



WALTON COUNTY

COMPREHENSIVE PLAN

As Adopted on DATE, 2022

DRAFT

PREPARED BY THE NORTHEAST GEORGIA REGIONAL COMMISSION



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The background of the page is a photograph of the Walton County Government building, a large, light-colored, classical-style structure with multiple windows and a central entrance. In the foreground, there are two flagpoles. The left one holds the United States flag and the Georgia state flag. The right one holds a red, white, and blue flag. The sky is overcast. A semi-transparent dark blue banner is at the top, containing the chapter title.

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 Walton County 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 County can capitalize to address those issues.

Community Vision and Goals

Through public and steering committee engagement, the County'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.

Capital Improvements

A Capital Improvements Element lists projected system needs, a schedule for capital improvement projects to meet those needs, and anticipated funding sources. Because Walton County charges development impact fees, a Capital Improvements Element is required; however, the Capital Improvements Element is not addressed directly within this plan. Instead, it is a separate document that is updated annually by the county's Planning Department.

Transportation

Since a portion of Walton County 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

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 county 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 county. 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 63 residents of Walton County, and these responses are provided in the appendix. The County also held a public input session on Facebook Live on January 31, 2022, to provide information about the plan update and invite comments and questions from the public.

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 County 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.





C H A P T E R 2

VISION, GOALS, AND POLICIES

VISION STATEMENT

Walton County is a dynamic community within the influence of the Atlanta and Athens metropolitan areas, but with its own charm, style, and pace. There is a balance of rural qualities with urban amenities, where development is focused in small community nodes and around existing cities. A high quality of life and strong local economy are paramount to Walton County.

Goals and Policies

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

- Preserve natural and cultural resources by concentrating development in and around established areas; encourage development within nodes at major intersections where infrastructure is available
- Meet resident needs and attract newcomers and tourists by providing quality housing, recreation, education, shopping, employment, and transportation choices
- Increase sense of community and encourage healthy living by developing parks, playgrounds, passive and organized recreation opportunities, safe spaces for walking and bicycling, greenspace, and accessibility for all abilities and ages
- Promote the county to families, professionals, retirees, and others
- Spur appropriate private development by focusing public investment to maximize consistency with stated planning priorities; utilize existing infrastructure
- Anticipate and control impacts and opportunities associated with nearby growth, including traffic, development patterns and aesthetics, natural resources, and increased interest and attention
- Maximize the impact of the Monroe-Walton County airport in marketing and economic development efforts
- Generate work opportunities by encouraging small-business growth inside key existing and planned development areas and locating major employment projects
- Engage the citizenry in local government knowledge sharing and decision making
- Work with other local governments inside and outside of Walton County to achieve the vision of this plan

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

Walton County, population 97,253, is in Northeast Georgia. The population has increased from 83,768 in 2010 and is projected to continue increasing to 104,702 by 2026 (Figure 1). Long-term, the Governor's Office of Planning and Budget projects that the population will increase to 197,220 by 2065. With a 2021 to 2026 projected annual growth rate of 1.49%, Walton County is expected to grow faster than both the state of Georgia and the 12-county Northeast Georgia Region. *The county's growing population will present challenges, such as the need for additional housing, services, and infrastructure.*

The county's current median age of 39.3 years is higher than the median ages of the region (36.6 years) and the state (37.2 years); the county's median age is projected to increase to 40.0 years by 2026 (Figure 2). Walton County's population is approximately 74% White and 20% Black, with the remaining 6% of the population identifying as multiracial, Asian, or another race (Figure 3). Approximately 5% of people in Walton County are of Hispanic origin.

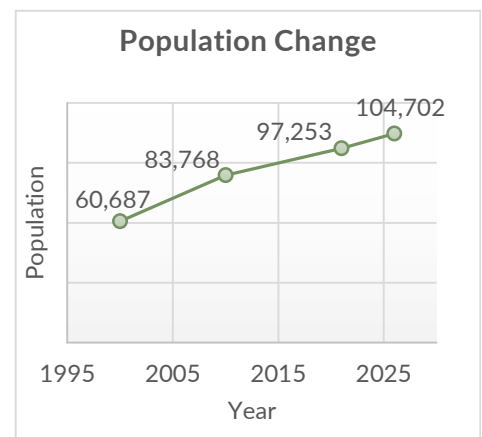


Figure 1. Walton County population over time, Census (2000 and 2010) and projected (2021 and 2026).

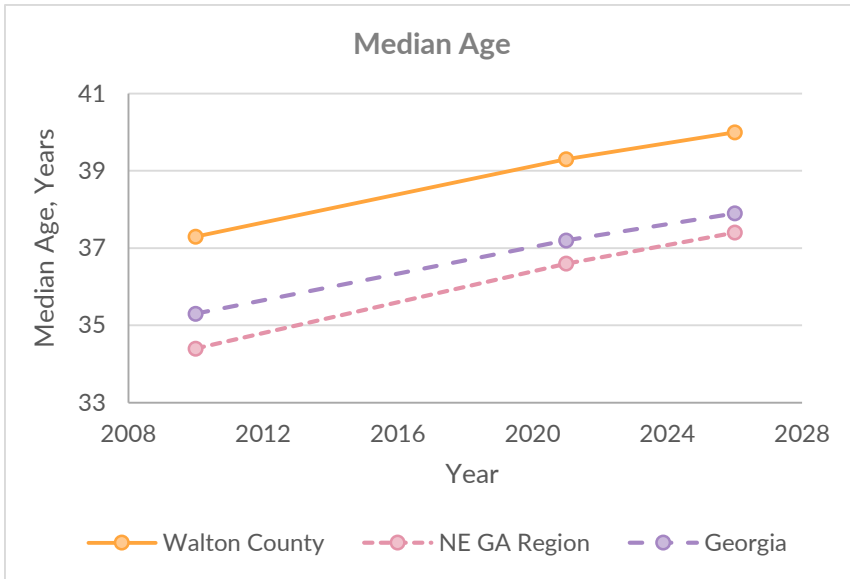


Figure 2. Median age of Walton County residents over time, compared with the Northeast Georgia Region and the state, Census (2010) and projected (2021 and 2026).

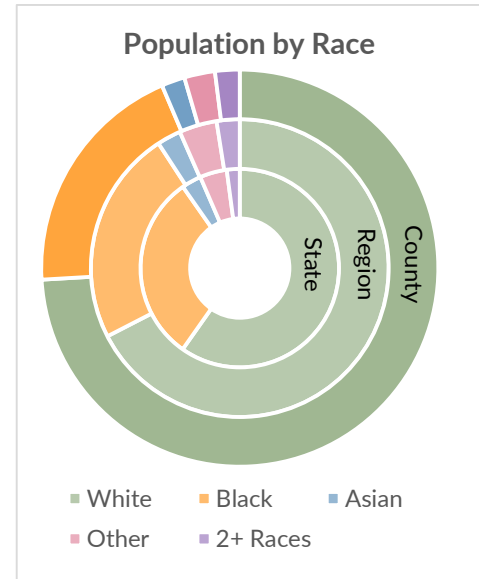


Figure 3. 2021 population of Walton County, by racial percentage, compared with the Northeast Georgia Region and the state.

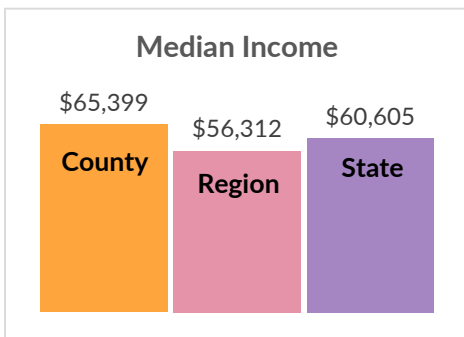


Figure 4. 2021 median income of Walton County, compared with the Northeast Georgia Region and the state.

The 2021 median annual household income of \$65,399 is nearly \$5,000 above the state's average and over \$9,000 more than the region's average (Figure 4). Despite the county's above-average median income, many residents are financially challenged. As of 2018, 12% of households earned below the Federal Poverty Level, and an additional 37% of households were ALICE ("Asset Limited, Income Constrained, Employed"), meaning that they earned above the Federal Poverty Level and less than the county's cost of living (United for ALICE). Inflation is a concern nationwide, with the Consumer Price Index rising 7% in 2021, adding to the financial challenges already experienced by many of the county's households.

Walton County's government is led by a six-member Board of Commissioners. Agendas and minutes for the Commission's monthly meetings are posted on the County's website, and the public may comment during the Commission meetings if they register in advance to do so. The County provides services through the following departments:

- Animal Control
- District Attorney
- Elections and Registration
- Emergency Management
- Emergency Medical Services
- Environmental Health
- Extension Services
- Facilities Management
- Finance
- Human Resources

- Keep Walton Beautiful and Recycling Center
- Parks and Recreation
- Planning and Development
- Public Information
- Public Works
- Purchasing
- Sheriff
- Stormwater
- Tax Assessors
- Tax and Tag Office
- Traffic Operations
- Fire Rescue
- Water

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

Needs

- Numerous survey results indicated a lack of transparency in local government decisions and low opportunity to participate or comment on decision making; there seems to be a need to improve the advertisement of local government meetings and provide opportunities for more thorough public comment.
- Improvements in infrastructure capacity and maintenance are essential to keep up with the needs of a growing population.

Opportunities

- Require more frequent updates of information on the Walton County website for more public meeting advertisements and timelines of upcoming and current public works projects.
- Evaluate location and accessibility parameters for each county facility that hosts public meetings to address any potential shortcomings.
- Host annual public information sessions, virtual and in-person, for county-wide infrastructure conditions and upcoming projects.

Economic Development

Walton County's unemployment rate was 3.9% in 2021, which was lower than the unemployment rates for the region and state for the same time frame (Figure 5). The top industries in which county residents work include Services (39%), Retail Trade (14%), Manufacturing (12%), and Construction (11%, Figure 6). Residents are primarily occupied in jobs classified as Professional (17%), Management/Business/Financial (15.9%), Administrative Support (14.2%), and Services (13.3%, Figure 7).

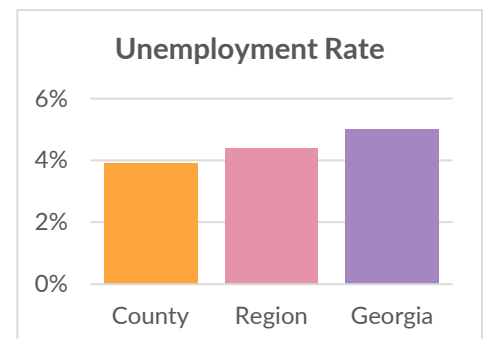


Figure 5. Unemployment rates for 2021 civilian population ages 16+ in Walton County, the Northeast Georgia Region, and the state.

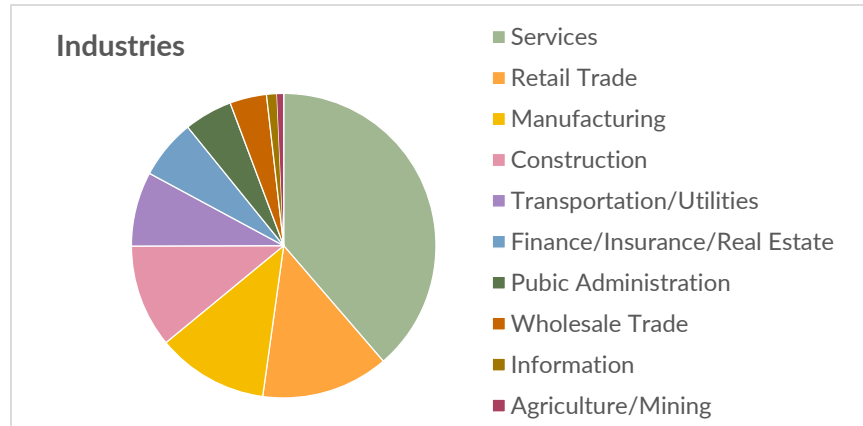


Figure 6. Walton County's 2021 employed population, ages 16+, by industry.

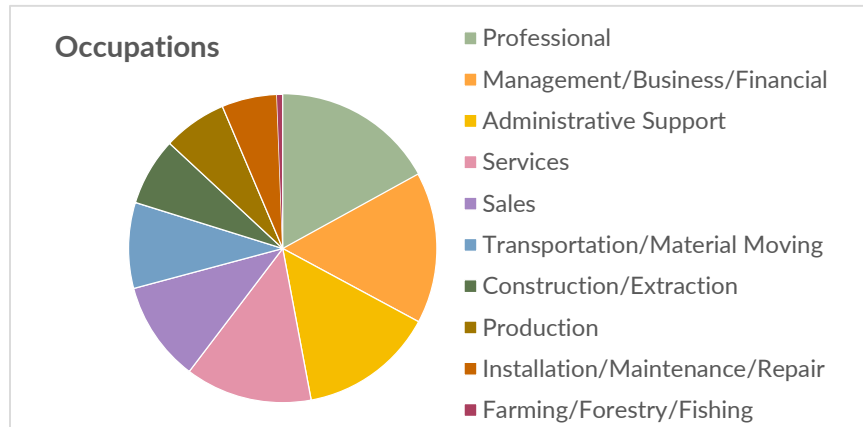


Figure 7. Walton County's 2021 employed population, ages 16+, by occupation. Workforce, ages 25+, by highest level of education attained, for Walton County, the Northeast Georgia Region, and the state, 2021.

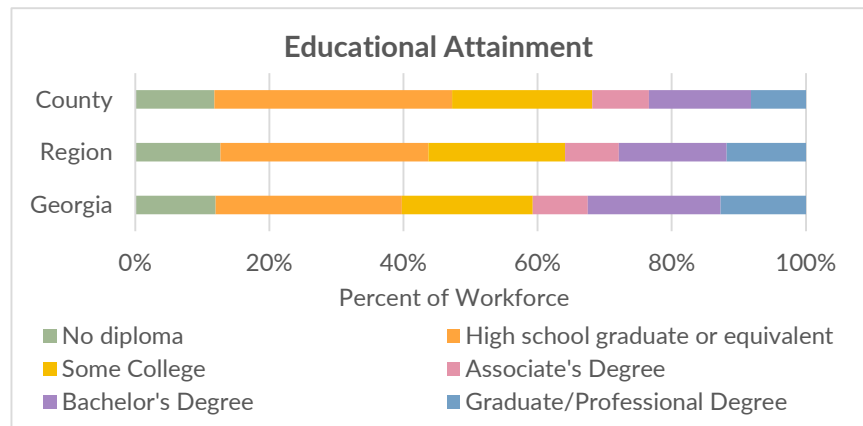


Figure 8. Workforce, ages 25+, by highest level of education attained, for Walton County, the Northeast Georgia Region, and the state, 2021.

About 88.1% of the Walton County's workforce have earned at least a high school diploma or equivalent, 31.8% have earned at least an associate's degree, 23.4% have earned at least a bachelor's degree, and 8.2% have gone on to earn a graduate or professional degree. The percentage of the workforce earning at least a high school diploma or equivalent is similar to the region (87.3%) and state (87.9%), but college degree attainment is lower for the county than for the region and state (Figure 8).

The Development Authority of Walton County promotes trade, commerce, industry, and employment opportunities. They aim to increase and diversify the county's tax base by attracting new industry and expanding existing industry within the county. Choose Walton provides access to an array of local economic development resources through their website, which can be accessed here: <http://www.choosewalton.com/>.

The County also participates in the Joint Development Authority of Jasper, Morgan, Newton, and Walton Counties. The Joint Development Authority has focused on creating an industrial area for the region, which has resulted in the Stanton Springs Business Park and East Atlanta Mega-Site. This area is intended to attract National and Global industry for the continued improvement of the local employment market. Stanton Springs Park is currently home to Baxalta (a bio-manufacturing facility), the State of Georgia BioScience Training Center, and a Facebook data center. Additionally, a new electric automobile manufacturing facility is expected to open there in 2024, bringing an estimated 7,500 new jobs to the area. Resources associated with the Stanton Springs Business Park and the four-county Joint Development Authority can be found here: <http://www.i20jda.com/>.

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

Needs

- Approximately, 60% of county residents leave the county for work, indicating a need to improve local employment options for residents.
- Survey results indicated a lack of recreational open space for non-organized activities such as walking, hiking, and biking. Passive outdoor recreation is a major economic engine that could create opportunities for the local economy.

Opportunities

- Local leaders and the development authority, determine what type of local business development fits the needs of the county's population and encourage avenues to facilitate growth accordingly.
- Ensure that development of the Stanton Springs Business Park meets high development standards.

- Concentrate corporate and franchise style development to state and US highway corridors.
- Invest in outdoor recreational spaces and trails to capitalize on the county's natural resources.

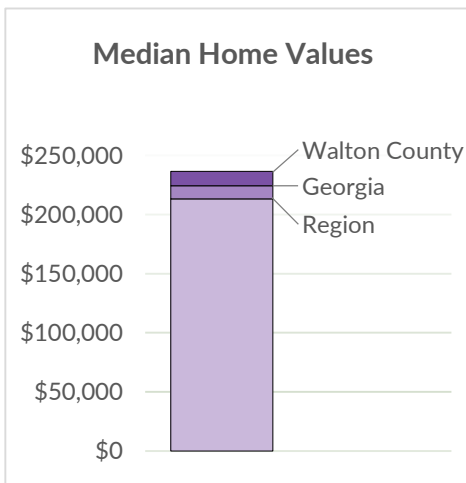


Figure 9. Median home values in Walton County, the Northeast Georgia Region, and the state, 2021.

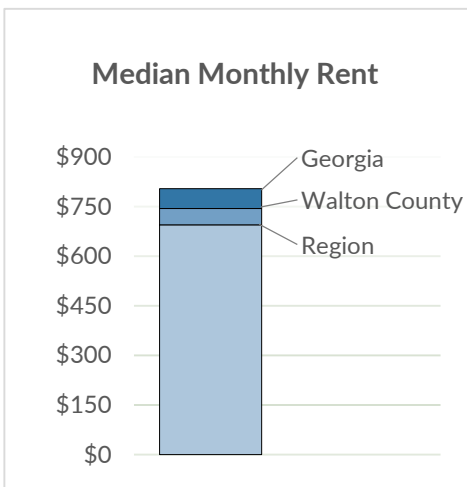


Figure 10. Median monthly rent in Walton County, the Northeast Georgia Region, and the state, 2015-2019.

Planning, Land Use, and Housing

Most of Walton County is rural or suburban. The three largest cities are Monroe (population 14,013) Loganville (population 14,127), and Social Circle (population 4,974). The county faces development pressure from the west, as Metropolitan Atlanta continues to expand. The county is also expecting potential development pressure from the direction of the Stanton Springs Business Park, as new manufacturing facilities are expected to bring at least 7,500 new jobs to the region. While some of these new jobs may be filled by existing Walton County residents, it is reasonable to expect an increase in housing demand when the facility opens.

The median home value in Walton County was \$236,432 in 2021, which was slightly higher than the median home values in both the region and state (Figure 9). Estimated median monthly rent in Walton County for 2015-2019 was \$744, which was higher than the median rent for the region during the same period (Figure 10). Walton County has an H+T Index of 52%, meaning that a typical household earning \$57,000 annually spends 52% of its income on the costs of housing and transportation together. Housing is typically considered affordable if it costs no more than 30% of income; however, also considering transportation costs provides a more comprehensive understanding the affordability of place. Housing and transportation combined are considered affordable if they cost no more than 45% of a household's income ([Center for Neighborhood Technology](#)). Gross rent (i.e., rent plus utilities) cost 30% or more of income for 51.3% of households that rented their homes in 2015-2019, pointing to a need for additional affordable rental housing.

In 2021, an average of 2.82 people lived in each household. In total, there were 36,948 housing units in the county, 7.5% of which were vacant. This vacancy rate is lower than the region's rate of 9.5% and the state's rate of 11.6%, indicating that there is stronger demand for housing in Walton County than in other parts of the state, as would be expected, given the growth in the area. The majority of homes in the county are single family residences (83.0%), mobile homes (7.7%), or "missing middle" multifamily housing in buildings with 2-19 units (7.0%, Figure 11).

Walton County expects major routes, such as state highways, to experience significant growth pressures moving forward, accommodating commercial and industrial development appropriate for major thoroughfares. The Georgia Department of Transportation has a planned bypass on the eastern boundary of the City of Monroe that is expected to serve a concentration of future employment centers. Significant

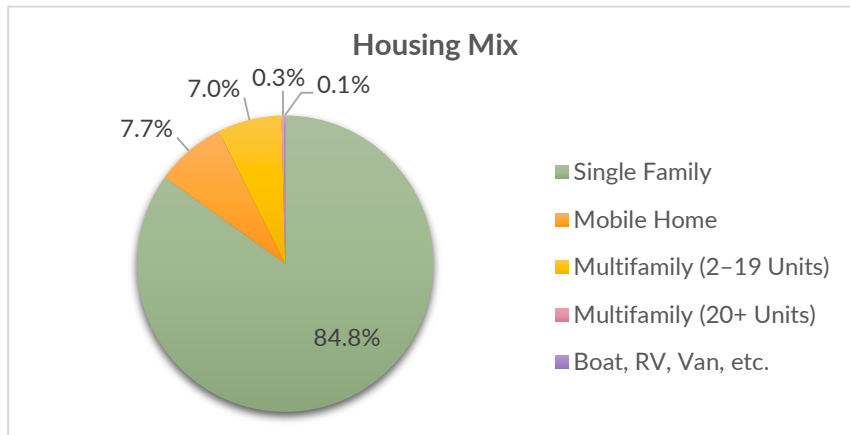


Figure 11. Housing types in Walton County, 2015–2019.

suburban residential growth pressure is expected on the western and northern half of the county. *Infrastructure will need to be expanded and upgraded accordingly to maintain a high standard of living for Walton County residents.*

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

Needs

- Survey results indicated a significant need to reduce suburban expansion through the county future land use map and re-zoning decisions. Several residents expressed desire to concentrate higher density “cluster neighborhoods” within the various city limits located throughout the county instead of in unincorporated areas. There is a need for consensus on what the community and local leadership want the future to be.
- Most new subdivision developments are marketed for homes starting at \$300,000–\$400,000 and lack affordable options.
- There seems to be a strong desire among residents in eastern Walton County to maintain a rural character in the area.

