



## City of Loganville Comprehensive Plan

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



## Acknowledgements

## Walton County Unified Comprehensive Plan Steering Committee

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## Introduction & Overview

## Ригрозе

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), <u>Minimum Standards and</u> <u>Procedures for Local Comprehensive Planning</u>, 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.

## 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

- 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

- 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

- 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

- 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

## Vison 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

## 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 smallscale 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

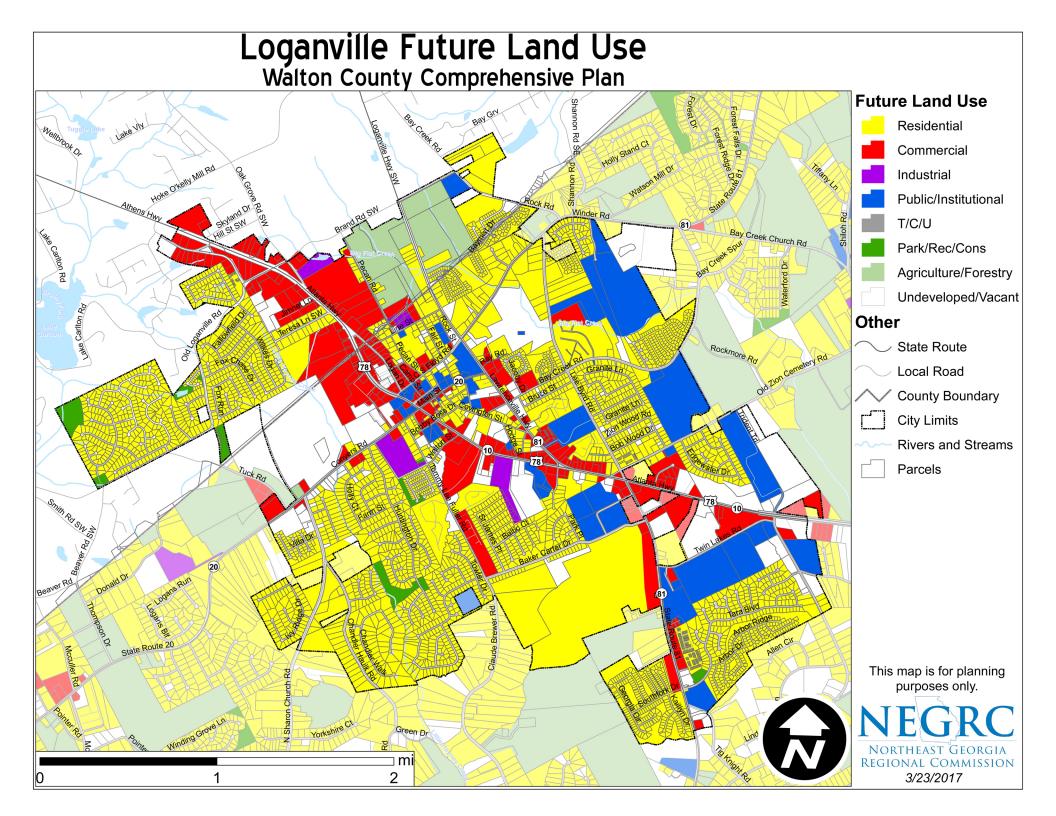
Infrastructure such as water treatment, sewage treatment, communications towers, utility providers, airports, power plants, and transportation.

