

# COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Walnut Grove**

RC: **NEGRC**

Submittal Type: **Comp Plan Update**

Preparer:  RC  Local Government  Consultant:

Cover Letter Date: **3/17/16**

Date Submittal Initially Received by RC: **3/19/16**

Explain Unusual Time-lags or Other Anomalies, when present:

*Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.*

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS CANNOT BE ACCEPTED.**
- **ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.**

# *City of Walnut Grove*

*"Crossroads to Tomorrow"*

*Phone: (770) 787-0046*

*Fax: (770) 787-8340*

April 17, 2017

Burke Walker  
Director, Planning & Government Services  
Northeast Georgia Regional Commission  
305 Research Dr.  
Athens, GA 30605

RE: Comprehensive Plan Submittal

Dear Mr. Walker,

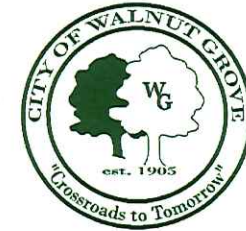
Please accept the transmittal of this comprehensive plan for review. As required by the Georgia Department of Community Affairs, I hereby certify that we have held the required public hearings, involved the public in development of the plan, and considered both the Regional Water Plan and the Rules for Environmental Planning Criteria.

I look forward to the completion of this review and to our adoption of the comprehensive plan.

Sincerely,



Lamar Lee, Mayor  
City of Walnut Grove



# [Draft] City of Walnut Grove Comprehensive Plan

2017 Update

*Developed by the Planning & Government Services Division of the Northeast Georgia Regional Commission*



## Acknowledgements

Walton County Unified Comprehensive Plan Steering Committee  
Kevin Little, Chairman, Walton County  
Mike Martin, Planning Director, Walton County  
Charna Parker, Assistant Planning Director, Walton County  
Ashley Blackstone, Mayor, Between  
Jimmy Guthrie, Mayor, Good Hope  
Randy Carithers, Mayor, Jersey  
Dan Curry, Mayor, Loganville  
Robbie Schwartz, Project Specialist, Loganville  
Greg Thompson, Mayor, Monroe  
Pat Kelly, Planning Director, Monroe  
Hal Dally, Mayor, Social Circle  
Adele Schirmer, Manager, Social Circle  
Lamar Lee, Mayor, Walnut Grove  
Shane Short, Executive Director, Development Authority of Walton County  
Mike Owens, President, Axis Risk Consulting  
Eddie Sheppard, resident  
William Malcolm, resident  
Chip Dempsey, resident

Northeast Georgia Regional Commission  
James Dove, Executive Director  
Burke Walker, Director of Planning & Government Services  
John Devine, AICP, Senior Planner (Project Lead)  
Eva Kennedy, Project Specialist

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# Chapter 1

## Introduction & Overview

### **Purpose**

This comprehensive plan serves as a decision-making guide for local government officials and community leaders. Based on input from the public and a steering committee, the plan identifies needs and opportunities, goals and policies, land use practices, and an implementation framework for key elements.

### **Process**

The comprehensive plan process follows the Rules of the Georgia Department of Community Affairs (DCA), Minimum Standards and Procedures for Local Comprehensive Planning, effective 3/1/2014.

### **Public Involvement**

#### Public Input & Steering Committee

The planning process began with a public hearing and was followed by a community input session during which the public and a local steering committee were invited to discuss local trends and aspirations. Following the initial public meetings, several work sessions were held with a steering committee, with citizen, staff, and elected official membership. An online questionnaire provided additional feedback opportunities, as did the availability of steering committee members to take questions and comments throughout the process (as presented at the first public hearing). A final public hearing was held before submittal of the plan to DCA for review.

#### NEGRC's Role

The Northeast Georgia Regional Commission's Planning & Government Services Division oversaw the development of this plan, including facilitating public and steering committee meetings.

# Chapter 2

## Needs & Opportunities

The following list of needs and opportunities results from a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis conducted at the first input meeting, with both steering committee and public present, as well as professional analysis of relevant data and results of the online questionnaire.

*\*Italicized entries indicate high priorities*

### Population

#### Needs

- Walnut Grove's poverty rate has remained relatively consistent with Walton County and state averages, generally decreasing until the 2009-2013 reporting period, then spiking; local government, employers, and social service providers should work together to address poverty

#### Opportunities

- *Walnut Grove stakeholders list the Walton County Sheriff's Office's local precinct as a strength, and the Georgia State Patrol's Post 46 is headquartered in Monroe; these present opportunities for enforcement and education in cooperation with county and municipal forces*
- Athens Technical College's Monroe campus creates vast educational attainment opportunities for residents throughout Walton County, while proximity to other major institutions in Athens and Atlanta also contributes
- Walton County plans to open a new fire station with EMS within the city limits in the near future; ballfields will be situated behind the new building

## Economic Development

### Needs

- *Walnut Grove retains 0.5% (2 persons) of its employed population for jobs in the city and 99.3% of the jobs in the city go to people commuting in from elsewhere; as a community of Walnut Grove's size has very few employment opportunities, this shows a need for increased economic activity consistent with the community's vision and goals*

### Opportunities

- *With Walnut Grove's location at the junction of SR 138 and SR 81, potential for retail and service-oriented business investment exists within the "thriving, pleasant downtown" that stakeholders envision; a grocery store or drugstore is particularly of interest to the community*
- *Several other Walton County municipalities have enrolled in Project Road Share, which encourages bicyclists to ride in and around the area and has created great outside interest in the community; this is an opportunity for Walnut Grove to increase notoriety and economic activity*
- *Continued development of the Stanton Springs area is a major economic opportunity, not only for Walton County and its municipalities, but for Northeast Georgia and beyond; care should be taken to ensure that new projects there and elsewhere in the community meet high development standards*
- *A unified vision, based upon the stated goals in this plan and its predecessor, of encouraging growth that references and respects the community's natural and cultural resources could be a catalyst for quality economic development and a high standard of living*

## Housing

### Needs

- *Walnut Grove's rate of owner-occupied housing is higher than both Walton County's and the state average; while this can serve as a positive, it may also indicate a need for increased rental options*
- *As part of the SWOT analysis, stakeholders pointed to rental houses that are not well kept by their owners; identifying and counteracting limited blight can prevent it from spreading to other areas*
- *Stakeholder input noted tract (or, "cookie cutter") housing development as a threat within Walton County; design guidelines and other measures to increase variety of and quality in aesthetics may be needed*

### Opportunities

- *Stakeholders listed a new or revised zoning code as an opportunity to manage growth; it could also serve to protect sensitive natural and/or cultural resources*
- *After significant nationwide decline, stakeholders cite a strong housing market in Walton County and point to ample land and infrastructure capacity for planned development, especially in the higher end of the price range; Walnut Grove would like to ensure that any development is of a high caliber*

## Natural & Cultural Resources

### Needs

- “Rural charm” was listed by stakeholders as a strength of Walton County’s; preserving the community’s character and resources should be a priority

