

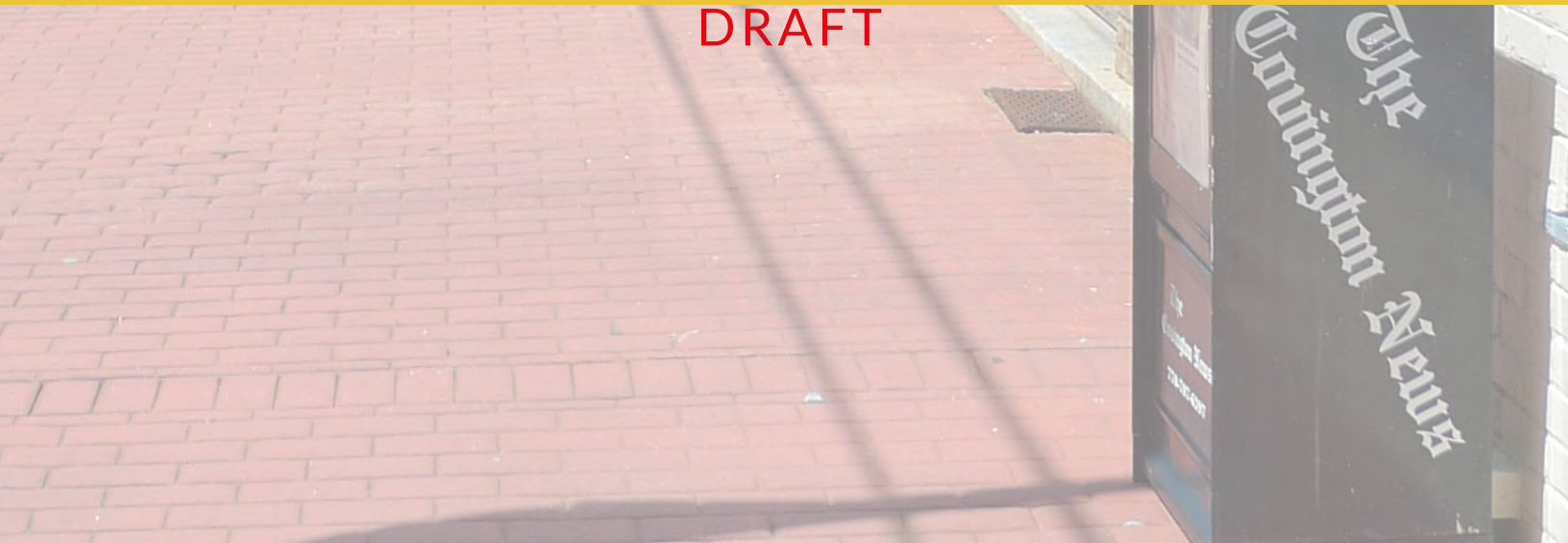


CITY OF
SOCIAL CIRCLE

COMPREHENSIVE PLAN

As Adopted on DATE, 2022

DRAFT



PREPARED BY THE NORTHEAST GEORGIA REGIONAL COMMISSION



Contents

INTRODUCTION 4

VISION, GOALS, AND POLICIES 7

NEEDS AND OPPORTUNITIES 9

HOUSING 22

BROADBAND SERVICES 29

LAND USE 31

COMMUNITY WORK PROGRAM 43

APPENDIX 54

Acknowledgements

STEERING COMMITTEE

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

MAYOR AND COUNCIL

- David Keener, Mayor
- Traysa Price, Mayor Pro Tempore and Council Member, District 1
- Tyson Jackson, Council Member, District 2
- Nathan Boyd, Council Member, District 3
- Steve Shelton, Council Member, District 4

NEGRC STAFF

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

CHAPTER 1 INTRODUCTION

A Comprehensive Plan is a community's guide for growth and improvement to public services, community resources, local policies, and the built environment. The Plan represents the preferred vision for the community's future and provides a tangible list of actions that the community is committed to undertaking to achieve that vision. It is intended to provide guidance to local elected officials on land use patterns, the existing needs of facilities and services, and the protection and enhancement of quality of life within the community.

The Plan seeks to establish the ground rules for how the community will develop and invest by asking three questions:

- Where are we now?
- Where do we want to be?
- How do we get there?

By considering current needs and existing opportunities, the plan provides a foundation for decision-making in support of achieving short- and long-term goals.

Process Overview

The Comprehensive Plan process follows the Rules of the Georgia Department of Community Affairs ("DCA"), O.C.G.A. Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018. The DCA rules require that the Comprehensive Plan of Social Circle consist of the following elements:

Needs and Opportunities

An analysis of the community's needs and opportunities helps to determine local conditions. Public engagement was used to identify existing issues, and opportunities on which the City can capitalize to address those issues.

Community Vision and Goals

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

Future Land Use

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

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 city and their hopes for its future. Following the initial public meeting, several publicly available work sessions were held with a Steering Committee, a group of citizens representing various communities and interests throughout the city. This Committee provided valuable feedback, guidance, and recommendations and served an integral role in developing a plan representative of the community's vision. In addition, an online public survey was available from September 14 through October 13, 2021. The online survey allowed the local government to receive a wider range of input than otherwise would have been possible. Responses were received from 24 residents of Social Circle, and these responses are provided in the appendix.

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

NEGRC's Role

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



Review Process

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

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

Data & Statistics

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

CHAPTER 2

VISION, GOALS, AND POLICIES

VISION 2040

Social Circle is a picturesque city, which retains its Victorian charm and authentic historic downtown within the historic Georgia Heartland. Social Circle is a rare city within commuting proximity to Atlanta that remains separated from the urban sprawl. The City welcomes economic activity and growth in a manner and form that strengthens its sense of place. Social Circle is a sustainable, adaptable community with abundant natural resources nearby. It is a walkable, friendly, community that retains its small town charm and hometown feel with a high quality of life for residents.

Social Circle is a complete community with a variety of attractive neighborhoods, a highly-rated, independent school system, abundant recreation opportunities for all ages, and a variety of commercial areas including an authentic historic downtown. The historic downtown has unique shops, restaurants, and frequent festivals.

Spanning out from the downtown is a well preserved residential historic district in which homes predominate and Bed and Breakfast Inns are sensitively placed, providing a delightful

accommodation for visitors. The character of the historic district is protected through careful preservation and restoration. All neighborhoods are walkable to the downtown and sidewalks are continuous along the streets. Street trees line the roadways providing shade, clean air, and attractiveness. Housing of all price ranges and many styles are provided within the city, and every neighborhood is well maintained and safe and secure.

Along the perimeter of the city, the Social Circle Parkway provides convenient access to an expansive industrial and institutional sector. Employment options are abundant and offer well-paying salaries to area residents. Social Circle enjoys a convenient route for traffic from I-20 to the thriving industrial area located to the northeast of the city center. The industries are clustered in this area, and are identified with high quality buildings, corridor landscaping which provides a campus like feel to the Parkway and attractive well landscaped monument signage. The industries are energy efficient and environmentally sensitive, providing a clean and healthy environment for those working in and living around the industry.

Surrounded by rural countryside, each gateway into the city provides a sense of arrival. Colorfully landscaped signage indicates residents' pride in the community. The city enjoys clean air, clean water, protected natural water ways, and is within a short drive to the Hard Labor Creek State Park and Charlie Elliott Nature Center. The Georgia Department of Natural Resources is headquartered in Social Circle and promotes opportunities for citizens to learn about nature.

Alternative transportation options are available to all residents. A trail and bicycle path network encircles the city and connects to the downtown, school campuses, parks and recreation areas, and neighborhoods. Also, a City public transit system provides service throughout the community, enabling easy access to schools, industry, shopping, and other destinations.

The independent city school system has exceptional standards and is a key attraction to the Social Circle. The school facilities are current and progressive, the curriculum is responsive to the needs of all students. A partnership between the schools and local industry and businesses provide for mentoring, internships, and development of the future work force needed in Social Circle.

Youth activities abound, with opportunities for organized team sports, as well as dance, theater, hiking, biking, and more. Community focus groups promote youth involvement and develop leadership opportunities.

Transparency and fiscal conservatism in government and a high level of volunteerism and engagement in civic organizations characterize the community. The varied civic groups continue a strong tradition of working together to provide for the needs of the community. City services are efficient and effective and responsive to the needs and priorities of the community. Infrastructure is reliable, sustainable, compliant, and continually updated to support economic growth and environmental considerations.

CHAPTER 3

NEEDS AND OPPORTUNITIES

The following list of needs and opportunities were identified during a series of input meetings and an online survey, including both the Steering Committee and the public, as well as a professional analysis of relevant data. The list is intended to capture the most prescient needs that the community will have over the next five to ten years, in order to establish a set of goals the community can work toward achieving. Unless otherwise noted, all data are sourced from Esri’s Business Analyst Software, which is based on the U.S. Census American Community Survey. Items are categorized into the following topics:

- Population, Community, and Governance • Economic Development • Planning and Land Use • Transportation
- 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

Social Circle, population 4,845, is a growing community in the rural southeastern corner of Walton County. Located near the expanding fringe of metropolitan Atlanta, the population has grown by 42% since the year 2000, and is projected to grow by an additional 10% over the next five years (Figure 1). However, even with population expansion, the median age of the community has increased from 36.2 in 2010 to 39.6 in 2021, and it is projected to grow to 40.7 over the next five years (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.

Social Circle’s population is approximately 60% White and 36% Black, with the remaining 4% of the population identifying as multiracial, Asian, or another race (Figure 3).

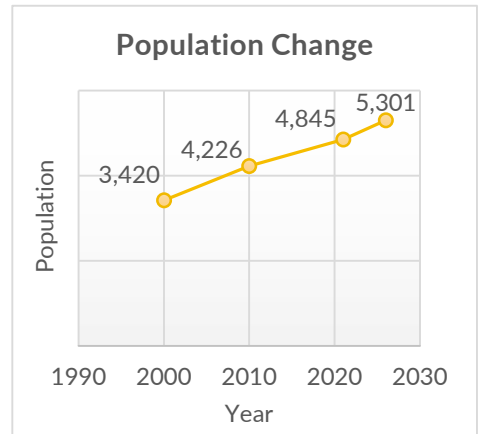


Figure 1. Social Circle population over time, Census (2000 and 2010) and projected (2021 and 2016).

