CITY OF

GOOD HOPE

COMPREHENSIVE PLAN

As Adopted on DATE, 2022

DRAFT

PREPARED BY THE NORTHEAST GEORGIA REGIONAL COMMISSION

NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION

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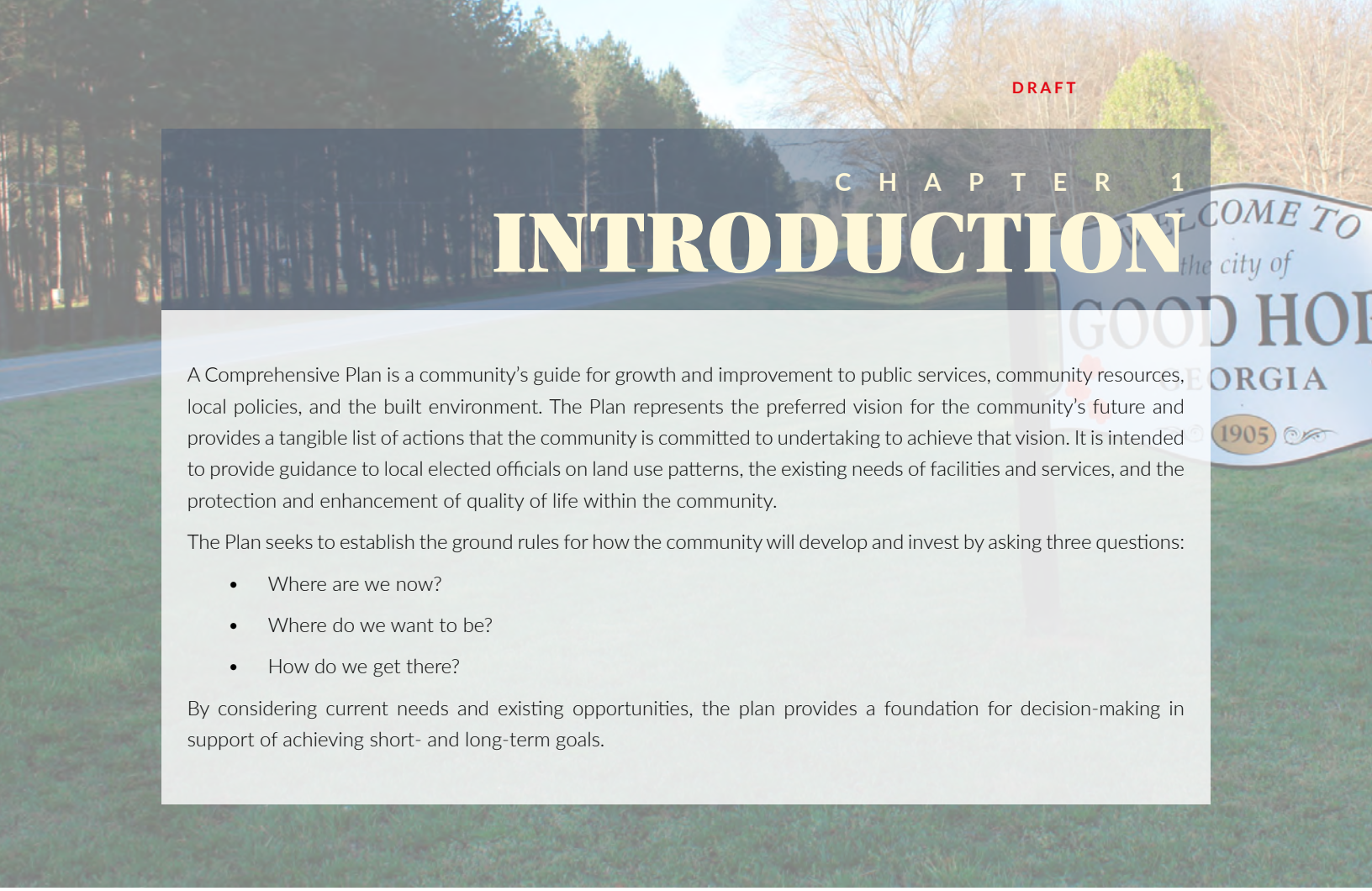


CHAPTER 1

INTRODUCTION

A Comprehensive Plan is a community's guide for growth and improvement to public services, community resources, local policies, and the built environment. The Plan represents the preferred vision for the community's future and provides a tangible list of actions that the community is committed to undertaking to achieve that vision. It is intended to provide guidance to local elected officials on land use patterns, the existing needs of facilities and services, and the protection and enhancement of quality of life within the community.

The Plan seeks to establish the ground rules for how the community will develop and invest by asking three questions:

- Where are we now?
- Where do we want to be?
- How do we get there?

By considering current needs and existing opportunities, the plan provides a foundation for decision-making in support of achieving short- and long-term goals.

Process Overview

The Comprehensive Plan process follows the Rules of the Georgia Department of Community Affairs ("DCA"), O.C.G.A. Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018. The DCA rules require that the Comprehensive Plan of Good Hope consist of the following elements:

Needs and Opportunities

An analysis of the community's needs and opportunities helps to determine local conditions. Public engagement was used to identify existing issues, and opportunities on which the City can capitalize to address those issues.

Community Vision and Goals

Through public and steering committee engagement, the City's vision, goals, and policies are developed to determine the community's future direction. As a part of this component, policies are identified to assist in making decisions that are consistent with community goals.

Future Land Use

This section is required for any community that has a local zoning ordinance and assigns future land use categories by parcel. The map and narrative in this section will guide local elected officials on zoning and land use policy decisions. The intention is to influence growth and development throughout the community in consideration of existing development patterns, access to utilities and services, and community needs and goals.

Broadband Services

All communities require a broadband element to analyze available services and identify potential improvements. This element is an action plan with steps for promoting reasonable and cost-effective access to broadband.

Community Work Program

The final element of the comprehensive plan, the Community Work Program, outlines steps and strategies for achieving the community's goals and implementing its plans. The Work Program will include a Report of Accomplishments from a previous list of projects and a Short Term Work Program that identifies priority projects, timelines for implementation, responsible parties, and funding strategies for the next five years.

Public Involvement

Public Input and Steering Committee

The Comprehensive Plan update incorporated public involvement throughout. The planning process began with a public hearing and community input session on July 6, 2021, where the public was invited to discuss the assets and challenges found in the city and their hopes for its future. Following the initial public meeting, several publicly available work sessions were held with a Steering Committee, a group of citizens representing various communities and interests throughout the city. This Committee provided valuable feedback, guidance, and recommendations and served an integral role in developing a plan representative of the community's vision. In addition, an online public survey was available from September 14 through October 13, 2021. The online survey allowed the local government to receive a wider range of input than otherwise would have been possible. Responses were received from three residents of Good Hope, and these responses are provided in the appendix.

A final public hearing was held on DATE, before submittal of the plan to the DCA for review.

NEGRC's Role

The Northeast Georgia Regional Commission (NEGRC) Planning & Government Services Division oversaw the development of this plan, including facilitating public

involvement and input meetings.

Review Process

According to the DCA's rules for comprehensive planning, effective October 1, 2018, the City must transmit the plan to the NEGRC when all required components are complete. The transmittal must also include the community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria. Once it completes its review, the NEGRC will forward the plan to the DCA for review.

Once the plan has been found by the DCA to be in compliance with Minimum Standards and Procedures, the approved Plan must be adopted in order to maintain Qualified Local Government status.

Data & Statistics

The facts, figures, and statistics used to develop the Plan were generated from data compiled throughout the planning process. The data and analyses were used to identify general trends, and provide a reliable quantitative context to describe existing conditions and assist in informing the recommendations and policies.

CHAPTER 2

VISION, GOALS, AND POLICIES

VISION STATEMENT

Good Hope is a small, rural town with a heart bigger than its limits. The city welcomes conservative, quality growth guided by planning and resident engagement. A strong community bond, sense of place, and supportive City framework provide a safety net for residents to access resources when needed. The centerpieces of the community are safe and attractive streets for all users, excellent service provision, and a beautiful, historic town center.

Goals and Policies

The goals and policies below are designed to help Good Hope elected officials and staff in decision-making processes. They target identified needs and opportunities from the previous section.

- Develop a comprehensive system of paths and trails for safe, healthy walking and bicycling, gathering, and community-building
- Preserve natural and cultural resources by concentrating commercial development in and around the town center and maintain large-lot residential characteristics
- Develop development guidelines to protect and coincide with existing historic resources
- Increase sense of community by creating creative outlets to educate and engage residents in local government operations and decision making
- 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
- Anticipate and control impacts and opportunities associated with nearby growth, including traffic, development patterns, aesthetics, and functionality of space
- Work with other local governments throughout Walton County to achieve the vision of this plan
- Partner with Walton County to target public infrastructure in the manner favored by the community

CHAPTER 3

NEEDS AND OPPORTUNITIES

The following list of needs and opportunities were identified during a series of input meetings and an online survey, including both the Steering Committee and the public, as well as a professional analysis of relevant data. The list is intended to capture the most prescient needs that the community will have over the next five to ten years, in order to establish a set of goals the community can work toward achieving. Unless otherwise noted, all data are sourced from Esri's Business Analyst Software, which is based on the U.S. Census American Community Survey. Items are categorized into the following topics:

- Population, Community, and Governance • Economic Development • Planning, Land Use, and Housing • Transportation • Natural and Cultural Resources • Community Facilities and Services • Intergovernmental Coordination

Additional community statistics used in the local analysis to determine needs and opportunities and guide discussions during public input meetings can be found in the Appendix.

**High priorities within the community are italicized.*

Population, Community, and Governance

The City of Good Hope, population 339, is a small community in the rural, eastern portion of Walton County. Although Good Hope is small, the surrounding Walton County area as a whole has grown by approximately 13,000 people every ten years since 2000, and a similar growth rate is expected over the next five years (Figure 1). Good Hope has experienced some suburban growth pressure on the northern periphery of city limits, and that may continue to be a factor throughout the rest of the city in the near future. However, the City's ordinance prohibiting residential development on lots less than two acres, combined with limits on infrastructure access, may limit the growth Good Hope experiences.

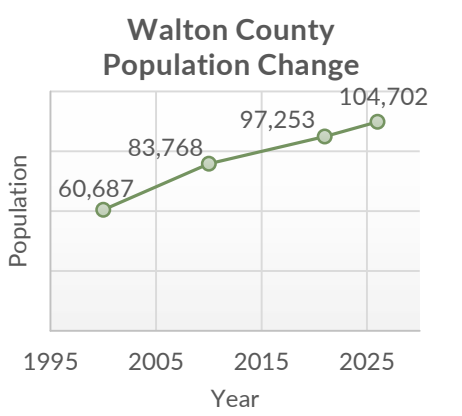


Figure 1. Walton County population over time, Census (2000 and 2010) and projected (2021 and 2016).

In spite of the area's growth, the median age of the area continues to increase. The median age of Walton County is expected to grow from 37.3 in 2010 to 40 by 2026 (Figure 2). An aging population can present challenges for a community including inadequate housing, transportation, and social opportunities for seniors. It can also be a sign that the community struggles to retain young people. General strategies for addressing these challenges include permitting a wider variety of housing types in

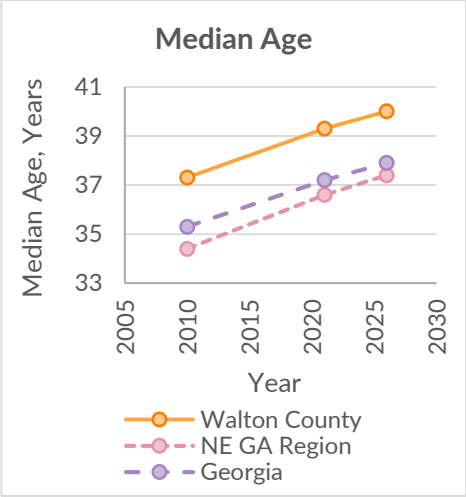


Figure 2. Median age of Walton County residents over time, compared with the Northeast Georgia Region and the state, Census (2010) and projected (2021 and 2026).

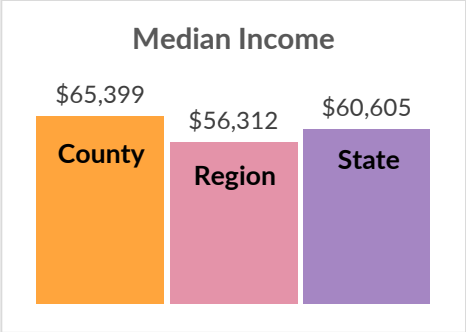


Figure 3. 2021 median income of Walton County, compared with the Northeast Georgia Region and the state.

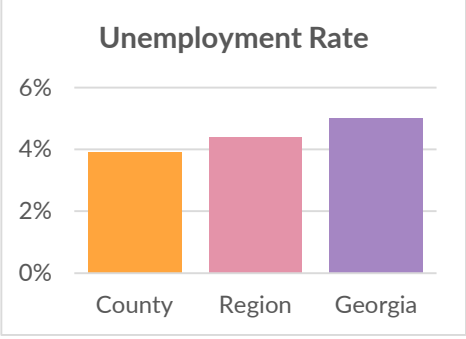


Figure 4. Unemployment rates for 2021 civilian population ages 16+ in Walton County, the Northeast Georgia Region, and the state.

central city areas, building walkable neighborhoods where people can travel without a personal car, and providing attractive places for people to gather.