### 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.



## 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:

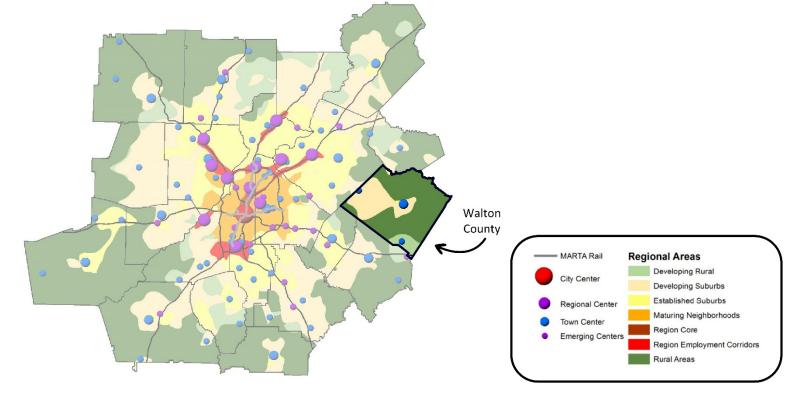
- 1.3 Promote transit and active transportation modes to improve access.
- 2.3 Promote bicycle transportation by developing safe and connected route options and facilities.
- 2.4 Promote pedestrian-friendly policies and designs.
- 3.1 Prioritize solutions that improve multimodal connectivity.
- 3.4 Implement 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=025ca6 0f2ee54b779dc77209e51f3f25/).



## 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
PO	PULATION	•	•		
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
ECO	DNOMIC DEVELOPMENT				
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, Ioans
6	Develop branding plan to promote downtown, especially to tourists, retirees, and others	2017-2019	City leadership/ marketing	\$5,000-\$15,000	City
LAN	ND USE, HOUSING, AND DEVELOPMENT				
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
NA	FURAL AND CULTURAL RESOURCES				
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
CO	MMUNITY FACILITIES & SERVICES				
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
TRA	NSPORTATION				
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, grant

## 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 20S. 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

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С	Public Notice	S
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	Walton County and the municipalities of	
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	and Walnut Grove an-	1
N	nounce a Public Hear-	
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	hensive planning pro-	
11	cess at 2:30 p.m.,	IN I
8	Thursday, October 27	
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Published 10/12/2016 in <u>The Walton Tribune</u>