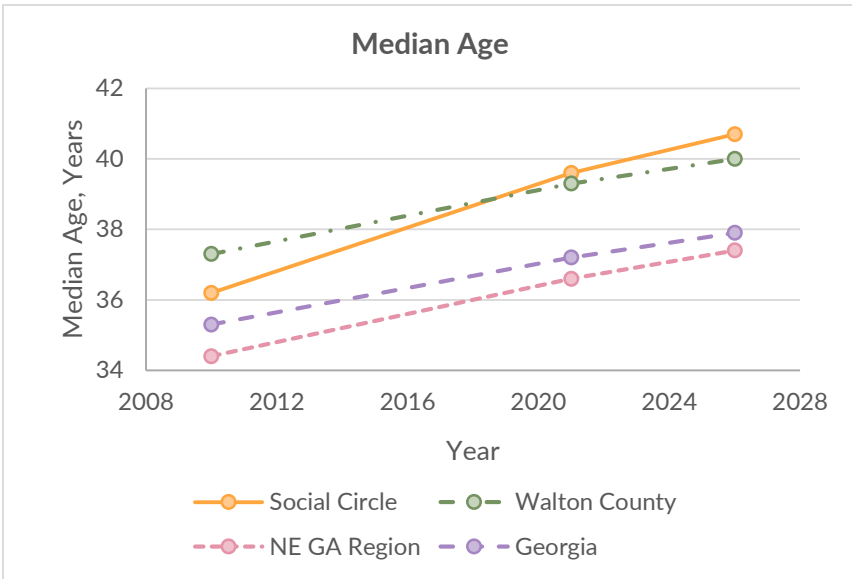


Figure 2. Median age of Social Circle residents over time, compared with Walton County, the Northeast Georgia Region, and the state of Georgia, Census (2010) and projected (2021 and 2026).

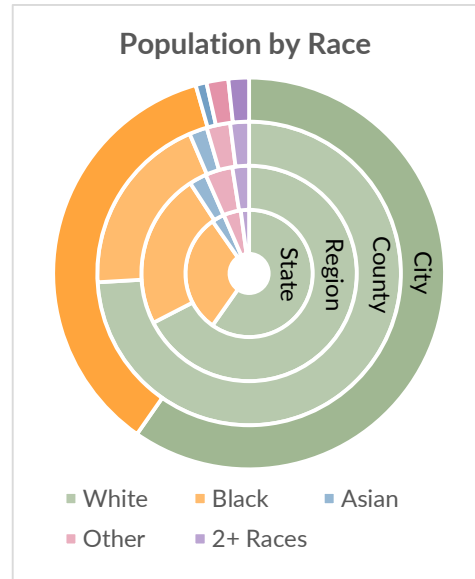


Figure 3. 2021 population of Social Circle, by racial percentage, compared with Walton County, the Northeast Georgia Region, and the state of Georgia.

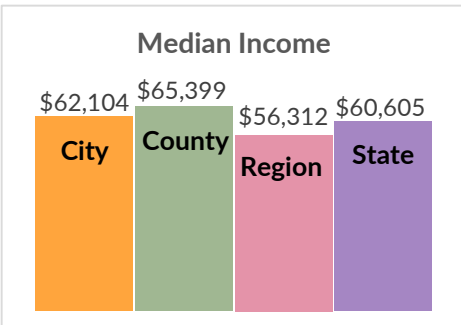


Figure 4. 2021 median income of Social Circle, compared with Walton County, the Northeast Georgia Region, and the state of Georgia.

Social Circle's 2021 median household income stands at \$62,104, which is higher than the median income in the region and state, but lower than Walton County's median income (Figure 4). However, the organization United for ALICE calculated 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 significantly lower poverty in the community. General strategies for addressing these challenges include developing housing and transportation options that lower the cost of living and decreasing barriers to establishing small-scale enterprises.

Social Circle is governed by a Mayor and a four-member City Council. Agendas and minutes for the Council's monthly work sessions and meetings are posted on the City's website. The City provides the following public services:

- Fire and Emergency Medical
- Transit

- Police
- Utilities (drinking water, sanitary sewer, natural gas, trash and recycling, and leaf and brush collection)
- Municipal Court

The City's boards and commissions include the following:

- Cemetery Committee
- Downtown Development Authority
- Georgia Initiative for Community Housing (CIGH) Stakeholders Group
- Historic Preservation Commission
- Library Board
- Planning and Corridor Commission
- Social Circle Development Authority
- Social Circle Housing Authority
- Social Circle Main Street Commission
- Tree Board

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

Needs

- Traffic speeds were indicated as a concern, pointing to a need for either improved enforcement or a reevaluation in street design.
- Increased opportunities to educate city commissions and the public about zoning and land use practices would benefit the community by promoting informed decision-making and encouraging participation in local government bodies.
- Building and property conditions were noted by survey respondents as needing improvement throughout the city.
- Some survey respondents indicated a need for more diverse inclusion in community events and services.

Opportunities

- Facilitate industrial, manufacturing, and distribution employment centers along Social Circle Parkway and the Interstate could address the areas poverty rate by providing well-paying jobs and a local pathway for the skilled workforce.

- Advertise trainings required by local commissions, such as the Historic Preservation Commission and Planning and Zoning Commission, to members of the public to improve education of local government operations.
- Review local policies for community engagement and address any shortcomings regarding equity and fairness.

Economic Development

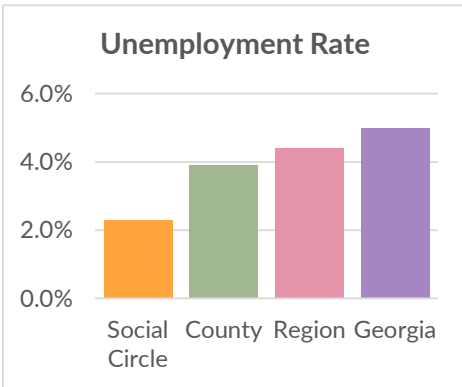


Figure 5. Unemployment rates for 2021 civilian population ages 16+ in Walton County, the Northeast Georgia Region, and the state of Georgia.

According to Esri’s Business Analyst, Social Circle unemployment stands at 2.3%, which is lower than the county, regional and state averages (Figure 5). The top industries in the area are Services (22%), Manufacturing (18%), and Transportation/Utilities (17%, Figure 6). The workforce is primarily employed in jobs categorized as Production (20%), Services (16%), Administrative Support (12%), and Transportation/Material Moving (11%, Figure 7). About 53% of the workforce, over the age of 25, has a high school diploma, diploma equivalent, or some college credit, while 19% did not finish high school; 28% of the workforce population has a college degree (Figure 8). Generally, building a diverse local employment base helps people with a variety of credentials find work. *Given that over half of the workforce does not have a college degree, the City should focus workforce training and economic development efforts on creating jobs that do not require a college degree. Also, the City should focus on improving skilled workforce training through resources such as the Athens Technical College (ATC) campus in Monroe and encouraging the development of the proposed Social Circle ATC campus.*

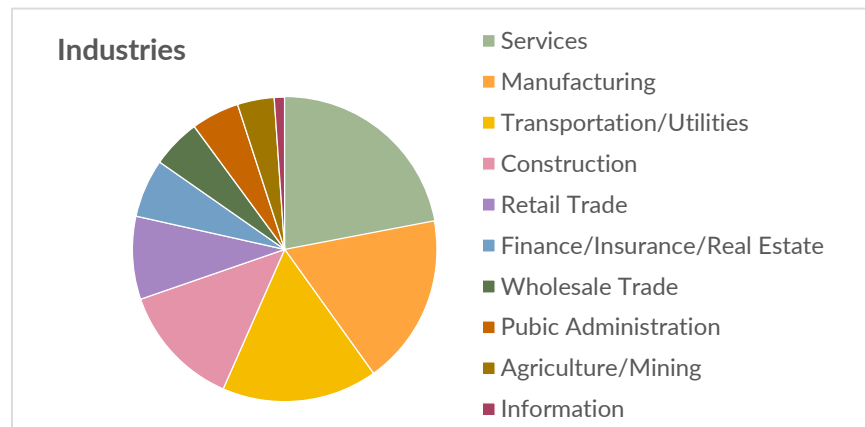


Figure 6. Social Circle’s 2021 employed population, ages 16+, by industry.

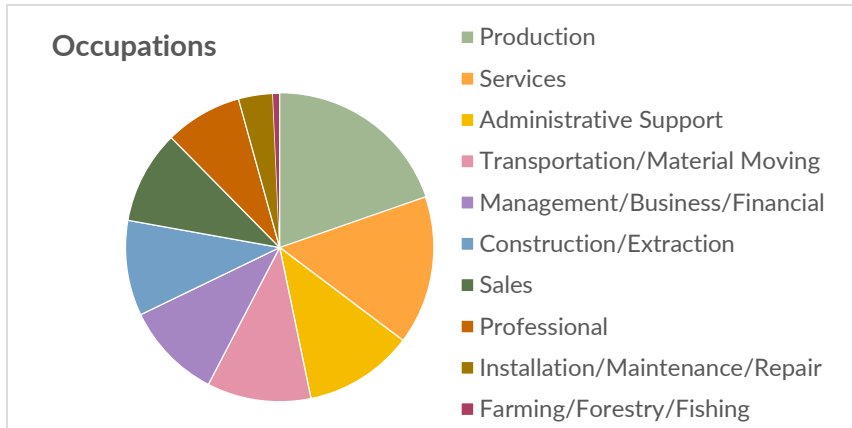


Figure 7. Social Circle's 2021 employed population, ages 16+, by occupation.

