

Town of Between Comprehensive Plan

2017 Update

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



RESOLUTION

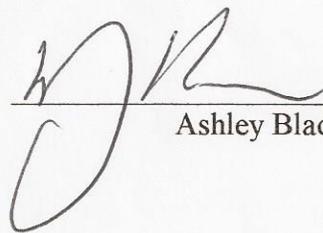
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Comprehensive Plan Update for the Town of Between, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the Town of Between that the Comprehensive Plan Update for the Town of Between, Georgia dated 2017, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 13 day of June, 2017.

Town of Between Georgia



Ashley Blackstone, Mayor



Clerk

Acknowledgements

Steering Committee

Kevin Little, Chairman, Walton County
Mike Martin, Planning Director, Walton County
Charna Parker, Assistant Planning Director, Walton County
Ashley Blackstone, Mayor, Between
Jimmy Guthrie, Mayor, Good Hope
Randy Carithers, Mayor, Jersey
Dan Curry, Mayor, Loganville
Robbie Schwartz, Project Specialist, Loganville
Greg Thompson, Mayor, Monroe
Pat Kelley, Planning Director, Monroe
Hal Dally, Mayor, Social Circle
Adele Schirmer, Manager, Social Circle
Lamar Lee, Mayor, Walnut Grove
Shane Short, Executive Director, Development Authority of Walton County
Mike Owens, President, Axis Risk Consulting
Eddie Sheppard, resident
William Malcolm, resident
Chip Dempsey, resident

Northeast Georgia Regional Commission

James Dove, Executive Director
Burke Walker, Director of Planning & Government Services
John Devine, AICP, Senior Planner (Project Lead)
Eva Kennedy, Project Specialist

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Chapter 1

Introduction & Overview

Purpose

This comprehensive plan serves as a decision-making guide for local government officials and community leaders. Based on input from the public and a steering committee, the plan identifies needs and opportunities, goals and policies, land use practices, and an implementation framework for key elements.

Process

The comprehensive plan process follows the rules of the Georgia Department of Community Affairs (DCA), Minimum Standards and Procedures for Local Comprehensive Planning, effective 3/1/2014.

Public Involvement

Public Input & Steering Committee

The planning process began with a public hearing and was followed by a community input session, during which the public and a local steering committee were invited to discuss local trends and aspirations. Following the initial public meetings, several work sessions were held with a steering committee, with citizen, staff, and elected official membership. An online questionnaire provided additional feedback opportunities, as did the availability of steering committee members to take questions and comments throughout the process (as presented at the first public hearing). A final public hearing was held before submittal of the plan to DCA for review.

NEGRC's Role

The Northeast Georgia Regional Commission's Planning & Government Services Division oversaw the development of this plan, including facilitating public and steering committee meetings.

Chapter 2

Needs & Opportunities

The following list of needs and opportunities results from a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis conducted at the first input meeting, with both steering committee and public present, as well as professional analysis of relevant data and results of the online questionnaire.

**Italicized entries indicate high priorities*

Population

Needs

- Between's poverty rate, with limited exception, has remained slightly higher than Walton County's and lower than the state average; local government, employers, and social service providers should work together to address poverty

Opportunities

- *Due to a small population and city limits, as referenced by stakeholders, volunteerism should be encouraged, and a "Model Councilmember" program that cultivates citizen interest in community leadership similar to the City of Oxford's (Newton County) would be worth considering*
- The Georgia State Patrol's Post 46 is headquartered in Monroe, presenting an opportunity for enforcement and education in cooperation with county and municipal forces
- Athens Technical College's Monroe campus creates vast educational attainment opportunities for residents throughout Walton County, while proximity to other major institutions in Athens and Atlanta also contributes

Economic Development

Needs

- *Between retains 0% of its employed population for jobs in the town and 100% of in-town jobs go to people commuting in from elsewhere; as a community of Between's size has very few employment opportunities, this shows a need for increased economic activity consistent with the community's vision and goals*

Opportunities

- *With Between's location along US78, equidistant from Monroe and Loganville, potential for retail and service-oriented business investment exists; small-scale, local retail is particularly of interest to the community*
- *Several other Walton County municipalities have enrolled in Project Road Share, which encourages bicyclists to ride in and around the area and has created great outside interest in the community; this is an opportunity for Between to increase notoriety and economic activity*
- Continued development of the Stanton Springs area is a major economic opportunity, not only for Walton County and its municipalities, but for Northeast Georgia and beyond; care should be taken to ensure that new projects there and elsewhere in the community meet high development standards
- A unified vision, based upon the stated goals in this plan and its predecessor, of encouraging growth that references and respects the community's natural and cultural resources could be a catalyst for quality economic development and a high standard of living

