

# Walton County Comprehensive Plan

2017 Update

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



## RESOLUTION

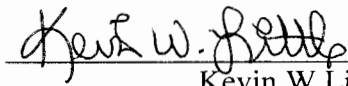
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

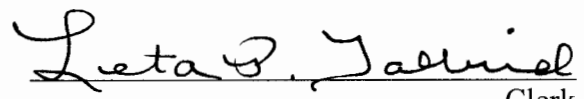
WHEREAS, the Comprehensive Plan Update for Walton County, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners that the Comprehensive Plan Update for Walton County, Georgia dated 2017, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 6TH day of JUNE, 2017.

Walton County, Georgia

  
\_\_\_\_\_  
Kevin W Little, Chairman

  
\_\_\_\_\_  
Clerk

## Acknowledgements

### Walton County Unified Comprehensive Plan Steering Committee

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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

- Walton County's poverty rate has risen slightly (12.5% to 14.7%) but consistently has remained below the state average (15.7% to 18.5%); local government, employers, and social service providers should work together to address poverty

#### Opportunities

- *The Georgia State Patrol's Post 46 is headquartered in Monroe and presents an opportunity 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*

## Economic Development

### Needs

- *Only 21.1% (7,751 out of 36,573) of Walton County's employed population stays in the county for work; this points to a need for increased employment options within the community*
- *Stakeholders cited a need for the development of additional destinations and quality lodging to drive and reap the benefits of tourism*

### Opportunities

- *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*
- The many state and US highway miles within Walton County provide an opportunity for corridor-style business development
- 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

- Walton County's rate of owner-occupied housing is approximately 10% higher than the Georgia average; while this can serve as a positive, it may also indicate a need for increased rental options
- *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

- 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

## 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*
- *The Hard Labor Creek reservoir will provide storage for 12 billion gallons of drinking water to Walton County and Oconee County; its protection and the development of appropriate, sensitive recreational access can contribute to a healthy and prosperous future*
- *Increasing tree canopy coverage within the community can help improve air quality*

## Community Facilities & Services

### Needs

- *Stakeholders cite a need to address lack of sewerage and aging infrastructure; the CIE and work program should be used to improve service and update and repair existing facilities*
- *As Walton County and its municipalities grow, so will the need for emergency services*

### Opportunities

- *Stakeholders are proud of Walton County’s recreational opportunities; development requirements for recreation areas in new projects present an opportunity for not just open space, but partnerships between local government, developers, homeowner associations, and service agencies such as the Boys & Girls Club*



## Intergovernmental Coordination

### Needs

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

### Opportunities

- 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

- *Several state and US highways traverse Walton County; stakeholder input identified a need for increased local impact on decisions regarding these roads*

### Opportunities

- *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*

# Chapter 3

## Vision Statement

*Walton County is a dynamic community within the influence of the Atlanta and Athens metropolitan areas but with its own charm, style, and pace. This vision addresses the desire to balance the county's rural qualities with intentional residential development while expanding the local quality of life and economy.*

## Goals & Policies

1. Preserve natural and cultural resources by concentrating development in and around established areas; encourage intensive development within nodes at major intersections
2. Meet resident needs and attract newcomers and tourists by providing quality housing, recreation, education, shopping, employment, and transportation choices
3. 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
4. Promote the county to families, professionals, retirees, and others
5. Spur appropriate private development by focusing public investment to maximize consistency with stated planning priorities; utilize existing infrastructure
6. Anticipate and control impacts and opportunities associated with nearby growth, including traffic, development patterns and aesthetics, natural resources, and increased interest and attention
7. Maximize the impact of the Monroe-Walton County airport in marketing and economic development efforts
8. Generate work opportunities by encouraging small-business growth inside key existing and planned development areas and locating major employment projects
9. Engage the citizenry in local government knowledge sharing and decision making
10. Work with other local governments inside and outside of Walton County to achieve the vision of this plan

# Chapter 4

## Land Use

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

The DCA defines a character area as a specific district or section of the community that:

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

Character areas typically provide greater flexibility than traditional future land use maps, in which each parcel is assigned a single category such as Residential or Commercial.