### Opportunities

- Open space and greenspace preservation can improve water quality, protect sensitive habitat, create recreational opportunities, and attract visitors; the community could work with land trusts to acquire and conserve land and water resources
- *Increasing tree canopy coverage within the community can help improve air quality*

## Community Facilities & Services

### Needs

- *Since Walnut Grove currently has no property tax, alternate revenue sources must be found*
- As Walton County and its municipalities grow, so will the need for emergency services

### Opportunities

- A new wastewater treatment plant provides the opportunity to accommodate development where and in the manner that the community desires
- Public water is seen by stakeholders as a strength within Walton County; the Hard Labor Creek reservoir, scheduled for completion in 2017, represents an opportunity to build on this positive attribute while providing conservation and recreation benefits



## Intergovernmental Coordination

### Needs

- As individuals and families continue to express an interest in recreation for all ages, service agreements between municipal and county governments may help address this need

### Opportunities

- *Leadership referenced Walnut Grove High School as a strength; working with the board of education to expand after-school and other programming represents an opportunity to further improve the community*
- Coordinated planning efforts between Walton County and its municipalities, as took place during the development of this document, provide a platform for informed decision making and effective investment

## Transportation

### Needs

- *Stakeholders noted excessive traffic coming into town; a traffic-calming program should be considered*
- *Several state and US highways traverse Walton County and stakeholder input identified a need for increased local impact on decisions regarding these roads*

### Opportunities

- *Communities across the country are building trails for walking and bicycling as a means to improve health, transportation choices, recreation, social interaction, and economic development; local leadership sees trail development as a worthwhile opportunity*
- *A well-maintained system of local and county roads was listed as a stakeholder-identified strength; keeping the roads in good condition by performing preventive maintenance represents an opportunity to avoid heavy repair and reconstruction costs in the future*
- The Georgia Department of Transportation plans to install a roundabout at SR 81 where it intersects with Park St./Walnut Grove Pkwy; this is expected to improve traffic flow and safety

# Chapter 3

## Vision Statement

*Walnut Grove envisions a quiet, rural "hometown" community with connective walking and bicycling paths, a thriving and pleasant downtown where daily goods and services are available, and a neighborly atmosphere that welcomes residents and visitors.*

## Goals & Policies

1. Develop a comprehensive system of paths and trails for safe, healthy walking and bicycling, gathering, and community-building
2. Preserve the community's small-town feel by concentrating employment within the central core of the city
3. Meet resident needs and attract newcomers and tourists by providing quality housing, recreation, education, shopping, employment, and transportation choices
4. Increase sense of community and encourage healthy living by developing parks, playgrounds, passive and organized recreation opportunities, safe spaces for walking and bicycling, greenspace, and accessibility for all abilities and ages
5. Anticipate and control impacts and opportunities associated with nearby growth, including traffic, development patterns and aesthetics, natural resources, and increased interest and attention
6. Generate work opportunities consistent with the desire to locate businesses centrally by supporting small, local businesses
7. Work with other local governments inside and outside of Walton County to achieve the vision of this plan
8. Target public investment to guide private development to the locations and in the manner favored by the community

# Chapter 4

## Land Use

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

### Residential

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

### Commercial

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

### Industrial

Manufacture and storage of goods and services. If permitted within the community, facilities such as factories and warehouses would typically be found here.

### Public/Intuitional

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

### Transportation/Communication/Utilities

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

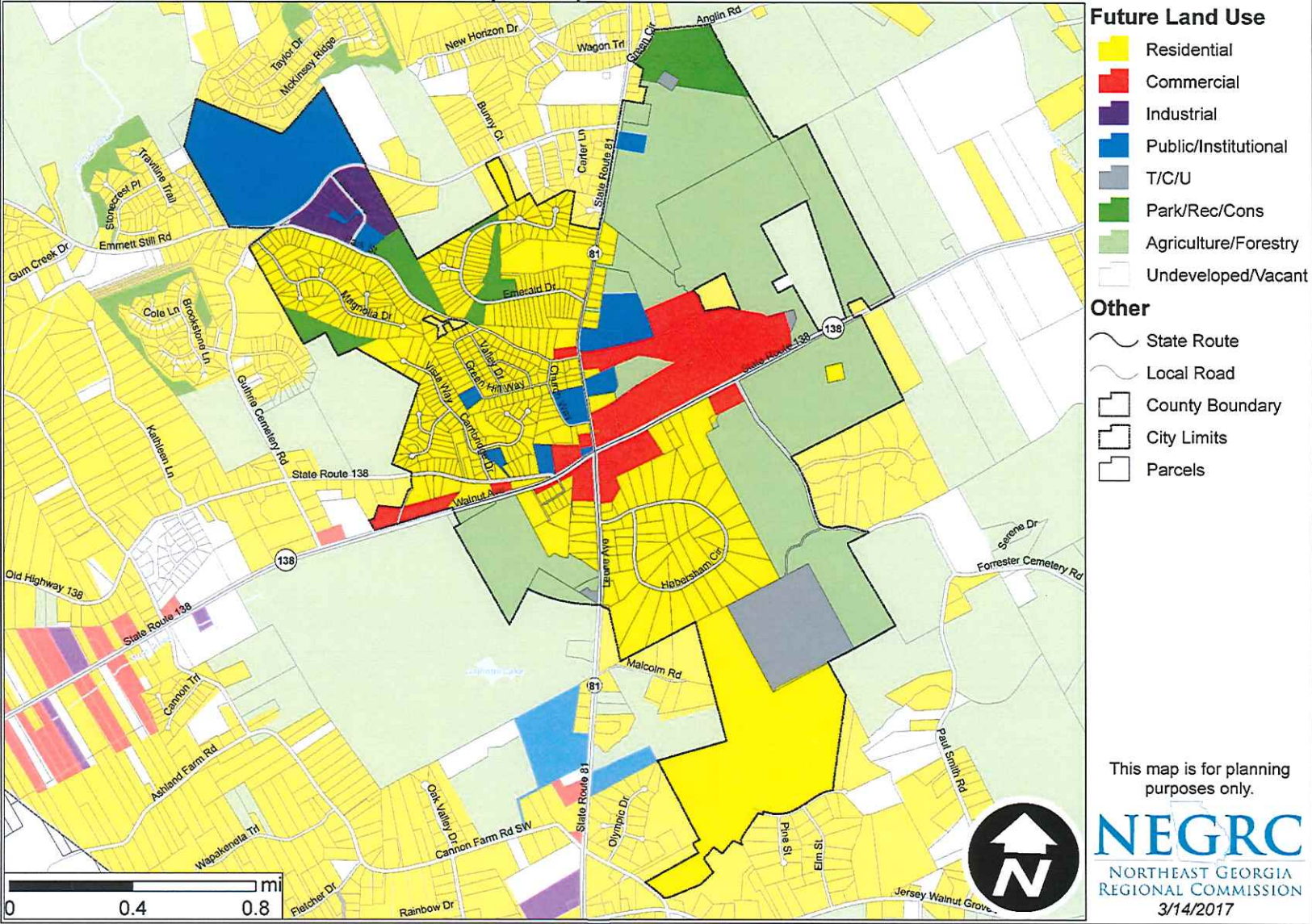
### Parks/Recreation/Conservation

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

### Agriculture/Forestry

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

# Walnut Grove Future Land Use Walton County Comprehensive Plan



This map is for planning purposes only.