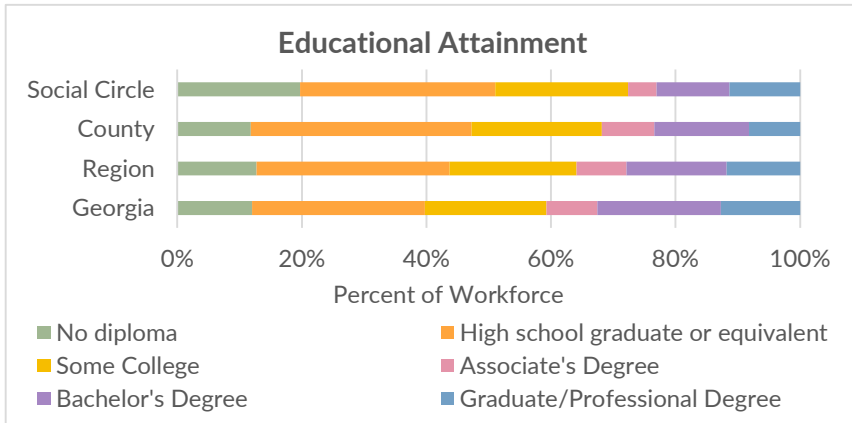


Figure 8. Workforce, ages 25+, by highest level of education attained, for Social Circle, Walton County, the Northeast Georgia Region, and the state of Georgia, 2021.

Walton County participates in the Joint Development Authority of Jasper, Morgan, Newton, and Walton Counties. The Joint Development Authority has focused on creating an industrial area for the region, which has resulted in the Stanton Springs Business Park and East Atlanta Megasite. This area is intended to attract National and Global industry for the continued improvement of the local employment market and is partially located within Social Circle city limits. Stanton Springs Park is currently home to Baxalta (a bio-manufacturing facility), the State of Georgia BioScience Training Center, and a Facebook data center. Additionally, a new electric automobile manufacturing facility is expected to open there in 2024, bringing an estimated 7,500 new jobs to the area. These developments bring tremendous employment opportunity to Social Circle residents and will attract new residents to the area. *Ensuring a pathway for students to employment opportunities will help retain younger residents in the city.*

The Social Circle Downtown Development Authority (DDA) maintains an active presence in the downtown area by engaging in local business promotion, networking, downtown event programming, community engagement, and beautification. This Authority plans to continue revitalizing the downtown by encouraging business development and creating a lively atmosphere for residents to enjoy and participate in.

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

Needs

- Survey respondents indicated a need for shopping and dining options with Social Circle. Currently, residents drive to neighboring cities for more options.
- A review of all services and existing infrastructure is needed to determine the city's capacity for business and residential growth.
- Completing and sharing the results of a recent local business survey will help identify target businesses to attract to the city.

Opportunities

- Incorporate focused training opportunities at the local high school catered to emerging industries in the Stanton Springs Business Park.
- Ensure that development of the Stanton Springs Business Park meets high development standards.
- Invest in public open spaces and trails to capitalize on the city's small-town charm and create an economic niche for outdoor recreation.
- Communicate avenues for young people to enter the construction industry and access related training opportunities.

Planning and Land Use

Social Circle is considered rural in character and retains remnants of its original one-mile radius city limit boundary. Residents have a proud appreciation of the small-town atmosphere and relatively low-density environment they live in. However, the city does have a significant history of development and hosts a historic downtown with multi-story buildings and several industrial properties tied to the railroad. The city faces development pressure from the west, as Metropolitan Atlanta continues to expand along the I-20 corridor. The county is also experiencing development pressure from the Stanton Springs Business Park, as new manufacturing facilities are expected to bring at least 7,500 new jobs to the region. While some of these new jobs may be filled by existing Walton County and Social Circle residents, it is

reasonable to expect an increase in housing demand when these facilities open. *Infrastructure will need to be expanded and upgraded accordingly to maintain a high standard of living for Social Circle residents.*

Social Circle expects major routes, such as the Social Circle Parkway, to experience significant growth pressures moving forward, accommodating commercial and industrial development appropriate for major thoroughfares. The Parkway is expected to serve a concentration of future employment centers so as to maintain a quiet, residential quality to the inner neighborhoods of the city.

Adaptive reuse and redevelopment are present within the historic town center and throughout in-town neighborhoods. City leadership plan to facilitate these activities as needed. The continued improvement of the downtown area and adjacent Mill Area is a high priority within the community.

Overall, survey respondents indicated that the city manages land use appropriately. Numerous comments pointed to a need for minor amendments and increases of public education in planning practice.

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

Needs

- Input from stakeholders indicated that local government review processes for new development require attention to improve efficiency of operations.
- Incorporating land use decisions with the street network is needed to address concentrated traffic concerns. Land use and transportation are closely interrelated components of a community and their relationship should be heavily considered while making decisions. **Opportunities**
- Create a Unified Development Code for city ordinances and development regulations.
- Redevelop the Mill Area to incorporate new rental options, retail, and dining.
- Host annual roundtables with the Planning and Zoning Commission to educate the public of local government decision-making processes.

Transportation

Social Circle's development pattern includes a walkable street grid in the core around downtown, and a suburban and rural layout near the edges of town. Many destinations within the city could be accessed by walking or biking if proper infrastructure like sidewalks, protected bike lanes, and complete streets are built. Older residential streets like Dogwood Avenue are narrow, lightly traveled, and may

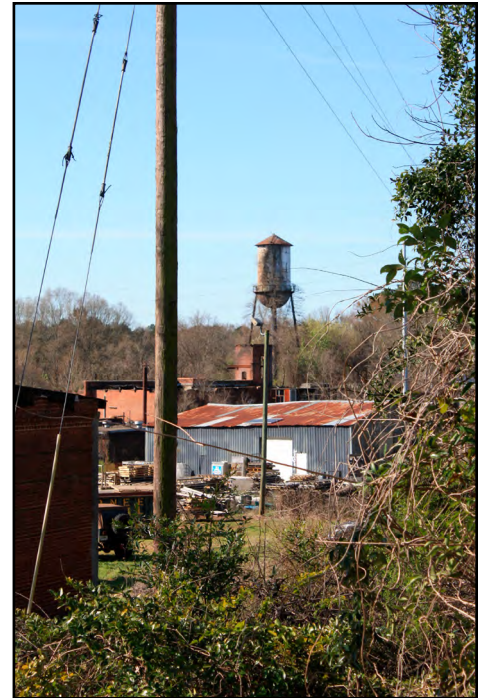


Figure 9. The Social Circle Mill Area offers a significant opportunity for urban redevelopment and infill



Figure 10. Regional example of a mixed-use industrial redevelopment, Bottleworks - Athens, Georgia

not need new infrastructure for biking and walking, so new improvements should be concentrated on main streets like Cherokee Road and Hightower Trail. Social Circle has identified a need for better bike and pedestrian connections, especially to increase school access and reduce the number of car trips in the city. Importantly, Social Circle mandates that residential neighborhoods with more than 30 units create at least two street connections. *The City should consider developing a streets master plan to guide development and ensure that the goal of creating a highly connected street network that is easily accessible and distributes traffic over multiple avenues is created.*

Social Circle is the only local government that offers rural public transit service within Walton County. This service is operated in a demand-response format, requiring users to make a reservation at least 24-hours in advance. This program is funded by user fees and the Georgia Department of Transportation (GDOT) 5311 rural transit program. Transit remains lightly used and may need to be re-evaluated in light of changes stemming from the COVID-19 pandemic.

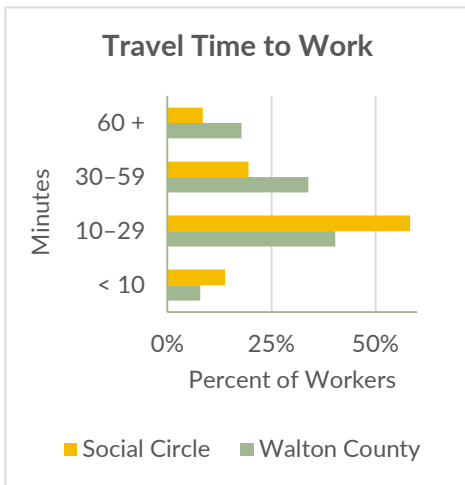


Figure 11. Travel time to work for workers age 16+ who did not work from home, 2015-2019.

Social Circle’s travel patterns show less long-distance commuting than residents in the rest of Walton County. Only 28% of Social Circle commuters travel more than 30 minutes to work compared to 52% of Walton County workers. About 14% of Social Circle commuters travel less than 10 minutes to work. This is almost double the percentage of county residents that commute less than 10 minutes (Figure 11). Over 50% of workers leave the county for work, which could be influenced by Social Circle’s location near multiple county lines. Nevertheless, the continued attraction of new employment opportunities to the area could help reduce the need to commute. In particular, multi-modal connections should be established between local employment centers and residential areas, incorporating transit service and the city-wide complete streets and trails master plan.

The GDOT reports that 872 crashes occurred in Social Circle from 2013-2020, including five fatal crashes. Cherokee Road and Hightower Trail form the backbone of the Social Circle street network and they are the location of the majority of crashes. These streets should be redesigned to decrease vehicle speeds and increase multi-modal access. The Social Circle Bypass is also the site of a number of crashes and the most common crash areas are intersections. *These intersections should be redesigned, in partnership with the Georgia Department of Transportation, to improve safety.*

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

Needs

- Traffic speeds were indicated as a concern, pointing to a need for either improved enforcement or a reevaluation in street design.
- Heavy traffic at the Cherokee Road and Hightower Trail intersection creates

a significant need to address traffic concerns during peak times of the day.

- Survey respondents indicated a lack of bicycle and pedestrian facilities to utilize throughout the city.
- Increases in the use of Social Circle Transit would assist the viability of the service and broaden its reach to community members.

Opportunities

- Identify street connections that could strategically alleviate traffic loads on the central intersection of the city.
- Implement the city-wide complete streets and trails plan to incorporate multi-use trails throughout the city.
- Evaluate the hours of operation of Social Circle Transit service and adjust to cater to local employment needs.

Natural and Cultural Resources

First settled in 1826 and incorporated in 1832, Social Circle has significant historical resources in the city center. The Social Circle Historic Preservation Commission (HPC) oversees the protection and preservation of locally and nationally designated historic resources through a local development review process. The City of Social Circle National Register District was recognized and established in 1977, and the local ordinance enabling a HPC was created subsequently. The HPC oversees an area of approximately 441 properties exhibiting a range of architectural styles and types, including residential, commercial, and industrial buildings. *A city-wide survey of historic resources is currently underway and is expected to be completed by 2024.* This survey is intended to encourage diversity in community involvement by focusing on under-researched African American resources and will bring the past surveyed project up to date with current standards, making sure all resources located within the project area will be documented for future consideration in National Register nominations.