Housing

Needs

- Between's rate of owner-occupied housing is higher than both Walton County's and the state average; while this can serve as a positive, it may also indicate a need for increased rental options
- Stakeholder input noted tract (or, "cookie cutter") housing development as a threat within Walton County; design guidelines and other measures to increase variety of and quality in aesthetics may be needed

Opportunities

- After significant nationwide decline, stakeholders cite a strong housing market in Walton County and point to ample land and infrastructure capacity for planned development, especially in the higher end of the price range

Natural & Cultural Resources

Needs

- *City stakeholders cite difficulty in keeping a “small-town feel” in the community; preserving the rural nature of the community by controlling development and establishing a tree-planting program should be prioritized*
- *Between stakeholders indicate that US78 is becoming too industrialized for local preferences; leadership should ensure that municipal and county development standards are sufficient to guide growth in the desired manner*
- *“Rural charm” was listed by stakeholders as a strength of Walton County’s; preserving the community’s character and resources should be a priority*

Opportunities

- *Between leadership points to Greenville, SC’s downtown as an example of what the community would like to achieve: parks, trees, walkability/bikeability, greenways and trails, and public/private partnerships should be pursued, ideally through a comprehensive greenways and complete streets plan*
- *Open space and greenspace preservation can improve water quality, protect sensitive habitat, create recreational opportunities, and attract visitors; the community could work with land trusts to acquire and conserve land and water resources*

Community Facilities & Services

Needs

- *Since Between currently has no municipal tax collection, alternative revenue sources must be found*
- *As Walton County and its municipalities grow, so will the need for emergency services*

Opportunities

- *A new Town Hall is planned for construction in 2019, opening up possibilities for community meeting space, increased service offerings, and visitor information*
- *Between stakeholders cite a planned park, to be built by Walton County, as a strength; master-planning and programming activities should be coordinated to maximize relevance to Between’s residents*
- *Public water is seen by stakeholders as a strength within Walton County; the Hard Labor Creek reservoir, scheduled for completion in 2017, represents an opportunity to build on this positive attribute while providing conservation and recreation benefits*

Intergovernmental Coordination

Needs

- As individuals and families continue to express an interest in recreation for all ages, service agreements between municipal and county governments may help address this need

Opportunities

- Coordinated planning efforts between Walton County and its municipalities, as took place during the development of this document, provide a platform for informed decision making and effective investment

Transportation

Needs

- *Between stakeholders identified lack of control over US78 as a weakness; a close working relationship with the ARC MPO, GDOT, and Walton County transportation planners should be forged to increase Between's role in decision making along its main road*

Opportunities

- *Communities across the country are building trails for walking and bicycling as a means to improve health, transportation choices, recreation, social interaction, and economic development; Between leadership sees trail development as a worthwhile opportunity*
- A well-maintained system of local and county roads was listed as a stakeholder-identified strength; keeping the roads in good condition by performing preventive maintenance represents an opportunity to avoid heavy repair and reconstruction costs in the future

Chapter 3

Vision Statement

Between envisions a “hometown” community of tree-lined streets and connective walking and bicycling paths, a thriving and pleasant downtown where daily goods and services are available, and a neighborly atmosphere that welcomes residents and visitors.

Goals & Policies

1. Develop a comprehensive system of paths and trails for safe, healthy walking and bicycling, gathering, and community-building
2. Preserve the community’s small-town feel by concentrating employment within the central core of the city
3. Meet resident needs and attract newcomers and tourists by providing quality housing, recreation, education, shopping, employment, and transportation choices
4. 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
5. Anticipate and control impacts and opportunities associated with nearby growth, including traffic, development patterns and aesthetics, natural resources, and increased interest and attention
6. Become a live-work community and generate employment opportunities consistent with the desire to locate businesses centrally by supporting small, local businesses and discouraging “big-box” development
7. Work with other local governments inside and outside of Walton County to achieve the vision of this plan
8. Target public investment to guide private development to the locations and in the manner favored by the community

