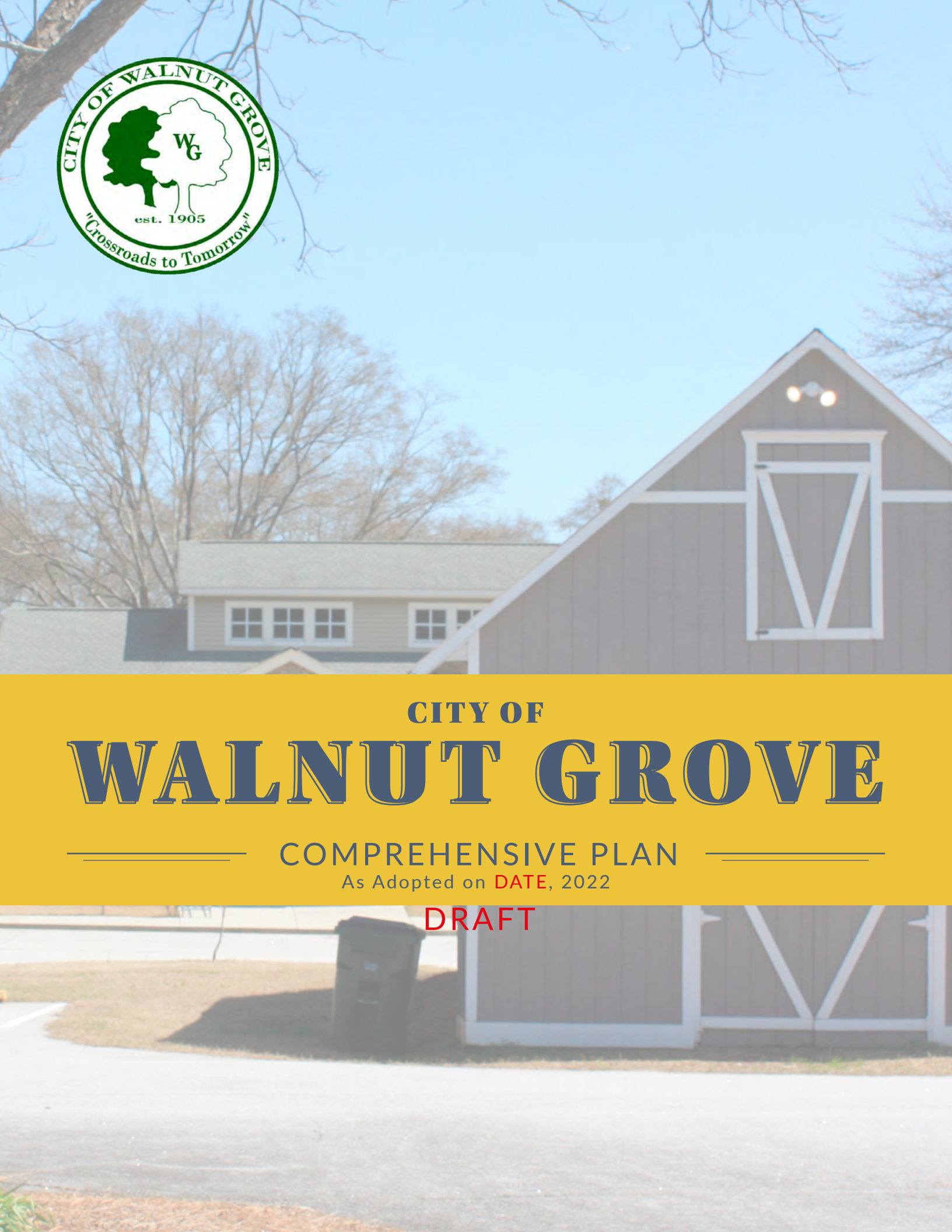


CITY OF

WALNUT GROVE

COMPREHENSIVE PLAN

As Adopted on DATE, 2022

DRAFT

PREPARED BY THE NORTHEAST GEORGIA REGIONAL COMMISSION

NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION

Contents

INTRODUCTION	4
VISION, GOALS, AND POLICIES	7
NEEDS AND OPPORTUNITIES	9
TRANSPORTATION	17
BROADBAND SERVICES	22
LAND USE	24
COMMUNITY WORK PROGRAM	27
APPENDIX	32

Acknowledgements

STEERING COMMITTEE

David Thompson, Chairman, Walton County
Charna Parker, Director of Planning and Development, Walton County
Shane Short, Executive Director, Development Authority of Walton County
Robert Post, Mayor, Town of Between
Randy Garrett, Mayor, City of Good Hope
Randy Carithers, Mayor, Town of Jersey
Rey Martinez, Mayor, City of Loganville
Tim Prater, Planning Director, City of Loganville
Robbie Schwartz, Project Specialist, City of Loganville
John Howard, Mayor, City of Monroe
Pat Kelley, Planning Director, City of Monroe
Sadie Krawczyk, Economic Development Director, City of Monroe
David Keener, Mayor, City of Social Circle
Eric Taylor, Manager, City of Social Circle
Barbara Schlageter, Assistant Clerk, City of Social Circle
Mark Moore, Mayor, City of Walnut Grove

MAYOR AND COUNCIL

Mark Moore, Mayor
John Dial, Mayor Pro-Tem & Council Member
Stephanie Moncrief, Council Member
Linda Pilgrim, Council Member

NEGRC STAFF

Eva Kennedy, PGS Director
Mark Beatty, Senior Community Planner
Carol Flaute, Community Planner
Jon McBrayer, GIS Planner
Stephen Jacques, Project Specialist
Sara Kaminski, Intern

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 Walnut Grove 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.

Transportation

Since Walnut Grove is within the Atlanta Metropolitan Planning Organization (MPO) boundary, a transportation element is required to ensure alignment with the Regional Transportation Plan (RTP). This element includes regional and local objectives and identifies needs based on current conditions and transportation infrastructure.

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

Public Input & 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. No survey responses were received from residents of Walnut Grove.

A final public hearing was held on May 12, 2022, 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

Walnut Grove envisions a quiet, “hometown” community with a welcoming downtown retail area for our residents and visitors. Where our neighborhoods are all interwoven by a strong network of beautiful golf cart friendly streets, sidewalks, and multi-use trails. Walnut Grove will host a large park with amenities which will attract visitors to our city and our downtown district.

Maintaining a strong sense of place while also taking advantage of the opportunities provided by major highway corridors is what the city strives to accomplish. Walnut Grove will continue to offer a high quality of life and safe environment for all residents and visitors.

Goals and Policies

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

- Develop a comprehensive town center master plan to facilitate commercial and residential growth
- Develop a comprehensive system of paths, trails, and public open space for safe, healthy walking, bicycling, golf cart use, and accessibility for all abilities and ages
- Preserve the community's small-town feel by concentrating employment in a traditional fashion within the central core of the city
- Meet resident needs and attract newcomers by providing quality housing, recreation, education, shopping, employment, and a strong sense of safety and code enforcement
- Anticipate and control impacts and opportunities associated with nearby growth, including traffic, development patterns and aesthetics, natural resources, and increased interest and attention
- Work with other local governments throughout Walton County to achieve the vision of this plan
- Target public investment to guide private development in the manner favored by the community
- Establish and maintain efficient and transparent local government policies and operations
- Work with the Georgia Department of Transportation to ensure appropriate transportation infrastructure and design is developed in support of local government initiatives
- Provide sanitary sewer service in a safe, clean, efficient, economical, and environmentally sound manner, concurrent with urban development
- Work with Walton County to create a 150-acre park consisting of nature trails, community building, variety of athletic fields, splash park, amphitheater, tennis and pickleball courts

DRAFT

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 • 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

Walnut Grove, population 1,322, is a small community located on the expanding edges of metropolitan Atlanta in Walton County. Walton County 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). Walnut Grove will likely see more growth, given its location in the suburbanizing western part of the county. In spite of this 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, building walkable neighborhoods where people can travel without a personal car, and providing attractive places for people to gather.

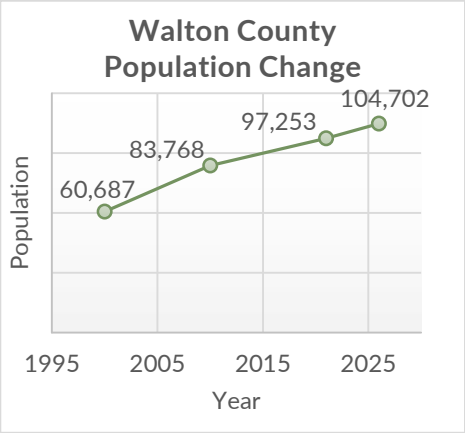


Figure 1. Walton County population over time, Census (2000 and 2010) and projected (2021 and 2016).

