

TOWN OF
BETWEEN

COMPREHENSIVE PLAN

As Adopted on June 14, 2022

PREPARED BY THE NORTHEAST GEORGIA REGIONAL COMMISSION



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Acknowledgements

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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 Between 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 Town can capitalize to address those issues.

Community Vision and Goals

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

Future Land Use

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

Transportation

Since Between 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 town 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 town. This Committee provided valuable feedback, guidance, and recommendations and served an integral role in developing a plan representative of the community's vision. In addition, an online public survey was available from September 14 through October 13, 2021. The online survey allowed the local government to receive a wider range of input than otherwise would have been possible. Responses were received from three residents of Between, and these responses are provided in the appendix.

A final public hearing was held on May 12, 2022, before submittal of the plan to the DCA for review.

NEGRC's Role

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



Review Process

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

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

Data & Statistics

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

CHAPTER 2

VISION, GOALS, AND POLICIES

VISION STATEMENT

Between is a “hometown” community of tree-lined streets and a thriving, pleasant community center where daily goods and services are available. A calm, neighborly atmosphere welcomes residents and visitors alike.



Clinton Kirk Ayers

Born and lived his entire life in Walton County. A wonderful and loving husband, father and papa. Known for loving Christ, Country, and County. He faithfully served the Lord through his church, this country through the Army Reserves, and this county as a commissioner. His occupation would have allowed him to live anywhere but he chose Walton County. May all enjoy this park.

Goals and Policies

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

- Preserve the community's small-town feel by concentrating employment within the central corridor of the city
- Meet resident needs and attract newcomers by providing quality housing, recreation, education, shopping, and employment
- Increase sense of community and encourage healthy living by developing parks, playgrounds, passive and organized recreation opportunities, safe spaces for walking, greenspace, and accessibility for all abilities and ages
- Anticipate and control impacts and opportunities associated with nearby growth, including traffic, development patterns and aesthetics, natural resources, and increased interest and attention
- 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
- Work with other local governments throughout Walton County to achieve the vision of this plan
- Partner with Walton County to target public infrastructure to guide private development to the locations and in the manner favored by the community
- Incorporate a Vision Zero policy and implementation measures for the US-78 corridor in cooperation with Georgia Department of Transportation (GDOT)

CHAPTER 3

NEEDS AND OPPORTUNITIES

The following list of needs and opportunities are the result of a professional analysis of relevant data combined with input derived from an online public questionnaire and meetings held jointly with the local governments of Walton County. Unless otherwise noted, all data are sourced from Esri's Business Analyst Software, which is based on the most recent U.S. Census Bureau's 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

Brent, with a population of 402, is a small community on the fringe of metropolitan Atlanta in Walton County. Walton County has grown by approximately 13,000 people every ten years since 2000, and a similar growth rate is expected over the next five years (Figure 1). Brent will likely see more growth, given its location in the suburbanizing western part of the county. In spite of this growth, the median age of the area continues to increase. The median age of Walton County is expected to grow from 37.3 in 2010 to 40 by 2026 (Figure 2). An aging population can present challenges for a community including inadequate housing, transportation, and social opportunities for seniors. It can also be a sign that the community struggles to retain young people. General strategies for addressing these challenges include permitting a wider variety of housing types, building walkable neighborhoods where people can travel without a personal car, and providing attractive places for people to gather.

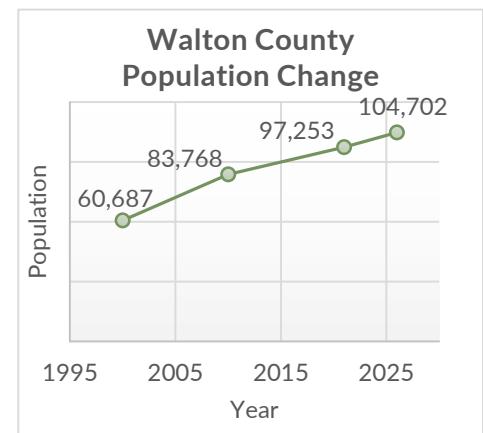


Figure 1. Walton County population over time, Census (2000 and 2010) and projected (2021 and 2016).

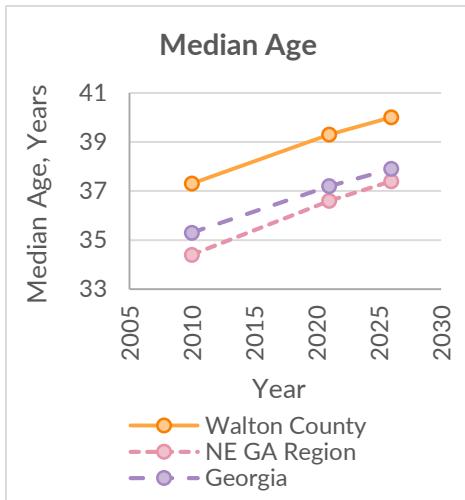


Figure 2. Median age of Walton County residents over time, compared with the Northeast Georgia Region and the state, Census (2010) and projected (2021 and 2026).

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

Between's government is led by a Mayor and four-member Town Council that holds regular monthly meetings available to the public. The Council's meeting minutes, agendas, and announcements are available on the Town's website, and the public may comment during the meetings. Public property records are also available via the Town's website. The Town partners with Walton County for the provision of all services through the various County departments.

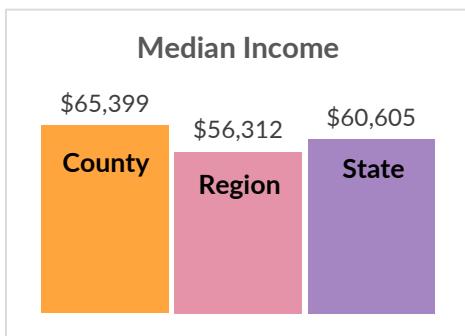


Figure 3. 2021 median income of Walton County, compared with the Northeast Georgia Region and the state.

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

Needs

- Between needs to create strategies for leveraging government revenue since there are no local property taxes.

Opportunities

- Develop commercial and manufacturing development on Heritage Parkway and U.S. Route 78 for sales tax revenue.
- Implement a local Special Purpose Local-Option Sales Tax (SPLOST) to generate additional revenue for community projects and government operations.
- Partner with Athens Technical College's Monroe campus to host local career and academic fairs for residents to access educational and employment opportunities.
- Determine a clear list of resources or an assistance network that the local government can provide for households in poverty

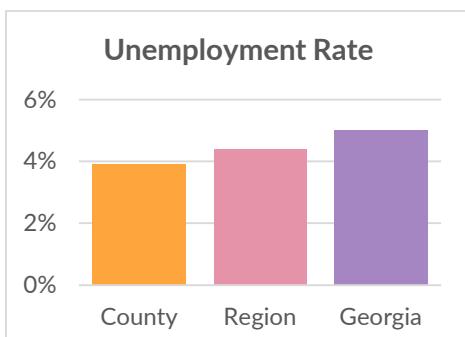


Figure 4. Unemployment rates for 2021 civilian population ages 16+ in Walton County, the Northeast Georgia Region, and the state.

Economic Development

According to Esri's Business Analyst, Walton County area unemployment stands at 3.9%, which is lower than the regional and state average (Figure 4). The top

industries in the area are Services (39%), Retail (14%), and Manufacturing (12%, Figure 5). The workforce is primarily employed in jobs categorized as Professional (17%), Management/Business/Financial (16%), Administrative Support (14%), and Services (13%, Figure 6). About 56% of the workforce, over the age of 25, has a high school diploma, diploma equivalent, or some college credit, while 12% did not finish high school; 32% of the workforce population has a college degree (Figure 7). Generally, building a diverse local employment base helps people with a variety of credentials find work. *Given that over half of the workforce does not have a college degree, the Town should focus workforce training and economic development efforts on creating jobs that do not require a college degree. Also, the Town should focus on improving skilled workforce training through resources such as the Athens Technical College campus in Monroe.*

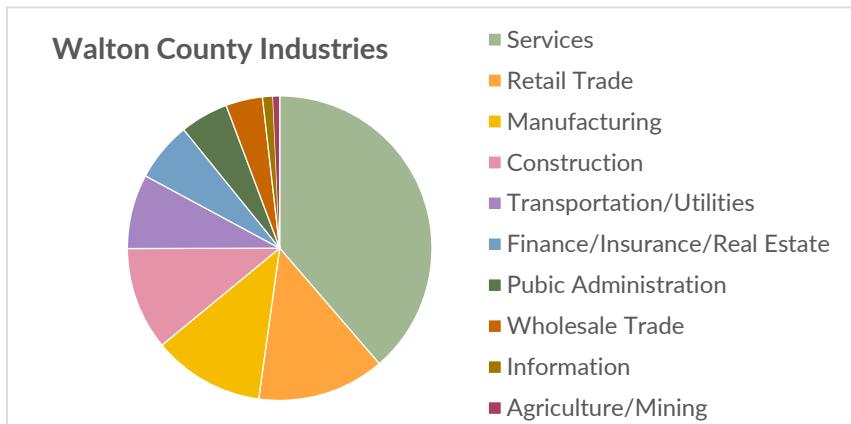


Figure 5. Walton County's 2021 employed population, ages 16+, by industry.

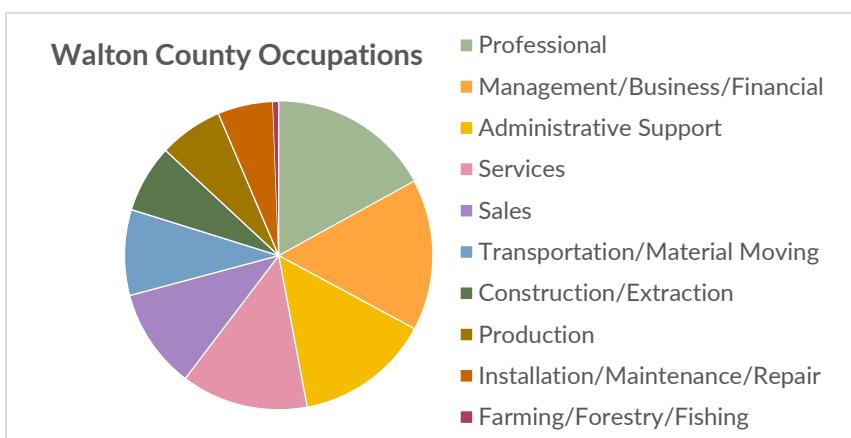


Figure 6. Walton County's 2021 employed population, ages 16+, by occupation.

