use light industry to increase tax base. And keeping the trash picked up along the roadways. It's actually embarrassing how much trash is thrown out and ignored. |
| Large Gymnasium complex for tournament play, maybe combo Gym that can host volleyball, basketball, pickleball for wintertournaments, Dodgeville tournaments. |
| Large industry |
| Large recreation parks with multiple baseball, softball, soccer, lacrosse fields, rest room facilities, snack facilities for all ages and male and female teams. With enough regulation fenced fields to support multiple games simultaneously and league and tournament play for all age groups. Little league, junior league, pony league, senior league, American legion. All facilities must be designed, built, lighted, and maintained to attract teams, interest, and a fun, enjoyable experience for players and spectators and interest of the community also with adequate parking. |
| Large scale recreation centers with pool,gym,weights, and rooms for special events. |
| Let's pad some roads |
| Local YMCA/YWCA |
| low speed lanes , golf cart access to shopping area's and old town |



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| Lower senior school tax |
| Lowering property taxes |
| Maintenance on future road and infrastructure |
| Making each park dog friendly or creating more trails and paths for dogs - i.e., putting in a trail at the dog park for walking |
| Making Jordan Hill bike friendly by adding bike path with a way into Griffin |
| Managing growth. Increase commercial property tax base. |
| Maybe an outside "mall" like Tanger in Locust Grove! |
| Meeting space at Blalock Fire station |
| More available park and recreation spaces and figure out ways for citizens to feel safe in using the existing park and recreational areas. |
| More businesses on 16 to 75. More business more taxes it will pay for the other item list here. |
| More code enforcement and faster response times for code enforcement. Waiting years for something to be addressed makes one wonder what the purpose of the county government is. |
| More commercial stores more condos and duplexes it invites the youth who are graduating college and need could housing . Many are relocating to the south |
| More community spaces, multi-family and homes that prioritize low to moderate income families. More businesses. |
| More crime prevention!!!!!! |
| More fishing |
| More free programs for kids. We have a serious gang problem here and I believe that getting kids involved in other activities early on, will help stop them from continuing the cycle. |
| More green space and public pools |
| More investment into safe things for youth to do during free time. We have to invest in our future |
| More litter clean up in the entire county would be highly beneficial for residents and wildlife alike. Our town would also attract more visitors if it were clean. I know this is not the fault of anybody in our local government, but it would be helpful if it improved. Maybe a campaign to prevent littering would help in some way, but I know that is not always the case. |
| More manufacturing job! |
| More natural areas, parks, walkways, nature trails, etc. |
| More nature trails |
| More options for utilities. The city of griffin is highway robbery |
| More outdoor living areas, gathering areas, parks..... |
| More park space, breweries, more restaurant options! Revitalize the downtown to make more options available generally. |
| More parking downtown and cleaning up the parks |
| More parking downtown. less traffic downtown. |
| More parking in downtown area |
| More parking in downtown Griffin. Build a new County Courthouse with a Judicial Center in the County outside of downtown Griffin. |
| More parks (possible green space trails), better landscaping near roads, more underground utilities. |
| more parks, big box stores so I dont have to drive to atl to go to sams etc. |
| More responsive code enforcement |
| More sidewalks and lanes for road bike . A path around the city |

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| More special plans and overlay districts. | |
| More street lights from I75 to the DMV and need street lights on Macon Road, more parks with nonwooded walking trails and gyms, also need doggie parks, more restaurants and grocery stores between I75 and downtown Griffin. | |
| More stuff | |
| More top notch businesses, Costco, quality restaurants, upscale clothing stores | |
| More turn signals on roads | |
| My personal desire is better locally owned restaurant | |
| Natorium / indoor pool Facility for public use | |
| Need a new jail | |
| Need something for kids and teenagers to do in our county. Maybe a Kids Zone or Fun Park like in Fayette and Henry County. Outdoor roller skating park, miniature golf, etc | |
| New airport | |
| Nightlife | |
| No comment. | |
| no more parks, we have too many as it is, more to maintain | |
| No more parks. While parks are nice, they seem to get overrun with gangs and crime that no one really wants to visit them. | |
| None | |
| none | |
| none | |
| North of Griffin 19/41 | |
| Not sure | |
| Open park areas | |
| opening a path to I 75. Look at the growth around McDonough that could be here. | |
| Outdoor amphitheater, multi tenant food hall | |
| Park space | |
| Park space and natural conservation emphasis | |
| Park space and plantings in deforested medians, expanded sewer and internet infrastructure. Train line to Atlanta. | |
| Park space nature paths More high paying career type jobs Expand the hospital and medical community | |
| park space with creeks or natural water; green space for a functional events...christmas lights; concerts; etc. Restaurants (not mexican, waffle house; tacos) something different and unique | |
| Park space with walking trails, camping/RV area, small water park, shopping center | |
| Park space, trails, new/better skatepark, healthier restaurants. | |
| Park space, walking/hiking trails | |
| Park space/ nature preserve | |
| Park spaces for riding bikes. A lake for fishing and boating | |
| Parking | |
| Parking downtown | |
| parking for downtown | |
| Parking solutions downtown, especially handicap | |



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| parking space in downtown Streets in Griffin desperately need repaving Stop people from parking on the streets within the city limits Grocery stores |
| Parks and camping locations. A site to encourage visitors to recreational areas to increase tax income while keeping more subdivisions at bay. |
| Parks and Paths |
| parks fields upgrades and scoreboards. recreation facility upgrade/renovation |
| Participating with th water authority to place infrastructure where we would like growth and expansion. |
| Paths and bike trails. More parks and county events. Less commercial and more internal community growth. |
| Pave all the dirt roads. Dirt roads should 100% not exist anymore. With communities growing, more deliveries, and families growing, our dirt roads are an antiquated form of transportation. They also wreck what is now a very expensive investment to purchase a vehicle. Broadband. Please reconsider your investment with Central Georgia EMC to get broadband to Spalding County faster. I am gravely disappointed that we didn't give that funding or consider state grants. Our community is at a grave a disadvantage with bad internet options. Not only are current residents suffering professionally and educationally by bad internet, but if Spalding wants to attract diverse populations at varying demographics, broadband is critical. More people with professional careers are and will be working from home. Give them a compelling reason to consider a more rural community that provides the technology they need. I'm worried we missed an exceptional opportunity. Sidewalks |
| Pave Bethany Church Road and Williamson Road |
| Paved roads especially in my area Sun City (construction road) needs more paving for residents. Add grocery store on Jordan hill road or in the sunnyside area .add shops in Sunnyside area , which will boost economy there |
| Paving dirt roads |
| Paving of my road and connecting dirt roads. |
| Paving or chip and seal for other communities that have dirt roads. The dust is a real health hazard for everyone especially seniors. |
| Paving roads not patching and stop wasting \$\$ on flower pots ect downtown and change the single lane on hill st back to double |
| Paving roads! The new chip and seal process on Amelia road hopefully will be extended to other unpaved roads in Spalding. Spalding cannot grow with vast areas of paved roads. Businesses, companies want nice paved roads. |
| Paving roads. |
| Paving the roads they are neglecting to waste money other places. |
| Places for our children to play safely, more downtown restaurants and activities |
| Planned community for families with kids. |
| Planning along 19/41 N & S, Planning along 16 E & W. It looks helter skelter. |
| Please clean up the county. Take down condemned house and trailer parks. Do something about Spalding Heights apartments. |
| Promote ride sharing like Uber or Lift. Find revenue sources that can help lower real estate taxes. Promote electric car charging stations. |
| Protect the wildlife in the trees if you must cut them down. Don't cut down trees if there are nests in them. |



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| Protecting our county from gangs that feel the need to rob and destroy property as a form of initiation. We need to be better protected! |
| Public Amphitheater for local talent venue |
| Public safety facilities and plan for future needs |
| PUBLIC TRANSPORT |
| Public transportation |
| Public transportation for working people, maybe a transit bus line that travels from somewhere in town to the industrial park and back across town. |
| Rails to trails. Bike trails to connect with parks. Rails to Trails could connect with Dundee Lake park and several others. |
| RC remote control park at lake at green valley rock/crawler, dirt race track, bashing/freestyle area, & fly (helicopters & planes |
| Real nice park & developed outdoor space, venues to attract others to Spalding county, strategically placed quality food stores in rural areas to decrease food deserts |
| Redevelopment of blighted areas (mill villages and trailer parks), getting warehouse space on Arthur K. Bolton, parks with specialized activities such as splashpads, walking trails, etc. |
| Removing abandoned/ substandard mobile homes from our county. |
| Repairing roads and mowing and cleaning roadsides. |
| Repaving a lot of the backroads |
| Repaving of roads. |
| -Replace all sub-standard rental property. -Install bike paths -Grow, but maintain a small town, rural atmosphere - Maintain a high percentage of green space throughout the county - development more stringent development codes to ensure visual quality of developments - Improve aesthetics along 19/41. The appearance along this route from the Henry/ Spalding line all the way into Griffin is disgraceful -Aggressively enforce codes throughout the county |
| Repurpose |
| Restore the recycle centers to the original plan. No large item bins are causing illegal dumping to escalate |
| Retail and medical offices with golf cart access from Sun City Peachtree |
| Revitalize areas that have been ignored. Aka “ across the tracks” . Build affordable housing |
| Road improvement |
| Road improvement. |
| Road improvements |
| Road improvements such as repaving, reflective paint, better pot hole patching. An aquatic center or splash pad would be nice too. |
| Road repairs. Make home owners/renters keep their properties up because it makes the good ones look bad. |
| Roads |
| roads and stop patching them. |
| Safe, newer public parking. Safer downtown streets. A better, safer, cleaner more up to date city park. Better landscaping and cleaning up all the old run down store fronts. Hold the business owners accountable. |
| Schools! Our schools are awful regardless of funding. Teachers are not supported and students are behaving horribly, preventing those that want to learn from being able to. |
| Sewer and Parks |