The following table provides an overview of each of the character areas, including a brief description, zoning compatibility, and appropriate land uses for each:

## Character Areas Compatibility Index

CHARACTER AREA	DESCRIPTION OF CHARACTER AREA	ZONING COMPATIBILITY*	APPROPRIATE LAND USES*
Rural Residential	Undeveloped land likely to face development pressures for lower-density residential land	A, A-1, A-2	Residential, Agriculture, Public, Recreation
Suburban	Planned to accommodate the majority of new residential growth	A, A-1, A-2, R-1, B-1	Residential, Agriculture, Public, Recreation, Mixed Use
Neighborhood Residential	Traditional residential development with neighborhood-scale businesses located throughout	A, R-1, R-2, R-3, O-I, TC, B-1, B-2	Residential, Commercial, Agriculture, Public, Recreation, Mixed Use
Village Center	Focal point/activity center with retail, service, office, high-density housing, and public/open space	R-1, R-2, R-3, B-1, O-I, TC	Mixed Use, Residential, Public, Recreation, Office, Commercial
Highway Corridor	Accommodates commercial and industrial development; appropriate for major thoroughfares	A, B-1, B-2, B-3, O-I, M1, M2, MUBP, MCMUBP	Commercial, Office, Industry, Public, Agriculture
Employment Center	Larger-scale commercial, including light industry, office, retail, and services	B-1, B-2, B-3, O-I, M1, MUBP, MCMUBP	Commercial, Office, Industry

*\*Note: not all zoning and land use classifications will necessarily be appropriate in all locations within a character area.*

# Character Areas Defining Narrative

## Rural Residential

Preserving rural character while accommodating residential growth is the predominant theme of this area. The aim is to encourage preservation of rural land and/or environmentally critical areas and discourage incompatible uses. This area will feature two acres per dwelling unit with limited infrastructure access (sewerage is typically not available and not anticipated).

Open space and master-planned developments are encouraged to preserve greenspace and retain the rural characteristics of the county. These areas are also designed to accommodate recreation and public or institutional uses.

The intent is to provide a lower level of service to the area, in terms of transportation and infrastructure expansion, in order to reduce development pressures and retain the rural qualities of the area.

### Compatibility

ZONING COMPATIBILITY	APPROPRIATE LAND USES
A, A-1, A-2	Residential, Agriculture, Public, Recreation



### Implementation Measures

- Improve affordable housing options and provide homeowners supplemental income by allowing accessory housing units to be constructed on single-family lots, where appropriate
- Encourage voluntary resource preservation through conservation easements
- Protect critical lands by developing conservation subdivisions
- Facilitate habitat preservation and active living by greenway and/or trails networks
- Protect riparian areas by enforcing buffers
- Protect rural and environmentally sensitive areas from the encroachment of incompatible uses by directing all new development to appropriate areas as defined on the Future Development Map
- Seek National Register of Historic Places status for historic structures where appropriate
- Provide information to interested property owners regarding available state and federal incentives for the rehabilitation of historic structures and other resources
- Protect tree canopy
- Site schools at locations convenient to residential areas and to encourage safe and active transportation
- Design streets to maximize efficiency (minimize pavement width) and safety, and to accommodate all users
- Cluster development to encourage land use efficiency, natural resources protection, and transportation choices
- Design developments to be context-sensitive
- Consider form-based concerns when reviewing new development to ensure compatibility
- Concentrate growth in suitable locations while preserving sensitive or otherwise critical areas through transfer of development rights

**Suburban**

The overall character of the area can be classified as primarily residential and intended to accommodate the majority of the expected residential growth in the county. The area is located in parts of the county experiencing a high volume of transition to residential development.

Higher development densities are allowed based on the availability of supportive infrastructure, typically at 1 acre per dwelling unit without access to public sewerage, which is typically not currently available and not anticipated in the short-term. The area may be suitable for neighborhood-level commercial activity provided it is developed within the character of the neighborhood and supported by the necessary infrastructure.

Open space and master-planned developments are encouraged to preserve greenspace and retain the rural characteristics of the county. These areas are also designed to accommodate recreation, as well as education, public uses, health care, or other institutional uses associated with increased population densities.



Compatibility

ZONING COMPATIBILITY	APPROPRIATE LAND USES
A, A-1, A-2, R-1, B-1	Residential, Agriculture, Public, Recreation, Mixed Use

### Implementation Measures

- Permit neighborhood-scale commercial space that will serve and employ local residents, such as restaurants and small shops
- Require multiple access points to increase interconnectivity and minimize traffic impacts on the road network
- Develop incentives to set aside useable open space within new residential developments
- Improve affordable housing options and provide homeowners supplemental income by allowing accessory housing units to be constructed on single-family lots, where appropriate
- Create balanced developments by adopting inclusive land use practices that require a predetermined percentage of affordable housing
- Facilitate habitat preservation and active living by greenway and/or trails networks
- Encourage voluntary resource preservation through conservation easements
- Protect riparian areas by enforcing buffers
- Protect tree canopy
- Increase public education and awareness regarding the need to pump septic tanks on a regular interval
- Incorporate recreation areas into new residential developments as a means of distributing park space within the vicinity of new residents
- Site schools at locations convenient to residential areas and encourage safe and active transportation
- Develop a road improvement priority program in coordination with the location of new development
- Design streets to maximize efficiency (minimize pavement width) and safety, and to accommodate all users
- Coordinate the development review process to assess the impacts of new development on county services
- Require appropriate buffers and landscaping between incompatible uses
- Cluster development to encourage land use efficiency, natural resources protection, and transportation choices
- Design developments to be context-sensitive
- Consider form-based concerns when reviewing new development to ensure compatibility
- Concentrate growth in suitable locations while preserving sensitive or otherwise critical areas through transfer of development rights
- Minimize unusable commercial space and impervious surfaces by allowing flexibility in parking regulations and shared parking where appropriate
- Facilitate efficiency of service provision by encouraging infill development