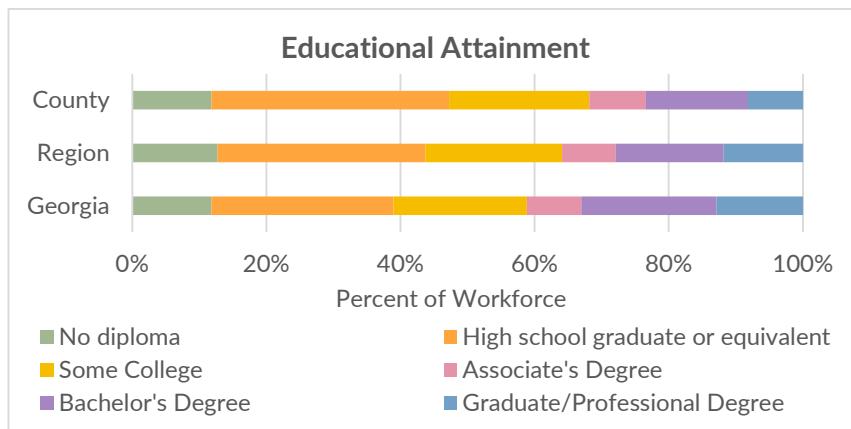


Figure 7. Workforce, ages 25+, by highest level of education attained, for Walton County, the Northeast Georgia Region, and the state, 2021.

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

Needs

- Between needs to create strategies for leveraging government revenue since there are no local property taxes.

Opportunities

- Develop commercial and manufacturing development on Heritage Parkway and U.S. Route 78 for sales tax revenue.
- Implement a local Special Purpose Local-Option Sales Tax (SPLOST) to generate additional revenue for community projects and government operations.
- Partner with Athens Technical College's Monroe campus to host local career and academic fairs for residents to access educational and employment opportunities.
- Determine a clear list of resources or an assistance network that the local government can provide for households in poverty.

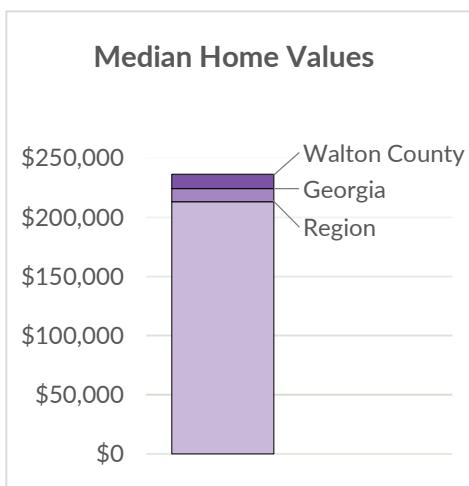


Figure 8. Median home values in Walton County, the Northeast Georgia Region, and the state, 2021.

Planning, Land Use, and Housing

According to 's Business Analyst, 85% of Walton County's housing stock is single-family houses, 7% is "Missing Middle" housing (2-19 unit structures), and 8% is mobile homes. Between's housing stock is less diverse, and is 100% comprised of single-family detached homes. The average household size is 2.82 people, and the median home value is \$236,000. The area's average home values are higher than regional and state averages (Figure 8). From 2015–2019, median rent averaged

\$744, which is higher than the median rent in the region, but lower than the state's median rent of \$804 (Figure 9). According to the Center for Neighborhood Technology's Housing + Transportation Index, the average Between household spends 34% of their income on housing. A household that spends more than 30% of its income on housing is considered cost burdened, so there appears to be a need for more affordable housing. The county's vacancy rate stands at 7.5%, lower than the region's rate of 9.5% as well as the state's rate of 11.6%. This indicates that there is stronger demand for housing in Walton County than in other parts of the state, as would be expected, given the growth in the area. Nationally, household sizes are shrinking, and both seniors and young people may find that single-family housing does not meet their needs at a reasonable price point. *Between encourages commercial growth along the U.S. Route 78 corridor while focusing neighborhood residential growth on the surrounding local roads that strive to ensure current and future residents meet their housing needs at an acceptable price.*

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

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.

Opportunities

- Capitalize on the significant suburban residential growth that is expected in western Walton County and proactively increase the variety and quality of aesthetics in new developments.

Natural and Cultural Resources

Between has a large percentage of undeveloped land as either open pasture or woodland. Also, a large granite outcrop is present within town limits. Granite outcrops are considered a unique landscape that harbors the potential for rare or endangered species. Development around these types of micro-environments should be approached with care. *Between could proactively identify areas that would be beneficial for conservation and the integration of outdoor recreation for residents.*

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

Needs

- A strategy to identify sensitive environmental resources, such as granite outcrops, within town limits should be developed.
- The town should develop a strategy to maintain a "small, hometown" feel,

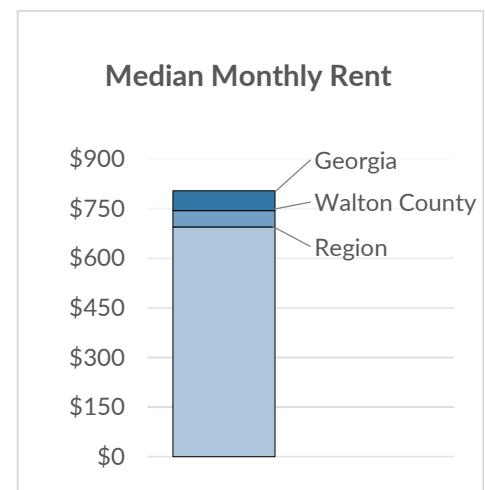


Figure 9. Median monthly rent in Walton County, the Northeast Georgia Region, and the state, 2015–2019.

respectful of rural nature.

- An inventory of existing cultural and historic resources within town limits would benefit the community.

Opportunities

- Create a conservation and protection plan.
- Require conservation easements with new developments that affect sensitive resources.
- Conduct a historic resource survey.

Community Facilities and Services

Town residents rely on Walton County Parks and Recreation for recreational facilities. Ayers Park offers a new public splash pad and outdoor community space on Heritage Parkway. Walking trails are planned for this park as well. Additionally, a new Town Hall will be constructed on New Hope Church Road, which will offer indoor community space and improved capacity for local government operations. This facility will be located at the existing Town Hall site.

Between also relies on Walton County for water services. The Walton County Water Department is responsible for all water infrastructure maintenance and development. Between intends to maintain this agreement with the County and expand services when and where necessary. There are no sewer services available or planned within the town limits for the near future. Stormwater facilities are managed on a site-specific level and the local government has no plans to install community-wide stormwater infrastructure. All new commercial development will need to be compatible with septic systems and should require low water usage.

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

Needs

- A strategy to educate the public about community facilities should be developed to increase knowledge of public resources.
- Due to the lack of local property tax revenue, it is necessary to maintain a shared responsibility with services provided by Walton County.

Opportunities

- Include community facility information on the local government website.
- Continue collaboration with the Walton County Water Department for local infrastructure maintenance.
- Incorporate community meeting space, increased service offerings, and visitor information in the planned Town Hall.

Intergovernmental Coordination

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

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

Needs

- Increased participation and collaboration among town council members and residents is desirable, where possible.

Opportunities

- Host annual public information sessions regarding Town and County services, available either virtually through the Town's website or in-person.

TRANSPORTATION

The Department of Community Affairs requires a transportation element for any local government whose jurisdiction falls within a Metropolitan Planning Organization (MPO) boundary. The Town of Between 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.

Transportation Objectives and Policies for Atlanta MPO

World Class Infrastructure

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

Healthy, Liveable Communities

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

Unified Growth Policy Map

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

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

Developing Suburbs are areas in the region where suburban development has occurred and the conventional development pattern is present but not set. These areas are characterized by residential development with pockets of commercial and industrial development. These areas represent the extent of the urban service area, and the region's first attempts at suburban smart growth can be found in these areas. There is a need in these areas for additional preservation of critical environmental, agricultural, and forest resources. Limiting existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth.

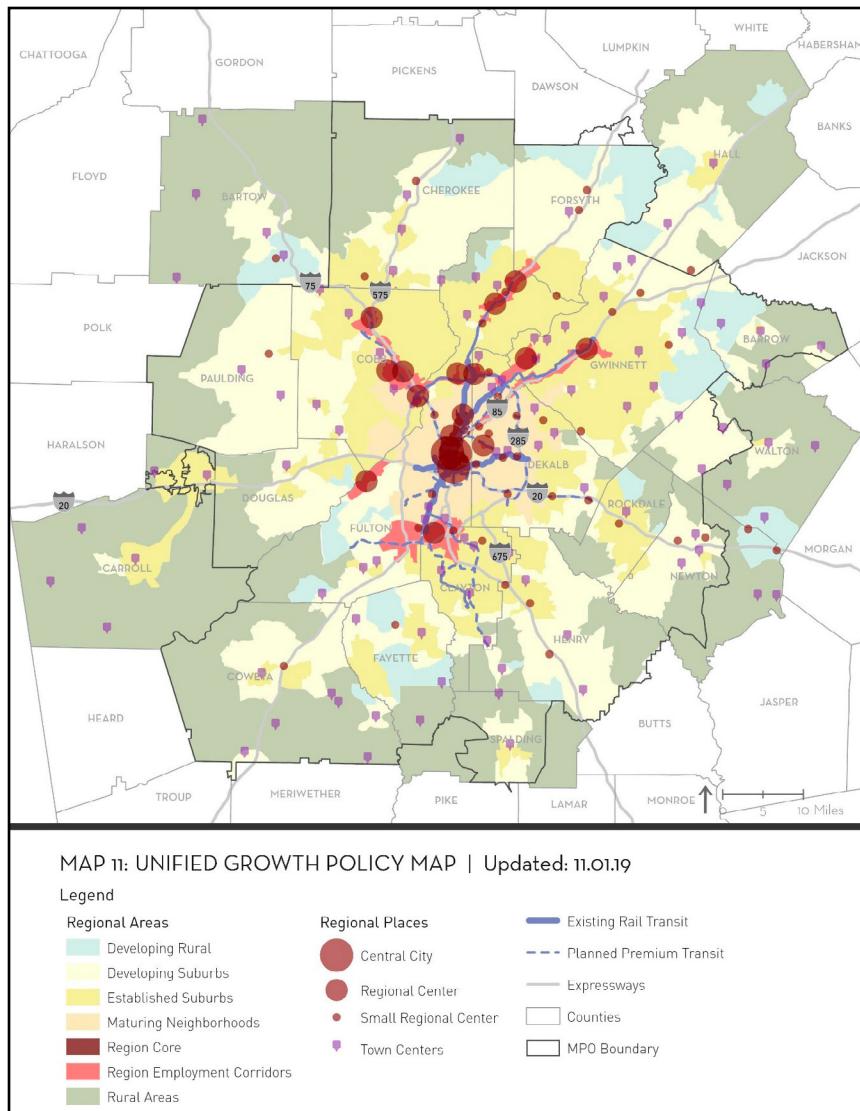


Figure 10. Unified Growth Policy Map from the Atlanta Region's Regional Transportation Plan.

