

# City of Loganville 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 Kelley, 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

## Table of Contents

Introduction & Overview .....	3
Purpose .....	3
Process .....	3
Public Involvement .....	3
Needs & Opportunities .....	4
Population .....	4
Economic Development .....	5
Housing .....	5
Natural & Cultural Resources .....	6
Community Facilities & Services .....	6
Vison Statement .....	8
Goals & Policies .....	8
Land Use .....	9
Transportation .....	11
Local and Regional Transportation Considerations .....	11
Growth and Development .....	12
Loganville and the ARC MPO .....	12
Community Work Program .....	13
Short-Term Work Program, 2017-2021 .....	14
Report of Plan Accomplishments, 2012-2016 .....	16
Appendix: Participation Records .....	18

# 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

- Although Loganville's poverty rate has generally declined since the 2006-2010 reporting period and remains significantly lower than both Walton County's and the state average, local government, employers, and social service providers should work together to address poverty
- *Stakeholders referenced Loganville being a "bedroom community" as a threat; a basic analysis and needs assessment of housing, employment, recreation, and other areas should be conducted to identify ways to attract new residents who already work in Loganville*

#### Opportunities

- *Involve youth in the community as a volunteer labor source and in local government as an educational tool*
- 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

- *The vast majority of Loganville's workforce leaves the city for employment (94%), while 95% of jobs within the city belong to people commuting from elsewhere; this evinces a need for an examination of both the suitability of housing for Loganville's workers and an effort to create jobs better suited to the city's residents*
- *City leadership cited a need for additional destinations to drive tourism, as well as for industrial development*
- *A "lackluster downtown," as referenced in stakeholder input, shows a need for the improvement and redevelopment of that area as identified in this plan's vision*

### 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
- 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

- Loganville's rate of owner-occupied housing is slightly lower than Walton County's and significantly lower than the state average; while this is expected within a relatively urbanized area, it may also indicate a need to create a homeownership education program or partnership
- 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

- A strong housing market, as identified by Loganville leadership in the SWOT analysis, points to an opportunity to create the kind of mixed-use, work/play/live/shop communities that stakeholders listed as being desirable during the development of the vision and goals for this plan
- *The city has purchased property and demolished houses where need exists; continuation of this program is an opportunity to eliminate blight, provide new interest and quality housing, and potentially increase revenues*

## Natural & Cultural Resources

### Opportunities

- *While stakeholders cite recreation and pocket parks as strengths of Loganville's, a lack of arts-related activities provides an opportunity to complement existing natural and cultural resources*
- Open space and greenspace preservation can improve water quality, protect sensitive habitat, create recreational opportunities, and attract visitors; the community should 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

- *Stakeholders cited the purchase of water from Walton County and Gwinnett County as a weakness; identification of a local source should be evaluated*
- As Walton County and its municipalities grow, so will the need for emergency services

### Opportunities

- *Downtown redevelopment being a critical component of Loganville's vision, targeted planning and public investment can be used to trigger increased private-sector interest*
- 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

### 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

- *While Loganville has begun installing sidewalks, a great need exists for more*
- Traffic congestion and state control over important roads within the city indicate a need to coordinate with the Georgia Department of Transportation (GDOT) and the Atlanta Regional Commission to improve transportation within Loganville

### Opportunities

- Lack of rail and interstate highway corridors were identified by stakeholders as weaknesses in the SWOT analysis; while these types of transportation improvements are typically associated with long-range timelines, Loganville leadership could work with GDOT, employers, and others to identify mass transportation needs and develop a plan accordingly (potentially including public transit)
- *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*

# Chapter 3

## Vision Statement

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

## Goals & Policies

1. Develop a comprehensive system of paths and trails for safe, healthy walking and bicycling, gathering, and community-building
2. Preserve natural and cultural resources by concentrating development in and around established areas
3. Meet resident needs and attract newcomers and tourists by providing quality housing, hotels, recreation, education, shopping, employment, and transportation choices
4. Preserve and redevelop the downtown area
5. Improve the community's transportation system
6. 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
7. Engage the citizenry in local government knowledge sharing and decision making
8. Work with other local governments inside and outside of Walton County to achieve the vision of this plan
9. 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- and multi-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/Institutional

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

### Transportation/Communication/Utilities

Infrastructure such as water treatment, sewage treatment, 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.