**NEGRC**  
NORTHEAST GEORGIA  
REGIONAL COMMISSION  
3/14/2017

# Chapter 5

## Transportation

Since Walnut Grove is located within the Metropolitan Planning Organization (MPO) boundary of the Atlanta Regional Commission (ARC), the State of Georgia requires its comprehensive plan to include this transportation element. MPOs are federally-mandated organizations that provide regional context to transportation planning in urbanized areas. This section and the ARC's Regional Transportation Plan (RTP) should be used together when considering local transportation decisions.

### Local and Regional Transportation Considerations

Transportation discussions are found throughout this comprehensive plan. Additionally, the community has identified the following Objectives and Policies from the ARC's RTP (2016, p47) as desirable in Walnut Grove:

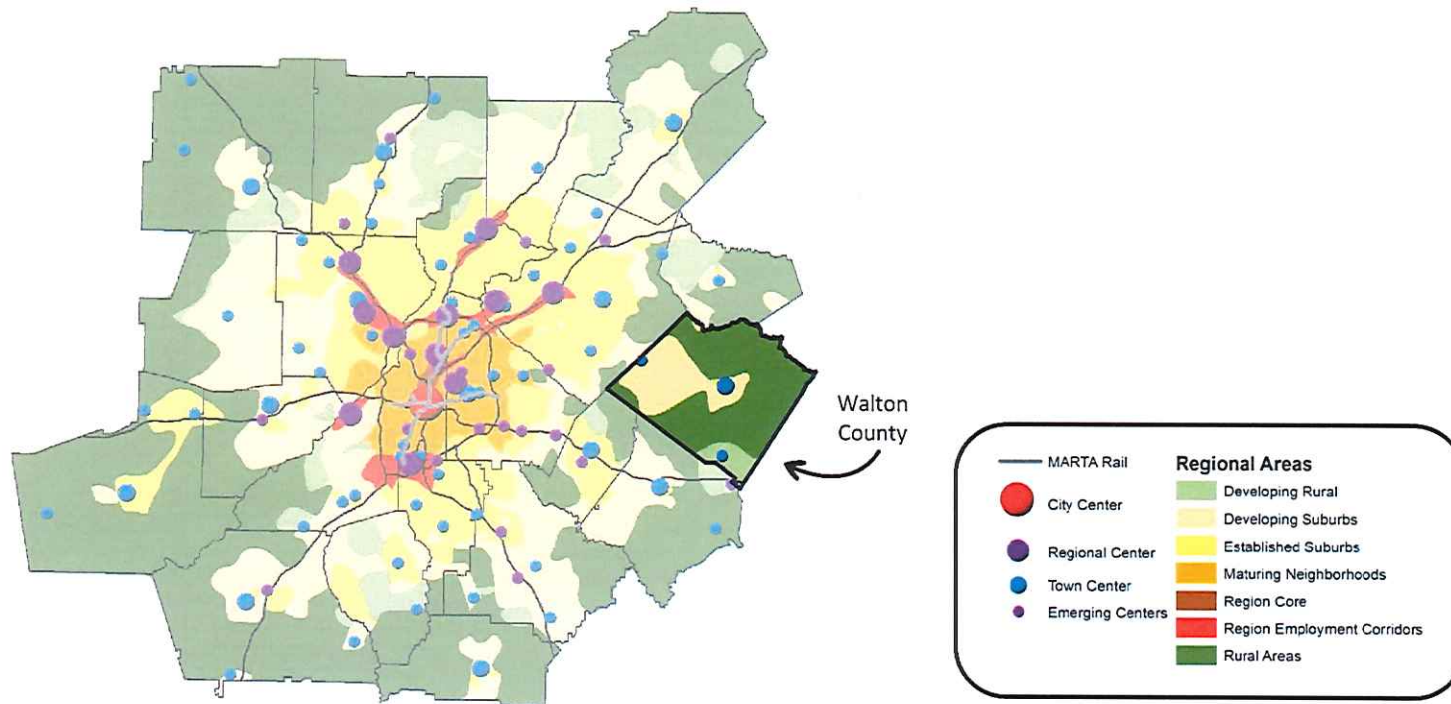
- 1.1 Prioritize data-supported maintenance projects over expansion projects.
- 2.3 Promote bicycle transportation by developing safe and connected route options and facilities.
- 2.4 Promote pedestrian-friendly policies and designs.
- 3.1 Prioritize solutions that improve multimodal connectivity.
- 3.3 Road expansion projects in rural areas should support economic competitiveness by improving multi-modal connectivity between centers.
- 3.4 Implement a complete streets approach on roadway projects that is sensitive to the existing community.
- 4.1 Promote and enhance safety across all planning and implementation efforts, including support for the state strategic highway safety plan.
- 5.1 Maintain and expand transportation options that serve the region's most vulnerable populations.

## Growth and Development

Walnut Grove’s Future Land Use vision, which is detailed in Chapter 4 and around which additional discussion takes place throughout this plan, prioritizes rural preservation, downtown development, and neighborhood-based residential life. The ARC RTP’s Unified Growth Policy Map (UGPM), which describes Walnut Grove as Developing Suburbs, somewhat conflicts with the community’s desired growth patterns by overgeneralizing and not accounting for Walnut Grove’s incorporated status. The local government and the ARC should refer to the growth and future land use vision described in this comprehensive plan rather than the RTP’s UGPM.

## Walnut Grove and the ARC MPO

Walnut Grove does not participate directly in the Atlanta MPO. It is represented through the Walton County government on the Transportation & Air Quality Committee and Transportation Coordinating Committee, and as part of the ARC’s Municipal District 6, which includes other cities within Walton, Barrow, and Gwinnett counties. No ARC RTP projects are programmed for Walnut Grove (<http://garc.maps.arcgis.com/apps/webappviewer/index.html?id=025ca60f2ee54b779dc77209e51f3f25/>).



# Chapter 6

## Community Work Program

The Short-Term Work Program (2017-2021), updated every five years, provides a list of specific activities that the community plans to address as immediate priorities. A Report of Plan Accomplishments, which provides status commentary on the previous work plan (2012-2016), follows.