The city is located on a ridge running north to south, effectively splitting the city in half. The eastern half of the city lies within the Upper Oconee River basin and drains into the Lake Rutledge watershed and the Nelson Creek-Little River watershed. The western half is in the Upper Ocmulgee River basin and drains to the Strouds Creek-Alcovy River watershed. Social Circle is within Georgia's Upper Oconee Water Planning Region and is included in the *Upper Oconee Regional Water Plan*, which was last updated in 2017. The plan is focused on water conservation, water supply, wastewater, and water quality, and it outlines near-term and long-term strategies to meet water needs through 2050.

The city has remained largely undeveloped at the periphery of city limits, creating a “green” boundary of woodland. *The City should maintain this to the maximum extent possible through sensitive land use policy.*

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

Needs

- The city's water service area being located within multiple watersheds creates difficulties related to water intake and discharge requirements. The City will need to plan growth carefully to be sensitive to existing water resources from the Alcovy River.
- The Alcovy River is limited in its permissible capacity to provide drinking water to Social Circle's water system. Outside water sources will need to be secured to make up for any shortcomings of the local system.

Opportunities

- Partner with the Walton County Water Department to purchase water for additional needs.
- Increase the size of the local historic district and National Register district accordingly, per the historic resource survey results.
- Improve local stormwater regulations to increase the allowable threshold of Total Suspended Solids (TSS) removed from any water runoff from developed sites.
- Utilize the presence of the Georgia Department of Natural Resources Wildlife Resources Conservation Center to encourage education in biological sciences, ecology, and forestry.
- Implement a façade improvement program for historic buildings in the city center.
- Facilitate redevelopment of the Mill area to reimagine a significant historic industrial property for Social Circle.

Community Facilities and Services

Social Circle has several locally maintained parks, as well as Walton County facilities. The City is planning a new facility on Fairplay Road that will have senior services among other amenities. Stephens Park, including its ballfields, is the largest park in the city, but it has poor multi-modal connections. *Better walking and biking connections should be established between adjacent neighborhoods and the park to increase access.* Friendship Park, in downtown Social Circle, provides an attractive central gathering place for people and special events. The City should make sure

that any redevelopment of adjacent parcels compliments the Park.

Social Circle maintains city-owned and operated water and sewer networks for residents, and is planning on a new sewer plant expansion in 2022-2023. Sewage treatment capacity will be increased from 600,000 gallons per day to 3 million gallons per day with capacity to expand in future phases. Sewage backups are a known problem in the city. Approximately 50-55% of sewer pipes are terra cotta, which is an outdated material to use for today's standards. The City has been awarded a 2021 Community Development Block Grant to replace sewer pipes in the Mill area, but more resources will be necessary to fully upgrade the network and reduce system maintenance costs. The Public Works Department is in the processes of determining how to eliminate several, if not all, of the sewage lift stations within city limits. These lift stations were installed in various subdivisions built in previous decades and present a cumbersome maintenance responsibility to city staff. As opportunities and funding resources are available, the City will replace these neighborhood systems with traditional gravity sewer lines.

Social Circle's water system is permitted to intake water from the Alcovy River. However, the Alcovy River is limited in future permitting capacity, so the City will be required to make up for any lack in available volume by purchasing water from Walton County. Walton County will complete construction of a water treatment facility at the Hard Labor Creek Reservoir by 2024; this facility is expected to meet the water needs of the area for 30 to 40 years. No significant issues with the City's water service delivery were indicated during input meetings. This was echoed in the public survey results, as most survey respondents from Social Circle rated water and sewer services as "good" or "average" (Figure 12).

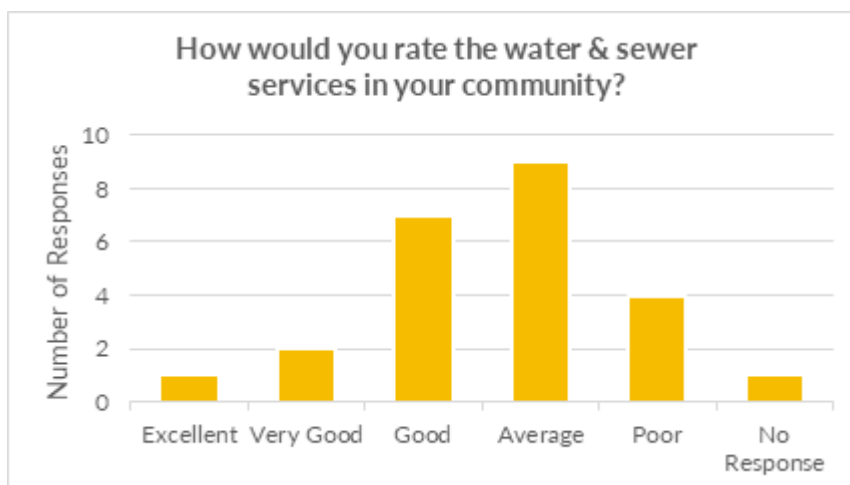


Figure 12. Responses received from Social Circle residents to a question about water and sewer services (2021 survey).

The stormwater drainage system is in need of improvement as well, and the City is considering potentially adding a stormwater fee, like the one in Athens-Clarke County, to pay for system maintenance and expansion.

The City of Social Circle Fire Department provides fire and emergency medical services to Social Circle and the surrounding areas. The City also has its own police department. Emergency services were rated as “Good”, “Very Good”, or “Excellent” by 66 percent of survey respondents. The remaining 34 percent of surveys rated emergency services as “Average” or did not provide a response. *During input meetings it was noted that emergency services will require expansion and equipment upgrades during the next five years to maintain service capacity and quality for the growing population.*

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

Needs

- Park facilities and programming is primarily the responsibility of Walton County Parks and Recreation; several comments were received indicating a need for increased local parks and recreation opportunities and multi-modal connection to those facilities.
- Survey respondents noted a lack of places for youth to gather. The City should explore opportunities for youth development and activity programming for middle and high school aged residents.
- Significant flooding issues were noted as an issue during heavy rains, pointing to the need for comprehensive stormwater infrastructure upgrades.
- Public meetings, including Council meetings and appointed Boards and Commissions, are held in the Community Room. Audio visual and sound equipment is needed to enhance the ability for the audience to follow presentations and discussion.

Opportunities

- Create a strategy for the expansion and multi-modal connection of a local park system.
- Create programming and enable safe public spaces for youth to use through the Downtown Development Authority and W.H. Stanton Memorial Library.
- Implement an annual stormwater tax for system maintenance and upgrades.
- Identify applicable grant and loan programs for water and sewer infrastructure improvements.

- Identify funding strategies for emergency service expansions and equipment upgrades.
- Consider rehabilitating the community room to better serve AV needs for public meetings and enhance the opportunity to film and broadcast public meetings.

Intergovernmental Coordination

City elected officials maintain an active relationship with the other local governments throughout Walton County. Mayoral gatherings and collaboration with the various Walton County departments occur on a regular basis and are planned to continue. As with the development of this plan, Social Circle 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 between city council members and residents is desirable, where possible.

Opportunities

- Facilitate of more local groups and committees to engage with and learn from local government operations.
- Host annual public information sessions regarding city and county services, available either virtually through the city's website or in-person.

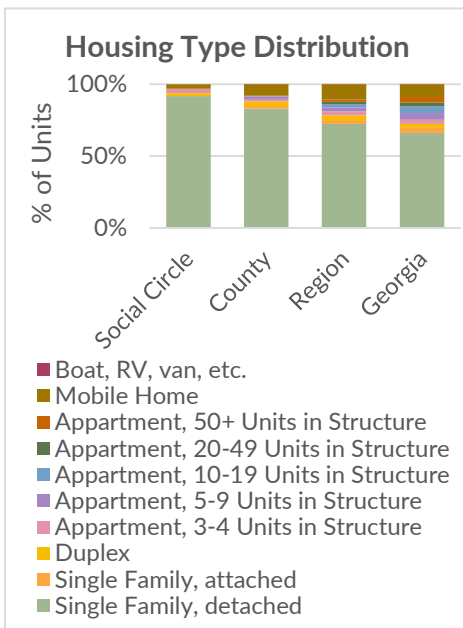
CHAPTER 4 HOUSING

The purpose of the housing chapter is to evaluate the adequacy and suitability of existing housing stock to serve current and future community needs. It provides an overview of current housing types, condition, occupancy, and costs and explores housing needs and opportunities for the community.

Social Circle chose to include a housing element to plan for anticipated increases in population and housing needs. Because of its location along Interstate 20 and proximity to Atlanta, Social Circle faces development pressure from the west as Atlanta’s metropolitan region expands. Some additional growth is anticipated due to the upcoming construction of a new automotive plant southeast of the city, in the Stanton Springs Business Park. The automotive plant is expected to bring 7,500 new jobs to the region and is expected to be completed in 2024.

Unless otherwise noted, all data in this chapter are sourced from Esri’s Business Analyst Software, which is based on the U.S. Census American Consumer Survey.

**High priorities within the community are italicized.*



Housing Types and Mix

Social Circle’s housing stock is dominated by single family residential homes, with an estimated 92% of homes falling into this category in 2015–2019. All of Social Circle’s current single-family residential housing is detached, as there are no existing townhouses. “Missing Middle” housing (i.e., homes in buildings with 2–19 housing units) makes up only 5% of the housing stock, and includes only duplexes (2%) and 3–4 unit apartment buildings (3%). In addition, 4% of housing units are mobile homes. Social Circle has a higher concentration of single-family homes than Walton County, the 12-county Northeast Georgia Region, and the state of Georgia. With only four housing types in the city, Social Circle’s housing stock is also less diverse than the county, region, and state, as shown in Figure 13.

In a 2021 survey of Social Circle residents about housing, most of the survey’s 104 respondents classified the available housing supply in Social Circle as either short (49%) or adequate (44%). Only 4% of respondents classified the housing supply as excessive. When asked which types of housing Social Circle needs more of, most respondents (58%) expressed the need for more single family houses. There was

Figure 13. Estimated housing type distribution in Social Circle compared with Walton County, the Northeast Georgia Region, and the state of Georgia, 2015–2019.

also some support for townhouses (21%) and additional apartments (13%). The majority of those supporting additional townhouses added that they supported owner-occupied townhouses, not rentals.