### Neighborhood Residential

The prevailing feature of this character area will be traditional neighborhood developments with high residential density, pedestrian orientation, and street connectivity. Located mainly around established or planned development centers (such as the Village Centers discussed in this plan and Walton County's existing cities), the Neighborhood Residential areas maximize infrastructure efficiency and concentrate development to allow preservation of more rural, undeveloped spaces.

High development densities are encouraged, as this character area will occur in areas with supportive infrastructure. Typical dwelling densities will be one unit per 1/4 acre to one unit per acre. Neighborhood-level commercial activity is also encouraged, as it facilitates walking, bicycling, and community interaction, provided it is developed within the character of the neighborhood and supported by the necessary infrastructure.

Small, neighborhood-scale parks and networks of greenways, pedestrian and bicycle paths, and extensive sidewalks are key to this classification. These areas are also designed to accommodate recreation, as well as education, public uses, health care, or other institutional uses associated with increased population densities.

#### Compatibility

ZONING COMPATIBILITY	APPROPRIATE LAND USES
A, R-1, R-2, R-3, B-1, B-2, O-I, TC	Residential, Commercial, Agriculture, Public, Recreation, Mixed Use



### Implementation Measures

- Permit neighborhood-scale commercial space that will serve and employ local residents, such as restaurants and small shops
- Require multiple access points to increase interconnectivity and minimize traffic impacts on the road network
- Develop incentives to set aside useable open space within new residential developments
- Improve affordable housing options and provide homeowners supplemental income by allowing accessory housing units to be constructed on single-family lots, where appropriate
- Create balanced developments by adopting inclusive land use practices that require a predetermined percentage of affordable housing
- Facilitate habitat preservation and active living by greenway and/or trails networks
- Encourage voluntary resource preservation through conservation easements
- Protect riparian areas by enforcing buffers
- Protect tree canopy
- Incorporate recreation areas into new residential developments as a means of distributing park space within the vicinity of new residents
- Site schools at locations convenient to residential areas and to encourage safe and active transportation
- Develop a road improvement priority program in coordination with the location of new development
- Design streets to maximize efficiency (minimize pavement width) and safety, and to accommodate all users
- Coordinate the development review process to assess the impacts of all new development on county services
- Require appropriate buffers and landscaping between incompatible uses
- Cluster development to encourage land use efficiency, natural resources protection, and transportation choices
- Design developments to be context-sensitive
- Consider form-based concerns when reviewing new development to ensure compatibility
- Concentrate growth in suitable locations while preserving sensitive or otherwise critical areas through transfer of development rights
- Minimize unusable commercial space and impervious surfaces by allowing flexibility in parking regulations and shared parking where appropriate
- Facilitate efficiency of service provision by encouraging infill development

### Village Center

The overall character of the area is intended to provide a mixed-use environment that combines residential and commercial uses within community nodes. The area is designed to provide limited convenience shopping and services only for surrounding residential areas. The nodes will be suitable for higher-density residential development depending on the availability of the necessary supportive infrastructure and compatibility with the surrounding land uses.

The identified areas are a reflection of existing unincorporated communities and areas that may be suitable for mixed-use development that is within proximity to higher concentrations of population.

Newly developed areas not identified as existing communities shall be located at intersections of collector roads or higher functional class within close proximity to existing or planned populated residential areas. The commercial uses within the nodes are less reliant on automobile traffic and should be internally linked with bicycle and pedestrian networks.

#### Compatibility

ZONING COMPATIBILITY	APPROPRIATE LAND USES
R-1, R-2, R-3, B-1, O-I, TC	Mixed Use, Residential, Public, Recreation, Office, Commercial