Local Transportation Network

Between's development pattern generally requires a vehicle for easy access to destinations. It is a town where residents mostly commute outside of city limits for work and services, similar to Walton County as a whole. 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 11). 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 average

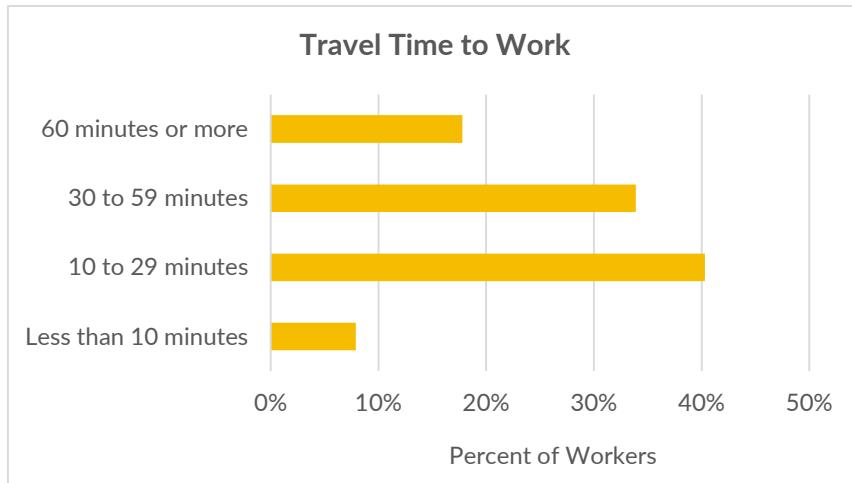


Figure 11. Travel time to work for Walton County workers age 16+ who did not work from home, 2015-2019.

Between household spends 27% of their income on transportation. This 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. *Attracting more jobs to the area along U.S. Route 78 (US-78) and on Heritage Parkway could help reduce the need to commute long distances for some residents.*

Between experiences heavy pass-through traffic along Youth Monroe Road as a connector for Monroe and Winder. This creates traffic safety concerns at intersections with US-78. The Georgia Department of Transportation reports 108 crashes and one fatality in Between from 2013-2020. Crashes are heavily concentrated on US-78, the main transportation artery through town. The main intersection of US-78 and New Hope Church Road experienced 54 crashes over this period. US-78 carries over 20,000 vehicles per day (GDOT Traffic Counts). *The Town of Between should work with the Georgia Department of Transportation to redesign US-78 for safer travel, especially at the intersection with New Hope Church Road and Youth Monroe Road. Between would like to explore the potential for a roundabout or two new traffic signals at problem intersections.*

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

Needs:

- Safety improvements are needed at major intersections.
- Traffic control interventions targeted at high speeds on US-78 are advised, due to the high concentration of crashes there.

- There are currently no bicycle lanes or sidewalks within Between, limiting non-vehicular travel.

Opportunities:

- Collaborate with the Georgia Department of Transportation and other regional entities to determine the most appropriate safety enhancements along state routes.
- Plan for bicycle and pedestrian connections from neighborhoods to Town Hall and Ayers Park.

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 Between to be “served” by broadband with the exception of a few locations (Figure 12). The DCA defines “served” as a download speed of 25 Mbps and an upload speed of 3 Mbps. This speed may be sufficient for certain kinds of digital needs, it may not meet the speeds necessary for higher demand needs like streaming content or virtual learning. Walton County has received \$3,159,215 in grant funds from the Georgia Local Fiscal Recovery Fund, originating from the American Rescue Plan Act. This grant was submitted on behalf of Windstream, a broadband provider, and will enable an expansion of gigabit-speed broadband access to 2,078 unserved locations in the Walton County areas most lacking in connectivity. The total number of impacted locations will be 4,084 within the targeted project areas in Walton County. This expansion would be expected to serve Between entirely, once implemented. This expansion is expected to be completed by 2026.

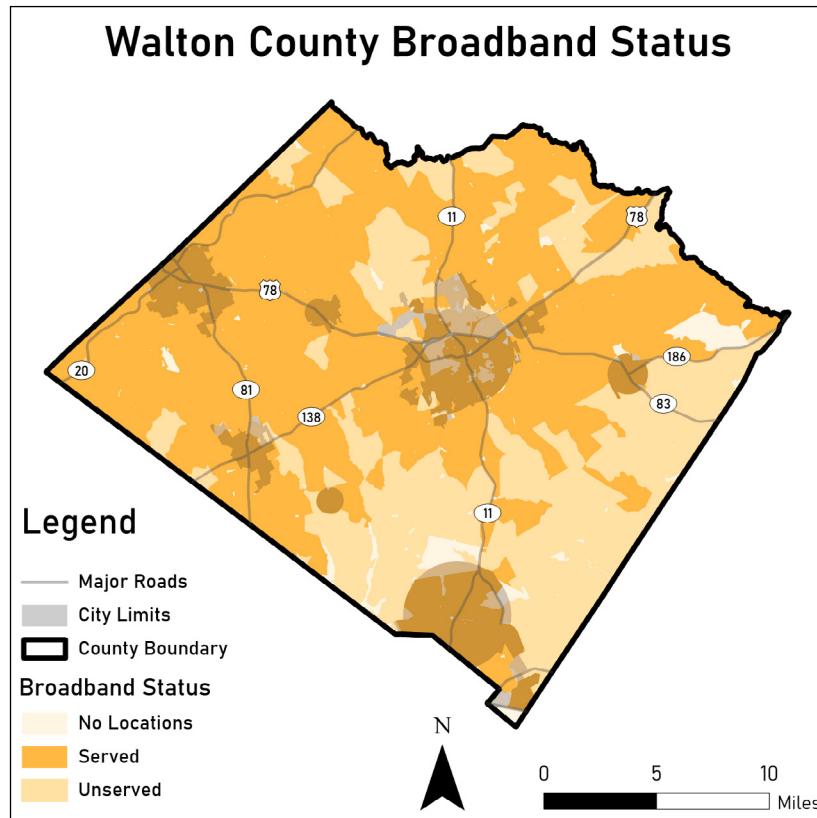


Figure 12. Broadband availability in Walton County, according to the Georgia Department of Community Affairs.

Currently, there are no options for free, publicly accessible Wi-Fi. Residents must travel to Loganville or Monroe libraries to access public broadband service. *The Town should explore options for upgrading service, as necessary, and determine if publicly accessible Wi-Fi can be offered at the new Town Hall facility.*

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

Needs:

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

Opportunities:

- Become a Broadband Ready Community.

CHAPTER 6

LAND USE

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

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

Future Land Use Categories

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

Residential

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

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.

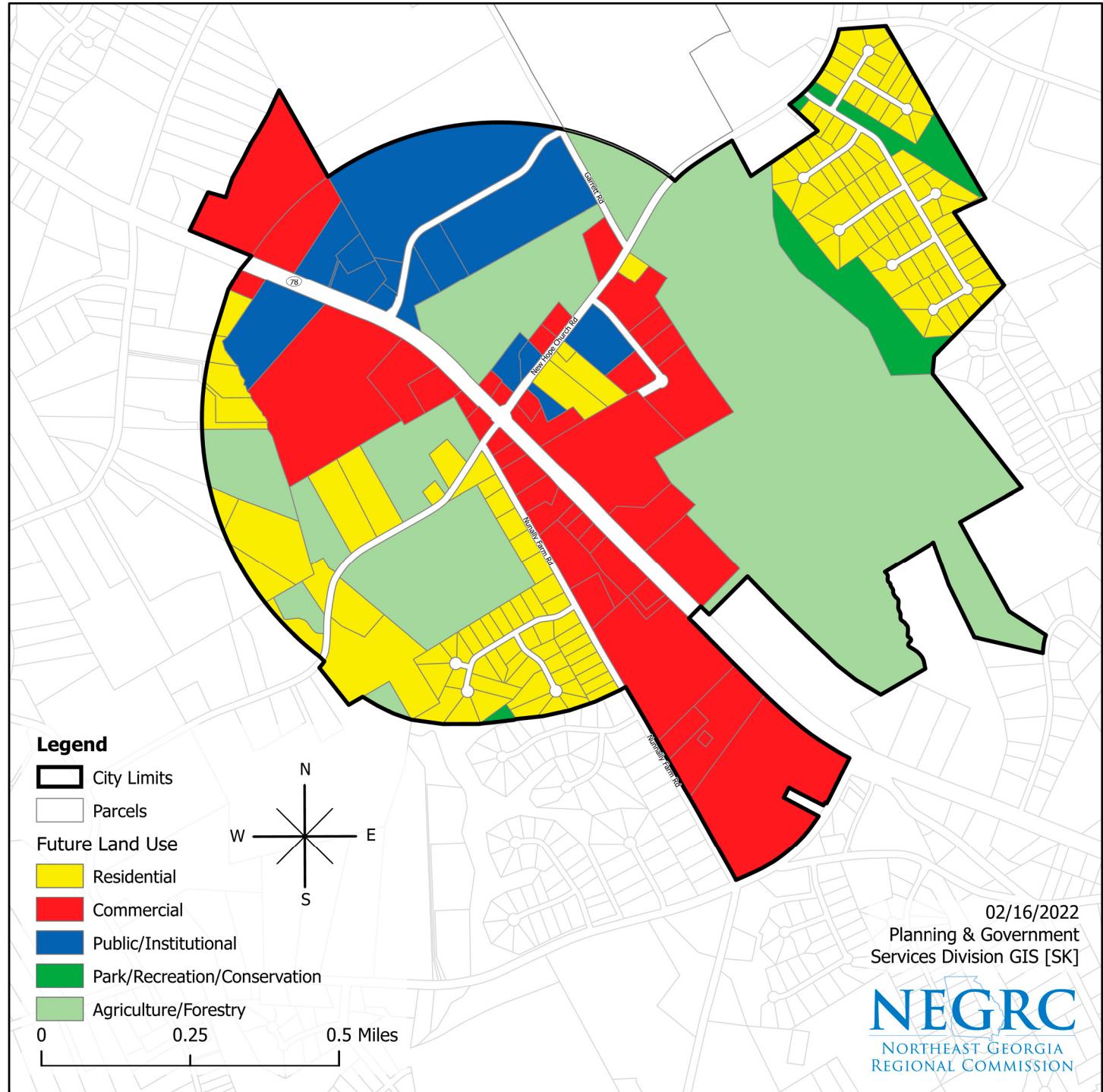
Park/Recreation/Conservation

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

Agriculture/Forestry

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

Future Land Use Map



CHAPTER 7

COMMUNITY WORK PROGRAM

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



Report of Accomplishments (2017–2021)

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

#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED)	NOTES
POPULATION			
1	*Conduct a pilot of Honorary Councilmember program similar to City of Oxford (citizen shadows councilmember for a month).	Cancelled	Lack of monthly activities makes the program unrealistic – item not carried over to new STWP
ECONOMIC DEVELOPMENT			
2	*Identify suitable locations for commercial development that is consistent with the community's vision and seek out developers and business owners.	Ongoing	A program of annexation has begun to expand the town boundaries – carried over to STWP#1