Opportunities

- Increase collaboration between Walton County leadership and major cities on planning, land use, and infrastructure decisions.
- Update public meeting information related to land use decisions on the county website regularly.
- Provide allowances for a range of small housing types, such as accessory dwelling units (ADU's), to address affordable rental housing needs.
- Review and amend the local zoning and development ordinances to better define subdivision characteristics reminiscent of the surrounding area, as necessary.

Natural and Cultural Resources

Walton County is near the upstream end the Altamaha River watershed, within the Ocmulgee River and Oconee River basins. The western portion of the county drains to the Ocmulgee River, and the eastern portion drains to the Oconee River. Walton County is within Georgia's Upper Oconee Water Planning Region and is included in the *Upper Oconee Regional Water Plan*, which was last updated in 2017. The plan is focused on water conservation, water supply, wastewater, and water quality, and it outlines near-term and long-term strategies to meet water needs through 2050.

Two reservoirs are located in the county: the Hard Labor Creek Regional Reservoir in southeastern Walton County (completed in 2017), and the Cornish Creek Reservoir (Lake Varner) in Walton and Newton Counties. Both reservoirs provide the community with recreational opportunities. Lake Varner offers fishing, boating, nature trails, picnic areas, and play areas. The Hard Labor Creek facility is open for public fishing, and other recreational opportunities are under consideration. Also, while not located in Walton County, the Hard Labor Creek State Park also offers recreational opportunities such as equestrian trails, biking and hiking trails, golf, camping, and lodging. This park abuts the Hard Labor Creek Reservoir.

Two rivers within the county are listed on the Nationwide Rivers Inventory, a list maintained by the National Park Service that identifies free-flowing river segments that are believed to possess "outstandingly remarkable" natural or cultural values of regional significance. One is the Alcovy River, a tributary of the Ocmulgee River that flows through the county from the northwest to the south. The other is the Apalachee River, which forms the northeaster border of the county and flows southeast to the Oconee River (NRI). These and other streams within the county are important for fish and wildlife and provide the community with scenic and recreational opportunities.

The County has protected several perennial streams with a 100-foot riparian buffer requirement and an additional 50-foot setback requirement. These include the Apalachee River; streams within the Big Haynes and Alcovy Watershed Protection Overlay District; and streams within the Cornish Creek, Beaverdam Creek Watershed, and Hard Labor Creek Overlay Protection District. Throughout the rest of the county, most streams are protected by a 50-foot riparian buffer plus an additional 25-foot setback.

Three streams within the county are listed as impaired under the Clean Water Act: portions of Big Flat Creek and Little Haynes Creek for elevated fecal coliform, and a tributary to Little Haynes Creek for impacts to the fish community. The Walton County Stormwater Department is working to identify and eliminate the sources leading to stream impairment.

The National Register of Historic Places includes two sites in unincorporated Walton County. The William Harris Family Farmstead is on State Route 11 near the county's northern border, and the Walter Jones Rock House is near State Route 186 east of Good Hope. Both are privately owned. Walton County government does not have any formal departments or commissions dedicated to historic resource protection. However, the Historical Society of Walton County, a local non-profit, is a citizen-led group dedicated to developing a community-wide understanding of the value of historic buildings, neighborhoods, and heritage.

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

Needs

- To protect “outstandingly remarkable” free-flowing river segments, continue to incrementally improve development regulations and code enforcement for sensitive environmental resources.
- Three streams within the county are impaired; address the causes and engage in restoration activities, as necessary.
- Access to natural resources for recreational enjoyment is limited.
- Improvements in the preservation of local historic resources are needed.
- “Rural charm” was listed in survey results as a strength of Walton County's; preserving the community's character and resources should be a priority

Opportunities

- Become a Georgia WaterFirst Community.
- Maintain a strict enforcement of new development within local Watershed Protection Overlay Districts.
- Consider utilizing historic rail beds for rail-to-trail development. This could enhance the quality of life throughout the county by providing recreational opportunities tied to the preservation of historic corridors.

Community Facilities and Services

The Walton County Water Department (WCWD) provides water supply services to the county, Between, Good Hope, and Walnut Grove, and sells water to Loganville and Social Circle. The County also provides sewer service within limited unincorporated areas of the county and to Between, Good Hope, and Jersey.

According to the WCWD's 2021 *Consumer Confidence Report*, the primary source of water is the Lake Varner Reservoir and Treatment facility in Newton County, as the WCWD is a 25% partner of this facility. Additionally, the county purchases water

from neighboring utility systems including Oconee County (groundwater and the Bear Creek Reservoir), the City of Monroe (the Alcovy River/John Briscoe Reservoir), and Gwinnett County (Lake Lanier). Some water users near the southern border are served by the Newton Water Authority instead of the WCWD. Of note, the new, large automobile manufacturing facility will also be served by the Newton Water Authority, not WCWD.

A 2017 analysis estimated a 9.9 million gallon per day (MGD) water demand for Walton County in 2015 and projected that demand will increase to 12.7 MGD by 2030 and to 17.2 MGD by 2050, which is a 74% increase in demand over 35 years. Wastewater demands are projected to increase by 126% over the same 35-year period, from 10.3 MGD in 2015, to 16.1 MGD in 2030, to 23.2 MGD in 2050 (CDM Smith). Note that these projections are for the county as a whole and include the demand for both public services (e.g., public water and sewer) and self-supplied services (e.g., wells and septic). The Upper Oconee Water Council has identified strategic wastewater management in four fast-growing counties (including Walton) as one of its key water resources issues.

As of fall 2021, approximately three-quarters of the county's existing water capacity is being used. Existing water sources are limited, as new permits are not available for withdrawing additional water from the Alcovy River, and there is no additional capacity for water from the Newton Water Authority. The County is in the process of building a new \$120 million water facility at the Hard Labor Creek Regional Reservoir, which is expected to be completed in 2023. This project is expected to accommodate the county's growth for the next 30 to 40 years. The County is also exploring the long-term potential of the Apalachee River as a surface water source or the use of municipal wells to extract groundwater.

An unexpected infrastructure challenge faced by the county has been presented by several new GDOT intersection construction projects made possible by federal COVID relief money. As a result, the County has had to allocate about \$4 million to unexpected infrastructure realignment projects in 2021–2022. The WCWD has anticipated this to continue over the next five years and is prepared to address these needs as they arise.

Upcoming water projects in the next five to ten years include the infrastructure realignments described above, updating water lines in suburban neighborhoods built in the 1960s and 1970s in western Walton County, and expanding water lines in unserved areas of the eastern, rural side of the county. Overall, improvements throughout the system are expected to cost \$30 million over the next five to eight years.

The municipalities of Between, Good Hope, Jersey, Social Circle, Walnut Grove, and Loganville rely on the Walton County Parks and Recreation Department for recreational facilities and programming. The Parks and Recreation Department

operates eight parks and two recreation centers with continuing plans to expand, including a new Community Center in Social Circle and a planned 120-acre recreational park in Walnut Grove. They also offer youth athletic programs in seven sports, an adapted sports program for students with disabilities, and a senior fitness program. The Parks and Recreation Department is preparing a comprehensive parks master plan, incorporating their needs and goals over the coming years, which is expected to be completed in 2022.

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

Needs

- The county website lacks a parks map.
- Some residents pointed to a need for improved municipal water pressure and access, especially on the eastern side of Walton County.
- Fire hydrant access was stated as a need by several residents due to the high costs of homeowners insurance.
- 50% of survey respondents rated leisure/recreation services as “Average” or “Poor,” while comments suggested a lack of variety in facilities.

Opportunities

- Work with municipalities to incorporate plans for bicycle and pedestrian paths to connect county park facilities to each town center.
- Incorporate WaterSense faucets and bathroom features throughout government-owned facilities.
- Upgrade water meters accordingly to maximize reduction in water loss via residential and commercial customers.
- Determine a 10-year plan for fire suppression infrastructure throughout the county.
- Complete the Walton County Parks and Recreation master plan and communicate the final product to residents.

Intergovernmental Coordination

There are seven incorporated cities and towns within Walton County: Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove. The County provides planning assistance to the smaller communities. Most of the communities also rely on the County for parks and recreational opportunities. As noted under Community Facilities and Services, the County supplies water services to several of these communities. The County, cities, and towns also collaborate through the

Development Authority of Walton County. The County coordinates with neighboring counties through the Joint Development Authority of Jasper, Morgan, Newton, and Walton Counties. *Continued collaboration between all local governments in the area is strongly valued by Walton County leadership and will continue to be a priority.*

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

Needs

- Participation and collaboration between Board of Commission members and other local commissions with residents should be increased, where possible.
- Collaboration of service delivery between Walton County and local municipalities should be continued.

Opportunities

- Host annual public information sessions regarding county services, available either virtually through the city's website or in-person.
- Hold joint recurring retreats with all local governments to identify cross-jurisdictional needs.



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. A portion of Walton County 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.

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.*

Walton County Comprehensive Transportation Plan

The *Walton County Comprehensive Transportation Plan* (CTP) was completed in 2021 and addresses all modes of transportation through stakeholder input, future land use projections, local analyses, and multi-jurisdictional collaboration. The CTP document is intended to be the main point of reference for Walton County's transportation needs and planned projects through 2031, and has a total planning horizon through 2050.

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, Livable 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* (2021) provides a Unified Growth Policy Map (UGPM) that provides for direction of future growth in the region (Figure 12). 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. The Transportation Plan describes these areas as:

Established Suburbs are areas in the region where suburban development has occurred. These areas are characterized by single-family subdivisions, commercial development, and office, industrial, and multi-family development in limited locations. With few remaining large parcels for additional development, these are the areas in which the region may see the least amount of land use change outside of retail and commercial areas. Preservation of existing single-family neighborhoods is important, and wholesale change will most likely not occur in those single-family subdivisions that make up a majority of these areas. However, infill and redevelopment will occur in the limited commercial areas.

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.

Developing Rural Areas are areas in the region where little to no development has taken place, but where there is development pressure. These areas are characterized by limited single-family subdivisions, individual large single-family lots, agricultural uses, protected lands, and forests. The region should strive to protect these areas by limiting infrastructure investments to targeted areas. Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Some transportation improvements may be needed in Developing Rural Areas, 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 desire 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.

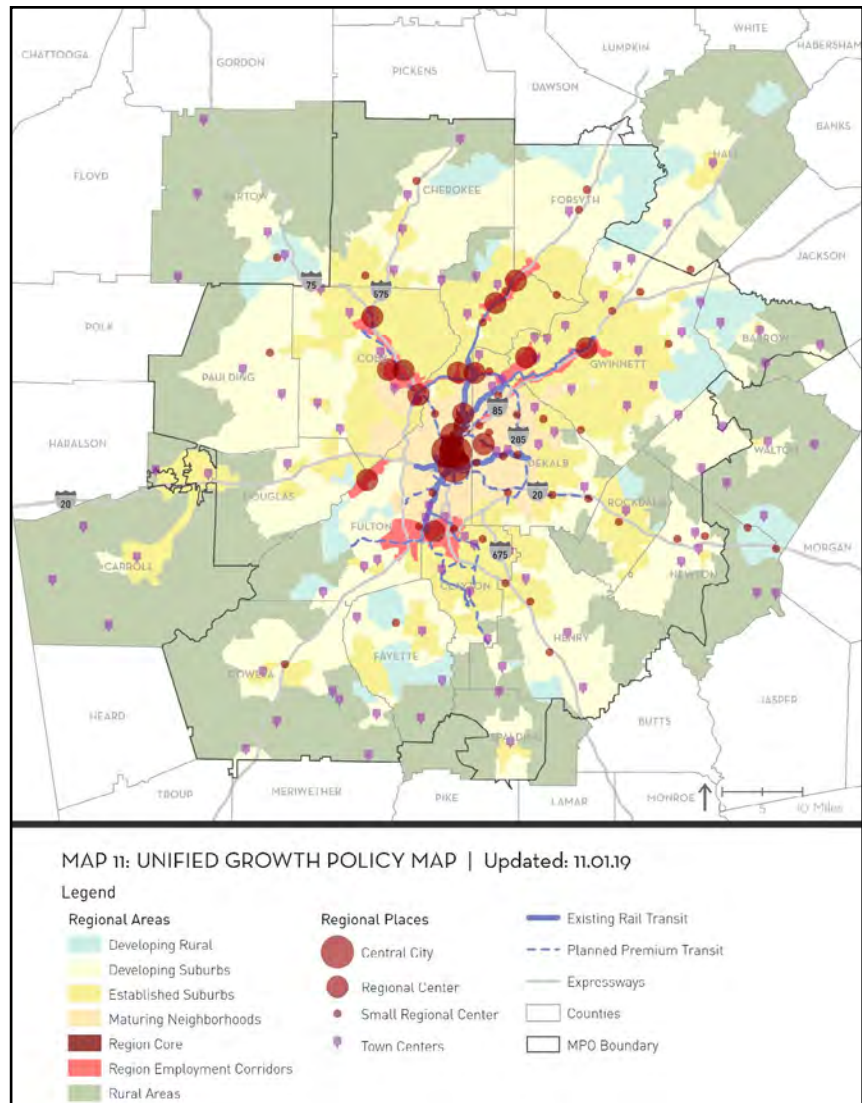


Figure 12. Unified Growth Policy Map from the Atlanta Region's Regional Transportation Plan.

Local Transportation Network

Walton County's development pattern generally requires a vehicle for access to destinations, including to work and services. 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 (Figure 13). Approximately 82% of workers drove alone to their place of employment. This commuting pattern increases the cost of transportation on average. The Housing and Transportation Index estimates that the typical household in the county spends 27%

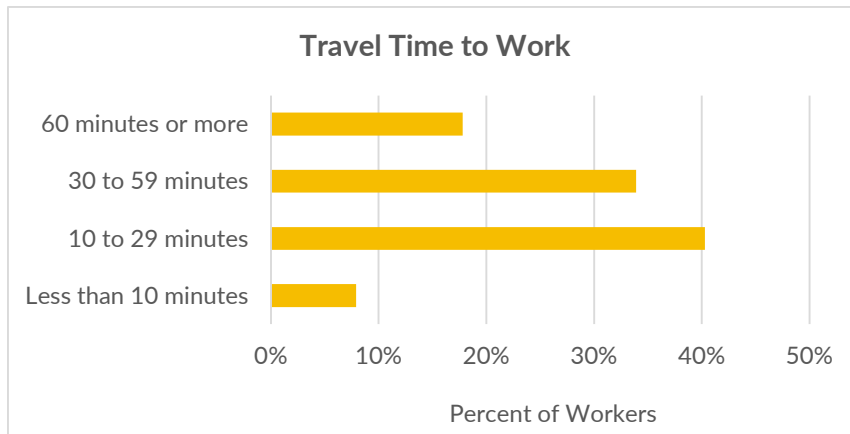


Figure 13. Travel time to work for workers age 16+ who did not work from home, 2015–2019.

of their income on transportation, which exceeds the recommended 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. *Significant industrial investments occurring across the county are expected to provide well-paying employment opportunities closer to Walton County residents. Also, in addition to the local cities, the Future Land Use map designates several strategic “Village Centers” that are intended to encourage community development nodes that can bring small retail and food, services, offices, high-density housing, and public/open space closer to residents in rural and suburban areas.*

The Georgia Department of Transportation reports 7,920 crashes that occurred from 2013–2020 in unincorporated Walton County, 56 of which resulted in fatality. Crashes occurred more frequently on the west side of the county, and they were most concentrated along State Routes 11, 20, 81, and 138, and along U.S. Route 78. Of these roads, U.S. Route 78 experiences the highest traffic volumes, carrying over 20,000 vehicles per day, according to GDOT traffic counts. The county anticipates the potential for increased traffic volumes by 2024, due to workers commuting to the large automobile facility expected to open in the Stanton Springs Business Park.

An estimated 33,300 people leave the county for work compared to 14,101 who commute into the county to work and 8,454 who live and work within the county (U.S. Census OnTheMap, 2019). According to the H+T Index, the average Walton County household travels 24,557 vehicle miles per year. There is one local public transit system within the City of Social Circle, however, there is not available service throughout the county.

To alleviate pass-through traffic in Monroe, the Georgia Department of Transportation is preparing to build State Route 83 Connector, a 4.7 mile bypass of State Route 11 southeast of Monroe. Construction is expected to begin in 2023 or 2024.

The municipalities of Between, Good Hope, Jersey, and Walnut Grove rely on the Walton County Public Works Department for all facets of road maintenance and construction, engineering and design, plan review and project inspection of local roads.

There are extremely limited bicycle and pedestrian facilities in the unincorporated areas of the county. However, recreational cyclists have a significant presence on county roads in the eastern, rural portions of the county where there are lower traffic loads. Feedback gathered from input meetings indicated opportunities for rail-to-trail corridors between municipalities. *These opportunities could provide significant recreational and transportation-related outlets for residents, and garner economic development opportunities.* Further local research is required to determine which routes offer the most appropriate conditions for county investment.

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

Needs:

- Greater access to alternative transportation methods within and between urban nodes, including bicycle, pedestrian, and public transit, would benefit the community.
- Many survey respondents indicated that county roads are often too narrow and weak to handle the heavy truck traffic they experience.
- Many intersections throughout Walton County were stated as being dangerous due to traffic load and high speeds.
- 52% of survey respondents indicated that traffic congestion was becoming an issue.
- Heavy truck traffic through downtowns was cited as an issue needing to be resolved.

Opportunities:

- Collaborate with the Georgia Department of Transportation and other regional entities to determine the most appropriate safety enhancements along state routes.
- Review and, as needed, update and implement the 2014 Walton County Joint Bicycle and Pedestrian Plan.
- Consider utilizing historic rail beds for rail-to-trail development. This could enhance the quality of life throughout the county by providing recreational opportunities and enhancing options for alternative transportation.
- Work with GDOT to help facilitate the implementation of planned city bypasses that could alleviate heavy truck traffic within downtown areas.



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.

**High priorities within the community are italicized.*

Existing Services

The Georgia Department of Community Affairs considers 73% of populated areas in Walton County, to be “served” by broadband (Figure 14). 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, but it may not meet the speeds necessary for higher demand needs like streaming content or virtual learning. The remaining 27% of populated areas in the county do not meet this state threshold of broadband availability.

In the 2021 survey, county residents were asked how they would rate the internet services in their community. Of the 62 residents who responded, half selected “poor.” The results indicate an overall dissatisfaction with current internet services among survey respondents (Figure 15).

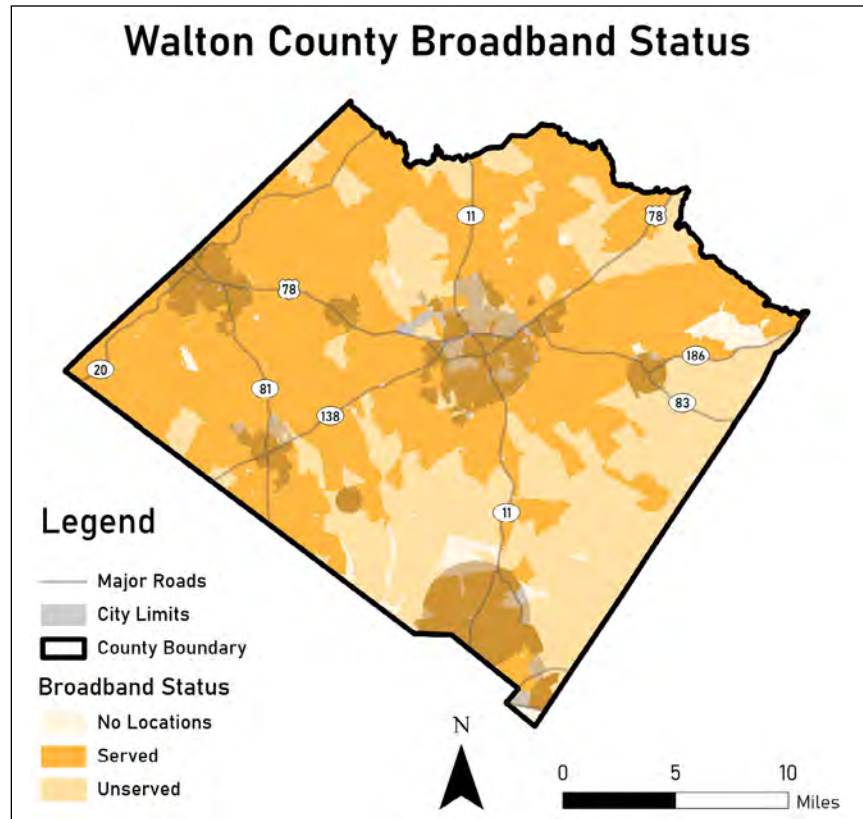


Figure 14. Current broadband availability status, according to the Georgia Department of Community Affairs.