Housing Condition and Occupancy

Social Circle underwent rapid housing development between 1990 and 2009, as over half of homes were constructed during that time frame. There is also a significant amount of older housing stock in Social Circle, with nearly a quarter of homes built before 1970 and over 10% built before 1940 (Figure 14). Many of the oldest houses are within the city's local and nationally-registered historic districts.

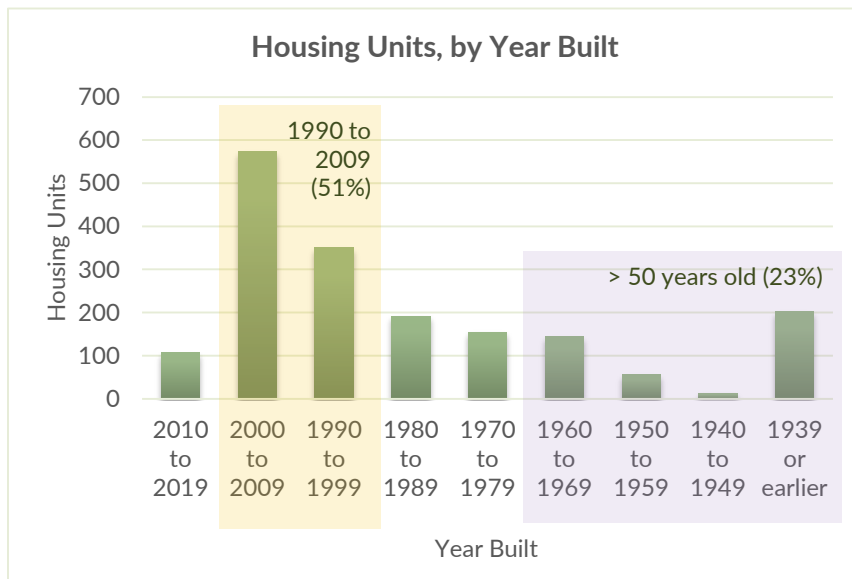


Figure 14. When existing housing units in Social Circle were built, 2015-2019.

In the 2021 housing survey, some respondents expressed concerns about properties that are “run down” or “poorly maintained.” When asked whether they would support the City seeking grants to help qualifying homeowners improve their homes, 62% of respondents said yes and only 22% said no. The overall condition of homes throughout city limits is being determined by a local housing survey, started by Social Circle's action committee for the Georgia Initiative for Community Housing (GICH) program. The City entered this program in the spring of 2019 and graduated in 2021. The housing survey is expected to be completed by 2023. Also, the local Historic Preservation Commission is undergoing two historic resource surveys, funded by the Georgia Historic Preservation Department. The results of these surveys will provide city staff with detailed, parcel-level data about the condition of all homes in the city.

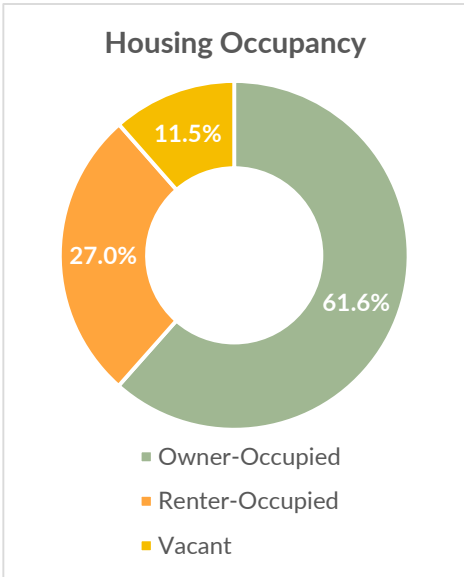


Figure 15. Occupancy of Social Circle's housing, 2021.

As of 2021, approximately 61.6% of housing units in Social Circle are owner-occupied, 27.0% are renter-occupied, and 11.5% are vacant (Figure 15). Esri predicts that by 2026, owner-occupied homes will increase to 64.1% and renter-occupied homes will decrease to 25.4%. Social Circle's 11.5% vacancy rate is somewhat higher than Walton County's (7.5%) and the Northeast Georgia Region's (9.5%), and about the same as the state's (11.6%).

Housing Costs

The median home value in 2021 for Social Circle was approximately \$224,000. This was lower than the median home value for Walton County (\$236,000) and higher than the Northeast Georgia Region (\$213,000), and it was about the same as the state's median home value. The distribution of home values for owner-occupied homes is shown in Figure 16.

Median rent in 2015-2019 was \$731 per month, or \$1,017 per month for gross rent with utilities. Households are typically considered cost-burdened if housing costs exceed 30% of household income. Under this definition, a household income of \$40,000 would be necessary to afford the median rent in the city; however, it is estimated that nearly a quarter of Social Circle residents earn an annual household income lower than \$35,000. Also, data suggest that approximately 42% of households that rent, 19% of homeowners with a mortgage, and 16% of

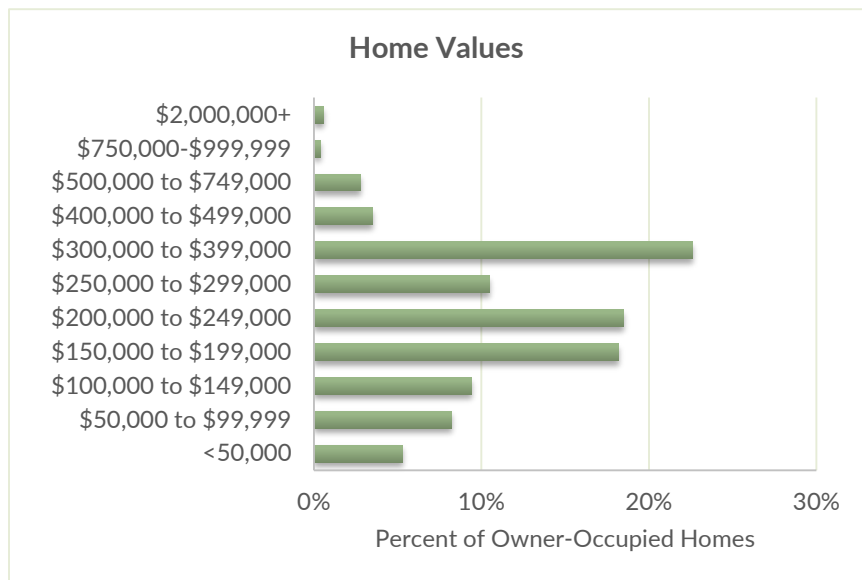


Figure 16. Estimated values of owner occupied housing units, 2021.

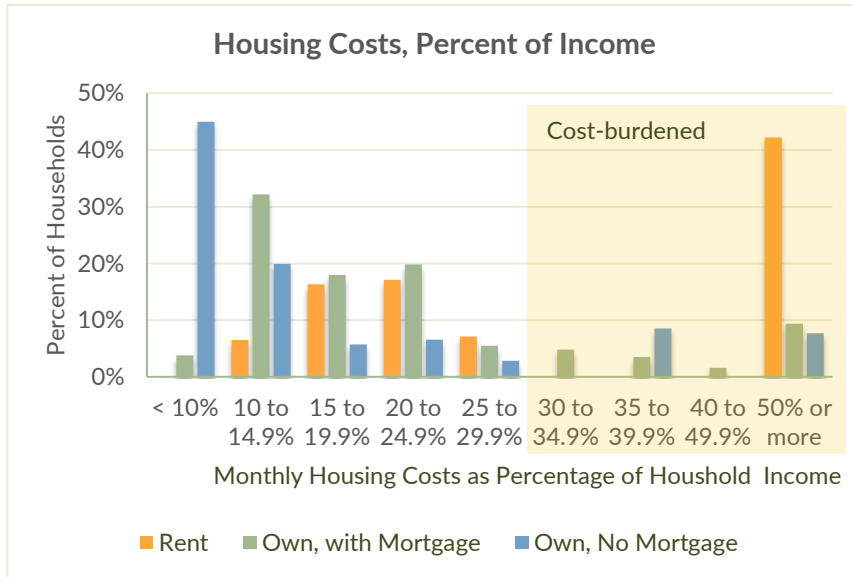


Figure 17. Monthly housing costs as a percentage of household income, for renters, homeowners with a mortgage, and homeowners without a mortgage, 2015–2019.

homeowners without a mortgage are considered cost-burdened¹ (Figure 17).

Another way of looking at housing costs is to consider the costs of housing and transportation together, as doing so provides a more comprehensive understanding of the affordability of living somewhere. Housing and transportation together are considered affordable if they cost no more than 45% of a household’s income. Social Circle has an H+T index of 48%, meaning that a regionally-typical household earning \$57,000 annually spends 48% of its income on the costs of housing and transportation together (Center for Neighborhood Technology, <https://htaindex.cnt.org/>).

One caveat: home prices nationwide, including in Georgia, have risen dramatically in 2021 and 2022, with rents also increasing considerably during the same time period. Because most of the data presented in this section are estimates and projections based on 2015–2019 data, they likely underestimate current home values and housing costs.

¹ For households that rent, the included housing costs for determining cost-burden include rent and utilities. For those that own their homes, housing costs include what the U.S. Census Bureau defines as “selected monthly owner costs,” such as mortgages, taxes, insurance, utilities, fuels, and where appropriate, condominium or mobile home fees.

Jobs-Housing Balance

Of the over 2,000 Social Circle residents ages 16 and older who work, an estimated 47% work in Walton County, 51% work in Georgia but outside of Walton County, and the remaining 2% work outside of Georgia. Among workers who did not work from home, average travel time to work was 23 minutes, with most workers (72%) traveling less than 30 minutes to work; however, some workers have much longer commutes, with 9% of workers commuting more than an hour each way (Figure 10). Social Circle's total 2021 population (4,845) and daytime 2021 population (4,727) are very similar, indicating that nearly as many workers commute into Social Circle to work there as commute from Social Circle to work in other locations.