## Implementation Measures

- Upgrade and revitalize downtown buildings, landscape, and parking (strategy for existing cities)
- Require multiple access points to increase interconnectivity and minimize traffic impacts on the road network
- Develop incentives to set aside useable open space within new residential developments
- Improve affordable housing options and provide homeowners supplemental income by allowing accessory housing units to be constructed on single-family lots, where appropriate
- Create balanced developments by adopting inclusive land use practices that require a predetermined percentage of affordable housing
- Seek National Register of Historic Places status for historic structures where appropriate
- Provide information to interested property owners regarding available state and federal incentives for the rehabilitation of historic structures
- Facilitate habitat preservation and active living by greenway and/or trails networks
- Protect riparian areas by enforcing buffers
- Protect tree canopy
- Expand, improve and repair municipal water systems
- Incorporate recreation areas into new residential developments as a means of distributing park space within the vicinity of new residents
- Site schools at locations convenient to residential areas and encourage safe and active transportation
- Develop a road improvement priority program in coordination with the location of new development
- Design streets to maximize efficiency (minimize pavement width) and safety, and to accommodate all users
- Coordinate the development review process to assess the impacts of all new development on county services
- Require appropriate buffers and landscaping between incompatible uses
- Design developments to be context-sensitive
- Consider form-based concerns when reviewing new development to ensure compatibility
- Concentrate growth in suitable locations while preserving sensitive or otherwise critical areas through transfer of development rights
- Minimize unusable commercial space and impervious surfaces by allowing flexibility in parking regulations and shared parking where appropriate
- Facilitate efficiency of service provision by encouraging infill development

### Highway Corridor

The area is intended to accommodate larger-scale commercial development that is more oriented to the automobile traveler and requires major road access and higher visibility. The area is designed as a primary commercial destination and appropriate for major shopping centers or "big box" commercial centers, and for office and industrial use. Uses should be clustered in these locations with internal, interconnected transportation networks to mitigate adverse access management impacts along major arteries.

#### Compatibility

ZONING COMPATIBILITY	APPROPRIATE LAND USES
A, B-1, B-2, B-3, O-I, M1, M2, MUBP, MCMUBP	Commercial, Office, Industry, Public, Agriculture



### Implementation Measures

- Continue cooperative relationship with local chamber of commerce for all economic development-related activities
- Actively promote and market Walton County's economic resources through state agencies and interstate clearinghouses
- Monitor change in local economic conditions and assess the needs of local business and industry
- Facilitate habitat preservation and active living by greenway and/or trails networks (where applicable)
- Encourage voluntary resource preservation through conservation easements
- Protect riparian areas by enforcing buffers
- Protect tree canopy
- Incorporate complete streets requirements within higher-density development
- Require inter-parcel connectivity within and between developments along major transportation corridors
- Coordinate the development review process to assess the impacts of all new development on county services
- Require appropriate buffers and landscaping between incompatible uses
- Design developments to be context-sensitive
- Consider form-based concerns when reviewing new development to ensure compatibility

### Employment Center

The overall character of the area is intended for large-scale, employment-intensive commercial uses. The area is designed to provide a compatible mix of commercial development (retail and services), professional offices, and light industrial uses.

The intended types of development require access to the necessary supportive infrastructure, including public water and sewerage service, as well as major transportation networks. Where public sewerage is currently unavailable in this area, it is identified as a long-term need to accommodate the desired commercial growth.

Projects using planned development concepts are encouraged, such as business/office parks that provide internal transportation networks minimizing the traffic impacts on the arterial road network. Inter-parcel access should be promoted, eliminating the need for multiple access points.



#### Compatibility

ZONING COMPATIBILITY	APPROPRIATE LAND USES
B-1, B-2, B-3, O-1, M1, MUBP, MCMUBP	Commercial, Office, Industry