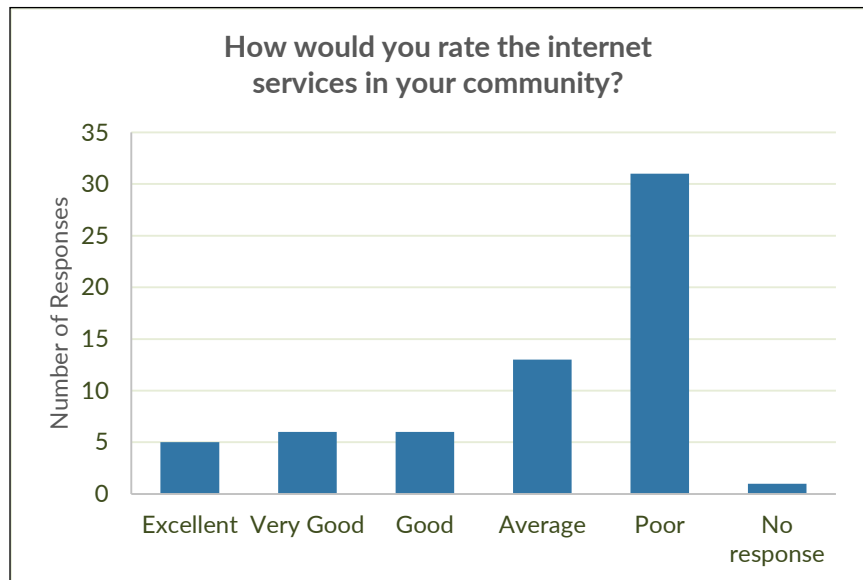


Figure 15. Responses received to a question about internet services from residents of unincorporated Walton County (2021 survey).

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.

To access free, publicly accessible Wi-Fi within the county, residents must travel to libraries in Loganville, Monroe, Walnut Grove, or Social Circle. *The Town should explore options for upgrading service, as necessary, and determine whether publicly accessible Wi-Fi can be offered at County facilities such as parks, recreation centers, community centers, or fire stations.*

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

Needs:

- A clearly communicated, publicly-available strategy for broadband expansion is needed throughout the county.
- Increased choice in internet providers is desired; survey respondents stated that there is only one choice for an internet provider in most of the area.
- Surveys also indicated poor experiences with internet provider customer service.

Opportunities:

- Increase collaboration between Walton County government and Windstream to maximize service capabilities to residents.
- 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 Character Areas Map. The “character areas” methodology was chosen for the format of land use planning in this document in lieu of the “future land use” methodology. The character areas method involves assigning groupings of parcels an array of applicable zoning categories. This provides the community with flexibility in land use decisions within each character area.

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

- Has unique or special characteristics to be preserved or enhanced,
- Has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation, or
- Requires special attention due to unique development issues.

The character areas selected by Walton County are summarized in the table and map below. A narrative description and implementation measures for character each area follows the map, on the pages indicated in the table.

Character Areas Compatibility Index

CHARACTER AREA	DESCRIPTION	ZONING COMPATIBILITY*	APPROPRIATE LAND USES*	PAGE
Conservation	Undeveloped land to be limited from development pressures due to sensitive environmental conditions and natural resource protection	Agricultural (A), Rural Estate (A1, A2), Open Space Conservation Overlay District (OSC), Greenspace Subdivision Overlay District (GS)	Agriculture, Forestry, Low-Density Residential, Conservation, Parks and Outdoor Recreation	33
Employment Center	Larger-scale commercial, including light industry, office, retail, and services	Neighborhood Business (B1), Highway Business (B2), General Business (B3), Office-Institutional (O-I), Light Industrial (M1), Heavy Industrial (M2), Mixed Use Business Park District (MUBP), Stanton Springs Business Park District (SSBP)	Commercial, Office, Industry	34

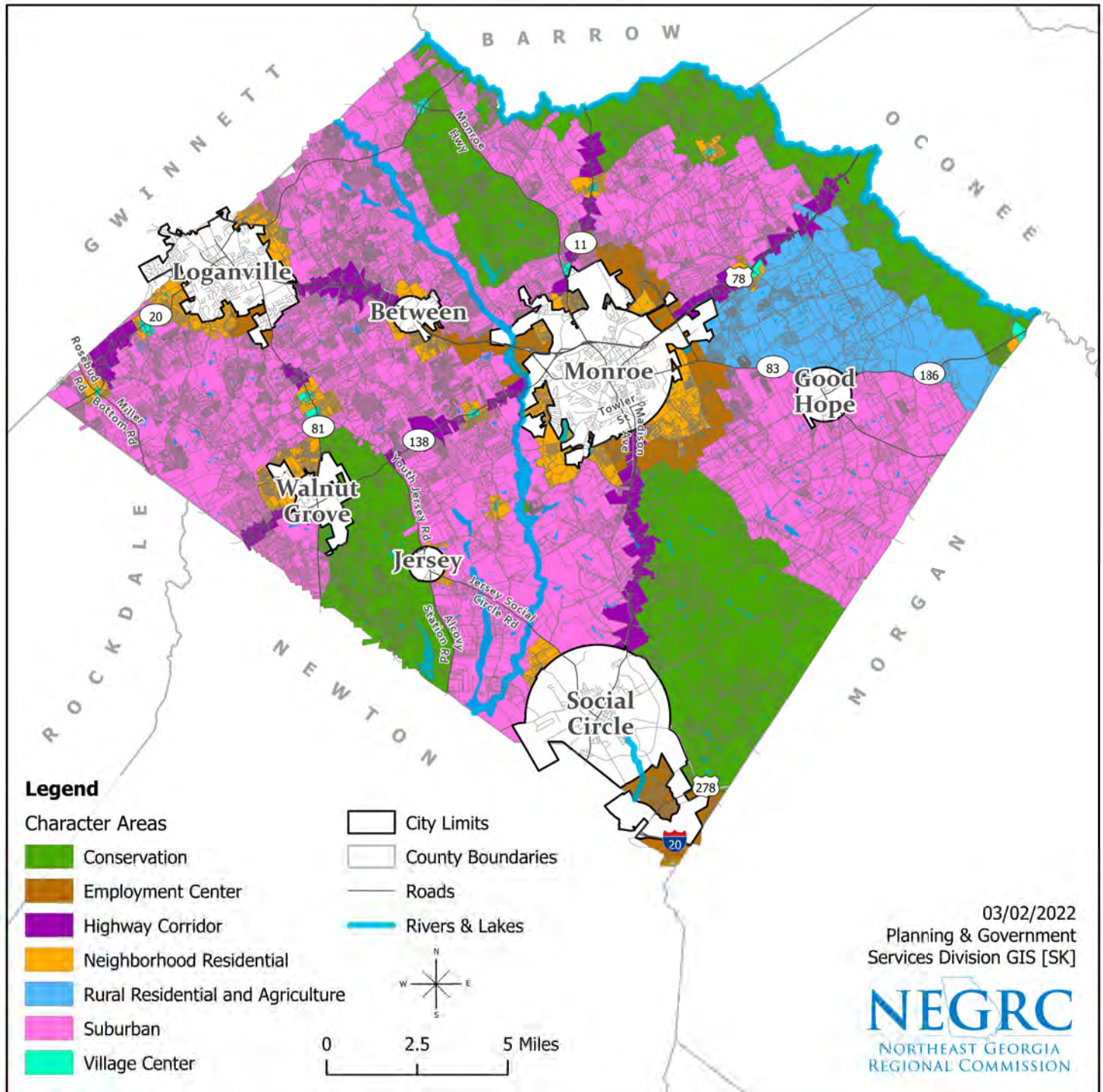
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LAND USE

CHARACTER AREA	DESCRIPTION	ZONING COMPATIBILITY*	APPROPRIATE LAND USES*	PAGE
Highway Corridor	Accommodates commercial and industrial development; appropriate for major thoroughfares	A, B1, B2, B3, O-I, M1, M2, MUBP, Parkway Corridor Overlay District (PCOD)	Commercial, Office, Industry, Public, Agriculture	35
Neighborhood Residential	Traditional residential development with neighborhood-scale businesses located throughout	A, Single-Family Residential (R1), Two-Family Residential (R2), Multi-Family Residential (R3), O-I, Town Center District (TC), B1, B2, Residential Corridor Overlay District (RCOD)	Residential, Commercial, Agriculture, Public, General Recreation (Rec. Sports and Outdoor Rec.), Mixed Use	36
Rural Residential and Agriculture	Undeveloped land likely to face development pressures for low-density residential land	A, A1, A2, Manufactured Home Park (MHP), OSC, GS	Residential, Agriculture, Public, Outdoor Recreation	38
Suburban	Planned to accommodate the majority of new residential growth	A, A1, A2, R1, MHP, B1, RCOD	Residential, Agriculture, Public, General Recreation (Rec. Sports and Outdoor Rec.), Mixed Use	39
Village Center	Focal point/activity center with retail, service, office, high-density housing, and public/open space	R1, R2, R3, B1, O-I, TC, Crossroads Corridor Overlay District (CCOD)	Mixed Use, Residential, Public, General Recreation (Rec. Sports and Outdoor Rec.), Office, Commercial	40

**Note: Suitable zoning and land use classifications may vary within a Character Area and should be evaluated on a case-by-case basis. For a description of each zoning code, see Walton County's land development ordinance.*

Character Areas Map



Character Areas Defining Narratives

Conservation

An area of undeveloped and/or low density development along significant surface water sources and watersheds in the county. Any development that is placed within this area should employ low-impact designs as to prevent environmental degradation, minimize water runoff, and strive to achieve higher than 80% of Total Suspended Solids (TSS) removed from any water runoff from developed sites. Development on areas with steep topography (i.e., slopes of greater than 25-percent) should be avoided.

The theme of this area is to preserve and protect Walton County's natural resources, protect native habitats, and protect the regionally important water resources which are imperative to the resiliency of Walton County and all of its municipalities. The boundaries of these character areas are guided by the presence of major rivers, water recharge area(s), existing Watershed Protection Overlay Districts, and local reservoir watersheds.

The use of land for agriculture and forestry will be appropriate in tandem with low-density residential development as to preserve open space. The use of public land for outdoor recreational opportunities, such as hiking, camping, hunting, fishing, canoeing, kayaking, biking, climbing, horseback riding, etc., are encouraged where possible.

Compatibility

ZONING COMPATIBILITY	APPROPRIATE LAND USES
A, A1, A2, OSC, GS	Agriculture, Forestry, Low-Density Residential, Conservation, Parks and Outdoor Recreation

Implementation Measures

- Review development standards and make necessary changes to ensure proper protection of environmentally sensitive areas, such as:
 - Require 100% water runoff reduction for the first 1-inch of rainfall in developed areas
 - Require pollutant "hot spots" such as fueling stations to install proprietary devices (i.e., upflow filters in stormwater drains) to remove pollutants.
 - Require any creek in the county located in the WP-1 or WP-2 watershed overlays to have a 25-foot state waters buffer, a 50-foot county stream buffer, and a 75-foot impervious setback. In addition, the WP-1 and WP-2 watershed areas require a 100-foot stream greenway and 150-foot impervious setback on perennial streams.
- Implement local low impact residential development standards.
- Develop a green space network plan to identify areas to be permanently conserved.
- Through local regulations and ordinances, define what is considered an agricultural soil amendment within the county. Amend local regulations and ordinances as needed.

- Encourage voluntary resource preservation through conservation easements.
- Facilitate habitat preservation and active living by greenway and/or trails networks.
- Protect riparian areas by enforcing buffers.
- Protect tree canopy.

Compatibility

ZONING COMPATIBILITY	APPROPRIATE LAND USES
B1, B2, B3, O-I, M1, M2, MUBP, SSBP	Commercial, Office, Industry

Employment Center

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

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

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

Implementation Measures

- Identify appropriate lands suitable for industrial development.
- Continue cooperative relationship with local chamber of commerce for all economic development related activities.
- Actively promote and market Walton County's economic resources through state agencies and interstate clearinghouses.
- Monitor change in local economic conditions and assess the needs of local business and industry.
- Develop a workforce training technical assistance program for local business community.
- Seek funding to develop and implement an information technology plan in cooperation with regional efforts.
- Facilitate habitat preservation and active living by greenway and/or trails networks (where applicable).
- Encourage voluntary resource preservation through conservation easements.

- Protect riparian areas by enforcing buffers.
- Protect tree canopy to an extent feasible. Require context sensitive replanting of vegetation in new developments.
- Require appropriate design interventions with new development as to maximize impervious surfaces and/or reduce stormwater runoff in large parking areas.
- Require inter-parcel connectivity within and between developments along major transportation corridors.
- Coordinate the development review process to assess the impacts of all new development on county services.
- Communicate with state and federal agencies (GDOT, DCA, EDA, etc.) to better coordinate planned activities across jurisdictional domains.
- Require appropriate buffers and landscaping between incompatible uses.
- Design developments to be context-sensitive.
- Consider form-based concerns when reviewing new development to ensure compatibility.

Highway Corridor

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

Compatibility

ZONING COMPATIBILITY	APPROPRIATE LAND USES
A, B1, B2, B3, O-I, M1, M2, MUBP, PCOD	Commercial, Office, Industry, Public, Agriculture

Implementation Measures

- Continue cooperative relationship with local chamber of commerce for all economic development-related activities.
- Actively promote and market Walton County's economic resources through state agencies and interstate clearinghouses.
- Monitor change in local economic conditions and assess the needs of local business and industry.
- Facilitate habitat preservation and active living by greenway and/or trails networks (where applicable).
- Encourage voluntary resource preservation through conservation easements.

- Protect riparian areas by enforcing buffers.
- Protect tree canopy to an extent feasible. Require context sensitive replanting of vegetation in new developments.
- Require appropriate design interventions with new development as to maximize impervious surfaces and/or reduce stormwater runoff in large parking areas.
- Incorporate complete streets requirements within higher-density development.
- Require inter-parcel connectivity within and between developments along major transportation corridors.
- Coordinate the development review process to assess the impacts of all new development on county services.
- Require appropriate buffers and landscaping between incompatible uses.
- Design developments to be context-sensitive.
- Consider form-based concerns when reviewing new development to ensure compatibility.

Compatibility

ZONING COMPATIBILITY	APPROPRIATE LAND USES
A, R1, R2, R3, O-I, TC, B1, B2, RCOD	Residential, Commercial, Agriculture, Public, General Recreation (Rec. Sports and Outdoor Rec.), Mixed Use

Neighborhood Residential

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

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

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

Implementation Measures

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

- Concentrate growth in suitable locations while preserving sensitive or otherwise critical areas through transfer of development rights.
- Minimize unusable commercial space and impervious surfaces by allowing flexibility in parking regulations and shared parking where appropriate.
- Facilitate efficiency of service provision by encouraging infill development.

Rural Residential and Agriculture

Compatibility

ZONING COMPATIBILITY	APPROPRIATE LAND USES
A, A1, A2, MHP, OSC, GS	Residential, Agriculture, Public, Outdoor Recreation

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

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

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

Implementation Measures

- Encourage voluntary resource preservation through conservation easements.
- Protect critical lands by developing conservation subdivisions.
- Facilitate habitat preservation and active living by greenway and/or trails networks.
- Protect riparian areas by enforcing buffers.
- Protect rural and environmentally sensitive areas from the encroachment of incompatible uses by directing all new development to appropriate areas as defined on the Future Development Map.
- Seek National Register of Historic Places status for historic structures where appropriate.
- Provide information to interested property owners regarding available state and federal incentives for the rehabilitation of historic structures and other resources.
- Protect tree canopy.
- Site schools at locations convenient to residential areas and to encourage safe and active transportation.

- Design streets to maximize efficiency (minimize pavement width) and safety, and to accommodate all users.
- Cluster development to encourage land use efficiency, natural resources protection, and transportation choices.
- Design developments to be context-sensitive.
- Concentrate growth in suitable locations while preserving sensitive or otherwise critical areas through transfer of development rights.
- Encourage growth of local agricultural economy and resident access to fresh food.

Suburban

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

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

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

Implementation Measures

- Permit neighborhood-scale commercial space that will serve and employ local residents, such as restaurants and small shops.
- Require multiple access points to increase interconnectivity and minimize traffic impacts on the road network. Revise subdivision ordinance as needed to define block sizes and/or require street stubs to adjacent property of a certain size for future development connectivity.
- Improve affordable housing options and provide homeowners supplemental income by allowing accessory housing units to be constructed on single-family lots, where appropriate.
- Facilitate habitat preservation and active living by greenway and/or trails networks.

Compatibility

ZONING COMPATIBILITY	APPROPRIATE LAND USES
A, A1, A2, R1, MHP, B1, RCOD	Residential, Agriculture, Public, General Recreation (Rec. Sports and Outdoor Rec.), Mixed Use

- Encourage voluntary resource preservation through conservation easements.
- Protect riparian areas by enforcing buffers.
- Protect tree canopy.
- Increase public education and awareness regarding the need to pump septic tanks on a regular interval.
- Incorporate recreation areas into new residential developments as a means of distributing park space within the vicinity of new residents.
- Design and site schools and other public facilities to facilitate convenient access to residential areas through safe and active transportation.
- Develop a road improvement priority program in coordination with the location of new development.
- Design streets to maximize efficiency (minimize pavement width) and safety to accommodate all users.
- Coordinate the development review process to assess the impacts of new development on county services.
- Require appropriate buffers and landscaping between incompatible uses.
- Cluster development to encourage land use efficiency, natural resources protection, and transportation choices.
- Design developments to be context-sensitive.
- Consider form-based concerns when reviewing new development to ensure compatibility.
- Concentrate growth in suitable locations while preserving sensitive or otherwise critical areas through transfer of development rights.
- Minimize unusable commercial space and impervious surfaces by allowing flexibility in parking regulations and shared parking where appropriate.
- Facilitate efficiency of service provision by encouraging infill development.

Compatibility

ZONING COMPATIBILITY	APPROPRIATE LAND USES
R1, R2, R3, B1, O-I, TC, CCOD	Mixed Use, Residential, Public, General Recreation (Rec. Sports and Outdoor Rec.), Office, Commercial

Village Center

The overall character of the area is intended to provide a mixed-use environment that combines residential and commercial uses within community nodes. The area is designed to provide limited convenience shopping and services for surrounding residential areas. The nodes will be suitable for higher-density residential development (townhomes, condominiums, apartments, small-lot single-family homes) depending on the availability of the necessary supportive infrastructure and compatibility with the surrounding land uses. New developments are encouraged to

reference traditional town building practices in their design as to cater to pedestrian experience and access on the street-level.

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

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

Implementation Measures

- Upgrade and revitalize any historic buildings, landscape, and parking (strategy for existing communities).
- Require multiple access points to increase interconnectivity and minimize traffic impacts on the road network.
- Develop incentives to set aside useable open space within new residential developments.
- Improve affordable housing options and provide homeowners supplemental income by allowing accessory housing units to be constructed on single-family lots, where appropriate.
- Create balanced developments by adopting inclusive land use practices that require a predetermined percentage of affordable housing.
- Seek National Register of Historic Places status for historic structures where appropriate.
- Provide information to interested property owners regarding available state and federal incentives for the rehabilitation of historic structures.
- Facilitate active living by creating greenway/trails networks or closely interconnected sidewalk networks.
- Protect riparian areas by enforcing buffers.
- Encourage context-sensitive replanting of tree canopy in new developments.
- Expand, improve and repair municipal water systems.
- Incorporate recreation areas into new residential developments as a means of distributing park space within the vicinity of new residents.
- Design and site schools and other public facilities to facilitate convenient access to residential areas through safe and active transportation.

- Develop a road improvement priority program in coordination with the location of new development.
- Design streets to maximize efficiency (minimize pavement width) and safety, and to accommodate all users.
- Coordinate the development review process to assess the impacts of all new development on county services.
- Require appropriate buffers and landscaping between incompatible uses.
- Design developments to be context-sensitive.
- Consider form-based concerns when reviewing new development to ensure compatibility.
- Concentrate growth in suitable locations while preserving sensitive or otherwise critical areas through transfer of development rights.
- Minimize unusable commercial space and impervious surfaces by allowing flexibility in parking regulations and shared parking where appropriate.
- Facilitate efficiency of service provision by encouraging infill development.

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	Implement Honorary Commissioner program similar to City of Oxford (citizen shadows commissioner for a month)	Cancelled	Not implemented due to the COVID-19 pandemic and other concerns. Potential for consideration at a future date – not for carryover to new STWP.

#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED)	NOTES
2	Create a poverty-related committee or task force with the mission of reducing and alleviating the effects of poverty, with membership from government, education, employers, social service, housing, health, etc.	Completed	Task Force appointed through the Partnership for Children, Families, and Youth. Also implementing the Bridges Out of Poverty curriculum (working across sectors to address the root causes of poverty, support individuals as they build resources, and achieve a sustainable community where everyone can live). The Partnership Executive Director (trained facilitator in Bridges Out of Poverty) offers poverty conversation to willing participants as well.
ECONOMIC DEVELOPMENT			
3	*Identify suitable locations for commercial development that is consistent with the county's vision and seek out developers and business owners, especially to retain residents for local employment	Ongoing	Guided location of Rivian development (\$5B investment, 7,500 new jobs). Economic development efforts will continue to pursue industries consistent with the county's vision - carried over to STWP#1
4	Create job training/educational promotion program to develop a better-educated, higher-earning workforce	Completed / Ongoing	Monthly programs focusing on local career awareness and skills building are happening through advisement in each of the four public high schools as well as events to promote local careers and interviews for graduating seniors. Planned as an ongoing project through Development Authority of Walton County/ Walton Works and Student Success Alliance - removed from STWP
5	Work with chamber of commerce to create a "Buy Local" program	Completed	Buy Local Program created (educating the community on the importance of shopping local). Incentives are offered at various times of the year to encourage buying local. Chamber to continue program operation.