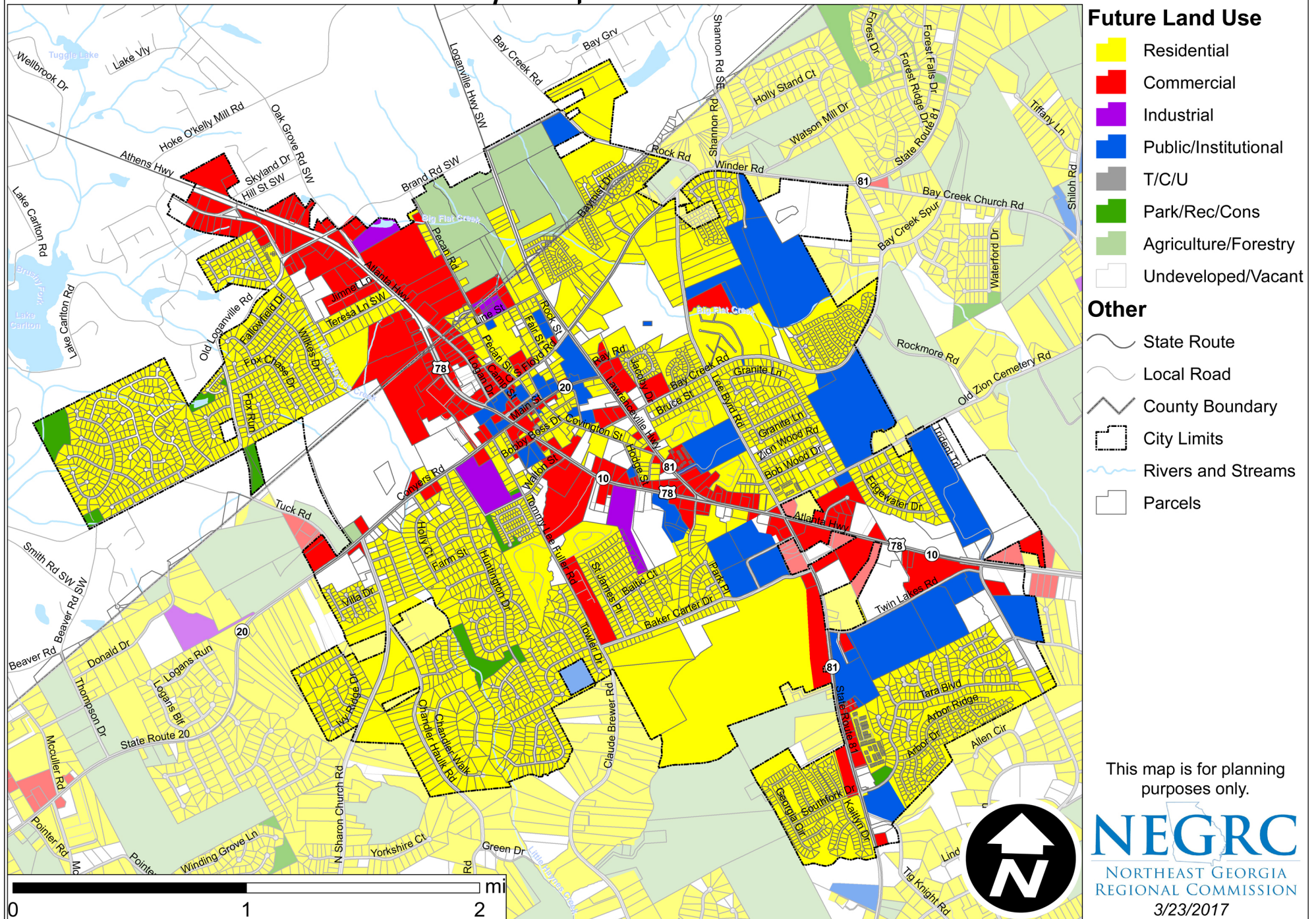
### Agriculture/Forestry

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



# Loganville Future Land Use

## Walton County Comprehensive Plan



# Chapter 5

## Transportation

Since Loganville 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

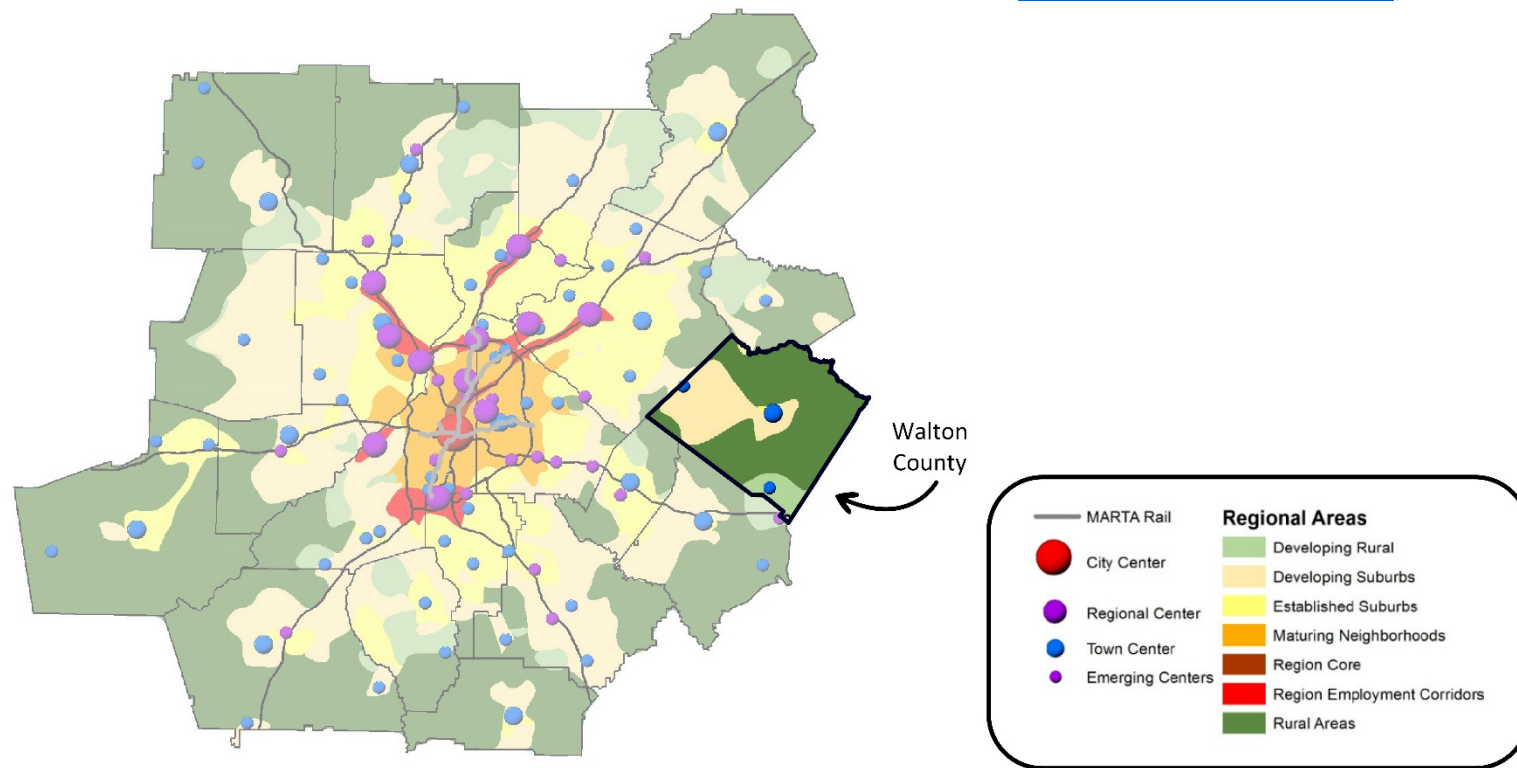
Transportation discussions are found throughout this comprehensive plan. Additionally, the community has identified the following *Objectives and Policies* from the ARC's RTP (2016, p47) as desirable in Loganville:

- 1.3 Promote transit and active transportation modes to improve access.
- 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.
- 3.4 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

Loganville's Future Land Use vision, which is detailed in Chapter 4 and around which additional discussion takes place throughout this plan, prioritizes downtown development, mixed uses, and connected trails and greenspaces. The ARC RTP's Unified Growth Policy Map, which describes Loganville as a Town Center, is relatively consistent with the community's desired growth patterns. Despite this basic level of agreement, the local government and the ARC should refer to the growth vision and future land use found in this comprehensive plan rather than the RTP's UGPM.



