

City of Monroe Comprehensive Plan

2017 Update

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



Acknowledgements

Walton County Unified Comprehensive Plan Steering Committee
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Mike Martin, Planning Director, Walton County
Charna Parker, Assistant Planning Director, Walton County
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Jimmy Guthrie, Mayor, Good Hope
Randy Carithers, Mayor, Jersey
Dan Curry, Mayor, Loganville
Robbie Schwartz, Project Specialist, Loganville
Greg Thompson, Mayor, Monroe
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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

- Monroe's poverty rate has increased substantially and remains significantly higher than both Walton County's and Georgia's; anti-poverty programs should be considered

Opportunities

- *Leadership identified the opportunity to create a volunteer corps for the benefit of the city*
- *The Georgia State Patrol's Post 46 is headquartered in Monroe, and presents an opportunity for enforcement and education in cooperation with county and municipal forces*
- Athens Technical College's Monroe campus creates vast educational attainment opportunities for residents throughout Walton County, while proximity to other major institutions in Athens and Atlanta also contributes

Economic Development

Needs

- *Monroe retains only 15.7% of its workforce for employment within the city limits, and 87.9% of the jobs in the community are filled by commuters; this shows a need for employment opportunities that are consistent with Monroe's vision and goals*
- *Stakeholders identified limited earning potential with existing employers as a weakness in the SWOT analysis and pointed to a need for a more diversified tax base, particularly regarding industrial development*

Opportunities

- *Input from stakeholders lists the downtown area as a critical component of Monroe's vision, while the DDA and Main Street program were identified as strengths; targeted planning and public investment can be used to trigger increased private-sector interest*
- *Monroe's Project Road Share, which encourages bicyclists to ride in and around the area, has created great outside interest in the community and should be seen as an opportunity 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

- *Monroe's rate of owner-occupied housing is significantly lower than both Walton County's and the state average, while its share of renter-occupied and vacant units is far higher; this points to a need for programming and partnerships to improve the state of housing in the city*
- *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

- *Monroe's stakeholders indicated that "good planning" is a strength of the city's and see planned development as an opportunity; housing may represent an area in which the potential for improvement exists, as they also cited dilapidated housing, the high rental rate, and substandard housing as weaknesses*
- *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; Monroe would like to ensure that any development is of a high caliber*

Natural & Cultural Resources

Needs

- *Development and environmental regulations can help alleviate the potential for stakeholder-identified threats of sprawl and industrial accidents damaging Monroe’s natural resources*
- “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

- 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
- *Increasing tree canopy coverage within the community can help improve air quality*

Community Facilities & Services

Needs

- Leadership, police, recreation staff, social service agencies, and others should work together to identify causes of and reduce crime

Opportunities

- *Good finances, stability of staff and elected leadership, and police and fire service were identified as strengths; Monroe should capitalize on this significant opportunity to put in place lasting improvements, policies, and programs that will serve the city long-term*
- *Stakeholders cite Monroe’s recreational resources and activities, including parks, an art guild, a museum, and a golf course, as strengths; promoting these could have health benefits and contribute greatly to the community’s vision for attracting activity- and recreation-based businesses*
- Public water is seen by stakeholders as a strength within Walton County, and Monroe-specific input also showed community projects and utilities as positives; the city sees this as an opportunity to build on these attributes 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

- *An existing transportation network that includes stakeholder-identified strengths such as a countywide airport and a network of major thoroughfares could be improved and made more comprehensive by achieving Monroe's goals of walkability and bikeability within the city; a complete streets plan would be appropriate and could help address the issue of traffic congestion*
- *Several state and US highways traverse Monroe and Walton County, and stakeholder input identified a need for increased local impact on decisions regarding these roads*

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; local 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

Monroe envisions a thriving community with a vibrant downtown at its center and revitalized neighborhoods connected to a variety of businesses via a network of greenspace and safe places for walking and bicycling.

Goals & Policies

1. Develop a comprehensive system of paths and trails for safe, healthy walking and bicycling, gathering, and community-building
2. Preserve natural and cultural resources by concentrating development in and around established areas
3. Meet resident needs and attract newcomers and tourists by providing quality housing, recreation, education, shopping, employment, and transportation choices
4. Encourage recreation-based activity and commerce
5. Preserve and beautify the downtown area to spur private investment and business development
6. Increase sense of community and encourage healthy living by developing parks, playgrounds, passive and organized recreation opportunities, safe spaces for walking and bicycling, greenspace, and accessibility for all abilities and ages
7. Engage the citizenry in local government knowledge sharing and decision making, and invest in volunteerism for the community's betterment
8. Work with other local governments inside and outside of Walton County to achieve the vision of this plan
9. Target public investment to guide private development to the locations and in the manner favored by the community

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.