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

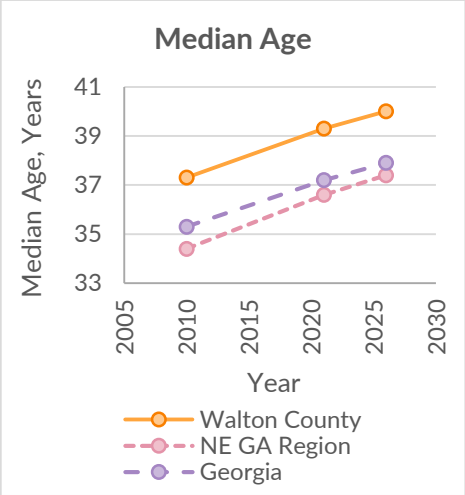


Figure 2. Median age of Walton County residents over time, compared with the Northeast Georgia Region and the state, Census (2010) and projected (2021 and 2026).

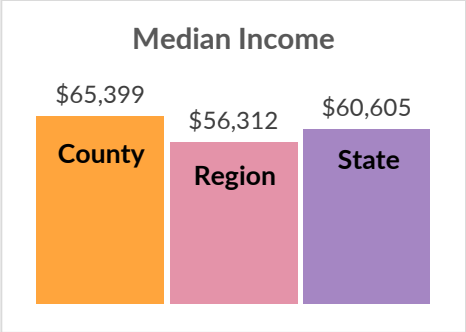


Figure 3. 2021 median income of Walton County, compared with the Northeast Georgia Region and the state.

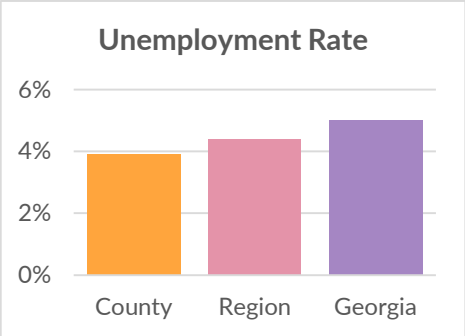


Figure 4. Unemployment rates for 2021 civilian population ages 16+ in Walton County, the Northeast Georgia Region, and the state.

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.

Walnut Grove's government is led by a Mayor and three-member City Council. Local Government documents such as annual budgets, meeting notices, and city tax information are available on the City's website and at City Hall. The City provides services through the following departments and partners with Walton County to provide any additional services:

- Code Enforcement
- Public Works

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

Needs

- Walnut Grove has limited staff capacity for additional services. Therefore, continued partnership with Walton County will be needed to provide an array of services for residents.
- For the aging population, the City should analyze existing local services available for seniors and address accordingly.

Opportunities

- Involve youth in the community as a volunteer labor source and in local government as an educational tool
- Create programs that facilitate public engagement in civic initiatives.
- Invest in public infrastructure to ensure a high quality of life for residents to keep up with the needs of a growing population.
- Program events for community engagement and youth education at the Walnut Grove Public Library.

Economic Development

According to Esri's Business Analyst, 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.

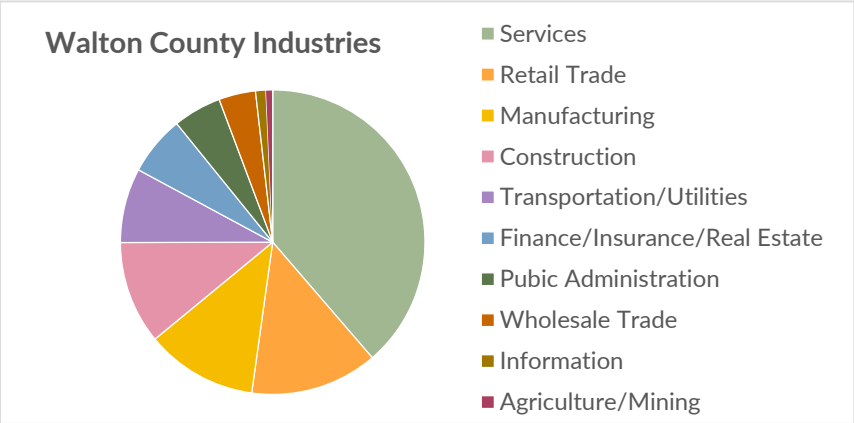


Figure 5. Walton County's 2021 employed population, ages 16+, by industry.

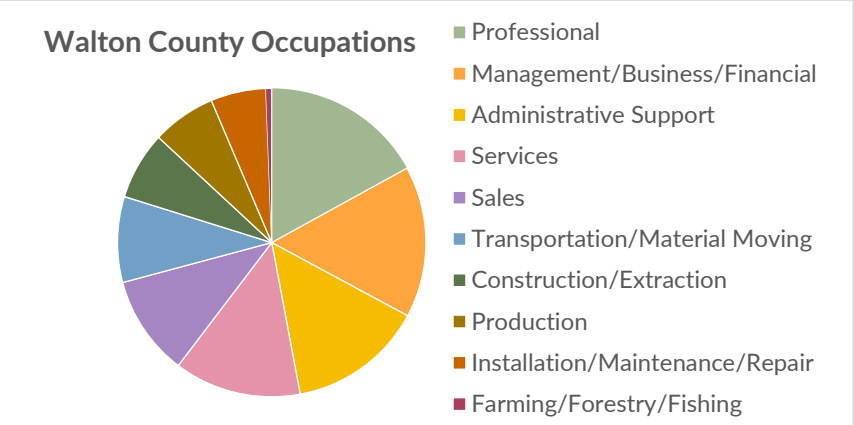


Figure 6. Walton County's 2021 employed population, ages 16+, by occupation.

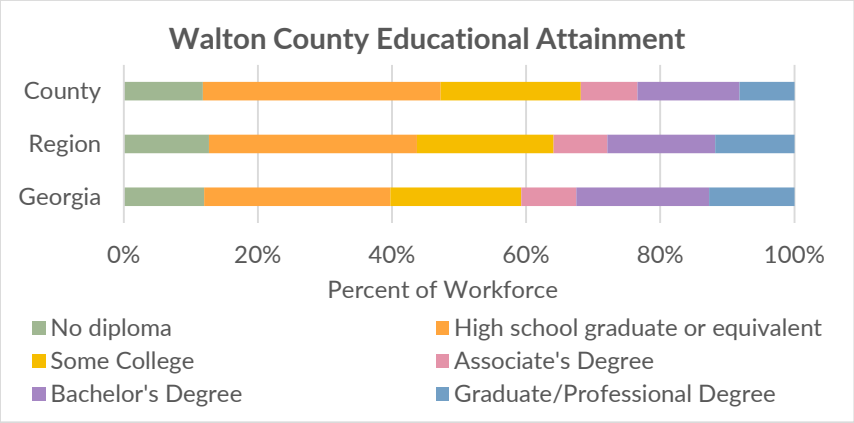


Figure 7. Workforce, ages 25+, by highest level of education attained, for Walton County, the Northeast Georgia Region, and the state, 2021.

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

Needs

- Walnut Grove 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.
- Walnut Grove's development pattern has been solely built around car travel. A need for walkable urban development and outdoor recreation exists in the community.
- A strategy to attract economic development opportunities conducive to the community's vision is necessary.

Opportunities

- Create a master plan of the city center to incorporate a framework to guide future development and generate opportunity for local business growth.
- Invest in outdoor recreational spaces and trails to capitalize on the city's natural resources and undeveloped open space.
- Participate with the Development Authority of Walton County to identify the most appropriate businesses to attract for Walnut Grove.

Planning, Land Use, and Housing

Walnut Grove is a small, suburban city serving as the fourth largest municipality in Walton County. The general development pattern exhibits a single-use, commercial, along major arterial roads with historic residential buildings exhibiting the city's past. Single-family residential subdivisions flank local streets and the periphery of the

city. The city faces significant development pressure from the west, as Metropolitan Atlanta continues to expand. *There are considerable development opportunities that remain in the city center that could accommodate the traditional, compact urban growth pattern that Walnut Grove leadership desires*. City leadership has been actively engaged in discussions to determine what type of development will be most appropriate for the central city area. A downtown master plan is in progress that will determine a preferred street network, land use densities, and distribution of uses.

Walnut Grove's housing stock, like most communities in the region and state, is mostly comprised of single-family detached housing. According to ESRI's Business Analyst software, 85% of the surrounding county's housing stock is single-family houses, 8% is mobile homes, and 7% is "Missing Middle" housing (2–19 unit structures). Only 0.3% of the area's housing is in structures that have more than 20 units. The average household size is 2.82 people, and the median home value is $236,000, higher than both the region and state (Figure 8).

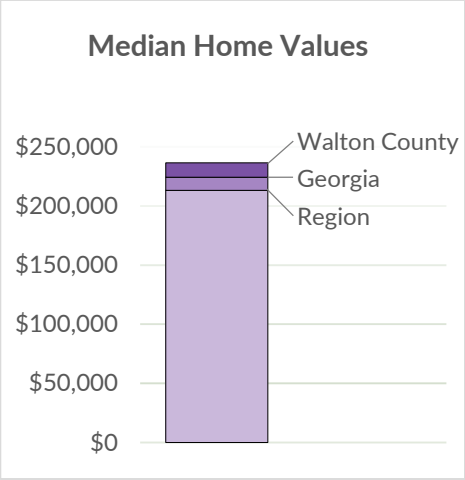


Figure 8. Median home values in Walton County, the Northeast Georgia Region, and the state, 2021.