#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED)	NOTES
3	*Study and implement mechanisms to discourage big-box development.	Ongoing	City Council will use the updated future land use plan to identify local zoning amendments to incorporate to encourage the type of commercial development that fits the city's desire – revised and carried over to STWP#3
4	Enroll in Walton Wellness's "Project Road Share" to create economic development opportunities and make bicycling safer in Between.	Cancelled	Determined high volume traffic on major state highways and narrow secondary roads not conducive to program – removed from STWP
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.	Ongoing	City leadership is working on updating the local zoning ordinance and associated codes – item carried over to STWP#3
6	*Work with Walton County staff and leadership to guide and control industrial growth in nearby unincorporated areas per zoning code.	Ongoing	Partially addressed through the future land use update, effort will be further addressed via STWP#2
NATURAL AND CULTURAL RESOURCES			
7	*Create an inventory of historic sites within the community.	Ongoing	City leadership is working with Web Master to compile and publish a list of historic properties – carried over to STWP#4
8	Seek funding for and, if successful, establish a tree-planting program.	Cancelled	Lack of staff capacity and funding to coordinate – removed from STWP
COMMUNITY FACILITIES AND SERVICES			
9	*Evaluate and implement alternative revenue sources to municipal tax.	Ongoing	The Town does not collect property tax; City leadership is currently reviewing the potential for various types of fees – carried over to STWP#6
10	*Construct new Town Hall.	Ongoing	Working on RFP for bid – carried over to STWP#7
11	*Construct new walking trail (dependent on construction of county park).	Ongoing	Walking trails will be included in phase two of Ayers Park – carried over to STWP#8
TRANSPORTATION			
12	Develop a local complete streets and greenways plan.	Cancelled	A further needs analysis will be required before developing a plan – item not carried over to new STWP

(continued on next page)

COMMUNITY WORK PROGRAM

#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED)	NOTES
13	Develop a plan (formal or informal) to improve local impact on decisions regarding US-78.	Completed	Addressed in this Comprehensive Plan update – not for carryover to new STWP
14	Prioritize transportation needs for inclusion in future SPLOST and T-SPLOST.	Cancelled	2021 T-SPLOST Program was defeated; potential to pursue in the future – not for carryover to new STWP
15	*Apply for GDOT's Roadside Enhancement and Beautification Council grant.	Ongoing	Waiting on application period to be announced – carried over to STWP#10

Short-Term Work Program (2022–2026)

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

#	ACTIVITY	TARGET OF COMPLETION	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
ECONOMIC DEVELOPMENT					
1	*Identify suitable locations for commercial development that is consistent with the community's vision and seek out developers and business owners.	2024	City Council	N/A	N/A
2	*Create an economic development strategy in coordination with the Walton County and the Development Authority of Walton County.	2023	City Council	N/A	N/A
PLANNING, LAND USE, AND HOUSING					
3	*Identify local zoning amendments to incorporate to encourage the type and quality of commercial development that fits the city's desire.	2025	City Council	\$10,000	General Fund
NATURAL AND CULTURAL RESOURCES					
4	*Conduct a historic resource survey.	2026	City Council	\$15,000	General Fund, Grants
5	Create a conservation and natural resource protection plan.	2026	City Council	\$10,000 - \$20,000	General Fund, Grants
COMMUNITY FACILITIES AND SERVICES					
6	*Evaluate and implement alternative revenue sources to municipal tax.	2026	City Council	N/A	N/A
7	*Construct a new Town Hall.	2025	City Council	\$500,000	General Fund, Loans
8	*Construct new walking trail at Ayers Park.	2023	Walton County Parks and Recreation, City Council	\$100,000	Walton County
9	Incorporate community facility information on the local government website.	2023	City Council	N/A	N/A
TRANSPORTATION					
10	*Apply for GDOT's Roadside Enhancement and Beautification Council grant.	2024	City Council	\$2,000	General Fund
11	Schedule work session with the Georgia Department of Transportation to discuss traffic safety interventions for US-78 intersections.	2023	City Council	N/A	N/A
12	Create a strategy for bicycle and pedestrian connections from neighborhoods to Town Hall and Ayers Park.	2024	City Council	N/A	N/A

(continued on next page)

COMMUNITY WORK PROGRAM

#	ACTIVITY	TARGET OF COMPLETION	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
BROADBAND SERVICES					
13	Adopt the DCA model broadband ordinance.	2023	City Council	N/A	N/A
14	Apply for Broadband Ready Community designation.	2024	City Council	N/A	N/A
INTERGOVERNMENTAL COORDINATION					
15	Maintain communication with Walton County Water Department and Public Works for infrastructure maintenance needs.	Annual	City Council	N/A	N/A

APPENDIX

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



Public Hearing I Documentation

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

<p>Walton County Board of Commissioners Monthly Meeting July 6, 2021 6:00 P.M.</p> <p>Printed Name</p> <p>Patece Brugton Keith Clay Debra Clay Tody Carter Bob Sny Richard Hawk Melissa Rusk Andrea Taylor Daniel Russell Diane Thompson Chris Hall Chad Foster Angela Foster Charna Parker Kristi Parr Melanie Britt Dreay Bonit</p>	<p>Printed Name</p> <p>MARGARET HUBBARD LUCY CLARK TROY CARTER WILLIE MCMAN Dawn + Tony Flanigan Ronald Ahmed Jacobs + Diane Sain Dale + Mary Preston Jason R. Knut Christine Riveira Jed Lusk Lynn Johnson Loring Karr Don Cawood David Keener Penny Keener Mitsi Cribbin</p>	<p>Printed Name</p> <p>Judy Lovell George Sloan Dody Jackson Dan Jackson Dana Russel Eric Taylor John Allman Robert Post Lynn Math Baron Martin David Clemons Peg M Hartacek Celia Shelly Brown Brian Lious Cayson Stith Scott Stith</p>	<p>Printed Name</p> <p>Darren Schwiebus Angela McDowell</p>
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<p>The Walton Tribune Saturday-Sunday, June 19-20, 2021</p> <p>The Walton Tribune</p> <p>Call: WANTED LABORER</p> <p>SIMS PAVING Must have valid DL. FT or PT available Call 770-267-5814 or 404-401-1068</p> <p>HELP WANTED Simmeron Park Looking for Laborer Good Wages & Good Hours If interested email simspaving@ windstream.net</p> <p>HELP WANTED</p> <p>21PV7400.646</p>		<p>Public Notice 8010</p> <p>NOTICE OF</p> <p>30052</p> <p>PUBLIC NOTICE:</p> <p>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.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td> </tr> <tr> <td>21</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>23</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>25</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>30</td><td></td><td></td><td></td><td></td><td></td><td>31</td> </tr> <tr> <td>35</td><td></td><td></td><td>36</td><td>37</td><td>38</td><td></td> </tr> </table>	1	2	3	4	5	6	7	21							23							25							30						31	35			36	37	38		<p>Historic Walton County Courthouse 111 South Broad Street Monroe, Georgia 30655</p> <p>(770) 267-1301 FAX: (770) 267-1400 www.waltoncountyga.gov</p> <p>BOARD OF COMMISSIONERS</p> <p>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:</p> <p>Excerpt from the minutes of the Walton County Board of Commissioners meeting on July 6, 2021.</p> <p><i>Rhonda Hawk</i> 10/5/2021 Rhonda Hawk, County Clerk Date</p> <p>PLANNING & DEVELOPMENT</p> <p>Update to Comprehensive Plan for Walton County and Cities</p> <p>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.</p>
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Public Hearing 2 Documentation

May 12, 2022, Monroe, GA, at the Historic Walton County Courthouse,
111 South Broad Street, Monroe, GA 30655

NAME	TITLE	EMAIL
Erica Schlageter	Assistant City Clerk	eschlageter@socialcirclega.gov
Janice Penny		
Gene Penny		
Robert Root	Mayor	betweeng3m4or@gmail.com
Tracy Gramatt	Mayor	townf4cthyse@outlook.net
Dr. Monica Henson	Resident	monica.henson.morvega@outlook.com
Tracy & Doug Hawkin	resident	tracy.hawkin@gmail.com
Mark Berry	NEGRC PGS Director	mberry@negrc.org
DESSA Morris	Dev. Authority	desse.morris@gmail.com
Eric Taylor	City Manager	Social Circle

Public Hearing Advertisement - Walton Tribune, April 24, 2022

Public Involvement

Public Input Meeting #1

Walton County Comprehensive Plan Meeting Attendees Summary				
Meeting Date	Meeting Duration	Number of Attendees	Meeting ID	
August 11, 2021 2:20 PM EDT	70 minutes	14 652-041-493		
Details				
Name	Email Address	Join Time	Leave Time	
Barbara Schlageter	bschlageter@socialcirclega.com	2:21 PM	3:30 PM	
Bob Post		2:23 PM	3:30 PM	
Charna Parker		2:20 PM	3:30 PM	
City of Loganville		2:23 PM	3:30 PM	
Eric Taylor		2:28 PM	3:30 PM	
JOHN HOWARD	jhoward@MONROE.local	2:20 PM	3:30 PM	
John Devine		2:26 PM	3:30 PM	
Logan Propes		2:24 PM	3:30 PM	
Mark Beatty	pgsassist@negrc.org	2:29 PM	3:30 PM	
Mayor Mark Moore	mayor@cityofwalnutgrove.com	2:22 PM	3:30 PM	
NEGRC Presentation	pgsassist@negrc.org	2:20 PM	3:30 PM	
Noah Roenitz	pgsassist@negrc.org	2:22 PM	3:30 PM	
Randy Garrett		2:25 PM	3:30 PM	
Randy Garrett		2:20 PM	2:24 PM	
Sadie Krawczyk		2:49 PM	3:30 PM	

Public Input Meeting #2

Walton County Comprehensive Plan Meeting #2 Attendees Summary					GoToMeeting
Meeting Date	Meeting Duration	Number of Attendees	Meeting ID		
September 27, 2021 9:52 AM EDT	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	betwengamayor@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	betwengamayor@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	csparker@co.walton.ga.us

Public Involvement (cont.)