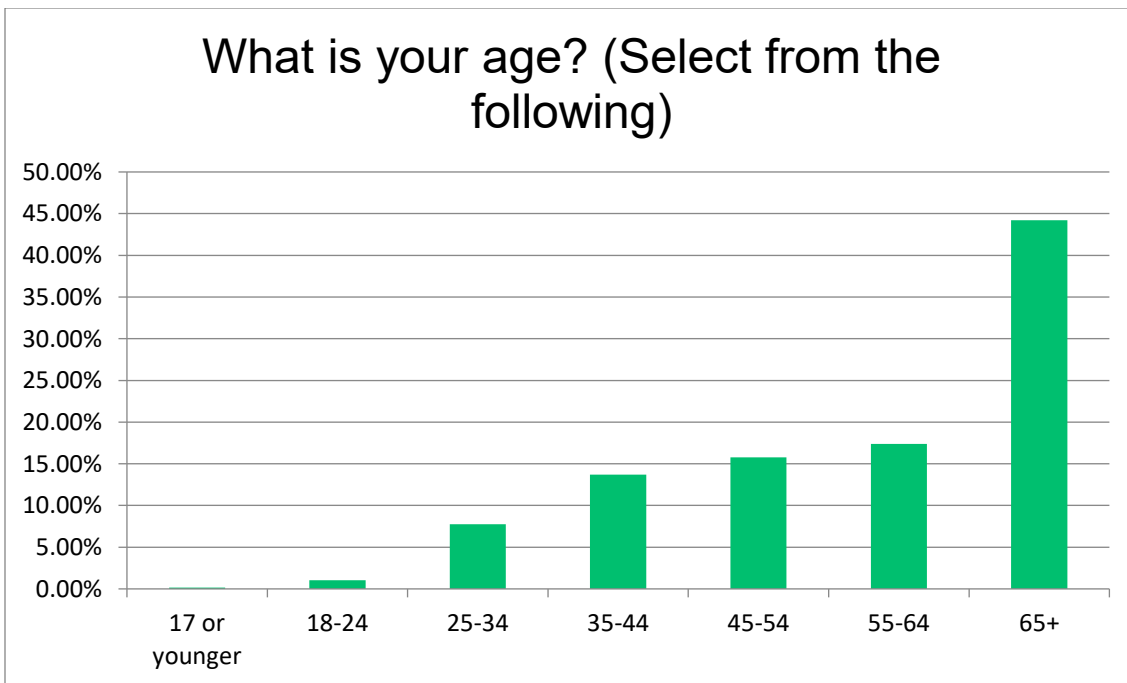


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| Sewer lines or whatever planning needed to attract industrial growth. | |
| Sewer! | |
| Shooting Ranges, like Cherokee Rose. Fishing lakes, disk golf courses. | |
| shopping | |
| Shopping areas and drs near sun city neighborhood. | |
| Shopping center across from Sun City Peachtree including dining grocery hair/nail salons with outdoor seating and golf cart capabilities | |
| Sidewalks for improved walkability, bike/walking/transportation paths to the Aquatic Center, public library. The public library is having trouble getting people to events because of location and transportation. | |
| Sidewalks, bus stops and better lawn care on 19/41 | |
| Small businesses! | |
| Some way to help people spruce up existing properties. A good appearance attracts people to Spalding. They cleaned up some eye sores near me and it really makes a difference. Its cosmetic but important | |
| Something akin to the development in PTC with attractive, similar look for businesses. | |
| Special Needs Park; Recreation and Parks activities on a more global scale: Continue community enrichment activities | |
| splash pad for kids! or small water park! something fun for kids in the summer | |
| Splash pad, pool or water park, childrens indoor play place, park space | |
| Start by building out roads and utilities. It's too late once the businesses & housing come. | |
| Start by ending the crime spree before anything else | |
| Stop gun and gang violence! Can't go to the park, stop allowing the train to sit on the track at the crossing on Hill st and at Spalding. It's dangerous | |
| Stop putting in medians that require landscaping. Solomon street is ridiculous with all the curbing | |
| Stop the airport | |
| Stop the fast food restaurants and bring in a Panera type restaurant since it appears a mid to high end restaurant wouldn't make it in Griffin. | |
| Stop the gangs | |
| Street repairs and developing the southern portion of the county with residential areas. | |
| Street resurfacing & maintenance! | |
| Strong commercial development to provide a good tax base to support city and county services | |
| Swim facility | |
| Taking care of the roads we already have. | |
| Target | |
| Target!!! | |
| Technical centers Adult learning centers | |
| teen centers for underprivileged teens | |
| The Board of Commissioners has an annual budget of \$95.1 Million for 550 employees and over 67K residents, the Griffin Spalding County School System has an annual budget of \$94 Million with 1508 Employees (being that more than 205 have put in paperwork since Jan 2022) and less 9,782 ish students (depending on who is counting). We pay the highest taxes and both the millage rate and ESPLOST, SPLOST III, IV, V, VI, and TSPLOST rakes in hundreds of millions of dollars, yet our standard of living has declined, and our schools ranks 153 out of 156 counties. Our millage rate for all most of the city, county and schools were increased in a middle of a pandemic, and property taxpayers | |

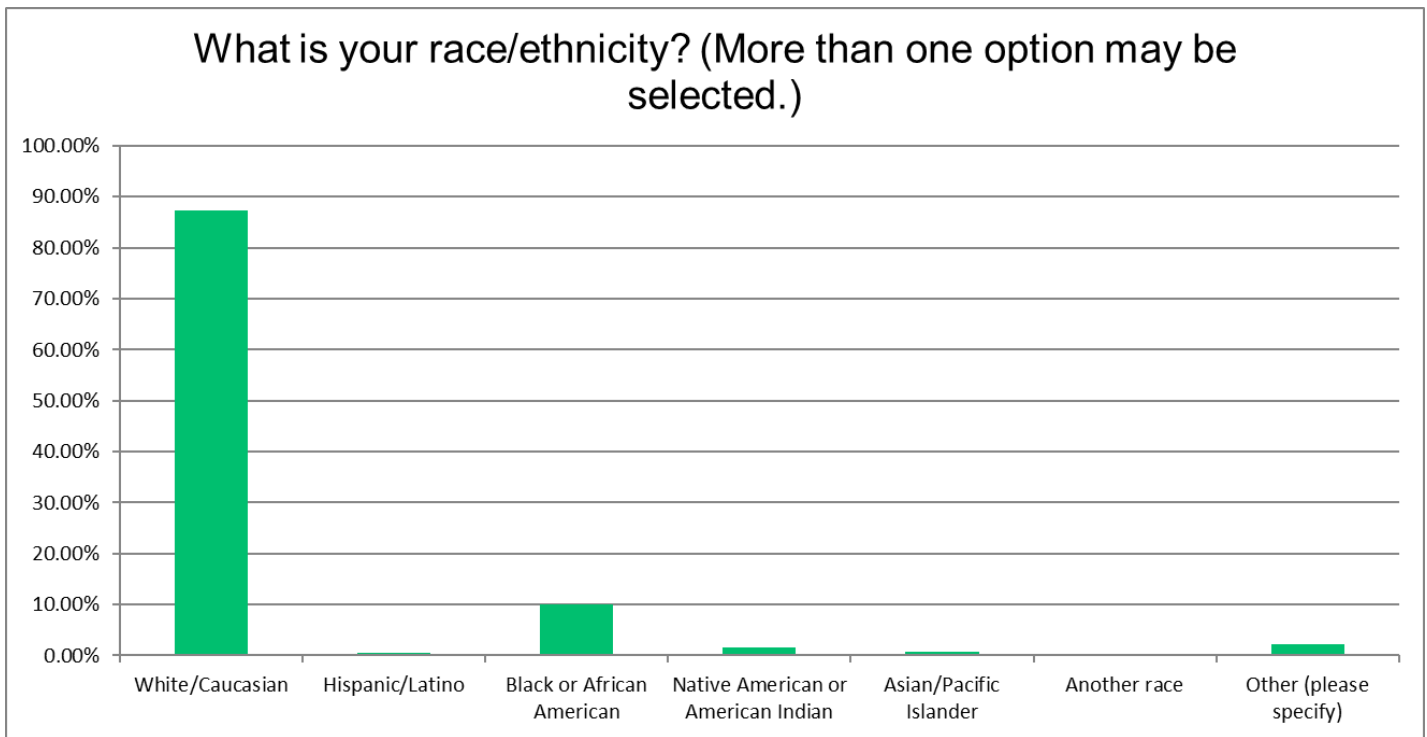


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| (using the excuse we got money for COVID so we can't reduce taxes argument by many") are not only paying the majority of the tax burden but the SPLOST, TSPLOST, ESPLOST, raking in more than a million dollars every month per SPLOST. We are taxed to death. Yet we get no increase in service or exceptional services, we have to take what is given if we live in the city. We are at our wits end in paying for frivolity and beautification with no substance. Our people are hurting, and many have lost everything due to the forced shutdowns from covid. Yet, we are on the hook for more spending and taxes, with no end in sight. Please do tell how you are going to improve with record revenues and our school system being such a failure with a grade of D for more than ten years? |
| The lack of parking downtown is ludicrous. Fix that immediately. |
| The roads are terrible. Fix the roads |
| Tiny house communities, where high quality lower cost homes that have smaller impact on the environment are welcomed and developed. |
| Traffic problems on Jackson road and highway 155 |
| Traffic regarding the train separating downtown. The bridge definitely helps but it also gets backed up. |
| Upgrade roads: width and surface. Look at N Hill St between E McIntosh to Griffin city line, for example. What does that say about the county? |
| Upgrade streets & highways. Upgrade medical facilities. Involve community to update and expand medical/hospitals. Build community pride in local medical facilities. |
| Walking parks, bicycle trails |
| Wastewater treatment in order to provide for better commercial development as well as better housing development. |
| Water/sewage, broadband |
| Way finding signs |
| Wayfinding signs would help |
| We do need better/more road signs. We need more/better access to internet/wi-fi. We don't need any more Dollar General stores because they're never fully stocked & there are already too many. We don't need anymore car washes. We need to continue to find uses for the commercial space that has been abandoned. |
| We need a drone racing facility. |
| We need a justice center, and to get trucks out of town and off the local roads |
| What I said earlier about horse trails, and add a riding stable or two where horses can be rented by the hour to use those facilities. Make some areas and trails good for carriages as well. |
| Whatever we need to attra |
| While the school system is not the responsibility of the county, our community will never grow as parents looking to move here will think twice because of schools. The school board and both county and city commission need to work together to improve the schools. |
| Why don't you try to get mor industry before spending all this money? The people of SCP can't continue to pay for all that frivolous spending |
| Would like to see an aquatics center, or splash pad for kids. Something similar to the aquatic center in Clayton county. |
| Would love to see the ability to get better internet access outside of the city limits, out in the country the internet is subpar and it's hard to work from home (a lot of people are working from home now days) |
| Yes to all the above |

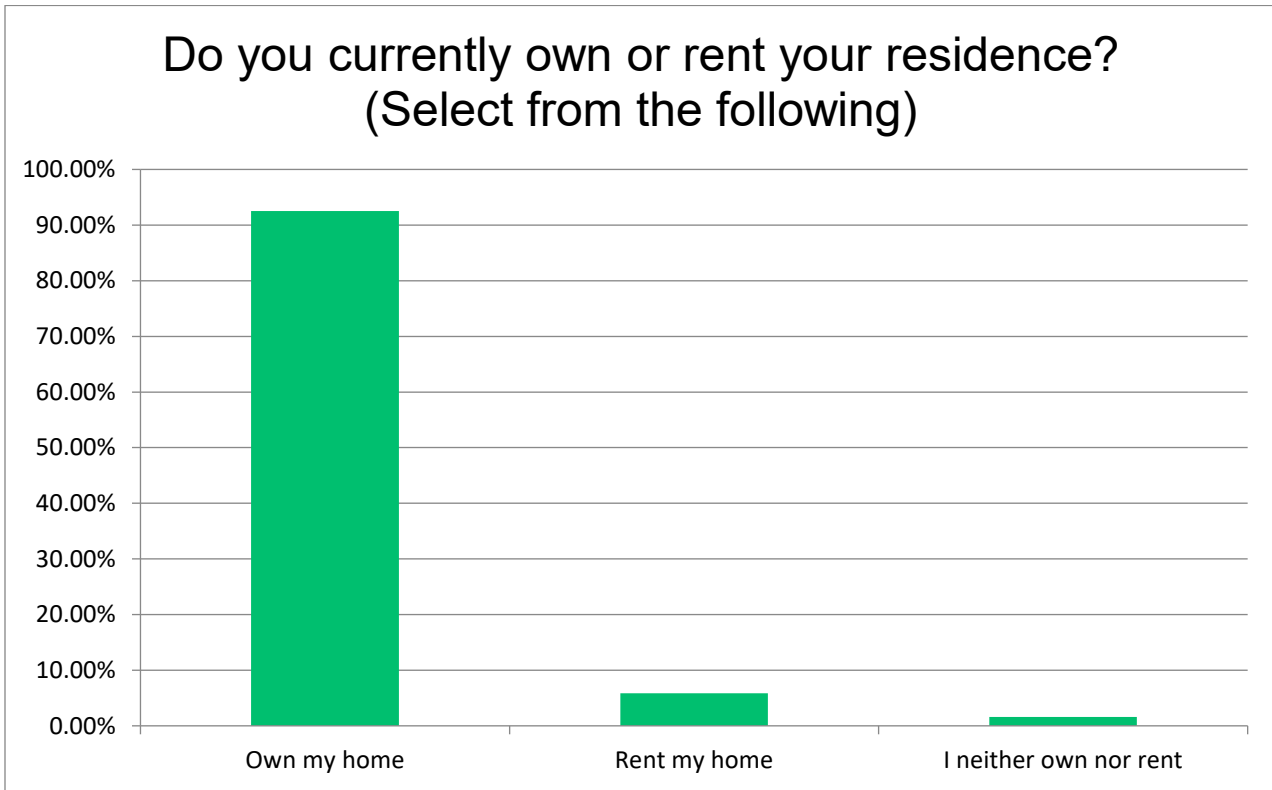
| What is your age? (Select from the following) | | |
|---|-----------------|------------|
| Answer Choices | Responses | |
| 17 or younger | 0.15% | 1 |
| 18-24 | 1.02% | 7 |
| 25-34 | 7.74% | 53 |
| 35-44 | 13.72% | 94 |
| 45-54 | 15.77% | 108 |
| 55-64 | 17.37% | 119 |
| 65+ | 44.23% | 303 |
| | Answered | 685 |
| | Skipped | 180 |