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 Walnut Grove household spends 25% of their income on housing. This is a positive trend, as 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 Walnut Grove than in other parts of the state, as would be expected, given the growth in the area. 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. *Walnut Grove should examine its zoning and building codes to permit and encourage a broader range of housing types, especially those 2–19 unit structures categorized as "Missing Middle" housing, to ensure that current and future residents can meet their housing needs at an acceptable price*.

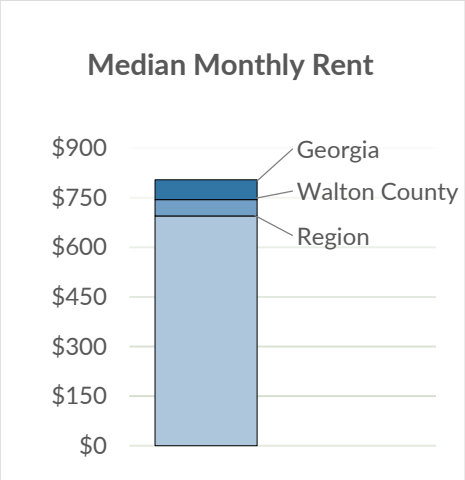


Figure 9. Median monthly rent in Walton County, the Northeast Georgia Region, and the state, 2015–2019.

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

Needs

- Walnut Grove's rate of owner-occupied housing is higher than both Walton County's and the state average; while this can serve as a positive, it may also indicate a need for increased rental options.
- Walton County is expected to invest in a large county park within city limits. City leadership should ensure county investments align with city development initiatives to maximize efficiencies in land use patterns.

Opportunities

- Capitalize on the significant suburban growth pressures expected in

western Walton County to proactively increase variety of and quality in aesthetics new developments.

- Create a local downtown master plan.

Natural and Cultural Resources

Walnut Grove has a significant amount of undeveloped land as either open pasture or woodland. If development pressure materializes, a walkable, compact development pattern in the city center can slow the conversion of the surrounding rural land into suburban development.

Walnut Grove's history is tied to its origination as a crossroad in the early 1800s. There are a limited collection of historic residential buildings remaining along major routes. Also, City Hall is located in a historic residential building that has been restored and retrofitted. This property sits on the location of the original town well, serving as a reminder of Walnut Grove's history. However, there are no formal historic preservation entities in Walnut Grove. The City should partner with the Historical Society of Walton County to engage in the preservation of local history, improve resident engagement with local government operations, and continue generating community pride.

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

Needs

- A strategy to identify sensitive environmental resources within city limits is needed.
- The City should create a strategy to maintain a "small, hometown" feel surrounding the city center.
- An inventory of existing cultural and historic resources within city limits is needed to effectively engage in preservation initiatives.
- City leadership stated the need to ensure new development in the city center match the character of traditional town center development. Developers should reference local historic architecture to incorporate those styles into new buildings, where possible.

Opportunities

- Create a conservation and protection plan.
- Explore creative ways for shared parking with new developments to reduce stormwater runoff.
- Partner with the Historical Society of Walton County to engage in historic

preservation initiatives.

- Explore form-based codes for new development regulations.

Community Facilities and Services

City residents rely on Walton County Parks and Recreation for recreational facilities. There are no parks currently in the City. *Future development should consider adding a central green space so that local residents can have an attractive place to gather and recreate*. Walton County Parks and Recreation recently announced plans to build a 230-acre park partially within Walnut Grove boundaries that will include baseball fields, soccer fields, a community center, an amphitheater, walking trails, and a splash pad with water slides. This park is estimated to be complete by 2025 and will bring a multitude of outdoor recreational amenities and community space to Walnut Grove residents.

Walnut Grove also relies on Walton County for water services. The Walton County Water Department is responsible for all water infrastructure maintenance and development. Walnut Grove intends to maintain this agreement with the County and expand services when and where necessary. Sewer service is provided by the City and is undergoing an expansion of treatment capacity through land application. This expansion will allow for approximately 155 additional residential units and 24,000 gallons per day of commercial use. Plans for a Phase 3 expansion will add 1,000,000 gallons per day of treatment capacity through a combination of land application and direct discharge of treated water. Stormwater facilities are managed on a site-specific level and the local government has no plans to install community-wide storm water infrastructure. H*owever, a review of local ordinances and future development pressures may identify a need to incorporate a city-wide stormwater strategy*.

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.
- Walnut Grove will maintaining a shared responsibility with services provided by Walton County.
- State and Federal grants and/or loans for infrastructure expansions will be needed in combination with local funds.
- Input from city leadership indicated a significant need to connect the new Walton County park to planned developments within the city center.

Opportunities

- Include regularly updated community facility information on the local government website.
- Collaborate with the Walton County Water Department for local infrastructure maintenance.
- Apply for state and federal grants to assist with the expansion needs of local sewer and stormwater infrastructure.
- Facilitate master planning discussions that include relevant Walton County departments.

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, Walnut Grove 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 among 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 city and county services, available either virtually through the city's website or in-person.
- Continue partnerships with Walton County services.

CHAPTER 4

TRANSPORTATION

The Department of Community Affairs requires a transportation element for any local government whose jurisdiction falls within a Metropolitan Planning Organization (MPO) boundary. The City of Walnut Grove is located within the Atlanta MPO; the transportation objectives for the region's transportation plan are listed below. The transportation objectives are categorized under two overarching goals: having world-class infrastructure and having healthy, livable communities. These objectives are achieved through categorical recommendations of development patterns found in the regional Unified Growth Policy Map. Refer to the Atlanta Region's Regional Transportation Plan for more information.

The city is represented through the Walton County government on the Transportation & Air Quality Committee and Transportation Coordinating Committee, and as part of the Atlanta Regional Commission's Municipal District 6, which includes other cities within Walton, Barrow, and Gwinnett counties. Walnut Grove is also included in the Walton County Comprehensive Transportation Plan (CTP) which should be referenced for local road evaluations and a list of upcoming and long range projects.

In addition, this chapter provides an analysis of local transportation infrastructure to provide more specific planning context for the community in relation to local and regional goals.

**High priorities within the community are italicized.*

Transportation Objectives and Policies for Atlanta MPO

World Class Infrastructure

- Maintain and operate the existing transportation system to provide for reliable travel.
- Improve transit and non-single-occupancy vehicle options to boost economic competitiveness and reduce environmental impacts.
- Strategically expand the transportation system while supporting local land use plans.
- Provide for a safe and secure transportation system.
- Promote an accessible and equitable transportation system.
- Support the reliable movement of freight and goods.
- Foster the application of advanced technologies to the transportation system.

Healthy, Liveable Communities

- Improve quality of life at the neighborhood, city, county, and regional levels.
- In partnership with local communities, equitably and strategically focus resources in areas of need and importance.
- Improve public health through the built environment.
- Integrate sound environmental principles that ensure the region's sustainability.

Unified Growth Policy Map

The Atlanta Region's *Regional Transportation Plan* provides a Unified Growth Policy Map (UGPM) that provides for direction of future growth in the region (Figure 10). The UGPM is comprised of Areas and Places. Areas describe predominant land use patterns throughout the region. Areas also directly influence the future forecasted growth of the region by describing future land use patterns in each part of the region. Places reflect concentrated uses that have generally defined boundaries and provide greater detail within Areas.

The map indicates that four distinct growth areas are found in Walton County: Established Suburbs, Developing Suburbs, Developing Rural, and Rural Areas. Additionally, seven town centers are located in the county. Between is located in the Developing Suburbs Area found in the western portion of Walton County. The Transportation Plan describes this area as:

> **Developing Suburbs** are areas in the region where suburban development has occurred and the conventional development pattern is present but not set. These areas are characterized by residential development with pockets of commercial and industrial development. These areas represent the extent of the urban service area, and the region's first attempts at suburban smart growth can be found in these areas. There is a need in these areas for additional preservation of critical environmental, agricultural, and forest resources. Limiting existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth.
>
> **Rural Areas** are areas in the region where little to no development has taken place and where there is little development pressure. These areas are characterized by sporadic large single-family lots, agricultural uses, protected lands, and forests, and they represent the limits of the urban service area in metro Atlanta. There is a desired by many residents and

elected officials in these areas to keep them rural in character. Increased development threatens existing rural economic uses. The region is striving to protect these areas by limiting infrastructure investments to targeted areas. There will be a continued need to maintain existing transportation infrastructure, but care should be taken not to spur unwanted growth by inappropriate expansion of infrastructure capacity.