Public Input Meeting #5

Walton County Comprehensive Plan Update Input Meeting #5 – Parks and Recreation: February 4, 2022 – 10:00 a.m. Virtual Meeting		
NAME	TITLE	EMAIL
Mark Beatty	NEGRC Senior Community Planner	Mbeatty@negrc.org
Robert Post	Mayor, Town of Between	betweengamayor@gmail.com
Randy Garrett	Mayor, Town of Good Hope	townofgoodhope@windstream.net
Tim Prater	Planning Director, City of Loganville	tprater@loganville-ga.gov
Robbie Schwartz	Media Relations / Project Development Administration, City of Loganville	rschwarz@loganville-ga.gov
Sadic Krawczyk	Economic Development Director, City of Monroe	SKrawczyk@monroega.gov
Barbara Schlageter	Assistant City Clerk/Planning & Zoning Administrator, Social Circle	bSchlageter@socialcirclega.gov
Eric Taylor	City Manager, Social Circle	ETaylor@socialcirclega.gov
Mark Moore	Mayor, City of Walnut Grove	mayor@cityofwalnutgrove.com
Kristi Parr	Assistant Director Walton County Planning & Development	kparr@co.walton.ga.us
Charna Parker	Director Walton County Planning & Development	cparker@co.walton.ga.us
Stephen Jacques	NEGRC Project Specialist	SJacques@negrc.org
Carol Flaute	NEGRC Community Planner	CFLaute@negrc.org

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



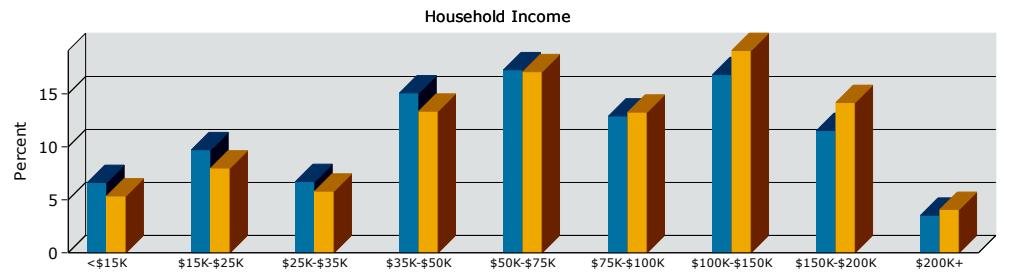
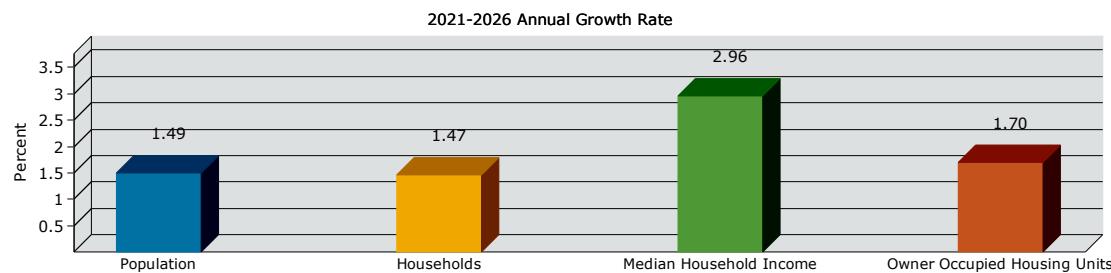
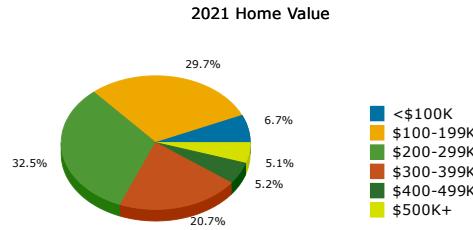
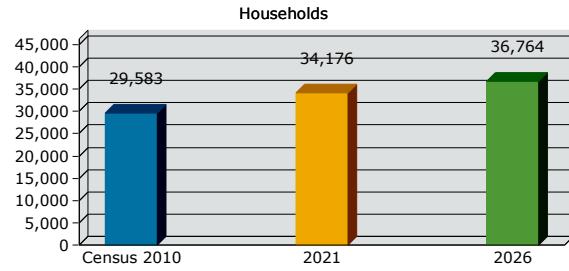
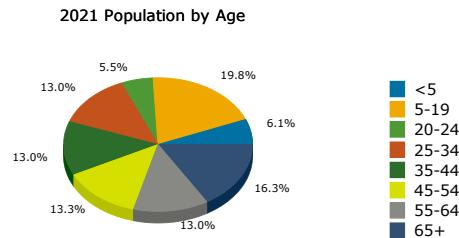
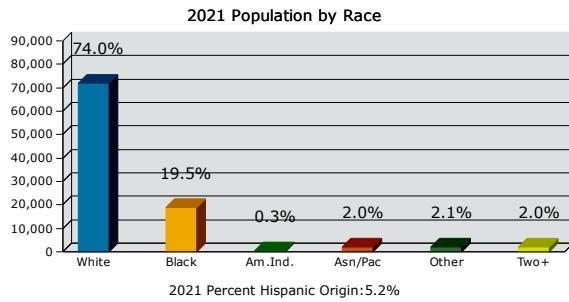
Community Data



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		Prepared by Esri		
Walton County, GA				
Walton County, GA (13297)				
Geography: County				
Walton County...				
Population Summary				
2000 Total Population	60,687			
2010 Total Population	83,768			
2021 Total Population	97,253			
2021 Group Quarters	791			
2026 Total Population	104,702			
2021-2026 Annual Rate	1.49%			
2021 Total Daytime Population	85,344			
Workers	32,424			
Residents	52,920			
Household Summary				
2000 Households	21,307			
2000 Average Household Size	2.82			
2010 Households	29,583			
2010 Average Household Size	2.81			
2021 Households	34,176			
2021 Average Household Size	2.82			
2026 Households	36,764			
2026 Average Household Size	2.83			
2021-2026 Annual Rate	1.47%			
2010 Families	22,921			
2010 Average Family Size	3.19			
2021 Families	26,105			
2021 Average Family Size	3.23			
2026 Families	27,957			
2026 Average Family Size	3.24			
2021-2026 Annual Rate	1.38%			
Housing Unit Summary				
2000 Housing Units	22,500			
Owner Occupied Housing Units	72.5%			
Renter Occupied Housing Units	22.2%			
Vacant Housing Units	5.3%			
2010 Housing Units	32,435			
Owner Occupied Housing Units	68.8%			
Renter Occupied Housing Units	22.4%			
Vacant Housing Units	8.8%			
2021 Housing Units	36,948			
Owner Occupied Housing Units	69.4%			
Renter Occupied Housing Units	23.1%			
Vacant Housing Units	7.5%			
2026 Housing Units	39,668			
Owner Occupied Housing Units	70.3%			
Renter Occupied Housing Units	22.3%			
Vacant Housing Units	7.3%			
Median Household Income				
2021	\$65,399			
2026	\$75,656			
Median Home Value				
2021	\$236,432			
2026	\$268,030			
Per Capita Income				
2021	\$29,350			
2026	\$33,143			
Median Age				
2010	37.3			
2021	39.3			
2026	40.0			
Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.				
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.				
January 20, 2022				
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Community Data (cont.)



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.

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Community Data (cont.)

Community Profile		Prepared by Esri
Walton County, GA		
Walton County, GA (13297)		
Geography: County		
2010 Population by Race/Ethnicity		Walton County...
Total	83,768	
White Alone	80.1%	
Black Alone	15.6%	
American Indian Alone	0.3%	
Asian Alone	1.1%	
Pacific Islander Alone	0.1%	
Some Other Race Alone	1.4%	
Two or More Races	1.5%	
Hispanic Origin	3.2%	
Diversity Index	37.6	
2021 Population by Race/Ethnicity		
Total	97,253	
White Alone	74.0%	
Black Alone	19.5%	
American Indian Alone	0.3%	
Asian Alone	1.9%	
Pacific Islander Alone	0.1%	
Some Other Race Alone	2.1%	
Two or More Races	2.0%	
Hispanic Origin	5.2%	
Diversity Index	47.2	
2026 Population by Race/Ethnicity		
Total	104,702	
White Alone	71.2%	
Black Alone	21.5%	
American Indian Alone	0.3%	
Asian Alone	2.2%	
Pacific Islander Alone	0.1%	
Some Other Race Alone	2.3%	
Two or More Races	2.3%	
Hispanic Origin	6.2%	
Diversity Index	51.0	
2010 Population by Relationship and Household Type		
Total	83,768	
In Households	99.2%	
In Family Households	89.4%	
Householder	27.4%	
Spouse	20.6%	
Child	34.7%	
Other relative	4.4%	
Nonrelative	2.2%	
In Nonfamily Households	9.8%	
In Group Quarters	0.8%	
Institutionalized Population	0.8%	
Noninstitutionalized Population	0.0%	
Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.		
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.		
January 20, 2022		
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Community Data (cont.)



Community Profile

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

Prepared by Esri

2021 Population 25+ by Educational Attainment		Walton County...
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		Walton County...
Total		78,164
Never Married		28.5%
Married		55.3%
Widowed		6.0%
Divorced		10.2%

2021 Civilian Population 16+ in Labor Force		Walton County...
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		Walton County...
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		Walton County...
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.

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Community Data (cont.)

ACS Population Summary				
		Prepared by Esri		
		2015 - 2019 ACS Estimate	Percent	MOE(±)
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
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Page 1 of 8				

Community Data (cont.)

ACS Population Summary				
Walton County, GA Walton County, GA (13297) Geography: County		Prepared by Esri		
		2015 - 2019 ACS Estimate	Percent	MOE(±)
WORKERS AGE 16+ YEARS BY PLACE OF WORK				
Total		41,094	100.0%	891
Worked in state and in county of residence		16,668	40.6%	912
Worked in state and outside county of residence		23,950	58.3%	1,001
Worked outside state of residence		476	1.2%	144
SEX BY CLASS OF WORKER FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER				
Total:		41,903	100.0%	903
Male:		22,321	53.3%	577
Employee of private company		15,652	37.4%	771
Self-employed in own incorporated business		1,874	4.5%	328
Private not-for-profit wage and salary workers		484	1.2%	144
Local government workers		1,658	4.0%	289
State government workers		424	1.0%	137
Federal government workers		487	1.2%	171
Self-employed in own not incorporated business workers		1,692	4.0%	285
Unpaid family workers		50	0.1%	56
Female:		19,582	46.7%	694
Employee of private company		13,009	31.0%	667
Self-employed in own incorporated business		689	1.6%	204
Private not-for-profit wage and salary workers		1,187	2.8%	215
Local government workers		2,426	5.8%	352
State government workers		924	2.2%	197
Federal government workers		272	0.6%	109
Self-employed in own not incorporated business workers		1,047	2.5%	256
Unpaid family workers		28	0.1%	30
POPULATION IN HOUSEHOLDS AND PRESENCE OF A COMPUTER				
Total		90,587	100.0%	194
Population <18 in Households		22,869	25.2%	132
Have a Computer		22,361	24.7%	357
Have NO Computer		508	0.6%	336
Population 18-64 in Households		54,202	59.8%	220
Have a Computer		52,425	57.9%	502
Have NO Computer		1,777	2.0%	440
Population 65+ in Households		13,516	14.9%	143
Have a Computer		11,098	12.3%	411
Have NO Computer		2,418	2.7%	405
HOUSEHOLDS AND INTERNET SUBSCRIPTIONS				
Total		31,670	100.0%	420
With an Internet Subscription		26,115	82.5%	672
Dial-Up Alone		97	0.3%	51
Broadband		21,987	69.4%	624
Satellite Service		3,069	9.7%	399
Other Service		254	0.8%	122
Internet Access with no Subscription		756	2.4%	182
With No Internet Access		4,799	15.2%	561

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

Reliability:  high  medium  low

January 20, 2022

Community Data (cont.)