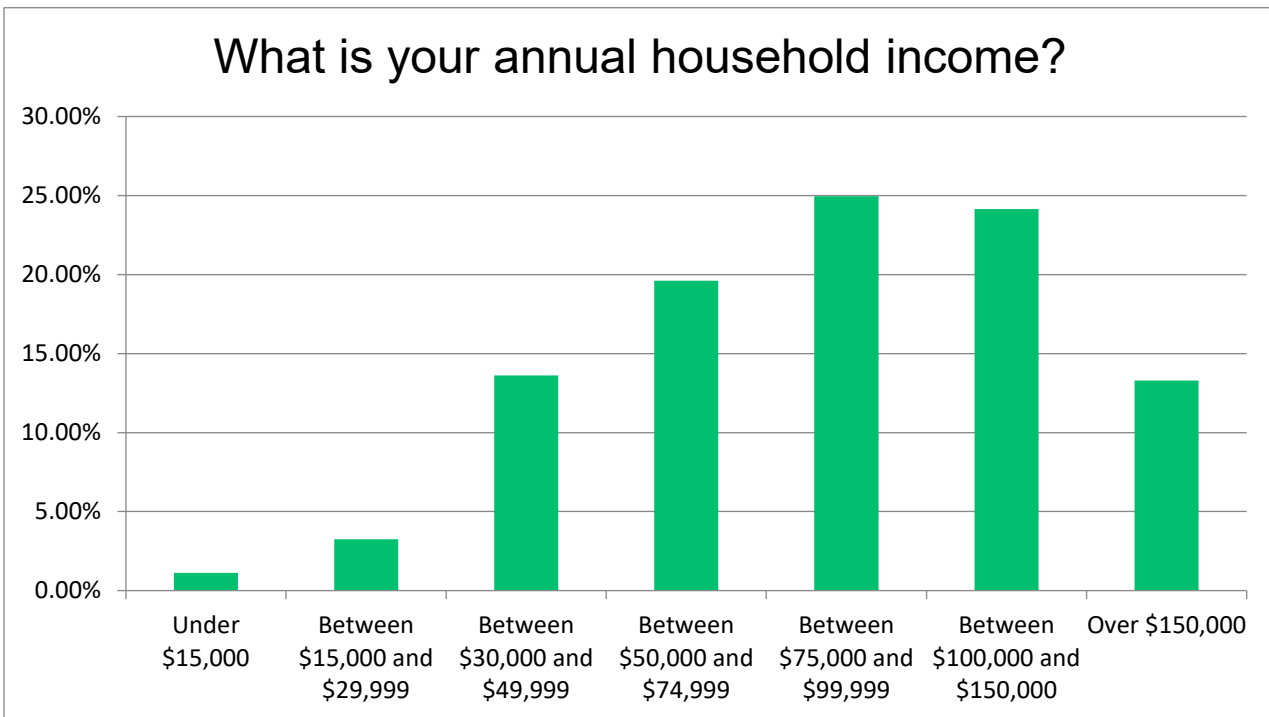
| What is your race/ethnicity? (More than one option may be selected.) | | |
|--|-----------------|------------|
| Answer Choices | Responses | |
| White/Caucasian | 87.35% | 580 |
| Hispanic/Latino | 0.45% | 3 |
| Black or African American | 10.09% | 67 |
| Native American or American Indian | 1.51% | 10 |
| Asian/Pacific Islander | 0.75% | 5 |
| Another race | 0.00% | 0 |
| Other (please specify) | 2.26% | 15 |
| | Answered | 664 |
| | Skipped | 201 |



| Do you currently own or rent your residence? (Select from the following) | | |
|--|-----------------|------------|
| Answer Choices | Responses | |
| Own my home | 92.50% | 629 |
| Rent my home | 5.88% | 40 |
| I neither own nor rent | 1.62% | 11 |
| | Answered | 680 |
| | Skipped | 185 |



| What is your annual household income? | | |
|---------------------------------------|-----------------|------------|
| Answer Choices | Responses | |
| Under \$15,000 | 1.13% | 7 |
| Between \$15,000 and \$29,999 | 3.24% | 20 |
| Between \$30,000 and \$49,999 | 13.61% | 84 |
| Between \$50,000 and \$74,999 | 19.61% | 121 |
| Between \$75,000 and \$99,999 | 24.96% | 154 |
| Between \$100,000 and \$150,000 | 24.15% | 149 |
| Over \$150,000 | 13.29% | 82 |
| | Answered | 617 |
| | Skipped | 248 |



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|---|------------|
| Please provide any additional comments or input related to Spalding County’s future growth and development here. | |
| Answered | 142 |
| Skipped | 723 |

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| (1) Provide property tax relief (especially school taxes) for 65+ aged residents. (2) keep grass/weeds along streets/highways cut/trimmed much better than current, (3) greatly improved litter control/removal on public properties-e.g along roadways/sidewalks--make commercial establishments responsible for maintaining litter control around their facilities. |
| A 5th generation resident who has seen much change in community. Would like to see progressive changes that are not political. Would like to see far fewer low end rentals and more development to support positive growth and improving tax base. |
| A nice airport! Connectivity to Atlanta — a train to just the airport would be great! |
| Abolish, demolish... get rid of Cherokee Rose; do NOT allow permanent expansion there!!! |
| All I ever hear is that we have to grow. My question is WHY? How about taking care of the people we already have in this community. |
| As long as we have politicians that support the big lie, election officials that post Qanon conspiracies and party loyalist that facilitate those clowns, we will not keep smart talented young people here |
| Attract businesses such a movie industry, Costco, upscale clothing stores and especially upscale restaurants or mid-scale restaurants, unique such Cheesecake Factory |
| Clean the schools up and you'll attract growth |
| Clean up crime and homeless |
| Clean up impoverished areas |
| Clean up old abandoned houses, old mobile homes in neighborhoods, more round-abouts at dangerous intersections. |
| Clean up the crime, we all know the areas where it is most prevalent. It can be controlled and eliminated! |
| Complete all SPLOST projects as proposed. County ask for SPLOST funds and states no new taxes to get voter support, then raises taxes. Lakes at Green Valley proposed with commercial and residential space, banking, conference center, walking trails, renovation of cabin for events that never happened. |
| completion of airport |
| Consolidate the city with the county. |
| County elected officials that are more responsive to residents needs instead of politically connected business interest. |
| Development along 19/41 looks helter skelter and tired. Planning, zoning to attract larger businesses and create a more attractive facade. |
| Dirt roads should be maintained better especially after inclement weather. Enforcement of littering fines and more side of the road cleaning. |
| Diversifying while growing the tax has benefited many communities. I hear the entertainment industry (films and movie production) is looking to expand in the area |
| Do not bite off more than you can chew. i.e. the airport landfill that has been created against the will of the citizens. |
| Do something about the educational system |



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| Do something about the littering. It is disgusting |
| Don't let these big companies come in here, buy up a bunch of land, and start building subdivisions...like the LGI Homes on Smoak Road. |
| Encourage development along Arthur Bolton parkway.. maybe widen highway 155 ???? just fyi I like the architecture or style of the new senior center and animal shelter. Keep the modern design standard but incorporate more green areas. Keep traffic moving.. plan for new transportation options .. |
| End the crime |
| Enforce homeowners to take care of their homes that live in Griffin. The trailer parks on Birdie Road are an eyesore. Tear down condemned homes and rebuild |
| Fire all the city leaders and start over. |
| Focus needs to be on improving community and not on sites few people are interested in using. |
| Gangs gotta go or this county will never have positive growth |
| Grow everyone! Not just a certain income range. I work hard for my money and I can't afford a home in an area that is safe! I love this city but I want a home that I can afford and is safe! |
| HAVE INFRASTRUCTURE KEEP PACE WITH GROWTH. HENRY IS A GOOD EXAMPLE OF UNCONTROLLED GROWTH WITH NO ROAD IMPROVEMENTS LEADING TO GRIDLOCK |
| Have the look of Senoia /peactree City. We have the highest taxes in Georgia. Why? |
| I believe in taking care of the older generation, but it seems too many times that the rich and elderly take precedence over younger and middle class voters. We have plenty of parks, they are almost never full. We need more to do than shop, eat, and watch a movie at the only mediocre theater we have. |
| I definitely want to see growth, but not tacky growth that doesn't align with our county's rural personality and historic charm. We need to be more proactive with how businesses are allowed to present themselves and how design/building is allowed to progress. Peachtree City and Fayetteville have done that successfully. We don't want to be Henry County. |
| I feel that roads and traffic aren't spoken to with the current administration |
| I love Griffin and want to see it thrive. I just want those that are in charge of making this happen to be able to manage it in a smart way. Keep the citizens involved. |
| I love the new signs in town that tell you when a train is blocking an intersection! We need our pool back, we need a safe park too.AND we want our airport to be functional. Not overgrown property sitting idle. |
| I understand Spalding has many challenges but if we do not address infrastructure (roads, broadband, sidewalks, etc.), it won't be able to handle the growth that you speak of. Infrastructure MUST be first. Stop focusing so much attention on Sun City. |
| I would like to see a transit system for entire county. |
| I would like to see better funding for the Spalding Sheriff's Office! The number of deputies needs to be doubled and improvements to the jail are desperately needed. |
| I would like to see more community based sports/ or something for the youth. |
| I would love to see the country grow positively. Don't encourage so many low income people to move here. |
| I'd like the government to add a clause that future development requires a landscaping plan which must be maintained, and modeled after Peachtree City's new developments. |
| If I had that answer, I'd have your job. Yours is not an easy assignment. |
| If the safety and security of the individual cannot be achieved, absolutely no progress in any phase of our collective growth can be achieved. There must be a complete re-training and restructuring of |

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| our law enforcement. More money must be allocated to law enforcement for training, equipment and more visible officers on the streets. |
| If things keep like they are going I don't want to stay here. I have been here for 8 years and it is dirtier and less pleasant. |
| Improve school system. It's a joke. Graduating students not proficient in many skills. Add life skills and technical course to the school system and abandon CRT or what ever it's called to hide its true intent. Graduate skilled students who will stay in the community and not join gangs. |
| Increase mandatory lot size for new homes, stop the excessive land sell offs by decreasing the # of homes allowed in a development |
| Increased police presence |
| Increased police presence |
| It is a beautiful area that can benefit from well planned development |
| It's nice that Spalding County has a "small town feeling" about it but it also needs to offer modern conveniences . Also, it's really expensive to live within the County. |
| Just manage and maintain what's already here better. |
| Keep it clean and save the right amount of trees, promote dog use of parks and trails, incorporate horse uses in the county. |
| Keep our county clean |
| Keep our natural resources in mind and plan growth accordingly |
| Keep the community involved. |
| Keep the focus on the young people in our county |
| let property owners build different materials require stuff be better maintained |
| Listen to the people and what the people want. When presented with a SIGNED PROTEST, understand that the citizens DO NOT WANT IT. STOP TABLING THINGS WHEN IT'S INCONVENIENT, THEN SHADILY PASS IT. THE COLDWATER EXPANSION AND LOW INCOME HOUSING ON 362 SHOULD HAVE NEVER WENT THROUGH. |
| Lived here 4 years really considering moving this year because I have to travel too far to get everyday items |
| Love the ideas |
| Love to bring more shopping (retail) to Griffin, better grocery stores and places for our young people to hang out safely. |
| Lower property tax rates. |
| Lower property taxes |
| Make a new slogan "Spalding county a great place for a drive by" |
| Make downtown look more upscale to attract upscale shopping |
| Make it a highly desirable place to live with a small town feel, road should be designed to keep traffic to a minimum, and new businesses should be selected in mind of not pushing out the small local businesses with competition. |
| Make something interesting to draw people here. Get out of mill town mentality. Spalding Co messed up many years ago when it came to Gordon College and I-75 |
| Many friends would move to the area but thinks there's none present in the county or griffin to do |
| More Deputy positions/special units. Higher deputy pay More off-duty jobs for law enforcement New UPDATED jail, not bandaids at the current jail PUBLIC SAFTEY SPLOST |
| More police presence and a hospital |
| More police protection. Shoot robbers and other criminals. |

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| My main concern if the county and city is unable to control the area at this time, why do you think adding more is going to help. It will help the county in more tax money-and the citizens to more congestions on the road, more crime, and more wasteful spending of tax dollars |
| N/A |
| N/A |
| Need fewer rental houses and those we have need be kept up and have some requirements, like blinds as windows coverings instead of bed sheets. |
| Need to emphasize keeping dollars and people within our community. Creating opportunities for businesses and entertainment is crucial, and that's something we lack. We have to find ways to keep people here for work, life, and play. |
| NEED TO FIX ROADS BEFORE YOU CAN GET ANY BUSINESSES TO LOOK INTO COMING HERE |
| Need upscale restaurants |
| Need youth centers for adolescents and teens to lead them in a healthy direction. Need more respect for police. |
| Needs a paint job. Remove the blite |
| Next time you do a survey try getting a survey that is not so vague but more specific instead of using a liberal data collection try the conservative data collection to represent the people of Spalding County. The way that this survey was drawn up it can be used and manipulated ever how the party in charge wants to view it |
| No more apartments! No more town homes! |
| No new apartments, no high density residential, no small lot sizes |
| Nothing was mentioned about the sheriff's Dept. They work hard to protect our county; we need to keep them happy and we'll compensated. |
| Offer more spay/neuter programs for low income people/families. It breaks my heart to see all these abandoned animals on the local Facebook pages. |
| Open space, forested areas, and agriculture areas should still be a priority even with expansion of more opportunities. No clustering of homes, stores, etc. |
| parks are nice, we have plenty. we need to focus on infrastructure to include county workers, sewerage, roads, and a sense of safety |
| Please continue to reach out to the community to gauge the opinions and feelings of residents. |
| Please don't ruin our beautiful county by over developing it. |
| Please keep our hometown community feel and don't over develop like all other metro counties have done. Overcrowding makes life unpleasant! |
| please let's look toward reviving our primary schools, in particular the high schools, it was a real mistake splitting them, we've ended up almost re-segragating ourselves, and the two schools aren't headed in the right direction in so many ways.. |
| Protect the wildlife and don't destroy their habitat. |
| Provide proper police and fire protection!!! |
| Put citizens needs above being a politician. |
| Reduce amount of crooked law enforcement. |
| Repair all roads thoroughly |
| Roads - they need to be repaired ad resurfaced. |
| School System(s) need to address higher Standards!!! We expect our graduates to be able to enter post high school programs/ colleges/ universities and be successful and productive citizens. |