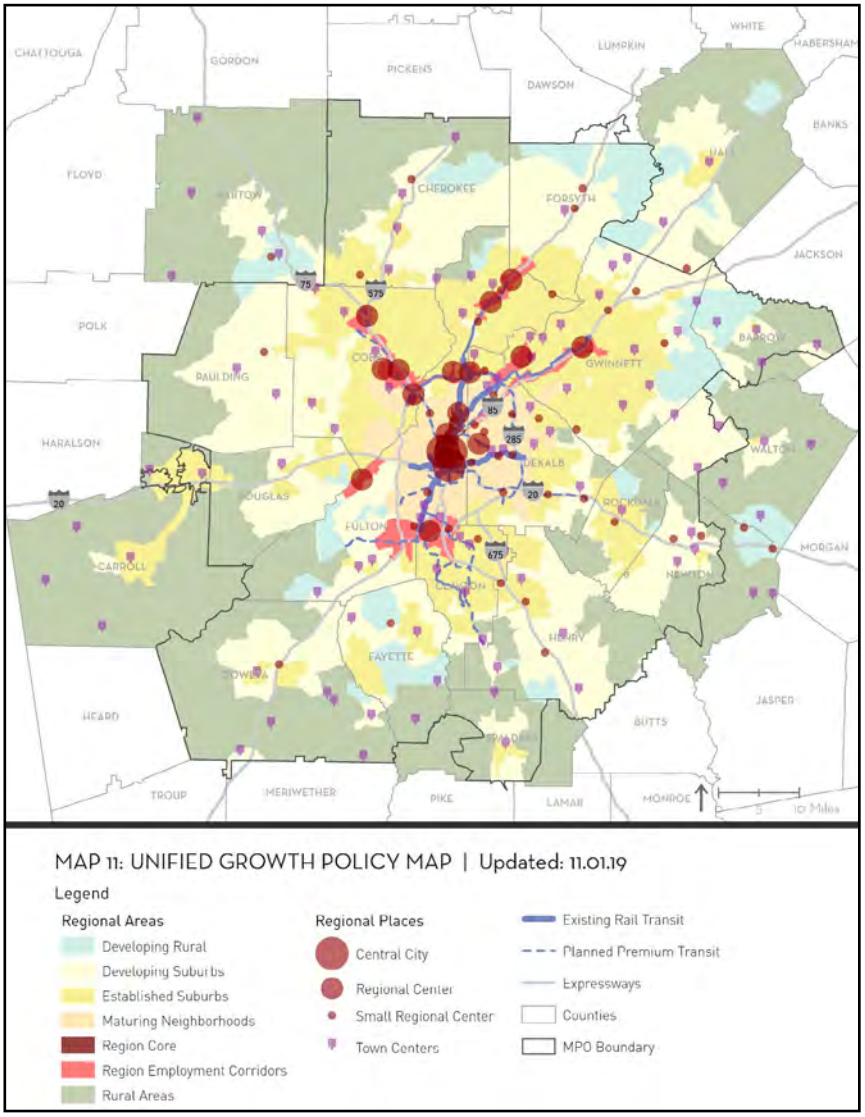


Figure 10. Unified Growth Policy Map from the Atlanta Region's Regional Transportation Plan.

Local Transportation Network

Walnut Grove is located in a suburban setting and, as such, has a road network heavily catered for car travel. All major routes within city limits are state routes that are operated and maintained by the Georgia Department of Transportation. *Fostering a collaborative relationship with state agencies is paramount to ensuring a safe and effective transportation network sympathetic to local needs.* A road widening and two-lane roundabout is planned at the city's main intersection of State Route 81 and State Route 138. This is expected to be complete by 2025 and will significantly improve the flow of traffic through Walnut Grove.

The Georgia Department of Transportation reports 518 crashes in Walnut Grove from 2013–2020. None of them involved fatalities, and only six involved a serious injury. Crashes are heavily concentrated on the two state routes. The intersection of these two routes saw 194 crashes over this period. State Route 138 carries just over 14,000 vehicles per day, and State Route 81 carries just under 12,000 vehicles per day. Park Street and Guthrie Cemetery Road also saw a small concentration of crashes near Walnut Grove High School. All of these streets are designed with a preference for speed and traffic flow, and a lack of multi-modal access. *The City of Walnut Grove should work with partners like the Georgia Department of Transportation to redesign these streets for slower speeds and add bike and pedestrian infrastructure so that people can have the freedom to safely and comfortably travel to local destinations.*

Walnut Grove is a "bedroom community" where residents mostly commute outside of city limits for work and services, similar to Walton County as a whole. Approximately, 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 (Figure 11). This commuting pattern increases the cost of transportation on average. The Housing and Transportation Index estimates that the average Walnut Grove household spends 27% of their income on transportation. This far exceeds the recommended affordability threshold of 15%. *Generally, communities address the need for long commutes by substituting local destinations for regional ones and by redesigning their streets for multi-modal use. Attracting more jobs to the area could help reduce the need to commute.*

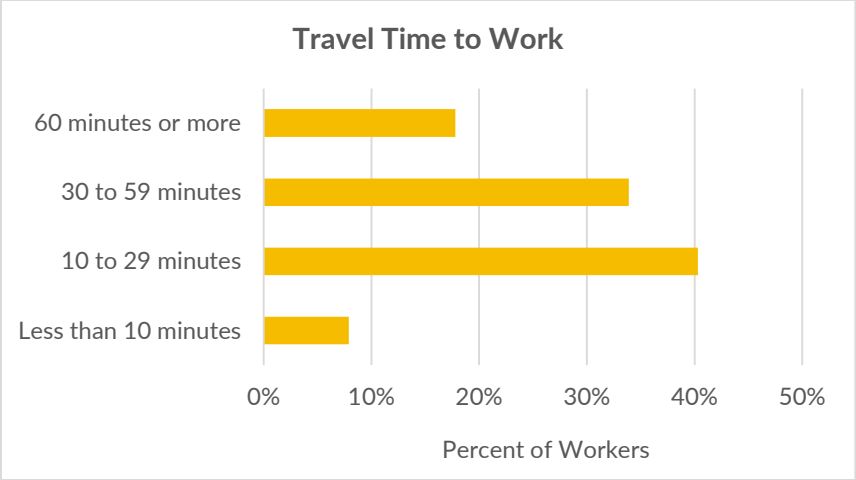


Figure 11. Travel time to work for Walton County workers age 16+ who did not work from home, 2015–2019.

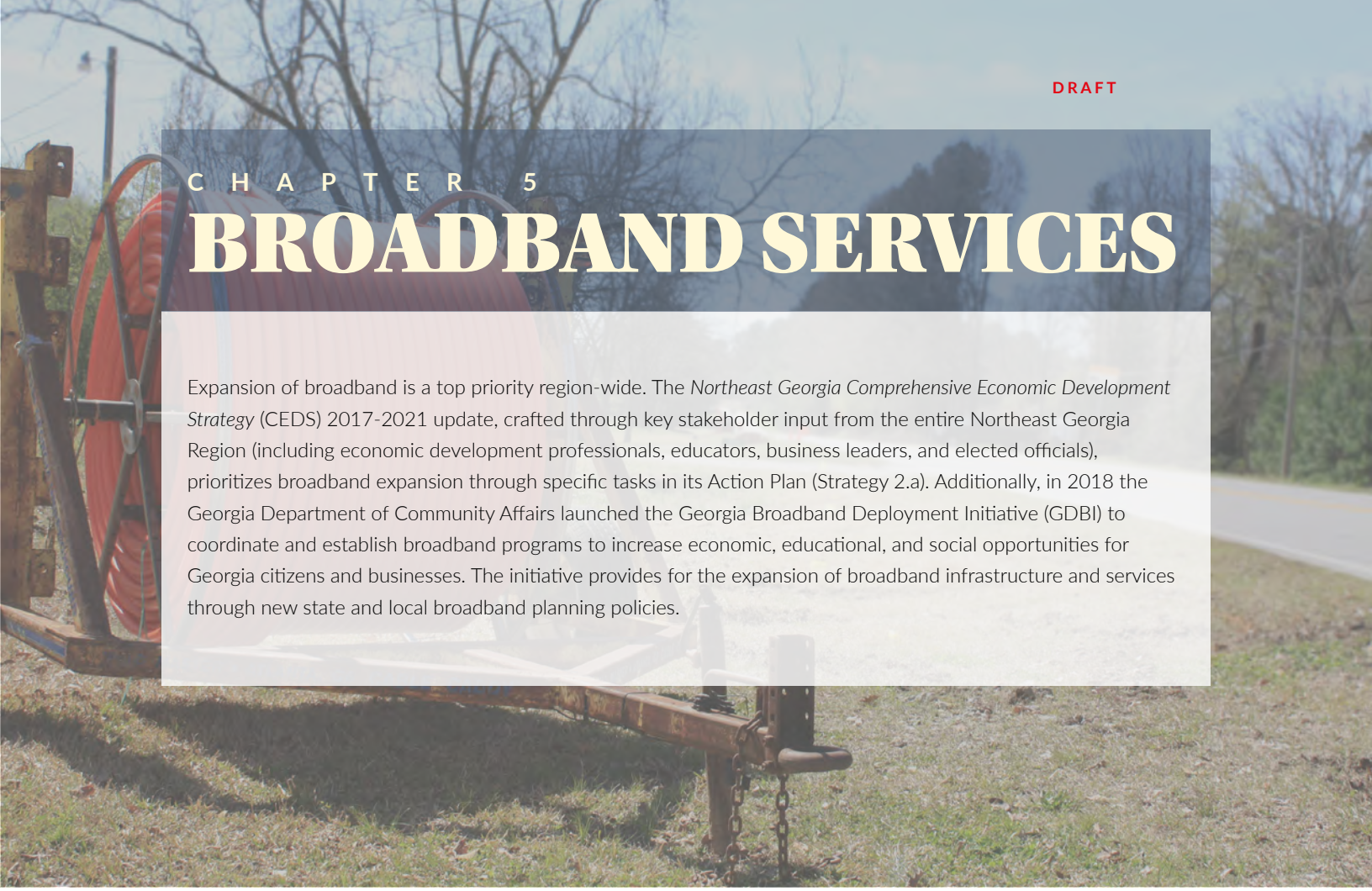
Needs and opportunities identified through stakeholder input sessions and public surveys that relate to transportation are as follows:

Needs:

- Walnut Grove retains a very low percentage of its employed population for jobs within town limits. To offer more local employment opportunities the limited presence of businesses need to be increased.
- Walking paths, expanded sidewalk networks, and local streets designed for low traffic speeds should be incorporated into development plans of the new city center.

Opportunities:

- Collaborate with the Georgia Department of Transportation and other regional entities to determine the most appropriate safety enhancements along state routes.
- Plan for bicycle and pedestrian connections from neighborhoods to local parks and new downtown developments.
- Engage Walton County Public Works to maintain a working log of local road needs.
- Connect the proposed Walnut Grove Park to the planned downtown via a boulevard-style local road.



CHAPTER 5

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.

Existing Services

The Georgia Department of Community Affairs (DCA) considers Walnut Grove to be "served" by broadband with the exception of a few locations (Figure 12). 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 completed by 2026 and will serve Walnut Grove entirely. Currently, free publicly available Wi-Fi is available at the Walnut Grove public library. *The City should continuing exploring options for upgrading service, as necessary.*

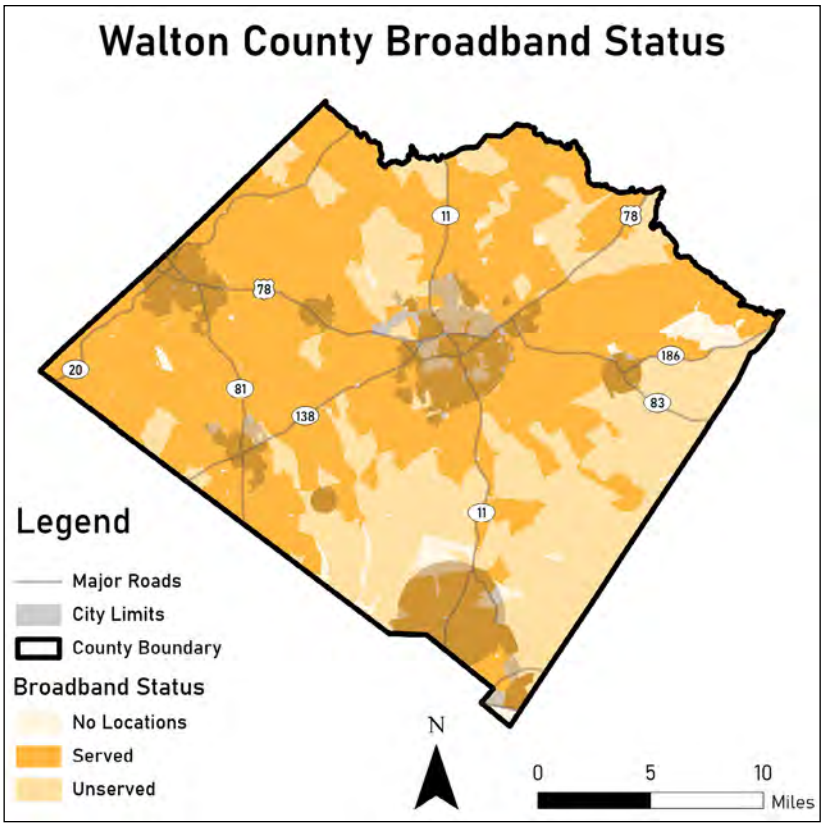


Figure 12. Broadband availability in Walton County, according to the Georgia Department of Community Affairs.

Needs and opportunities identified through stakeholder input sessions and public surveys that relate to broadband 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.
- Improving wireless service to 5G could help the city residents gain better capacity to work from home.

Opportunities:

- Become a Broadband Ready Community.

CHAPTER 6

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.

Mixed Use

Multiple land uses within the same area, such as a blend of residential, commercial, office, and institutional uses. This may refer to uses that are mixed vertically (on different floors of the same building) or horizontally (in neighboring buildings).

The mixed-use, "Town Center," area is expected to include a mixture of blocks dedicated to the following uses: commercial and office, mixed-use (residential,

commercial, and office), mixed-density residential, and parks. With some exceptions, these uses will generally transition from commercial and office uses on the blocks nearest the major roads and state routes; to mixed residential, commercial, and office uses in the downtown core; to mixed-density residential uses in the areas furthest from the city's center. Existing and new institutional uses may be found throughout. New buildings in the Town Center area will be 2 to 5 stories tall, have an urban street-facing orientation, and have an allowable density of 20 to 50 residential units per acre. Commercial and office uses may vary in size and density depending on the characteristics of each project and market demands at the time of proposal. However, commercial and office uses in big-box formats and other developments requiring large expanses of parking are not allowable uses in this area.

Allowable densities, the distribution of uses, and the street network will be further defined in the City's Downtown Master Plan.

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.

Transportation/Communication/Utilities

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

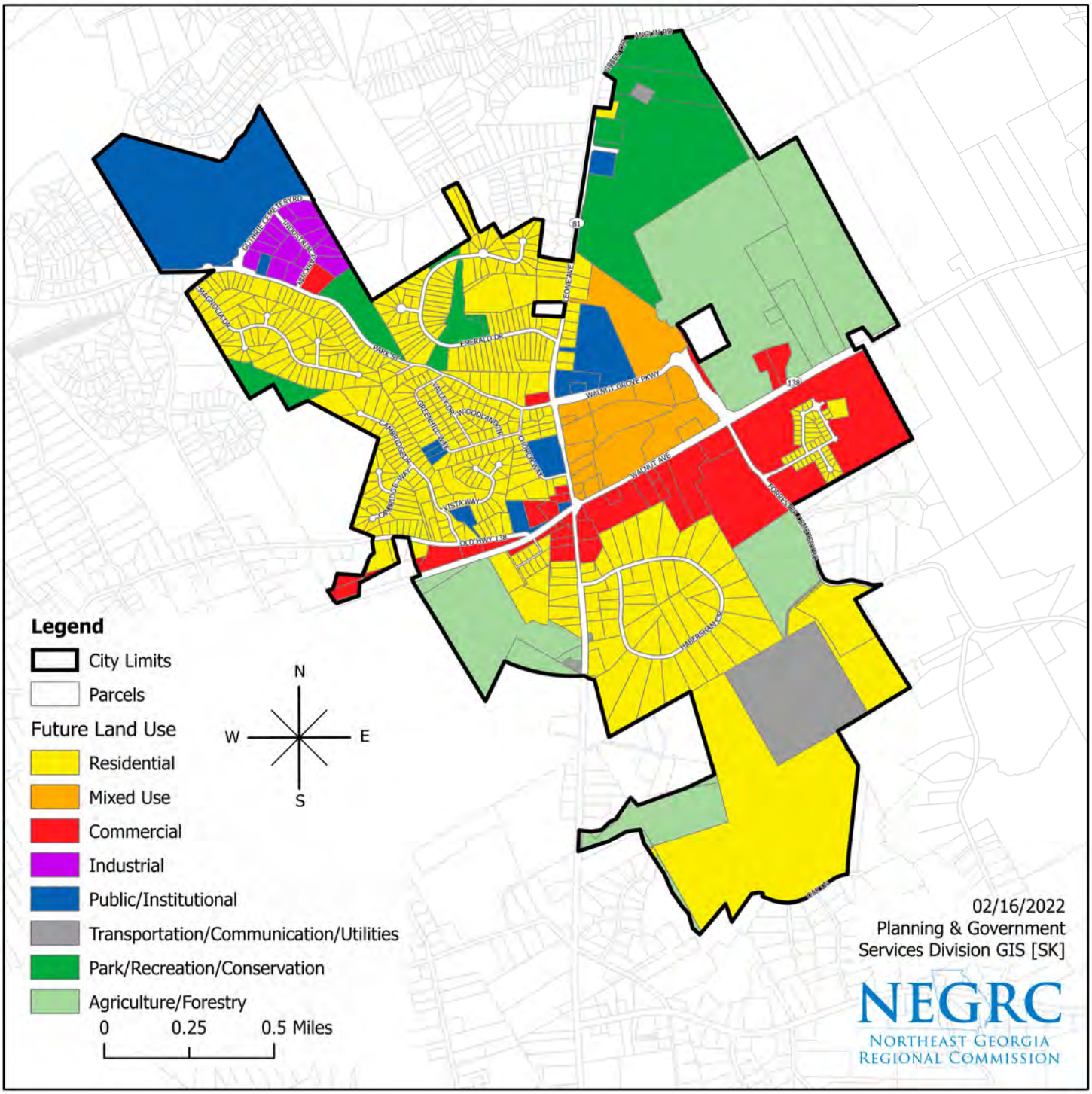
Park/Recreation/Conservation

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.