ACS Population Summary				
Walton County, GA Walton County, GA (13297) Geography: County		Prepared by Esri		
		2015 - 2019 ACS Estimate	Percent	MOE(±)
WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK				
Total	41,094	100.0%	891	
Drove alone	33,606	81.8%	1,099	
Carpooled	4,455	10.8%	646	
Public transportation (excluding taxicab)	54	0.1%	53	
Bus or trolley bus	24	0.1%	25	
Light rail, streetcar or trolley	0	0.0%	31	
Subway or elevated	0	0.0%	31	
Long-distance/Commuter Train	0	0.0%	31	
Ferryboat	30	0.1%	46	
Taxicab	31	0.1%	38	
Motorcycle	55	0.1%	72	
Bicycle	33	0.1%	51	
Walked	543	1.3%	217	
Other means	433	1.1%	192	
Worked at home	1,884	4.6%	304	
WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK				
Total	39,210	100.0%	899	
Less than 5 minutes	887	2.3%	229	
5 to 9 minutes	2,213	5.6%	370	
10 to 14 minutes	4,330	11.0%	537	
15 to 19 minutes	4,822	12.3%	509	
20 to 24 minutes	4,402	11.2%	472	
25 to 29 minutes	2,269	5.8%	415	
30 to 34 minutes	5,433	13.9%	502	
35 to 39 minutes	1,370	3.5%	266	
40 to 44 minutes	2,055	5.2%	375	
45 to 59 minutes	4,435	11.3%	537	
60 to 89 minutes	5,096	13.0%	640	
90 or more minutes	1,898	4.8%	280	
Average Travel Time to Work (in minutes)	33.3		1.3	
FEMALES AGE 20-64 YEARS BY AGE OF OWN CHILDREN AND EMPLOYMENT STATUS				
Total	26,917	100.0%	123	
Own children under 6 years only	2,578	9.6%	390	
In labor force	1,870	6.9%	339	
Not in labor force	708	2.6%	222	
Own children under 6 years and 6 to 17 years	2,076	7.7%	263	
In labor force	1,409	5.2%	275	
Not in labor force	667	2.5%	179	
Own children 6 to 17 years only	6,064	22.5%	502	
In labor force	4,475	16.6%	473	
Not in labor force	1,589	5.9%	363	
No own children under 18 years	16,199	60.2%	638	
In labor force	11,134	41.4%	689	
Not in labor force	5,065	18.8%	457	
<small>Source: U.S. Census Bureau, 2015-2019 American Community Survey</small>				
<small>Reliability: high medium low</small>				
<small>January 20, 2022</small>				
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<small>Page 5 of 8</small>				

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				
No Social Security Income	20,853	65.8%	563				
Retirement Income	6,859	21.7%	438				
No Retirement Income	24,811	78.3%	582				
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS							
<10% of Income	102	1.3%	71				
10-14.9% of Income	557	6.8%	177				
15-19.9% of Income	1,181	14.5%	253				
20-24.9% of Income	840	10.3%	245				
25-29.9% of Income	789	9.7%	243				
30-34.9% of Income	536	6.6%	142				
35-39.9% of Income	687	8.4%	206				
40-49.9% of Income	802	9.8%	244				
50+% of Income	2,164	26.5%	384				
Gross Rent % Inc Not Computed	495	6.1%	146				
HOUSEHOLDS BY PUBLIC ASSISTANCE INCOME IN THE PAST 12 MONTHS							
Total	31,670	100.0%	420				
With public assistance income	566	1.8%	166				
No public assistance income	31,104	98.2%	443				
HOUSEHOLDS BY FOOD STAMPS/SNAP STATUS							
Total	31,670	100.0%	420				
With Food Stamps/SNAP	3,609	11.4%	401				
With No Food Stamps/SNAP	28,061	88.6%	549				
HOUSEHOLDS BY DISABILITY STATUS							
Total	31,670	100.0%	420				
With 1+ Persons w/Disability	8,890	28.1%	630				
With No Person w/Disability	22,780	71.9%	789				
Data Note: N/A means not available. Population by Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2017, adjusted for inflation.							
2015-2019 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2015-2019 ACS estimates, five-year period data collected monthly from January 1, 2015 through December 31, 2019. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.							
Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.							
Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.							
High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.							
Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.							
Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.							
Source: U.S. Census Bureau, 2015-2019 American Community Survey		Reliability: high medium low					
January 20, 2022							
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Community Data (cont.)

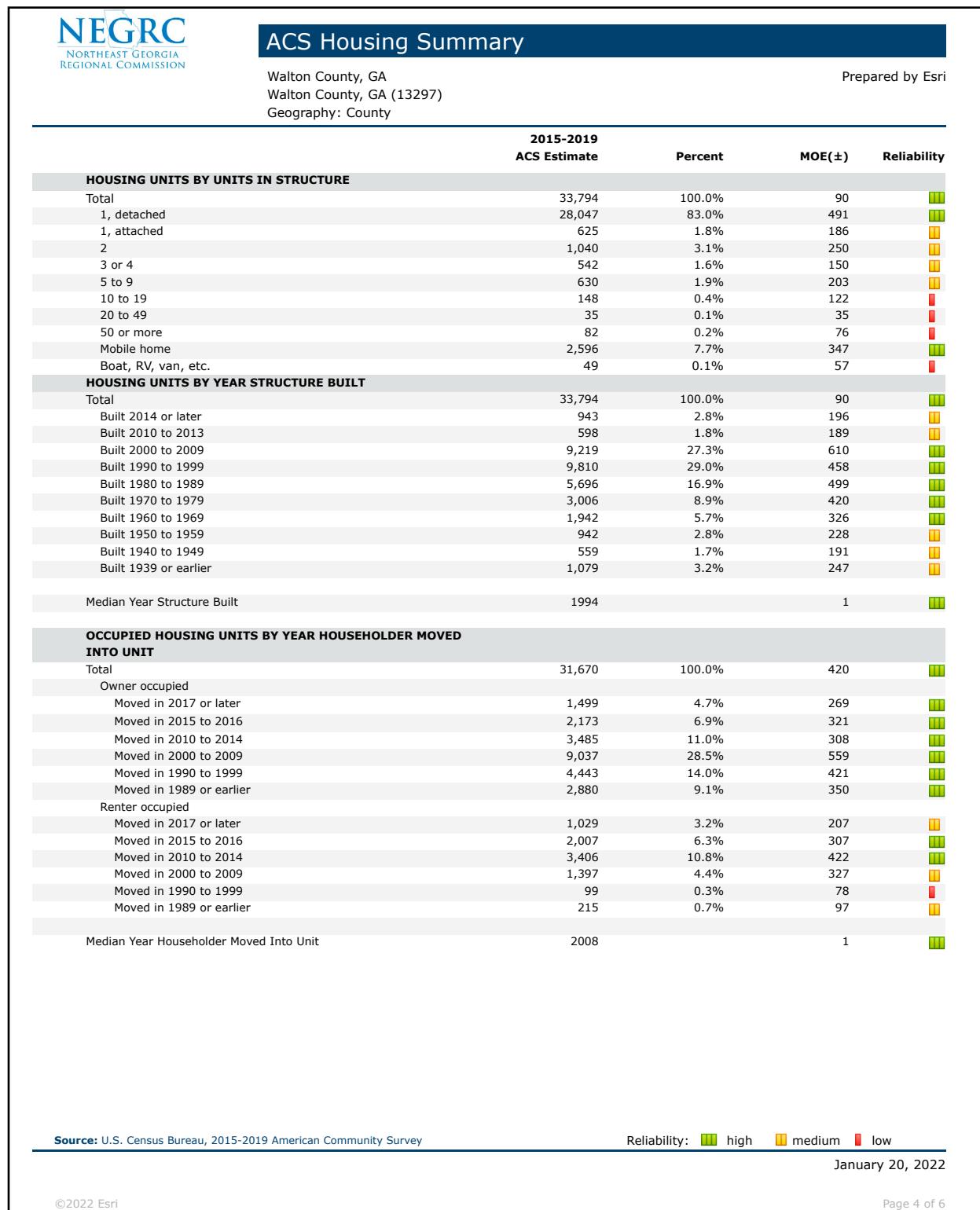
ACS Housing Summary				
Walton County, GA Walton County, GA (13297) Geography: County		Prepared by Esri		
	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	8,153	100.0%	527	█ █
With cash rent	7,721	94.7%	536	█ █
Less than \$100	358	4.4%	187	█ █
\$100 to \$149	74	0.9%	44	█ █
\$150 to \$199	70	0.9%	65	█ █
\$200 to \$249	36	0.4%	57	█ █
\$250 to \$299	184	2.3%	147	█ █
\$300 to \$349	128	1.6%	83	█ █
\$350 to \$399	272	3.3%	156	█ █
\$400 to \$449	305	3.7%	143	█ █
\$450 to \$499	357	4.4%	153	█ █
\$500 to \$549	317	3.9%	124	█ █
\$550 to \$599	150	1.8%	85	█ █
\$600 to \$649	768	9.4%	226	█ █
\$650 to \$699	321	3.9%	147	█ █
\$700 to \$749	589	7.2%	208	█ █
\$750 to \$799	724	8.9%	236	█ █
\$800 to \$899	951	11.7%	251	█ █
\$900 to \$999	693	8.5%	194	█ █
\$1,000 to \$1,249	902	11.1%	264	█ █
\$1,250 to \$1,499	293	3.6%	118	█ █
\$1,500 to \$1,999	180	2.2%	81	█ █
\$2,000 to \$2,499	40	0.5%	38	█ █
\$2,500 to \$2,999	0	0.0%	31	█ █
\$3,000 to \$3,499	0	0.0%	31	█ █
\$3,500 or more	9	0.1%	13	█ █
No cash rent	432	5.3%	128	█ █
Median Contract Rent	\$744	\$29		█ █
Average Contract Rent	\$738	\$78		█ █
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	8,153	100.0%	527	█ █
Pay extra for one or more utilities	7,780	95.4%	523	█ █
No extra payment for any utilities	373	4.6%	143	█ █