Industrial

Manufacture and storage of goods and services. If permitted within the community, facilities such as factories and warehouses would typically be found here.

Public/Institutional

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

Transportation/Communication/Utilities

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

Parks/Recreation/Conservation

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

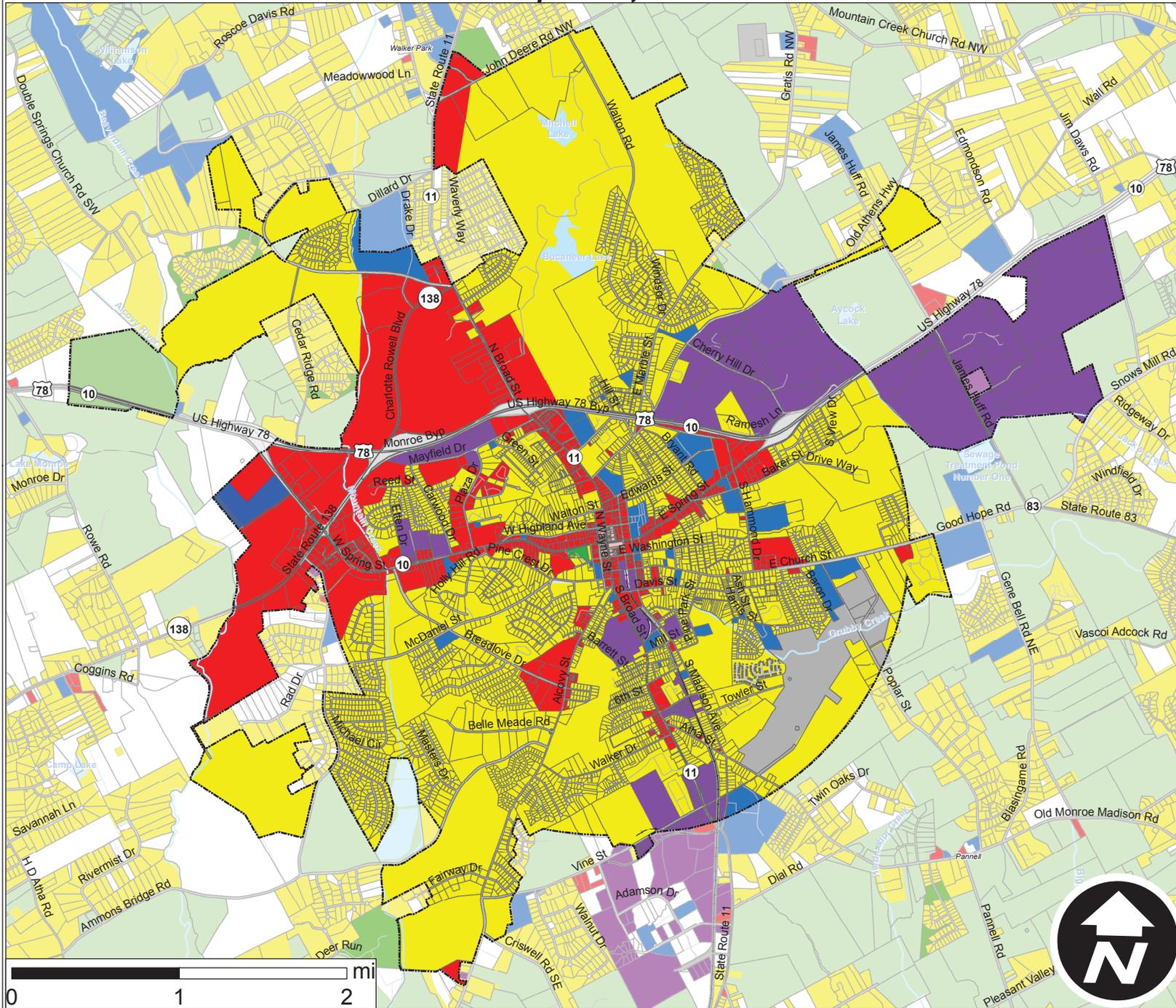
Agriculture/Forestry

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

Mixed Use

Developments with an integrated mix of single- and/or multi-family housing, commercial, office, and/or public/institutional uses to promote a work/live/play environment.