**Short-Term Work Program, 2017-2021**

(\*entries with an asterisk represent carryover items from the previous STWP)

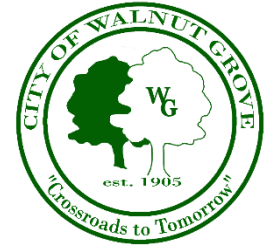
#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
<b>POPULATION</b>					
1	Designate staff member or elected official to serve as public engagement officer to create a volunteer corps and foster participation in local government activities (meeting notices, social media, etc.)	2017	City leadership/staff	None	NA
2	Implement Honorary Councilmember program similar to City of Oxford (citizen shadows councilmember for a month)	2017	City leadership	None	NA
3	Establish a partnership with the high school and social service organizations to expand after-school and other related programming	2018-2020	City staff/non-profits/district	Unknown	City, district
<b>ECONOMIC DEVELOPMENT</b>					
4	Identify suitable locations for commercial development that is consistent with the community's vision and seek out developers and business owners, especially for a grocery or drugstore (establishing a DDA and Main Street program could be beneficial in assisting with this)	2017-2021	City leadership/staff	None	NA
5	*Upgrade and revitalize downtown buildings, landscape, and parking	2017-2020	City leadership/staff		City, DCA, grants, loans
6	Enroll in Walton Wellness's "Project Road Share" to create economic development opportunities and make bicycling safer in Between	2017	City leadership	Minimal	City, Walton Wellness
7	Create downtown plan for economic development, historic preservation, complete streets connectivity, tourism, etc.	2017-2020	City leadership	\$5,000-\$15,000	City, DCA
8	Identify and implement targeted public investment downtown to spur private development	2017-2020	City leadership/staff/consultant	Unknown	City, DCA, grants, loans
<b>LAND USE, HOUSING, AND DEVELOPMENT</b>					
9	Update zoning and development code to ensure that new development is compatible with the community's vision, especially regarding residential and commercial development, as well as natural and cultural resource preservation	2017-2019	City leadership	\$0-\$15,000	City, DCA
10	Inventory housing stock and develop plan to eradicate blight (purchase/demolish policy has been successful elsewhere in the county) and improve quality of existing housing	2017-2021	City leadership/staff	\$1,000-\$5,000	City, DCA



#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
<b>NATURAL AND CULTURAL RESOURCES</b>					
11	Establish a tree-planting program	2018	City leadership	Minimal	City
<b>COMMUNITY FACILITIES &amp; SERVICES</b>					
12	Research, evaluate, and implement alternative revenue sources in place of municipal tax collections	2017-2019	City leadership	\$1,000-\$2,500	City, DCA
13	Establish enforcement partnerships with the Georgia State Patrol and Walton County Sherriff's Office to increase safety	2017	City leadership, County, GSP	Unknown	City, County, GSP
14	Prepare for emergencies by establishing a volunteer response unit and participating in countywide disaster planning	2017-2021	City leadership/ staff	None	NA
<b>TRANSPORTATION</b>					
15	Develop a local complete streets and trails plan with a pronounced focus on reducing automobile vehicle-miles traveled and traffic calming	2018-2020	City leadership	\$2,000	City, GDOT
16	Develop a plan (formal or informal) to improve local impact on decisions regarding state and national highways	2017-2018	City leadership, County, ARC MPO, GDOT	Minimal	City, ARC, GDOT
17	Establish a schedule and program for preventive road maintenance and traffic control improvements (signalization and signage)	2019	City leadership	Minimal	City
18	Prioritize transportation needs for inclusion in future community and regional plans (ex.: SPLOST and T-SPLOST)	2017	City leadership	None	NA

**Report of Plan Accomplishments, 2012-2016**

Activity	Status	Notes
Initiate development of local wastewater treatment facility	Completed	
Upgrade and revitalize downtown buildings, landscape, and parking	Underway	2020 completion
Follow the future land use plan when locating new development	Underway	(Ongoing; will not be carried over into subsequent STWP)
Improve utility and transportation infrastructure to meet community needs	Underway	(Ongoing; will not be carried over into subsequent STWP)
Coordinate new development with existing and planned community needs	Completed	(Ongoing; will not be carried over into subsequent STWP)
Incorporate comprehensive plan into planning review	Underway	(Ongoing; will not be carried over into subsequent STWP)



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2017 Update

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# Chapter 1

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# Chapter 2

## Needs & Opportunities

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## Housing

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- *As part of the SWOT analysis, stakeholders pointed to rental houses that are not well kept by their owners; identifying and counteracting limited blight can prevent it from spreading to other areas*
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### Needs

- As individuals and families continue to express an interest in recreation for all ages, service agreements between municipal and county governments may help address this need

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### Needs

- *Stakeholders noted excessive traffic coming into town; a traffic-calming program should be considered*
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# Chapter 3

## Vision Statement

*Walnut Grove envisions a quiet, rural "hometown" community with connective walking and bicycling paths, a thriving and pleasant downtown where daily goods and services are available, and a neighborly atmosphere that welcomes residents and visitors.*

## Goals & Policies

1. Develop a comprehensive system of paths and trails for safe, healthy walking and bicycling, gathering, and community-building
2. Preserve the community's small-town feel by concentrating employment within the central core of the city
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# Chapter 4

## Land Use

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

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

### Commercial

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

### Industrial

Manufacture and storage of goods and services. If permitted within the community, facilities such as factories and warehouses would typically be found here.