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	Public Notice
	Walton County and the
	municipalities of
	Between, Good Hope,
	Jersey, Loganville,
	Monroe, Social Circle,
	and Walnut Grove an- nounce a Public Hear-
	ing for the communities'
	draft comprehensive
	plans at 2:30 p.m.,
	Thursday, April 13, 2017 at 303 S Ham-
	mond Drive, Confer-
	ence Room G2-
	Ground Floor, The pur-
	pose of the Public Hearing is to brief the
	community on the con-
	tents of the plan,
	provide an opportunity
	for final suggestions,
	and notify the public of the submittal and adop-
	tion 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
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	this meeting, please
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	Public Hearing #1 Sign-in sheet (1 of 1)	Public Hearing #1: O	comprehensive Plan Update ctober 27, 2016 – 2:30 p.m. on Co. Government Building
NAME	TITLE	ADDRESS	EMAIL
Barbara Schlageter	PLanning Administrator	P.O. Box 310, Social Circle Ca. 3	1025 bschlageten & socialeridega.c
Charna Parker	Asst. Director	303 SHammond, Monro-	cparker on walton ga
Mike Martin	Director	×	mmartheco, walterga.
RON RABUN		FOR, 215 No BROAD, Martor	RPABUNGHMARECA. GOV
Day Curry	Mayor	26/2	A dancur 607@bellsouth.not
HAI DALLY	MAYOR	P.O. Pro 310, Sound Cosciela	bolally esocial circlega. Con
David Keeper	Council Member	P.D. Box 310 Soul Cid La	dkeener@socialcirclega.com
Rondy Car thers	Noyor	13 yarsey ward Drown 25 covingtor Da 30014	Rug Corthan Bellowth. net
Tim Prater	Planning Director		tpratere leganville-ga.gov
Variation of the second s	DEPUTY Director		
	Project Development Spelst		niramsey Olaganville-ga. gox
		4385 Pecon St. Logenville	rschwartzelogenville-ge.gov
Greg Thompson	Mayor	P.O. Boy 1249 Monroe	gthompsona monroega, gov
Patrick Kelley	Code Dept. Director		pkelleyemonroega.gov
Lamar Lee	Mayor		mayorwalnutge @ bellowth.net
Kathy Glass	City Clerk	(( u	Kalass Cwalnutgrovegeorgia.com
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REGIONAL COMMISSION NAME Charpa Parker Mike Martin David Keener Mike Martin David Keener Mike Martin David Keener Mike Chureca Mike Schlimot Adelle Schlimot Adelle Schlimot Marter Northeast Georgia Regional Commission NAME Marter Schlig Gerhanic Retrick Kelley	Public Hearing #2 Pu Sign-in sheet (1 of 2) TITLE Asst Diredow Diredow Diredow Course Approved Public Hearing #2 Sign-in sheet (2 of 2) TITLE Admin Asstard Mayor Great Hope Director of P + Z	ADDRESS 303 SHarrow & Ar PO Box 310, Social 3000 PO Box 310, Social 3000 P.O. Box 186, Social Charles P.O. Box 186, Social Charles Walton C ADDRESS 4385 Pecon St 1385 Recent St 720. 300 Jo Good HEPP PO Box 1249 Montre SA	2, April 13, 2017 - 2:30 p.m. County Government Building <u>EMAIL</u> <u>CParker</u> @ Co. welton.gov <u>M. Martin @ ao. welton.gov</u> <u>S. dkcerce @ b. Ilsak.net</u> <u>S. dk</u>
REGIONAL COMMISSION NAME Charma Parker Mike Marth David Keener Mike Churera Unit Churera Martheast Georgia Regional Commission NAME Dannan Band	Public Hearing #2 Pu Sign-in sheet (1 of 2) TITLE A SSE Diredow Diredow Diredow Councel Member Backenage (Appraised Fine Co-course Monte Citabout Code Column Associated Column Associated Public Hearing #2 Sign-in sheet (2 of 2) TITLE Admin Associated Provider Planning Monte Code Hope	Ublic Hearing #2: Thursday Walton C ADDRESS 303 S Harround Br PO Box 310, 5 Cital 300 Po Box 310, 5 Cital 300 Po Box 310, 5 Cital 300 Po Box 310, 5 Cital 300 Walton C Walton C ADDRESS 4385 Pecan St 7385 Becan St 7385 Becan St 78. 300 Jo. Good Hepp	2, April 13, 2017 - 2:30 p.m. county Government Building <u>EMAIL</u> <u>Cparker</u> & Co. welten go we m martin & or welten go we <u>Sounders Challson K. net</u> <u>rickey canters Chellson K. net</u> <u>rickey canters Chellson K. net</u> <u>Sounders Chellson K. net</u> <u>Sounders Chellson K. net</u> <u>Sounders Chellson K. net</u> <u>County Government Building</u> <u>EMAIL</u> <u>Sound@ Leganw. II.e. ga</u> <u>Iproters Counder an governet</u> <u>Tournet Government Building</u>

## 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 CC the 2017 joint compre-S hensive planning process at 2:30 p.m., IN Thursday, October 27 at 303 S Hammond DE DE Drive, Conference Room G2, Ground ES 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 TC will be asked for their D input on the county's Ch and municipalities' future, will be held at 3:00 an Co p.m. at the same loca-Ma tion.

All persons having an Ba ha interest in this petition should be present to DO voice their interest the and/or objection. If you Le are an individual with a of disability and require te special assistance at he this meeting, please ca contact our office at tio 770-267-1320 and arter rangements will be the made an Board of Commissionob ers of Walton County wit Kevin Little, Chairman fo 14 17PV7400.060 BE 1188 TH