## Loganville and the ARC MPO

Loganville has had recent involvement with the Atlanta MPO by completing a Livable Centers Initiative study in 2010 and a five-year update in 2016. The city 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. The ARC RTP includes 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	Designate staff member or elected official to serve as public engagement officer to increase volunteerism and foster participation in local government activities (meeting notices, social media, etc.), especially among youth	2017	City leadership/ marketing	None	NA
<b>ECONOMIC DEVELOPMENT</b>					
2	Identify suitable locations for commercial development that is consistent with the community's vision and seek out developers and business owners (working with the DDA or establishing a Main Street Program could be beneficial in assisting with this)	2017-2021	City leadership/ planning	None	NA
3	Study and implement tools to encourage development of tourism-related economic opportunities, such as public-private partnerships	2017-2018	City leadership/ staff	Unknown	City
4	Create downtown plan for economic development, historic preservation, complete streets connectivity, tourism, etc.	2017-2020	City leadership/ planning	\$10,000-\$30,000	City, DCA
5	Identify and implement targeted public investment downtown to spur private development	2017-2020	City leadership/ staff/consultant	Unknown	City, DCA, grants, loans
6	Develop branding plan to promote downtown, especially to tourists, retirees, and others	2017-2019	City leadership/ marketing	\$5,000-\$15,000	City
<b>LAND USE, HOUSING, AND DEVELOPMENT</b>					
7	Conduct a basic analysis and needs assessment of housing, employment, recreation, etc., to identify ways to attract new residents who already work in Loganville	2017-2018	City leadership	Minimal	City
8	Review and, if appropriate, update zoning and development code to ensure that new development is compatible with the community's vision, especially regarding residential and commercial development, as well as natural and cultural resource preservation	2017-2019	City planning	\$0-\$15,000	City, DCA
9	Inventory housing stock and develop blight eradication plan (including continuation of existing purchase/demolish policy), to include enforcement of existing blight ordinance	2017-2019	City planning	Minimal	City, DCA



#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
<b>NATURAL AND CULTURAL RESOURCES</b>					
10	Establish a tree-planting partnership with DDA, community groups, and/or others	2018	City leadership	Minimal	City
11	Create an arts development plan and program (possibly also a committee)	2021	City leadership	Minimal	City
<b>COMMUNITY FACILITIES &amp; SERVICES</b>					
12	Identify and develop an additional municipal water source	2017-2021	City leadership	Unknown	City, grants, loans
13	Prepare for emergencies by establishing a volunteer response unit and participating in countywide disaster planning	2017-2021	City public safety	None	NA
<b>TRANSPORTATION</b>					
14	Develop a local complete streets and trails plan with additional focus on traffic calming	2019-2020	City planning	\$5,000-\$10,000	City, GDOT
15	*Plan and construct an enhanced downtown streetscape	2017-2020	City leadership	Varies by project	City, GDOT, grants
16	Create a Transit Development Plan (feasibility analysis)	2017-2019	City leadership/ planning	\$2,500-\$7,500	City, GDOT
17	Prioritize transportation needs for inclusion in future community and regional plans (ex.: SPLOST and T-SPLOST)	2017	City leadership	None	NA
18	Begin implementing complete streets and trails plan in high-priority areas	2020-2021	City leadership/roads and highways	Varies by project	City, GDOT, grants