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| Several roads need to be repaired, even areas recently repaved were not done correctly. There are holes in the area where 19 & 41 split by Ingles. Better roads and schools will greatly improve growth and development. No one wants to bring their family to a county with failing schools. |
| Sewers are essential |
| Some of the areas in Spalding Cty need a push for revitalization s d cleanup. More and more city and county streets are becoming less visually appealing because of things like old furniture, old cars, trash, etc just sitting around. |
| Sorry to have missed the meetings. |
| Spalding county is a great place to live and to work. However, the ability to become one of the premiere counties in the south metro is there, if we can seize the opportunities when they present themselves. |
| Spalding county is on the edge of failure. Our local government can't fix it alone. You all have to encourage the people of Spalding to take the initiative and you accomplish that mission by giving the people a reason to care about their community. Let's get started by making it look nicer. I'm not an expert, but there's an old theory about broken windows, which essentially explains why Spalding is decaying so rapidly. |
| Spalding County should take care of their vested employees while they are working and offer a better retirement plan |
| Stated prior. Better EMS coverage for our county!! |
| Stop hiring Woodbury rejects. |
| Stores and restaurants need to be open on Sundays and holidays, |
| Take the curves down in town and give us our Handycap parking space back where people can get to the restaurants with less trouble. You are taking business away from town due to crowded curves. It is easier going out to another town to shop and eat. |
| Thanks for the opportunity to provide input. |
| Thanks for the survey! |
| Thanks for this survey. |
| The Board of Commissioners has an annual budget of \$95.1 Million for 550 employees and over 67K residents, the Griffin Spalding County School System has an annual budget of \$94 Million with 1508 Employees (being that more than 205 have put in paperwork since Jan 2022) and less 9,782 ish students (depending on who is counting). We pay the highest taxes and both the millage rate and ESPLOST, SPLOST III, IV, V, VI, and TSPLOST rakes in hundreds of millions of dollars, yet our standard of living has declined, and our schools ranks 153 out of 156 counties. Our millage rate for all most of the city, county and schools were increased in a middle of a pandemic, and property taxpayers (using the excuse we got money for COVID so we can't reduce taxes argument by many") are not only paying the majority of the tax burden but the SPLOST, TSPLOST, ESPLOST, raking in more than a million dollars every month per SPLOST. We are taxed to death. Yet we get no increase in service or exceptional services, we have to take what is given if we live in the city. We are at our wits end in paying for frivolity and beautification with no substance. Our people are hurting, and many have lost everything due to the forced shutdowns from covid. Yet, we are on the hook for more spending and taxes, with no end in sight. Please do tell how you are going to improve with record revenues and our school system being such a failure with a grade of D for more than ten years? |
| The county and especially Griffin should promote economic activity that will raise income levels and provide job opportunities that will reverse the area's decline. |
| The owner/ renter ratio is ridiculous. |

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| The quality of development in north Spalding county has been neglected for many years as well as enforcement of building code. Need to ensure all areas of the county receive equal attention and improvement efforts |
| There are no places for people to rent unless you want to live in a poor area. |
| This area needs to bring in more business that can provide employment and affordable housing for younger families for future growth but it also requires higher quality schools. |
| this county will never grow with the education it provides. You cannot be the bottom 10 school systems in the state and have growth. Fix the school system |
| Tie budgeting to development. |
| Very disappointed that Spalding County did not honor their commitment to Central Georgia EMC service option to expand internet to areas that do not have it |
| We have a large population of low to low-middle income families. They need safe, reliable transport and spaces/facilities that are SAFE for pedestrians to get where they need to go. |
| We have a lot of history and we should use it to be a destination. Strict historical look should be in place for downtown Griffin with modern being along 19/41- North Expressway. People should come here not just to stop at a store but enjoy a visit. An environment to enjoy being in. |
| We moved from Henry co in 2020 to get away from traffic. Please keep it country and do not overpopulate. |
| We moved here 11 years ago and love it here. We would love to see Spalding county become a place where young families desire to live. We have a lot of the things that might attract families but our school system is not inviting due to major behavioral issues in our schools and the gang activity that prevails here. |
| We need qualified engineers so we do not end up with more failures like the planterboxes downtown. We need more Intelligent members planning the future. |
| We need safe affordable housing or we will have brain drain to areas like Fayette or even Lamar (quick access to Macon) where housing is more affordable and safe. |
| We need school tax breaks for senior citizens as other counties provide |
| We need to bring better restaurants and hip places that will keep the young people in the area long-term. If not, then our bright young people will move to a bigger city with more amenities and better options. |
| We need to do all we can to attract quality young people with children to grow up in Griffin and Spalding County. Do all we can to stop the crime and to better our schools. |
| We need to manage growth so that we insure quality, and infrastructure and schools are not overwhelmed. |
| We need to raise the bar so that people want to move here. Until our failing schools improve, you have an uphill battle. |
| We need tougher zoning restrictions so that the growth can be quality. |
| We were an innovative community from about 1945-1990. I've watched our community digress into a place that many people leave when they desire to earn more and have a higher quality of life. Especially as grandparents and parents pass on. The movers and shakers tend to leave for communities with more opportunity and higher standards of living. |
| We're going to have to move on from small town politics and the "good ol boy" system that has plagued Griffin for ages if we're ever going to modernize and be viable for businesses. Look at the growth in surrounding cities and counties and see what they're doing better than we are. Be more open and transparent and add in more checks and balances. |
| Would like to see growth away from congested area and open up new retail in new areas. |

Would like to see more beautification, when traveling down any road or highway there is trash everywhere. Code enforcement needs to do their job, there are too many neighborhoods with houses that have way too much junk in their yards. Too many properties are run down and bringing down property values of surrounding properties.

Would love to see the ability to get better internet access outside of the city limits, out in the country the internet is subpar and it's hard to work from home (a lot of people are working from home now days)

You need to get serious and protect homeowners property by controlling road rainwater runoff. I'm a taxpayer and should have my property protected from major erosion! I should not have to take drastic measures to see this happen !



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Steering Committee Meeting Minutes

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Steering Committee Meeting 1 March 17, 2022 Meeting Minutes

Details

Location: 119 E Solomon St, Griffin, 30223 (Room #108)

Time: 1:30 p.m. – 3:30 p.m.

Meeting Goals

1. Make introductions and align on the Steering Committee (SC) role
2. Orient SC members to the comprehensive plan update process
3. Initiate identification of priorities and policy needs related to growth and development
4. Gain initial input from SC members on the Spalding County Future Development Map

Attendees

Steering Committee Members in Attendance

- Amanda Slade - Safehouse Coffee Roasters, Business Representative
- Chad Jacobs - City of Griffin, Director of Planning and Development
- Clay Davis - Spalding County Board of Commissioners, Chairman (District 5)
- Gwen Flowers-Taylor - Spalding County Board of Commissioners, Commissioner (District 1)
- James Dutton - Spalding County Board of Commissioners, Commissioner (District 2)
- Brittany Michelle Cobb - Citizen Representative (District 2)
- Dr. William Solomon - Citizen Representative
- Johnnie McDaniel - Griffin + Spalding Chamber of Commerce Board of Directors, Spalding County Tax Assessor, Spalding County Board of Health
- Kirby Sisk - Griffin + Spalding Chamber of Commerce Board of Directors, The Bell House
- Mary Louise Upshaw – Citizen Representative
- Michelle Knight - Spalding Regional Hospital, CT Technician/ Community Representative
- Natalie Marshall - Flint River Regional Library System
- William Sauder - Griffin + Spalding County School System
- William Slaughter - City of Sunny Side, City Councilmember

Public Participants in Attendance

- Heather Mark - Flint River Regional Library System
- William Wilson - Spalding County Resident / Past Spalding County Manager

Spalding County Comprehensive Plan Update Steering Committee Meeting 1 Minutes

Project Team in Attendance

- Bradford Vaughan - Spalding County Community Development, Interim Director
- Steve Ledbetter - Spalding County, County Manager
- Kathy Gibson - Spalding County, County Clerk
- DeAndre Smith - Spalding County, Citizen Engagement Specialist
- Amanda Hatton - Blue Cypress Consulting, Project Manager
- Ansley Jones - Blue Cypress Consulting, Community Planner
- Sarah Beddington - Blue Cypress Consulting, Engagement Lead

Welcome and Introductions

Amanda Hatton, Project Manager with Blue Cypress Consulting, welcomed the Steering Committee and introduced herself. She then asked the Steering Committee members to briefly introduce themselves followed by several public citizens in attendance and the project team. Amanda then gave the floor to Steve Ledbetter, Spalding County's County Manager, who expressed the importance of the Comprehensive Plan update and thanked everyone for attending.

Presentation and Discussion

The project team walked the Steering Committee through a brief PowerPoint presentation which included an overview of the project, the community's role, and a snapshot of existing conditions. The presentation was followed by two input exercises: a Strengths Weaknesses Opportunities Threats (SWOT) input session and a guided land use discussion.

Comprehensive Plan Update Overview and Process

Amanda introduced the Comprehensive Plan emphasizing that plan is a tool used to support land use related decisions by guiding rezoning and future development within Spalding County, the City of Orchard Hill, and the City of Sunny Side.

The Community's Role

Sarah Beddington, Engagement Lead with Blue Cypress Consulting, provided an overview of the public involvement opportunities throughout the planning process. The Steering Committee will meet three times: March, April, and May. SC members asked how the plan will be promoted and how the County will go above and beyond what the consultant team is doing to collect input. Steve Ledbetter shared the County's plan to collect input at fire stations and to conduct stakeholder interviews. Sarah also introduced the project website and email address, and she encouraged Steering Committee members to forward project email campaigns to their networks. Sarah noted that an email campaign publicizing the March 28 and 29 public meetings is scheduled to be sent to the outreach list on March 18. Sarah discussed the virtual meeting and online opportunities for participation. Steve Ledbetter asked that the consultant team provides the first draft of the community survey to the SC for feedback before it is launched with

Spalding County Comprehensive Plan Update Steering Committee Meeting 1 Minutes

the community. Steering Committee members also asked if they could share physical copies of the survey at businesses and libraries.

Spalding County Today

Ansley Jones, Community Planner with Blue Cypress Consulting, introduced a few community statistics, such as population growth, educational attainment, aging trends, and the county’s racial/ethnic composition. Ansley shared that these are preliminary findings and that an existing conditions assessment will be assembled with the most recent data from the U.S. Census Bureau.

SWOT Discussion

Ansley facilitated the Needs and Opportunities discussion by asking each Steering Committee member to share one strength, weakness, opportunity, and threat for Spalding County. The conversation evolved as Steering Committee members discussed needs that should be top priorities. The results of the SWOT discussion are shown in **Table 1**.