Future Land Use Map



CHAPTER 7

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 create a volunteer corps and foster participation in local government activities (meeting notices, social media, etc.).	Completed	Council Member has been assigned to head the Community Involvement Committee.
2	Implement Honorary Councilmember program similar to City of Oxford (citizen shadows councilmember for a month).	Cancelled	No longer a priority for the city.

(continued on next page)

#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED)	NOTES
3	Establish a partnership with the high school and social service organizations to expand after-school and other related programming	Completed	Council Member Stephanie Moncrief works with our local schools.
ECONOMIC DEVELOPMENT			
4	Identify suitable locations for commercial development that is consistent with the community's vision and seek out developers and business owners, especially for a grocery or drugstore (establishing a DDA and Main Street program could be beneficial in assisting with this).	Completed	A local DDA was established and an ideal location for future commercial development has been determined.
5	Upgrade and revitalize downtown buildings, landscape, and parking.	Ongoing	Planned as ongoing item as downtown master plan activities progress – not for carryover to new STWP.
6	Enroll in Walton Wellness's "Project Road Share" to create economic development opportunities and make bicycling safer in Walnut Grove.	Cancelled	City has decided to focus efforts on other programs and projects to accomplish this goal.
7	*Create downtown plan for economic development, historic preservation, complete streets connectivity, tourism, etc.	Postponed	Downtown master plan is scheduled to be created following adoption of the 2022 Comprehensive Plan update - carried over to STWP#1
8	Identify and implement targeted public investment downtown to spur private development.	Ongoing	A local Downtown Development Authority was created. This will be a major body of their work moving forward. Planned as ongoing item – not for carryover to new STWP.
LAND USE, HOUSING, AND DEVELOPMENT			
9	*Update zoning and development code to ensure that new development is compatible with the community's vision, especially regarding residential and commercial development, as well as natural and cultural resource preservation.	Ongoing	Ordinance amendments underway, expected to be complete in 2022. Carried over to STWP#2
10	Inventory housing stock and develop plan to eradicate blight (purchase/ demolish policy has been successful elsewhere in the county) and improve quality of existing housing.	Ongoing	Ordinance amendments underway and code enforcement will be used if necessary; expected to be complete in 2022. Continuing efforts are expected to be ongoing - not for carryover to new STWP.
NATURAL AND CULTURAL RESOURCES			
11	Establish a tree-planting program.	Completed	Tree City status was awarded in 2019. Annual tree planting events are planned as ongoing item.

#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED)	NOTES
COMMUNITY FACILITIES AND SERVICES			
12	Research, evaluate, and implement alternative revenue sources in place of municipal tax collections.	Ongoing	Planned as ongoing item – Walton County TSPLOST was not approved by vote. Walnut Grove will continue evaluating opportunities as they arise – not for carryover to new STWP.
13	Establish enforcement partnerships with the Georgia State Patrol and Walton County Sherriff's Office to increase safety.	Completed	The City of Walnut Grove has provided the Walton County Sheriffs and State Patrol with a location at the intersection of Hwy-81 and Hwy-138. Re-location will have to occur once GDOT redesigns the intersection. City is in preliminary discussions with enforcement agencies for relocation plans conducive with a new City Hall building.
14	Prepare for emergencies by establishing a volunteer response unit and participating in countywide disaster planning.	Cancelled	Walton County built a new fire station within city limits during the previous planning period to satisfy local needs.
TRANSPORTATION			
15	*Develop a local complete streets and trails plan with a pronounced focus on reducing automobile vehicle-miles traveled and traffic calming.	Postponed	City Council will resume effort in 2024. Carried over to STWP#4
16	Develop a plan (formal or informal) to improve local impact on decisions regarding state and national highways.	Completed	City leadership is in communication with state agencies for road improvement planning. Planned as ongoing item – not for carryover to new STWP.
17	Establish a schedule and program for preventive road maintenance and traffic control improvements (signalization and signage).	Completed	Walnut Grove is included in the Walton County Comprehensive Transportation Plan (CTP), as adopted in 2021, and relies on the county for road maintenance activities. City leadership will continue collaborating with GDOT and Walton County to address local road needs.
18	*Prioritize transportation needs for inclusion in future community and regional plans (ex.: SPLOST and T-SPLOST).	Ongoing	Working with Georgia DOT on traffic issues. Roundabout planned for intersection of Hwy-81 and Hwy-138 - carried over to STWP#5

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 ESTI-MATE	FUNDING SOURCE
ECONOMIC DEVELOPMENT					
1	*Create downtown master plan for economic development, historic preservation, complete streets connectivity, tourism, etc.	2023	City Council	$2,000	General Fund
PLANNING, LAND USE, AND HOUSING					
2	*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.	2023	City Council	$5,000 - $10,000	General Fund
NATURAL AND CULTURAL RESOURCES					
3	Program events for community engagement and youth education at the Walnut Grove Public Library.	2023-2026	City Council, City Clerk	Staff Time	General Fund
TRANSPORTATION					
4	*Develop a local complete streets and trails plan with a pronounced focus on reducing automobile vehicle-miles traveled and traffic calming.	2025	City Council, City Clerk	$5,000 - $10,000	General Fund, Grants
5	*Prioritize transportation needs for inclusion in future community and regional plans (ex: Hwy-81 and Hwy-138 intersection).	2023	City Council	None	N/A
6	Incorporate a boulevard-style road connecting the proposed Walnut Grove Park with the city center.	2025	Walton County Parks and Recreation, Walton County Public Works, City Council	TBD	County Funds, Grants
COMMUNITY FACILITIES AND SERVICES					
7	Partner with Walton County Parks and Recreation to build the Walnut Grove Park on Highway-81.	2025	Walton County Parks and Recreation, City Council	$40,000,000	County Funds, Grants
8	Construct a new City Hall along Walnut Grove Parkway.	2024	City Council	$2,000,000	General Fund, Loans
9	Expand the local sewer and stormwater systems.	2022-2025	City Council	TBD	General Fund, Grants, Loans

(continued on next page)

#	ACTIVITY	TARGET OF COMPLETION	RESPONSIBLE PARTY	COST ESTI-MATE	FUNDING SOURCE
BROADBAND SERVICES					
10	Become a Broadband Ready Community.	2023	City Council	None	N/A
INTERGOVERNMENTAL COORDINATION					
11	Maintain communication with Walton County Water Department and Public Works for infrastructure maintenance needs.	2022-2026	City Council, City Clerk	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	Larry Lawson
Debra Clay	Terry Carter
Jody Carter	Marc Mahan
Tom Smith	Donna + Tony Flanigan
Richard Hall	Ronald Almand
Melissia Rusk	[illegible]
Andrea Taylor	[illegible] & Amy Preston
Daniel Russell	Jason A. Rivera
[illegible]	Christine Rivera
Chris Hall	[illegible]
Chad Foster	Ray Johnson
Angela Foster	[illegible]
Charna Parker	Don Chawood
Kristi Parr	David Keener
Melanie Brett	Penny Keener
Steven Brett	Milton Cochran

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

Printed Name	Printed Name
Judy Lovell	Darren Schwiebert
George Sloan	Angela McDowell
Judy Jackson	
Dan Jackson	
Dana Russell	
Eric Taylor	
John Allman	
Robert Post	
[illegible]	
[illegible]	
David Clemons	
[illegible]	
[illegible]	
Stacy Brown	
Brian Lindsey	
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

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

1	2	3	4	5	6	7
21						
23						
25						
30						31
35			36	37	38	

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 ED	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

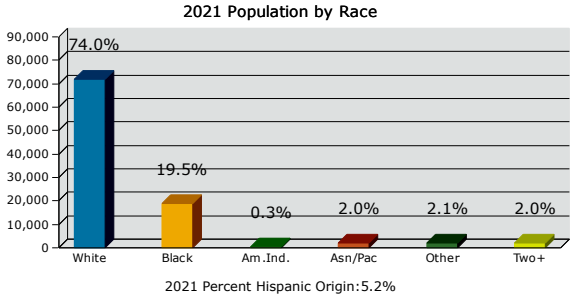
Community Data

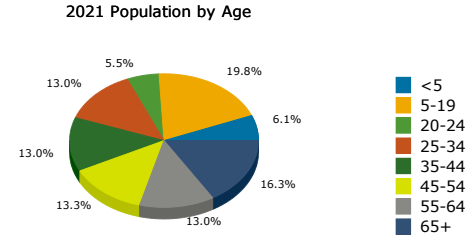
NEGRC
NORTHEAST GEORGIA REGIONAL COMMISSION