### Public/Intuitional

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

### Transportation/Communication/Utilities

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

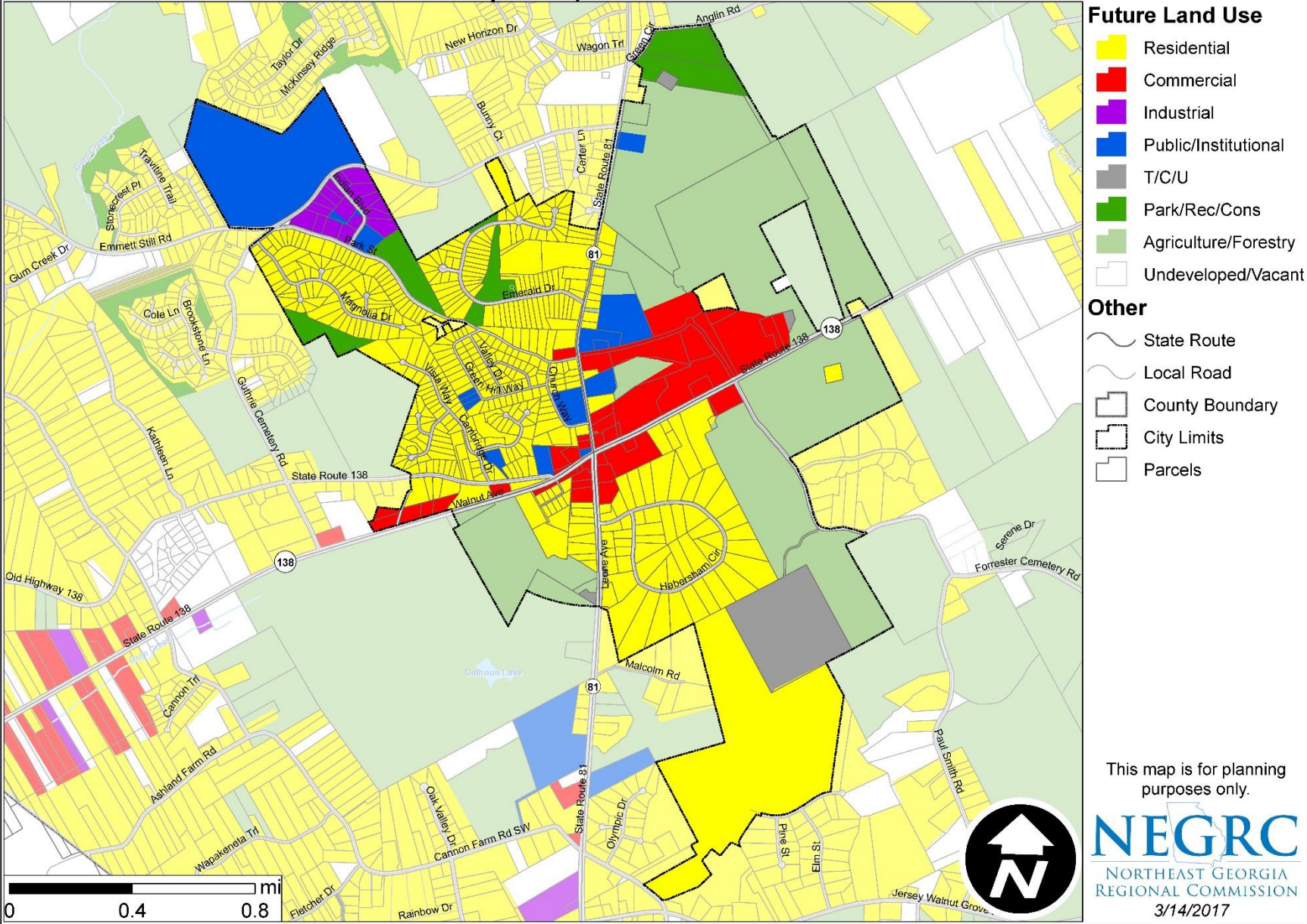
### Parks/Recreation/Conservation

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

### Agriculture/Forestry

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

# Walnut Grove Future Land Use Walton County Comprehensive Plan



# Chapter 5

## Transportation

Since Walnut Grove is located within the Metropolitan Planning Organization (MPO) boundary of the Atlanta Regional Commission (ARC), the State of Georgia requires its comprehensive plan to include this transportation element. MPOs are federally-mandated organizations that provide regional context to transportation planning in urbanized areas. This section and the ARC's Regional Transportation Plan (RTP) should be used together when considering local transportation decisions.

### Local and Regional Transportation Considerations

Transportation discussions are found throughout this comprehensive plan. Additionally, the community has identified the following Objectives and Policies from the ARC's RTP (2016, p47) as desirable in Walnut Grove:

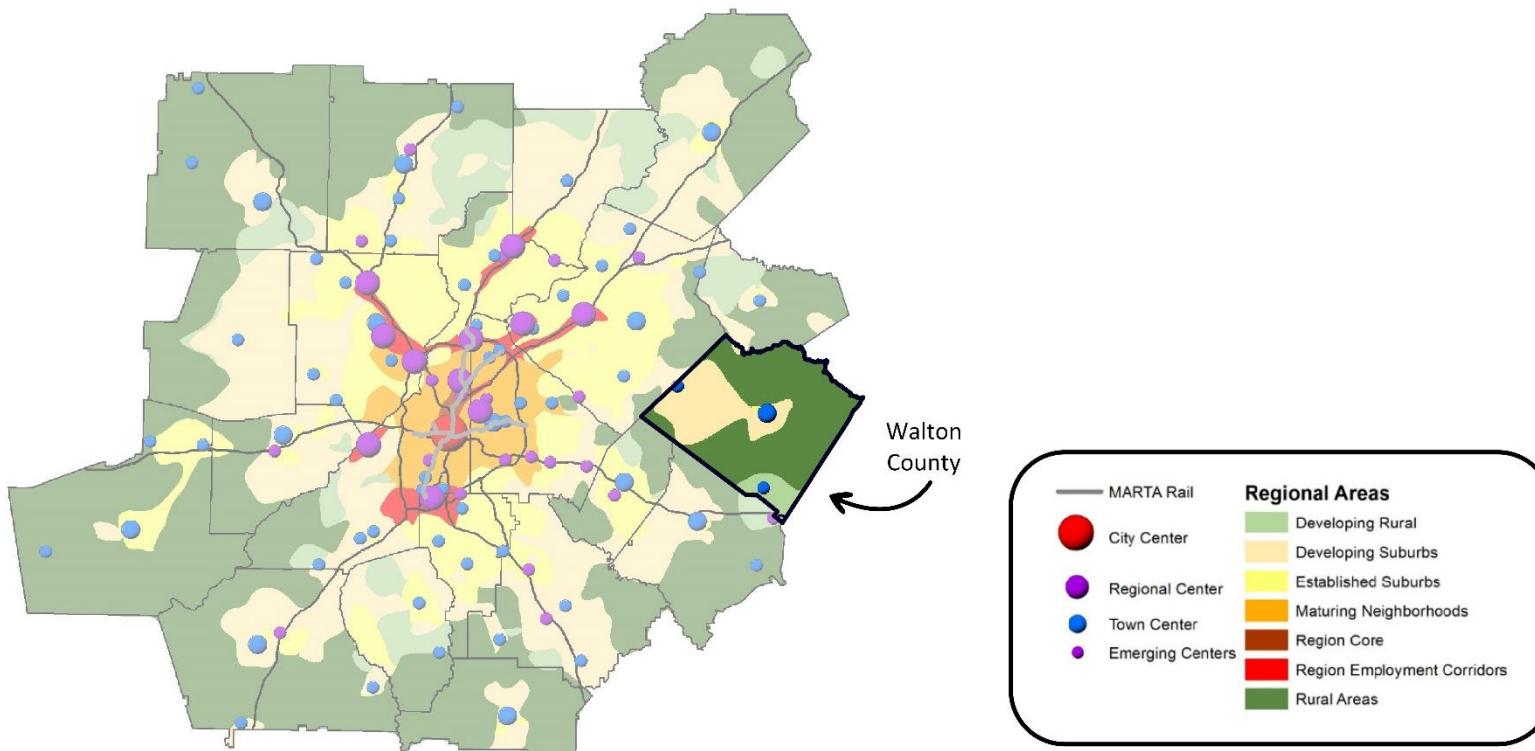
- 1.1 Prioritize data-supported maintenance projects over expansion projects.
- 2.3 Promote bicycle transportation by developing safe and connected route options and facilities.
- 2.4 Promote pedestrian-friendly policies and designs.
- 3.1 Prioritize solutions that improve multimodal connectivity.
- 3.3 Road expansion projects in rural areas should support economic competitiveness by improving multi-modal connectivity between centers.
- 3.4 Implement a complete streets approach on roadway projects that is sensitive to the existing community.
- 4.1 Promote and enhance safety across all planning and implementation efforts, including support for the state strategic highway safety plan.
- 5.1 Maintain and expand transportation options that serve the region's most vulnerable populations.