Table 1. SWOT Analysis (related to Growth & Development)

| Strengths | Opportunities |
|--|--|
| <ul style="list-style-type: none"> ▪ People ▪ Trees, environment, greenspace ▪ Sense of community ▪ Historic downtown ▪ Community mindedness ▪ Geographic location ▪ Rec Department opportunities ▪ Really active community ▪ Sports as an attractor (pickle ball, tennis, disc golf, dog park, high school sports) ▪ Possibility and opportunity – blank canvas for the future ▪ Demographic change ▪ Parks (27 between city /county) ▪ Control our own destiny ▪ Small-town charm ▪ Family-friendly ▪ Feels like home ▪ Proximity to other markets ▪ Community and people ▪ Community aesthetics – community revitalization <p><i>(Continues on next page,)</i></p> | <ul style="list-style-type: none"> ▪ Technology ▪ Broadband ▪ Attract businesses ▪ Define our own future ▪ How do we accommodate the population? ▪ Raise the bar ▪ US 19 North overlay for quality development ▪ Revitalization in rental areas ▪ Preserving rural character while improving services ▪ Code enforcement ▪ Building community pride in homes and land ▪ Design standards for new development (may be weak) |

**Spalding County Comprehensive Plan Update
Steering Committee Meeting 1 Minutes**

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| <ul style="list-style-type: none"> ▪ Library network – central, community ties ▪ Law Enforcement ▪ Tri-county overlay! ▪ Community Pride ▪ Local businesses ▪ Long-term planning that is strategic ▪ Lakes at Green Valley ▪ State Route 16 Overlay | |
| <p>Weaknesses</p> <ul style="list-style-type: none"> ▪ Limited large tracts of land ▪ Rental housing in Sunny Side is deteriorating – need more homeownership and neighborhood stability ▪ Connectivity in rural areas ▪ Low ranking of public schools (153 out of 159 counties in the state) ▪ Community outreach to homeless/disabled. Need better human resources/social services ▪ Food deserts ▪ “Hollowing Out of America” book is very relevant to what is going on in Spalding County | <p>Threats</p> <ul style="list-style-type: none"> ▪ Schools as deterrent to residential growth ▪ Accommodating residential population while younger population is decreasing ▪ Negative externalities of new subdivisions – light pollution, traffic, etc. ▪ Litter ▪ Absentee developers/owners ▪ New development/chains |

Land Use Discussion

Amanda Hatton described that the intent of this discussion is to start thinking about refinements to the Future Development Map, including better defined visions, priorities, and goals for character areas. The Comprehensive Plan can also guide the appropriate locations for zoning districts. Amanda asked the Steering Committee members to respond to the following list of questions to kick off the land use discussion.

1. What notable land use shifts or changes have you observed since 2017?
2. What areas will experience change in the future? And what does that change look like?
 - a. New development
 - b. Redevelopment
3. What areas should stay the same in the future?

Input from the committee members is captured in **Table 2** and **Figure 1**.

**Spalding County Comprehensive Plan Update
Steering Committee Meeting 1 Minutes**

Table 2. Comments related to Future Development and Land Use

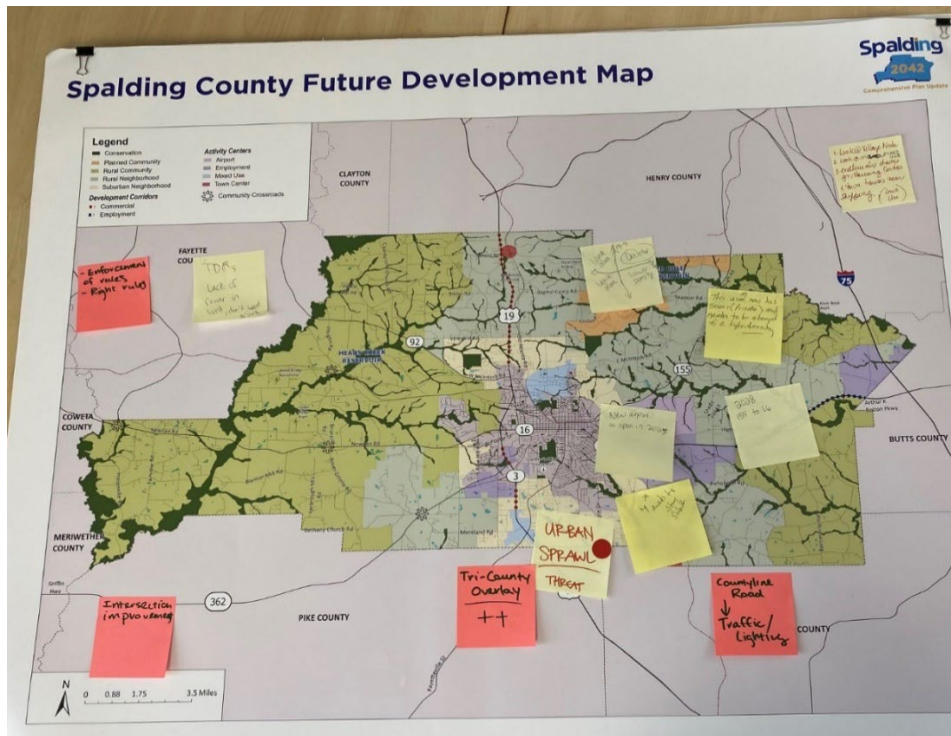
| No. | Comment |
|-----|---|
| 1 | Enforcement of rules – the right rules |
| 2 | Transfer of development rights - lack of sewer in west, don't want growth |
| 3 | Intersection improvements |
| 4 | Tri-County Overlay |
| 5 | Urban Sprawl/Threat |
| 6 | This area now has sewer (private) and needs to be changed to a <u>higher density</u> . |
| 7 | New airport to open in 2025 |
| 8 | 2028 – SR 155 to SR 16 road upgrade |
| 9 | Area south of Griffin needs to stay suburban community |
| 10 | Look at village nodes and mixed use. Need to consider millennials' choices for housing, such as condominiums and townhouses near shopping |
| 11 | Countyline Road – Traffic/Lighting |
| 12 | Leave area west of GA-19 alone, develop northeast quadrant, lower density southeast. |
| 13 | Opportunity to make zoning more innovative but not close the door on “other uses not enumerated.” |
| 14 | Senoia is a good example of high-end housing developments desired in western Spalding. |
| 15 | The County should be sure to set aside land for industrial and commercial uses. |
| 16 | Wilson Road is an area with two schools and plenty of potholes that needs to be addressed. This speaks to the need to plan for aging infrastructure. |
| 17 | The Hwy 16 overlay, adopted in 1990s, is why Hwy 16 was slow to develop. Steering Committee members are appreciative of the County’s leaders for putting the overlay district in place. |
| 18 | Accessibility to fresh food is a problem in Orchard Hill. |

Miscellaneous Comments

- The Comprehensive Plan update is a major 10-year update.
- The County may want to consider using a call service to reach more community members with the survey.
- Steering Committee members identified reasons to support the Comprehensive Plan—it will help support a balanced tax base, and it helps the County to stay relevant with major changes in the economy, such as work-from-home. The County needs technology advancements, such as broadband, so its citizens can thrive in today’s economy.
- The Lakes at Green Valley was the state’s first green industrial park and is renowned nationally. An aquatics center will be built there.
- The Cold-Water Creek area was referenced for its architectural standards.

Spalding County Comprehensive Plan Update Steering Committee Meeting 1 Minutes

Figure 1. Future Development Map Input



Next Steps and Questions

Amanda Hatton reminded the Steering Committee about the upcoming public meetings scheduled for March 28 and 29 (in-person and virtual, respectively). She then asked the members if the next Steering Committee meeting should occur at a similar timeframe and location, and the Steering Committee affirmed that they prefer to keep the same timing and meeting location.

Adjourn

Amanda Hatton thanked the Steering Committee members and public for attending and adjourned the meeting.

Action Items

- Blue Cypress will email SC Meeting PowerPoint to all members.
- DeAndre Smith will identify and schedule dates for all Fire Station Public Comment events.



Steering Committee Meeting 2

April 19, 2022

Meeting Minutes

Details

Location: 119 E Solomon St, Griffin, 30223 (Room #108)

Time: 1:30 p.m. – 3:30 p.m.

Meeting Goals

1. Share what we have heard to date and how that informs our next steps
2. Set the context for facilitating an implementable plan.
3. Collect feedback on vision/priorities and their connection to the Future Development Map
4. Gain feedback to help guide content for next round of public meetings

Attendees

Steering Committee Members in Attendance

- Bob Beyer – Spalding County, Citizen Representative
- Brittany Michelle Cobb – Spalding County (District 2), Citizen Representative
- Chad Jacobs – City of Griffin, Director of Planning and Development
- Clay Davis – Spalding County Board of Commissioners, Chairman (District 5)
- Dr. William Solomon – Spalding County, Citizen Representative
- Johnnie McDaniel – Griffin + Spalding Chamber of Commerce Board of Directors, Spalding County Tax Assessor, Spalding County Board of Health
- Judy Parker – Spalding County (District 5), Citizen Representative
- Mary Louise Upshaw – Citizen Representative
- Stephanie Barrett – Citizen Representative
- William Souder – Spalding County, Citizen Representative

Public Participants in Attendance

- Joseph Johnson – Spalding County Water and Sewerage Facilities Authority, General Manager
- Michelle Haynes – City of Griffin, City Planner
- Glenn Polk – Spalding Fire and EMA, Fire Chief and Director
- Michael Byrd - Spalding Fire and EMA, Fire Chief and Director
- TJ Imberger – Spalding County, Parks, Public Grounds and Public Works Director

Spalding County Comprehensive Plan Update Steering Committee Meeting #2 Minutes

Project Team in Attendance

- Bradford Vaughan - Spalding County Community Development, Interim Director
- Steve Ledbetter - Spalding County, County Manager
- DeAndre Smith - Spalding County, Citizen Engagement Specialist
- Amanda Hatton - Blue Cypress Consulting, Project Manager
- Paige Hatley - Hatley Plans, Land Use Strategy Lead
- Sarah Beddington - Blue Cypress Consulting, Engagement Lead

Welcome and Introductions

Amanda Hatton, Project Manager with Blue Cypress Consulting, welcomed the Steering Committee and introduced herself. She then asked the Steering Committee members to briefly introduce themselves followed by several public citizens in attendance and the project team. Amanda then gave the floor to Steve Ledbetter, Spalding County's County Manager, who thanked everyone for serving on the committee.

Presentation and Discussion

The project team walked the Steering Committee through a brief PowerPoint presentation which included a recap of the first Steering Committee meeting, project status, public and community leader input to date. The presentation was followed by two input exercises: Priorities & Actions feedback activity and a guided "Planning for Implementation" discussion.

Steering Committee Meeting One Recap

Amanda gave a brief recap of what was covered at the first Steering Committee meeting held March 17, 2022. The meeting included an overview presentation on the Comprehensive Plan update and process, the community's role, and a snapshot of Spalding County today. The meeting also included two input activities: a Strengths, Weaknesses, Opportunities, and Threats (SWOT) discussion and a Land Use discussion.

Project Status

Amanda went on to give an update on the status of the project to date. The project team and County have talked with the community and are using the feedback to help identify priority actions and land use strategies to guide the Comprehensive Plan update's vision and goals. The project team is now beginning the process of documenting the communities' priorities, including updating key plan elements to align with the community's updated vision. Amanda noted the slight adjustment in the schedule for the community survey, which is now extended into May. Otherwise, the project is on track with the Plan Foundation and Community Visioning phases ending and the Goals + Action Alignment phase in full swing.

Spalding County Comprehensive Plan Update Steering Committee Meeting #2 Minutes

What We Heard

Amanda reviewed the public input activities conducted thus far which included Steering Committee Meeting 1, two visioning workshops, County led Fire Station Input Sessions, and seven community leader interviews. Next, Amanda reviewed all input received from the community and its leaders.

Community Input to Date

Amanda summarized the input collected during the first round of public meetings. A visioning exercise asked community members to help update the County’s vision for future and development by noting three words that came to mind when they envision the county 20 years from now. The responses were used to create the word cloud seen in **Figure 1**. Change, progress, and transformation were all mentioned, with new and expanded infrastructure being a key driver. A priorities exercise, which consisted of a list of priorities (**Table 1**) for future growth and development based on community input heard prior to the meeting, asked participants if they agreed or disagreed with the statement. There was 100% public agreement with these priorities. The planning team also conducted a land use visioning activity focused on the community’s vision for Spalding County’s future from the lens of preservation, change/growth, and enhancement.

Amanda briefly showed preliminary draft goals for future growth and development. One committee member recommended that the “Quality of Life” goal be called something else to be clearer about its intent. Other committee members agreed.