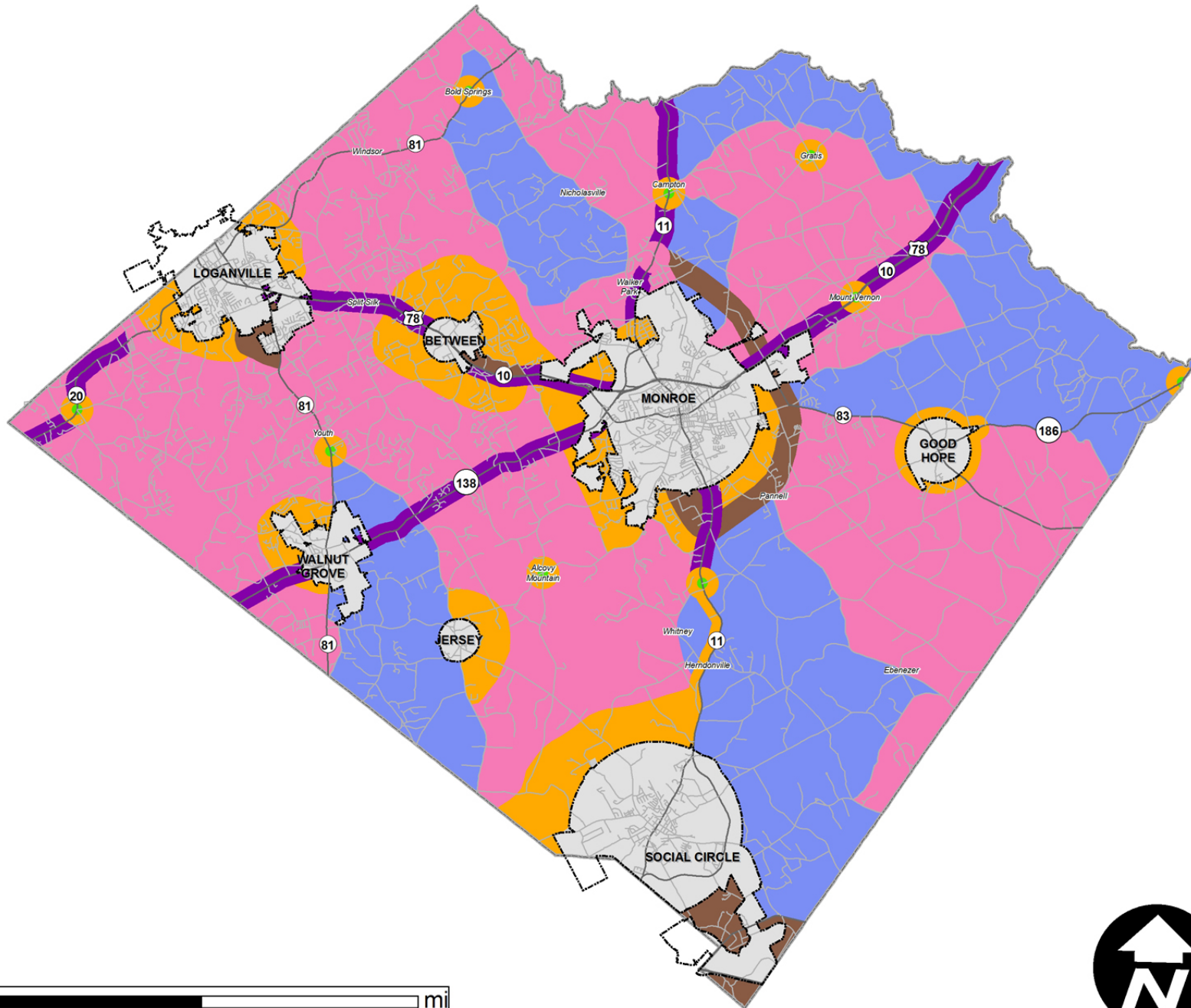
### Implementation Measures

- Identify appropriate lands suitable for industrial development
- Continue cooperative relationship with local chamber of commerce for all economic development related activities
- Actively promote and market Walton County's economic resources through state agencies and interstate clearinghouses
- Monitor change in local economic conditions and assess the needs of local business and industry
- Develop a workforce training technical assistance program for local business community
- Seek funding to develop and implement an information technology plan in cooperation with regional efforts
- Facilitate habitat preservation and active living by greenway and/or trails networks (where applicable)
- Encourage voluntary resource preservation through conservation easements
- Protect riparian areas by enforcing buffers
- Protect tree canopy
- Require inter-parcel connectivity within and between developments along major transportation corridors
- Coordinate the development review process to assess the impacts of all new development on county services
- Require appropriate buffers and landscaping between incompatible uses
- Design developments to be context-sensitive
- Consider form-based concerns when reviewing new development to ensure compatibility



# Walton County Future Development

## Walton County Comprehensive Plan

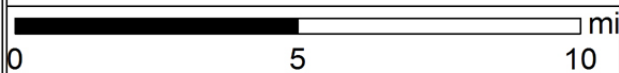


### Other

- State Route
- Local Road
- Railroad
- County Boundary
- City Limits

### Character Areas

- Rural Residential
- Suburban
- Neighborhood Residential
- Village Center
- Highway Corridor
- Employment Center
- Incorporated City



This map is for planning purposes only.

# NEGRC

NORTHEAST GEORGIA  
REGIONAL COMMISSION

4/17/2017

# Chapter 5

## Transportation

Since Walton County 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.