Monroe Future Land Use Walton County Comprehensive Plan



Future Land Use

- Residential
- Commercial
- Industrial
- Public/Institutional
- T/C/U
- Park/Rec/Cons
- Agriculture/Forestry
- Mixed Use

Other

- State Route
- Local Road
- Railroad
- City Limits
- Rivers and Streams
- Lakes
- Parcels

This map is for planning purposes only.

NEGRC

NORTHEAST GEORGIA
REGIONAL COMMISSION

4/6/2017

Chapter 5

Transportation

Since Monroe 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 Monroe:

- 1.1 Prioritize data-supported maintenance projects over expansion projects.
- 1.2 Promote system reliability and resiliency.
- 2.3 Promote bicycle transportation by developing safe and connected route options and facilities.
- 2.4 Promote pedestrian-friendly policies and designs.
- 2.5 Enhance and expand Transportation Demand Management (TDM) programs.
- 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.
- 4.2 Coordinate security and emergency preparedness programs across transportation modes and jurisdictions.
- 5.1 Maintain and expand transportation options that serve the region's most vulnerable populations.
- 5.4 Increase access to areas with essential services, including healthcare, education, recreation, entertainment, and commercial retail.
- 6.1 Provide safe and reliable access to freight land uses and major intermodal freight facilities.
- 6.3 Preserve industrial land uses in proximity to existing freight corridors.
- 7.1 Pursue the application and use of advanced technologies.