Chapter 4

Land Use

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

Residential

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

Commercial

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

Public/Institutional

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

Transportation/Communication/Utilities

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

Parks/Recreation/Conservation

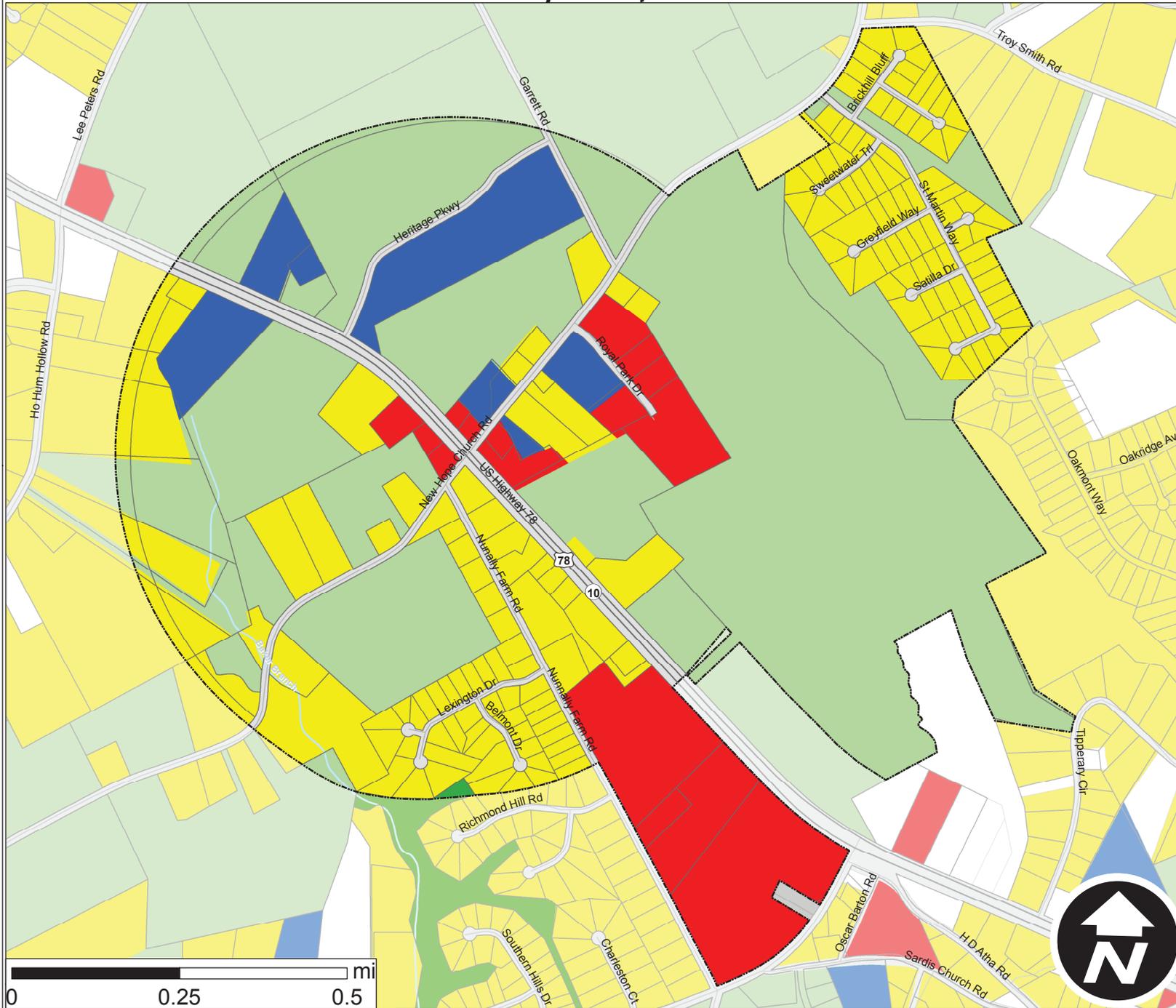
Dedicated to preserving the natural environment, protecting historic and cultural resources, and providing space for passive recreational opportunities.

Agriculture/Forestry

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

Between Future Land Use

Walton County Comprehensive Plan



- Future Land Use**
- Residential
 - Commercial
 - Public/Institutional
 - T/C/U
 - Park/Rec/Cons
 - Agriculture/Forestry
- Other**
- State Route
 - Local Road
 - City Limits
 - Rivers and Streams
 - Parcels

This map is for planning purposes only.

Chapter 5

Transportation

Since Between is located within the Metropolitan Planning Organization (MPO) boundary of the Atlanta Regional Commission (ARC), the State of Georgia requires its comprehensive plan to include this transportation element. MPOs are federally-mandated organizations that provide regional context to transportation planning in urbanized areas. This section and the ARC's Regional Transportation Plan (RTP) should be used together when considering local transportation decisions.