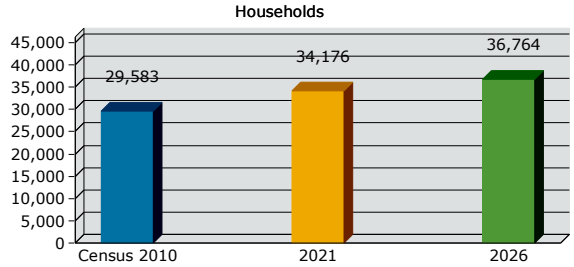
Graphic Profile

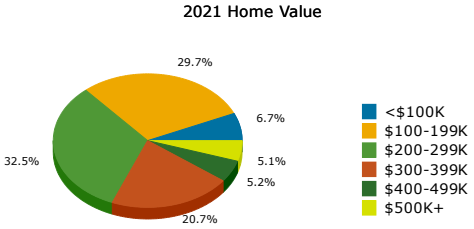
Walton County, GA
Walton County, GA (13297)
Geography: County

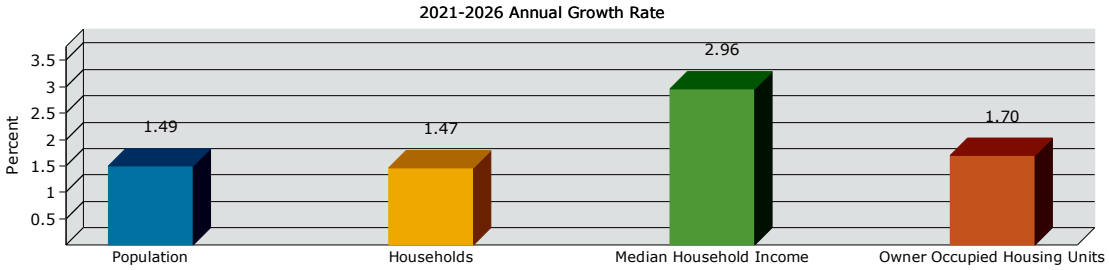
Prepared by Esri

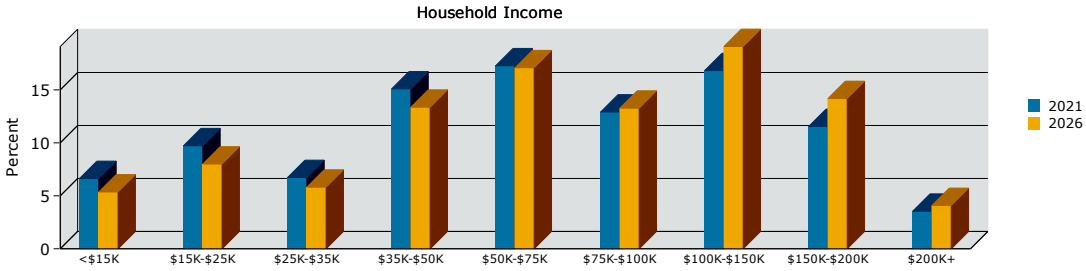












Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

January 20, 2022

©2022 Esri

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

©2022 Esri

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

©2022 Esri

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

©2022 Esri

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

©2022 Esri

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

©2022 Esri

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

©2022 Esri

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

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

Reliability: high medium low

January 20, 2022

©2022 Esri

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

©2022 Esri

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

©2022 Esri

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

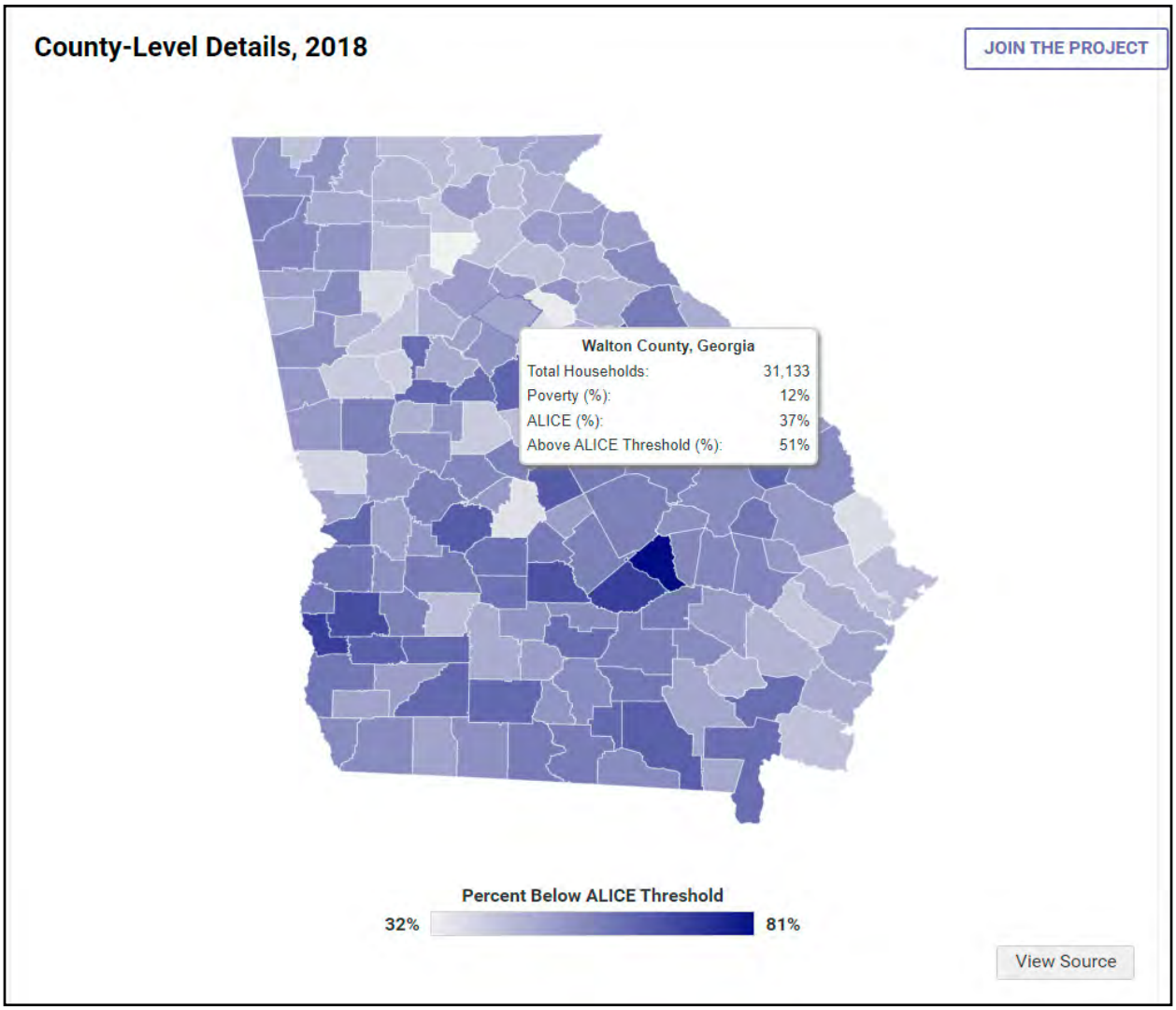
Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: high medium low

January 20, 2022

©2022 Esri

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 Sheets https://htaindex.cnt.org/fact-sheets/?lat=33.742612&lng=-83.852403999...

H+T® Fact Sheet
TRUE AFFORDABILITY AND LOCATION EFFICIENCY

CNT

Municipality: Walnut Grove, 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

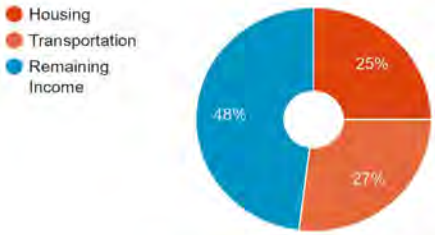
Neighborhood Characteristic Scores (1-10)

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

Job Access	AllTransit Performance Score	Compact Neighborhood
2	0	1.2
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.

$15,347
Annual Transportation Costs

2.15
Autos Per Household

26,152
Average Household VMT

0%
Transit Ridership % of Workers

0
Annual Transit Trips

11.18 Tonnes
Annual Greenhouse Gas per Household

1 of 2 3/4/2022, 11:49 AM

Community Data (cont.)