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

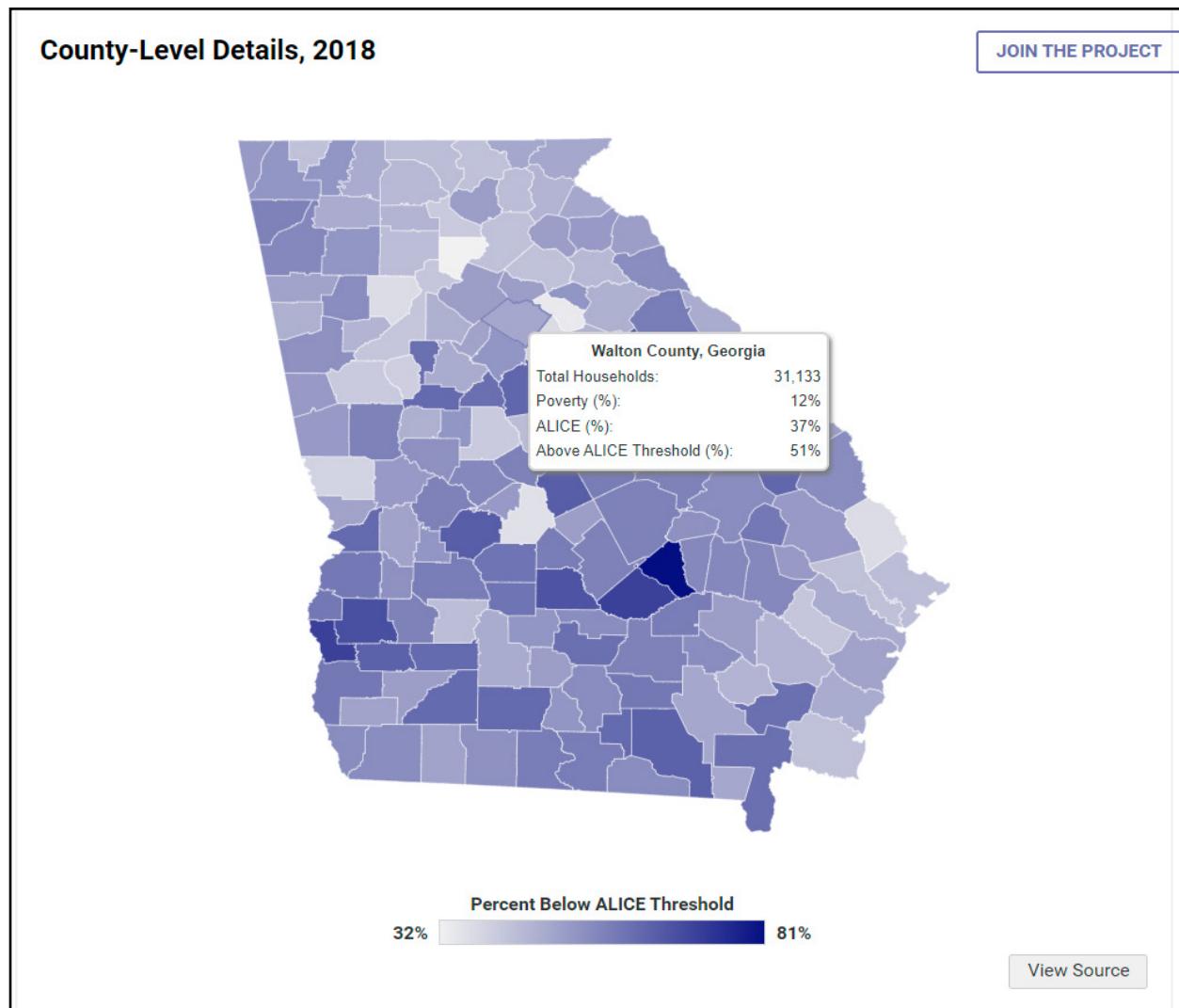
Reliability: █ high █ medium █ low

January 20, 2022

Community Data (cont.)



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.)

4/5/22, 2:42 PM
H+T Fact Sheets

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


Municipality: Between, GA

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

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

Map of Transportation Costs % Income



Location Efficient Areas

Legend: < 8% (light green), 8-12% (medium green), 12-15% (dark green), 15-18% (teal), 18-22% (dark teal), 22-26% (blue), 26-29% (dark blue), 29%+ (black).

Location Efficiency Metrics

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

 0% Percent of location efficient neighborhoods
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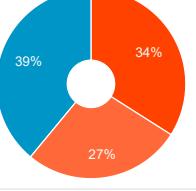
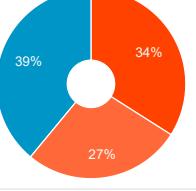
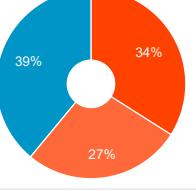
Neighborhood Characteristic Scores (1-10)

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

 1.3 Job Access Very low access to jobs	 0 All Transit Performance Score Car-dependent with very limited or no access to public transportation	 1.4 Compact Neighborhood Very low density and limited walkability
---	--	--

Average Housing + Transportation Costs % Income

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

 39% Housing	 34% Transportation	 27% Remaining Income
---	--	--

Transportation Costs

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

 \$15,330 Annual Transportation Costs
 2.15 Autos Per Household
 1234 Average Household VMT

0%
Transit Ridership % of Workers

0
Annual Transit Trips

11.04 Tonnes
Annual Greenhouse Gas per Household

<https://htaindex.cnt.org/fact-sheets/?lat=33.8176113&lng=-83.8074003&focus=place&gid=5144#fs>

1/2

Community Data (cont.)

4/5/22, 2:42 PM
H+T Fact Sheets


H+T® Fact Sheet
TRUE AFFORDABILITY AND LOCATION EFFICIENCY


H+T Metrics

Affordability

Housing + Transportation Costs % Income:	61%
Housing Costs % Income:	34%
Transportation Costs % Income:	27%

Demographics

Block Groups:	0
Households:	196
Population:	596

Household Transportation Model Outputs

Autos per Household:	2.15
Annual Vehicle Miles Traveled per Household :	26,141
Transit Ridership % of Workers:	0%
Annual Transportation Cost:	\$15,330
Annual Auto Ownership Cost:	\$11,708
Annual VMT Cost:	\$3,622
Annual Transit Cost:	\$0
Annual Transit Trips:	0

Environmental Characteristics

Residential Density 2010:	0.44 HHs/Res. Acre
Gross Household Density:	0.26 HH/Acre
Regional Household Intensity:	5,723 HH/mile ²
Percent Single Family Detached Households:	90%
Employment Access Index:	4,864 Jobs/mi ²
Employment Mix Index (0-100):	86
Transit Connectivity Index (0-100):	0
Transit Access Shed:	0 km ²
Jobs Accessible in 30 Minute Transit Ride:	0
Available Transit Trips per Week:	0
Average Block Perimeter:	2,375 Meters
Average Block Size :	85 Acres
Intersection Density:	20 /mi ²

Housing Costs

Average Monthly Housing Cost:	\$1,599
Median Selected Monthly Owner Costs:	\$1,720
Median Gross Monthly Rent:	\$878
Percent Owner Occupied Housing Units:	84%
Percent Renter Occupied Housing Unit:	16%

Jobs Accessible in 30 Minute Transit Ride:	0
Available Transit Trips per Week:	0
Average Block Perimeter:	2,375 Meters
Average Block Size :	85 Acres
Intersection Density:	20 /mi ²