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

Activity	Status	Notes
Plan and construct an enhanced downtown streetscape along Broad Street at Pecan Street	Completed	
Develop economic incentive plan for new investments	Completed	
Update future land use plan with Livable Centers Initiative (LCI)	Completed	
Follow the future land use map in accordance with rezones, variances and annexations	Underway	(Ongoing; will not be carried over into subsequent STWP)
Follow future land use map locating new developments	Underway	(Ongoing; will not be carried over into subsequent STWP)
Promote mixed-use and downtown housing	Underway	(Ongoing; will not be carried over into subsequent STWP)
Hire three additional staff and purchase three additional vehicles to keep pace with future growth (Loganville Police Department)	Completed	
Plan and construct an enhanced downtown streetscape	Underway	2020
Create recurring downtown events	Completed	
Construct new Public Works building	Completed	
Design new Water Quality Control Treatment Facility	Completed	
Install 12" water main along Brand Road	Completed	
Construct Walton County Water Department future connection point and water booster pump station	Completed	
Design and construct reuse water station	Abandoned	No longer a priority
Upgrade Fox Chase Subdivision water and sewer lines	Completed	

Activity	Status	Notes
Acquire Water First Community designation	Completed	
Design and construct sidewalks along Highway 78 from Main Street to Highway 81 South	Underway	(Long-term; will not be carried over into subsequent STWP)
Upgrade and construct turning lanes at Highway 20 and C.S. Floyd Road	Abandoned	No longer a priority
Upgrade and construct turning lanes at Highway 78, Highway 81 Spur and Crown Drive	Completed	
Installation of sidewalks along Highway 78 from 4321 to Hwy 205. continuing down to Overlook Dr. and Tommy Lee Fuller from Hwy 20 to Alexander Crossing	Completed	
Construct sidewalks along Tommy Lee Fuller Road from Alexander Crossings to Baker Carter Drive	Completed	
Achieve "Minimum Standards" of compliance with the Regional Plan for Northeast Georgia	Completed	
Review and improve the development review process to ensure compliance with city codes and timely reviews	Completed	
Follow the future land use map in accordance with rezones, variances, and annexations.	Completed	

# 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

Published 10/12/2016 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

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	
Public Hearing #1		Sign-in sheet (1 of 1)	
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
Mike Martin	Director	"	mmartin@co.walton.ga.us
Ron Rabun	CITY ADMINISTRATOR	215 N. Broad, Hunkalee	RRABUN@HUNKALEE.GOV
Dan 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 Cantera	Mayor	13 Jersey Walnut, Monroe, GA 30014	RickyCantera@Bellsouth.net
Tim Prater	Planning Director	4385 Pecan St, Loganville	tprater@loganville-ga.gov
Nina Ramsey	Deputy Director	4385 Pecan St, Logv	nramsey@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	
Public Hearing #2		Sign-in sheet (1 of 2)	
NAME	TITLE	ADDRESS	EMAIL
Charna Parker	Asst. Director	303 S Hammond Dr	cparker@co.walton.ga.us
Mike Martin	Director	"	mmartin@co.walton.ga.us
David Keener	Social Circle Council Member	P.O. Box 310, Social Circle, GA 30085	dkeener@bellsouth.net
Ricky Cantera	Brokerage/Appraisal Firm Co-owner	P.O. Box 186, Social Circle, GA 30085	rickycantera@bellsouth.net
Hal Dally	Mayor	P.O. Box 310, Social Circle, GA 30085	hdally@socialcirclega.com
Adele Schirmmer	City Manager	"	aschirmmer@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	Prater 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	P.O. Box 1249, Monroe, GA	pkelley@monroega.gov
Frank Sherrill	Chair, SCDA	P.O. 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

3188

Published 10/12/2016  
in The Walton Tribune

Public Notice 8010

**Public Notice**

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

3446

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

<div>  <div> <b>NEGRC</b>  NORTHEAST GEORGIA  REGIONAL COMMISSION </div> <div> <b>Input Meeting #1</b>  <b>Sign-in sheet (1 of 1)</b> </div> <div> Walton Co. and Cities: Comprehensive Plan Update  Input Meeting #1: October 27, 2016 – 3:00 p.m.  Walton Co. Government Building </div> </div>			
NAME	TITLE	ADDRESS	EMAIL
Tim Prater	Planning Director	4385 Pecan St Loganville	tprater@loganville-ga.gov
Nina Ramsey	Deputy Director	"	niramsen@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	131 Jersey Walnut Grove Rd	mayorwalnutgrove@bellsouth.net
Randy Carithers	Mayor	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
Laura Schlegel	Planning Administrator	P.O. Box 310, Social Circle, GA 30025	bschlegel@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 Curry	Mayor	607 Berta Ct Loganville GA 30052	dancur607@bellsouth.net