Local and Regional Transportation Considerations

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

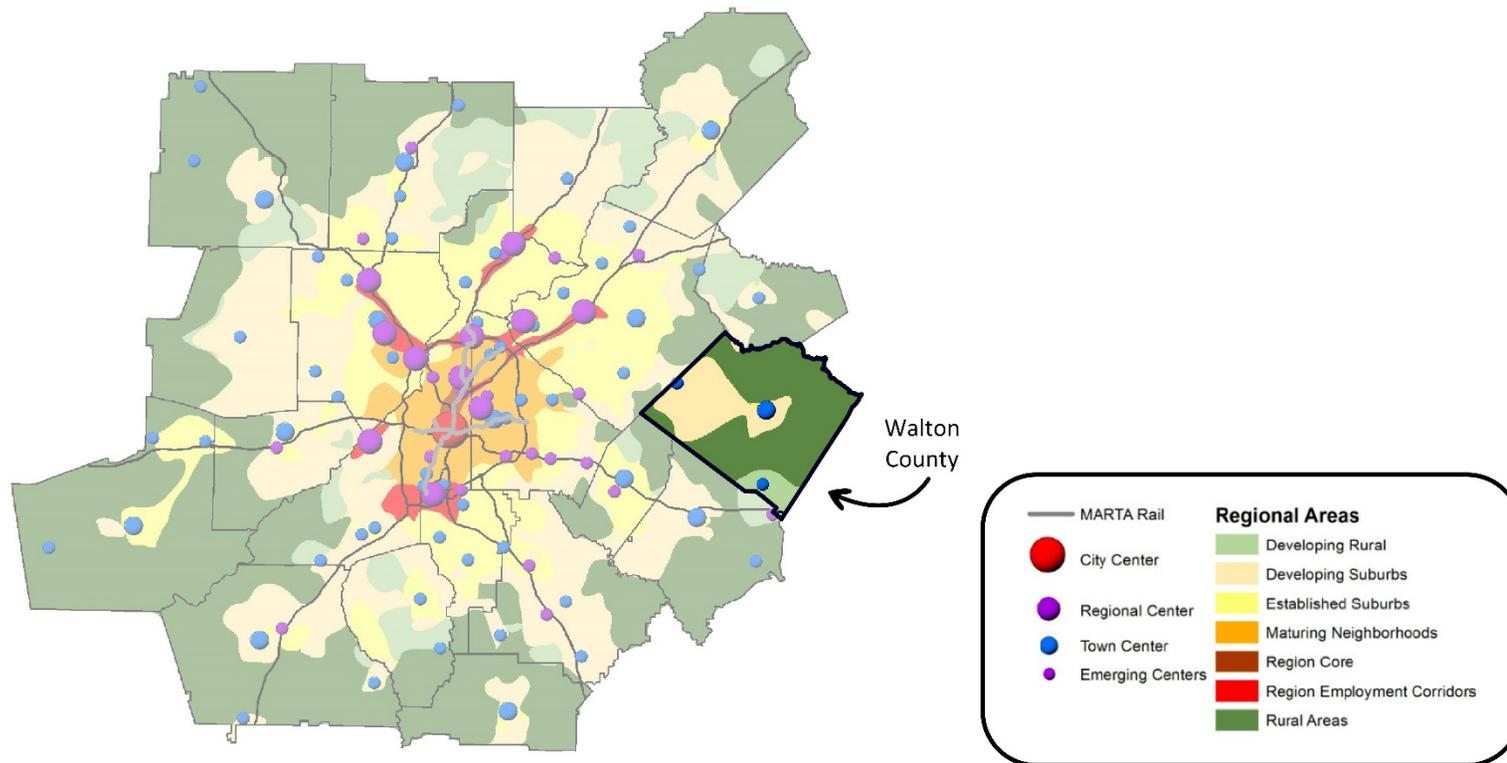
- 1.1 Prioritize data-supported maintenance projects over expansion projects.
- 1.2 Promote system reliability and resiliency.
- 1.3 Promote transit and active transportation modes to improve access.
- 2.3 Promote bicycle transportation by developing safe and connected route options and facilities.
- 2.4 Promote pedestrian-friendly policies and designs.
- 3.1 Prioritize solutions that improve multimodal connectivity.
- 3.3 Road expansion projects in rural areas should support economic competitiveness by improving multi-modal connectivity between centers.
- 3.4 Implement a complete streets approach on roadway projects that is sensitive to the existing community.
- 4.1 Promote and enhance safety across all planning and implementation efforts, including support for the state strategic highway safety plan.

Growth and Development

Between’s Future Land Use vision, which is detailed in Chapter 4 and around which additional discussion takes place throughout this plan, prioritizes rural preservation, downtown development, and neighborhood-based residential life. The ARC RTP’s Unified Growth Policy Map (UGPM), which describes Between as Developing Suburbs, somewhat conflicts with the community’s desired growth patterns by overgeneralizing and not accounting for Between’s incorporated status. The local government and the ARC should refer to the growth and future land use vision described in this comprehensive plan rather than the RTP’s UGPM.