(continued on next page)

COMMUNITY WORK PROGRAM

#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED)	NOTES
6	Study and implement tools to encourage development of tourism-related economic opportunities such as public-private partnerships, with the goal of adding quality destinations and lodging	Completed	Through a partnership with the Walton Chamber of Commerce, a local magazine is produced, showcasing tourism opportunities in the county. The County also partners with the City of Monroe to promote the community as the "Antique Capital of Georgia." The Walton County Development Authority and several cities have identified potential hotel sites and are currently working with developers.
7	Enroll in Walton Wellness's "Project Road Share" to create economic development opportunities and make bicycling safer in Walton County	Completed	Enrolled, trailheads located in downtown Monroe, Social Circle, and Good Hope, and at the William Harris Homestead.
8	Develop branding and marketing plan to promote Walton County to prospective residents and businesses with a focus on Stanton Springs and other targeted growth areas	Completed	Through choosewalton.com and stantonsprings.com and additional efforts by the Development Authority of Walton County, Stanton Springs will employ 9,800 with a total investment of \$175B.
LAND USE, HOUSING, AND DEVELOPMENT			
9	*Develop an affordable housing plan	Ongoing	Housing Expo and Community Impact Day planned for Spring 2022. Additional work is underway through GICH committee with Monroe and Social Circle. This is a Habitat for Humanity initiative – revised and carried over to STWP#3
10	Conduct thorough review of zoning and development code to ensure that new development is compatible with the community's vision, especially regarding residential and commercial development, as well as natural and cultural resource preservation	Ongoing	Ordinances are reviewed each year to address changing/new trends. Walton County Planning & Development will continue to perform reviews on an annual basis for the foreseeable future – not for carryover to new STWP.
11	*Evaluate and, if appropriate, adopt development requirements for recreation areas in new projects	Postponed	Pending completion of parks and recreation master plan. Walton County Planning & Development will consider amendments to incorporate in upcoming years – carried over to STWP#4
12	Develop design standards for new residential and commercial development	Completed	County amended residential development requirements in August 2021.
NATURAL AND CULTURAL RESOURCES			
13	Inventory and devise a protection plan for natural resources that contribute to the community's rural setting	Completed	County ordinances are in place to protect environmentally sensitive areas.

#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED)	NOTES
14	Partner with land trust(s) to acquire and conserve land and water resources	Cancelled	Development regulations determined adequate in encouraging local land preservation.
15	Establish a tree-planting program	Completed	County amended residential development requirements to incorporate required tree plantings in August 2021.
COMMUNITY FACILITIES AND SERVICES			
16	Implement county sewerage system along U.S. Highway 78 corridor between Loganville and Monroe	Cancelled	A study on cost for implementation was conducted; BOC determined no further action is necessary in the near-term.
17	*Implement projects for water line, tank, and pump construction	Ongoing	Recently completed new water line extensions on portions of Broach Road, Broach Spur Road, Browns Hill Church Road, and North Cross Lane. Additional projects underway – revised and carried over to STWP#16
18	Conduct comprehensive utility and transportation needs analysis and implement priority projects	Completed	Analysis completed 2021. Refer to Walton County Comprehensive Transportation Plan (CTP) for list of priority projects.
19	*Develop recreation master plan to include park space, equipment, and other areas; implement priority projects	Ongoing	Splash Park completed in the Town of Between. Additional projects forthcoming - carried over to STWP#20
20	*Expand county jail	Ongoing	Location of new jail facility identified and design underway – carried over to STWP#35
21	*Expand Sheriff's Office	Ongoing	In the planning and design stages - carried over to STWP#36
22	Establish enforcement partnerships with the Georgia State Patrol to increase safety	Completed	Walton County Sheriff's Office formed partnership with Georgia State Patrol – Walton County office.
23	Prepare for emergencies by establishing a volunteer response unit and leading consolidated county/city disaster plan update	Completed	BOC, GEMA, and FEMA approved the 5-year hazard mitigation plan in 2021. All cities participated in the plan. Walton County EMA also has a Citizen Corps Council in place (group of volunteers that can be deployed during disasters).
TRANSPORTATION			
24	Secure rights-of-way along growth corridors	Ongoing	The County will continue to identify opportunities to acquire right-of-way in key areas of growth in perpetuity – not for carryover to STWP.

COMMUNITY WORK PROGRAM

#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED)	NOTES
25	Continue to improve signalization and signage in congested areas and crash-prone locations	Ongoing	The County will continue to monitor traffic congestion and safety issues and identify opportunities for improvements in perpetuity – not for carryover to STWP.
26	Develop a complete streets and trails plan	Completed	Plan including all cities was created in 2014; Walton County will need to review and update the plan, as needed.
27	Develop a plan (formal or informal) to improve local impact on decisions regarding state and national highways	Ongoing	Walton County and all municipalities maintain an informal collaborative relationship with GDOT to incorporate local preferences on state and national highways. Planned as ongoing item – not for carryover to STWP.
28	Establish a schedule and program for preventive road maintenance and traffic control improvements (signalization and signage)	Completed	Plan completed December 2021.
29	Create a Transit Development Plan (feasibility analysis)	Completed	Plan completed December 2021.
30	Prioritize transportation needs for inclusion in future community and regional plans (ex.: SPLOST and T-SPLOST)	Completed	Plan completed December 2021.

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	*Identify suitable locations for commercial development that is consistent with the county's vision and seek out developers and business owners, especially to retain residents for local employment	2022-2026	Walton County Planning & Development, Walton County BOC, Dev. Authority of Walton County	None	N/A
2	Facilitate Rivian and Gotham Greens projects to construction phase	2022	Dev. Authority of Walton County	None	N/A
PLANNING, LAND USE, AND HOUSING					
3	*Partner with Habitat for Humanity and local GICH committees to develop an affordable housing plan	2023	Walton County, Habitat for Humanity	\$10,000 - \$15,000	County Funds, DCA, Grants, Private Funds
4	*Evaluate and, if appropriate, adopt development requirements for recreation areas in new projects	2025	Walton County Planning & Development	Staff Time	County Funds
NATURAL AND CULTURAL RESOURCES					
5	Achieve Georgia WaterFirst Community designation	2026	Walton County Water Department, Walton County Planning & Development, Walton County BOC	Staff Time	County Funds
6	Address the causes of the three impaired streams as identified under the Clean Water Act within the county and engage in restoration activities, as necessary.	2025	Walton County Water Department, Walton County Public Works	\$3,000,000	County Funds, Grants
TRANSPORTATION					
7	Utilize Project Road Share for recreational cycling	2022-2026	Walton Wellness	TBD	Private Funds
8	Review and update 2014 Bicycle and Pedestrian Plan	2024	Walton County Planning & Development	\$10,000	County Funds

(continued on next page)

COMMUNITY WORK PROGRAM

#	ACTIVITY	TARGET OF COMPLETION	RESPONSIBLE PARTY	COST ESTI-MATE	FUNDING SOURCE
9	Identify most appropriate rail-to-trail opportunities throughout the county for multi-use trail development	2024	Walton County Parks and Recreation, Walton County Planning & Development	TBD	County Funds, Grants
10	Prioritize and implement Level 1 Active Transportation Projects (identified in the 2021 Comprehensive Transportation Plan (CTP))	2026	County Public Works, Parks and Recreation, Cities, ARC MPO, GDOT	\$2.04M	County Funds, City Funds, Grants, GDOT, ARC MPO
11	Prioritize and implement Level 1 Bridge Projects (identified in the CTP)	2026	County Public Works, GDOT	\$4.25M	County Funds, Grants, GDOT
12	Prioritize and implement Level 1 Freight Projects (identified in the CTP)	2026	County Public Works, GDOT	\$5.77M	County Funds, Grants, GDOT
13	Prioritize and implement Level 1 Intersection & Interchange Projects (identified in the CTP)	2026	County Public Works, GDOT	\$11.88M	County Funds, Grants, GDOT
14	Prioritize and implement Level 1 Roadway & Widening Projects (identified in the CTP)	2026	County Public Works, GDOT	\$10.02M	County Funds, Grants, GDOT
COMMUNITY FACILITIES AND SERVICES					
15	Expand The Field Garden program	2022-2026	Walton Wellness	TBD	Private Funds
16	*Implement water system improvements to expand and increase capacity, including along Center Hill Church Road, the Gratis area, and construction of a new water tank	2026	Walton County Water Department	TBD	GEFA, Bond issue, County Funds, Grants
17	Address infrastructure realignments for GDOT intersection adjustments and expansions	2022-2025	Walton County Water Department	\$12,000,000	County Funds, User Fees, Grants
18	Replace or upsize aging water lines throughout the existing system, focus on western half of Walton County	2022-2026	Walton County Water Department	\$30,000,000	County Funds, User Fees, Grants
19	Complete expansion of the Hard Labor Creek water treatment facility	2022-2023	Walton County Water Department	\$120,000,000	County Funds, Loans, User Fees
20	*Develop recreation master plan to include park space, equipment, and other areas; implement priority projects	2022-2023	Walton County Parks and Recreation	\$50,000	County Funds

#	ACTIVITY	TARGET OF COMPLETION	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
21	New Bleachers – South Walton Gym	2022	Walton County Parks and Recreation	\$100,000	County Funds
22	Between Frisbee Golf	2022	Walton County Parks and Recreation	\$15,000	County Funds
23	Walnut Grove Park Ballfields	2024	Walton County Parks and Recreation	\$5,000,000	County Funds
24	Walnut Grove Splash Park	2024	Walton County Parks and Recreation	\$1,000,000	County Funds
25	Walnut Grove SkatePark	2024	Walton County Parks and Recreation	\$600,000	County Funds
26	Walnut Grove Amphitheater	2024	Walton County Parks and Recreation	\$1,000,000	County Funds
27	Walnut Grove BB Gun Facility	2024	Walton County Parks and Recreation	\$200,000	County Funds
28	Walnut Grove Park Playground	2024	Walton County Parks and Recreation	\$500,000	County Funds
29	Walnut Grove Pavilions	2024	Walton County Parks and Recreation	\$500,000	County Funds
30	Walnut Grove Walking Track	2024	Walton County Parks and Recreation	\$250,000	County Funds
BROADBAND SERVICES					
31	Adopt Georgia DCA's Model Broadband Ordinance	2023	Walton County BOC	N/A	N/A
32	Apply for Broadband Ready Community designation	2023	Walton County BOC, Walton County Planning & Development	N/A	N/A

COMMUNITY WORK PROGRAM

#	ACTIVITY	TARGET OF COMPLETION	RESPONSIBLE PARTY	COST ESTI-MATE	FUNDING SOURCE
33	Complete expansion of county-wide fiber network in partnership with Windstream	2026	Walton County Public Works, Walton County Finance Department	\$3,159,215	Grants
EMERGENCY SERVICES					
34	*Construct an EMA Emergency Operations Center	2024	EMA Director	\$3,000,000	County Funds, Grants
35	*Expand county jail	2024	Walton County Sherriff's Office, Walton County BOC	\$2,000,000	County Funds, SPLOST, State Funds, Grants, Impact Fees
36	*Expand Sheriff's Office	2025	Walton County Sherriff's Office, Walton County BOC	\$1,500,000	County Funds, SPLOST, State Funds, Grants, Impact Fees

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.		Walton County Board of Commissioners Monthly Meeting July 6, 2021 6:00 P.M.	
Printed Name	Printed Name	Printed Name	Printed Name
<u>Katerine Broughton</u>	<u>MARGARET HUBBARD</u>	<u>Judy Lovell</u>	<u>Darren Schweichs</u>
<u>Keith Clay</u>	<u>LARRY LAMAR</u>	<u>George Sloan</u>	<u>Angele McDowell</u>
<u>Debra Clay</u>	<u>TERRY CARTER</u>	<u>Sally Jackson</u>	
<u>Jackie Carter</u>	<u>MICHAEL NORMAN</u>	<u>Don Jackson</u>	
<u>Paul Smith</u>	<u>RONNIE + TONY FLAUNGER</u>	<u>Dana Russell</u>	
<u>Richard Hawk</u>	<u>Ronald Almond</u>	<u>Eric Taylor</u>	
<u>Melissia Rusk</u>	<u>Jacobi + James Quinn</u>	<u>John Allman</u>	
<u>Andrea Taylor</u>	<u>John + Mary Preston</u>	<u>Robert Post</u>	
<u>Daniel Russell</u>	<u>John R. Rives</u>	<u>Jeff White</u>	
<u>Angela Thompson</u>	<u>Christine Rivera</u>	<u>Brian Martin</u>	
<u>Chad Foster</u>	<u>Jeff Johnson</u>	<u>David Clemens</u>	
<u>Angela Foster</u>	<u>John Crawford</u>	<u>Ray McArthur</u>	
<u>Pharna Parker</u>	<u>David Keener</u>	<u>Stacy Brown</u>	
<u>Kevin Parr</u>	<u>Penny Keener</u>	<u>Brian Lin Kous</u>	
<u>Melanie Britt</u>	<u>Milton Condon</u>	<u>Carson Stillwa</u>	
<u>Steven, Booth</u>		<u>Scott Stillwa</u>	

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
21PV7400.646

Public Notice 8010
NOTICE OF
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.

30052
You are hereby notified that a petition was filed with the Georgia Secretary of State's Office for the purpose of creating new routes:
30 Soft, knit fabrics
31 Title girl in a story
32 She admired the Man of Steel
33 Perfume ingredient
34 Suffox with meth-
35 Soothing additives
36 Like needles with fibers through them
37 Socratic "T"

30051
You are hereby notified that a petition was filed with the Georgia Secretary of State's Office for the purpose of creating new routes:
30 Soft, knit fabrics
31 Title girl in a story
32 She admired the Man of Steel
33 Perfume ingredient
34 Suffox with meth-
35 Soothing additives
36 Like needles with fibers through them
37 Socratic "T"

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

GoToMeeting

Summary

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

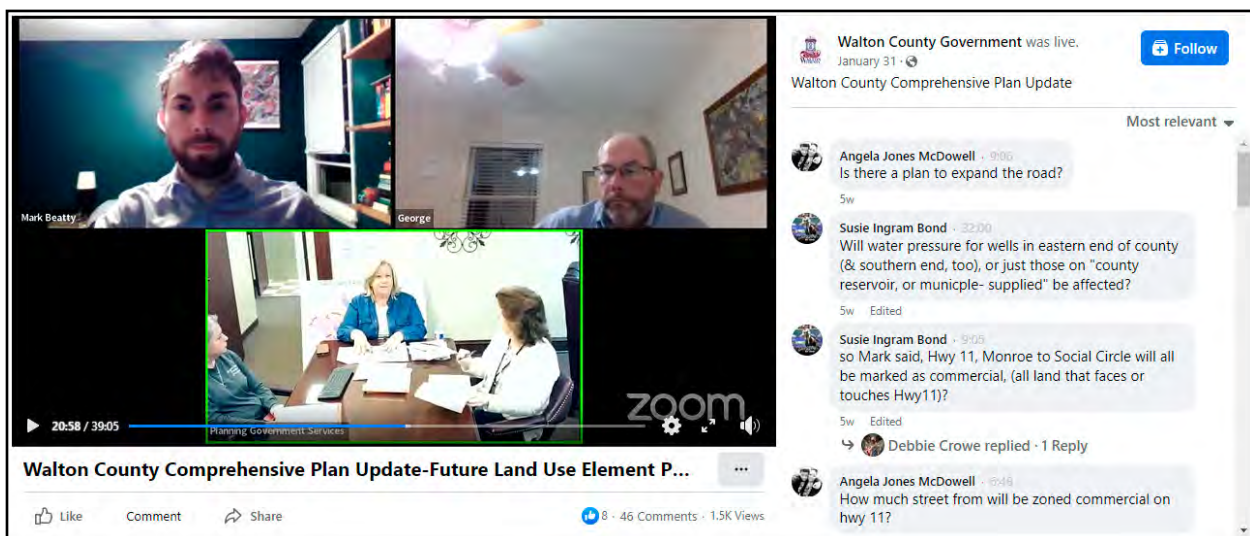
Walton County Comprehensive Plan Update Input Meeting #5 – Parks and Recreation: February 4, 2022 – 10:00 a.m. Virtual Meeting		
NAME	TITLE	EMAIL
Mark Beatty	NEGRC Senior Community Planner	Mbeatty@negrc.org
Robert Post	Mayor, Town of Between	betweenamayor@gmail.com
Randy Garrett	Mayor, Town of Good Hope	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



Public Involvement (cont.)

Facebook Live Public Input Session, 1/31/22



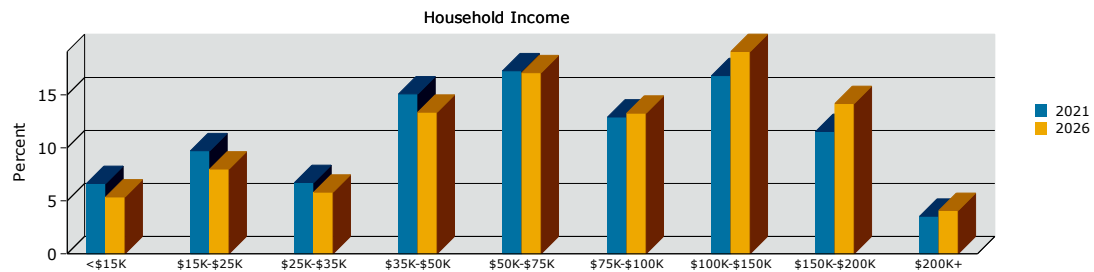
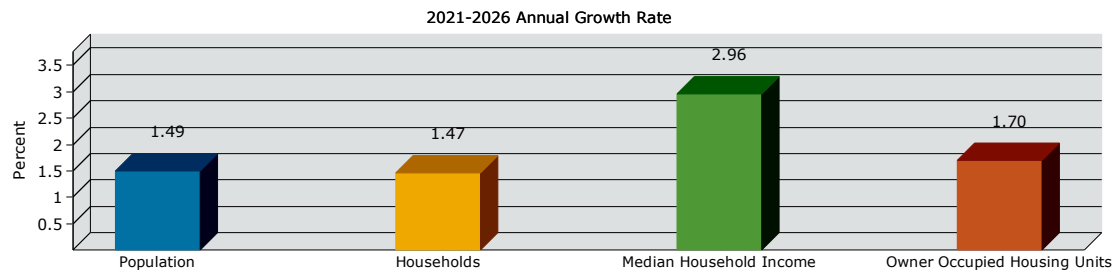
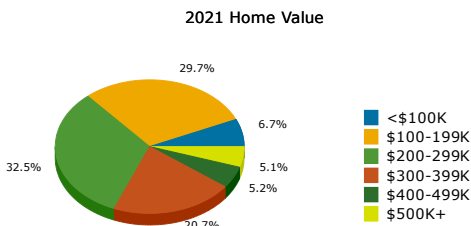
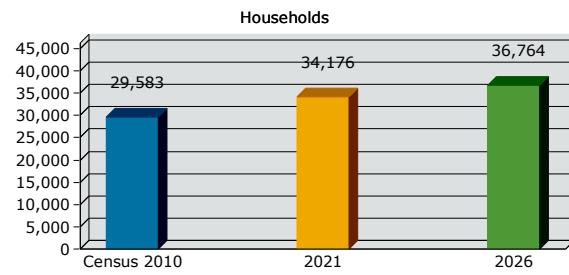
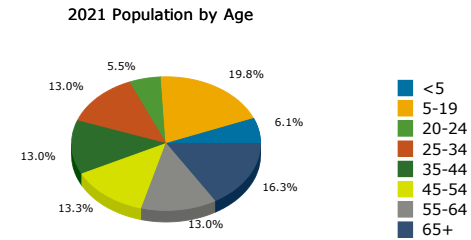
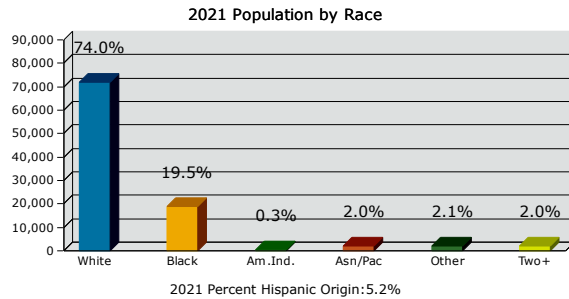
Community Data



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

Community Data (cont.)



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

Community Data (cont.)



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

Community Data (cont.)



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

Community Data (cont.)

	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.)



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

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

Reliability: ■■■ high ■■■ medium ■■■ low

January 20, 2022

Community Data (cont.)



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

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

Reliability: High Medium Low

January 20, 2022

Community Data (cont.)



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

Community Data (cont.)



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

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

Community Data (cont.)



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

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

Reliability: High Medium Low

January 20, 2022

Community Data (cont.)