The area's 2021 median income is $65,399, which is higher than the region and state median incomes (Figure 3). However, the organization United for ALICE calculates the area's poverty rate at 12% and the ALICE rate at 37% in 2018 (United for ALICE). This is in line with the state average. ALICE stands for households that are Asset Limited, Income Constrained, and Employed. These households, according to United for ALICE, "earn enough to be above the Federal Poverty Level, but not enough to afford a bare-bones household budget." People in these households often work in the service industry and many were classified as "essential workers" during the COVID-19 pandemic. Although employed, these households are still in financially precarious conditions. *Stabilizing these households can have a significant impact on lowering poverty in the community. Stabilizing these households can have a significant impact on lowering poverty in the community.*

Good Hope's government is led by a Mayor and five-member City Council. City ordinances and minutes from the Council's monthly meetings are shared on the City's website, and the public may comment during the Council meetings. The City partners with Walton County for the provision of all services through the various County Departments.

Needs and opportunities identified through stakeholder input sessions and public surveys that relate to population, community, and governance are as follows:

Needs

- The City should seek opportunities to diversify its revenue stream; most of Good Hope's revenue comes from franchise fees and insurance programs due to the lack of municipal taxes.

Opportunities

- Use the Athens Technical College's Monroe campus to create educational attainment opportunities for residents.
- Develop a clear list of resources or an assistance network that the local government can provide for households in poverty.
- Improve citizen participation in and engagement with local government operations and events.

Economic Development

According to Esri's Business Analyst, Walton County area unemployment stands at 3.9%, which is lower than the regional and state average (Figure 4). The top industries in the area are Services (39%), Retail (14%), and Manufacturing (12%,

Figure 5). The workforce is primarily employed in jobs categorized as Professional (17%), Management/Business/Financial (16%), Administrative Support (14%), and Services (13%, Figure 6). About 56% of the workforce, over the age of 25, has a high school diploma, diploma equivalent, or some college credit, while 12% did not finish high school; 32% of the workforce population has a college degree (Figure 7). Generally, building a diverse local employment base helps people with a variety of credentials find work. *Given that over half of the workforce does not have a college degree, the City should focus workforce training and economic development efforts on creating jobs that do not require a college degree. Also, the City should focus on improving skilled workforce training through resources such as the Athens Technical College campus in Monroe.*

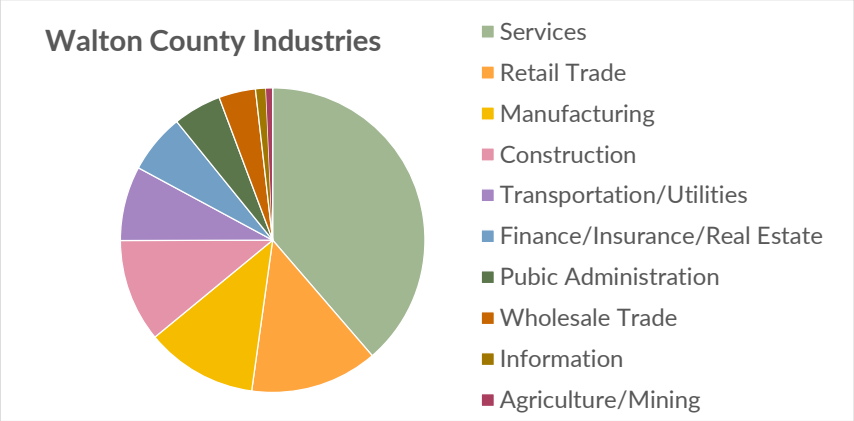


Figure 5. Walton County's 2021 employed population, ages 16+, by industry.

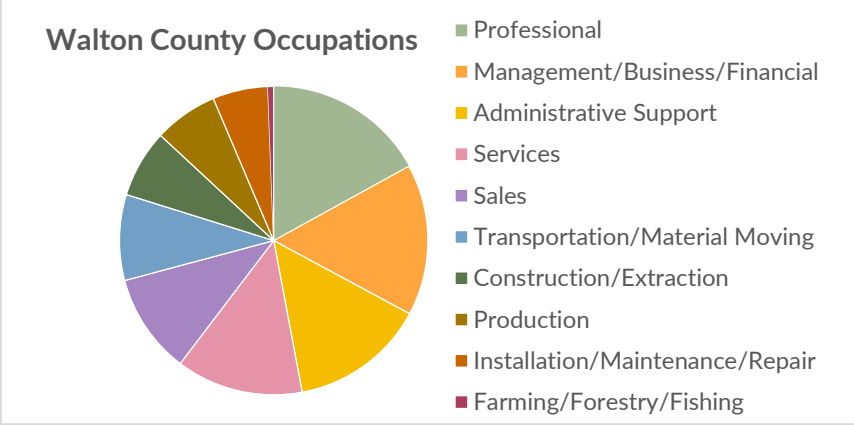


Figure 6. Walton County's 2021 employed population, ages 16+, by occupation.

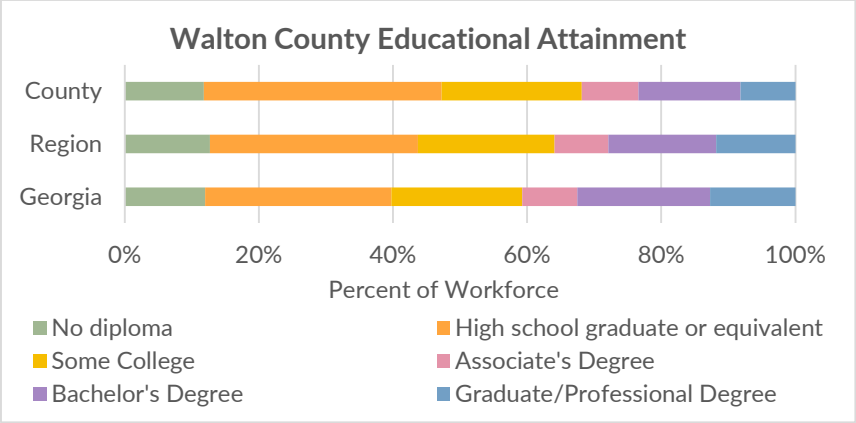


Figure 7. Workforce, ages 25+, by highest level of education attained, for Walton County, the Northeast Georgia Region, and the state, 2021.

Needs and opportunities identified through stakeholder input sessions and public surveys that relate to economic development are as follows:

Needs

- Good Hope retains a very low percentage of its employed population for jobs within city limits. To offer more local employment opportunities the limited presence of businesses need to be increased. The City should determine to what level this is desired.

Opportunities

- Capitalize on major private investments in the manufacturing sector underway along the Interstate 20 corridor; the proximity to this area will improve access to jobs for Good Hope residents.
- Create a unified vision, based upon the stated goals in this plan, of encouraging conservative growth in the city center that references and respects the community's natural and cultural resources.
- Participate with the Development Authority of Walton County to identify the most appropriate business types to attract for Good Hope.

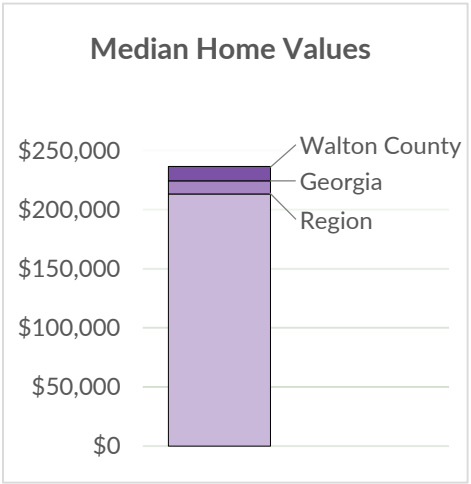


Figure 8. Median home values in Walton County, the Northeast Georgia Region, and the state, 2021.

Planning, Land Use, and Housing

Good Hope's housing stock, like most communities in the region and state, is mostly comprised of single-family houses. According to ESRI's Business Analyst, 85% of the overall area's housing stock is single-family houses, 7% is "Missing Middle" housing (2–19 unit structures), and 8% is mobile homes. The average household size is 2.82 people, and the median home value is $236,000. The area's average home values are higher than regional and state averages (Figure 8). From 2015–2019,

median rent averaged $744, which is higher than the median rent in the region, but lower than the state's median rent of $804 (Figure 9). According to the Center for Neighborhood Technology's Housing + Transportation Index, the average Good Hope household spends 28% of their income on housing. A household that spends more than 30% of its income on housing is considered cost burdened. The vacancy rate stands at 7.5%, lower than the region's rate of 9.5% as well as the state's rate of 11.6%. This indicates that there is stronger demand for housing in the area than in other parts of the state, as would be expected, given the growth in Walton County. Nationally, household sizes are shrinking, and both seniors and young people may find that single-family housing does not meet their needs at a reasonable price point. *Infrastructure permitting, Good Hope should consider a broader range of housing types near the town center that are sensitive to the existing historic buildings to ensure that current and future residents can meet their housing needs at an acceptable price.*

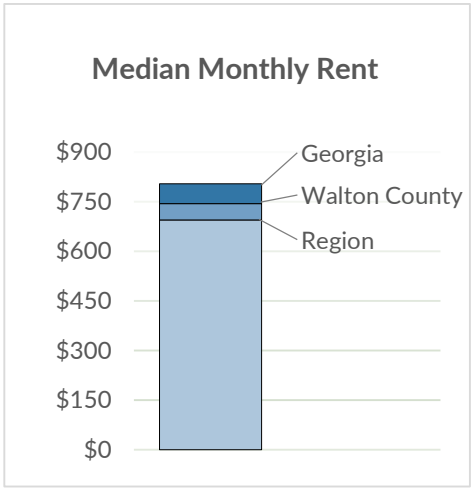


Figure 9. Median monthly rent in Walton County, the Northeast Georgia Region, and the state, 2015–2019.

Currently, new development is limited by a minimum of two acre lot sizes throughout the city, the extent of county water services, and lack of municipal sewer access. The City expects to continue their partnership with Walton County Water Department for services and do not plan to make significant amendments to the local zoning ordinance.

Needs and opportunities identified through stakeholder input sessions and public surveys that relate to planning, land use, and housing are as follows:

Needs

- Regulations should be improved to require aesthetics reminiscent of historic town centers, and discourage residential tract development.
- The City should ensure that new construction avoids environmentally sensitive areas such as wetlands and floodplains.

Opportunities

- Review and amend the local zoning ordinance, as necessary.
- Address flooding issues of homes built within the 100-year floodplain.

Transportation

Good Hope's development pattern generally requires a vehicle for easy access to destinations. It is a town where residents mostly commute outside of city limits for work and services, similar to Walton County as a whole. In Walton County, about 60% of workers leave the county for work, 52% commute at least 30 minutes to work, and 18% commute over 60 minutes to work. Only 8% of workers commute less than ten minutes to work. Approximately, 82% of workers drove alone to their place of employment. This type of commuting pattern increases the cost of transportation on average. The Housing and Transportation Index estimates that the

average Good Hope household spends 27% of their income on transportation. This far exceeds the affordability threshold of 15%. Generally, communities can address the conditions of long commutes by substituting local destinations for regional ones and by redesigning their streets for multi-modal use. The city expects to continue to act as a bedroom community for the larger area and not expand the road network extensively.

The Georgia Department of Transportation (GDOT) reports 51 crashes and zero fatalities in Good Hope from 2013–2020. Crashes are heavily concentrated on State Route 83, the main thoroughfare of the community. Specifically, the intersection of State Routes 83 and 186 saw the highest concentration of crashes of 25 over this period. State Route 83 carries approximately 3,000–4,000 vehicles daily with local leaders stating that traffic loads continue to increase. The corridor has some sidewalks and appears to be a good candidate for multi-modal infrastructure so that residents on the periphery of city limits can have safe and comfortable multi-modal access to the heart of the city. The City of Good Hope should work with the Georgia Department of Transportation and Walton County to redesign the city's two main corridors to create safe and comfortable complete streets with lower speed limits for recreational cyclists and pedestrians.

Needs and opportunities identified through stakeholder input sessions and public surveys that relate to transportation are as follows:

Needs

- Safety enhancements are needed along State Routes 83 and 186 for all user types.
- Improved signage for cyclists would be beneficial; Good Hope experiences significant recreational cycling use on weekends.

Opportunities

- Collaborate with GDOT and Walton County to address concerns and incorporate safety enhancements and new street designs to improve safety for all user types.
- Improve crosswalks at the city's central intersection.
- Add street design standards to the local ordinance.

Natural and Cultural Resources

Good Hope has a significant portion of undeveloped land as either open pasture or woodland. If development pressure materializes, a walkable, compact development pattern in the town center can slow the conversion of this rural land into suburban development.

There are a collection of historic buildings located in the town center. *The city would like to explore opportunities for a local historic resource survey and a historic preservation commission that could oversee the preservation of local history and improve resident engagement with local government operations.* City leadership stated the need to ensure new development match the character of historic buildings.

Needs and opportunities identified through stakeholder input sessions and public surveys that relate to natural and cultural resources are as follows:

Needs

- City leadership noted a need to assess the city's historic resources and determine the capacity to create a local historic preservation committee.

Opportunities

- Ensure quality growth practices through local ordinances to protect the town's rural setting.
- Create a strategy to preserve open, undeveloped space.

Community Facilities and Services

City residents rely on Walton County Parks and Recreation for recreational facilities and programs. The Mayor Jimmy Guthrie Memorial Park offers the public a playground and pavilion and it is connected to the sidewalk that runs along State Route 83.