Social Circle is considered to have a decent availability of employment opportunities, considering its rural character. There are several large manufacturing and distribution centers present along the eastern and southern areas of the city. A new automotive plant southeast of the city, in the Stanton Springs Business Park, is projected to bring 7,500 new jobs to the region when it opens in 2024. Because of the plant's proximity to Social Circle, it is likely that some of the new workers and their families will seek housing in Social Circle. Based on input received during community meetings, available housing stock is significantly limited. *Therefore, Social Circle's existing capacity to absorb major new housing pressures is a pressing concern.*

Life Cycle Availability and Housing Needs of Special Populations

It is important for a community to have a diverse mix of housing sizes and types if it wants to meet the needs of individuals and families throughout the human life cycle. In Social Circle, the most common housing type is single-family residential, with many neighborhoods zoned for house and lot sizes that are well-suited for families with children living at home. When diversified housing stock is available, people typically move among houses of different sizes and price points throughout their lifetimes. For example, apartments, townhouses, and small houses are often sought by young adults, couples without children, and seniors, because these smaller homes are typically both less expensive and easier to maintain than large single family homes.

Another life cycle consideration of housing is location. Families with children often prefer homes near amenities like schools or parks and in neighborhoods where other children live. Where mobility is a concern, such as for some seniors and disabled people, single-story housing in walkable or easy driving distance from stores and services is often desirable. Other seniors prefer or need to live in housing made

specifically for seniors, such as in retirement communities, assisted living facilities, or nursing homes.

Seniors 65 and older were 18.3% of Social Circle's population in 2021 and are projected to increase to 19.1% in 2026, as the community's median age increases from 39.6 to 40.7. As the city's population ages, there will be an increased need for senior living facilities and small homes such as single-story houses, townhouses, or small apartment buildings that are compatible in scale with single-family homes.

Housing Needs and Opportunities

The number of households in Social Circle has grown from less than 1,200 in 2000 to more than 1,700 in 2021. This number is projected to increase an additional 9.4% from 2021 to 2026—a faster growth rate than is projected for Walton County, the Northeast Georgia Region, and the state of Georgia—increasing demand for Social Circle's already limited housing stock. In alignment with nationwide trends, housing costs have increased considerably since 2000. Having a limited housing supply and increasing demands for housing may further increase home prices and rents as the city's population grows.

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

Needs

- New housing stock for renter- and owner-occupied units is needed to address the large percentage of cost-burdened households.
- A strategy with the Board of Education to manage school growth capacity for new residents within city limits should be developed.
- A greater variety of housing types would help to address life cycle availability needs within the community.
- A unified vision for where in the city and what type of new housing development is appropriate could help guide future decisions.
- Improved connectivity between neighborhoods and city streets would enhance accessibility of resources from where people live.

Opportunities

- Redevelop the Mill Area to incorporate more multi-family rental units to ease the demand of the cost-burdened rental population in the area.
- Create a uniform process of development review for new construction.
- Comprehensively review and amend the local zoning ordinance and development code to incorporate flexibility in permissible housing types

and subdivision requirements, while maintaining consistency with the single-family scale seen throughout the city.

- Continue resource fairs for available housing assistance programs.
- Explore the potential for housing development with local property managers who have a good rapport with the community.
- Apply for state and federal grants to provide funds for housing rehabilitation, new housing construction, and homeownership assistance.

CHAPTER 5

BROADBAND SERVICES

Expansion of broadband is a top priority region-wide. *The Northeast Georgia Comprehensive Economic Development Strategy (CEDS) 2017-2021* update, crafted through key stakeholder input from the entire Northeast Georgia Region (including economic development professionals, educators, business leaders, and elected officials), prioritizes broadband expansion through specific tasks in its Action Plan (Strategy 2.a). Additionally, in 2018 the Georgia Department of Community Affairs launched the Georgia Broadband Deployment Initiative (GDBI) to coordinate and establish broadband programs to increase economic, educational, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies.

**High priorities within the community are italicized.*

Existing Services

The Georgia Department of Community Affairs considers Social Circle to be “served” by broadband with the exception of a few locations (Figure 18). 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 Social Circle entirely, once implemented. The expansion is expected to be completed by 2026.

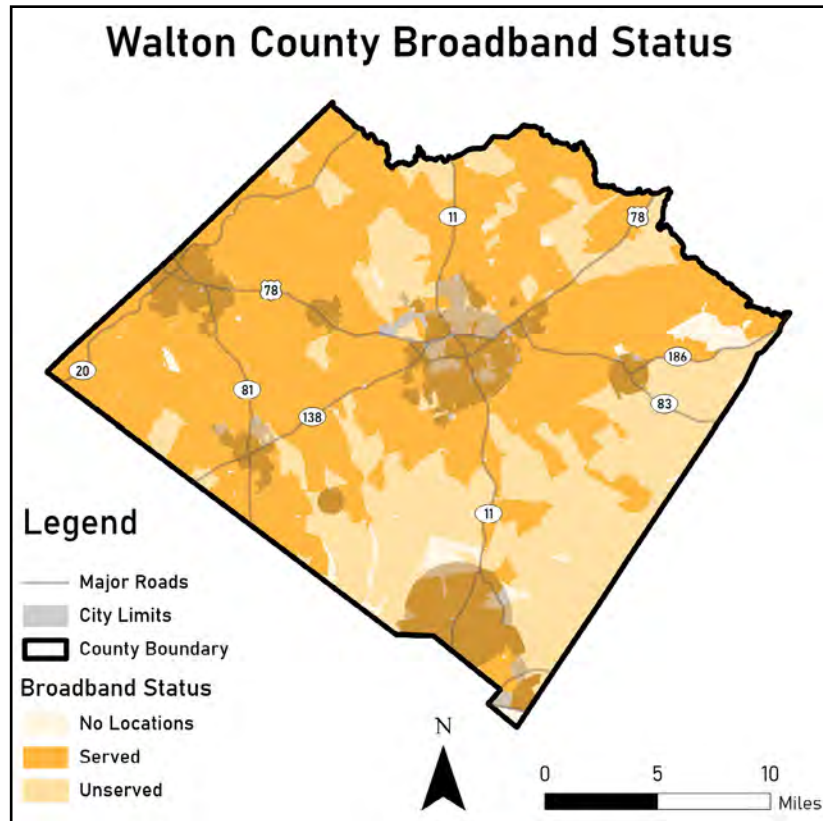


Figure 18. Broadband availability in Walton County, according to the Georgia Department of Community Affairs.

Currently the Stanton Memorial Library offers free Wi-Fi for residents and the Downtown Development Authority offers Wi-Fi access for events upon request. *The City should explore options for upgrading service and expanding free Wi-Fi locations, as necessary.*

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

Needs

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

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 Character Areas Map. The “character areas” methodology was chosen for the format of land use planning in this document in lieu of the “future land use” methodology. The character areas method involves assigning groupings of parcels an array of applicable zoning categories. This provides the community with flexibility in land use decisions within each character area.

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

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

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

Character Areas Compatibility Index

CHARACTER AREA	DESCRIPTION	ZONING COMPATIBILITY*	APPROPRIATE LAND USES*	PAGE
Agricultural and Estate Residential	Pasture lands and woodlands, conservation areas and open lands, cultivated agriculture, agritourism, farms, and residences associated with farms or on larger tracts of land with pastoral views and a high degree of building separation.	Agricultural (AG, AG2)	Residential, Agricultural, Agritourism	34
Central Historic	Predominately single family homes located within a local historic district. Sensitive commercial uses that enhance the historic character of the district and preserve the contributing buildings and property characteristics are permitted. This is a highly walkable area with mature trees and characteristic walls and fences which blends seamlessly into the downtown historic district.	Medium Density Single-Family Residential (R-15, R-25), Neighborhood Commercial (NC), Residential Medium Density (RMD)	Residential, Office, Commercial, Institutional	35

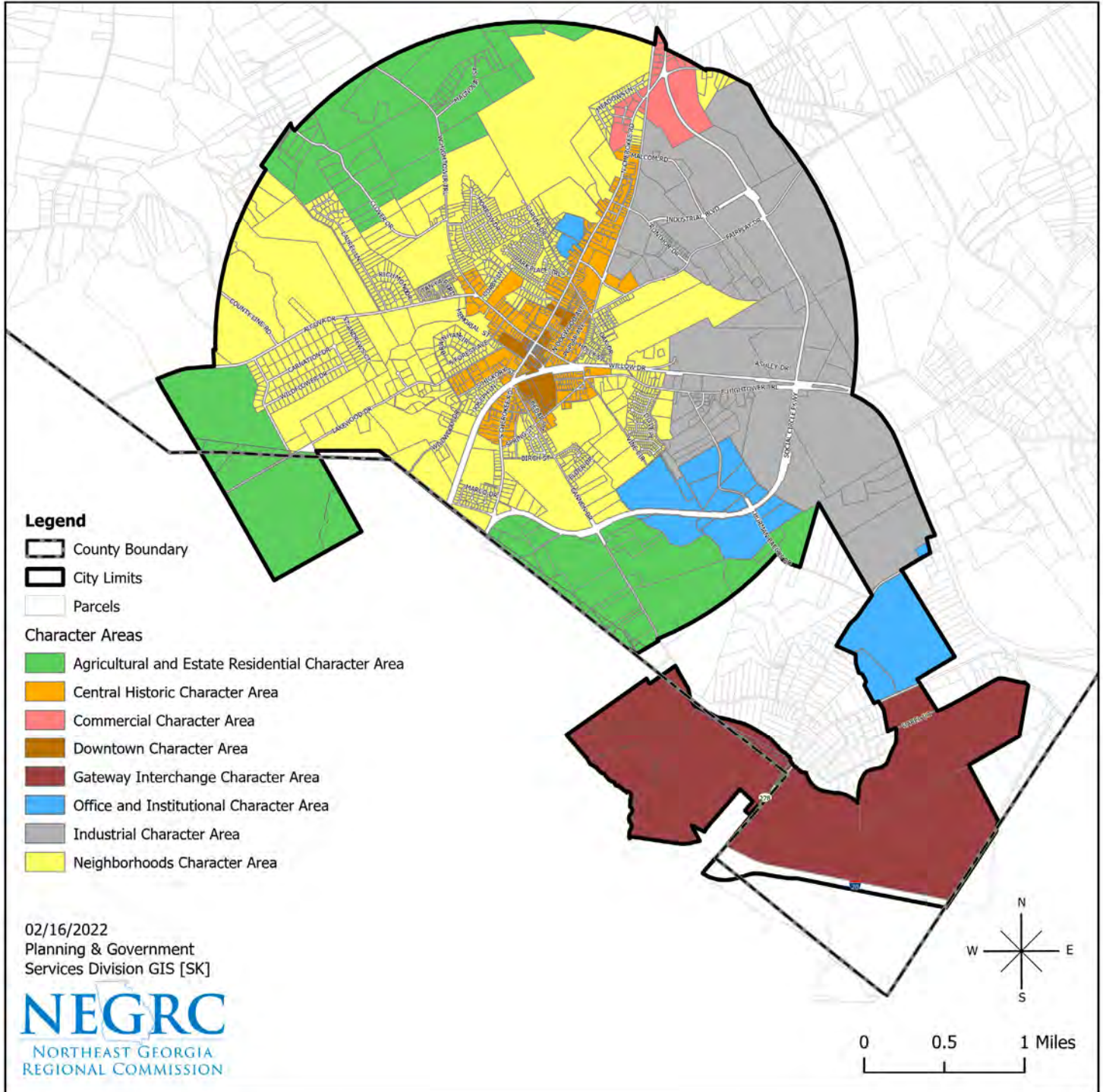
(continued on next page)