ACS Housing Summary

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

Prepared by Esri

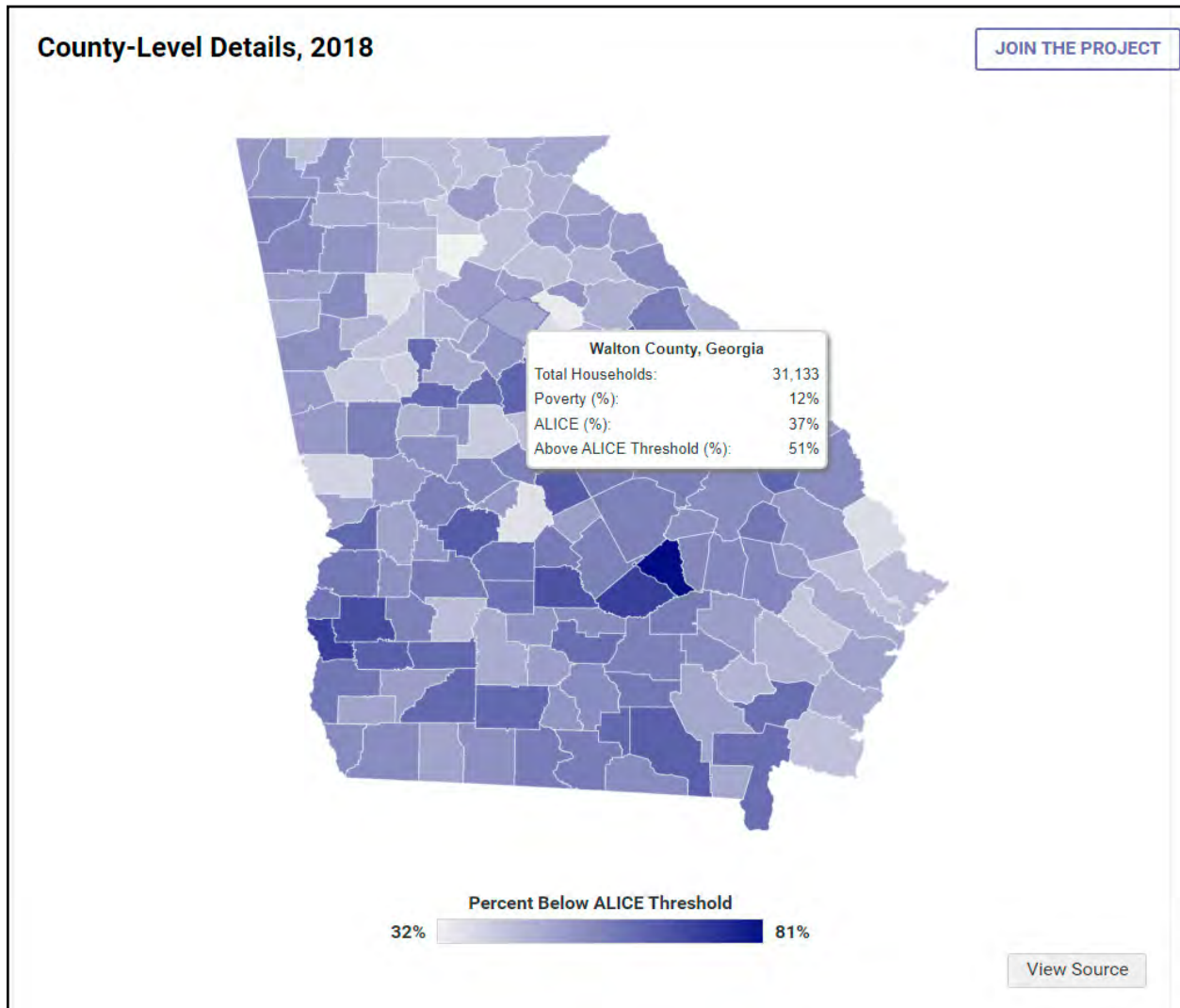
	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	33,794	100.0%	90	High
1, detached	28,047	83.0%	491	High
1, attached	625	1.8%	186	Medium
2	1,040	3.1%	250	Medium
3 or 4	542	1.6%	150	Medium
5 to 9	630	1.9%	203	Medium
10 to 19	148	0.4%	122	Low
20 to 49	35	0.1%	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

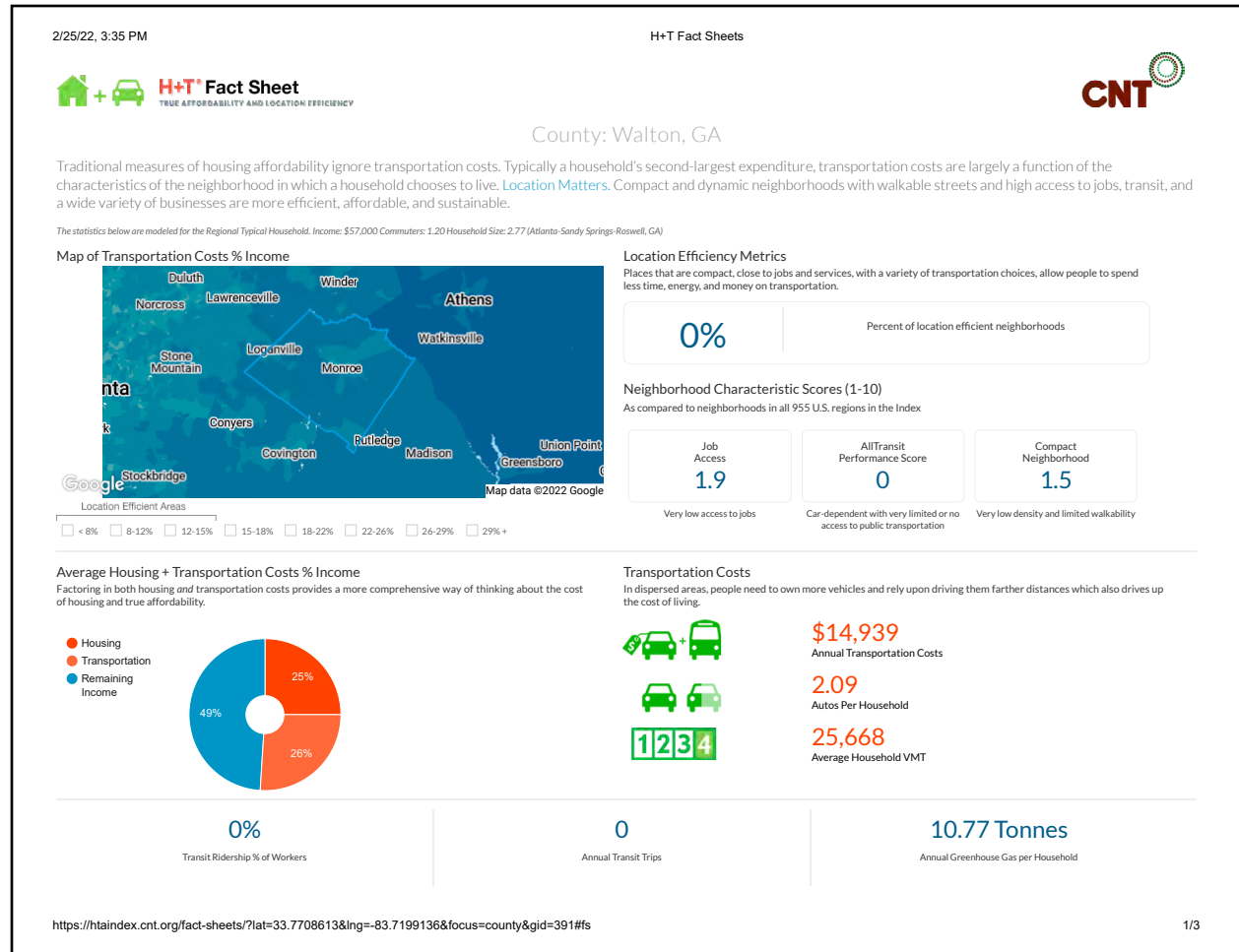
January 20, 2022

Community Data (cont.)



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


Community Data (cont.)




Community Data (cont.)

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H+T Fact Sheets

 **H+T Fact Sheet**
TRUE AFFORDABILITY AND LOCATION EFFICIENCY



H+T Metrics

Affordability		Demographics	
Housing + Transportation Costs % Income:	52%	Block Groups:	38
Housing Costs % Income:	25%	Households:	29,667
Transportation Costs % Income:	26%	Population:	86,201

Household Transportation Model Outputs		Environmental Characteristics	
Autos per Household:	2.09	Residential Density 2010:	0.40 HHs/Res. Acre
Annual Vehicle Miles Traveled per Household :	25,668	Gross Household Density:	0.14 HH/Acre
Transit Ridership % of Workers:	0%	Regional Household Intensity:	5,234 HH/mile ²
Annual Transportation Cost:	\$14,939	Percent Single Family Detached Households:	83%
Annual Auto Ownership Cost:	\$11,382	Employment Access Index:	5,264 Jobs/mi ²
Annual VMT Cost:	\$3,557	Employment Mix Index (0-100):	86
Annual Transit Cost:	\$0	Transit Connectivity Index (0-100):	0
Annual Transit Trips:	0	Transit Access Shed:	0 km ²
		Jobs Accessible in 30 Minute Transit Ride:	0
		Available Transit Trips per Week:	0

Housing Costs		Environmental Characteristics	
Average Monthly Housing Cost:	\$1,209	Average Block Perimeter:	3,081 Meters
Median Selected Monthly Owner Costs:	\$1,263	Average Block Size :	120 Acres
Median Gross Monthly Rent:	\$844	Intersection Density:	14 /mi ²
Percent Owner Occupied Housing Units:	73%		
Percent Renter Occupied Housing Unit:	27%		

Greenhouse Gas from Household Auto Use	
Annual GHG per Household:	10.77 Tonnes
Annual GHG per Acre:	2.89 Tonnes

<https://htaindex.cnt.org/fact-sheets/?lat=33.7708613&lng=-83.7199136&focus=county&gid=391#fs>

2/3

Community Data (cont.)

2017 REGIONAL WATER PLAN

UPPER OCONEE REGION

BACKGROUND

The Upper Oconee Regional Water Plan was initially completed in 2011 and subsequently updated in 2017. The plan outlines near-term and long-term strategies to meet water needs through 2050. Major water resources include portions of the Oconee, Ocmulgee, Ogeechee, Savannah, and Altamaha river basins and includes various groundwater aquifer systems. The Upper Oconee Region encompasses several major population centers including Athens and Dublin.



OVERVIEW OF UPPER OCONEE REGION

The Upper Oconee Region encompasses 13 counties in the central-northeast portion of Georgia. Over the next 35 years, the population of the region is projected to increase from approximately 577,000 to 877,000 residents. The region's leading economic sectors include government, health care, services, manufacturing, retail and construction.

In 2015, the Upper Oconee Region withdrew approximately 166 million gallons per day (MGD) for water supply to meet municipal (44 percent), industrial (37 percent) and agricultural (18 percent) uses. Surface water and groundwater demand in the region are currently evenly split and projected to increase proportionally over the planning horizon.

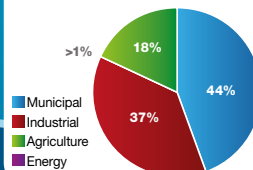
KEY WATER RESOURCE ISSUES ADDRESSED BY THE COUNCIL

1. Efficient use of the water by all sectors, recognizing the diverse characteristics of the Upper Oconee.
2. Strategic wastewater management in fast growing counties (Barrow, Jackson, Oconee, and Walton Counties).
3. Potential limitations placed on future surface water supplies in existing impoundments.
4. Protecting the water quality of Lakes Oconee and Sinclair and the Oconee River by reducing both point and nonpoint source nutrient loads.
5. The natural capacity of the water bodies to process pollutants is exceeded in the middle (Morgan and Putnam Counties) and lower (Laurens and Wilkinson Counties) portion of the basin due to zones of low dissolved oxygen.

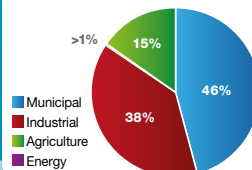


FORECASTED REGIONAL WATER DEMANDS

2015 WATER DEMAND TOTAL = 166 MGD



2050 WATER DEMAND TOTAL = 226 MGD



Georgia's
State Water Plan
UPPER OCONEE REGION

www.georgiawaterplanning.org

Community Data (cont.)

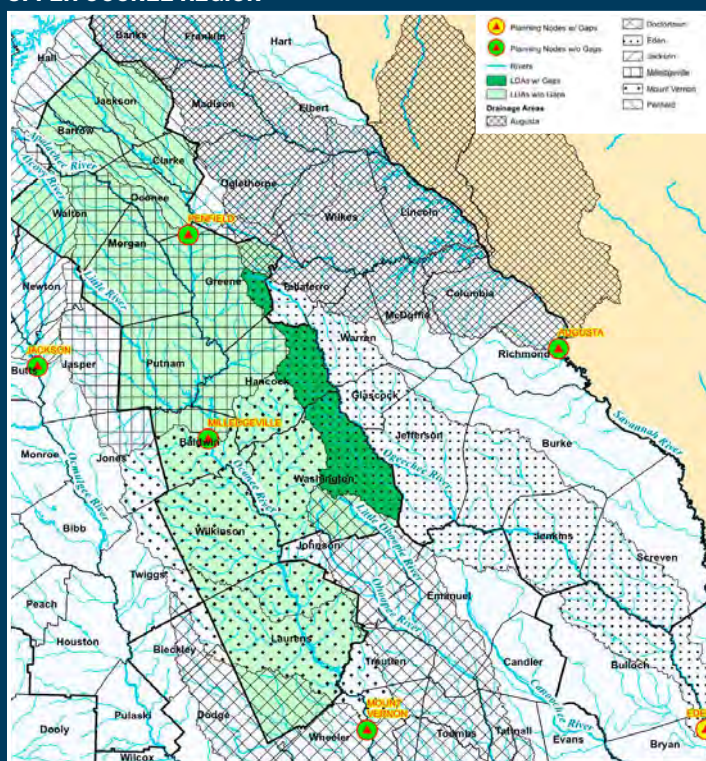
SUMMARY OF 2017 RESOURCE ASSESSMENT RESULTS

GROUNDWATER: At the regional level, there will be adequate supplies to meet the region's future groundwater supply needs over the planning horizon.

SURFACE WATER QUALITY: Water quality gaps were predicted to occur in Lakes Oconee and Sinclair due to excess nutrients in the future due to a combination of point source and nonpoint source pollutant loads from anticipated wastewater discharges and land use changes.

SURFACE WATER AVAILABILITY: Over the next 35 years, the modeling analysis indicates that forecasted surface water demand within the Upper Oconee Region is projected to cause stream flows in the Ogeechee River (at the Eden planning node) to fall below targets for support of instream uses (resulting in "potential gaps"). A map of the node locations, their drainage areas, and a summary of the potential gaps are provided below.

POTENTIAL 2050 SURFACE WATER GAPS IN THE UPPER OCONEE REGION



SUMMARY OF MODELED 2050 POTENTIAL SURFACE WATER GAPS

Node	Duration of Gap (% of total days*)	Avg. Flow Deficit (MGD)	Long-term Avg. Flow (MGD)
Eden	3	16	1,430

*Model simulation period is 1939 - 2013

UPPER OCONEE MANAGEMENT PRACTICES

The Upper Oconee Plan describes 25 management practices targeted toward current and future needs. Actions for surface and groundwater are grouped and listed by the water use sectors that will implement them. The Plan also includes practices for resources shared with other regions. Representative practices are summarized here.

WATER CONSERVATION: To prevent potential shortages in meeting instream flow needs, the Upper Oconee Plan encourages conservation pricing and development of water conservation goals.

WATER SUPPLY: Practices include expansion of existing reservoirs and construction of new water supply reservoirs.

WASTEWATER & WATER QUALITY

The Upper Oconee Plan calls for implementation of centralized sewer in developing areas where density warrants and development of local wastewater master plans to evaluate wastewater treatment and disposal options to meet future demands. Comprehensive land use planning and local government participation in construction erosion and sediment control are also encouraged.

RECOMMENDATIONS TO STATE:

Focus on incentives, collaboration and cooperation with state and local planning agencies, support plan implementers; fund water planning; focus funding and assistance on areas with shortfalls; continue monitoring to help conserve Georgia's natural, historic, and cultural resources.

PRODUCED: AUGUST 2017

Community Data (cont.)

Table 2-3 Average Annual Municipal Water Demand Forecast by County (MGD)

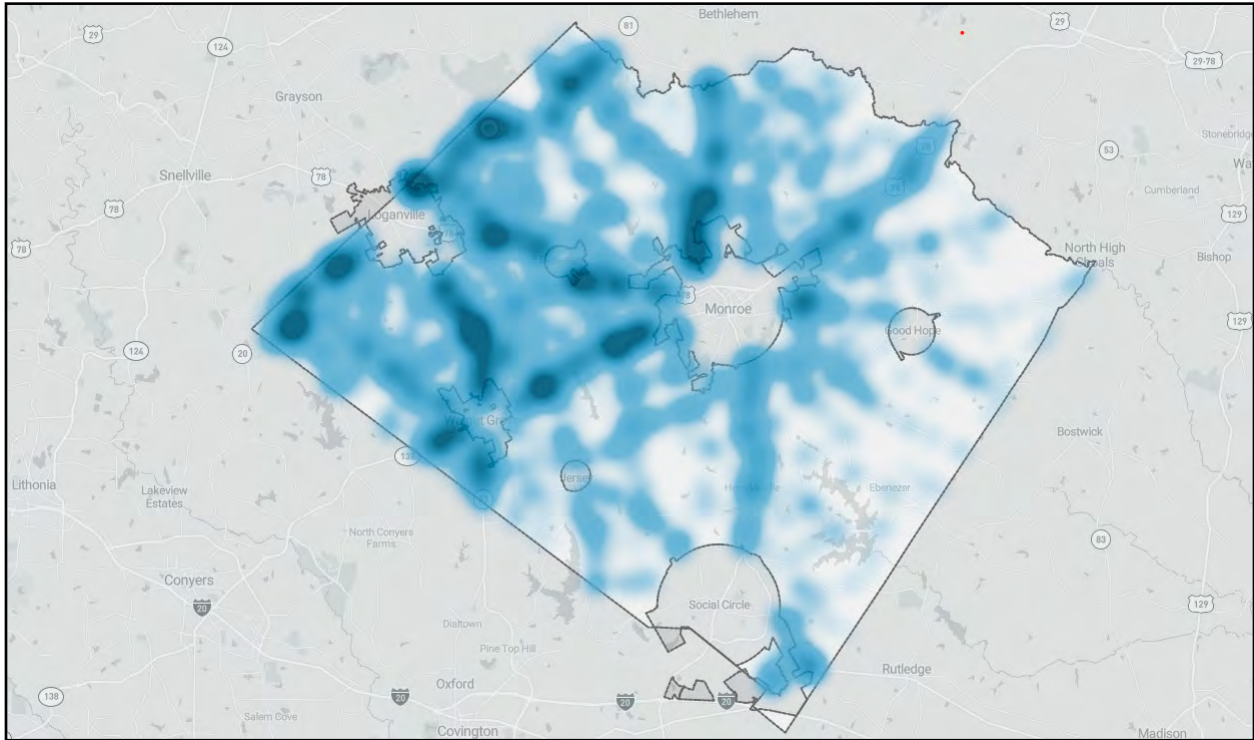
County	2015	2020	2025	2030	2035	2040	2045	2050	% Increase
Baldwin	6.3	6.4	6.5	6.5	6.4	6.4	6.3	6.2	-1%
Barrow	8.9	10.1	11.5	13.0	14.7	16.5	18.6	20.8	135%
Clarke	20.6	21.4	22.2	22.8	23.3	23.7	24.2	24.6	19%
Greene	2.3	2.3	2.3	2.3	2.2	2.2	2.2	2.1	-7%
Hancock	0.9	0.8	0.7	0.7	0.6	0.5	0.5	0.4	-53%
Jackson	6.8	7.5	8.1	8.7	9.4	10.1	10.8	11.6	70%
Laurens	5.7	5.7	5.8	5.8	5.8	5.8	5.8	5.7	2%
Morgan	2.1	2.2	2.2	2.3	2.3	2.4	2.4	2.5	18%
Oconee	3.9	4.2	4.6	5.0	5.4	5.7	6.1	6.5	67%
Putnam	2.3	2.3	2.3	2.3	2.3	2.2	2.2	2.2	-6%
Walton	9.9	10.8	11.7	12.7	13.7	14.8	15.9	17.2	74%
Washington	2.8	2.8	2.8	2.7	2.7	2.6	2.5	2.4	-14%
Wilkinson	1.1	1.1	1.0	1.0	1.0	0.9	0.8	0.8	-27%
Total	73.6	77.7	81.8	85.8	89.8	93.9	98.3	103.2	40%

Table 3-1 Total Wastewater Generated in Upper Oconee Planning Region per County (MGD)

County	2015	2020	2030	2040	2050	% Change 2015 to 2050
Baldwin	6.8	7.0	7.1	7.1	7.0	3%
Barrow	7.6	8.9	11.7	14.9	18.6	144%
Clarke	18.2	18.9	20.1	20.9	21.8	20%
Greene	1.7	1.7	1.7	1.7	1.6	-4%
Hancock	1.3	1.2	1.0	0.8	0.6	-51%
Jackson	5.8	6.4	7.5	8.6	9.9	70%
Laurens	6.5	6.6	6.8	6.9	6.9	7%
Morgan	2.1	2.2	2.5	2.7	2.9	36%
Oconee	3.6	3.9	4.4	5.1	5.9	64%
Putnam	2.0	2.1	2.1	2.1	2.1	5%
Walton	10.3	12.3	16.1	19.6	23.2	126%
Washington	1.9	1.9	1.9	1.8	1.7	-10%
Wilkinson	1.1	1.1	1.0	0.9	0.8	-25%
Total	69.0	74.2	83.9	93.2	103.2	50%

Municipal Water Demand and Wastewater forecasts from the Upper Oconee Regional Water Planning Council's Water and Wastewater Forecasting Technical Memorandum (CDM Smith, 2017).

Community Data (cont.)



Heat map of recorded crashes in Walton County (cities excluded), 2013-2020, from <https://gdot.numetric.com/crash-query#/metrics>. Darker blue indicates a higher concentration of crashes.

Community Data (cont.)

CRASH SUMMARY REPORT

Crash Data, Walton County (cities excluded)

Created on March 30, 2022

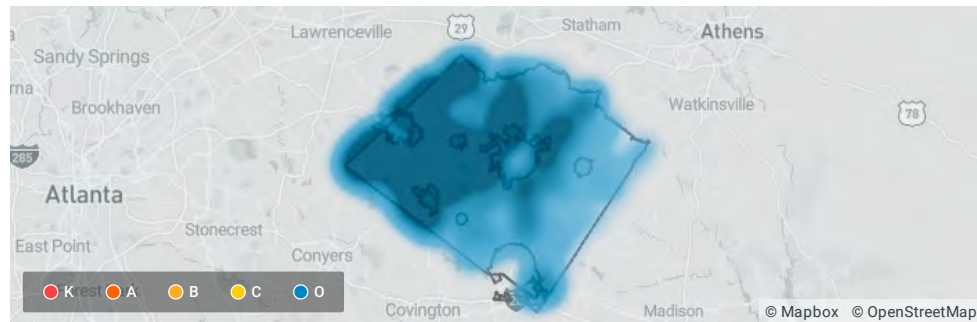
Created by Stephen Jaques

Data extents: January 1, 2013 to December 31, 2020



Applied Filters

GDOT County Boundaries (Geo) = Walton GDOT City Boundaries (Geo) ≠ Monroe
 GDOT City Boundaries (Geo) ≠ Social Circle GDOT City Boundaries (Geo) ≠ Loganville
 GDOT City Boundaries (Geo) ≠ Jersey GDOT City Boundaries (Geo) ≠ Between
 GDOT City Boundaries (Geo) ≠ Good Hope GDOT City Boundaries (Geo) ≠ Walnut Grove



Total Crashes

7,920

Fatal Crashes

56

GDOT Summary	Collisions Dataset	
Total Crashes	7,920	100.00%
Intersection Related	5,370	67.80%
Distracted Driver (Suspected)	4,095	51.70%
Single Motor Vehicle Involved	2,714	34.27%
Impaired Driving (Confirmed)	398	5.03%
CMV Related	288	3.64%
Distracted Driver (Confirmed)	284	3.59%
Motorcycle	178	2.25%
+ 3 more	217	2.74%

KABCO Severity	Collisions Dataset	
(O) No Injury	5,047	63.72%
(C) Possible Injury / Complaint	1,555	19.63%
(B) Suspected Minor/Visible Injury	1,052	13.28%
(A) Suspected Serious Injury	192	2.42%

Community Data (cont.)