Between and the ARC MPO

Between does not participate directly in the Atlanta MPO. It is represented through the Walton County government on the Transportation & Air Quality Committee and Transportation Coordinating Committee, and as part of the ARC’s Municipal District 6, which includes other cities within Walton, Barrow, and Gwinnett counties. No ARC RTP projects are programmed for Between (<http://garc.maps.arcgis.com/apps/webappviewer/index.html?id=025ca60f2ee54b779dc77209e51f3f25/>).



Chapter 6

Community Work Program

The Short-Term Work Program (2017-2021), updated every five years, provides a list of specific activities that the community plans to address as immediate priorities. A Report of Plan Accomplishments, which provides status commentary on the previous work plan (2012-2016), follows.

Short-Term Work Program, 2016-2020

(*entries with an asterisk represent carryover items from the previous STWP)

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
POPULATION					
1	Conduct a pilot of Honorary Councilmember program similar to City of Oxford (citizen shadows councilmember for a month)	2017	City leadership	None	NA
ECONOMIC DEVELOPMENT					
2	Identify suitable locations for commercial development that is consistent with the community's vision and seek out developers and business owners	2017-2021	City leadership	None	NA
3	Study and implement mechanisms to discourage big-box development	2017-2019	City leadership	Minimal	City
4	Enroll in Walton Wellness's "Project Road Share" to create economic development opportunities and make bicycling safer in Between	2017	City leadership	Minimal	City, Walton Wellness
LAND USE, HOUSING, AND DEVELOPMENT					
5	Review and, if appropriate, update zoning and development code to ensure that new development is compatible with the community's vision, especially regarding commercial and industrial development	2017-2019	City leadership	\$0-\$15,000	City, DCA
6	Work with Walton County staff and leadership to guide and control industrial growth in nearby unincorporated areas per zoning code	2017-2018	City leadership	Unknown	City, County, DCA
NATURAL AND CULTURAL RESOURCES					
7	*Create an inventory of historic sites within the community	2019	City leadership, Walton County historical group	\$0-\$2,500	City, DCA, DNR
8	Seek funding for and, if successful, establish a tree-planting program	2017-2019	City leadership	Minimal	City
COMMUNITY FACILITIES & SERVICES					
9	Evaluate and implement alternative revenue sources to municipal tax	2017-2019	City leadership	\$2,500	City, DCA
10	*Construct new Town Hall	2017-2019	City leadership	\$200,000+	City, SPLOST
11	*Construct new walking trail (dependent on construction of county park)	2020	City leadership	\$20,000	City
TRANSPORTATION					
12	Develop a local complete streets and greenways plan	2018-2019	City leadership	\$2,000	City, GDOT
13	Develop a plan (formal or informal) to improve local impact on decisions regarding US78	2017-2018	City leadership, County, ARC MPO, GDOT	Minimal	City, ARC, GDOT
14	Prioritize transportation needs for inclusion in future SPLOST and T-SPLOST	2018-2019	City leadership	None	NA
15	Apply for GDOT's Roadside Enhancement and Beautification Council grant	2017-2019	City leadership	\$2,500-\$7,500	City, GDOT

Report of Plan Accomplishments, 2012-2016

ACTIVITY	STATUS	NOTES
Upgrade and revitalize current Town Hall/Town Sign on SR78 and landscape area around both	Abandoned	Instead of this project, Between has chosen to repave its Town Hall parking lot and focus on Town Hall reconstruction
Create inventory of historic sites	Postponed	2019 completion – has not been a priority
Construct new Town Hall	Postponed	2019 completion – funds are still being assembled
Construct new walking trail	Postponed	2020 completion – planning to conduct this work with planned park improvements
Improve and repair St. Martin Way, Brickhill Bluff, Brockington Creek Pass, Sweetwater Trail, Greyfield Way, Carnegie Pass, and Satilla Drive	Abandoned	New development project has made completion doubtful

Appendix

Appendix: Participation Records

Public Hearings: 10/27/2016 and 4/13/2017

3176

Public Notice

Walton County and the municipalities of Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove announce a Public Hearing for the beginning of the 2017 joint comprehensive planning process at 2:30 p.m., Thursday, October 27 at 303 S Hammond Drive, Conference Room G2, Ground Floor. The purpose of the Public Hearing is to brief the community on the planning process and opportunities for public participation therein. A Public Meeting, at which attendees will be asked for their input on the county's and municipalities' future, will be held at 3:00 p.m. at the same location.

All persons having an interest in this petition should be present to voice their interest and/or objection. If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1320 and arrangements will be made.

Board of Commissioners of Walton County
Kevin Little, Chairman

17PV7400.060

Published 10/12/2016 in The Walton Tribune

3767

Public Notice

Walton County and the municipalities of Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove announce a Public Hearing for the communities' draft comprehensive plans at 2:30 p.m., Thursday, April 13, 2017 at 303 S Hammond Drive, Conference Room G2-Ground Floor. The purpose of the Public Hearing is to brief the community on the contents of the plan, provide an opportunity for final suggestions, and notify the public of the submittal and adoption schedule.