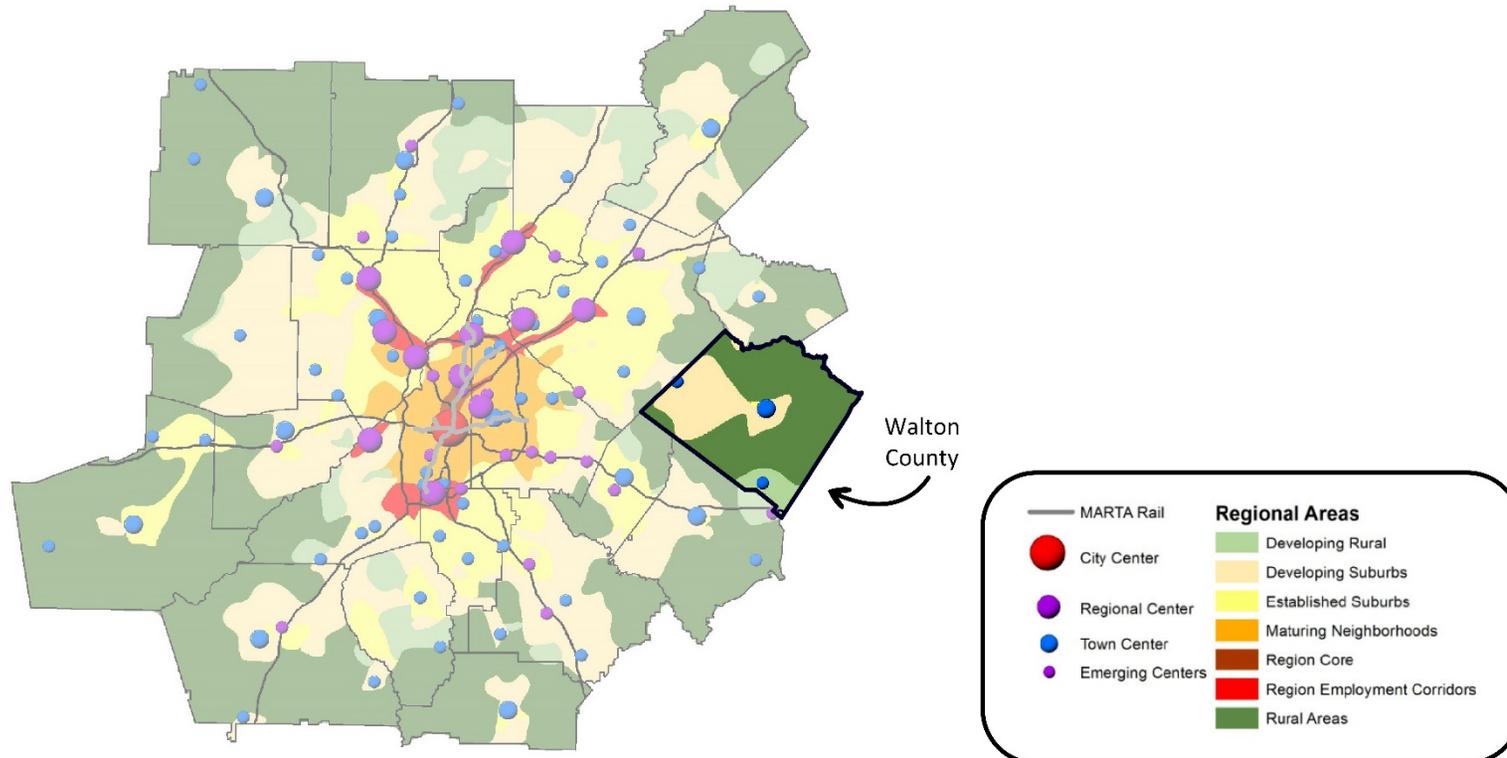
Growth and Development

Monroe’s Future Land Use vision, which is detailed in Chapter 4 and around which additional discussion takes place throughout this plan, prioritizes downtown development, neighborhood-based residential life, and connected greenspace. The ARC RTP’s Unified Growth Policy Map, which describes Monroe as a Town Center, is relatively consistent with the community’s desired growth patterns. Despite this basic level of agreement, the local government and the ARC should refer to the growth vision and future land use found in this comprehensive plan rather than the RTP’s UGPM.

Monroe and the ARC MPO

Monroe 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. The ARC RTP includes a North Broad Street Pedestrian and Bicycle Improvements project within the city limits and a new alignment project for the Monroe East Connector road immediately to the east and south of the city limits

(<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, 2017-2021

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

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
POPULATION					
1	Designate staff member or elected official to serve as public engagement officer to create a volunteer corps and foster participation in local government activities (meeting notices, social media, etc.)	2017	City council	\$35,000	Local
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.	2017-2021	P&Z, economic development, GICH team	None – volunteer	NA
3	Prepare for emergencies by establishing a volunteer response unit and participating in countywide disaster mitigation planning	2017-2021	Fire, police, P&Z, code, utilities	\$50,000	Local
ECONOMIC DEVELOPMENT					
4	*Update and revitalize downtown buildings, landscape, and parking	2017-2018	DDA, Main St., streets and transportation	Staff time	Local
5	Work with local merchants groups to create a “Buy Local” program	2017-2018	Economic development and public relations liaison	Staff time	Local
6	Develop branding and marketing plan to promote city, especially regarding its recreational resources	2017-2019	Economic development and public relations liaison	Staff time	Local
7	*Develop incentive programs for investment in new development	2017	Economic development, utilities, finance	Staff time	Local
8	Conduct a basic, qualitative analysis and needs assessment of housing, employment, recreation, etc. to identify ways to attract new residents who already work in Monroe	2017-2018	P&Z, economic development, GICH team, streets and transportation	Minimal	Local

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
LAND USE, HOUSING, AND DEVELOPMENT					
9	Identify suitable locations for commercial development that is consistent with the community's vision	2017-2021	P&Z, economic development	Staff time	Local
10	Review and, if appropriate, update zoning and development code to ensure that new development is compatible with the community's vision	2017-2019	Development, P&Z, code	Staff time	Local
11	Inventory housing stock and develop plan to eradicate blight	2017-2021	P&Z, economic development, GICH team	None – volunteer	NA
12	*Develop a plan and initiatives for affordable housing	2017-2019	GICH team, P&Z	Staff time	Local
13	Create greenway along creek in Avondale Mills area	2017-2020	Property owner/ developer	\$2 million- \$5 million	Private
NATURAL AND CULTURAL RESOURCES					
14	Establish a tree-planting program	2018	Tree board	None – volunteer	NA
COMMUNITY FACILITIES & SERVICES					
15	SR 138 sewer extension/infrastructure improvement	2017	Utilities	\$1.2 million	Local
16	5th and 6th St. water, stormwater, curb, and gutter infrastructure	2017-2018	Utilities	\$500,000	State, local, CDBG
17	Gas line relocation for SR 78 bridge	2017	Utilities	\$400,000	Local
TRANSPORTATION					
18	Develop a local complete streets and trails plan with a pronounced focus on reducing automobile vehicle-miles traveled	2018-2020	Streets and transportation	\$50,000	Local
19	Develop an informal plan to improve local impact on decisions regarding state and federal highways	2017-2018	City leadership, County, ARC MPO, GDOT	Minimal	City, ARC, GDOT
20	Implement sidewalk master plan	2017-2020	Streets and transportation	\$5.9 million	SPLOST, CDBG
21	Airport: Repair and upgrade aprons and runways, construct eastside terminal area, remove obstructions, install a jet A fuel tank, construct eight-unit T-hangar and four corporate hangars	2018-2022	Airport committee, P&Z, streets and transportation, finance	\$6.1 million	Federal, state, local
22	Resurface 12 centerline miles throughout the city	2017-2021	Streets and transportation	\$975,000	SPLOST
23	New sidewalk construction throughout the city	2017-2021	Streets and transportation	\$475,000	SPLOST
24	Spring St. sidewalk project	2017-2018	Streets and transportation	\$2 million	SPLOST, local