(K) Fatal Injury	56	0.71%
Unknown	18	0.23%

Date and Time (Year)	Collisions Dataset	
2020	967	12.21%
2019	1,058	13.36%
2018	1,194	15.08%
2017	956	12.07%
2016	1,035	13.07%
2015	1,047	13.22%
2014	805	10.16%
2013	858	10.83%

Date and Time (Hour of Day)	Collisions Dataset	
12 am - 2 am	217	2.74%
2 am - 4 am	113	1.43%
4 am - 6 am	195	2.46%
6 am - 8 am	902	11.39%
8 am - 10 am	717	9.05%
10 am - 12 pm	606	7.65%
12 pm - 2 pm	764	9.65%
2 pm - 4 pm	1,143	14.43%
+ 4 more	3,263	41.20%

Manner of Collision (Crash Level)	Collisions Dataset	
Not a Collision with Motor Vehicle	2,694	34.02%
Rear End	2,639	33.32%
Angle (Other)	1,146	14.47%
Left Angle Crash	496	6.26%
Sideswipe-Same Direction	302	3.81%
Sideswipe-Opposite Direction	297	3.75%
Head On	202	2.55%
Right Angle Crash	103	1.30%
(None)	41	0.52%

Location at Impact (Crash Level)	Collisions Dataset	
On Roadway - Roadway Intersection	3,382	42.70%
On Roadway - Non-Intersection	2,005	25.32%
Off Roadway	1,742	21.99%

Community Data (cont.)

On Shoulder	570	7.20%
On Roadway - Driveway Intersection	114	1.44%
(None)	35	0.44%
On Roadway - Roundabout	23	0.29%
Median	16	0.20%
+ 9 more	33	0.42%

Most Harmful Event (Crash Level)	Collisions Dataset	
Motor Vehicle in Motion	5,146	64.97%
Tree	679	8.57%
Over Turn	483	6.10%
Ditch	369	4.66%
Parked Motor Vehicle	204	2.58%
Animal	188	2.37%
Other Non-Collision	136	1.72%
Embankment	135	1.70%
+ 30 more	938	11.86%

Operator / Driver Contributing Factor	Collisions Dataset	
No Contributing Factors	4,730	59.72%
Following Too Close	1,986	25.08%
(None)	1,080	13.64%
Failure to Yield	951	12.01%
Changed Lanes Improperly	786	9.92%
Other	449	5.67%
Driver Lost Control	362	4.57%
Too Fast for Conditions	311	3.93%
+ 35 more	1,499	18.94%

Area: County	Collisions Dataset	
Walton	7,888	99.60%
+ 158 more	0	0%

Area: District (Crash Level)	Collisions Dataset	
D1	7,887	99.58%
D2	1	0.01%
+ 5 more	0	0%

Safety Equipment (Crash Level)	Collisions Dataset	

Community Data (cont.)

United States Census Bureau OnTheMap

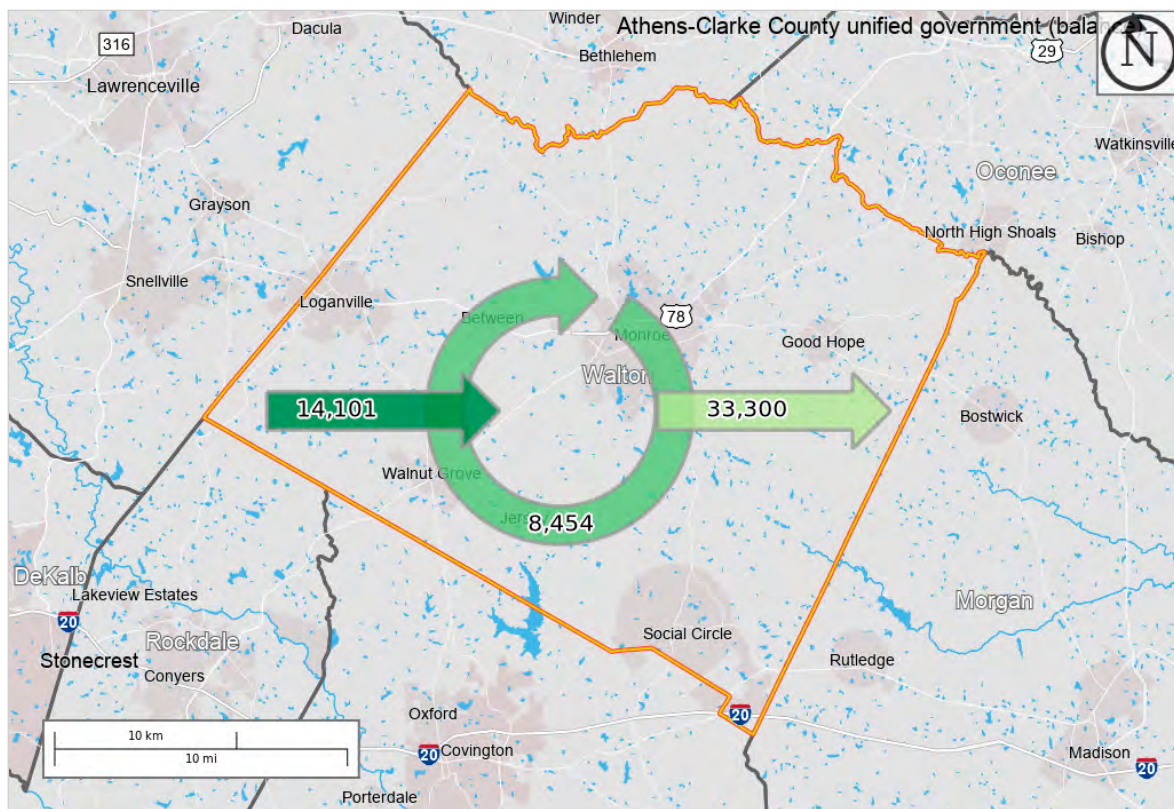
Inflow/Outflow Report

All Jobs for All Workers in 2019

Created by the U.S. Census Bureau's OnTheMap <https://onthemap.ces.census.gov> on 03/30/2022

Inflow/Outflow Counts of All Jobs for Selection Area in 2019

All Workers



Map Legend

Selection Areas

Analysis Selection

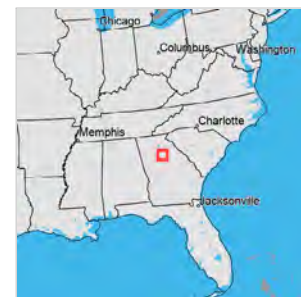
Inflow/Outflow

Employed and Live in Selection Area

Employed in Selection Area, Live Outside

Live in Selection Area, Employed Outside

Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.



Community Data (cont.)

Inflow/Outflow Report

Selection Area Labor Market Size (All Jobs)

	2019	
	Count	Share
Employed in the Selection Area	22,555	100.0%
Living in the Selection Area	41,754	185.1%
Net Job Inflow (+) or Outflow (-)	-19,199	-

In-Area Labor Force Efficiency (All Jobs)

	2019	
	Count	Share
Living in the Selection Area	41,754	100.0%
Living and Employed in the Selection Area	8,454	20.2%
Living in the Selection Area but Employed Outside	33,300	79.8%

In-Area Employment Efficiency (All Jobs)

	2019	
	Count	Share
Employed in the Selection Area	22,555	100.0%
Employed and Living in the Selection Area	8,454	37.5%
Employed in the Selection Area but Living Outside	14,101	62.5%

Interior Flow Job Characteristics (All Jobs)

	2019	
	Count	Share
Workers in the "Trade, Transportation, and Utilities" Industry Class	1,108	13.1%
Workers in the "All Other Services" Industry Class	5,338	63.1%

Outflow Job Characteristics (All Jobs)

	2019	
	Count	Share
External Jobs Filled by Residents	33,300	100.0%
Workers Aged 29 or younger	7,757	23.3%
Workers Aged 30 to 54	18,274	54.9%
Workers Aged 55 or older	7,269	21.8%
Workers Earning \$1,250 per month or less	6,748	20.3%
Workers Earning \$1,251 to \$3,333 per month	10,728	32.2%
Workers Earning More than \$3,333 per month	15,824	47.5%
Workers in the "Goods Producing" Industry Class	5,764	17.3%
Workers in the "Trade, Transportation, and Utilities" Industry Class	8,556	25.7%
Workers in the "All Other Services" Industry Class	18,980	57.0%

Inflow Job Characteristics (All Jobs)

	2019	
	Count	Share
Internal Jobs Filled by Outside Workers	14,101	100.0%
Workers Aged 29 or younger	3,600	25.5%
Workers Aged 30 to 54	7,559	53.6%
Workers Aged 55 or older	2,942	20.9%
Workers Earning \$1,250 per month or less	3,276	23.2%

Inflow Job Characteristics (All Jobs)

	2019	
	Count	Share
Workers Earning \$1,251 to \$3,333 per month	5,068	35.9%
Workers Earning More than \$3,333 per month	5,757	40.8%
Workers in the "Goods Producing" Industry Class	3,739	26.5%
Workers in the "Trade, Transportation, and Utilities" Industry Class	3,502	24.8%
Workers in the "All Other Services" Industry Class	6,860	48.6%

Interior Flow Job Characteristics (All Jobs)

	2019	
	Count	Share
Internal Jobs Filled by Residents	8,454	100.0%
Workers Aged 29 or younger	1,844	21.8%
Workers Aged 30 to 54	4,539	53.7%
Workers Aged 55 or older	2,071	24.5%
Workers Earning \$1,250 per month or less	2,139	25.3%
Workers Earning \$1,251 to \$3,333 per month	3,042	36.0%
Workers Earning More than \$3,333 per month	3,273	38.7%
Workers in the "Goods Producing" Industry Class	2,008	23.8%

Report Settings

Analysis Type	Inflow/Outflow
Selection area as	N/A
Year(s)	2019
Job Type	All Jobs
Selection Area	Walton County, GA from Counties
Selected Census Blocks	1,779
Analysis Generation Date	03/23/2022 08:36 - OnTheMap 6.8.1
Code Revision	f9358819d46a60bb89052036516a1c8fe8bbbeac
LODES Data Version	20211018_1647

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2019).

Notes:

1. Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and are not available before 2009.
2. Educational Attainment is only produced for workers aged 30 and over.
3. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.

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. Yes (4)
- b. No response (13)
- c. I don't feel long time homeowners are put before or considered when it comes to big development.
- d. It would be useful if there was a clearer division between what land use and zoning is appropriate for unincorporated Walton County and which uses should be considered only for local governmental units. Dense land use may be appropriate for Loganville and Monroe, but not for unincorporated areas. I am afraid, decisions will be made based on political connections and cheap land rather than siting denser land use in the cities as growth comes to Walton County.
- e. No! Zoning meetings are not advertised. Just this summer over an application to build hundred rental houses was approved on a strip of land parallel to the access road to Loganville High School. The land that somehow was quietly annexed into Loganville was NON T incorporated/rural WALTON County. This long strip of land is adjacent to a farm. No one checked with the farmer.
- f. Local Government DOES NOT do a 'good job' at managing land development!!!---- We do not need more cluster neighborhoods approved until the infrastructure is up to the task of handling the increased demand. Just because you can take 40 acres that is zoned agriculture that nets \$3000.00 a year in tax revenue and put 200 homes that bring \$3000.00 PER home doesn't necessarily mean that is a "good idea"!!!! Walton County has historically been loved by its residents due to the fact that we understood that we may have to drive a bit to get to a store. The more you approve these developments, the more undesirable this county will become---Just like Gwinnett!!
- g. Absolutely not! I would halt the expansion of the North Stanton Springs Mega site. Replacing the natural beauty with something equal to what you would find in Atlanta is unconscionable! Many feel that the area they have lived in and loved for so long will be destroyed forever. We live on a rural road surrounded by the 600+ acres that is slated for SS development. I have been told that an automobile assembly plant will be coming in across the street, so the panoramic view of trees and a beautiful field with grazing cows will be gone! 100+ acres directly behind my home is planned for future SS development also. Whatever comes in there will literally be in my backyard! The local government did not carefully consider how the residents of Social Circle would be impacted by the sprawling Stanton Springs Mega site. The only thing they considered was how they would look prestigious in the eyes of some, and how much money they would be able to cram into their coffers!
- h. For the most part, yes. The use of eminent domain to further the agenda of county leaders is criminal and disappointing.
- i. Too many zoning changes going in front of the Board of Commissioners without being vetted by a planning commission made up in part by common ordinary citizens. The zone changes happen without regard to some long term planning. Requests are approved "on the fly" If this county is to move forward while respecting the lifestyle of rural citizens, there must be better planning and oversight.
- j. The county is constantly clearing land and trees especially on 78 to put up yet more buildings with apparently no planning. It is ugly and Hodge podge. Keep Walton beautiful. Quit tearing down acres of trees!!!
- k. No, I feel the County has a free for all concept...rentals, commercial, industry, development in general, etc. I just don't think the County has an overall concept for anything, things have become very scattered and political. The changes are adhering to a developed plan, a citizen input plan, and not having everything be the way of the County or the highway with contentious votes and meetings. This shows an apparent disinterest by the County to

Survey Responses (cont.)

create a plan of any type. The mistakes made in the past few years will really impact the County...the reservoir, the jail, etc. There was no forward thinking in a County that already has a high mileage rate that will now suffer higher rates and higher utility rates to cover these lifetime expenses without any true benefit to the County, nothing that will impact the proper type of growth at least. Plans have to start with a goal of future use and direction, not I'm going to do this now and then figure it out.

- l. I'd like a lot more efforts at education and engagement, both for real-time stewardship of natural and community resources and in future planning efforts. I'd like more communication, education, and support when there are requests, for example, to re-zone, develop/build outside of the zoning guidelines, etc. I'd like more efforts to develop options to single-occupancy private vehicles being the only way to get around. The digital divide is real, and we are in a digital ghetto. Windstream has no competition- we hear this is by design? And they are robbing us right and left charging for services not delivered. The worst customer service I have ever encountered. At one point I was sent home to work virtually, my kids were sent home to attend school virtually, and my husband already works from home- total nightmare. Not sure this is within the scope of this survey/project?
- m. No, I do not. There is too much Suburban Character Area and not enough Rural Residential Character Area in the Gratis Community. We are still, basically a farm area. Also, the four way intersection of Gratis Rd, Mt. Vernon Rd, Bradley Gin Rd and Shoal Creek Rd is designated as Neighborhood Residential, which is so far from what the area is currently, or what the residents of the Gratis Community want. There is absolutely no reason to incorporate business in that area. We have one grocery/gas store, that has been a part of the Community for a very long time, while operating under different owners, but it serves us well and we are not interested in bringing in any other business to serve our needs. We like the peaceful life we live. There are 5 and 6 generation families living in our Community, as well as families, who moved to our area in search of a more peaceful, quiet lifestyle. We are not interested in becoming another Gwinnett, or DeKalb County.
- n. No, the way the Brush Creek neighborhood is getting a highway sliced through the middle of it for example. Also the fact that the Walton County Commission and the Monroe City Council meet at the same time every month so no one can go to both meetings. This causes failure of communication and coordination. Also the situation with planning for the Walton County new jail complex which was completely inappropriate and horrible to move underhandedly to seize property and demolish 7 homes in a vibrant residential neighborhood and build for 2,000 inmates in a little town. And there are plans to re-use the existing jail facility -- which everyone agrees is unsafe -- for more incarceration possibly ICE. So much is done without transparency to the citizens in Walton County. And citizens are literally blamed when we show up and ask questions, proposing solutions, because we are told we should have spoken up years ago (before many people even lived here). It's an old boy's club system.
- o. Absolutely not. I don't feel that they listen to the community and its wants and needs. Examples the new jail, the 80 home subdivision in Gratis as well as the potential Dollar General.
- p. Previously, we lived in Gwinnett County. The rezoning and unmanaged growth drastically decreased the quality of life there. We moved to Monroe because we wanted a quieter, less congested, less populated environment. In the few years we've lived here we have been disappointed in the amount of rezoning requests (commercial/ag to residential and rural residential to high density residential) that we have seen the county approve. We are concerned that Monroe is heading in the same direction Gwinnett went. Not everyone desires a big chain grocery store 1 mile from their residence or an increasing number of subdivisions surrounding them. We would like to see the planning board/BOC/etc. maintain stricter boundaries on rezoning requests.
- q. No. Too many commercial and large residential developments.

Survey Responses (cont.)

- r. Not allowing the City of Loganville to annex more property into the city from the county bringing in low income rental housing and lowering other property values.
- s. Too much commercial subdivisions going up in rural part of town
- t. The northern Walton County area has become inundated with requests for large residential developments and commercial developments, like Dollar General, that people living in this area are opposed to. The character of the area is agriculture/rural. Residents are not interested in large developments that change the character of the area. To be frank, we don't want to be another Gwinnett County. We don't need a strip mall on every corner and a 200+ housing development on every former family farm. If someone needs the "convenience" of a fast food restaurant or a shopping center 5 minutes from there house, or needs 50 neighbors within walk-in distance, they can go to Barrow or Gwinnett. They have sold their souls to the developers and have paid the price with higher crime, dangerous schools, and a lack of civic unity.
- u. NO!!! Too much over development of high density living impeding the rural lifestyle that brought us to Walton County only 2 years ago. We are very disappointed.
- v. I believe the commissioners have done a good job at deciding each matter specifically to decide the best outcome for the community. I feel the county needs to focus on keeping the rural unincorporated areas rural and kept free of commercial development. Walton County does not have the need for a dozen commercial hubs in the county. Limit the commercial establishments, especially dollar stores and reduced price retail locations to highway corridors. The people of the rural areas live there for a reason. And bringing development to rural areas goes against the views of the people in these areas.
- w. For the most part, yes. I would suggest; 1) as provided, ask for involvement/surveys in land use development discussions. How do I get involved? 2) understand the drivers of change & rezoning? How has the community perspective changed and were they considered? 3) Understand the objectives of the community? Do they want growth like Gwinnett/surrounding areas? 4) Reach out for \$ and support for locally beneficial ideas- rather than commercial growth? 5) Understand the
- x. I don't know much about the zoning laws but I do think the rural areas should be limited to no less than a 5 acre tract to build a house on. After all, the reason so many of us moved to the area was to enjoy the land, privacy and quietness of the country.
- y. Yes, it's important for our community to see less subdivisions. Bigger tracts of land when developing houses and less commercial Rezones.
- z. I believe zoning should be managed better in the unincorporated parts of the county.
- aa. I'm in the Gratis area, I believe we are growing too fast. Untold number of new residences, more traffic and now an application for a zoning variance for commercial property that we don't need.
- ab. No. They are wanting to put a dollar general in an area where not only the infrastructure is not made for commercial buildings... but where the local citizens are against the building as well.
- ac. No more Dollar Generals. 12 us enough!
- ad. Most of the time. I would like them to make sure they keep note of what is residential and what should not be allowed in those areas. Dollar Generals, jails, anything commercial.
- ae. No Dollar General in Gratis community.
- af. The 2017 plan stated rural charm was a strength of the county. Citizens of Gratis agree that our area has and should keep that charm. Areas zoned for business should be on state routes and should complement that rural charm the former store/post office on Gratis Rd at Shoal Creek should have historic designation Unclear if

Survey Responses (cont.)

- information has been provided to the owner but should be. Would like to receive mail notification when planning for area begins
- ag. Moved here based on the zoning - seemed like a lot of agri / rural residential which is what I want but now too many requests for rezoning for huge subdivisions or dollar general stores. Keep it from becoming Gwinnett County!
- ah. Local government seems to approve zoning changes despite community opposition.
- ai. I'm not a big fan of Walton County allowing and issuing building permits for huge rental home communities!!
- aj. No... No high-density developments in unincorporated areas e.g. Dry Pond Rd near Broach Rd, Less than 1 acre lots. Septic tank density too high. Too much local traffic, congestion. Subdivision lots no less than five (5) acres to preserve the semi-rural area, the reason we moved here. Preserve trees on subdivisions; this is a breeding area for wood thrushes and woodpeckers. We've already lost the Chuck-will's Widows that were common in the county. Bad example; development at Jones Wood Rd/GA-186 that razed all the trees and vegetation to bare soil, which was shameful. Good example, lots on Gratis Road west of Dry Pond Rd that retained trees. No Dollar General stores e.g. Gratis/Mt Vernon Rd intersection which already has a store. Approve stores where there are no stores e.g., south end of county where there are few local stores. Purchase land for parks with woodlands for walking trails, parking area, restrooms, play areas... one large park in each quadrant of the county.
- ak. No they allow too many exceptions to our existing zoning and regulations.
- al. Somewhat
- am. No. What was once a very rural environment with homes on 5 acres or more, has now become an area with cookie cutter homes occupying less than an acre of land.
- an. I moved here from Gwinnett due to their awful development practices that ruined them. I'm a civil engineer and understand zoning & development planning, etc. but they ruined Gwinnett with overdevelopment. Counties think they need growth to increase revenues. This won't work because new growth burdens the infrastructure where it can't keep up. You get into an endless cycle selling out for growth because you get upside down on all the required infrastructure. I urge the County to HONOR the previous land use plan if they want to keep Walton County desirable and its residents happy. With housing values so high and demand so great more landowners will try to rezone and sell their beautiful land to developers who need land to develop for THEIR own benefit. These developers are not from Walton County and the money doesn't stay here. The County is already way behind in domestic water supply from which they won't ever be able to meet. Walton County is desirable now so DON'T RUIN IT!"
- ao. There r hundreds of acres stripped for grazing/hay. There r hundreds of acres of huge neighborhoods going in at every direction. Traffic at 4-way in Good Hope & at Unisia & 83 have caused me to lose a good vehicle & a huge dent in replacement, due to impatient drivers! Ultra-rich ppl r invading our quaint community & taking the Country out of our Country Living. Complain of everything we've done for decades, loose dogs, 4-wheelers, chicken litter on fields, roosters & donkeys talking all night long. Then WE have to change our ways. With traffic so bad, new 2 lanes will be needed. Commutes r lengthened. God knows what traffic will be like when 83 & 186 (High Shoals) r all but closed off to residents of Good Hope when bridges r replaced. Our community is upset at being citified & that our desires to remain small town, rural & Country r ignored & overrun. Money. Y'all profit while we can't see the stars for the lights, hear neighbors at all hours instead of nature sounds. Very sad.
- ap. No. I live in Gratis, a rural community of the county. Most folks who live here like the quiet community and country setting. We do not need subdivisions or commercial properties in this area.