Published 10/12/2016 in <u>The Walton Tribune</u>



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

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CHARNA PARKER

Asit DIR

NORTHEAST GEORGIA REGIONAL COMMISSIO	Sign-in sheet (1 of 1		ctober 27, 2016 – 3:00 p.m. n Co. Government Building
NAME	TITLE	ADDRESS	EMAIL
Tim Prater	Planning Director	4385 Pecan St Lagenen	le torater a lacanville ong
NINA RAMBEY	Deputy Director	11 1 .	niramseya/aganville-ag. al
Robbie Schwardz	Project Specialist	× "	nisamsergetaganville-ga.ga
Kathy Glass	City Clerk	2581 Lence ave, Loganville St	Kassewalnutgrovegeorgia.com
Lamar Lee	Mayor	a harring to the former	Mayorwalautgrebellsouth net
Kandy Cas , thes	Mayer	Covingto Sa Soci4	Bang couthors @Bellsooth net
Greg Thompson	Mayor	P.O. Bry 1249 Monroe	gthompsone monroe qa. 900
Patrick Kelley	Code Dept Director	P.O. Box 1249 Monne GH	pkelley e Monroegg, gov
RONH. RABUN	CITY ADMAL STRATOR	215 W. BROAD, MONREE, GA	
Carbara Schlegeter	Planning Adminiluto	P.O. Box 310, Social City An 30025	
Charps Parker	ABSE Director Pap		cparkere co watton. ga. us
Mike Marty	Director PHD	L	mmartine co. walton.ga.u.
David Keener	Council Mamor	PO BOX 310, Social Circle (GA	dreener Escheleitchage
Hal Dally	Mailoa	1 1 11 11 (1	Nally@ Socralcirclegn.co. 9 Jansur 607@ boilsudh nel
1 Dan Curry	Mayor	607 Berta Ct Loganville GI	9 dancur 607@ boilsouth nel

#### NEGRO Walton Co. and Cities: Comprehensive Plan Update Input meeting #2 Input Meeting #2: January 10, 2017 - 2:30 p.m. Sign-in sheet (1 of 2) NORTHEAST GEORGIA Walton Co. Government Building **REGIONAL COMMISSION** NAME TITLE ADDRESS EMAIL William Malcom CITY COUNCIL/Good Hope P.O Box 54. God Hpece 30641 / WMalcon 300g mileon BI Derson which strong Kendy Carthus mayor Jessey Road Cartha eBellouth net You NOR Good home D WINdSTREAM. NET JIMMY GUTHRIE Northogen / Good HOPE P.O. TSOX 10 Good HOPE, G& 36001 Eddie Sheppard 225 old Good Hope Rd Good Hope BUGHI eddie shepperdis eyAhooicom RON RABUN REABUNGTEAOL. com CETY MANAGER CITY OF MONROE wil SociAl CIRCLE hearly @ Social CIRCLEGA. COM HAL DALL Patrick Keller Planning & Zoning Dir. City of Monroe ekelley @monroega.gov MIKE MARTIN DIR WALTON CO mmartine co. walton ga.us