(continued from previous page)

CHARACTER AREA	DESCRIPTION	ZONING COMPATIBILITY*	APPROPRIATE LAND USES*	PAGE
Office and Institutional	Larger-scale office, institutional, health, and government campuses that cannot be accommodated downtown and institutions such as College campuses define this character area. Not a strip commercial pattern, this area is marked by centralized entrances, shared parking, mature and extensive landscaping, and a coordinated architectural style.	Office/Institutional (OI), Mixed Use Business Park (MUBP)	Office, Institutional, Government, Recreation	36
Commercial	The Commercial character area is planned to provide for larger-scale businesses, which cannot be accommodated downtown. Architecture that is conducive to the business, yet also reflects and enhances the small town feel of the area, is encouraged.	General Commercial (GC), MUBP, AG	Commercial, Office, Recreation	37
Downtown	Historic downtown district including rail depot and warehouses and mill buildings. Sidewalks are wide and shaded with streetside commercial activity. The character of the area is preserved through a local historic district. The downtown hosts frequent festivals and activities and is the heart and soul of the community. Churches, parks, and theater are located downtown in a scale which does not dominate adjacent properties.	Commercial Business District (CBD), NC, Planned Unit Development (PUD), RMD.	Commercial, Office, Residential, Government, Recreation	38
Gateway Interchange	A commercial and mixed use employment center area. The interchange character area presents prominent distinctive landscaping and a sense of arrival from the Interchange. Large scale buildings are well set back from the roadway, landscaped, and accessed through consolidated entrances.	GC, Light Industrial (I-1), Industrial (I-2), MUBP,	Commercial, Industrial, Office, Institutional (e.g. Stanton Springs Business Park)	40
Industrial	Industrial uses predominate. Entrances are well signed, Building entries are distinctively landscaped, and a landscaped buffer with greenway trail network separates industrial areas from road frontage preserving the aesthetic character of the city.	I-1, I-2, MUBP	Industry, Offices	41
Neighborhoods	Existing neighborhoods and land planned for future residential development. Smaller lots, predominantly single-family residential, walkable areas with complete streets, preserved tree canopy, and neighborhood-appropriate commercial activity. Public schools, parks and recreation areas are located within or adjacent to the neighborhood character areas.	R-15, R-25, RMD, PUD	Single-Family residential	42

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

Character Areas Map



Character Areas Defining Narratives

Compatibility

ZONING COMPATIBILITY	APPROPRIATE LAND USES
AG, AG-2	Residential, Agricultural, Agritourism

Implementation Measures

- Maintain buffer areas between agriculture and residential neighborhoods.
- Implement an off-road trail network throughout the city, connecting to parks, schools, neighborhoods, and the downtown.
- Create a comprehensive roadway plan that will provide connections between neighborhoods and facilitate traffic circulation.
- Provide for conditional uses within the Agricultural zoning districts which allow for appropriate agritourism and agribusinesses.

Agricultural and Estate Residential

The City of Social Circle is nestled within a rural area and surrounded by Agricultural zoning in the adjacent unincorporated County areas. The Agricultural and Estate Residential character area provides an opportunity for farms and estate homes to protect natural resources on city edges, provide a transition into the city center, and maintain the sense of entry into a historic community and small town atmosphere.

Within the Agricultural and Estate Residential area, homes and buildings have large lot frontages and are significantly set back from the roadway. Off-road trails can be seen meandering throughout. Farms, forests, and pastures characterize the area, and livestock is common. Agritourism businesses, encouraged in this character area, are sensitive to and reflect the rural character. Examples may include farm-setting catering or wedding venues, large animal veterinary clinics, or bed-and-breakfasts. The structures in this character area should be residential or rural agricultural in style, and drives and parking areas should be sensitively placed and out of view from the adjacent roadways.

Central Historic

Spanning outward from the downtown is a well-preserved local historic district, in which residential building types predominate and bed-and-breakfast inns provide a delightful accommodation for visitors. The character of the historic district is maintained through preservation and restoration of all contributing buildings and regulated design for new construction. The Central Historic character area boundary closely relates to the local historic district, and a portion of this character area is also within a nationally-registered historic district.

The structures in this character area represent the major architectural styles and periods of the time. Included are examples of Greek Revival, Plantation Plain, Gothic Revival, Second Empire, Queen Anne, American Victorian, Victorian Eclectic, Italianate, Colonial, Georgian, Neoclassical, “Half-Houses,” Federal, Bungalow, Tudor, Craftsman, and Ranch.

The tree-lined streets and well-kept public and private properties are reflective of the early 1900s. Sidewalks are located along all streets and are shaded with street trees. Driveway connections are narrow and parking is typically beside or behind the homes and buildings.

New construction, fences, landscape, and driveways are sensitive to and complement the Central Historic character. Community history and heritage is exhibited through the beauty of the buildings, placement, and scale.

Near the historic homes are churches and small shops that retain the original character of their construction. Noteworthy are the Methodist church and the Mill Village store. In addition, some structures along the main roadways are preserved in their historic character while used conditionally for low intensity office or commercial. The scale and number of these conditional uses is small so as not to change the residential character of the corridor.

Within the Central Historic character area, signage, streetlights, and historic information markers are located to emphasize the significant history specific to Social Circle. Two historic cemeteries are located within this area. These manicured sites, with markers dating back over 200 years, provide an attraction for tourism and reflect the generations of many families still a part of the community.

The size of the Central Historic character area and the level of preservation of the building fabric is highly valued throughout the community. The local historic district design guidelines, overseen by the Historic Preservation Commission, guide activities within the district in addition to the local zoning ordinance.

Compatibility

ZONING COMPATIBILITY	APPROPRIATE LAND USES
R-25, R-15, NC, RMD	Residential, Office, Commercial, Institutional

Implementation Measures

- Continue use of the local historic district to preserve existing buildings and maintain the character of the district.
- Promote and educate the community on the rich local history to encourage rehabilitation and maintenance of structures and properties.
- Expand advertisement of the historic properties and settings to promote tourism and business.
- Remove aged and dying oak trees in the right-of-way, and plant understory trees. Encourage planting of large canopy trees within front yards.

Compatibility

ZONING COMPATIBILITY	APPROPRIATE LAND USES
OI, MUBP, AG	Office, Institutional, Recreation, Government

Implementation Measures

- Plan and provide utility service (water, sewer, and gas) to support desired uses.
- Consider regional stormwater management plans, which could provide opportunities for a recreational amenity and trail route.
- Implement the city-wide complete streets and trails plan that identifies trail routes prior to development proposals.
- Require construction of trails and sidewalks during site development.
- Maintain current AG zoning of this area and use the rezoning process to assure the character area elements are in place and included in a development proposal.
- Evaluate GC and OI and MUBP zoning regulations to assure consistency with these goals.

Office and Institutional

The Office and Institutional character area is planned to provide for larger-scale, private office, private institutional, government, and healthcare-related developments that require large plots of land. The mix of uses should be such that they do not duplicate or draw from the downtown, but provide services and employment opportunities to Social Circle and the greater Walton County area.

The Office and Institutional character areas are intended for uses that are clustered together with consolidated or shared parking. Large expanses of parking are discouraged. Buildings and parking should be arranged to create an integrated village-type layout, reminiscent of a downtown with linear street parking on local roads and off-street parking where necessary. Landscaping is provided along the road frontage and within parking areas to provide shade, aesthetic appeal, and stormwater runoff mitigation. Signage identifying the center and the businesses within the center is encouraged at entries to internal roads. Architecture that is conducive to a campus style, yet also reflects and enhances the small town “feel” of the area, is encouraged.

Office and Institutional properties are grouped together in three nodes. One node is clustered adjacent to Thurman Baccus Road and the Social Circle Parkway (State Route 11, “the Parkway”) and includes a planned Athens Technical College Campus. A second area, located along State Route 278, is managed by the Georgia Department of Natural Resources and does not expect to be altered from its current use. The third area is currently serving as a nursing home and a senior assisted living building along North Cherokee Road. This third node is expected to continue as a similar use related to the health, wellness, and living of special populations.

The first node, along the Parkway and Thurman Baccus Road, provides the setting for highly landscaped and attractive gateway signage welcoming visitors and reinforcing the sense of place. This area supports campus-style development requiring multiple buildings. Attractive signage, street trees, and landscaping are encouraged. Trails that are safe and inviting for pedestrian and bicycle use should be provided adjacent to the Parkway and align with the city-wide complete streets and trails plan. Within this area sidewalks provide connections from parking to buildings, and between buildings, such that it is safe and inviting for visitors to walk. A campus “feel” is expected to define the aesthetic for the surrounding office and institutional development in terms of architecture, landscaping, and sensitivity to the topography of the area.

Commercial

The Commercial character area is planned to provide for larger-scale businesses, which cannot be accommodated downtown. The mix of uses should be such that they do not duplicate or draw from the downtown, but provide additional larger-scale stores or entertainment venues.