All persons having an interest in this petition should be present to voice their interest and/or objection. If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1320 and arrangements will be made.

Board of Commissioners of Walton County
Kevin Little, Chairman

17PV7400.178

Published 4/5/2017 in The Walton Tribune

NEGRC		Walton Co. and Cities: Comprehensive Plan Update	
NORTHEAST GEORGIA REGIONAL COMMISSION		Public Hearing #1: October 27, 2016 – 2:30 p.m. Walton Co. Government Building	
Public Hearing #1 Sign-in sheet (1 of 1)			
NAME	TITLE	ADDRESS	EMAIL
Barbara Schlageter	Planning Administrator	P.O. Box 310, Social Circle, Ga. 30085	bschlageter@socialcirclega.com
Charna Parker	Asst. Director	303 S Hammond, Monroe	cparker@co.walton.ga.gov
Mike Martin	Director	"	mmartin@co.walton.ga.gov
Ron FABUN	CITY ADMINISTRATOR	215 N. Broad, Munkof	RFABUN@MUNKOF.GOV
Day Curry	Mayor	607 Berta Ct, Loganville, GA 30052	dancurry607@bellsouth.net
Hal Dally	Mayor	P.O. Box 310, Social Circle, Ga.	hdally@socialcirclega.com
David Keener	Council Member	P.O. Box 310 Social Circle, GA	dkeener@socialcirclega.com
Ricky Carthers	Mayor	13 Jersey street, Monroe GA 400 Irving Dr, 30014	RickyCarthers@bellsouth.net
Tim Prater	Planning Director	4385 Pecan St, Loganville	tprater@loganville-ga.gov
Nina Ramsey	DEPUTY DIRECTOR	4385 PECAN ST, logv	nuramsey@loganville-ga.gov
Robbie Schwartz	Project Development Supt	4385 Pecan St, Loganville	rschwartz@loganville-ga.gov
Greg Thompson	Mayor	P.O. Box 1249 Monroe	gthompson@monroega.gov
Patrick Kelley	Code Dept. Director	P.O. Box 1249 Monroe	pkelley@monroega.gov
Lamar Lee	Mayor	2581 Keene Ave, Loganville, GA	mayorwalnutgr@bellsouth.net
Kathy Glass	City Clerk	"	kglass@walnutgrovegeorgia.com

NEGRC		Walton County and Municipalities: Comprehensive Plan Update	
NORTHEAST GEORGIA REGIONAL COMMISSION		Public Hearing #2: Thursday, April 13, 2017 – 2:30 p.m. Walton County Government Building	
Public Hearing #2 Sign-in sheet (1 of 2)			
NAME	TITLE	ADDRESS	EMAIL
Charna Parker	Asst Director	303 S Hammond Dr	cparker@co.walton.ga.gov
Mike Martin	Director	"	mmartin@co.walton.ga.gov
David Keener	Social Circle Council Member	PO Box 310, Social Circle, 30085	dkeener@bellsouth.net
Ricky Carthers	Brokerage/ Appraisal Firm Co-owner	P.O. Box 186, Social Circle 30025	rickycarthers@bellsouth.net
Hal Dally	Mayor	P.O. Box 310 Social Circle 30085	hdally@socialcirclega.com
Ardie Schirmer	City Manager	"	aschirmer@socialcirclega.com

NEGRC		Walton County Government Building	
NORTHEAST GEORGIA REGIONAL COMMISSION		Public Hearing #2 Sign-in sheet (2 of 2)	
NAME	TITLE	ADDRESS	EMAIL
Shannon Bond	Admin. Assistant	4385 Pecan St	sbond@loganville-ga.gov
Tim Prater	Prator Planning	4385 Pecan St.	tprater@loganville-ga.gov
Jimmy Guthrie	Mayor, Good Hope	P.O. Box 10, Good Hope, GA 30641	Townofgoodhope@windstream.net
Patrick Kelley	Director of P & Z	PO Box 1249 Monroe GA	pkelley@monroega.gov
Frank Sherrill	Chair, SCPA	PO Box 565 Social Circle	frank@hightowerengr.com
Robbie Schwartz	Project Specialist	4385 Pecan St, Loganville	rschwartz@loganville-ga.gov

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

3176
Public Notice

Walton County and the municipalities of Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove announce a Public Hearing for the beginning of the 2017 joint comprehensive planning process at 2:30 p.m., Thursday, October 27 at 303 S Hammond Drive, Conference Room G2, Ground Floor. The purpose of the Public Hearing is to brief the community on the planning process and opportunities for public participation therein. A Public Meeting, at which attendees will be asked for their input on the county's and municipalities' future, will be held at 3:00 p.m. at the same location.