## Growth and Development

Walnut Grove’s Future Land Use vision, which is detailed in Chapter 4 and around which additional discussion takes place throughout this plan, prioritizes rural preservation, downtown development, and neighborhood-based residential life. The ARC RTP’s Unified Growth Policy Map (UGPM), which describes Walnut Grove as Developing Suburbs, somewhat conflicts with the community’s desired growth patterns by overgeneralizing and not accounting for Walnut Grove’s incorporated status. The local government and the ARC should refer to the growth and future land use vision described in this comprehensive plan rather than the RTP’s UGPM.

## Walnut Grove and the ARC MPO

Walnut Grove does not participate directly in the Atlanta MPO. It is represented through the Walton County government on the Transportation & Air Quality Committee and Transportation Coordinating Committee, and as part of the ARC’s Municipal District 6, which includes other cities within Walton, Barrow, and Gwinnett counties. No ARC RTP projects are programmed for Walnut Grove (<http://garc.maps.arcgis.com/apps/webappviewer/index.html?id=025ca60f2ee54b779dc77209e51f3f25/>).



# Chapter 6

## Community Work Program

The Short-Term Work Program (2017-2021), updated every five years, provides a list of specific activities that the community plans to address as immediate priorities. A Report of Plan Accomplishments, which provides status commentary on the previous work plan (2012-2016), follows.

### Short-Term Work Program, 2017-2021

(\*entries with an asterisk represent carryover items from the previous STWP)

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
<b>POPULATION</b>					
1	Designate staff member or elected official to serve as public engagement officer to create a volunteer corps and foster participation in local government activities (meeting notices, social media, etc.)	2017	City leadership/staff	None	NA
2	Implement Honorary Councilmember program similar to City of Oxford (citizen shadows councilmember for a month)	2017	City leadership	None	NA
3	Establish a partnership with the high school and social service organizations to expand after-school and other related programming	2018-2020	City staff/non-profits/district	Unknown	City, district
<b>ECONOMIC DEVELOPMENT</b>					
4	Identify suitable locations for commercial development that is consistent with the community's vision and seek out developers and business owners, especially for a grocery or drugstore (establishing a DDA and Main Street program could be beneficial in assisting with this)	2017-2021	City leadership/staff	None	NA
5	*Upgrade and revitalize downtown buildings, landscape, and parking	2017-2020	City leadership/staff		City, DCA, grants, loans
6	Enroll in Walton Wellness's "Project Road Share" to create economic development opportunities and make bicycling safer in Between	2017	City leadership	Minimal	City, Walton Wellness
7	Create downtown plan for economic development, historic preservation, complete streets connectivity, tourism, etc.	2017-2020	City leadership	\$5,000-\$15,000	City, DCA
8	Identify and implement targeted public investment downtown to spur private development	2017-2020	City leadership/staff/consultant	Unknown	City, DCA, grants, loans
<b>LAND USE, HOUSING, AND DEVELOPMENT</b>					
9	Update zoning and development code to ensure that new development is compatible with the community's vision, especially regarding residential and commercial development, as well as natural and cultural resource preservation	2017-2019	City leadership	\$0-\$15,000	City, DCA
10	Inventory housing stock and develop plan to eradicate blight (purchase/demolish policy has been successful elsewhere in the county) and improve quality of existing housing	2017-2021	City leadership/staff	\$1,000-\$5,000	City, DCA



#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
<b>NATURAL AND CULTURAL RESOURCES</b>					
11	Establish a tree-planting program	2018	City leadership	Minimal	City
<b>COMMUNITY FACILITIES &amp; SERVICES</b>					
12	Research, evaluate, and implement alternative revenue sources in place of municipal tax collections	2017-2019	City leadership	\$1,000-\$2,500	City, DCA
13	Establish enforcement partnerships with the Georgia State Patrol and Walton County Sherriff's Office to increase safety	2017	City leadership, County, GSP	Unknown	City, County, GSP
14	Prepare for emergencies by establishing a volunteer response unit and participating in countywide disaster planning	2017-2021	City leadership/ staff	None	NA
<b>TRANSPORTATION</b>					
15	Develop a local complete streets and trails plan with a pronounced focus on reducing automobile vehicle-miles traveled and traffic calming	2018-2020	City leadership	\$2,000	City, GDOT
16	Develop a plan (formal or informal) to improve local impact on decisions regarding state and national highways	2017-2018	City leadership, County, ARC MPO, GDOT	Minimal	City, ARC, GDOT
17	Establish a schedule and program for preventive road maintenance and traffic control improvements (signalization and signage)	2019	City leadership	Minimal	City
18	Prioritize transportation needs for inclusion in future community and regional plans (ex.: SPLOST and T-SPLOST)	2017	City leadership	None	NA

**Report of Plan Accomplishments, 2012-2016**

Activity	Status	Notes
Initiate development of local wastewater treatment facility	Completed	
Upgrade and revitalize downtown buildings, landscape, and parking	Underway	2020 completion
Follow the future land use plan when locating new development	Underway	(Ongoing; will not be carried over into subsequent STWP)
Improve utility and transportation infrastructure to meet community needs	Underway	(Ongoing; will not be carried over into subsequent STWP)
Coordinate new development with existing and planned community needs	Completed	(Ongoing; will not be carried over into subsequent STWP)
Incorporate comprehensive plan into planning review	Underway	(Ongoing; will not be carried over into subsequent STWP)

## Appendix: Participation Records

Public Hearings: 10/27/2016 and 4/13/2017

3176

**Public Notice**

Walton County and the municipalities of Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove announce a Public Hearing for the beginning of the 2017 joint comprehensive planning process at 2:30 p.m., Thursday, October 27 at 303 S Hammond Drive, Conference Room G2, Ground Floor. The purpose of the Public Hearing is to brief the community on the planning process and opportunities for public participation therein. A Public Meeting, at which attendees will be asked for their input on the county's and municipalities' future, will be held at 3:00 p.m. at the same location.

All persons having an interest in this petition should be present to voice their interest and/or objection. If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1320 and arrangements will be made.

Board of Commissioners of Walton County  
Kevin Little, Chairman

17PV7400.060

3176

Published 10/12/2017 in The Walton Tribune

3767

**Public Notice**

Walton County and the municipalities of Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove announce a Public Hearing for the communities' draft comprehensive plans at 2:30 p.m., Thursday, April 13, 2017 at 303 S Hammond Drive, Conference Room G2-Ground Floor. The purpose of the Public Hearing is to brief the community on the contents of the plan, provide an opportunity for final suggestions, and notify the public of the submittal and adoption schedule.

All persons having an interest in this petition should be present to voice their interest and/or objection. If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1320 and arrangements will be made.