Good Hope relies on Walton County for water services. The Walton County Water Department is responsible for all water infrastructure maintenance and development. Good Hope intends to maintain this agreement and expand services when and where necessary. Water capacity for the area will be greatly improved following the completion of the Hard Labor Creek water treatment plant in 2023. There are no sewer services available or planned within the town limits for the near future. Stormwater facilities are managed on a site-specific level and the local government has no plans to install community-wide stormwater infrastructure. All new commercial development will need to be compatible with septic systems and should require low water usage.

Needs and opportunities identified through stakeholder input sessions and public surveys that relate to community facilities and services are as follows:

Needs

- The City should develop a strategy to communicate community facilities to the public.
- There is a need for enhancing park amenities available to town residents;

Good Hope Park offers limited facilities that are only catered to small children. A more diverse set of recreational facilities could add to the quality of life for town residents.

Opportunities

- Include community facility information on the local government website.
- Continue collaboration with the Walton County Water Department for local infrastructure maintenance.

Intergovernmental Coordination

City elected officials maintain an active relationship with the other local governments throughout Walton County. Mayoral gatherings and collaboration with the various Walton County departments occur on a regular basis and are planned to continue. As with the development of this plan, Good Hope intends to provide a platform for informed decision making and effective government investment.

Needs and opportunities identified through stakeholder input sessions and public surveys that relate to intergovernmental coordination are as follows:

Needs

- Increased participation and collaboration between City Council members and residents is desirable, where possible.

Opportunities

- Facilitate more local groups and committees to engage with and learn from local government operations.
- Host annual public information sessions regarding town and county services, available either virtually through the City's website or in-person.

CHAPTER 4

BROADBAND SERVICES

Expansion of broadband is a top priority region-wide. The Northeast Georgia Comprehensive Economic Development Strategy (CEDS) 2017-2021 update, crafted through key stakeholder input from the entire Northeast Georgia Region (including economic development professionals, educators, business leaders, and elected officials), prioritizes broadband expansion through specific tasks in its Action Plan (Strategy 2.a). Additionally, in 2018 the Georgia Department of Community Affairs launched the Georgia Broadband Deployment Initiative (GDBI) to coordinate and establish broadband programs to increase economic, educational, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies.

**High priorities within the community are italicized.*

Existing Services

The Georgia Department of Community Affairs (DCA) considers Good Hope to be "served" by broadband with the exception of a few locations (Figure 10). The DCA defines "served" as a download speed of 25 Mbps and an upload speed of 3 Mbps. This speed may be sufficient for certain kinds of digital needs, it may not meet the speeds necessary for higher demand needs like streaming content or virtual learning. Walton County has received $3,159,215 in grant funds from the Georgia Local Fiscal Recovery Fund, originating from the American Rescue Plan Act. This grant was submitted on behalf of Windstream, a broadband provider, and will enable an expansion of gigabit-speed broadband access to 2,078 unserved locations in the Walton County areas most lacking in connectivity. The total number of impacted locations will be 4,084 within the targeted project areas in Walton County. This expansion is expected to be complete by 2026 and intends to serve Good Hope entirely, once implemented. Currently, there are no options for free, publicly accessible Wi-Fi. Residents must travel to the Monroe library to access public broadband service. The City should explore options for upgrading service and offering public Wi-Fi, as necessary.

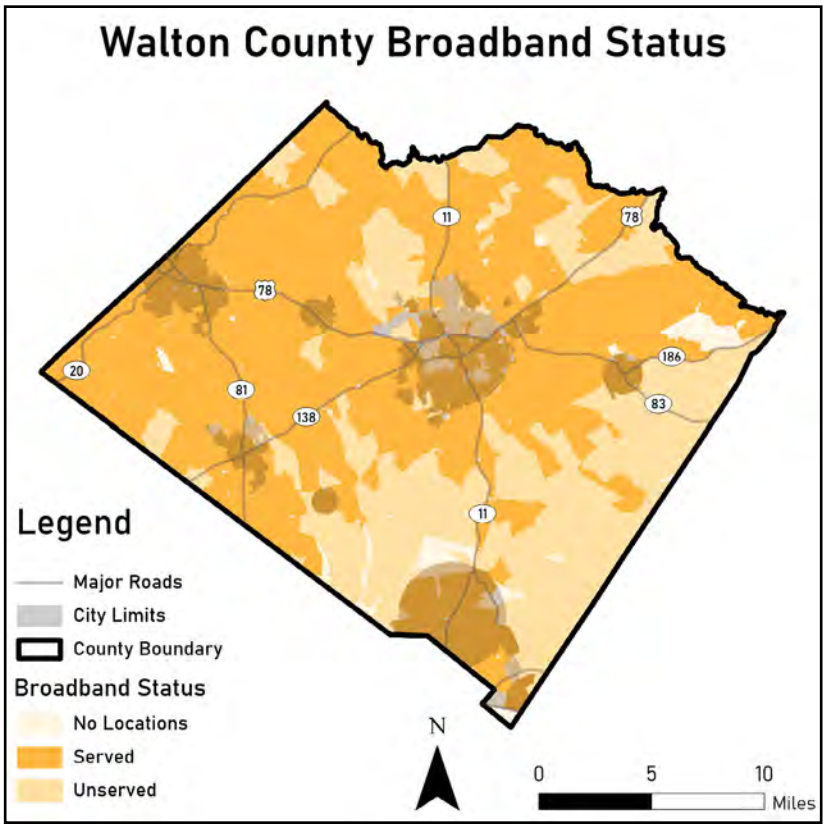


Figure 10. Broadband availability in Walton County, according to the Georgia Department of Community Affairs.

Currently, there are no options for free, publicly accessible Wi-Fi. Residents must travel to the Monroe library to access public broadband service. *The City should explore options for upgrading service and offering public Wi-Fi, as necessary.*

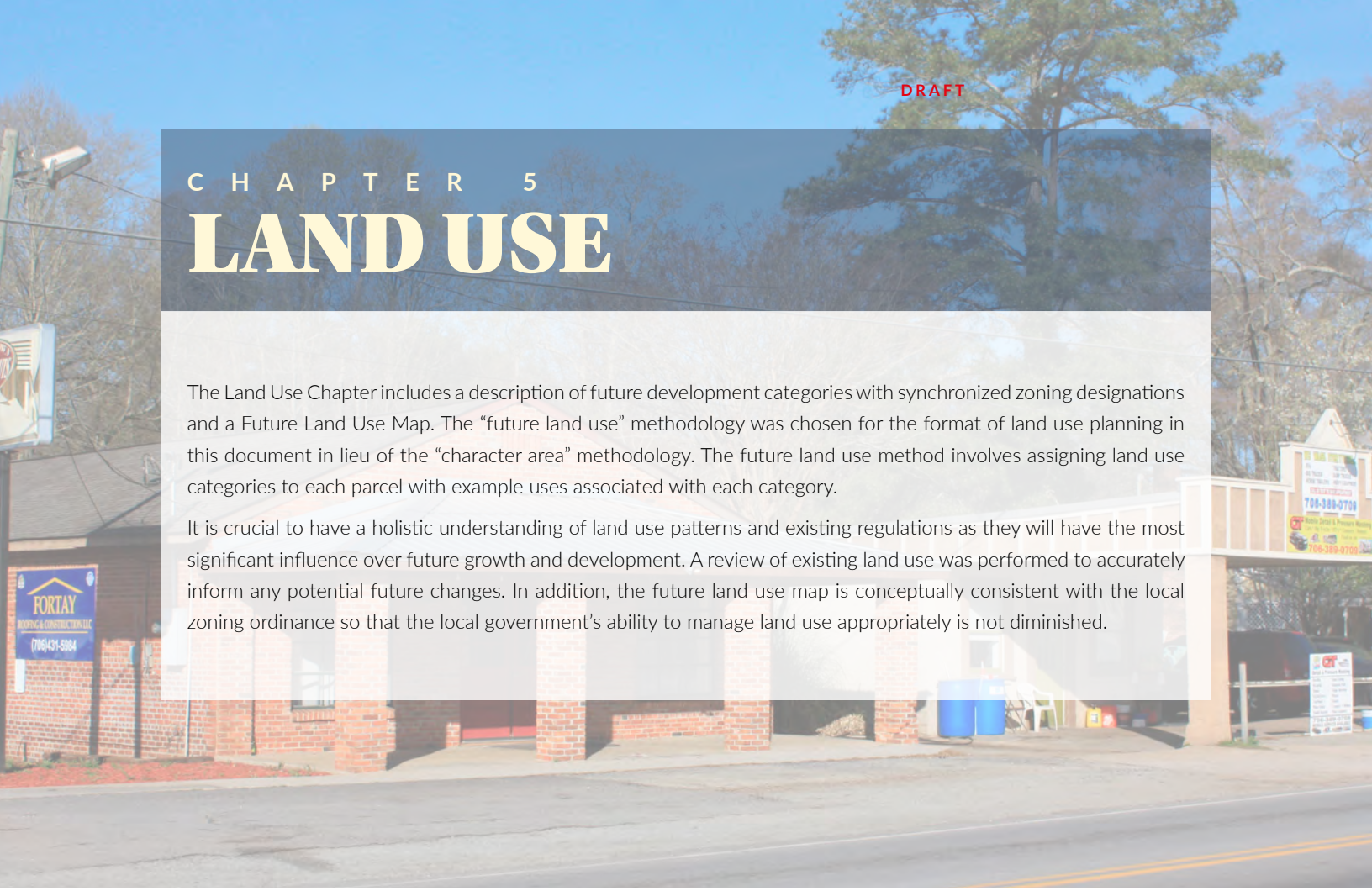
Needs and opportunities identified through stakeholder input sessions and public surveys that relate to broadband services are as follows:

Needs

- City officials should determine the necessary coordination with Walton County in regard to the broadband expansion initiative at the appropriate time.

Opportunities

- Become a Broadband Ready Community.



CHAPTER 5

LAND USE

The Land Use Chapter includes a description of future development categories with synchronized zoning designations and a Future Land Use Map. The "future land use" methodology was chosen for the format of land use planning in this document in lieu of the "character area" methodology. The future land use method involves assigning land use categories to each parcel with example uses associated with each category.

It is crucial to have a holistic understanding of land use patterns and existing regulations as they will have the most significant influence over future growth and development. A review of existing land use was performed to accurately inform any potential future changes. In addition, the future land use map is conceptually consistent with the local zoning ordinance so that the local government's ability to manage land use appropriately is not diminished.

Future Land Use Categories

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

Residential

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

Commercial

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

Industrial

Industrial land includes land dedicated to warehousing, wholesale trade facilities, manufacturing facilities, processing plants, factories, mining or mineral extraction facilities, or other similar uses.