Survey Responses (cont.)

- aq. No, they're starting to allow too much development.
- ar. Just look at what happened to the new jail being built.
- as. County Water/ Fire Hydrants were put in one street over, but not on Sims Bridge Rd or Jug Rd. Due to lack of hydrants on our street, we are being faced with tripling insurance rates Village Center zoning to be adjusted to maintain the character of the surrounding neighborhoods
- at. I would like to see the Village Center zoning have additional restrictions to the commercial zoning, so that the structures and types of businesses going in the village center are in character and service to the surrounding community (rural/neighbor feeling). It seems like a community made up mostly of minimum 2 AC lots needs to have tight restrictions on the village center zoning. Village Center Zoning could be specific about restrictions and building codes required to maintain the rural atmosphere of the village, not industrial buildings or high crime industries. I would like to see a moratorium on dollar stores, or at least a restriction to having to be located on state highways.
- au. I live in Gratis and we have a small store here and a Dollar General wants to build a store across the street from the store. We do not need or want a big box store in our area. We do not need more subdivisions or stores in our area. We do not need to be like the other counties that border us with stores subdivisions and traffic. Slow down the rapid growth of our county.

2. Are there any activities you would like to do in your community but cannot? Explain:

- a. No (13)
- b. No response (27)
- c. Local park walking path for this area. (Staton Springs/I-20) area
- d. Walking trails would be nice as well as paths where people can walk, jog, and bike without needing to compete with vehicle traffic on increasingly busy roads in the county.
- e. We need sidewalks and walking trails. People need to get out and exercise and just have fun. Second, we need to encourage real, local businesses, not just franchises of national chains. All the 'development' seems to involve yet another fast food restaurant or big-box store. I always try the 'true' locals that exist, but they are a shrinking number. Also, we need a movie theater that is in the county, not a drive away. Finally, we need 5G Internet capability for ALL of the county. The COVID pandemic has made this an even more important issue. Just because, say Monroe, they install it in the town limits, what about everyone else?
- f. NOT any more than is already available--- If I want to do something that is not available close by, I will travel to the area of blight that already has such a venue.
- g. This county is severely lacking in green space parks.
- h. I would love a park with walking trails like Gwinnett and Oconee counties have instead of having to drive to those counties all the time!
- i. Get involved with County direction, development...job requirements create a conflict of interest. Maintaining of most areas is better than adequate, but the overall plan and direction is suffering.
- j. Hiking, fishing, enjoying nature, walking, bike riding (on trails), jogging, working and attending school from home
- k. The MOST critical CRISIS in Walton County is a lack of affordable housing for low-income and middle-income people. We have a situation where a handful of slumlords, topped by Harry Arnold and Bruce Williamson, have a lock on the rental market and control almost all of the rental property. The City and County do nothing to fix this. Look what happened at Conestoga trailer park for example where more than 70 families lost their homes because

Survey Responses (cont.)

of a predatory landlord. Also, safe, healthy activities for teenagers and young adults are completely lacking. Also there is no public transportation here, so many citizens cannot get to jobs, or they literally pay Uber fees.

- l. Dog park
- m. No. We are happy with the activities offered in our community.
- n. I would like to not sit in traffic just to go to dinner or the store. Too much growth too quickly.
- o. Walking-- can not take a walk because the roads are too narrow for the amount and type of traffic because of over population
- p. Not at this time
- q. Above says a lot. I would like to : 1) bicycle ride, but the roads are not wide enough for my comfort level 2) have exercise stations at the local park to remain healthy 3) like to see local open markets so that fresh veggies, etc can be sold and bought 4) more to add
- r. Would like to see a walking path added to the park Would like safer golf cart/bike access from Dry Pond rd to Sims Bridge and Partain rd to Michael Rd
- s. The handicap access at the Health Dept. is so poor. I could hardly navigate to get in there in wheelchair for Covid vaccine.
- t. Walking/hiking. Areas in unincorporated Walton County should be purchased for parks with hiking trails to allow access to woodlands; parks with parking areas, restrooms etc. See Parks section. Cycling. I ride roads around the county because I have no other choice, mostly secondary roads. I don't mind that, but we need bike paths along sections e.g., GA-11, GA-83, Pleasant Valley Rd, Bold Springs Rd, to cope with these roads that have high-density, high-speed traffic with large trucks throughout the day. Examples. 1. GA-11, Monroe north to Bold Springs/John Deere Rd. 2. GA-83, Moina Michael Rd to Chandler Rd; 3. Shoal Creek Rd, from Partain Rd to Gratis; 4. Pleasant Valley Rd, Pannell Rd to Mt Paron Rd at the low point; Go to a movie. Go bowling. Have more affordable grocery options. Have more variety of eating places.
- u. No, we love it here as we escaped the suburban sprawl, traffic and poor quality of life in Gwinnett. People have moved here to escape that so things are great in Walton County.
- v. Walking on paved or natural trails. Need scenic parks like Gwinnett has. Need equestrian trails.
- w. No we have everything we need I have lived here since 1965 my husband is from Monroe. We have come a long way.

3. Are the streets and sidewalks adequately maintained?

- a. Yes (39)
- b. No (12)
- c. I don't know (9)
- d. No response (2)

4. If no, where are the streets or sidewalks in most need of repair?

- a. No response (46)
- b. Bethel Church Road is one. It is sinking/crumbling. In general, there are no sidewalks at all (of which I am aware), which is an issue that precludes safe walking, jogging, bike riding, dog-walking, etc. Traffic-wise- the intersection of Unisia and Hwy 83 is insane when those shifts let out at the big warehouses. I know they are trying to wait for the bypass, but we need relief now. Also, there need to be some left turn lanes off of the 2-lane country roads

Survey Responses (cont.)

with 55 MPH speed limits- very dangerous.

- c. County fails to cut the entire right-of-way on our property. Have to call them each time they “forget”
- d. Do not know of any at this time. We don't have sidewalks in the country.
- e. Hancock Road
- f. Hey 78 has potholes.
- g. In the Gratis area, the streets are narrow. That that they are not maintained, just now wide enough.
- h. Most are maintained, SPLOST covers a lot but not all, and that's close to impossible. Overall, roads and such are in good shape.
- i. Once you get off 78, it is hit or miss as to whether a given county road has been repaired lately.
- j. Sidewalks are completely missing in most areas.
- k. Sidewalks around Good Hope
- l. The following question is framed in such a way the leads the reader to assume that being able to walk or ride a bike to their job, a restaurant or shopping is a good thing. It may be for some, but these communities exist outside of Walton and have become crime ridden as politicians have refused to protect the residents and control the growth. Monroe is a great place to walk around after I park my car, but rural residents enjoy going to town a couple of times a week, but we don't want the town to come to us.
- m. The streets in downtown have not been paved in years. Put sidewalks that are not used.
- n. There are plenty of potholes on all roads due to the increase in heavy truck traffic that wears them out. Loganville has a multitude of potholes
- o. There are streets all over the county that are in need of repairs.
- p. What sidewalks? Rural dwellers need safe roadsides to walk on. There are few, if any, sidewalks in unincorporated Walton County. We'd be happy with safe roadsides to walk on. Road shoulders often fall away steeply into deep ditches from the edge of the pavement. It's impossible to walk safely along these sections of road. It's impossible for cars to pull off the pavement safely in an emergency...e.g., check Clarence Odum Rd NW just north of Dry Pond Rd; Bradly Gin Rd near Carl Mood Rd; Snow's Mill Rd east of Jacks Creek Rd; Old Monroe-Madison Rd south of Chandler Rd; Brindle Farmer Rd north of Ashe Rd; Pleasant Valley Rd between Pannell Rd/Mt Paron Ch Rd, Gene Bell Rd. Roads: Bethany Church Rd, A D Farmer Rd East end of Turkey Mounts Trail off Jacks Creek Rd.
- q. Yes- Hancock Rd

5. Is the community safe, comfortable, and inviting for people to walk or bike to activities, jobs, shopping, dining, services, etc.?

- a. Yes (39)
- b. No (14)
- c. I don't know (5)
- d. No response (4)

6. Does your community have any traffic issues?

- a. Yes (39)
- b. No (20)
- c. No response (3)

Survey Responses (cont.)

7. If yes, what are the specific traffic issues (check all that apply)

- a. It always takes too long to get to places (5)
- b. People sometimes get stuck in severe congestion (14)
- c. Predictable peaks like rush hour (10)
- d. Unpredictable gridlock (8)
- e. The experience of driving in unpleasant (8)
- f. Unsafe inconvenient to travel without a car (9)
- g. There aren't enough parking options (4)
- h. Speed limits are too high (6)
- i. No response (29)

8. In your opinion, is park space within your community easily accessible to all residents? If not, explain:

- a. Yes (2)
- b. No response (25)
- c. Accessible yes but not much to choose from.
- d. Easy enough
- e. For the most part yes except for big events in downtown Monroe
- f. I really think all the parks in Walton County could use some sprucing up.
- g. I don't know
- h. No when they changed the way cars in downtown are parked lost some parking spaces. The trucks going through town highway 11 is ridiculous. The trucks can't get through the way cars are parked you can't back out been this way for years nothing ever done about it.
- i. No, all the parks are only accessible by car.
- j. No. We have no public transportation. The new "Splash Park" is also being built in the between area, far away from population centers.
- k. No. If you live in Loganville, or Monroe, there is some public green space, but outside those two areas, there is no public green space in most of the county. Lots of green space in unincorporated Walton County, but it is privately owned and citizens cannot take advantage of it. I am also confused why the county did not take advantage of building walking trails and parks along the rivers that flow through Walton County. Rivers in the county are treated as neglected spaces rather than as potential recreational areas.
- l. No. What park space? The closest community parks are at Gratis/Good Hope; these have only ball field (Gratis) or small play area (Good Hope); no restrooms, which is ridiculous and unsanitary. No woodlands/trails. We need woodland park spaces with parking, restrooms, play areas, and, importantly, trails for walking. We should have at least one large park in each quadrant of the county. Ideally, parks should have multiple trails of varying length to accommodate all age groups. Restrooms, trail maps are a must. Currently, I have to go to Fort Yargo or Harbins Park. (Hard Labor Park is too far away to be practical.)
- m. Not an issue of parking, just speeding and truck volume.
- n. there aren't any
- o. We have plenty of parks!!
- p. We need more parks. The small splash pool in Between was a nice start, however, we need to look at multiple sites especially in relation to where people live. A nice stroll to your local park will happen more often, than

Survey Responses (cont.)

visiting a park with a 15-20 minute drive.

- q. What park space?
- r. Yes for the parks that exist
- s. Yes we have a great park but it needs a designated walk/jog path
- t. Yes, but could be better.
- u. Yes, the County doesn't have as big of a need for parking, within City limits...parking is what parking is, and there is an adequate number of spaces within reasonable limits.
- v. Yes. We are pleased with the county park space.
- w. Yes...need a paved walking track in Gratis.

9. Are there any persistent public safety issues in your community (dangerous intersections, sanitation, crime, run-down properties, etc.)? If yes, please explain

- a. Abandoned properties with junk sitting outside and broken down trucks/cars
- b. Bethel Church Road is one. It is sinking/crumbling. In general, there are no sidewalks at all (of which I am aware), which an issue that precludes safe walking, jogging, bike riding, dog-walking, etc. Traffic-wise- the intersection of Unisia and Hwy 83 is insane when those shifts let out at the big warehouses. I know they are trying to wait for the bypass, but we need relief now. Also, there need to be some left turn lanes off of the 2-lane country roads with 55 MPH speed limits- very dangerous. The digital divide is real, and we are in a digital ghetto. Windstream has no competition- we hear this is by design? And they are robbing us right and left charging for services not delivered. The worst customer service I have ever encountered. At one point I was sent home to work virtually, my kids were sent home to attend school virtually, and my husband already works from home- total nightmare. Not sure this is within the scope of this survey/project?
- c. Between the Walmart and Chick Fila area the set up to me causes more issues than it did before the changes.
- d. Cul-de-sacs in existing subdivisions are constant targets for local drug deals. Nice well maintained neighborhoods are not immune. Where I live we have a recurring cycle of drug drops. We need dedicated public safety officers to focus just on this issue.
- e. Dangerous intersections: Gratis intersection has issues, though I would not consider it dangerous at this time. It is confusing to navigate, but adequate under current traffic flow. It does not seem that it can be expected to handle increased traffic, specifically commercial delivery trucks. The Intersection of Jug Rd and Sims Bridge Rd does not allow enough turning room for the school bus, so it runs off in a ditch every day making a huge muddy mess of the drainage on either side of the road. The speed at which cars travel on the narrow roads (Jug Rd, Luther Adams Rd) is too fast. We do not need wider roads, but a way to slow the traffic flying through there.
- f. Dangerous intersections: Gratis intersection has issues. It is confusing to navigate, but adequate under current traffic flow. It does not seem that it can be expected to handle increased traffic, specifically commercial delivery trucks. The intersection of Jug Rd and Sims Bridge Rd does not allow enough turning room for the school bus, so it runs off in a ditch every day making a huge muddy mess of the drainage on either side of the road.
- g. The speed at which cars travel on the narrow roads (Jug Rd, Luther Adams Rd) is too fast. We do not need wider roads, but a way to slow the traffic flying through there.
- h. Exiting hwy 78 west at hwy11. It is dangerous and difficult to turn left to head into downtown Monroe Getting in and out of the Publix in Loganville
- i. Fire stations with only 1 firefighter working. How are they going to effectively respond to an emergency? If the

Survey Responses (cont.)

- emergency plan is to wait 15+ more minutes for another unit, my house will be burned down or I'll die from the medical emergency. If we can't fully staff our public safety personnel to respond, I'd like to just keep my outrageous property tax dollars.
- j. Ghetto type neighborhoods everywhere.
 - k. Highway 81 and Bay Creek Church Rf.
 - l. I'm concerned about the crime this proposed dollar general will bring to the area. As is we are a very safe community here in Gratis.
 - m. Intersections highway 138 and Spring Street getting out of Walmart that light hasn't been changed in years there was 13 cars at the light coming out of Walmart backed up. If it is a State highway get them to change it there needs to be a left turn arrow coming out Walmart.
 - n. Just crime in the areas in the outskirts of downtown Monroe.
 - o. Let me guess----- A lot of 'new' residents will answer this with "We need more 'RED-LIGHTS'
 - p. Many dangerous intersections. Pick any from West Spring and Hwy 138 to Walnut Grove.
 - q. My main public safety issue is the number of subdivisions in the county that were allowed to be built without sidewalks. The county required roads and water, but no sidewalks, so continually people are taking morning and evening walks in the street, which makes it unsafe for them and for motorists.
 - r. Need bypass through Monroe. Too many big trucks on hwy 11
 - s. Need to do more to stop drug trafficking
 - t. need traffic lights on Hwy 11 north of town Bold springs and hwy 11
 - u. No
 - v. Not in my immediate area
 - w. Our rural area is seeing a big increase in housing, on small parcels. The traffic is exponentially increasing and I don't believe roads are adequate to handle the volume of traffic.
 - x. Semi-trucks and speeders taken over our small back residential roads
 - y. Several intersections need a traffic light and others with a traffic light, the lights need to be fixed so that they do not hold red for so long on one side while there is no traffic on the green side. Crime is becoming worse and worse. The elected officials need to support law enforcement more.
 - z. Slum housing controlled by Harry Arnold, Bruce Williamson, and a few other slumlords. Dangerous intersection at Hwy 81 and Good Hope Road. Ruthless and merciless collection policies of City of Monroe Utilities.
 - aa. Slumlord properties. Mountain Creek Church road to hwy 11 is dangerous with limited site when trying to come out. Have had several accidents. Also from Green Acres subdivisions to Hwy 11.
 - ab. Snows Mill and Unisia Drive Terrible backups and dangerous conditions
 - ac. Spring street and MLK/138 intersection. Michael Etchison and 138
 - ad. The intersection of Hwy 278 and Hightower Trail has become increasingly dangerous over the years. With higher traffic flow and lots of semis coming through, a traffic light should be considered.
 - ae. The intersection of Kirk Rd and Shoal Creek Rd have had several crashes in the past few years. The speed limit is only 45 but people drive 65 and there is a blind side to Shoal Creek Rd traffic when crossing or turning from either side of Kirk Rd. This is the cause of the accidents. Very dangerous. Also Hwy 11 and Nicholsville Rd\John Stowe Spur have had many wrecks as well. Hwy 11 traffic speeds and often there isn't enough time to cross or turn on Hwy 11 without almost getting hit. Also very dangerous intersection.
 - af. The intersection of ozora road and highway 81 The intersection of

Survey Responses (cont.)

- ag. There are areas just as there are with any County or City...never defund police, if anything add to it, but do it properly. I'm of the opinion that adding quality officers at higher pay rates is more beneficial than adding pure numbers...though both help! If I'm spending my earned money in a community, I want to feel as though I'm safe... my neighborhood gets 2-3 visits per day just in driving through keeping an eye on things...that's always been appreciated!
- ah. Too many people from outside of Walton County driving 70+ mph on Highway 78 in both directions. I fail to see the logic in having left turning lanes but without a left turn signal to give priority to vehicles turning left. Left turn lanes are ineffective as a result Unisia Dr & 83, 186 & 83.
- ai. Unsafe intersections: Nicholsville/John Stowe Spur @ GA-11. Mountain Creek Rd @ GA-11. Moina Michael Rd to Chandler Rd @ GA-83.
- aj. No county water, fire hydrants.
- ak. We have not experienced persistent issues in this area.
- al. Yes- Hancock Rd/WillowSprings Church Rd. Workers coming and going to the General Mills in Social Circle speed thru this four way without even braking- 18wheelers as well which are not supposed to be on this road on this area. Increased garbage alongside road of Willow Springs and Hancock since the opening of General Mills plant. 18 wheeler trucks driving these roads which are NOT built for this type of traffic and posted not allowed. Also intersection of Hwy 278 and I 20 exit. Employees going into Stanton Springs that come twice a day. Cannot see exiting off I-20 to turn left onto 278 and also cannot get out and turn left when employees are getting off work without risking yourself. Red light would be very helpful in this area for safety and flow.
- am. Yes there are a few rental properties that are not well maintained and people living in campers behind houses on Jack Glass road with known drug use occurring The intersection of Shoal Creek and Hwy 11 is dangerous Shoal Creek between Gratis Rd and Partain has over 100 cars per hour at peak times Hard to get out of driveways due to speed of cars traveling that area Homes in that area are close to road and residents have small children.
- an. Yes, the intersection of rock road and 81. Also 81 and bay creek church road.
- ao. Yes. The corner of Gratis Rd and Mt. Vernon is an overgrown property that has not been properly maintained in years.
- ap. Yes. The round about that was constructed at the intersection of Hwy 81 and Bold Springs Rd. The way it was designed, does not emphasize enough for vehicles traveling on Hwy 81 to yield to the vehicles traveling on Bold Springs. It was better as a 4 way stop. There will be several fatalities here at this round about, due to the piss poor design!!

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

- a. Excellent (4)
- b. Very good (5)
- c. Good (18)
- d. Average (13)
- e. Poor (12)
- f. No response (10)

Survey Responses (cont.)

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

- a. Excellent (12)
- b. Very good (14)
- c. Good (14)
- d. Average (13)
- e. Poor (3)
- f. No response (6)

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

- a. Excellent (5)
- b. Very good (6)
- c. Good (6)
- d. Average (13)
- e. Poor (31)
- f. No response (1)

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

- a. Excellent (6)
- b. Very good (9)
- c. Good (12)
- d. Average (17)
- e. Poor (14)
- f. No response (4)

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

- a. Yes (36)
- b. No (12)
- c. I don't know (11)
- d. No response (3)

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

- a. No response (25)
- b. A nice high density apartment or condo complex
- c. Affordable family housing for low wage earners & lower middle class.
- d. Affordable housing to lower & middle class.
- e. Apartments and townhouses are necessary but should be kept within the city limits of Loganville and Monroe.
- f. Apartments, condos but not subdivisions with 300 houses in the subdivision. Think of the schools Walton County hasn't built additional schools like other counties like Barrow County.
- g. Bigger tracts of land. Less amount of houses
- h. Do need any more subdivisions.

Survey Responses (cont.)