H+T® Fact Sheet
TRUE AFFORDABILITY AND LOCATION EFFICIENCY

CNT

H+T Metrics

Affordability

Housing + Transportation Costs % Income:	52%
Housing Costs % Income:	25%
Transportation Costs % Income:	27%

Household Transportation Model Outputs

Autos per Household:	2.15
Annual Vehicle Miles Traveled per Household :	26,152
Transit Ridership % of Workers:	0%
Annual Transportation Cost:	$15,347
Annual Auto Ownership Cost:	$11,723
Annual VMT Cost:	$3,624
Annual Transit Cost:	$0
Annual Transit Trips:	0

Housing Costs

Average Monthly Housing Cost:	$1,182
Median Selected Monthly Owner Costs:	$1,151
Median Gross Monthly Rent:	$630
Percent Owner Occupied Housing Units:	84%
Percent Renter Occupied Housing Unit:	16%

Greenhouse Gas from Household Auto Use

Annual GHG per Household:	11.18 Tonnes
Annual GHG per Acre:	2.04 Tonnes

Demographics

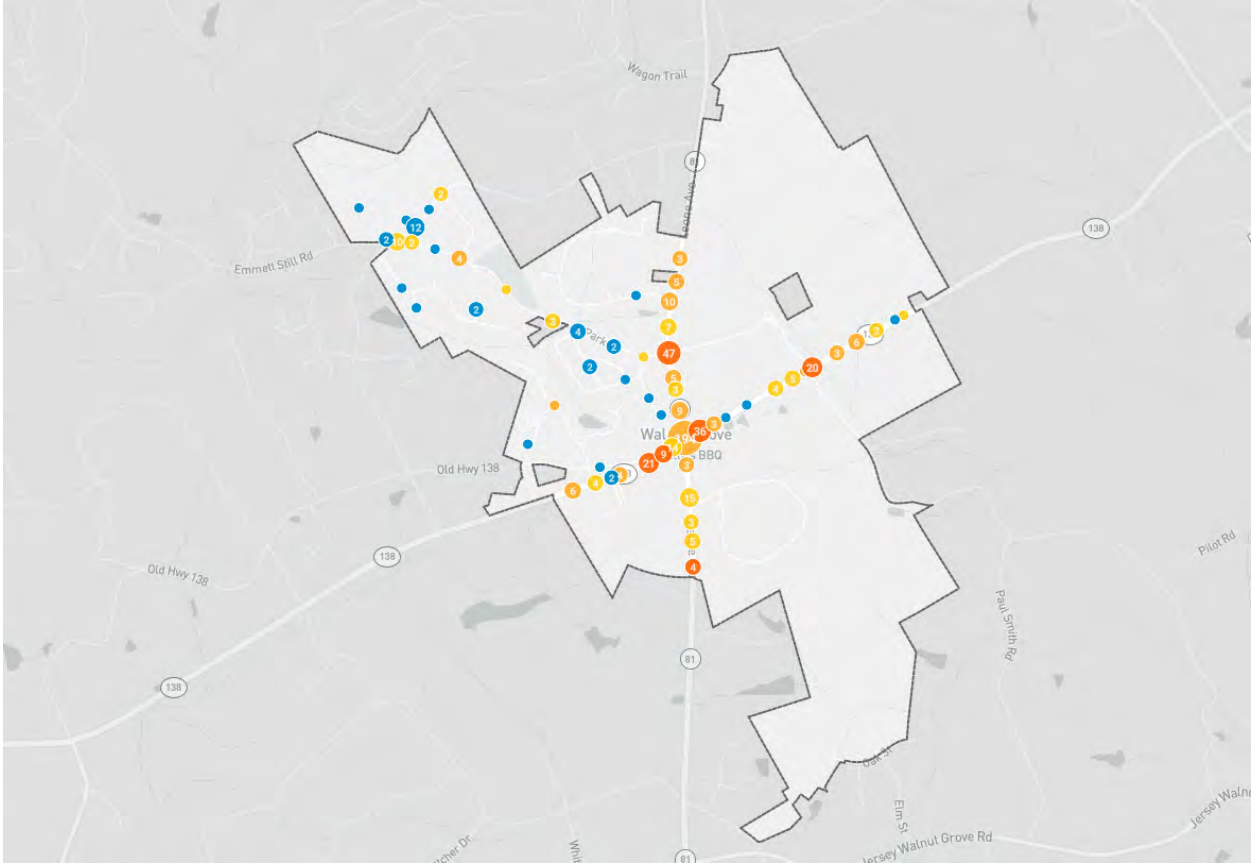
Block Groups:	0
Households:	304
Population:	910

Environmental Characteristics

Residential Density 2010:	0.34 HHs/Res. Acre
Gross Household Density:	0.16 HH/Acre
Regional Household Intensity:	5,212 HH/mile^2
Percent Single Family Detached Households:	85%
Employment Access Index:	4,799 Jobs/mi^2
Employment Mix Index (0-100):	85
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:	2,958 Meters
Average Block Size :	137 Acres
Intersection Density:	14 /mi^2

© Copyright, Center for Neighborhood Technology

Community Data (cont.)



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

Community Data (cont.)

CRASH SUMMARY REPORT

Walnut Grove Crash Data

Created on September 21, 2021
Created by Stephen Jaques
Data extents: January 6, 2013 to December 24, 2020

GDOT Georgia Department of Transportation

Applied Filters

GDOT City Boundaries (Geo) = Walnut Grove

Total Crashes	518	Fatal Crashes	0

GDOT Summary		Collisions Dataset
Total Crashes	518	100.00%
Intersection Related	312	60.23%
Distracted Driver (Suspected)	268	51.74%
Single Motor Vehicle Involved	48	9.27%
Distracted Driver (Confirmed)	29	5.60%
CMV Related	20	3.86%
Impaired Driving (Confirmed)	16	3.09%
Impaired (Suspected)	3	0.58%
+ 3 more	5	0.97%

KABCO Severity		Collisions Dataset
(O) No Injury	386	74.52%
(C) Possible Injury / Complaint	87	16.80%
(B) Suspected Minor/Visible Injury	38	7.34%
(A) Suspected Serious Injury	6	1.16%
Unknown	1	0.19%
(K) Fatal Injury	0	0.00%

Community Data (cont.)

Date and Time (Year)	Collisions	Dataset
2020	67	12.93%
2019	78	15.06%
2018	69	13.32%
2017	71	13.71%
2016	79	15.25%
2015	65	12.55%
2014	40	7.72%
2013	49	9.46%

Date and Time (Hour of Day)	Collisions	Dataset
12 am - 2 am	4	0.77%
2 am - 4 am	1	0.19%
4 am - 6 am	4	0.77%
6 am - 8 am	75	14.48%
8 am - 10 am	47	9.07%
10 am - 12 pm	31	5.98%
12 pm - 2 pm	51	9.85%
2 pm - 4 pm	78	15.06%
+ 4 more	227	43.83%

Manner of Collision	Collisions	Dataset
Rear End	267	51.54%
Angle (Other)	94	18.15%
Left Angle Crash	52	10.04%
Not a Collision with Motor Vehicle	47	9.07%
Sideswipe-Same Direction	22	4.25%
Head On	18	3.47%
Sideswipe-Opposite Direction	10	1.93%
Right Angle Crash	7	1.35%
(None)	1	0.19%

Location at Impact	Collisions	Dataset
On Roadway - Roadway Intersection	257	49.61%
On Roadway - Non-Intersection	193	37.26%
Off Roadway	28	5.41%
On Roadway - Driveway Intersection	22	4.25%
On Shoulder	16	3.09%
On Roadway - Collector Distributor (CD)	1	0.19%

Community Data (cont.)

On Roadway - Roundabout	1	0.19%
+ 10 more	0	0%

Most Harmful Event		Collisions Dataset
Motor Vehicle in Motion	464	89.58%
Parked Motor Vehicle	15	2.90%
Ditch	8	1.54%
Curb	6	1.16%
Tree	6	1.16%
Animal	4	0.77%
Embankment	4	0.77%
Other - Fixed Object	3	0.58%
+ 30 more	23	4.44%

Operator / Driver Contributing Factor		Collisions Dataset
No Contributing Factors	403	77.80%
Following Too Close	193	37.26%
Failure to Yield	105	20.27%
(None)	64	12.36%
Changed Lanes Improperly	27	5.21%
Inattentive or Other Distraction (Distracted)	27	5.21%
Other	24	4.63%
Improper Backing	23	4.44%
+ 35 more	41	7.89%

References

Atlanta Regional Commission. Regional Transportation Plan. November 2021.

Center for Neighborhood Technology. H+T Index. Retrieved February 2022. https://htaindex.cnt.org.

Esri Business Analyst Online (Esri BAO). https://bao.arcgis.com/esriBAO.

Georgia Department of Community Affairs. 2021 Georgia Broadband Availability Map. Retrieved February 2022. https://broadband.georgia.gov/2021-georgia-broadband-availability-map.

Northeast Georgia Regional Commission (NEGRC). CEDS 2017–2021: Northeast Georgia Comprehensive Economic Development Strategy. 2021.

United for Alice. United Way of Northern New Jersey. Retrieved March 2022. https://www.unitedforalice.org.

DRAFT

COMPREHENSIVE PLAN