All persons having an interest in this petition should be present to voice their interest and/or objection. If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1320 and arrangements will be made.

Board of Commissioners of Walton County
Kevin Little, Chairman

17PV7400.060

Published 10/12/2016 in The Walton Tribune

Public Notice 8010

Walton County and the municipalities of Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove announce a public input meeting for the 2017 joint comprehensive planning process at 2:30 p.m., Tuesday, January 10 at 303 S Hammond Drive, Conference Room G2, Ground Floor. Stakeholders and the general public will discuss plan elements and provide feedback to be used in composing the long-range document.

All persons having an interest in this petition should be present to voice their interest and/or objection. If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1320 and arrangements will be made.

Board of Commissioners of Walton County
Kevin Little, Chairman

17PV7400.100

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

NEGRC
NORTHEAST GEORGIA REGIONAL COMMISSION

Walton Co. and Cities: Comprehensive Plan Update
Input Meeting #1: October 27, 2016 – 3:00 p.m.
Walton Co. Government Building

**Input Meeting #1
Sign-in sheet (1 of 1)**

NAME	TITLE	ADDRESS	EMAIL
Tim Prater	Planning Director	4385 Pecan St Loganville	tprater@loganville-ga.gov
Nina Ramsey	Deputy Director	" " "	niramsey@loganville-ga.gov
Rubie Schwartz	Project Specialist	" " "	rschwartz@loganville-ga.gov
Kathy Glass	City Clerk	3581 Leslie Ave, Loganville GA	kglass@walnutgrovegeorgia.com
Lamar Lee	Mayor	" " "	mayorwalnutgrove@bellsouth.net
Randy Carithers	Mayor	131 Jersey Walnut Grove Rd Covington Ga 30014	RandyCarithers@Bellsouth.net
Greg Thompson	Mayor	P.O. Box 1249 Monroe	gthompson@monroega.gov
Patrick Kelley	Code Dept Director	P.O. Box 1249 Monroe GA	pkelley@monroega.gov
RON H. RABUN	CITY ADMINISTRATOR	215 W. BEARD, MONROE, GA	RRABUN@MONROEGA.GOV
Carana Schlegel	Planning Administrator	P.O. Box 310, Social Circle, GA 30025	bschlegel@socialcirclega.com
Charna Parker	Asst Director PD	303 S Hammond Monroe	cparker@co.walton.ga.us
Mike Martin	Director PD	" " "	mmartine@co.walton.ga.us
David Keener	Council Member	PO Box 310, Social Circle GA	dkeener@socialcirclega.com
Hal Dally	Mayor	" " " "	hdally@socialcirclega.com
Dan Curcy	Mayor	607 Berta Ct Loganville GA 30052	dancur607@bellsouth.net

NEGRC
NORTHEAST GEORGIA REGIONAL COMMISSION

Walton Co. and Cities: Comprehensive Plan Update
Input Meeting #2: January 10, 2017 – 2:30 p.m.
Walton Co. Government Building

**Input meeting #2
Sign-in sheet (1 of 2)**

NAME	TITLE	ADDRESS	EMAIL
William Malcom	City Council/Good Hope	P.O. Box 34 Good Hope Ga 30641	wmalcom30@igmi.com
Randy Carithers	Mayor / Jersey	131 Jersey Walnut Grove Rd Covington Ga 30014	RandyCarithers@Bellsouth.net
Jimmy Guthrie	Mayor / Good Hope	P.O. Box 10 Good Hope Ga 30641	kguthrie@goodhopega.com
Eddie Shppard	Councilman Post 2	225 Old Good Hope Rd Good Hope 30641	eddieshppard@s@yahoo.com
RON RABUN	CITY MANAGER	CITY OF MONROE	RRABUN67@AOL.COM
Hal Dally	Mayor	SOCIAL CIRCLE	hdally@socialcirclega.com
Patrick Kelley	Planning & Zoning Dir.	City of Monroe	pkelley@monroega.gov
MIKE MARTIN	DIR	WALTON Co	mmartine@co.walton.ga.us
CHARNA PARKER	Asst DIR	WALTON Co	cparker@co.walton.ga.us

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

Public Notice 8010

should be present to voice their interest and/or objection. If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1320 and arrangements will be made.

Walton County Planning and Development
17PV7400.119

Public Notice 3480

Walton County and the municipalities of Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove announce a public input meeting for the 2017 joint comprehensive planning process at 2:30 p.m., Thursday, January 26 at 303 S Hammond Drive, Conference Room G2, Ground Floor. Stakeholders and the general public will discuss plan elements and

Public Notice 8010

provide feedback to be used in composing the long-range document.