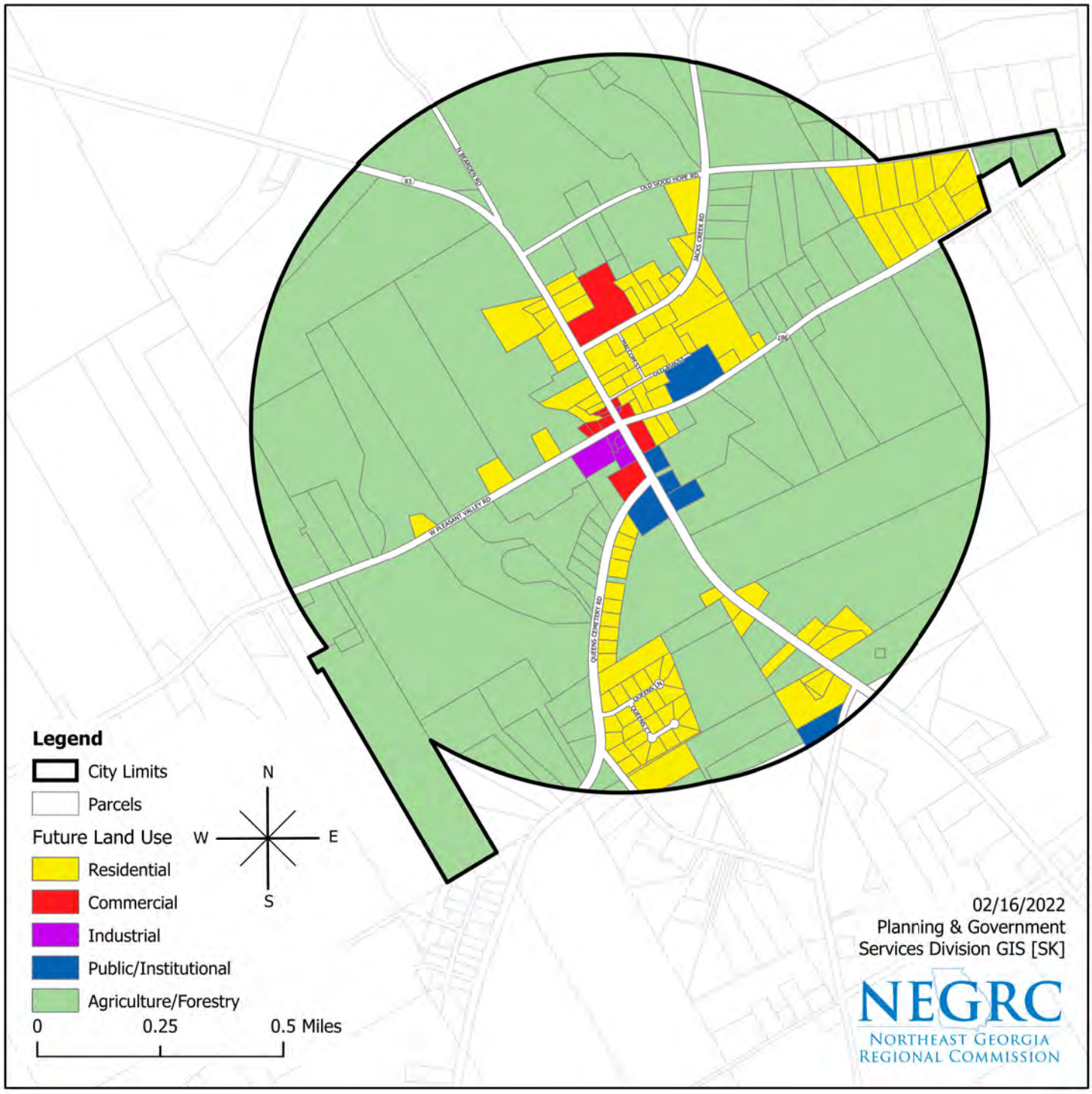
Public/Institutional

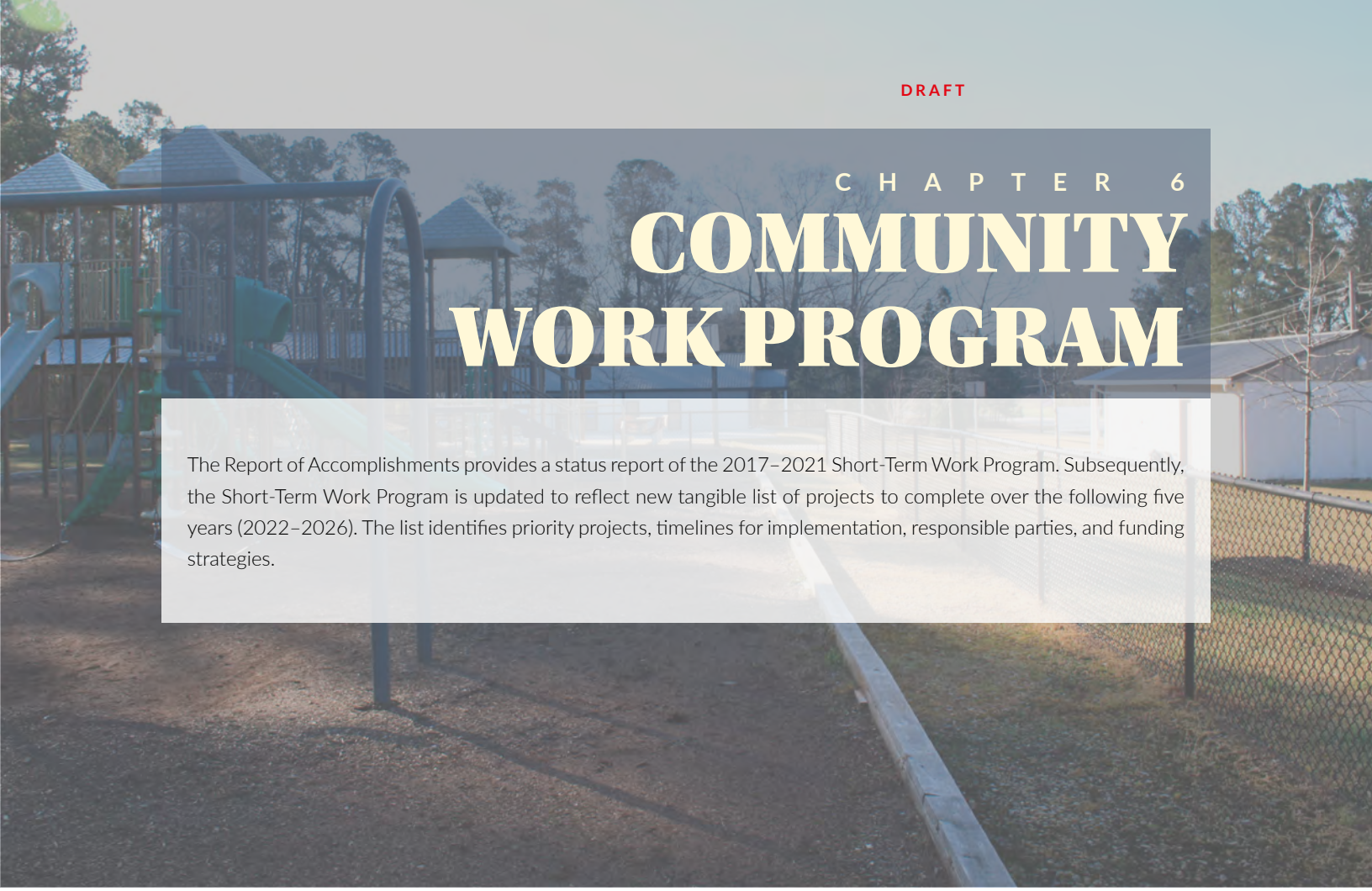
Federal, state, local, and institutional land uses. Uses such as government offices, public safety posts, libraries, schools, religious institutions, cemeteries, and hospitals are representative.

Agriculture/Forestry

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

Future Land Use Map





CHAPTER 6

COMMUNITY WORK PROGRAM

The Report of Accomplishments provides a status report of the 2017–2021 Short-Term Work Program. Subsequently, the Short-Term Work Program is updated to reflect new tangible list of projects to complete over the following five years (2022–2026). The list identifies priority projects, timelines for implementation, responsible parties, and funding strategies.

Report of Accomplishments (2017–2021)

*(*Entries with an asterisk represent items carried over to the next Short-Term Work Program)*

#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED)	NOTES
POPULATION			
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.).	Completed	Two Council members update and post to Good Hope City and related social media accounts. Mayor maintains contact with local media and Chamber of Commerce.
2	Implement Model Councilmember program similar to City of Oxford (citizen shadows councilmember for a month).	Cancelled	Impractical with current Council make up due to day to day employment obligations – removed from new STWP.

#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED)	NOTES
ECONOMIC DEVELOPMENT			
3	Identify suitable locations (if any) for commercial development that is consistent with the community's vision and seek out developers and business owners (establishing a DDA or Main Street Program could be beneficial in assisting with this).	Postponed	Limited sites available for potential commercial development – determined current need does not necessitate establishment of a DDA/Main Street manager. Monitoring of suitable locations will continue through Good Hope Planning & Zoning – removed from new STWP.
4	Install city gateway signage.	Completed	
5	Develop downtown plan for economic development, historic preservation, complete streets connectivity, tourism, etc.	Postponed	Town center planning will be inter-related historical overlay planning. Postponed until historic district overlay is established and adequate funding available to develop plan – removed from new STWP.
LAND USE, HOUSING, AND DEVELOPMENT			
6	Review and, if appropriate, update zoning and development code to ensure that new development is compatible with the community's vision, especially regarding residential development and natural and cultural resource preservation.	Completed	Review completed, no updates are required at this time.
7	*Develop historic district overlay for downtown area.	Postponed	Working to establish a citizens' Historic Preservation Board – revised and carried over to STWP #5
8	Review land use ordinance for compatibility with Walton County's ordinance.	Completed	Planning & Zoning will continue to perform this on an annual basis for the foreseeable future – removed from new STWP
NATURAL AND CULTURAL RESOURCES			
9	Establish a tree-planting program.	Completed	
COMMUNITY FACILITIES AND SERVICES			
10	*Research, evaluate, and implement alternative revenue sources in place of municipal tax collections.	Ongoing	This is an evolving process, bringing new and additional grants and other resources into play – intended as a continuing effort; revised and carried over to STWP #6

(continued on next page)

#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED)	NOTES
11	Develop infrastructure and services master plan(s) for water, sewerage, recreation, transportation, aging-related assistance, etc.	Ongoing	A partner in Service Delivery Strategy with other Cities and County – since many of these services are provided by Walton County, this item will be accomplished through various continuing collaborative planning efforts between local government leadership; Item not carried over to new STWP
12	*Improve drainage along Jacks Creek Rd.	Ongoing	Referred to Walton county Roads and Bridges – City is currently in discussion with Walton County departments to determine mitigation strategies for flooding issues; carried over to STWP #8
13	Develop City Park master plan for facility and programming.	Completed	
14	Construct new walking path.	Completed	
15	Study the viability of and, if appropriate, implement a complementary event to the Poppy Festival (at another time of year or in concert).	Completed	Implementation of a complementary event determined to be not viable at this time.
16	Prepare for emergencies by establishing a volunteer response unit and participating in countywide disaster planning.	Completed	Good Hope residents attended Walton County EMA CERT training. Additional training opportunities will be made available annually and advertised by the City; planned as ongoing item and removed from new STWP
TRANSPORTATION			
17	Develop a local complete streets and trails plan.	Completed	
18	*Develop a plan (formal or informal) to improve local impact on decisions regarding SR83 and SR186.	Ongoing	Currently monitoring GDOT information and attending advertised meetings. Working to develop relationship with state, area, and local DOT offices – revised and carried over to STWP #9
19	Establish a preventive road maintenance schedule and program.	Ongoing	Frequent visual inspections of streets and roads inside the city limits and referral to County or State for appropriate action– planned an ongoing work item and removed from new STWP
20	Prioritize transportation needs for inclusion in future community and regional plans (ex.: SPLOST and T-SPLOST).	Ongoing	T-SPLOST voted down. Needs are to be reevaluated and identified as city grows and during upcoming Northeast Georgia Regional Plan update process – planned as ongoing work item and removed from STWP

Short-Term Work Program (2022–2026)

*(*entries with an asterisk represent carryover items from the previous Short-Term Work Program)*

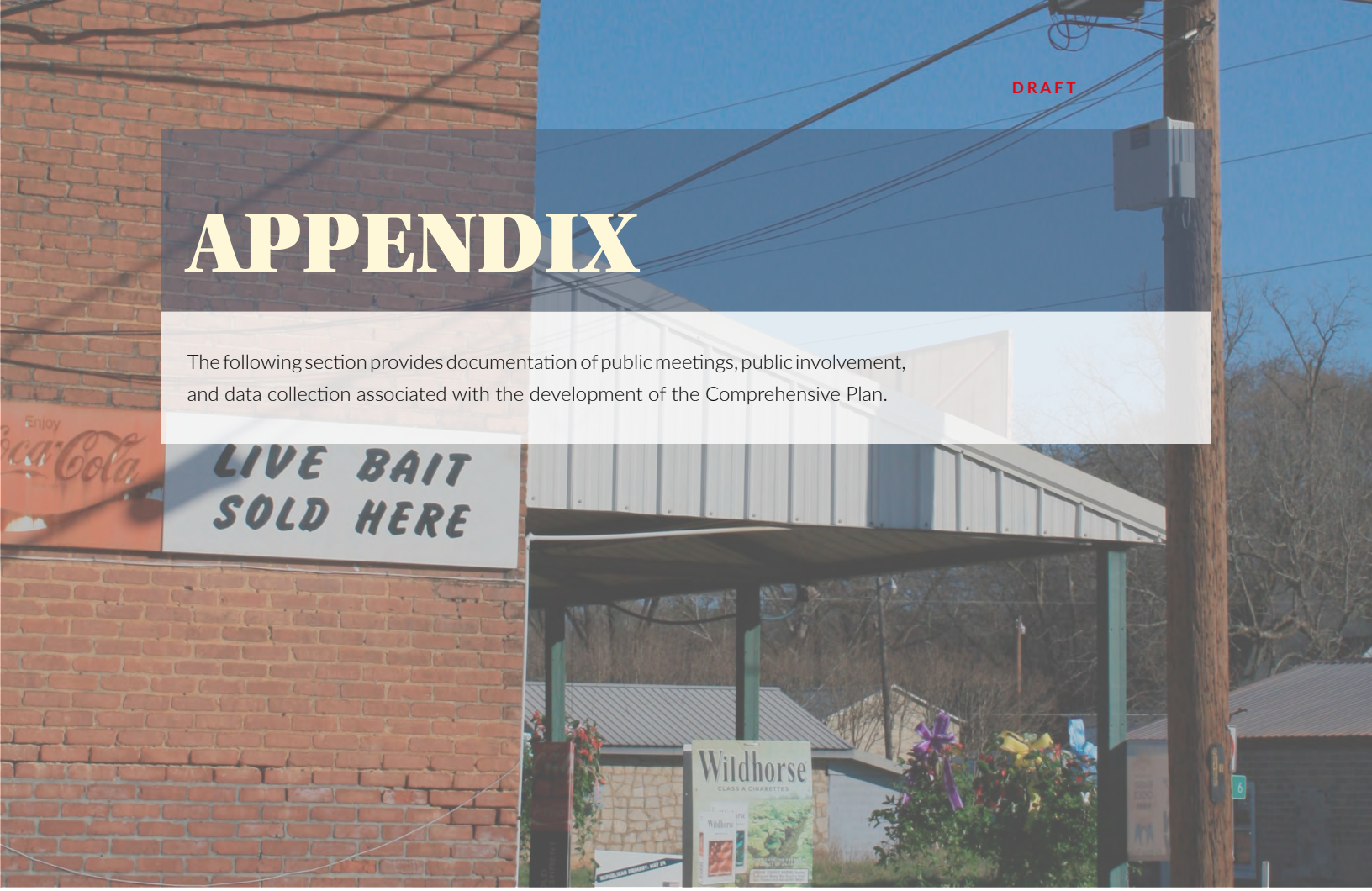
#	ACTIVITY	TARGET OF COMPLETION	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
ECONOMIC DEVELOPMENT					
1	Identify suitable locations for commercial development that is consistent with the community's vision.	2024	City Council	N/A	N/A
2	Create an economic development strategy in coordination with the Walton County and the Development Authority of Walton County.	2023	City Council	N/A	N/A
PLANNING, LAND USE, AND HOUSING					
3	Work with affected residents and Walton County Water Department to mitigate residential flooding issues.	2023	City Council	N/A	N/A
NATURAL AND CULTURAL RESOURCES					
4	Conduct a historic resource survey.	2023	City Council	$15,000	General Fund, Grants
5	*Create a local historic preservation commission or historic district zoning overlay.	2025	City Council	$5,000–$10,000	General Fund, Grants
COMMUNITY FACILITIES AND SERVICES					
6	*Evaluate and implement alternative revenue sources to municipal tax.	2026	City Council	N/A	N/A
7	Incorporate community facility information on the local government website.	2023	City Council	N/A	N/A
TRANSPORTATION					
8	*Improve drainage along Jacks Creek Rd.	2024	City Council, Walton County Roads and Bridges	TBD	County Funds
9	*Schedule work session with the Georgia Department of Transportation and Walton County to discuss traffic safety enhancements for Hwy-83 and Hwy-186 corridors.	2023	City Council	N/A	N/A
10	Create a strategy for improved bicycle signage for roads heavily used by recreational cyclists.	2024	City Council	$5,000	Local Funds, County Funds, Grants
BROADBAND SERVICES					
11	Adopt the DCA model broadband ordinance.	2023	City Council	N/A	N/A
12	Apply for Broadband Ready Community designation.	2024	City Council	N/A	N/A