<div>  <div> <b>NEGRC</b>  NORTHEAST GEORGIA  REGIONAL COMMISSION </div> <div> <b>Input meeting #2</b>  <b>Sign-in sheet (1 of 2)</b> </div> <div> Walton Co. and Cities: Comprehensive Plan Update  Input Meeting #2: January 10, 2017 – 2:30 p.m.  Walton Co. Government Building </div> </div>			
NAME	TITLE	ADDRESS	EMAIL
William Malcom	City Council/Good Hope	P.O. Box 34 Good Hope Ga 30641	Wmalcom306@gmail.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	JamesGuthrie@GoodHopeGa.com
Eddie Shppard	Councilman Post 2	225 Old Good Hope Rd Good Hope 30641	eddiashppard@yahoo.com
RON RABUN	CITY MANAGER	CITY OF MONROE	RRABUN67@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 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

**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 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

<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <h1>NEGRC</h1> <p>NORTHEAST GEORGIA REGIONAL COMMISSION</p> </div> <div style="text-align: right;"> <p>Walton Co. and Cities: Comprehensive Plan Update</p> <p><b>Input Meeting #2: January 10, 2017 – 2:30 p.m.</b></p> <p>Walton Co. Government Building</p> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> <p><b>Input Meeting #2</b></p> <p><b>Sign-in sheet (2 of 2)</b></p> </div> </div>			
NAME	TITLE	ADDRESS	EMAIL
Rodan 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-between@ga.gov
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@chooswalton.com
David Keener	Council Member	PO Box 310 Social Circle, GA 30025	dkeener@bellsouth.net
Bill Jones	City Mgr	PO Box 39 Loganville GA 30052	bjones@loganville-ga.gov
Day Curry	Mayor	PO Box 39 Loganville GA 30052	dancur607@bellsouth.net
Tim Prater	Planning Director	4385 Pecan St Loganville	tprater@loganville-ga.gov
Nina Ramsey	Planning Deputy Dir	4385 Pecan St Loganville	nirams@loganville-ga.gov

<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <h1>NEGRC</h1> <p>NORTHEAST GEORGIA REGIONAL COMMISSION</p> </div> <div style="text-align: right;"> <p>Walton Co. and Cities: Comprehensive Plan Update</p> <p><b>Input Meeting #3: January 26, 2017 – 2:30 p.m.</b></p> <p>Walton Co. Government Building</p> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> <p><b>Input Meeting #3</b></p> <p><b>Sign-in sheet (1 of 2)</b></p> </div> </div>			
NAME	TITLE	ADDRESS	EMAIL
MIKE OWENS	DOA/IDA/CITIZEN	4454 HAWKINS AVE MONROE	mowens@axis.net
Hal Daily	Mayor	SOCIAL CIRCLE, GA 30025	hdaily@socialcirclega.com
Adele Schirmer	City Manager	"	aschirmer@socialcirclega.com

<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <h1>NEGRC</h1> <p>NORTHEAST GEORGIA REGIONAL COMMISSION</p> </div> <div style="text-align: right;"> <p>Walton Co. and Cities: Comprehensive Plan Update</p> <p><b>Input Meeting #3: January 26, 2017 – 2:30 p.m.</b></p> <p>Walton Co. Government Building</p> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> <p><b>Input Meeting #3</b></p> <p><b>Sign-in sheet (2 of 2)</b></p> </div> </div>			
NAME	TITLE	ADDRESS	EMAIL
Randy Carlin	Mayor	1814 Army Circle, Monroe, GA 30655	townofgoodhope@windstream.net
Jimmy Gutierrez	Mayor	PO Box 10 Good Hope 30641	townofgoodhope@windstream.net
Patrick Kelley	Director of P+Z	PO Box 1249 Monroe GA 30655	pkelley@monroega.gov
Charles 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.