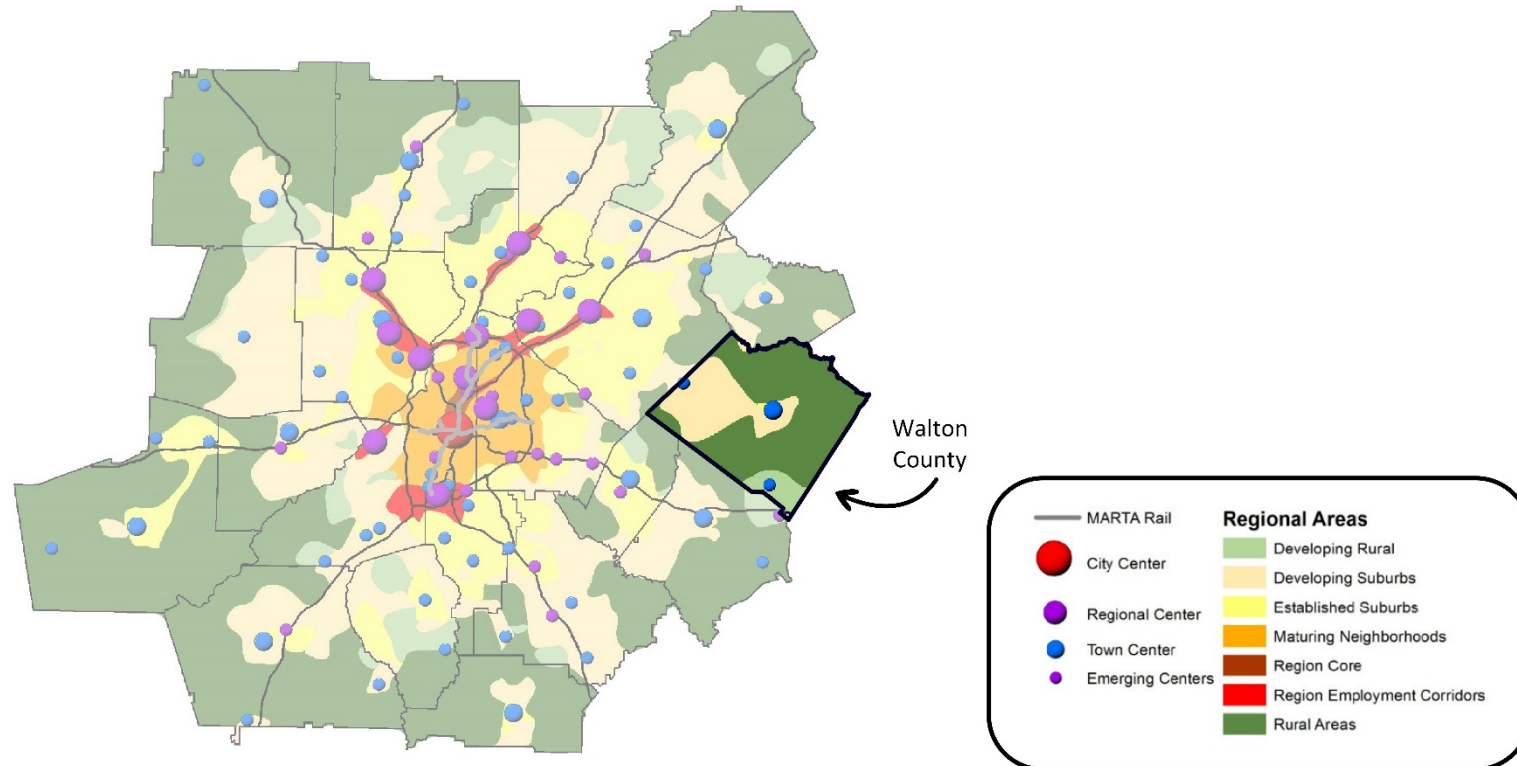
### Local and Regional Transportation Considerations

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 Walton County:

- 1.1 Prioritize data-supported maintenance projects over expansion projects
- 1.2 Promote system reliability and resiliency
- 2.5 Enhance and expand Transportation Demand Management (TDM) programs
- 3.3 Road expansion projects in rural areas should support economic competitiveness by improving multi-modal connectivity between centers
- 4.1 Promote and enhance safety across all planning and implementation efforts, including support for the state strategic highway safety plan
- 4.2 Coordinate security and emergency preparedness programs across transportation modes and jurisdictions
- 5.3 Increase funding for Human Services Transportation (HST) and Medicaid transportation services
- 5.4 Increase access to areas with essential services, including healthcare, education, recreation, entertainment, and commercial retail
- 6.1 Provide safe and reliable access to freight land uses and major intermodal freight facilities
- 6.3 Preserve industrial land uses in proximity to existing freight corridors
- 7.1 Pursue the application and use of advanced technologies

## Growth and Development

Walton County’s Future Development vision, which is detailed in Chapter 4 and around which additional discussion takes place throughout this plan, presents a complex, countywide mix of varying desired growth and development patterns. While the ARC RTP’s Unified Growth Policy Map (shown here), which describes Walton County as a mix of Developing Suburbs, Rural Areas, and Town Centers, does not present wholesale conflict with the community’s desired growth patterns, it should be viewed as a generalization. The local government and the ARC should refer to the growth vision and development scenarios found in this comprehensive plan rather than the RTP’s UGPM.