(continued on next page)

#	ACTIVITY	TARGET OF COMPLETION	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
INTERGOVERNMENTAL COORDINATION					
13	Maintain communication with Walton County Water Department and Public Works for infrastructure maintenance needs.	Annual	City Council	N/A	N/A

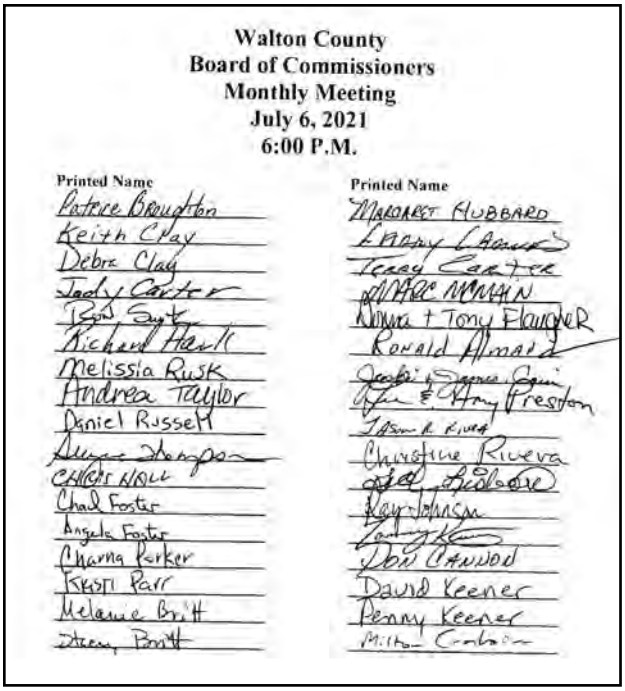
APPENDIX

The following section provides documentation of public meetings, public involvement, and data collection associated with the development of the Comprehensive Plan.



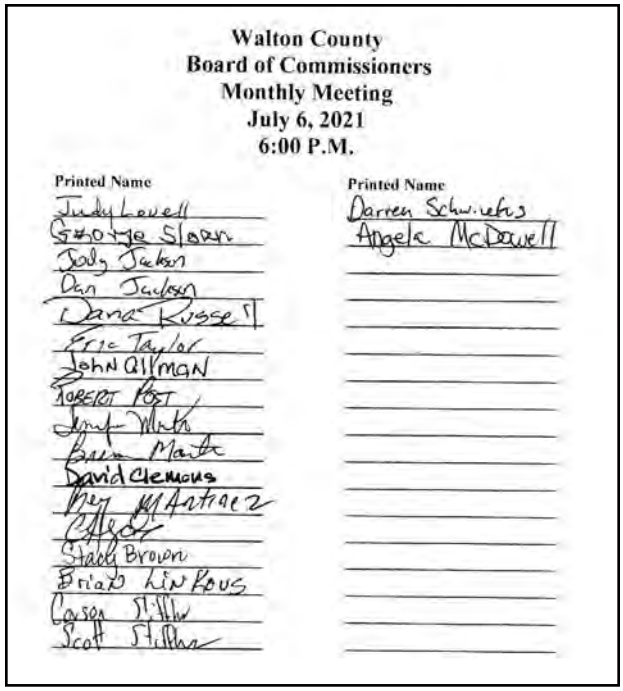
Public Hearing 1 Documentation

July 6, 2021, Monroe, GA, during the Walton County Board of Commissioners Monthly Meeting



Walton County
Board of Commissioners
Monthly Meeting
July 6, 2021
6:00 P.M.

Printed Name	Printed Name
Patrice Broughton	Margaret Hubbard
Keith Clay	[illegible]
Debra Clay	Terry Carter
Jody Carter	Marc McMain
[illegible]	Donna + Tony Flaugher
Richard Hawk	Ronald Almand
Melissia Rusk	[illegible]
Andrea Taylor	[illegible] & Amy Preston
Daniel Russell	[illegible]
[illegible]	Christine Rivera
Chris Hall	[illegible]
Chad Foster	Ray Johnson
Angela Foster	[illegible]
Charna Parker	Don Cannon
Kristi Parr	David Keener
Melanie Britt	Penny Keener
[illegible] Britt	Milton [illegible]



Walton County
Board of Commissioners
Monthly Meeting
July 6, 2021
6:00 P.M.

Printed Name	Printed Name
Judy Lovell	Darren Schwieters
George Sloan	Angela McDowell
Judy Jackson	
Dan Jackson	
Dana Russell	
Eric Taylor	
John Allman	
Robert Post	
[illegible]	
[illegible]	
David Clemons	
[illegible] Martinez	
[illegible]	
Stacy Brown	
Brian Linkous	
Carson Stiffler	
Scott Stiffler	

The Walton Tribune Saturday-Sunday, June 19-20, 2021

The Walton Tribune

Call:

WANTED LABORER

SIMS PAVING
Must have valid DL.
FT or PT available
Call 770-267-5814 or 404-401-1068

HELP WANTED
Simmeron Park
Looking for Laborer
Good Wages &
Good Hours
If interested email
simspaving@
windstream.net

HELP WANTED

Public Notice 8010

NOTICE OF

8951

PUBLIC NOTICE:

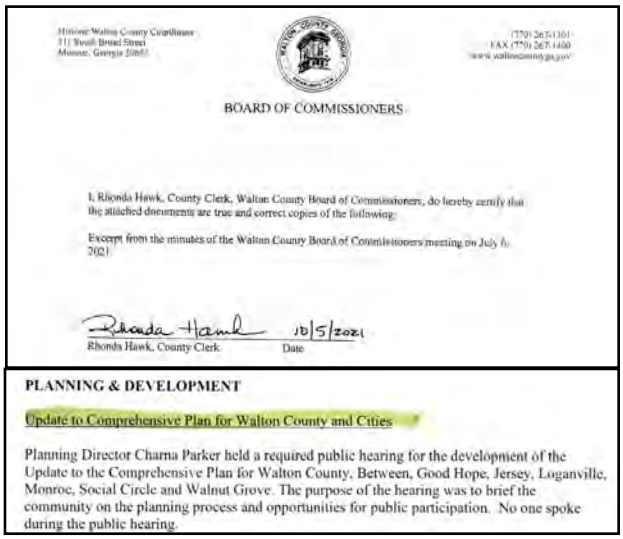
Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove announce a Public Hearing for the beginning of the comprehensive planning process at July 6, 2021 at 6:00 p.m. at 111 South Broad Street, Monroe, Georgia. The purpose of the Public Hearing is to brief the community on the planning process and opportunities for public participation therein.

21PV7400.646

30052

You are hereby notified that a petition was filed in the Magistrate

31 Narrow sea routes
33 Title girl in a J.D. Salinger story
35 Swift feline
39 "Have a Heart" singer Bonnie
41 Total up again
45 People giving accounts
49 Many Bosnians
51 Socratic "T"
80 Soft, knit fabrics
81 Herr von Bismarck
82 She admired the Man of Steel
83 Perfume ingredient
85 Suffix with meth-
86 Soothing additives
88 Like needles with fibers through them



Historic Walton County Courthouse
111 South Broad Street
Monroe, Georgia 30655

(770) 267-1301
FAX (770) 267-1400
www.waltoncounty.ga.gov

BOARD OF COMMISSIONERS

I, Rhonda Hawk, County Clerk, Walton County Board of Commissioners, do hereby certify that the attached documents are true and correct copies of the following:

Excerpt from the minutes of the Walton County Board of Commissioners meeting on July 6, 2021.

Rhonda Hawk 10/5/2021
Rhonda Hawk, County Clerk Date

PLANNING & DEVELOPMENT

Update to Comprehensive Plan for Walton County and Cities

Planning Director Charna Parker held a required public hearing for the development of the Update to the Comprehensive Plan for Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle and Walnut Grove. The purpose of the hearing was to brief the community on the planning process and opportunities for public participation. No one spoke during the public hearing.

Public Hearing 2 Documentation

Add documentation following hearing

Public Involvement

Public Input Meeting #1

Walton County Comprehensive Plan Meeting Attendees Summary

Meeting Date	Meeting Duration	Number of Attendees	Meeting ID
August 11, 2021 2:20 PM EDT	70 minutes	14	652-041-493

Details

Name	Email Address	Join Time	Leave Time
Barbara Schlageter	bschlageter@socialcirclega.com	2:21 PM	3:30 PM
Bob Post		2:23 PM	3:30 PM
Charna Parker		2:20 PM	3:30 PM
City of Loganville		2:23 PM	3:30 PM
Eric Taylor		2:28 PM	3:30 PM
JOHN HOWARD	jhoward@MONROE.local	2:20 PM	3:30 PM
John Devine		2:26 PM	3:30 PM
Logan Propes		2:24 PM	3:30 PM
Mark Beatty	pgsassist@negrc.org	2:29 PM	3:30 PM
Mayor Mark Moore	mayor@cityofwalnutgrove.com	2:22 PM	3:30 PM
NEGRC Presentation	pgsassist@negrc.org	2:20 PM	3:30 PM
Noah Roenitz	pgsassist@negrc.org	2:22 PM	3:30 PM
Randy Garrett		2:25 PM	3:30 PM
Randy Garrett		2:20 PM	2:24 PM
Sadie krawczyk		2:49 PM	3:30 PM

Public Input Meeting #2

Walton County Comprehensive Plan Meeting #2 Attendees Summary

GoToMeeting

Meeting Date	Meeting Duration	Number of Attendees	Meeting ID
September 27, 2021 9:52 AM EC	87 minutes	9	610-948-333

Details

Name	Email Address	Join Time	Leave Time	Time in Session (minutes)
+17703661240		10:55 AM	10:57 AM	1
Barbara SCHLAGETER	bschlageter@socialcirclega.gov	9:57 AM	11:20 AM	82
Bob Post		9:52 AM	11:20 AM	87
Eric Taylor		9:59 AM	11:19 AM	80
Mark Beatty	pgsassist@negrc.org	9:52 AM	11:20 AM	87
Mark Moore	mark@moorebus.com	9:56 AM	11:20 AM	83
Randy Garrett		9:52 AM	11:20 AM	87
Sadie Krawczyk		9:57 AM	11:20 AM	82
Stephen Jaques	pgsassist@negrc.org	9:55 AM	11:20 AM	84

Public Involvement (cont.)

Public Input Meeting #3

Walton County
Comprehensive Plan Update
Input Meeting #3 – Mayoral Luncheon: December 17, 2021 – 11:00 a.m.
185 M.L.K. Jr Blvd, Monroe, GA 30655

NAME	TITLE	EMAIL
Mark Beatty	NEGRC Senior Community Planner	Mbeatty@negrc.org
Robert Post	Mayor, Town of Between	betweengamayor@gmail.com
Randy Garrett	Mayor, Town of Good Hope	townofgoodhope@windstream.net
Randy Carithers	Mayor, City of Jersey	randycarithers@bellsouth.net
Rey Martinez	Mayor, City of Loganville	rmartinez@loganville-ga.gov
John Howard	Mayor, City of Monroe	jhoward@monroega.gov
David Keener	Mayor, City of Social Circle	dkeener@socialcirclega.gov
Mark Moore	Mayor, City of Walnut Grove	mayor@cityofwalnutgrove.com

Public Input Meeting #4

Walton County
Comprehensive Plan Update
Input Meeting #4 – Water and Sewer Infrastructure: January 5, 2022 – 10:00 a.m.
Virtual Meeting

NAME	TITLE	EMAIL
Mark Beatty	NEGRC Senior Community Planner	Mbeatty@negrc.org
Robert Post	Mayor, Town of Between	betweengamayor@gmail.com
Randy Garrett	Mayor, Town of Good Hope	townofgoodhope@windstream.net
Tim Prater	Planning Director, City of Loganville	tprater@loganville-ga.gov
Robbie Schwartz	Media Relations / Project Development Administration, City of Loganville	rschwarz@loganville-ga.gov
Sadie Krawczyk	Economic Development Director, City of Monroe	SKrawczyk@monroega.gov
Barbara Schlageter	Assistant City Clerk/Planning & Zoning Administrator, Social Circle	bSchlageter@socialcirclega.gov
Eric Taylor	City Manager, Social Circle	ETaylor@socialcirclega.gov
Jay Link	Social Circle Public Works	JLink@socialcirclega.gov
Mark Moore	Mayor, City of Walnut Grove	mayor@cityofwalnutgrove.com
Morris Jordan	Director, Walton County Water Department	Morris.jordan@co.walton.ga.us
Shane Short	Walton County Development Authority	shane@choosewalton.com
Charna Parker	Planning Director, Walton County	cparker@co.walton.ga.us

Public Involvement (cont.)