Board of Commissioners of Walton County  
Kevin Little, Chairman

17PV7400.178

3767

Published 4/5/2017 in The Walton Tribune

NEGRC		Walton Co. and Cities: Comprehensive Plan Update	
NORTHEAST GEORGIA REGIONAL COMMISSION		Public Hearing #1: October 27, 2016 – 2:30 p.m.	
		Walton Co. Government Building	
NAME	TITLE	ADDRESS	EMAIL
Barbara Schlageter	Planning Administrator	P.O. Box 310, Social Circle, Ga. 30085	bschlageter@socialcirclega.com
Charna Parker	Asst. Director	303 S Hammond, Monroe	cparker@co.walton.ga.gov
Mike Martin	Director	"	mmartin@co.walton.ga.gov
Ron Rabun	CITY ADMINISTRATOR	215 N. Broad, Munkof	RRABUN@MUNKOF.GOV
Day Curry	Mayor	607 Berta Ct, Loganville, GA 30052	dancurry607@bellsouth.net
Hal Dally	Mayor	P.O. Box 310, Social Circle, Ga.	hdally@socialcirclega.com
David Keener	Council Member	P.O. Box 310 Social Circle, GA	dkeener@socialcirclega.com
Ricky Canters	Mayor	13 Jersey street, Monroe GA 30014	RickyCanters@Bellsouth.net
Tim Prater	Planning Director	4385 Pecan St, Loganville	tprater@loganville-ga.gov
Nina Ramsey	DEPUTY DIRECTOR	4385 PECAN ST, logv	nuramsey@loganville-ga.gov
Robbie Schwartz	Project Development Supt	4385 Pecan St, Loganville	rschwartz@loganville-ga.gov
Greg Thompson	Mayor	P.O. Box 1249 Monroe	gthompson@monroega.gov
Patrick Kelley	Code Dept. Director	P.O. Box 1249 Monroe	pkelley@monroega.gov
Lamar Lee	Mayor	2581 Keene Ave, Loganville, GA	mayorwalnutgr@bellsouth.net
Kathy Glass	City Clerk	"	kglass@walnutgrovegeorgia.com

NEGRC		Walton County and Municipalities: Comprehensive Plan Update	
NORTHEAST GEORGIA REGIONAL COMMISSION		Public Hearing #2: Thursday, April 13, 2017 – 2:30 p.m.	
		Walton County Government Building	
NAME	TITLE	ADDRESS	EMAIL
Charna Parker	Asst Director	303 S Hammond Dr	cparker@co.walton.ga.gov
Mike Martin	Director	"	mmartin@co.walton.ga.gov
David Keener	Social Circle Council Member	PO Box 310, Social Circle, 30085	dkeener@bellsouth.net
Ricky Canters	Brokerage/ Appraisal Firm Co-owner	P.O. Box 186, Social Circle	rickycanters@bellsouth.net
Hal Dally	Mayor	P.O. Box 310 Social Circle	hdally@socialcirclega.com
Adele Schirmer	City Manager	"	aschirmer@socialcirclega.com

NEGRC		Walton County Government Building	
NORTHEAST GEORGIA REGIONAL COMMISSION		Public Hearing #2	
		Sign-in sheet (2 of 2)	
NAME	TITLE	ADDRESS	EMAIL
Shannon Bond	Admin. Assistant	4385 Pecan St	sbond@loganville-ga.gov
Tim Prater	Prator Planning	4385 Pecan St.	tprater@loganville-ga.gov
Jimmy Guthrie	Mayor, Good Hope	P.O. Box 10, Good Hope, GA 30641	Townofgoodhope@windstream.net
Patrick Kelley	Director of P & Z	PO Box 1249 Monroe GA	pkelley@monroega.gov
Frank Sherrill	Chair, SCPA	PO Box 565 Social Circle	frank@hightowerengr.com
Robbie Schwartz	Project Specialist	4385 Pecan St, Loganville	rschwartz@loganville-ga.gov

Input Meetings : 10/27/2016, 1/10/2017, and 1/26/2017 (p1 of 2)

3176  
Public Notice

Walton County and the municipalities of Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove announce a Public Hearing for the beginning of the 2017 joint comprehensive planning process at 2:30 p.m., Thursday, October 27 at 303 S Hammond Drive, Conference Room G2, Ground Floor. The purpose of the Public Hearing is to brief the community on the planning process and opportunities for public participation therein. A Public Meeting, at which attendees will be asked for their input on the county's and municipalities' future, will be held at 3:00 p.m. at the same location.

All persons having an interest in this petition should be present to voice their interest and/or objection. If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1320 and arrangements will be made.

Board of Commissioners of Walton County  
Kevin Little, Chairman

17PV7400.060

Published 10/12/2017 in The Walton Tribune

Public Notice 8010

Walton County and the municipalities of Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove announce a public input meeting for the 2017 joint comprehensive planning process at 2:30 p.m., Tuesday, January 10 at 303 S Hammond Drive, Conference Room G2, Ground Floor. Stakeholders and the general public will discuss plan elements and provide feedback to be used in composing the long-range document.

All persons having an interest in this petition should be present to voice their interest and/or objection. If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1320 and arrangements will be made.

Board of Commissioners of Walton County  
Kevin Little, Chairman

17PV7400.100

Published 1/7-1/8/2017 in The Walton Tribune

**NEGRC**  
NORTHEAST GEORGIA REGIONAL COMMISSION

Walton Co. and Cities: Comprehensive Plan Update  
Input Meeting #1: October 27, 2016 – 3:00 p.m.  
Walton Co. Government Building

**Input Meeting #1  
Sign-in sheet (1 of 1)**

NAME	TITLE	ADDRESS	EMAIL
Tim Prater	Planning Director	4385 Pecan St Loganville	tprater@loganville-ga.gov
Nina Ramsey	Deputy Director	" " "	niramsey@loganville-ga.gov
Robbie Schwartz	Project Specialist	" " "	rschwartz@loganville-ga.gov
Kathy Glass	City Clerk	3581 Lesue Ave, Loganville GA	kglass@walnutgrovegeorgia.com
Lamar Lee	Mayor	" " "	mayorwalnutgrove@bellsouth.net
Randy Carithers	Mayor	131 Jersey Walnut Grove Rd Covington Ga 30014	RandyCarithers@Bellsouth.net
Greg Thompson	Mayor	P.O. Box 1249 Monroe	gthompson@monroega.gov
Patrick Kelley	Code Dept Director	P.O. Box 1249 Monroe GA	pkelley@monroega.gov
RON H. RABUN	CITY ADMINISTRATOR	215 W. BEARD, MONROE, GA	RRABUN@MONROEGA.GOV
Carana Schluger	Planning Administrator	P.O. Box 310, Social Circle, GA 30025	bschluger@socialcirclega.com
Charna Parker	Asst Director PD	303 S Hammond Monroe	cparker@co.walton.ga.us
Mike Martin	Director PD	" " "	mmartine@co.walton.ga.us
David Keener	Council Member	PO Box 310, Social Circle GA	dkeener@socialcirclega.com
Hal Dally	Mayor	" " " "	hdally@socialcirclega.com
Dan Curcy	Mayor	607 Berta Ct Loganville GA 30052	dancurcy607@bellsouth.net