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
25	N Broad St. LCI streetscape project	2017-2018	Streets and transportation, P&Z, finance, utilities	\$2.5 million	Federal, state, local
26	SR 83 truck connector	2020	GDOT	TBD	Local (\$400,000), state TBD
27	Prioritize transportation needs for inclusion in future community and regional plans (ex.: SPLOST and T-SPLOST)	2017-2018	City council, administrator, P&Z, streets and transportation	None	NA

Report of Plan Accomplishments, 2012-2016

ACTIVITY	STATUS	NOTES
Update and revitalize downtown buildings, landscape and parking	Underway	2018 completion
Aggressively market available development sites identified in the Livable Communities Initiative (LCI) Plan	Abandoned	The private sector has been identified as a more appropriate implementer
Develop incentive programs for new investment	Underway	2017 completion
Follow the future land use map when locating new development	Underway	(Ongoing; will not be carried over into subsequent STWP)
Develop affordable housing initiatives	Underway	2018 completion
Promote mixed-use land use and downtown housing	Underway	(Ongoing; will not be carried over into subsequent STWP)
Promote and encourage use of state and federal tax-incentive programs for rehabilitation of historic properties	Postponed	(Ongoing; will not be carried over into subsequent STWP)
Create greenway along creek in Avondale Mills area	Underway	2020 completion
Install landscaping buffer in front of City of Monroe Utilities warehouse area	Underway	2018 completion
Improve and expand water and wastewater systems as needed to ensure the effectiveness of distribution systems and their ability to accomplish growth	Underway	(Ongoing; will not be carried over into subsequent STWP)
Improve utility and transportation infrastructure to meet community needs	Underway	(Ongoing; will not be carried over into subsequent STWP)
Continue to improve signalization and signage in congested areas of the city	Underway	2020 completion
Improve and repair transportation infrastructure according to community needs	Underway	(Ongoing; will not be carried over into subsequent STWP)
Implement sidewalk master plan	Underway	2018 completion
Conduct study of Broad Street/Alcovy Street and Broad Street/Mears Street intersections	Completed	
Replace/revitalize light fixtures on Broad Street	Completed	

ACTIVITY	STATUS	NOTES
Incorporate comprehensive plan into planning review	Underway	(Ongoing; will not be carried over into subsequent STWP)
Update of local comprehensive plan with LCI recommendations	Completed	
Prepare amendments to zoning code	Completed	

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

3176

Published 10/12/2017 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

3767

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	
NAME	TITLE	ADDRESS	EMAIL
Barbara Schlageter	Planning Administrator	P.O. Box 310, Social Circle, Ga. 30025	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, Hunkof	RFABUN@HUNKOFFGA.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 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	
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	P.O. Box 310, Social Circle, Ga. 30025	dkeener@bellsouth.net
Ricky Carthers	Brokerage/ Appraisal Firm Co-owner	P.O. Box 186, Social Circle	rickycarthers@bellsouth.net
Hal Dally	Mayor	P.O. Box 310 Social Circle, Ga.	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	Prater 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, SEDA	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 10/12/2017 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
Ninia Ramsey	Deputy Director	" " "	niramsey@loganville-ga.gov
Robbie 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 Schluger	Planning Administrator	P.O. Box 310, Social Circle, GA 30025	bschluger@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	dancurcy607@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	carithers@goodhope-walton.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	RRABUN@MONROEGA.GOV
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)

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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

3481

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

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

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

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@choosewalton.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	simramsey@loganville-ga.gov

NEGRC
NORTHEAST GEORGIA REGIONAL COMMISSION

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

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

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

NEGRC
NORTHEAST GEORGIA REGIONAL COMMISSION

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

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

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.