Public Input Meeting #5

Walton County
Comprehensive Plan Update
Input Meeting #5 – Parks and Recreation: February 4, 2022 – 10:00 a.m.
Virtual Meeting

NAME	TITLE	EMAIL
Mark Beatty	NEGRC Senior Community Planner	Mbeatty@negrc.org
Robert Post	Mayor, Town of Between	betweengamayor@gmail.com
Randy Garrett	Mayor, Town of Good Hope	townofgoodhope@windstream.net
Tim Prater	Planning Director, City of Loganville	tprater@loganville-ga.gov
Robbie Schwartz	Media Relations / Project Development Administration, City of Loganville	rschwarz@loganville-ga.gov
Sadie Krawczyk	Economic Development Director, City of Monroe	SKrawczyk@monroega.gov
Barbara Schlageter	Assistant City Clerk/Planning & Zoning Administrator, Social Circle	bSchlageter@socialcirclega.gov
Eric Taylor	City Manager, Social Circle	ETaylor@socialcirclega.gov
Mark Moore	Mayor, City of Walnut Grove	mayor@cityofwalnutgrove.com
Kristi Parr	Assistant Director Walton County Planning & Development	kparr@co.walton.ga.us
Charna Parker	Director Walton County Planning & Development	cparker@co.walton.ga.us
Stephen Jacques	NEGRC Project Specialist	SJacques@negrc.org
Carol Flaute	NEGRC Community Planner	CFlaute@negrc.org

Online Public Survey and Story Map: Available from 9/14/21 to 10/13/21

Community Data

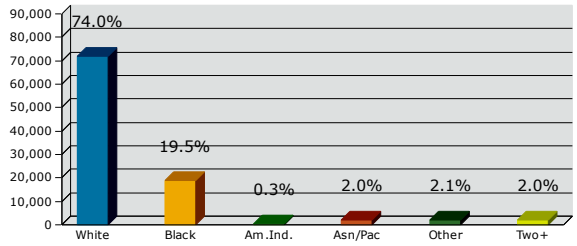
NEGRC
Northeast Georgia Regional Commission

Graphic Profile

Walton County, GA
Walton County, GA (13297)
Geography: County

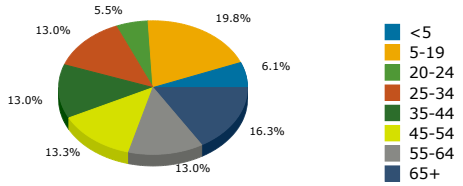
Prepared by Esri

2021 Population by Race

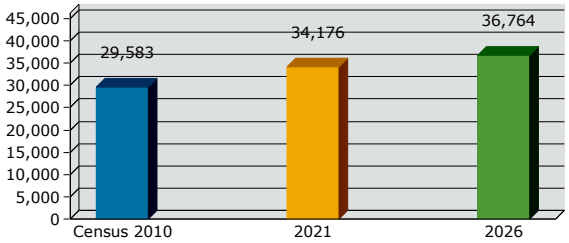


2021 Percent Hispanic Origin:5.2%

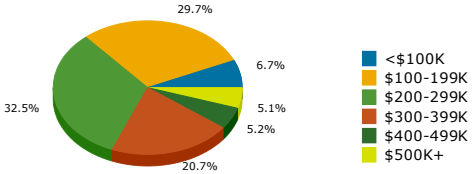
2021 Population by Age



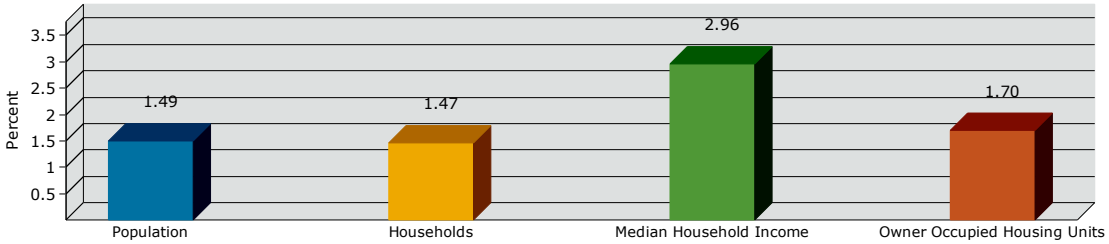
Households



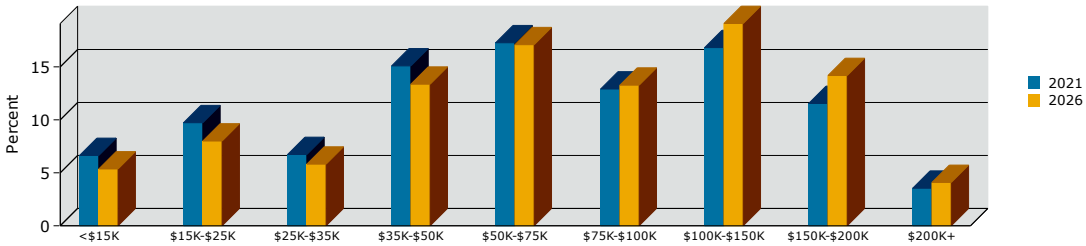
2021 Home Value



2021-2026 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

January 20, 2022

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Community Data (cont.)

NEGRC
Northeast Georgia Regional Commission

Community Profile

Walton County, GA
Walton County, GA (13297)
Geography: County

Prepared by Esri

	Walton County...
Population Summary	
2000 Total Population	60,687
2010 Total Population	83,768
2021 Total Population	97,253
2021 Group Quarters	791
2026 Total Population	104,702
2021-2026 Annual Rate	1.49%
2021 Total Daytime Population	85,344
Workers	32,424
Residents	52,920
Household Summary	
2000 Households	21,307
2000 Average Household Size	2.82
2010 Households	29,583
2010 Average Household Size	2.81
2021 Households	34,176
2021 Average Household Size	2.82
2026 Households	36,764
2026 Average Household Size	2.83
2021-2026 Annual Rate	1.47%
2010 Families	22,921
2010 Average Family Size	3.19
2021 Families	26,105
2021 Average Family Size	3.23
2026 Families	27,957
2026 Average Family Size	3.24
2021-2026 Annual Rate	1.38%
Housing Unit Summary	
2000 Housing Units	22,500
Owner Occupied Housing Units	72.5%
Renter Occupied Housing Units	22.2%
Vacant Housing Units	5.3%
2010 Housing Units	32,435
Owner Occupied Housing Units	68.8%
Renter Occupied Housing Units	22.4%
Vacant Housing Units	8.8%
2021 Housing Units	36,948
Owner Occupied Housing Units	69.4%
Renter Occupied Housing Units	23.1%
Vacant Housing Units	7.5%
2026 Housing Units	39,668
Owner Occupied Housing Units	70.3%
Renter Occupied Housing Units	22.3%
Vacant Housing Units	7.3%
Median Household Income	
2021	$65,399
2026	$75,656
Median Home Value	
2021	$236,432
2026	$268,030
Per Capita Income	
2021	$29,350
2026	$33,143
Median Age	
2010	37.3
2021	39.3
2026	40.0

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

January 20, 2022

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Community Data (cont.)

NEGRC
NORTHEAST GEORGIA REGIONAL COMMISSION

Community Profile

Walton County, GA
Walton County, GA (13297)
Geography: County

Prepared by Esri

	Walton County...
2010 Population by Age	
Total	83,768
0 - 4	6.9%
5 - 9	7.6%
10 - 14	7.8%
15 - 24	12.6%
25 - 34	11.8%
35 - 44	14.9%
45 - 54	14.7%
55 - 64	11.6%
65 - 74	7.1%
75 - 84	3.5%
85 +	1.4%
18 +	73.0%
2021 Population by Age	
Total	97,253
0 - 4	6.1%
5 - 9	6.6%
10 - 14	6.9%
15 - 24	11.8%
25 - 34	13.0%
35 - 44	13.0%
45 - 54	13.3%
55 - 64	13.0%
65 - 74	10.0%
75 - 84	4.7%
85 +	1.5%
18 +	76.4%
2026 Population by Age	
Total	104,702
0 - 4	6.0%
5 - 9	6.5%
10 - 14	6.9%
15 - 24	11.3%
25 - 34	12.3%
35 - 44	13.5%
45 - 54	12.4%
55 - 64	12.9%
65 - 74	10.4%
75 - 84	6.1%
85 +	1.7%
18 +	76.6%
2010 Population by Sex	
Males	40,763
Females	43,005
2021 Population by Sex	
Males	47,580
Females	49,673
2026 Population by Sex	
Males	51,361
Females	53,341

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

January 20, 2022

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Community Data (cont.)

NEGRC
Northeast Georgia Regional Commission

Community Profile

Walton County, GA
Walton County, GA (13297)
Geography: County

Prepared by Esri

	Walton County...
2010 Population by Race/Ethnicity	
Total	83,768
White Alone	80.1%
Black Alone	15.6%
American Indian Alone	0.3%
Asian Alone	1.1%
Pacific Islander Alone	0.1%
Some Other Race Alone	1.4%
Two or More Races	1.5%
Hispanic Origin	3.2%
Diversity Index	37.6
2021 Population by Race/Ethnicity	
Total	97,253
White Alone	74.0%
Black Alone	19.5%
American Indian Alone	0.3%
Asian Alone	1.9%
Pacific Islander Alone	0.1%
Some Other Race Alone	2.1%
Two or More Races	2.0%
Hispanic Origin	5.2%
Diversity Index	47.2
2026 Population by Race/Ethnicity	
Total	104,702
White Alone	71.2%
Black Alone	21.5%
American Indian Alone	0.3%
Asian Alone	2.2%
Pacific Islander Alone	0.1%
Some Other Race Alone	2.3%
Two or More Races	2.3%
Hispanic Origin	6.2%
Diversity Index	51.0
2010 Population by Relationship and Household Type	
Total	83,768
In Households	99.2%
In Family Households	89.4%
Householder	27.4%
Spouse	20.6%
Child	34.7%
Other relative	4.4%
Nonrelative	2.2%
In Nonfamily Households	9.8%
In Group Quarters	0.8%
Institutionalized Population	0.8%
Noninstitutionalized Population	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

January 20, 2022

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Community Data (cont.)

NEGRC
NORTHEAST GEORGIA REGIONAL COMMISSION

Community Profile

Walton County, GA
Walton County, GA (13297)
Geography: County

Prepared by Esri

	Walton County...
2021 Population 25+ by Educational Attainment	
Total	66,691
Less than 9th Grade	2.9%
9th - 12th Grade, No Diploma	8.9%
High School Graduate	30.1%
GED/Alternative Credential	5.3%
Some College, No Degree	20.9%
Associate Degree	8.4%
Bachelor's Degree	15.2%
Graduate/Professional Degree	8.2%
2021 Population 15+ by Marital Status	
Total	78,164
Never Married	28.5%
Married	55.3%
Widowed	6.0%
Divorced	10.2%
2021 Civilian Population 16+ in Labor Force	
Civilian Population 16+	46,273
Population 16+ Employed	96.1%
Population 16+ Unemployment rate	3.9%
Population 16-24 Employed	11.4%
Population 16-24 Unemployment rate	4.8%
Population 25-54 Employed	65.6%
Population 25-54 Unemployment rate	4.2%
Population 55-64 Employed	17.4%
Population 55-64 Unemployment rate	2.6%
Population 65+ Employed	5.6%
Population 65+ Unemployment rate	3.2%
2021 Employed Population 16+ by Industry	
Total	44,449
Agriculture/Mining	0.7%
Construction	10.9%
Manufacturing	11.8%
Wholesale Trade	3.9%
Retail Trade	13.5%
Transportation/Utilities	7.9%
Information	1.1%
Finance/Insurance/Real Estate	6.3%
Services	38.6%
Public Administration	5.1%
2021 Employed Population 16+ by Occupation	
Total	44,449
White Collar	57.6%
Management/Business/Financial	15.9%
Professional	17.0%
Sales	10.5%
Administrative Support	14.2%
Services	13.3%
Blue Collar	29.1%
Farming/Forestry/Fishing	0.6%
Construction/Extraction	7.1%
Installation/Maintenance/Repair	5.8%
Production	6.7%
Transportation/Material Moving	9.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

January 20, 2022

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Community Data (cont.)