- i. Don't let the county get to crowded
- j. Finish subdivisions that were already started before considering new developments.
- k. For me, housing finds itself, I don't believe in the term affordable housing...I feel that housing represents the quality of an area. Affordable is relative to the desire and effort of those trying to afford it...I look at better jobs and opportunities as creating a higher level of affordability. At my current rate of pay I afford to live in California, but if I worked in California I could afford to live there in some scenario...so it's relative!
- l. FYI I'm not rating sewer and water as it's N/A (we have well and septic)
- m. I don't see any needs. The undeveloped land is what people moved here for. Adding housing brings with it all the undesirable things that would make Walton County just another Gwinnett. More housing would burden the already inadequate water supply to the Bold Springs area and would also be bad for schools, roads, and police/fire services.
- n. I wished that we could keep Walton County Water Authority in check. I know firsthand that they don't adequately charge for the correct gallons each homeowner uses from month to month. I truly believe they charge you for gallons that you don't truly use. In my opinion they should be mandated to use the same meter reading dates monthly. I know 100% they screw the homeowners monthly for water that there house uses.
- o. Keep rural tracts to a minimum of 5 acres
- p. Keeping Gratis residential not commercial!
- q. Less housing and less development would be great. More supply of cheaper housing is going to drive our property values down. With the American economy (\$28 trillion in debt) and world economy on life support, food shortages, inflation, worker shortages due to welfare, rent moratoriums, "pandemics," etc., the last thing we need to do is recklessly build large developments of rental homes (we see what's going on in Loganville off of 81) and small commercial developments like Dollar General and convenience stores. We need to be able to thoughtful take care of the current residents without over exerting our public safety individuals and infrastructure. Make Walton County independently sustainable if there was and economic crash. We have residents, food and agricultural producers, small business and factories in the county that could benefit from some type of concerted effort to link local producers to consumers as a way of supporting our neighbors. It's time to think outside the box.
- r. Limit the over expansion from developers-- our country roads cannot take the excess traffic and then existing homeowner pay the higher taxes needed to expand roadways. This cost should be the responsibility of new development NOT existing residents.
- s. Mandated minimum lot size to keep rural charm
- t. Moratorium on construction until infrastructure can catch up.
- u. More farms and lots that support homesteading. We are concerned that the focus on "growth" will lead to an increase in restrictions on property owner's ability to farm their land as desired.
- v. More fire hydrants. The closest one is over one mile. We pay higher insurance premiums as a result
- w. n/a
- x. Need better options for lower income
- y. None
- z. None enough houses in gratis
- aa. None. Don't build any apartments! Stop building subdivisions! Keep Walton rural.
- ab. Not Dollar General
- ac. Overcrowding of certain areas

Survey Responses (cont.)

- ad. Rentals
- ae. Stop development. We do not want to be Gwinnett.
- af. Too many houses too quick
- ag. Walton county residents and future residents are looking for larger 2-4 acre lots with room and to get quality of life away from Gwinnett and pro-development
- ah. We are in a crisis of racial poverty where people, mostly Black and primarily descendants of those who were enslaved and built the wealth of Walton County, are squeezed into slums. These people need decent homes. They are in a desperate situation exploited by predatory slumlords, money lenders, and utility companies including public utilities that make huge revenue off residences with defective plumbing, HVAC, electric, insulation and other systems.
- ai. We DO NOT NEED MORE HOUSING developments!!!
- aj. We need starter homes for new families, low-rise apartments (2-3) stores, and smaller homes for seniors. NOT egg carton rental housing like the ""Cottages at Loganville"" that just appeared this summer. Most importantly, we need to honestly address the housing inequality that African Americans, Latinos, and other non-Caucasians experience every day.
- ak. Workforce house is lacking
- al. You need to slow down on building. And no section 8 or rental apartments.

16. What is a defining characteristic of your community that you would like to see preserved?

- a. No response (10)
- b. agricultural / rural residential
- c. Country/rural environment. Low density and minimal commercial
- d. Downtown is nice.
- e. Farm land, forest, not congested, quiet.
- f. Farm land.
- g. "Farms, land, large acreage
- h. No Dollar Generals
- i. No large neighborhoods"
- j. Green space, Old trees, farms, small "farmettes". Stop tearing down old homes. Anything with 'character' needs to be assessed for rehab rather than demolition.
- k. Greenspace
- l. Historic Sites, quiet community, less high speed traffic
- m. History
- n. Hometown feeling
- o. I would like to see the old post office at the intersection of gratis road and Mt Vernon road be preserved by the historic district.
- p. It would be great if we could discourage the taking of farmland for commercial purposes.
- q. It's a mix of a lot...a mix of old and a mix of new...it's a transition, and I like that, I like having separation of those however even though it's not possible in all cases!
- r. Love the rural atmosphere. Please leave the Gratis, Bradley Gin area as is.
- s. Low traffic, wide open spaces.

Survey Responses (cont.)

- t. On the comprehensive plan the Gratis / Mt. Vernon Rd area is all marked as suburban, but I would like to see it more rural. Keep the small farms, homesteads and let's not push subdivisions on this side of Monroe.
- u. Open and rural We have a great night sky and would like to keep it that way
- v. Peace and quiet, and the ability the enjoy the natural beauty and wildlife that is already in place.
- w. Quiet, sparsely inhabited, Country Living.
- x. Rural and neighborly. I always say it's like living at summer camp, right down to the camp store (Gratis Store). I would be very disappointed to see it lose that charm. We have low crime and it feels like 'clean living' because we have low density and little commercial. I'd like to see the traffic slowed back down. As the surrounding areas have grown, our roads are being used a through pathways and it is increasing the speed at which the cars travel our narrow, rural roads. It doesn't feel as safe to walk on the road anymore.
- y. Rural charm
- z. Rural country
- aa. Rural or it least it was
- ab. Rural setting
- ac. Rural, agriculture zoning.
- ad. Rural, heritage farms, woodlands, (fairly) clean streams/creeks DO NOT WANT MORE SUBDIVISIONS OR DOLLAR GENERALS PLEASE!! We moved out here for a reason.
- ae. Rural.
- af. Semi-rural. We need to preserve woodlands. We need only low density development (lots no less than 5 acres; no high density subdivisions. Maybe we don't count because we don't live in a 'community'?
- ag. Small community
- ah. Small community, country
- ai. Small productive farms
- aj. Small town America!! Mayberry.
- ak. Small town atmosphere. Vibrant Main Street.
- al. Small town atmosphere. Rural land preserved. We don't have to have a neighborhood or building on every piece of land. If I wanted to live in Gwinnett I would have moved there!
- am. Small town feel
- an. Small town feel not growth like Gwinnett. Someone trying to put a Dollar General store out in Gratis.
- ao. Small town, friendly and slow pace. Not the hustle and bustle!
- ap. The "small town" rural. DO NOT want more commercialized areas in Gratis. Bigger tracts of land less houses.
- aq. The above. The local community and non-city atmosphere is preferred.
- ar. The area to remain the quite beautiful country that it is today.
- as. The quiet, peaceful, county style life that all of us have enjoyed for so long, some for 5 and 6 generations.
- at. The rolling farm and pasture lands. Again this is what makes Walton desirable so please don't sell out and ruin what we have.
- au. The RURAL character-- we do not want to be overrun and turned into suburbia
- av. The rural farm life here. It's why we moved here from Gwinnett.
- aw. The rural farmlands.
- ax. The rural lifestyle. Too many subdivisions. No Dollar Generals are needed in our area.
- ay. The rural setting with some large tracts that are owned by individuals.

Survey Responses (cont.)

- az. "The serenity of rural living
- ba. The small town, rural, country setting.
- bb. Things to be preserved: Small town atmosphere, quiet, hospitable, fresh air, open spaces, neighbors/houses not on top of each, minimal number of cookie-cutter high density subdivisions, the ability to hunt on our own property, picturesque back country roads, revitalized downtown retail shops with a "homey" feel, the opportunity for citizens to voice their opinions in a public forum at county meetings.
- bc. Yes. I would like to see the local "Gratis Store" preserved. Not ruined by placing a dollar general nearby.

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

- a. No response (14)
- b. 1) County Water/ Fire Hydrants on our street because we are being faced with tripled insurance rates without them 2) Improve intersections 3) Village Center zoning to be adjusted to reflect the character of the surrounding neighborhood
- c. 1) Halt approvals of rezone requests that allow for high density housing. 2) Balance the budget as to not require continual increases in property taxes. If an increase in property taxes of current residents is required to shoulder the burden of proposed new growth, then that needs to be addressed. For example, if new businesses are given a tax break to come to Walton County but then the county raises taxes on residential property owners to compensate for the business tax break, that's a problem. Similarly, if a 50+ housing subdivision is approved but that increase in population requires additional school(s) to be built but the tax revenue from the 50+ houses does not cover the cost of a new school and therefore existing resident's taxes are raised to cover the costs, that's a problem. Growth for growth's sake is not why we moved here. 3) Add one single page on the W. County website that lists ALL elected positions, who holds those positions, and when they're up for re-election
- d. 1) I would really like to see county Water/ Fire Hydrants on our street because we are being faced with tripled insurance rates without them 2) Village Center Zoning be specific about restrictions and building codes required to maintain the rural atmosphere of the village. 3) establish a plan to manage the speed of vehicles/through traffic/delivery trucks on the smaller, rural area roads (like Gratis).
- e. 1) stop it from growing too much 2) limit large corporations 3) encourage companies to have employees work from home
- f. 1) (By a mile!)- Please undo whatever exclusive/sweetheart deal Windstream seems to have and allow other quality internet providers to serve us! And/or hold Windstream's feet to the fire! 2) Preserve the rural peace and quiet- heritage farms, woodlands, (fairly) clean streams/creeks DO NOT WANT MORE SUBDIVISIONS OR DOLLAR GENERALS PLEASE!! 3). In general, there are no sidewalks at all (of which I am aware), which is an issue that precludes safe walking, jogging, bike riding, dog-walking, etc.
- g. 1) All government meetings should be advertised well in advance, and at those meetings everyone should be allowed to speak 2) Energize a recycling campaign for the whole county. With the pandemic, recycling and up cycling has gotten lost. 3) It is time to put some history to rest. The old 19th Century rivalry between Monroe and Loganville has to stop. Public Safety professionals work together, but all other activities have that old time Chamber of Commerce boosterism and 'gotcha moments'. I am so tired of this. Again some public meetings, on neutral ground (say Walnut Grove) would be in order.
- h. 1) Change the access to Hwy 78 eastbound from Hwy 138. That curve is atrocious and hardly anyone obeys the

Survey Responses (cont.)

- lanes. 2) Keep our rural areas rural. 3) don't entertain rezoning to accommodate businesses in rural/residential areas
- i. 1) Create a rental registry 2) Convene or support a community summit on affordable housing. 3) Educate tenants on their rights, using inserts in utility bills
 - j. 1) decline zoning variances for commercial property 2) more police presence 3)
 - k. 1) Have rental property owners maintain the property and ban living in campers
 - l. 2) business zoning on state routes only unless business compliments rural charm such as bed and breakfast or café 3) Improve intersection of Shoal Creek and hwy 11/lower speed limit on roads in Gratis area
 - m. 1) Keep my property values as high as possible- No Dollar General in Gratis (too many already around us) 2) Police truck/utility traffic- too many larger trucks driving around my area. 3)
 - n. 1) Limit subdivision development 2) Pay more attention to water quality, over construction 3) Change minimum single family land requirement to 5 acres
 - o. 1) Limit the number of dollar stores in the county 2) consider the impact of traffic, water, and overflow of new developments 3) listen to the people who are already living in the area. Their needs and wants should come before those of developers.
 - p. 1) Listen to the residents and be receptive to feedback. 2) Execute the duties of your office as the public servant you swore to be by listening carefully to the concerns of residents (e.g.- don't immediately blow them off cause they have different opinions). 3) Don't put the county into further debt. "
 - q. 1) Lower speed limits by 5 mph, particularly on local roads 2) Campton GA-11 intersection. At least lower the speed through this intersection to 45 mph and enforce it. Maybe have law enforcement control traffic at peak hours to help us cross GA-11. How about it? 3)
 - r. 1) Moratorium on construction until infrastructure can catch up. 2) Improve traffic flow and congestion 3)
 - s. 1) no apartments 2) new building moratoriums 3) a park with at least 2-3 miles of walking trails
 - t. 1) One huge action- STOP further Stanton Springs development on the north side since it will be spilling into residential areas. Years of noise from construction, increased traffic, the large commercial buildings we will be forced to look at, and the LED lights glaring into the night sky will DEFINITELY spoil the quality of life in my community. 2)3)
 - u. 1) Prosecute criminals small crimes lead to big ones! 2) expand sewage into county 3) Truck route around Monroe
 - v. 1) Stop allowing rental (cheap rentals) in residential areas and especially nice areas, it brings the value down of everything and causes more issues! Focus on quality of housing, and stop allowing advantages to be taken by those with deep pockets to make money off the less fortunate by bending rules! 2) Continue to build the infrastructure and repair the existing! This is the part that comes with planning, government is too reactionary for anything to succeed mostly. Governments are also great at building while forgetting to maintain...don't let that happen! 3) The number one action...government can be involved and involve the community in a more inclusive manner, the days of the iron fist are over, let's all grow together! Show the benefits of the money put into the local government.
 - w. 1) Stop approving every dang housing development that come across your desk just to enhance revenue!! 2) When you arrest a 'bad guy/gal' -- don't have a revolving door 3) Hire more sheriff's deputies. You are going to need them with the added population
 - x. 1) We love it here but in the Bold Springs/Nicholasville area we have insufficient water pressure and flow that makes irrigation impossible. This needs to be fixed in this area of the County as we pay a lot of property tax but

Survey Responses (cont.)

- don't receive the benefit when it comes to domestic water supply. 2)3)
- y. 1)More patrol in this area of Hancock Rd/Willow Springs 2)involvement of these big businesses in the up keep of road litter and traffic flow 3)park for local kids
 - z. 1) Traffic by pass to get trucks out of downtown. County water, better internet in Monroe and TV service.2)3)
 - aa. 1). Provide access to county or city water for every home! Don't force residents to rely on wells for water. 2). No more Dollar Generals in Walton! 3). Lower the speed limits on state routes like Hwy 11 and Hwy 138.
 - ab. 1) Added fire personnel at the gratis station 2) An ambulance at the gratis station. 3)
 - ac. 1) Better road engineering 2) traffic control 3) phone and cable competition. Get rid of Windstream!
 - ad. 1)commercial development out 2)make intersection safer 3)install red light
 - ae. 1)commercial stores are close we don't need in Gratis community 2)3)
 - af. 1) Denial of Zoning from agriculture to housing developments!!2)Deny Zoning changes for developers3)Retain rural environment
 - ag. 1) Facilitate the building of sidewalks in subdivisions lacking them.2) Provide more libraries.3) Hold county meetings in different spots around the county rather than always at the county courthouse in Monroe.
 - ah. 1) Keep big box stores out. Keep Monroe Local 2) help traffic in DT Monroe with bypass and no semi-trucks 3)
 - ai. 1)listen to the people who live in the community 2)3)
 - aj. 1) Make sure all roads are repaired.2) Address the traffic concerns. Make sure all asphalt is repaired. Make sure common sense is used where traffic lights or round about are concerned.3) Make sure the water mains are sized appropriately (water pressure) for the areas that is seeing these new home developments being constructed.
 - ak. 1)No business rezoning2)No small tract rezoning3)Leave us alone
 - al. 1) patrol our roads2) keep semi-trucks off the small residential roads. 3)
 - am. 1) Planning commission staffed in part by common ordinary citizens from each district. Planning Commission should have highly visible website 2)detailed long-term planning and policy available on website for viewing by all citizens 3)planning commission should vet each request prior to going in front of the board of commissioners
 - an. 1) Provide something for families to do year round.2) Not to overbuild & build too quick.3) Put traffic lights at dangerous intersections & time them to change appropriately.
 - ao. 1) Put a stop light at Hwy 11 & Nicholasville\John Stowe Spur.2) Fix an exit to Walmart from Hwy 11. The traffic is always horrible at the one exit light on W Spring St. Cars are backed up for 3 or 4 light rotations every day. It is a horrible mess.3)Put a dog park close to the North side of the County
 - ap. 1)quiet2)quiet3)quieter
 - aq. 1) Quit adding traffic 2) quit building unaffordable housing, build for locals, not new richer city people3) don't develop Good Hope w/restaurants & stores!
 - ar. 1) School Choice (stipends for parents to choice where they would like to educate their children)2)A commitment to controlling growth and keeping the character of the county. 3) Not increasing property taxes to subsidize growth we don't want.
 - as. 1)slow down development 2)no section 8 or rental apartments3)more police patrols
 - at. 1)Stop development 2)No multifamily housing3)
 - au. 1)this is not local government's responsibility, but we badly need a deceleration lane for traffic from Athens onto Bradley Gin.2)3)
 - av. 1)traffic patterns2)roads with multiple access to 78 both directions3)
 - aw. 1)truck route around downtown 2)family dining restaurants3)

Survey Responses (cont.)

ax. 1)would like the gun shooters to settle down and not shoot so much.2)3)

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

- a. No response (19)
- b. Improve the infrastructure before ANY new developments are approved
- c. 1) Park/Quiet Areas- keep Walton County inviting for people to get away from Gwinnett/Atlanta and the other congested area. Build parks/bicycle trails 2) Smart Growth Plans- ask for ideas- engage each region collectively, then develop a plan for the next 5 years. 3) Recycling Sites- the garbage hill is only getting taller, where next?
- d. A comprehensive plan to prevent our area becoming another Gwinnett county.
- e. Address the congestion and traffic and crack down on the crime elements coming in from surrounding counties.
- f. Affordable housing (x 5)
- g. Bypass and county water!!
- h. Complete the Hard Labor Creek Reservoir. The reservoir was built, BUT they never built the connection to the water treatment system. So we have a multimillion dollar lake that is only good for fishing and a few home sites with great views. Second, we need a real land use plan. Not the bits-and-pieces that just create more sprawl. Three, we need to have a plan, with implementation, to recycle more and address climate change. The fires and hurricanes this summer tell us that time is running out.
- i. Control development
- j. Deal with dangerous intersections: Nicholasville/John Stowe Spur @ GA-11. This intersection is particularly dangerous -- high-speed traffic on GA-11, cross-traffic (Nicholsville/John Stowe Spur). Limited visibility when cars exit the front of Campton Restaurant onto Nicholasville Rd, traffic congestion around businesses at intersection. At least lower the speed through this intersection to 45 mph and enforce it.
- k. Family entertainment. Provide more affordable cable, phone & internet options for rural Monroe. Traffic lights or signs at dangerous intersections. Affordable grocery options with variety.
- l. Fix bridges, add lights at 83 & Unisia & 83 & 186 in Good Hope, eliminate long, frustrating lines
- m. Fix the issues getting in and out of Walmart. One way out is the most ridiculous set up. It's the only way to get back on 78 headed toward Athens. Not a brilliant set up. The Chick Fil A is a traffic nightmare. Can't get to my bank most of the time. The entrance to 78 going toward Athens near Walmart has a curve in it I can't even correctly take in a Honda.
- n. Fixing an exit light from Walmart to Hwy 138. Fixing a light on Hwy 11 and Nicholasville Rd\John Stowe Spur. Making a dog park on the North side of the County. Making some bike lanes and more sidewalks.
- o. Fully staffing all fire stations. 1 firefighter working a station is not effective.
- p. Good roads.
- q. High speed internet on every street. County water access for all homes.
- r. Hmmm I'm not sure what are small and what you want here. See above. Thanks y'all!
- s. I don't have any recommendations
- t. I think a County park similar to Harbins Park would be an excellent project for Walton County residents.
- u. Idk
- v. Improving the 138 corridor at Spring Street
- w. Install fiber TV/communication cable everywhere Install a south bound ramp off hwy 138 to the 78bypass in Monroe. Install an entrance ramp off Spring st onto the 78 bypass just east of home depot

Survey Responses (cont.)

- x. keep new building to a minimum; any new homes, mandate a 2 acre minimum
- y. Keep the community small and don't let greed get in the way
- z. Maintain the rural area
- aa. More fire hydrants installed on county roads. The closest to my house is over one mile. More hydrants equals lower insurance rates for all.
- ab. More open area or parks
- ac. No Dollar General
- ad. None
- ae. Paved walking track in Gratis.
- af. Pay raises for first responders.
- ag. Perimeter road around downtown and affordable (not section 8) housing
- ah. Purchase land for recreational and park land, particularly before land prices increase even more. Plan for more community centers / libraries in unincorporated Walton County. Locate county police substations in the county, perhaps in conjunction with fire department locations.
- ai. Renovate and utilize all empty building spaces in downtown Monroe for restaurants and a coffee shop
- aj. --Run fiber to all county residents. (We believe that's already in progress....good job!!)--Set up a grant program to help residents get internet/cable extended to their home. Some of us have homes a significant distance from the road and the service providers require us to pay additional fees (our last quote was \$12k) to trench and get the lines to our homes. -- Additional incentives/rebates/etc. for residents to install solar panels on their homes.
- ak. Station an ambulance at the Gratis fire station, walking path added to the park, improve safety of bike/ golf cart travel in Gratis area, add city water and reduce water pressure fluctuating
- al. Stop approving large developments and give parents a choice on how they school their children.
- am. The City/County bypass is and will be tremendously helpful. The biggest...address the water system or lack thereof...the development is outgrowing the capacity. Figure out how to pump/treat the water in the reservoir that was overspent and work towards building pressure/capacity in the northern areas of the County which also are home to the higher elevations...this has always been a problem and continues to get worse! Stop making political decisions and start making real decisions that impact more than an election span...problem with all government, make good decisions for yesterday, today, and tomorrow!
- an. Traffic and water mains are efficient.
- ao. Traffic flow in DT Monroe
- ap. Traffic light installation and the timing of them
- aq. Traffic safety at intersections of Hancock Rd/Willow springs and I 20 and Hey 278 and Hey 278 and Staton Springs
- ar. Truck route around Monroe Expand sewage into the county

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COMPREHENSIVE PLAN