All persons having an interest in this petition should be present to voice their interest and/or objection. If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1320 and arrangements will be made.

Board of Commissioners of Walton County
Kevin Little, Chairman
17PV7400.120

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROE, GEORGIA FOR THE PURPOSE OF NAMING AN OPEN RECORDS OFFICER, AN ALTERNATE

Published 1/14-1/15/2017 in The Walton Tribune

NEGRC
NORTHEAST GEORGIA REGIONAL COMMISSION

Walton Co. and Cities: Comprehensive Plan Update
Input Meeting #2: January 10, 2017 – 2:30 p.m.
Walton Co. Government Building

Input Meeting #2
Sign-in sheet (2 of 2)

NAME	TITLE	ADDRESS	EMAIL
Robbin Schwartz	Project Specialist	4385 Pecan St Loganville	RSCHWARTZ@LOGANVILLE-GA.GOV
Danny Roberts	Asst. City Manager	"	droberts@Loganville-ga.gov
Natalie Warnack	Finance Director	"	nawarnack@loganville-ga.gov
Aphley Blackstone	Mayor - Between	PO Box 46 Monroe 30655	mayor-betweenga@gmail.com
Adele Schirmer	City Mgr	PO Box 310 Soc Cr GA 30025	aschirmer@socialcirclega.com
Shane Short	Exec. Director	PO Box 89 Monroe, GA 30655	shane@chasewalton.com
David Keener	Council Member	PO Box 310 Social Circle GA 30025	dkeener@bellsouth.net
Bill Jones	City Mgr	PO Box 39 Loganville GA	bjones@loganville-ga.gov
Day Curry	Mayor	PO Box 39 Loganville GA 30052	dancur607@bellsouth.net
Tim Prater	Planning Director	4385 Pecan St Loganville GA 30052	tprater@loganville-ga.gov
Simone Ramsey	Planning Deputy Dir	4385 Pecan St Loganville GA 30052	sramsey@loganville-ga.gov

NEGRC
NORTHEAST GEORGIA REGIONAL COMMISSION

Walton Co. and Cities: Comprehensive Plan Update
Input Meeting #3: January 26, 2017 – 2:30 p.m.
Walton Co. Government Building

Input Meeting #3
Sign-in sheet (1 of 2)

NAME	TITLE	ADDRESS	EMAIL
MIKE OWENS	DDA/IDA/CITIZEN	4454 HAWKINS ACADEMIA	mowens@awork.com
Dal Daily	Mayor	SOCIAL CIRCLE, GA 30025	hdaily@socialcirclega.com
Adele Schirmer	City Manager	"	aschirmer@socialcirclega.com

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Sign-in sheet (2 of 2)

NAME	TITLE	ADDRESS	EMAIL
Randy Carlow	Mayor	1814 Army Circle - 2100 - 22 Good Hope 30041	townofgoodhope@windstream.net
Jimmy Guthrie	Mayor	PO Box 10 Good Hope 30041	
Patrick Kelley	Director of P+D	PO Box 1249 Monroe GA 30655	pkelley@monroega.gov
Charms Parker	Asst. Director P+D	3035 Hammond Dr Monroe	cparker@waltonga.gov
Mike Martin	Director P+D	"	mmartin@waltonga.gov

Selected Questionnaire Results

Question
06

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

173,117,917
Historic Aesthetics
Small Town Feel

172,203,880
Rural, agricultural characteristic

172,189,609
Historic town center.
Independent school system.
Maintain and grow industrial activity. (Jobs)

172,026,807
Sense of Community
Safe
Great economy and jobs

172,016,912
1. Sense of Community.
2. Historical overlay.
3. Small Rural setting.

Question
08

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

173,117,917
infrastructure to support growth
growth management with zoning, etc.

172,203,880
residential development, employment opportunities and attracting quality business or industry

172,189,609
Uncontrolled, undesirable growth. Must have smart growth.

172,026,807
Traffic/transportation
Affordable housing

172,016,912
I believe it will be population growth and we will not have the ability to provide services for them.

Question
07

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

173,117,917
STrip Commercial
Housing without recreation or landscaping such that the neighborhoods do not keep value

172,203,880
urban sprawl, strip center, congested roads without planning for access and inter parcel connectivity.

172,189,609
Not Gwinnett. Clean corridors.

172,026,807
Apartments

Question
10

What is the community's greatest need?

173,117,917
Parks and trails

172,203,880
Industry and other quality employers

172,189,609
Improved water and sanitary sewer. Increased capacity with fair pricing either local or regional.

172,026,807
More retail, more restaurants, movie theater and hotel.