NEGRC
NORTHEAST GEORGIA REGIONAL COMMISSION

ACS Population Summary

Walton County, GA
Walton County, GA (13297)
Geography: County

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	91,442		0	high
Total Households	31,670		420	high
Total Housing Units	33,794		90	high
POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT				
Total	88,191	100.0%	245	high
Enrolled in school	23,641	26.8%	569	high
Enrolled in nursery school, preschool	1,617	1.8%	295	high
Public school	1,009	1.1%	235	medium
Private school	608	0.7%	196	medium
Enrolled in kindergarten	1,225	1.4%	260	medium
Public school	1,096	1.2%	256	medium
Private school	129	0.1%	69	medium
Enrolled in grade 1 to grade 4	5,070	5.7%	434	high
Public school	4,491	5.1%	445	high
Private school	579	0.7%	138	medium
Enrolled in grade 5 to grade 8	5,491	6.2%	457	high
Public school	4,747	5.4%	464	high
Private school	744	0.8%	201	medium
Enrolled in grade 9 to grade 12	5,660	6.4%	336	high
Public school	5,041	5.7%	339	high
Private school	619	0.7%	188	medium
Enrolled in college undergraduate years	3,988	4.5%	450	high
Public school	3,348	3.8%	416	high
Private school	640	0.7%	198	medium
Enrolled in graduate or professional school	590	0.7%	230	medium
Public school	442	0.5%	210	medium
Private school	148	0.2%	76	medium
Not enrolled in school	64,550	73.2%	543	high
POPULATION AGE 65+ BY RELATIONSHIP AND HOUSEHOLD TYPE				
Total	13,860	100.0%	90	high
Living in Households	13,516	97.5%	143	high
Living in Family Households	10,252	74.0%	389	high
Householder	5,070	36.6%	307	high
Spouse	3,836	27.7%	276	high
Parent	680	4.9%	187	medium
Parent-in-law	311	2.2%	145	medium
Other Relative	339	2.4%	154	medium
Nonrelative	16	0.1%	28	low
Living in Nonfamily Households	3,264	23.5%	374	high
Householder	3,055	22.0%	341	high
Nonrelative	209	1.5%	115	medium
Living in Group Quarters	344	2.5%	124	medium

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: high medium low

January 20, 2022

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Community Data (cont.)

NEGRC
NORTHEAST GEORGIA REGIONAL COMMISSION

ACS Population Summary

Walton County, GA
Walton County, GA (13297)
Geography: County

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
WORKERS AGE 16+ YEARS BY PLACE OF WORK				
Total	41,094	100.0%	891	
Worked in state and in county of residence	16,668	40.6%	912	
Worked in state and outside county of residence	23,950	58.3%	1,001	
Worked outside state of residence	476	1.2%	144	
SEX BY CLASS OF WORKER FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER				
Total:	41,903	100.0%	903	
Male:	22,321	53.3%	577	
Employee of private company	15,652	37.4%	771	
Self-employed in own incorporated business	1,874	4.5%	328	
Private not-for-profit wage and salary workers	484	1.2%	144	
Local government workers	1,658	4.0%	289	
State government workers	424	1.0%	137	
Federal government workers	487	1.2%	171	
Self-employed in own not incorporated business workers	1,692	4.0%	285	
Unpaid family workers	50	0.1%	56	
Female:	19,582	46.7%	694	
Employee of private company	13,009	31.0%	667	
Self-employed in own incorporated business	689	1.6%	204	
Private not-for-profit wage and salary workers	1,187	2.8%	215	
Local government workers	2,426	5.8%	352	
State government workers	924	2.2%	197	
Federal government workers	272	0.6%	109	
Self-employed in own not incorporated business workers	1,047	2.5%	256	
Unpaid family workers	28	0.1%	30	
POPULATION IN HOUSEHOLDS AND PRESENCE OF A COMPUTER				
Total	90,587	100.0%	194	
Population <18 in Households	22,869	25.2%	132	
Have a Computer	22,361	24.7%	357	
Have NO Computer	508	0.6%	336	
Population 18-64 in Households	54,202	59.8%	220	
Have a Computer	52,425	57.9%	502	
Have NO Computer	1,777	2.0%	440	
Population 65+ in Households	13,516	14.9%	143	
Have a Computer	11,098	12.3%	411	
Have NO Computer	2,418	2.7%	405	
HOUSEHOLDS AND INTERNET SUBSCRIPTIONS				
Total	31,670	100.0%	420	
With an Internet Subscription	26,115	82.5%	672	
Dial-Up Alone	97	0.3%	51	
Broadband	21,987	69.4%	624	
Satellite Service	3,069	9.7%	399	
Other Service	254	0.8%	122	
Internet Access with no Subscription	756	2.4%	182	
With No Internet Access	4,799	15.2%	561	

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: high medium low

January 20, 2022

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Community Data (cont.)

NEGRC
NORTHEAST GEORGIA REGIONAL COMMISSION

ACS Population Summary

Walton County, GA
Walton County, GA (13297)
Geography: County

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK				
Total	41,094	100.0%	891	
Drove alone	33,606	81.8%	1,099	
Carpooled	4,455	10.8%	646	
Public transportation (excluding taxicab)	54	0.1%	53	
Bus or trolley bus	24	0.1%	25	
Light rail, streetcar or trolley	0	0.0%	31	
Subway or elevated	0	0.0%	31	
Long-distance/Commuter Train	0	0.0%	31	
Ferryboat	30	0.1%	46	
Taxicab	31	0.1%	38	
Motorcycle	55	0.1%	72	
Bicycle	33	0.1%	51	
Walked	543	1.3%	217	
Other means	433	1.1%	192	
Worked at home	1,884	4.6%	304	
WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK				
Total	39,210	100.0%	899	
Less than 5 minutes	887	2.3%	229	
5 to 9 minutes	2,213	5.6%	370	
10 to 14 minutes	4,330	11.0%	537	
15 to 19 minutes	4,822	12.3%	509	
20 to 24 minutes	4,402	11.2%	472	
25 to 29 minutes	2,269	5.8%	415	
30 to 34 minutes	5,433	13.9%	502	
35 to 39 minutes	1,370	3.5%	266	
40 to 44 minutes	2,055	5.2%	375	
45 to 59 minutes	4,435	11.3%	537	
60 to 89 minutes	5,096	13.0%	640	
90 or more minutes	1,898	4.8%	280	
Average Travel Time to Work (in minutes)	33.3		1.3	
FEMALES AGE 20-64 YEARS BY AGE OF OWN CHILDREN AND EMPLOYMENT STATUS				
Total	26,917	100.0%	123	
Own children under 6 years only	2,578	9.6%	390	
In labor force	1,870	6.9%	339	
Not in labor force	708	2.6%	222	
Own children under 6 years and 6 to 17 years	2,076	7.7%	263	
In labor force	1,409	5.2%	275	
Not in labor force	667	2.5%	179	
Own children 6 to 17 years only	6,064	22.5%	502	
In labor force	4,475	16.6%	473	
Not in labor force	1,589	5.9%	363	
No own children under 18 years	16,199	60.2%	638	
In labor force	11,134	41.4%	689	
Not in labor force	5,065	18.8%	457	

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: high medium low

January 20, 2022

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Community Data (cont.)

NEGRC
NORTHEAST GEORGIA REGIONAL COMMISSION

ACS Population Summary

Walton County, GA
Walton County, GA (13297)
Geography: County

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS BY OTHER INCOME				
Social Security Income	10,817	34.2%	414	
No Social Security Income	20,853	65.8%	563	
Retirement Income	6,859	21.7%	438	
No Retirement Income	24,811	78.3%	582	
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS				
<10% of Income	102	1.3%	71	
10-14.9% of Income	557	6.8%	177	
15-19.9% of Income	1,181	14.5%	253	
20-24.9% of Income	840	10.3%	245	
25-29.9% of Income	789	9.7%	243	
30-34.9% of Income	536	6.6%	142	
35-39.9% of Income	687	8.4%	206	
40-49.9% of Income	802	9.8%	244	
50+% of Income	2,164	26.5%	384	
Gross Rent % Inc Not Computed	495	6.1%	146	
HOUSEHOLDS BY PUBLIC ASSISTANCE INCOME IN THE PAST 12 MONTHS				
Total	31,670	100.0%	420	
With public assistance income	566	1.8%	166	
No public assistance income	31,104	98.2%	443	
HOUSEHOLDS BY FOOD STAMPS/SNAP STATUS				
Total	31,670	100.0%	420	
With Food Stamps/SNAP	3,609	11.4%	401	
With No Food Stamps/SNAP	28,061	88.6%	549	
HOUSEHOLDS BY DISABILITY STATUS				
Total	31,670	100.0%	420	
With 1+ Persons w/Disability	8,890	28.1%	630	
With No Person w/Disability	22,780	71.9%	789	

Data Note: N/A means not available. Population by Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2017, adjusted for inflation.

2015-2019 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2015-2019 ACS estimates, five-year period data collected monthly from January 1, 2015 through December 31, 2019. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: high medium low

January 20, 2022

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Community Data (cont.)

NEGRC
Northeast Georgia Regional Commission

ACS Housing Summary

Walton County, GA
Walton County, GA (13297)
Geography: County

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	8,153	100.0%	527	
With cash rent	7,721	94.7%	536	
Less than $100	358	4.4%	187	
$100 to $149	74	0.9%	44	
$150 to $199	70	0.9%	65	
$200 to $249	36	0.4%	57	
$250 to $299	184	2.3%	147	
$300 to $349	128	1.6%	83	
$350 to $399	272	3.3%	156	
$400 to $449	305	3.7%	143	
$450 to $499	357	4.4%	153	
$500 to $549	317	3.9%	124	
$550 to $599	150	1.8%	85	
$600 to $649	768	9.4%	226	
$650 to $699	321	3.9%	147	
$700 to $749	589	7.2%	208	
$750 to $799	724	8.9%	236	
$800 to $899	951	11.7%	251	
$900 to $999	693	8.5%	194	
$1,000 to $1,249	902	11.1%	264	
$1,250 to $1,499	293	3.6%	118	
$1,500 to $1,999	180	2.2%	81	
$2,000 to $2,499	40	0.5%	38	
$2,500 to $2,999	0	0.0%	31	
$3,000 to $3,499	0	0.0%	31	
$3,500 or more	9	0.1%	13	
No cash rent	432	5.3%	128	
Median Contract Rent	$744		$29	
Average Contract Rent	$738		$78	
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	8,153	100.0%	527	
Pay extra for one or more utilities	7,780	95.4%	523	
No extra payment for any utilities	373	4.6%	143	

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: high medium low

January 20, 2022

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Community Data (cont.)

NEGRC
NORTHEAST GEORGIA REGIONAL COMMISSION

ACS Housing Summary

Walton County, GA
Walton County, GA (13297)
Geography: County

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	33,794	100.0%	90	
1, detached	28,047	83.0%	491	
1, attached	625	1.8%	186	
2	1,040	3.1%	250	
3 or 4	542	1.6%	150	
5 to 9	630	1.9%	203	
10 to 19	148	0.4%	122	
20 to 49	35	0.1%	35	
50 or more	82	0.2%	76	
Mobile home	2,596	7.7%	347	
Boat, RV, van, etc.	49	0.1%	57	
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	33,794	100.0%	90	
Built 2014 or later	943	2.8%	196	
Built 2010 to 2013	598	1.8%	189	
Built 2000 to 2009	9,219	27.3%	610	
Built 1990 to 1999	9,810	29.0%	458	
Built 1980 to 1989	5,696	16.9%	499	
Built 1970 to 1979	3,006	8.9%	420	
Built 1960 to 1969	1,942	5.7%	326	
Built 1950 to 1959	942	2.8%	228	
Built 1940 to 1949	559	1.7%	191	
Built 1939 or earlier	1,079	3.2%	247	
Median Year Structure Built	1994		1	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	31,670	100.0%	420	
Owner occupied				
Moved in 2017 or later	1,499	4.7%	269	
Moved in 2015 to 2016	2,173	6.9%	321	
Moved in 2010 to 2014	3,485	11.0%	308	
Moved in 2000 to 2009	9,037	28.5%	559	
Moved in 1990 to 1999	4,443	14.0%	421	
Moved in 1989 or earlier	2,880	9.1%	350	
Renter occupied				
Moved in 2017 or later	1,029	3.2%	207	
Moved in 2015 to 2016	2,007	6.3%	307	
Moved in 2010 to 2014	3,406	10.8%	422	
Moved in 2000 to 2009	1,397	4.4%	327	
Moved in 1990 to 1999	99	0.3%	78	
Moved in 1989 or earlier	215	0.7%	97	
Median Year Householder Moved Into Unit	2008		1	