Figure 1. Community Vision Word Cloud



Spalding County Comprehensive Plan Update Steering Committee Meeting #2 Minutes

Table 1. Priorities For Next Five Years

| |
|---|
| Facilitate quality development. |
| Develop a coordinated strategy to implement water and wastewater infrastructure in alignment with the future land use vision. |
| Increase connectivity throughout the county. |
| Carry out focused planning for targeted growth and development areas. |
| Continue to promote economic growth that is cutting edge. |
| Facilitate quality and safe housing to support current and future population. |
| Facilitate commercial uses and services for community members in targeted locations. |
| Set Spalding apart as a unique place. |
| Expand access to broadband and technology. |
| Promote community revitalization in targeted areas. |
| Improve community facilities and services. |
| Build community pride through the built environment, community amenities, and land use. |
| Strengthen development standards to promote high-quality growth. |
| Update zoning code to align with community vision and goals. |
| Continue to work with Griffin to facilitate coordinated future growth between the city and unincorporated county. |

Highlights from the land use activity included:

- Growth should be targeted to areas served by sewer or planned to be served by sewer.
- Many comments about the desired future character of the County are compatible with the 2017 Future Development Map.
- Preserve the rural character in western Spalding. Lower-density residential in a conservation subdivision format is preferred.
- North and south Spalding (along major transportation corridors) and eastern Spalding County should be the focus of drawing new types of growth, such as mixed-use development.
- The Northeast area was noted for its ability to accommodate higher density growth supported by the private sewer system. Participants desire more amenities, services, and senior supportive housing options.
- There is desire for trails and path to connect to both recreational uses and development

Spalding County Comprehensive Plan Update Steering Committee Meeting #2 Minutes

Community Leader Input

Seven community leaders were interviewed to gain their perspectives and insights on future growth and development priorities, issues, and opportunities to help inform the update. Land use was a consistent topic throughout the interviews with many agreeing that the Future Development Map framework aligns well with the county’s vision but will require some refinement and continued coordination with the City of Griffin to facilitate the desired scale and quality of development. The need for expanded sewer and broadband were two development-related concerns heard throughout the interviews.

Priorities & Actions Feedback Activity

Amanda walked the committee members through the Priorities and Actions Feedback activity. The committee was instructed to visit each board and review 17 priority statements, grouped into four categories: quality of life, supportive infrastructure, balanced growth, and economic development.

- A green dot was used to indicate the committee member’s three highest priorities.
- A red dot was used to indicate a priority a committee member did not feel was a priority.
- A sticky note was used to suggest action items for addressing the priorities.

Input from the committee members is captured in **Table 2, 3, and 4**. The highest priority need, with seven dots, was identified as the need to develop a coordinated strategy to implement water and wastewater infrastructure in alignment with the future growth and development. None of the 17 priority needs were identified as not being a priority.

Table 1. Top Needs and Opportunities

| Priority Needs and Opportunities | | Green Dots |
|----------------------------------|--|------------|
| Quality of Life | | |
| A | Facilitate quality development through County policies and programs. | 5 |
| B | Facilitate quality and safe housing to support current and future population | 2 |
| C | Promote community revitalization in targeted areas | 0 |
| D | Promote community pride through the built environment, community amenities, and land use. | 5 |
| Supportive Infrastructure | | |
| E | Increase pedestrian connectivity in Spalding County | 0 |
| F | Increase bicycle connectivity in Spalding County | 2 |
| G | Develop a coordinated strategy to implement water and wastewater infrastructure in alignment with the future vision for growth and development. | 7 |
| H | Develop a coordinated strategy to invest in transportation (i.e., road upgrades) in alignment with the future vision for growth and development. | 5 |
| Balanced Growth | | |
| I | Carry out focused planning for targeted growth and development areas. | 0 |
| J | Facilitate commercial uses and services for residents in targeted locations. | 5 |
| K | Strengthen development standards to promote high-quality development. | 4 |

Spalding County Comprehensive Plan Update Steering Committee Meeting #2 Minutes

| Priority Needs and Opportunities | | Green Dots |
|----------------------------------|---|------------|
| L | Update zoning code to align with and help implement community vision and goals. | 5 |
| M | Continue to work with Griffin to facilitate coordinated future growth between the city and unincorporated county. | 2 |
| Economic Development | | |
| N. | Facilitate growth that provides job opportunities for Spalding residents. | 2 |
| O. | Promote economic growth that is cutting edge. | 0 |
| P. | Set Spalding apart as a unique place. | 2 |
| Q. | Expand access to broadband and technology. | 2 |

Table 2. Suggested Action Items

| Priority Needs & Opportunities | Suggested Action Item/Comments |
|--------------------------------|--|
| Quality of Life | |
| A | More stringent policies on new developments to improve standards (think Coweta) |
| D | Strategic land preservation |
| D | Continue to develop and promote parks and community amenities that create citizen selling people to move to our community |
| Supportive Infrastructure | |
| Miscellaneous Action/Comment | Coordinate with State and Feds |
| F. | Bicycle connectivity improves quality of life. Focus on suburban areas. Include golf cart paths (think Peachtree City) |
| F. | Development of bike and walking paths on Roosevelt RR. This would also attract visitors to Spalding as well as be a pathway to development |
| G. | Selective - strategic implementation for future growth needs |
| Balanced Growth | |
| Miscellaneous Action/Comment | All of the suggested items are crucial to successful implementation |
| I | Zoning should be strengthened to prevent commercial growth in areas that would interfere with residential life |
| M | City and County are reliant on each other to grow. All efforts need to foster collaborative efforts for planning and statutes should be harder. |
| Economic Development | |
| O. | That is forward thinking in approach. |
| O. | Encourage / incentivize development of small family farms that teach community about health growth, and self-sufficiency. Make it easy. |
| P. | We need strenuous rules against building chains and instead make them unique (think Peachtree City) |
| P. | Less major chain restaurants, more promotion of small business with incentives and revitalize downtown |
| P. | Create more opportunities for Spalding County residents to connect and determine what makes us unique. Instead of trying to change the community completely, discover who lives and builds their lives here. |

**Spalding County Comprehensive Plan Update
Steering Committee Meeting #2 Minutes**

| Priority Needs & Opportunities | Suggested Action Item/Comments |
|--------------------------------|--|
| Q. | Coordinate with schools to ensure students have access |

Table 4. Comments by Priority Need Topic

| |
|--|
| Quality of Life |
| <i>Cherokee County is a perfect example of quality development, or Avalon. Community pride should show in the built development. We need to "raise the bar" with beautification and promote a sense of ownership with rewards.</i> |
| <i>We need an intense sense of community.</i> |
| Supportive Infrastructure |
| <i>We need the right projects to move us forward. We have two projects zoned right now that are live to work</i> |
| <i>Village nodes but there are no zoning districts called out in the Comp Plan</i> |
| <i>The Comprehensive Transportation Plan in under way. We need bicycle connectivity like Peachtree City. We need rail to trail for walking and biking.</i> |
| Balanced Growth |
| <i>Facilitate a greater focus on commercial growth.</i> |
| <i>Regulatory changes are needed to help increase quality development.</i> |
| <i>We should foster a service perspective collaboration Griffin.</i> |
| Economic Development |
| <i>I would like small family farms with small business incentives and farmers markets downtown and coordination with schools.</i> |
| <i>Village nodes but there are no zoning districts called out in the Comp Plan</i> |

Planning for Implementation

Paige Hatley walked through a presentation focused on how we plan for implementation, highlighting alignment of future land use plans with sewer and infrastructure plans. She ended with an overview of the 2017 Future Development Map (FDM) and preliminary, anticipated changes identified by the planning team and County staff thus far. Following the presentation, Steering Committee members provided feedback on proposed FDM changes.

Sewer Infrastructure

In Spalding County, sewer service is provided by one of three providers:

- The City of Griffin provides sewer to the city and some adjacent unincorporated areas,
- The Henry County Water Authority, which provides service to Heron Bay, and
- Minerva, a private sewer system, which serves the Sun City Peachtree development.

The Spalding County Water and Sewerage Facilities Authority has an upcoming sewer feasibility study planned for the county.

Spalding County Comprehensive Plan Update Steering Committee Meeting #2 Minutes

One committee member commented on the need to focus on the main spines along US 19/41 running north to south and along SR16 running east to west to county lines.

Water Resources

Spalding County currently protects wetlands through a Wetlands Protection District as well as through the County’s code which includes a Sensitive Land-Watershed Protection District. The district includes development criteria for the land designated and regulations ensuring that water supply intakes and reservoirs are protected from harm caused by development.

Transportation

The Comprehensive Transportation Plan update will prioritize transportation projects for short and long-term. TSPLOST will enable implementation of the short-term projects. Some notable initiatives include the Griffin bypass, airport development, and implementation of transit plan recommendations.

Existing Land Use

There is continued planned housing development interest in the northeastern portion of the county. Several projects, including three developments of regional impact (DRIs), are already in the planning process.

A committee member pointed out that “mixed use” needs to be better defined.

Planning Context Character Areas

Character areas are specific geographic areas that have unique or special characteristics with the potential to evolve into unique areas with intentional guidance and special attention to their unique development issues. Branding with a unique name can help with instilling a sense of place and community pride.

Planning Context Future Development Map and Discussion

Paige led a discussion with the Steering Committee on what the Future Development Map should include or how it should be updated. Paige pointed out several new planned communities in the vicinity of Sun City and Heron Bay, the proposed employment development corridors along SR 16, and commercial development corridors along US 19/41, both South and North of the City of Griffin, as well as the proposed crossroad at North McDonough Road and the County border. Chad Jacobs spoke to the history of the village nodes

Table 5. Future Development Map Comments from the Steering Committee

| Comment |
|--|
| <i>The framework is good, but we need to update and refine some areas.</i> |
| <i>Contract suburban along SR 19 south to tri-county and make it predominantly residential.</i> |
| <i>Promote SR 16 east as employment and take it further out to the DRI. Make it employment or industrial north of the airport.</i> |
| <i>Make the south more residential</i> |
| <i>The property along SR16 East, are they incentivized to rezone?</i> |

Spalding County Comprehensive Plan Update Steering Committee Meeting #2 Minutes

Next Steps and Questions

Amanda Hatton reminded the Steering Committee about the upcoming public meetings scheduled for April 27 and May 2 (in-person and virtual, respectively). The next Steering Committee meeting will take place in May. A calendar invitation with details will be sent soon.

Adjourn

Amanda Hatton thanked the Steering Committee members and public for attending and adjourned the meeting.

Action Items

- Blue Cypress will email SC Meeting PowerPoint to all members.



Steering Committee Meeting 3 May 24, 2022 Meeting Minutes

Details

Location: 119 E Solomon St, Griffin, 30223 (Room #108)

Time: 1:30 p.m. – 3:30 p.m.

Meeting Goals

1. Share what we've heard to date and how that informs our next steps
2. Explain the proposed changes on the Future Development Map (FDM) and how they connect to what we've heard throughout the process
3. Explain the Community Work Program (CWP) and how that relates to the FDM and what we've heard throughout the process
4. Collect feedback on FDM and CWP
5. Gain feedback to help guide plan document

Attendees

Steering Committee Members in Attendance

- Amanda Slade – Business Representative
- Bob Beyer – Spalding County, Citizen Representative
- Chad Jacobs – City of Griffin, Director of Planning and Development
- Clay Davis – Spalding County Board of Commissioners, Chairman (District 5)
- Johnnie McDaniel – Griffin + Spalding Chamber of Commerce Board of Directors, Spalding County Tax Assessor, Spalding County Board of Health
- Judy Parker – Spalding County (District 5), Citizen Representative
- Mary Louise Upshaw – Citizen Representative
- Stephanie Barrett – Citizen Representative
- William Souder – Spalding County, Citizen Representative

Public Participants in Attendance

- Joseph Johnson – Spalding County Water and Sewerage Facilities Authority, General Manager
- Charlie Hearn – Spalding County Water and Sewerage Facilities Authority, Office Manager
- Glenn Polk – Spalding Fire and EMA, Fire Chief and Director

Spalding County Comprehensive Plan Update Steering Committee Meeting #3 Minutes

- Spalding County, Parks and Recreation Department

Project Team in Attendance

- Steve Ledbetter – Spalding County, County Manager
- Kellie Littlefield – Spalding County, Community Development Director
- DeAndre Smith – Spalding County, Citizen Engagement Specialist
- Eva Morales – Spalding County, Planning Tech
- Caroline Evans – Blue Cypress Consulting, Principal-In-Charge
- Paige Hatley – Hatley Plans, Land Use Strategy Lead
- Ansley Jones – Blue Cypress Consulting, Community Planner

Welcome and Introductions

Caroline Evans, Principal-In-Charge with Blue Cypress Consulting, welcomed the committee and walked the group through the meeting goals.

Presentation and Discussion

Caroline provided a recap from the first two steering committees and discussed remaining milestones in the project schedule. She then went over public input collected to date. The recent community survey, which closed on Friday May 20, 2022, had 865 total participants. She discussed the breakdown of survey participants by demographics and residential zip codes, as shown on a map.

The survey results indicate that there is strong support for the goals and priorities developed in this planning process. For each goal statement, the participant agreement rate was 70 percent or higher.

Commissioner Flowers supports the goals since they provide a better definition for “smart growth,” which she said was not clearly defined in the last plan update process.