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

Public Notice 2010 d should be present to e voice their interest and/or objection. If you	Public Notice 8010 provide feedback to be used in composing the	NORTHEAST GEORGIA REGIONAL COMMISSION	Sign-in sheet (2 of	Input Meeting #2: Ja	comprehensive Plan Update anuary 10, 2017 – 2:30 p.m. on Co. Government Building
it are an individual with a	long-range document.	NAME	TITLE	ADDRESS	EMAIL
3 disability and require	the states and	Robba Schwartz	Project Specialist	4305 Percan St Lagenville	2 SCHWARTZ & Lo GAMAZILE - GA. LON
e special assistance at		M DANNY Roberts	Asst. City Munger		droberts @ Logarinille - gu . gou
t this meeting, please d contact our office at	All persons having an interest in this petition	Natalie Warnack	Finance Director	A CELEBRA AND A CONTRACT OF A	Nauxmack Clogenville-ga, gov
7, 770-267-1320 and ar-	should be present to	Aphley Blackstone	mayor Between	POBOLYGE MODER 30655	mayo-betweenga@gnoil.com
r- rangements will be	voice their interest	III Adete Schirmer	City Mar	PO BOX 310 Son OF GA 300	25 aschirmer@socialcirdeqa.com
e made.	and/or objection. If you	I Share Short	Eyec. Director		shane Ochoosewalton.com
d Walton County Plan-	are an individual with a	David Keener	Council Member	PO Box 310 Social Could PA	ord dreenerghilles it and
r ning and Development	disability and require special assistance at	Bill Jones	O'th Mar	PO Box 29 1	62 bisones @ logonerille 64-62 64 dan cur 607 @ bellsouth n 52- tprater loganille za go hulle nir ambey doganoille ze c
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9 Walton County and the municipalities of Between, Good Hope, Jersey, Loganville,	Board of Commission- ers of Walton County Kevin Little, Chairman 17PV7400.120	NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION		<ol> <li>Input Meeting #3: Ja</li> </ol>	omprehensive Plan Upda. nuary 26, 2017 – 2:30 p.m. n Co. Government Building
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Waiton County and the municipalities of Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove an- nounce a public input	Board of Commission- ers of Walton County Kevin Little, Chairman 17PV7400.120 3481	NORTHEAST GEORGIA REGIONAL COMMISSION NAME	Sign-in sheet (1 of TITLE	2) Input Meeting #3: Ja Walto	nuary 26, 2017 – 2:30 p.m. n Co. Government Building EMAIL
Waiton County and the municipalities of Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove an- nounce a public input meeting for the 2017	Board of Commission- ers of Walton County Kevin Little, Chairman 17PV7400.120 3481 RESOLUTION	NORTHEAST GEORGIA REGIONAL COMMISSION NAME MIKE OWENS	Sign-in sheet (1 of TITLE DDA/1DA/cliticed	2) Input Meeting #3: Ja Walto ADDRESS	nuary 26, 2017 – 2:30 p.m. n Co. Government Building EMAIL
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<ul> <li>Waiton 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</li> <li>Hammond Drive, Conference Room G2, Ground Floor. Stakeholders and the gener-</li> </ul>	Board of Commission- ers of Walton County Kevin Little, Chairman 17PV7400.120 3481 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROE, GEORGIA FOR THE PURPOSE OF NAMING AN OPEN RECORDS	NORTHEAST GEORGIA REGIONAL COMMISSION NAME MIKE OWENS ACOL SCHIMME NORTHEAST GEORGIA REGIONAL COMMISSION NAME	Sign-in sheet (1 of TITLE DDA/JDA/CLITIZEN Margar Culy Manager Input Meeting #3 Sign-in sheet (2 of TITLE	2) Input Meeting #3: Ja Walto ADDRESS 9959 Advised Advised for Social Classics (Advised for Social Clas	nuary 26, 2017 – 2:30 p.m. n Co. Government Building EMAIL Mowens easily of con bdally e sound rectage con aschirmer escalated for the con omprehensive Plan Update muary 26, 2017 – 2:30 p.m.
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## Selected Questionnaire Results

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



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

Historic Aesthetics 173,117,917 Small Town Feel	<ul> <li>STrip Commercial</li> <li>Housing without recreation or landscaping such that the neighborhoods do not keep value</li> </ul>
Rural, agricultural characteristic 172,203,880	urban sprawl, strip center, congested roads without planning for access and inter parcel connectivity. 172,203,880
<ul> <li>Historic town center.</li> <li>Independent school system.</li> <li>172,189,609 Maintain and grow industrial activity. (Jobs)</li> </ul>	Not Gwinnett. Clean corridors.       172,189,609
Sense of Community Safe 172,026,807 Great economy and jobs	Apartments 172,026,807

 1. Sense of Community.

 2. Historical overlay.

 172,016,912
 3. Small Rural setting.

Questio

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



What is the community's greatest need?

8	infrastructure to support growth growth management with zoning, etc.	173,117,917	Parks and trails
8	residential development, employment opportunities and attracting quality business or industry	172,203,880	Industry and other quality employers
8	Uncontrolled, undesirable growth. Must have smart growth.	172,189,609	Improved water and sanitary sewer. Increased capacity with fair pricing either local or regional.
8	Traffic/transportation Affordable housing	172,026,807	More retail, more restaurants, movie theater and hotel.
8	I believe it will be population growth and we will not have the ability to provide services for them.		