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: high medium low

January 20, 2022

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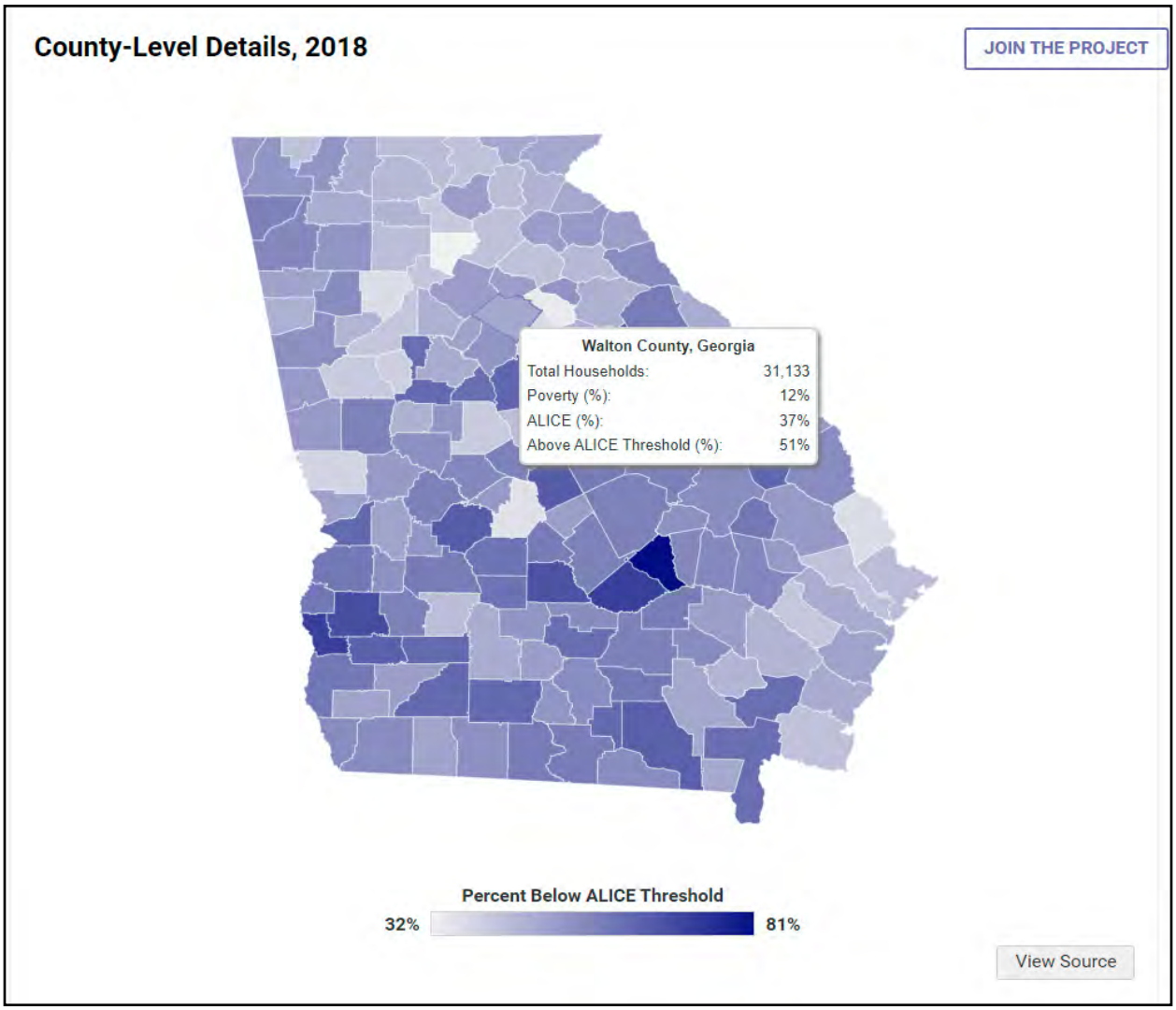
Community Data (cont.)



County-level ALICE ("Asset Limited, Income Constrained, Employed") detals for Walton County, 2018, from https://www.unitedforalice.org/national-overview. https://www.unitedforalice.org/national-overview

Community Data (cont.)

H+T® Fact Sheet
TRUE AFFORDABILITY AND LOCATION EFFICIENCY

CNT

Municipality: Good Hope, GA

Traditional measures of housing affordability ignore transportation costs. Typically a household's second-largest expenditure, transportation costs are largely a function of the characteristics of the neighborhood in which a household chooses to live. Location Matters. Compact and dynamic neighborhoods with walkable streets and high access to jobs, transit, and a wide variety of businesses are more efficient, affordable, and sustainable.

The statistics below are modeled for the Regional Typical Household. Income: $57,000 Commuters: 1.20 Household Size: 2.77 (Atlanta-Sandy Springs-Roswell, GA)

Map of Transportation Costs % Income

Location Efficient Areas

< 8% | 8-12% | 12-15% | 15-18% | 18-22% | 22-26% | 26-29% | 29% +

Location Efficiency Metrics

Places that are compact, close to jobs and services, with a variety of transportation choices, allow people to spend less time, energy, and money on transportation.

0% Percent of location efficient neighborhoods

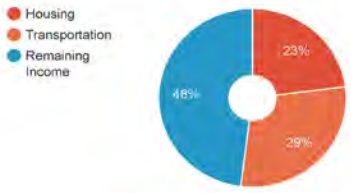
Neighborhood Characteristic Scores (1-10)

As compared to neighborhoods in all 955 U.S. regions in the Index

Job Access	AllTransit Performance Score	Compact Neighborhood
0.8	0	0.3
Very low access to jobs	Car-dependent with very limited or no access to public transportation	Very low density and limited walkability

Average Housing + Transportation Costs % Income

Factoring in both housing and transportation costs provides a more comprehensive way of thinking about the cost of housing and true affordability.



Transportation Costs

In dispersed areas, people need to own more vehicles and rely upon driving them farther distances which also drives up the cost of living.

$16,318 Annual Transportation Costs

2.31 Autos Per Household

26,857 Average Household VMT

0% Transit Ridership % of Workers

0 Annual Transit Trips

10.96 Tonnes Annual Greenhouse Gas per Household

https://htaindex.cnt.org/fact-sheets/?lat=33.7848398&lng=-83.60905749999999&focus=place&gid=5143#fs 1/2

Community Data (cont.)

H+T Fact Sheet
TRUE AFFORDABILITY AND LOCATION EFFICIENCY

CNT

H+T Metrics

Affordability	
Housing + Transportation Costs % Income:	51%
Housing Costs % Income:	23%
Transportation Costs % Income:	29%

Demographics	
Block Groups:	0
Households:	39
Population:	103

Household Transportation Model Outputs

Autos per Household:	2.31
Annual Vehicle Miles Traveled per Household :	26,857
Transit Ridership % of Workers:	0%
Annual Transportation Cost:	$16,318
Annual Auto Ownership Cost:	$12,597
Annual VMT Cost:	$3,722
Annual Transit Cost:	$0
Annual Transit Trips:	0

Environmental Characteristics

Residential Density 2010:	0.08 HHs/Res. Acre
Gross Household Density:	0.03 HH/Acre
Regional Household Intensity:	3,409 HH/mile^2
Percent Single Family Detached Households:	89%
Employment Access Index:	2,877 Jobs/mi^2
Employment Mix Index (0-100):	84
Transit Connectivity Index (0-100):	0
Transit Access Shed:	0 km^2
Jobs Accessible in 30 Minute Transit Ride:	0
Available Transit Trips per Week:	0
Average Block Perimeter:	3,987 Meters
Average Block Size :	241 Acres
Intersection Density:	4 /mi^2

Housing Costs

Average Monthly Housing Cost:	$1,072
Median Selected Monthly Owner Costs:	$1,063
Median Gross Monthly Rent:	$1,172
Percent Owner Occupied Housing Units:	92%
Percent Renter Occupied Housing Unit:	8%

Greenhouse Gas from Household Auto Use

Annual GHG per Household:	10.96 Tonnes
Annual GHG per Acre:	0.36 Tonnes

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Community Data (cont.)

Recorded crashes in Good Hope, 2013–2020, from https://gdot.numetric.com/crash-query#/metrics.

Community Data (cont.)

CRASH SUMMARY REPORT

Good Hope Crash Data

Created on September 21, 2021
Created by Stephen Jaques
Data extents: February 10, 2013 to November 13, 2020

Applied Filters

GDOT City Boundaries (Geo) = Good Hope

Total Crashes	51	Fatal Crashes	0

GDOT Summary		Collisions Dataset
Total Crashes	51	100.00%
Intersection Related	44	86.27%
Single Motor Vehicle Involved	18	35.29%
Distracted Driver (Suspected)	14	27.45%
Distracted Driver (Confirmed)	4	7.84%
Impaired Driving (Confirmed)	4	7.84%
CMV Related	1	1.96%
Motorcycle	1	1.96%
+ 3 more	0	0%

KABCO Severity		Collisions Dataset
(O) No Injury	30	58.82%
(C) Possible Injury / Complaint	12	23.53%
(B) Suspected Minor/Visible Injury	8	15.69%
(A) Suspected Serious Injury	1	1.96%
+ 2 more	0	0%

Date and Time (Year)	Collisions Dataset

Community Data (cont.)

2020	1	1.96%
2019	7	13.73%
2018	5	9.80%
2017	5	9.80%
2016	10	19.61%
2015	13	25.49%
2014	6	11.76%
2013	4	7.84%

Date and Time (Hour of Day)		Collisions Dataset
2 am - 4 am	1	1.96%
4 am - 6 am	1	1.96%
6 am - 8 am	4	7.84%
8 am - 10 am	3	5.88%
10 am - 12 pm	7	13.73%
12 pm - 2 pm	7	13.73%
2 pm - 4 pm	6	11.76%
4 pm - 6 pm	9	17.65%
+ 4 more	13	25.48%

Manner of Collision		Collisions Dataset
Angle (Other)	20	39.22%
Not a Collision with Motor Vehicle	18	35.29%
Rear End	7	13.73%
Left Angle Crash	4	7.84%
Right Angle Crash	1	1.96%
Sideswipe-Opposite Direction	1	1.96%
+ 3 more	0	0%

Location at Impact		Collisions Dataset
On Roadway - Roadway Intersection	29	56.86%
Off Roadway	13	25.49%
On Roadway - Non-Intersection	4	7.84%
On Shoulder	3	5.88%
On Roadway - Driveway Intersection	2	3.92%
+ 12 more	0	0%

Most Harmful Event		Collisions Dataset
Motor Vehicle in Motion	33	64.71%

Community Data (cont.)

Culvert	3	5.88%
Over Turn	3	5.88%
Animal	2	3.92%
Ditch	2	3.92%
Embankment	2	3.92%
Other Non-Collision	2	3.92%
Tree	2	3.92%
+ 30 more	4	7.84%

Operator / Driver Contributing Factor		Collisions Dataset
No Contributing Factors	32	62.75%
Failure to Yield	17	33.33%
(None)	5	9.80%
Changed Lanes Improperly	4	7.84%
Following Too Close	4	7.84%
Inattentive or Other Distraction (Distracted)	4	7.84%
Improper Backing	2	3.92%
Misjudged Clearance	2	3.92%
+ 35 more	8	15.68%

Survey Responses

1. **Do you feel that the local government manages land use and zoning appropriately in your community? If not, explain what changes you would make:**
    a. They do an ok job, possibly could do better.
    b. Keep good hope Ag
    c. Land use and zoning done through Walton County. There is nothing local.

2. **Are there any activities you would like to do in your community but cannot? Explain:**
    a. No (1)
    b. No response (2)

3. **Are the streets and sidewalks adequately maintained?**
    a. Yes (2)
    b. No response (1)

4. **If no, where are the streets or sidewalks in most need of repair?**
    a. No response (3)

5. **Is the community safe, comfortable, and inviting for people to walk or bike to activities, jobs, shopping, dining, services, etc.?**
    a. Yes (2)
    b. No response (1)

6. **Does your community have any traffic issues?**
    a. Yes (2)
    b. No (31)

7. **If yes, what are the specific traffic issues (check all that apply)**
    a. It always takes too long to get (1)
    b. Predictable peaks like rush hour (1)

8. **In your opinion, is park space within your community easily accessible to all residents? If not, explain:**
    a. Yes some
    b. This answer is pertaining to traffic The traffic issues are just around the corner with the developers building so much here and surrounding communities

9. **Are there any persistent public safety issues in your community (dangerous intersections, sanitation, crime, run-down properties, etc.)? If yes, please explain**
    a. Some intersections can be dangerous, and a few run down areas.
    b. No response (2)

Survey Responses (cont.)

10. How would you rate the water & sewer services in your community:

a. Good (1)
b. Average (2)

11. How would you rate the emergency response services in your community:

a. Excellent (1)
b. Very good (2)

12. How would you rate the internet services in your community:

a. Average (1)
b. Poor (2)

13. How would you rate the leisure/recreation services in your community:

a. Excellent (1)
b. Average (2)

14. Are there adequate housing options to meet the future needs of the community?

a. Yes (2)
b. No (1)

15. What is the most immediate housing need within your community? Explain.

a. Young married couples that can't afford large house payments, but would maintain their property well.
b. I'm afraid over development. Lots of houses going up. Limited roads and access poor quality of schools all the new homes aimed at families will just create a larger problem for the already struggling school system. If I did not homeschool I would not live in this area due to the school system. The fear is this small piece of the country will soon look like every other town; overcrowded and underfunded failing schools.
c. What is a defining characteristic of your community that you would like to see preserved?

16. Rural appeal.

a. Farming and large lots I know we cannot stop folks from selling their land but hopefully we can keep the lots larger like Madison county and keep the Agricultural aspect so we don't lose our right that we enjoy on our property already m.
b. This is a rural community and I would like to see it remain so. The whole area around Good Hope seems to be for sale and we have no input into this.

Survey Responses (cont.)

17. **List three small actions your local government could take to improve the quality of life in your neighborhood/ community:**

    a. 1)controlled growth 2) controlled growth 3) controlled growth improvements
    b. 1) Not allow lower income housing 2) keep a minimum of at least 2-5 acres for new builds 3) how will our roads support large developments?
    c. No response (1)

18. **"What are the most important projects that the community should complete over the next five years?**

    a. Improve internet services.
    b. Internet
    c. No response (1)

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