**NEGRC**  
NORTHEAST GEORGIA REGIONAL COMMISSION

Walton Co. and Cities: Comprehensive Plan Update  
Input Meeting #2: January 10, 2017 – 2:30 p.m.  
Walton Co. Government Building

**Input meeting #2  
Sign-in sheet (1 of 2)**

NAME	TITLE	ADDRESS	EMAIL
William Malcom	City Council/Good Hope	P.O. Box 34 Good Hope Ga 30641	wmalcom30@igmi.com
Randy Carithers	Mayor / Jersey	131 Jersey Walnut Grove Rd Covington Ga 30014	RandyCarithers@Bellsouth.net
Jimmy Guthrie	Mayor / Good Hope	P.O. Box 10 Good Hope Ga 30641	carithers@goodhope-windstar.com
Eddie Shppard	Councilman Post 2	225 Old Good Hope Rd Good Hope 30641	eddieshppard@s@yahoo.com
RON RABUN	CITY MANAGER	CITY OF MONROE	RRABUN@AOL.COM
Hal Dally	Mayor	SOCIAL CIRCLE	hdally@socialcirclega.com
Patrick Kelley	Planning & Zoning Dir.	City of Monroe	pkelley@monroega.gov
MIKE MARTIN	DIR	WALTON Co	mmartine@co.walton.ga.us
CHARNA PARKER	Asst DIR	WALTON Co	cparker@co.walton.ga.us

Input Meetings : 10/27/2016, 1/10/2017, and 1/26/2017 (p1 of 2)

**Public Notice 8010**

should be present to voice their interest and/or objection. If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1320 and arrangements will be made.

Walton County Planning and Development  
17PV7400.119

**Public Notice 3480**

Walton County and the municipalities of Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove announce a public input meeting for the 2017 joint comprehensive planning process at 2:30 p.m., Thursday, January 26 at 303 S Hammond Drive, Conference Room G2, Ground Floor. Stakeholders and the general public will discuss plan elements and

**Public Notice 8010**

provide feedback to be used in composing the long-range document.

All persons having an interest in this petition should be present to voice their interest and/or objection. If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1320 and arrangements will be made.

Board of Commissioners of Walton County  
Kevin Little, Chairman  
17PV7400.120

**3481**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROE, GEORGIA FOR THE PURPOSE OF NAMING AN OPEN RECORDS OFFICER, AN ALTERNATE**

Published 1/14-1/15/2017 in The Walton Tribune

NEGRC		Walton Co. and Cities: Comprehensive Plan Update	
NORTHEAST GEORGIA REGIONAL COMMISSION		Input Meeting #2: January 10, 2017 – 2:30 p.m. Walton Co. Government Building	
Input Meeting #2 Sign-in sheet (2 of 2)			
NAME	TITLE	ADDRESS	EMAIL
Robbin Schwartz	Project Specialist	4385 Pecan St Loganville	RSCHWARTZ@LOGANVILLE-GA.GOV
Danny Roberts	Asst. City Manager	"	droberts@Loganville-ga.gov
Natalie Warnack	Finance Director	"	nawarnack@loganville-ga.gov
Aphley Blackstone	Mayor - Between	PO Box 46 Monroe 30655	mayor-betweenega@gmail.com
Adele Schirmer	City Mgr	PO Box 310 Soc Cr GA 30025	aschirmer@socialcirclega.com
Shane Short	Exec. Director	PO Box 89 Monroe, GA 30655	shane@choosewalton.com
David Keener	Council Member	PO Box 310 Social Circle GA 30025	dkeener@bellsouth.net
Bill Jones	City mgr	PO Box 39 Loganville GA	bjones@loganville-ga.gov
Day Curry	Mayor	PO Box 39 Loganville GA 30052	dancur607@bellsouth.net
Tim Prater	Planning Director	4385 Pecan St Loganville GA 30052	tprater@loganville-ga.gov
Simone Ramsey	Planning Deputy Dir	4385 Pecan St Loganville GA 30052	nirams@loganville-ga.gov

NEGRC		Walton Co. and Cities: Comprehensive Plan Update	
NORTHEAST GEORGIA REGIONAL COMMISSION		Input Meeting #3: January 26, 2017 – 2:30 p.m. Walton Co. Government Building	
Input Meeting #3 Sign-in sheet (1 of 2)			
NAME	TITLE	ADDRESS	EMAIL
MIKE OWENS	DDA/IDA/CITIZEN	4454 HAWKINS ACADEMIA	mowens@awork.com
Dal Daily	Mayor	SOCIAL CIRCLE, GA 30025	hdaily@socialcirclega.com
Adele Schirmer	City Manager		aschirmer@socialcirclega.com

NEGRC		Walton Co. and Cities: Comprehensive Plan Update	
NORTHEAST GEORGIA REGIONAL COMMISSION		Input Meeting #3: January 26, 2017 – 2:30 p.m. Walton Co. Government Building	
Input Meeting #3 Sign-in sheet (2 of 2)			
NAME	TITLE	ADDRESS	EMAIL
Randy Carlow	Mayor	181 Army Circle - 2100 - 22 Good Hope 30041	townofgoodhope@windstream.net
Jimmy Guthrie	Mayor	PO Box 10 Good Hope 30041	
Patrick Kelley	Director of P+D	PO Box 1249 Monroe GA 30655	pkelley@monroega.gov
Charms Parker	Asst. Director P+D	3035 Hammond Dr Monroe	cparker@waltonga.gov
Mike Martin	Director P+D	"	mmartin@waltonga.gov

## Selected Questionnaire Results

Question  
06

What are three defining characteristics of the community that you would like to see preserved?

173,117,917  
Historic  
Aesthetics  
Small Town Feel

172,203,880  
Rural, agricultural characteristic

172,189,609  
Historic town center.  
Independent school system.  
Maintain and grow industrial activity. (Jobs)

172,026,807  
Sense of Community  
Safe  
Great economy and jobs

172,016,912  
1. Sense of Community.  
2. Historical overlay.  
3. Small Rural setting.

Question  
08

What are the most pressing issues that will affect the community in the future?

173,117,917  
infrastructure to support growth  
growth management with zoning, etc.

172,203,880  
residential development, employment opportunities and attracting quality business or industry

172,189,609  
Uncontrolled, undesirable growth. Must have smart growth.

172,026,807  
Traffic/transportation  
Affordable housing

172,016,912  
I believe it will be population growth and we will not have the ability to provide services for them.

Question  
07

What development patterns (within the community and elsewhere) would you NOT like to see occur here? (*Mandatory*)

173,117,917  
STrip Commercial  
Housing without recreation or landscaping such that the neighborhoods do not keep value

172,203,880  
urban sprawl, strip center, congested roads without planning for access and inter parcel connectivity.

172,189,609  
Not Gwinnett. Clean corridors.

172,026,807  
Apartments

Question  
10

What is the community's greatest need?

173,117,917  
Parks and trails

172,203,880  
Industry and other quality employers

172,189,609  
Improved water and sanitary sewer. Increased capacity with fair pricing either local or regional.

172,026,807  
More retail, more restaurants, movie theater and hotel.