## Walton County and the ARC MPO

The Walton County government is represented at the ARC MPO on the Transportation & Air Quality Committee and Transportation Coordinating Committee. The ARC RTP includes a North Broad Street Pedestrian and Bicycle Improvements project within the Monroe city limits, a new alignment project for the Monroe East Connector road immediately to the east and south of Monroe, and a widening project along SR 20 from Loganville southwest to beyond the Rockdale County line (<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	Implement Honorary Commissioner program similar to City of Oxford (citizen shadows commissioner for a month)	2017	County leadership; Leadership Walton	None	NA
2	Create a poverty-related committee or task force with the mission of reducing and alleviating the effects of poverty, with membership from government, education, employers, social service, housing, health, etc.	2017	County leadership	None	NA
<b>ECONOMIC DEVELOPMENT</b>					
3	Identify suitable locations for commercial development that is consistent with the county's vision and seek out developers and business owners, especially to retain residents for local employment	2017-2021	County leadership, planning & dev.	None	NA
4	Create job training/educational promotion program to develop a better-educated, higher-earning workforce	2017-2018	Economic dev; Athens Tech	Unknown	County, Athens Tech
5	Work with chamber of commerce to create a "Buy Local" program	2017-2018	County staff; Chamber	\$1,000-\$2,500	County, Chamber
6	Study and implement tools to encourage development of tourism-related economic opportunities such as public-private partnerships, with the goal of adding quality destinations and lodging	2017-2018	County planning & dev; Chamber	Minimal	County
7	Enroll in Walton Wellness's "Project Road Share" to create economic development opportunities and make bicycling safer in Walton County	2017	County leadership, traffic engineering	Minimal	County, Walton Wellness
8	Develop branding and marketing plan to promote Walton County to prospective residents and businesses with a focus on Stanton Springs and other targeted growth areas	2018-2019	County leadership, economic dev.	\$15,000-\$30,000	County
<b>LAND USE, HOUSING, AND DEVELOPMENT</b>					
9	Develop an affordable housing plan	2017-2019	County planning & dev.	\$10,000-\$15,000	County, DCA, grants, loans
10	Conduct thorough review of 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	County planning & dev.	\$5,000-\$15,000	County, DCA
11	Evaluate and, if appropriate, adopt development requirements for recreation areas in new projects	2017-2018	County planning & dev.	\$1,000-\$3,000	County, DCA
12	Develop design standards for new residential and commercial development	2018-2021	County planning & dev.	\$10,000-\$25,000	County, DCA

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
<b>NATURAL AND CULTURAL RESOURCES</b>					
13	Inventory and devise a protection plan for natural resources that contribute to the community's rural setting	2018-2019	County leadership/staff	\$5,000-\$15,000	County, DCA, DNR
14	Partner with land trust(s) to acquire and conserve land and water resources	2020-2021	County planning & dev.; land trust	Varies by project	County, DCA, DNR, grants, loans
15	Establish a tree-planting program	2018	County planning & dev.	Minimal	County
<b>COMMUNITY FACILITIES &amp; SERVICES</b>					
16	*Implement county sewerage system along U.S. Highway 78 corridor between Loganville and Monroe	2019	County utilities	Unknown	County, GEFA, DCA, SPLOST, Bond Issue
17	*Implement projects for water line, tank, and pump construction	2017-2019	County utilities	\$7,000,000	GEFA, Bond Issue
18	*Conduct comprehensive utility and transportation needs analysis and implement priority projects	2017-2021	County utilities, traffic engineering; IDA	Varies by project	County, IDA, DCA, GEFA, GDOT
19	Develop recreation master plan to include park space, equipment, and other areas; implement priority projects	2017-2021	County parks & recreation	Varies by project	County, DCA, DNR
20	Expand county jail	2019	County sheriff	\$1,870,000	Impact Fees
21	Expand Sheriff's Office	2019	County sheriff	\$1,225,000	SPLOST/Impact Fees
22	Establish enforcement partnerships with the Georgia State Patrol to increase safety	2017	County leadership/ sheriff, GSP	Unknown	County, GSP
23	Prepare for emergencies by establishing a volunteer response unit and leading consolidated county/city disaster plan update	2017-2021	County emergency management	None	NA
<b>TRANSPORTATION</b>					
24	*Secure rights-of-way along growth corridors	2017-2021	County leadership	\$500,000-\$1M	County
25	*Continue to improve signalization and signage in congested areas and crash-prone locations	2017-2021	County traffic engineering	Varies by project	County, GDOT
26	Develop a complete streets and trails plan	2018-2020	County planning & dev.	\$5,000	County, GDOT
27	Develop a plan (formal or informal) to improve local impact on decisions regarding state and national highways	2017-2018	County, Cities, ARC MPO, GDOT	Minimal	County, Cities, ARC, GDOT
28	Establish a schedule and program for preventive road maintenance and traffic control improvements (signalization and signage)	2019	County public works, traffic engineering	Minimal	County
29	Create a Transit Development Plan (feasibility analysis)	2017-2020	County leadership, planning & dev.	\$2,500-\$7,500	County, GDOT
30	Prioritize transportation needs for inclusion in future community and regional plans (ex.: SPLOST and T-SPLOST)	2017	County leadership	None	NA