Mary Louise Upshaw pointed out that she thought it was interesting that the “community pride” goal had higher support than the “broadband” goal.

Steve Ledbetter discussed that 93 percent of the county already has broadband access, according to the state’s statistics. Orchard Hill is one of the unserved areas, but the County is currently expanding a mesh fiber network through a new partnership. Blalock Fire Department is already benefiting from the new program.

William Souder discussed that broadband access may not be the issue, but the internet speeds and service may be lacking in some areas, especially speeds needed to attract commercial and industrial development.

Based on the commercial desires presented, several committee members chimed in that it is very clear that the older demographic was heavily represented in the survey numbers.

Spalding County Comprehensive Plan Update Steering Committee Meeting #3 Minutes

Future Development Map Activity

Kellie Littlefield, the County's new Community Development Director, introduced herself and provided an introduction about the proposed FDM. She discussed that Spalding County is surrounded by eight other counties, and what happens in those counties should inform what happens here. For instance, residents travel to neighboring counties for jobs and services, and that says something about what is available within Spalding.

Paige Hatley piggybacked off Kellie's remarks and introduced the FDM breakout group activity. She discussed that some boundary changes have occurred, and there are also some new designations on the map. During the activity, the planning team wants the committee's feedback on whether the proposed FDM changes are representative of the overall vision for the county.

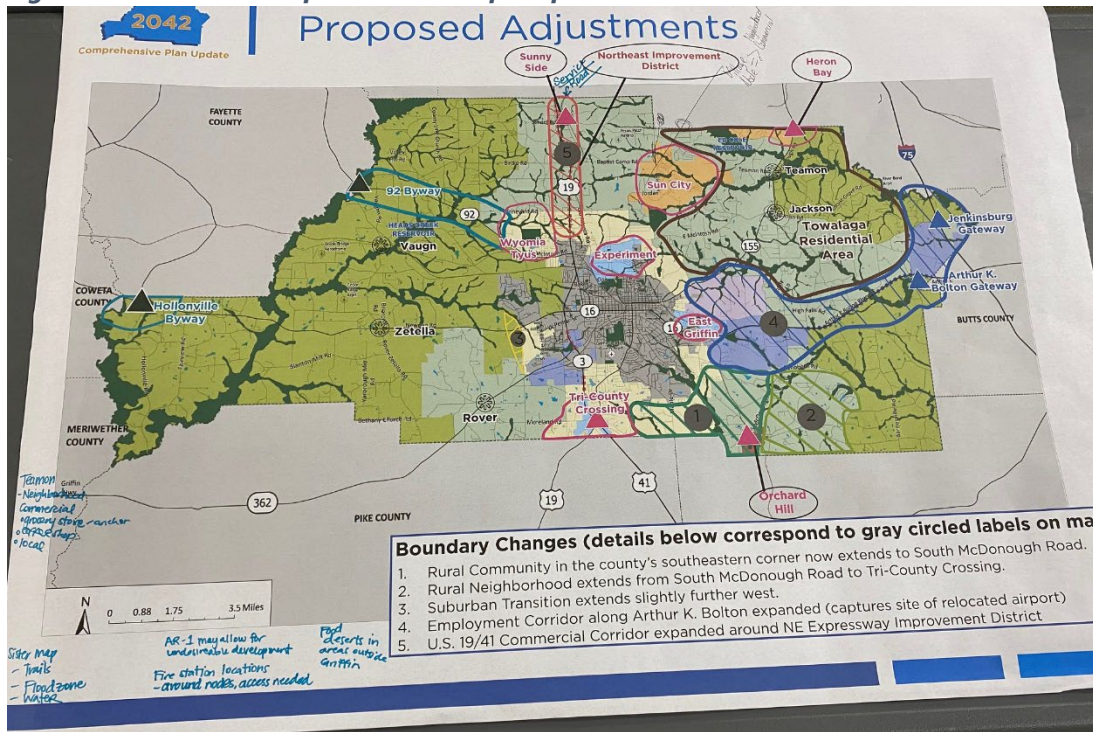
Breakout Group #1 Discussion

Caroline facilitated the discussion with Breakout Group #1. The committee members in this group were supportive of the changes shown on the map. The discussion focused heavily on food deserts and how to bring different grocery options throughout the county (all areas outside Griffin are food deserts). The group also made some suggestions for the future land use policy direction and a sister map to help guide implementation. The group's FDM and policy recommendations are listed below:

- Village nodes should focus on neighborhood-scale commercial.
- The Teamon neighborhood needs a commercial grocery store anchor, a coffee shop, and other local businesses. Participants would like to follow this model at each of the neighborhood commercial nodes.
- AR-1 zoning may allow for undesirable development.
- Fire station locations around the nodes need access.
- The sister policy map should include trails, flood zones, and water bodies.

**Spalding County Comprehensive Plan Update
Steering Committee Meeting #3 Minutes**

Figure 1. Breakout Group #1 Marked-Up Map



Breakout Group #2 Discussion

Ansley facilitated the discussion with Breakout Group #2. Much of the discussion centered around code enforcement and infrastructure management. The committee members want to make sure that the County follows the code as written and manages contractors appropriately. They also want to see fewer zoning variances. As surrounding communities, such as Zebulon (Pike County), put growth pressure on Spalding (particularly the Tri-County Crossing area), it is important for Spalding to invest in its roads and other infrastructure. The group suggested that more inter-county collaboration occurs to make sure that plans do not conflict.

Breakout Group #2 also discussed the county's housing needs. The group discussed that housing options are lacking for those community members whose incomes are lower than the area median income. The Northeast Improvement District (19/41 North) was brought up as a potential location for more affordable housing. The group also discussed mixed-use products that have some income-restricted units and some market-rate units. These housing products may be appropriate in different activity nodes. The group wants the County to promote redevelopment of vacant properties as mixed-use sites with mixed-income housing.

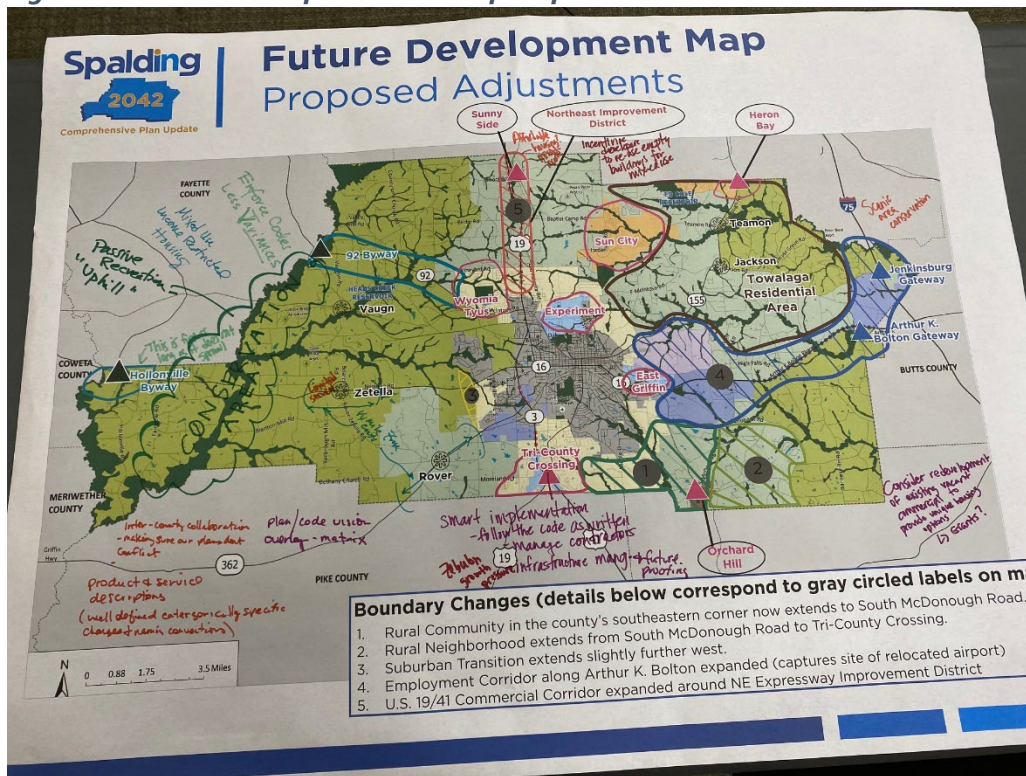
The group's FDM and policy recommendations are listed below:

- The Northeast Improvement District and Activity Center should allow for more dense housing types.

Spalding County Comprehensive Plan Update Steering Committee Meeting #3 Minutes

- The Community Crossroads are great opportunities for limited services within a quarter-mile radius.
- A conservation corridor that spans along the Flint River should be preserved for passive recreation. Scenic areas such as hills and waterways are important to protect.
- The Hollonville Byway was seen as acceptable, but the group did not want sprawling commercial development outside of the byway boundary.
- The group is excited about the Character Area/Zoning matrices to be included in the plan as they recognized this as an important implementation measure.

Figure 2. Breakout Group #2 Marked-Up Map



Breakout Group #3 Discussion

Paige facilitated the discussion with Breakout Group #3. This group was supportive of the map updates, particularly the expanded Employment area from Arthur K. Bolton north to I-75. The discussion also centered on the approved developments coming soon near Sun City and Heron Bay. With new housing and other uses coming in, the group suggested a new designated area that combined Sun City, Heron Bay, and the other approved developments. More details are covered in the recommendations below.

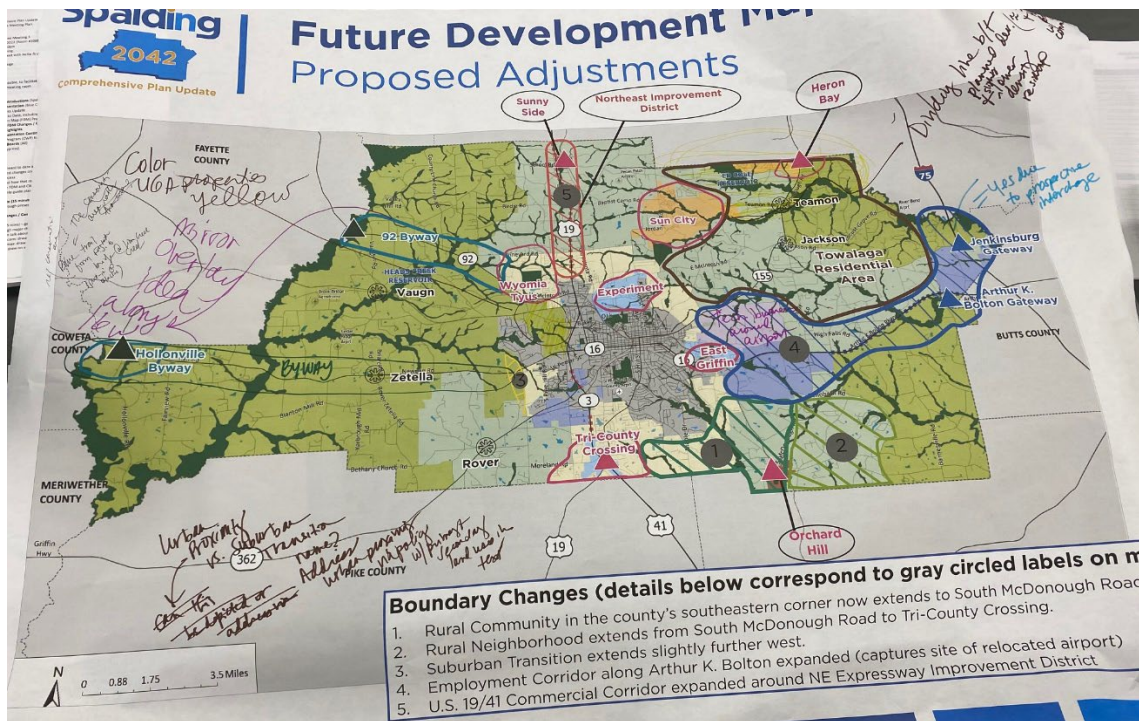
The group’s recommendations for FDM changes and supporting policy are listed below:

- Highway 16 West should also be shown as a scenic byway corridor (green) like SR 92.

Spalding County Comprehensive Plan Update Steering Committee Meeting #3 Minutes

- The UGA properties abutting west/NW Griffin should be shaded yellow versus green so that residential fully rings the city.
- The area encompassing Sun City, Heron Bay, and the area in between (the area north of the floodplain/conservation ribbon near the Teamon Crossroad) should be its own character area. This area will have higher density consistent with planned developments that are moving forward.
- An “urban proximity” area of influence around Griffin should be noted within the plan’s land use policies. In this area of influence, higher density residential uses may be appropriate if they are adjacent to similar uses inside the city. Paige explained to the group that this language was in the Suburban Residential character area narrative in the 2017 plan.
- The narrative for the Employment area should call out that tech uses are appropriate near the airport.