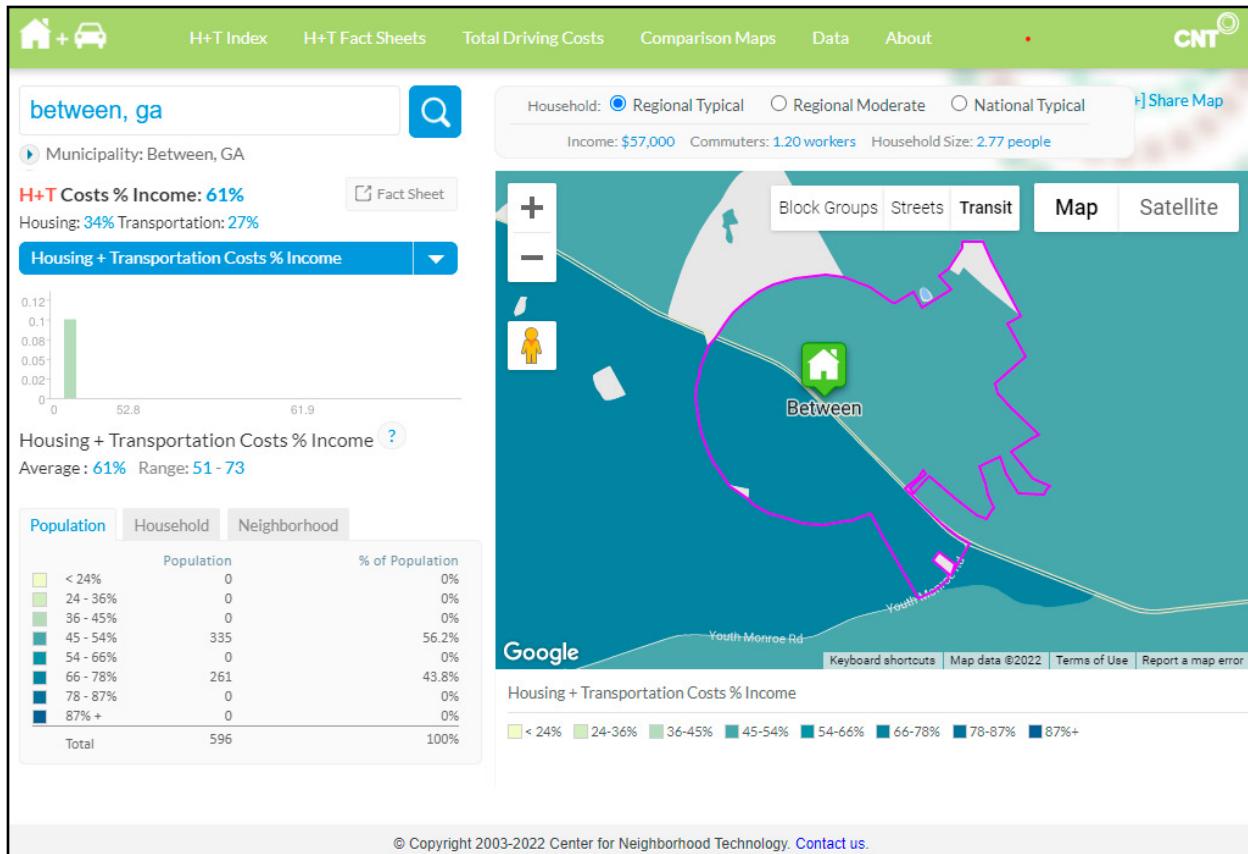
Greenhouse Gas from Household Auto Use

Annual GHG per Household:	11.04 Tonnes
Annual GHG per Acre:	2.91 Tonnes

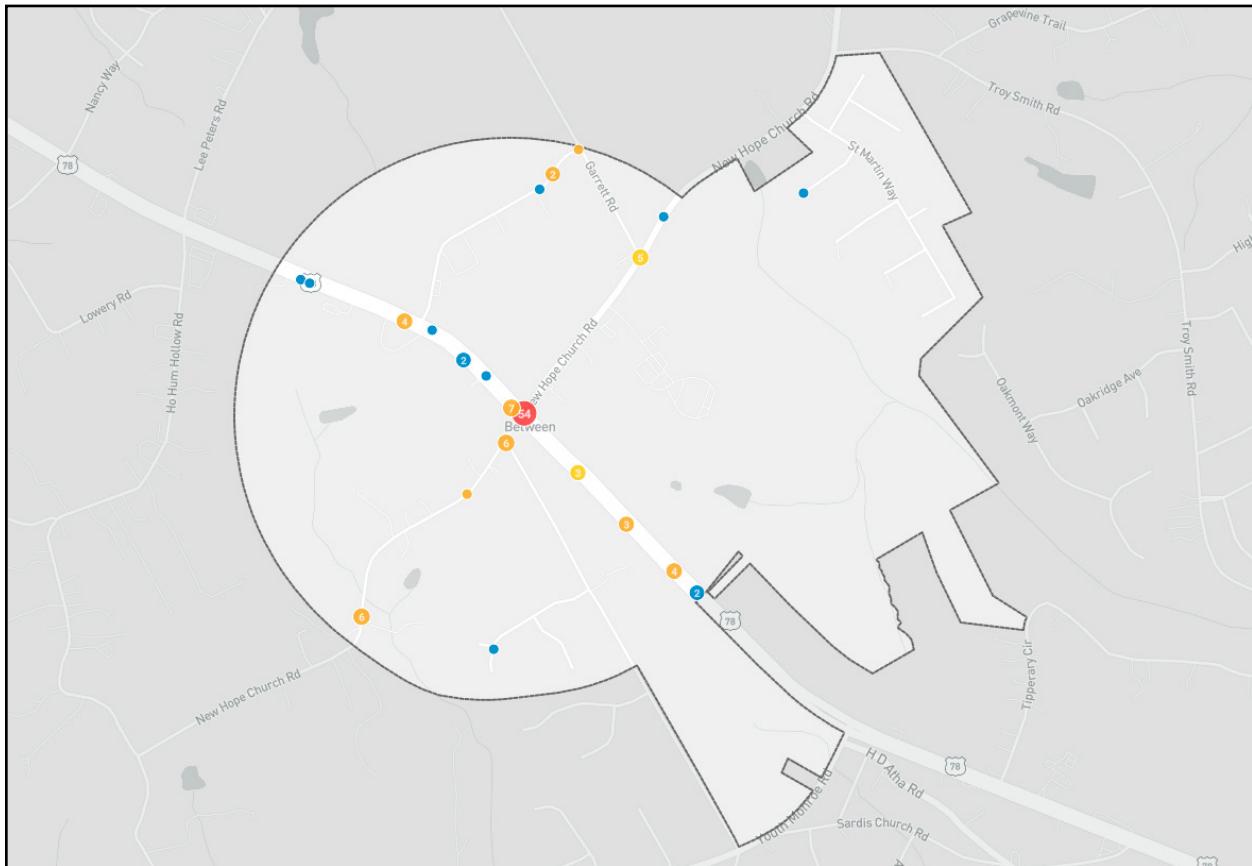
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<https://htaindex.cnt.org/fact-sheets/?lat=33.8176113&lng=-83.8074003&focus=place&gid=5144#fs>
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Community Data (cont.)

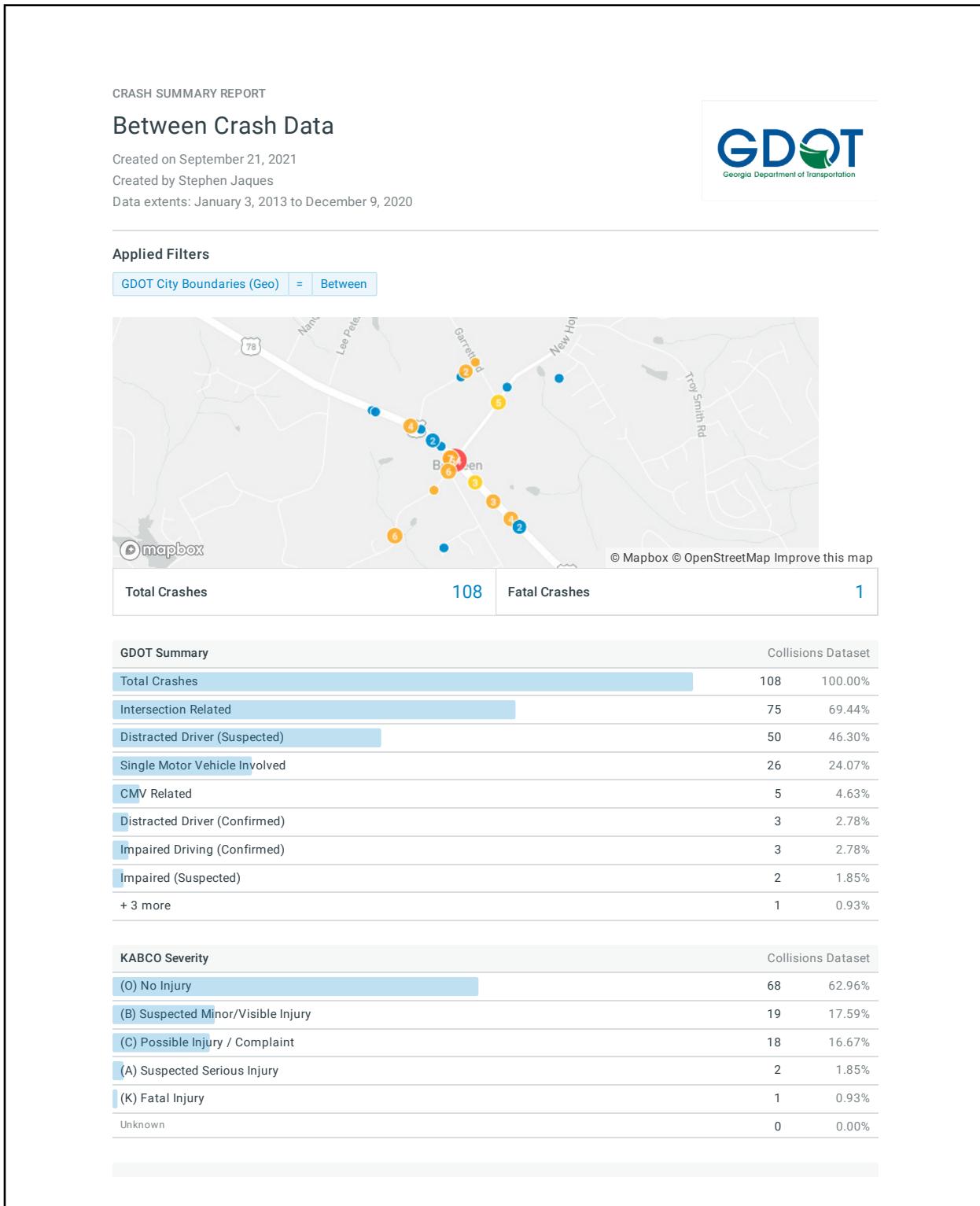


Community Data (cont.)



Recorded crashes in Between, 2013-2020, from <https://gdot.numetric.com/crash-query#/metrics>.

Community Data (cont.)



Community Data (cont.)

Date and Time (Year)	Collisions	Dataset
2020	16	14.81%
2019	13	12.04%
2018	19	17.59%
2017	13	12.04%
2016	14	12.96%
2015	11	10.19%
2014	9	8.33%
2013	13	12.04%

Date and Time (Hour of Day)	Collisions	Dataset
12 am - 2 am	1	0.93%
2 am - 4 am	1	0.93%
4 am - 6 am	1	0.93%
6 am - 8 am	8	7.41%
8 am - 10 am	12	11.11%
10 am - 12 pm	13	12.04%
12 pm - 2 pm	10	9.26%
2 pm - 4 pm	12	11.11%
+ 4 more	50	46.29%

Manner of Collision	Collisions	Dataset
Rear End	37	34.26%
Not a Collision with Motor Vehicle	28	25.93%
Left Angle Crash	15	13.89%
Angle (Other)	12	11.11%
Sideswipe-Same Direction	10	9.26%
Head On	3	2.78%
Right Angle Crash	2	1.85%
Sideswipe-Opposite Direction	1	0.93%
(None)	0	0.00%

Location at Impact	Collisions	Dataset
On Roadway - Roadway Intersection	57	52.78%
On Roadway - Non-Intersection	27	25.00%
Off Roadway	19	17.59%
On Shoulder	5	4.63%
+ 13 more	0	0%

Community Data (cont.)

Most Harmful Event	Collisions	Dataset
Motor Vehicle in Motion	80	74.07%
Tree	6	5.56%
Ditch	4	3.70%
Over Turn	4	3.70%
Other Non-Collision	3	2.78%
Utility Pole	3	2.78%
Embankment	2	1.85%
Fence	2	1.85%
+ 30 more	9	8.35%

Operator / Driver Contributing Factor	Collisions	Dataset
No Contributing Factors	75	69.44%
Following Too Close	27	25.00%
Failure to Yield	14	12.96%
(None)	13	12.04%
Too Fast for Conditions	8	7.41%
Driver Lost Control	7	6.48%
Changed Lanes Improperly	6	5.56%
Disregard Stop Sign/Signal	6	5.56%
+ 35 more	21	19.45%

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 (2)
 - b. Truthfully I have no idea

- 2. Are there any activities you would like to do in your community but cannot? Explain:**
 - a. No additional activates, Town of Between is good
 - b. More parks
 - c. No. we do not need to develop the town into a business area. it needs to remain primarily residential. We can get to Monroe or Loganville for big business.

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

- 4. If no, where are the streets or sidewalks in most need of repair?**
 - a. St.Martin estates
 - b. Lexington Drive and the streets that come off it in the neighborhood. St Martin Estates have had their roads paved but the "other" neighborhood Lexington Ridge hasn't. There is no HOA, there is no gate, and it is a public road and should be paved just like the other neighborhood.
 - c. No response

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

- 6. Does your community have any traffic issues?**
 - a. No (3)

- 7. If yes, what are the specific traffic issues (check all that apply)**
 - a. No response (3)

- 8. In your opinion, is park space within your community easily accessible to all residents? If not, explain:**
 - a. Yes (1)
 - b. There is only the splash park in our area
 - c. Yes. The town of between is close enough to other areas for public parks. Once the walking trails are complete we will have a nice area to walk for exercise.

Survey Responses (cont.)

9. Are there any persistent public safety issues in your community (dangerous intersections, sanitation, crime, run-down properties, etc.)? If yes, please explain
 - a. No
 - b. Not familiar
 - c. No response

10. How would you rate the water & sewer services in your community:
 - a. Excellent (1)
 - b. Average (2)

11. How would you rate the emergency response services in your community:
 - a. Excellent (1)
 - b. Very good (1)
 - c. Good (1)

12. How would you rate the internet services in your community:
 - a. Very good (1)
 - b. Good (1)
 - c. Average (1)

13. How would you rate the leisure/recreation services in your community:
 - a. Very Good (1)
 - b. Average (2)

14. Are there adequate housing options to meet the future needs of the community?
 - a. Yes (3)

15. What is the most immediate housing need within your community? Explain.
 - a. None
 - b. None that I am aware of. Don't believe we need more development
 - c. Keep the town primarily residential as it is a small town and that's the charm. No need for large business.
 - d. What is a defining characteristic of your community that you would like to see preserved?
 - e. Small town look and feel.
 - f. Small town feel. Family oriented and safe for kids to be outside and playing.
 - g. No response

Survey Responses (cont.)

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

- a. 1) recruit, pay and train the Police, fire and ems people Mayor Post 2) keep good clean community 3) keep Mayor Post
- b. 1) More parks 2) Family destinations 3) preserve small community. NOT overbuild
- c. 1) pave the streets in Lexington Ridge 2) Finish the walking trails at between park 3)

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

- a. Parks
- b. Preserve small community
- c. Walking trails

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