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

ACTIVITY	STATUS	NOTES
Implement county sewerage system along U.S. Highway 78 corridor between Loganville and Monroe	CIE*	2019 completion
Implement projects for water line, tank and pump construction	Underway	2019 completion
Increase Sheriff's Department staff by 40 members (20 jail staff and 20 patrol staff)	CIE	CIE-only; will not be carried over into subsequent STWP
Acquire additional ambulance and all necessary equipment	CIE	CIE-only; will not be carried over into subsequent STWP
Hire eight additional EMS staff	CIE	CIE-only; 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)
Continue to participate in regional solid waste efforts	Underway	(Ongoing; will not be carried over into subsequent STWP)
Continue to improve signalization and signage in congested areas and accident-prone locations	Underway	2019 completion
Acquire and construct additional parks and recreation facilities and improve equipment to meet demand	Underway	(Ongoing; will not be carried over into subsequent STWP)
Secure right-of-way along growth corridors	Underway	(Ongoing; will not be carried over into subsequent STWP)
Coordinate all new development with existing and planned community facilities	Underway	(Ongoing; will not be carried over into subsequent STWP)
Conduct periodic retail/services supply and demand studies	Underway	(Ongoing; will not be carried over into subsequent STWP)
Utilize the Future Land Use map to ensure compatible commercial and industrial locations	Underway	(Ongoing; will not be carried over into subsequent STWP)
Follow the Future Land Use map when locating areas for new development	Underway	(Ongoing; will not be carried over into subsequent STWP)
Minimize the negative environmental impacts of development	Underway	(Ongoing; will not be carried over into subsequent STWP)

ACTIVITY	STATUS	NOTES
Implement GIS system linking tax office with planning office	Completed	
Incorporate Comprehensive Plan into planning review	Underway	(Ongoing; will not be carried over into subsequent STWP)
Fire Station Construction at Ebenezer Church Rd.	Completed	
Fire Station Construction Replace station 3 and 12 with one station at Corndogs HWY 81	CIE	CIE-only; will not be carried over into subsequent STWP
2 Fire Heavy Vehicles	CIE	CIE-only; will not be carried over into subsequent STWP
Fire Station Construction at Mt. Carmel Church Rd.	Completed	
2 Ambulance Boxes (2015-2017)	CIE	CIE-only; will not be carried over into subsequent STWP
Ambulance Box (2018-2019)	CIE	CIE-only; will not be carried over into subsequent STWP
EMS Education & Storage Facility	CIE	CIE-only; will not be carried over into subsequent STWP
County Jail Expansion	CIE	2019 completion
Sheriff's Office Expansion	CIE	2019 completion
Park Land Acquisition (40 acres)	Completed	
Collection Materials (2015-2019 – seven CIE entries combined)	CIE	CIE-only; will not be carried over into subsequent STWP

\* Status of "CIE" indicates items likely to be moved into the CIE annual update; many are not to be carried over into the subsequent STWP



# Appendix

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 FABUN	CITY ADMINISTRATOR	215 N. Broad, Munkof	RFABUN@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, SEDA	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 Leslie 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-walton.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@CITYOFMONROE.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

**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**  
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 (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-betweenga@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
Simd Ramsey	Planning Deputy Dir	4385 Pecan St Loganville GA 30052	nirams@loganville-ga.gov

**NEGRC**  
NORTHEAST GEORGIA REGIONAL COMMISSION

**Walton Co. and Cities: Comprehensive Plan Update**  
**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 AVE MONROE	mowens@awork.com
Dal Daily	Mayor	SOCIAL CIRCLE, GA 30025	hdaily@socialcirclega.com
Adele Schirmer	City Manager	"	aschirmer@socialcirclega.com

**NEGRC**  
NORTHEAST GEORGIA REGIONAL COMMISSION

**Walton Co. and Cities: Comprehensive Plan Update**  
**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	1814 Army Circle - 2100 - 22 Good Hope 30041	townofgoodhope@windstream.net
Jimmy Guthrie	Mayor	PO Box 10 Good Hope 30041	
Patrick Kelley	Director of P+Z	PO Box 1249 Monroe GA 30655	pkelley@monroega.gov
Charms Parker	Asst. Director P+Z	3035 Hammond Dr Monroe	cparker@waltonga.gov
Mike Martin	Director P+Z	"	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.