Figure 3. Breakout Group #3 Marked-Up Map



Activity Debrief

The following ideas were discussed with the overall group during the debrief. None of the committee members expressed objections to the following map changes and policy direction:

1. Breakout Group #2 proposed a Conservation Corridor around the Flint River, which could be a good opportunity for passive recreation and bike paths. UGA Archway and Flint Riverkeeper have collaborated on a plan for a trail system starting at Blalock and eventually expanding a loop around the county. Commissioner Flowers likes the idea of

**Spalding County Comprehensive Plan Update
Steering Committee Meeting #3 Minutes**

writing about this idea within the plan because that sets the county up for future funding opportunities.

2. North of Teamon, the areas between Sun City and Heron Bay could be connected within one character area to reflect existing conditions (already-approved developments that will be going in). Breakout Group #3 designating this area as a higher density, suburban character area since the density of approved developments warrants this.
3. The UGA property south of Wyomia Tyus should be shown on the map as part of the Suburban Transition ring around Griffin to close the loop. The group is also supportive of the "urban proximity" policy that allows for higher density residential in cases where the development site abuts similar uses inside the city of Griffin.
4. Fayette County's Highway 92 Overlay may be informative for Spalding County's 92 Scenic Byway.

Community Work Program Activity

Caroline introduced the next input activity for the Steering Committee. She described the purpose of the Community Work Program (CWP) and the process of how it is assembled. Some action items have been carried over since the last plan, and other new items are being introduced based on input from County leaders, the Steering Committee, and the public to date.

Caroline asked the Steering Committee to carefully review the five Community Work Program boards and evaluate the priority level of each proposed action. If the Steering Committee member believes the action should be implemented in 2023 or 2024, it should be marked with a green dot. If the action item can wait until 2025 or later, it should be acknowledged with a red dot. Caroline also instructed the committee to share any additional feedback on the actions with the provided sticky notes. **Tables 1 – 5** provide the results of the CWP input activity.

Table 1. Feedback on Comprehensive Plan/Ordinance Alignment Actions

| Priority | Action | Outcome(s) | Proposed Timeframe | Total Green Dots (Implement ASAP) | Total Red Dots (Can Wait until 2025 or later) |
|--------------------------------------|---|--|--------------------|-----------------------------------|---|
| Plan for managed and focused growth. | Pursue PlanFirst designation with the state of Georgia. | State recognition; eligibility for various state incentives, including a 0.5% interest rate reduction on GEFA loans. | 2023 | 7 | 1 |

**Spalding County Comprehensive Plan Update
Steering Committee Meeting #3 Minutes**

| Priority | Action | Outcome(s) | Proposed Timeframe | Total Green Dots (Implement ASAP) | Total Red Dots (Can Wait until 2025 or later) |
|--|---|---|--------------------|-----------------------------------|---|
| Align zoning code with community vision for desired land uses and development. | Update zoning code. | Tailored and streamlined zoning ordinance that supports the Comprehensive Plan and improves useability. | 2023 - 2024 | 10 | 0 |
| Require attractive and durable building construction using appropriate materials and design. | Refine building and site design requirements for different land uses (e.g., Residential, Commercial, and Industrial). | High-quality developments that are attractive to new residents and businesses. | 2023 - 2024 | 9 | 0 |
| Target locations for commercial uses and services (shops, restaurants, businesses, etc.). | Carry out 5-year update to Comprehensive Plan. | Updated Comprehensive Plan that meets state requirements; updated Land Use Element that aligns with future sewer service areas. | 2026 - 2027 | 9 | 1 |

**Spalding County Comprehensive Plan Update
Steering Committee Meeting #3 Minutes**

Table 2. Feedback on Economic Development Actions

| Priority | Action | Outcome(s) | Proposed Timeframe | Total Green Dots (Implement ASAP) | Total Red Dots (Can Wait until 2025 or later) |
|--|---|--|--------------------|-----------------------------------|---|
| Expand access to broadband and technology. | Pursue Broadband Ready Community Designation with the state of Georgia. | Recognition by the state; increased investment in broadband. | 2023 | 4 | 5 |
| Expand access to broadband and technology. | Pursue Broadband Ready site designations. | New economic development opportunities (e.g., attracting technology-related industries). | 2024 - 2026 | 7 | 1 |
| Support new development that provides job opportunities for Spalding residents. Promote economic growth that is cutting edge (such as the Lakes at Green Valley) | Prepare a Spalding County Economic Development Strategy. | A coordinated strategy for the County, Development Authority, the Chamber, UGA Archway, and other partners to implement economic development initiatives, such as incentivizing and supporting small businesses. | 2024 - 2025 | 8 | 1 |

**Spalding County Comprehensive Plan Update
Steering Committee Meeting #3 Minutes**

Table 3. Feedback on Additional Plans/Studies Actions

| Priority | Action | Outcome(s) | Proposed Timeframe | Total Green Dots (Implement ASAP) | Total Red Dots (Can Wait until 2025 or later) |
|---|---|---|--------------------|-----------------------------------|---|
| Coordinate water/sewer /stormwater infrastructure improvements and land development planning. | Complete Sewer Feasibility Study Phase 1: 19/41 and Hwy 16. | A strategic plan for extending sewer to targeted locations. | 2023 | 6 | 0 |
| Coordinate water/sewer/stormwater infrastructure improvements and land development planning. | Complete Sewer Feasibility Study Phase 2. | Completed analysis for additional areas to extend sewer in the long-term. | 2025 - 2026 | 5 | 0 |
| Coordinate water/sewer/stormwater infrastructure improvements and land development planning. | Conduct a feasibility study for the creation of a stormwater utility. | A dedicated funding stream for stormwater management. | 2023 | 2 | 1 |
| Set Spalding apart as a unique place. | Update the Tri-County Crossing Livable Centers Initiative Plan. | Updated plan with strategies for promoting a walkable, mixed-use center. | 2024 | 4 | 1 |
| Set Spalding apart as a unique place. | Create a redevelopment plan for Experiment Activity Center. | Community revitalization and programs to support existing residents. | 2025 | 2 | 2 |
| Improve access to parks and trails. | Update Parks and Recreation Plan. | Long-term strategy for developing parks and connecting trails. | 2025 | 5 | 0 |

**Spalding County Comprehensive Plan Update
Steering Committee Meeting #3 Minutes**

| Priority | Action | Outcome(s) | Proposed Timeframe | Total Green Dots (Implement ASAP) | Total Red Dots (Can Wait until 2025 or later) |
|--|---|---|--------------------|-----------------------------------|---|
| Coordinate transportation and land development planning. Provide facilities for walkability (sidewalks, paths, trails) and safe bike travel. | Evaluate and update connectivity requirements and incentives in ordinances. | Improved standards that facilitate development of public amenities, such as sidewalks and open space. | 2025 | 5 | 0 |
| Coordinate transportation and land development planning. Provide facilities for walkability (sidewalks, paths, trails) and safe bike travel. | Carry out Wyomia Tyus small area study. | Small area plan with strategies for promoting an innovative mixed-use activity center. | 2026 | 0 | 4 |

Additional comments related to Above Action Items:

- Joseph Johnson, General Manager of the Spalding County Water and Sewerage Facilities Authority, noted that the “Sewer Feasibility Study Phase 2” should be referred to as implementation of the Wastewater Master Plan. He indicated that Phase 2 may occur in 2024-2025.
- Another committee member noted that the Tri-County Crossing LCI plan update should occur in 2023.

**Spalding County Comprehensive Plan Update
Steering Committee Meeting #3 Minutes**

Table 4. Feedback on Housing and Community Character Actions

| Priority | Action | Outcome(s) | Proposed Timeframe | Total Green Dots (Implement ASAP) | Total Red Dots (Can Wait until 2025 or later) |
|---|---|---|--------------------|-----------------------------------|---|
| Promote attainable housing options for different income levels and multi-generational living. | Prioritize and implement applicable recommendations from the 2018 Griffin + Spalding Housing Study. | Action plan for addressing housing needs in unincorporated Spalding County, Sunny Side, and Orchard Hill. | 2023 - 2024 | 4 | 3 |
| Promote attainable housing options for different income levels and multi-generational living. | Partner with UGA Archway to further study unmet housing needs. | Action plan for addressing housing needs in unincorporated Spalding County, Sunny Side, and Orchard Hill. | 2025 - 2027 | 0 | 2 |
| Require well-maintained properties, homes, and businesses through code enforcement. | Evaluate programs to support property rehab/improvements. | More stable neighborhoods and assistance options to help seniors age in place. | 2023 - 2024 | 7 | 0 |
| Require well-maintained properties, homes, and businesses through code enforcement. | Increase code enforcement efforts. | Safer and healthier housing conditions. | 2023 - 2024 | 5 | 0 |

**Spalding County Comprehensive Plan Update
Steering Committee Meeting #3 Minutes**

| Priority | Action | Outcome(s) | Proposed Timeframe | Total Green Dots (Implement ASAP) | Total Red Dots (Can Wait until 2025 or later) |
|--|---|--|--------------------|-----------------------------------|---|
| Protect pastoral landscapes and rural quality of life that makes Spalding special. | Investigate opportunities to carry out initiatives that support rural neighborhoods, such as promotion of wineries and farmers markets. Support family-owned farms and agricultural-related businesses. | Recognition through Georgia DCA's Centennial Farm Program; local economic development. | 2025 - 2027 | 5 | 0 |
| Protect pastoral landscapes and rural quality of life that makes Spalding special. | Explore strategic opportunities for protecting resources that provide ecosystem services. Evaluate code revisions to support conservation goals (e.g., clearing and tree protection standards) | Long-term protection of valuable ecosystem areas and trees; opportunities for passive recreation; updated development codes. | 2025 - 2027 | 8 | 0 |

**Spalding County Comprehensive Plan Update
Steering Committee Meeting #3 Minutes**

Table 5. Feedback on Community Pride Actions

| Priority | Action | Outcome(s) | Proposed Timeframe | Total Green Dots (Implement ASAP) | Total Red Dots (Can Wait until 2025 or later) |
|---|--|--|--------------------|-----------------------------------|---|
| Instill community pride about the buildings, streets, parks, sidewalks, and other community amenities in Spalding County. | Evaluate and identify additional opportunities to engage residents in County programs, plans, and initiatives. | Greater participation in County beautification and improvements, such as Adopt-a-Road. | 2024 | 9 | 0 |
| Instill community pride about the buildings, streets, parks, sidewalks, and other community amenities in Spalding County. | Execute recommendations of resident engagement opportunities. | New boards or volunteer opportunities. | 2025 - 2027 | 4 | 0 |
| Set Spalding apart as a unique place. | Complete gateway branding study. | Analysis and strategies for implementing a gateway branding program in Spalding. | 2025 | 4 | 2 |
| Set Spalding apart as a unique place. | Implement gateway branding recommendations. | Signage at community entrances so that those traveling through the county will see Spalding as a distinct place. | 2026 | 3 | 3 |

**Spalding County Comprehensive Plan Update
Steering Committee Meeting #3 Minutes**

Next Steps and Questions

Caroline reminded the Steering Committee about the upcoming public meetings scheduled for June 21 and June 22 (in-person and virtual, respectively).

Adjourn

Caroline thanked the Steering Committee members and public for attending and adjourned the meeting.

Action Items

- Blue Cypress will email SC Meeting PowerPoint and board PDFs to all members.

**Parks and Recreation
Summer Program:
Youth Input**

CAREER WEEK

Youth Input

PARKS AND RECREATION SUMMER PROGRAM



Students were asked the following questions and told to step to the line if it applied to them.

- Can you do the job you want in Spalding County?
- Have you been Affected by a violent crime?
- Can you do what you like for fun in Spalding County?

BUILDING A CITY – Students were given a random map and told to mark it up with areas for residential, commercial and industrial.

Student concepts:

- Everyone needs a place to live.
- Everyone needs a place to work
- Everyone needs a place to eat.
- Commercial should be accessible from where you live.



Student concepts:

- Industrial should go by the interstate or highway.
- Water-front property is more valuable than other properties.
- Farms should be located with nothing around them.
- The more people living in a space, such as apartments, the better the road.

What does the next generation want in Spalding County?

Residential

Safer Neighborhoods
 Street Lights
 Wider Sidewalks
 Parks, Pools, Trails
 More Houses

Commercial

Better Retail
 Dave & Busters
 Target
 Best Buy
 Employment centers

Parks

Water Park
 Splash Pad
 Playgrounds
 Walking trails
 More lights