The Commercial character area provides for larger-scale commercial uses clustered together with consolidated or shared parking. Large expanses of parking are discouraged. Buildings and parking should be arranged to create an integrated village-type layout, reminiscent of a downtown with linear street parking on local roads and some off-street parking where necessary. Landscaping is provided along the road frontage and within parking areas to provide shade, aesthetic appeal, and stormwater runoff mitigation. Signage identifying the center and the businesses within the center is encouraged at entries to internal roads. Architecture that is conducive to the business, yet also reflects and enhances the small town feel of the area, is encouraged.

The Commercial character area is grouped in a single node at the north end of the city at the intersection of North Cherokee Road and the Social Circle Parkway (State Route 11). This area provides the opportunity for a strong sense of entry into the city. The intersection of the Parkway and North Cherokee Road provides the setting for highly landscaped and attractive gateway signage welcoming visitors and reinforcing the sense of place. In addition, this gateway signage is intended to route Industrial traffic to the Parkway. This area is intended to support medical offices and facilities, grocery stores, and similar large retail. Attractive signage, street trees, and landscaping are encouraged. Trails that are safe and inviting for pedestrian and bicycle use should be provided adjacent to the Parkway and along North Cherokee Road. Within this area, sidewalks provide connections from parking to buildings, and between buildings, such that it is safe and inviting for shoppers to walk from store to store within the center.

Compatibility

ZONING COMPATIBILITY	APPROPRIATE LAND USES
GC, MUBP, AG	Commercial, Office, Recreation

Implementation Measures

- Plan and provide utility service (water, sewer, and gas) to support desired uses.
- Consider regional stormwater management plans, which could provide opportunities for a recreational amenity and trail route.
- Implement the city-wide complete streets and trails plan that identifies trail routes prior to development proposals.
- Require construction of trails and sidewalks during site development.
- Maintain current zoning of this area and use the rezoning process to assure the character area elements are in place and included in a development proposal.
- Evaluate GC and MUBP zoning regulations to assure consistency with these goals.

Compatibility

ZONING COMPATIBILITY	APPROPRIATE LAND USES
CBD, NC, PUD, RMD	Commercial, Office, Residential, Government, Recreation

Implementation Measures

- See next page.

Downtown

In the center of the city, the historic downtown is filled with shops, restaurants, and businesses that are unique and locally owned. Every storefront is active, and the sidewalks are full of activity, energy, and people of all ages. Sidewalk cafes dot the streetscape, colorful plants adorn the storefronts, and hanging baskets garnish the post top streetlights. A city “square” is located in the Downtown character area which provides for a farmer’s market, a gathering space for picnics and lingering, a venue for festivals, and a stage which supports live music events in a gently sloping amphitheater.

Street design facilitates a slow, steady traffic flow, providing a comfortable experience for multiple user types. Alternative transportation methods such as walking and biking are encouraged due to the proximity of the downtown to neighborhoods and the City prioritizes facilities to accommodate these types of users.

On the southern end of downtown, the historic depot, mill, and warehouses around the train tracks provide a significant opportunity to be restored as a mixed use area, active with small businesses and downtown living. The train tracks are in active use and pedestrian-friendly amenities connecting the downtown main street to the Mill draw tourists viewing the historic cooling tower and relics of commerce and passenger movement of the past. The Mill area extends adjacent to a large green space with springs that provide pleasing water features and native landscaping in the shadow of the downtown.

An entrepreneurial atmosphere is apparent in the downtown where modern businesses, film industry, and marketing and service proprietors share space with arts and crafts, restaurants, clothing stores, and unique storefronts. Broadband and high-speed internet service support business growth.

Parking is plentiful, but provided in small lots throughout the area, in shared lots at the Churches and Schools adjacent to downtown, and as on-street parking.

New construction within the historic downtown is sensitive in context, design, and scale so as to complement the charm and character of the downtown and provides for loft living opportunities.

Sidewalks are wide and shaded, with street-side dining and gathering spaces. The architectural character of historic buildings is preserved, and signage is consistent with historic styles. A variety of displays activate the storefronts and invite shoppers.

Implementation Measures

- Encourage an environment for business vitality downtown. Use National Main Street Program, incentives, entrepreneur development, business recruitment, shop local, festivals, decorations, and other programs to generate activity and interest downtown. Through marketing, support and enhance the presence of iconic businesses with national identity, such as Blue Willow.
- Identify and remove barriers to repurposing historic buildings. Facilitate the improvement of downtown buildings, development of new structures, and rehabilitation of vacant structures using the Downtown Development Authority, historic tax credits, and other incentive programs.
- Facilitate new business activity downtown through expedited permit issuance, incentive programs to address code compliance (façade grants and fire and electrical upgrades), and consider grants for architecture and engineering assistance through the Downtown Development Authority.
- Improve the public spaces downtown to beautify the area, attract residents, invite tourists, and facilitate commercial activity. Recognize that small changes can have major positive impact.
- Enhance walkability of the downtown with sidewalk maintenance and well-lit expansions to promote pedestrian friendliness.
- Maintain an active public event schedule for Friendship Park.
- Create the identity of Social Circle downtown as the “home town” of the surrounding region.
- Implement code enforcement as necessary to affect building maintenance of neglected historic downtown structures.
- Consider lowering lot size requirements to encourage dividing larger spaces into smaller areas to enable more business variety on a more affordable scale. Consider creating business fronts on the alleys to divide spaces and expand storefront opportunities.
- Engage the downtown property owners and business owners to update the downtown master plan to include sidewalk widening (10' preferred width), street side cafes, shared parking areas, a downtown square, lodging, a mill area, and downtown living opportunities.

Compatibility

ZONING COMPATIBILITY	APPROPRIATE LAND USES
GC, I-1, I-2, MUBP	Commercial, Industrial, Office, Institutional (e.g., Stanton Springs Business Park)

Implementation Measures

- Develop a plan for gateway signage and landscaping at the interchange that can be accommodated within proposals for development.
- Facilitate water and sewer services with adequate capacity for large scale commercial and employment centers.
- Encourage location of a full service hotel to accommodate corporate visitors, with shuttle access to downtown.
- Incorporate the Social Circle Complete Streets and Trails Plan with new, large developments so as to gain multi-use access to employment centers.

Gateway Interchange

The Gateway Interchange character area presents prominent, distinctive, well-landscaped city entrance signage that greets visitors and commuters as they exit Interstate 20 (I-20). The entrance signage provides a strong sense of arrival, reflects the character of Social Circle, and entices the visitor to continue into the city center.

This mixed-use area is appropriate for attractive uses that cater to interstate travelers near Highway 278 (US-278), such as hotels, restaurants, well-placed and attractive gas stations, and large scale retail. Like the Commercial and Institutional character area, strip development is discouraged, and consolidated entries and signage are encouraged. The commercial elements have related architectural elements, parking areas are interconnected, and buildings and parking are arranged to not present an expanse of asphalt apparent from the road frontage.

Also appropriate in this character area are large-scale industrial uses and employment centers, due to the ready access to I-20, railroad, and utilities, as well as presence of the Stanton Springs Industrial Park. Large-scale industries should be well set back from the roadways and present attractive façade and landscaping. Prominent signage on the industry is appropriate for identification. All industrial site development and parking areas should be well set back from I-20, screened with natural canopy, and landscaped. Large parking areas should be arranged on the site such that a large expanse of pavement is not the prevalent view provided to I-20 or I-278 traffic. Landscaping and tree canopy is incorporated throughout parking areas to reduce heat island effects and mitigate stormwater runoff.

Industrial

The Industrial character area provides for large-scale industries conveniently served with public utilities, rail, and convenient access for tractor trailers via the Social Circle Parkway.

Industries in Social Circle are clean and environmentally-sensitive, with practices and technology that protect clean air and water.

The industries are set well back from the roadway and present an attractive front façade and main entrance with an approach reminiscent of an institutional campus. Landscaping is prevalent along the Parkway, and shade trees are provided within parking areas to reduce heat island effects and mitigate stormwater runoff. Loading docks and storage areas are strategically and aesthetically located to the side and rear of buildings, with appropriate landscaping and fencing. Identification signage is prominent on the buildings and at the entrances.

Off-road trails are provided adjacent to the Parkway, which connect to a citywide trail network that follows waterways and creeks. This network provides for lunchtime recreation for employees and pedestrian and bicycle access to the downtown and surrounding neighborhoods. New developments should reference the Social Circle Complete Streets and Trails Plan to determine any necessary alignment preferences for trails.

Compatibility

ZONING COMPATIBILITY	APPROPRIATE LAND USES
I-1, I-2, MUBP	Industry, Offices

Implementation Measures

- Collaborate with existing industry to identify and meet their needs to support job growth and industry viability.
- Provide gateway signage at the north and south end of the Social Circle Parkway which creates a sense of entry into the “Social Circle Industrial Center”, identifies industries, and directs industrial traffic to remain on the Parkway.
- Partner with Walton County Economic Development Authority, Social Circle Development Authority, Newton County Development Authority, and Stanton Springs Joint Development Authority to market the area for new industry.
- Provide public transit commuting routes to Shire and other industries to facilitate commuting of employees from Social Circle and to provide ready access to downtown.
- Plan and provide utility service (water, sewer, gas) to support Industry growth.
- Consider regional stormwater management plans which provide opportunity for a recreational amenity and trail route.

Compatibility

ZONING COMPATIBILITY	APPROPRIATE LAND USES
R-15, R-25, RMD, PUD	Single-Family Residential

Implementation Measures

- Encourage development of residential neighborhoods that fill market needs, are consistent with the character of the city, and provide amenities such as trails, playgrounds, and other community recreation or gathering areas.
- Implement the comprehensive trail plan with development and through grant opportunities.
- Partner with Police to enhance safety and security in all neighborhoods.
- Continue the consistent and efficient use of code enforcement.
- Provide speed enforcement and driver education to minimize speeding traffic and enhance bike, pedestrian, and golf cart safety.
- Require stormwater management facilities that are attractive and effective and are an amenity to neighborhoods; consider rehabilitation of existing facilities accordingly.
- Facilitate better traffic circulation through road planning initiatives and creative layouts for subdivisions.

Neighborhoods

Neighborhoods radiate from the downtown in all directions, such that all have relatively high walkability, and sidewalks are continuous along the streets. Street trees line the roadways, providing shade, clean air, and attractiveness. Housing of all price ranges and many styles are provided within the city, and every neighborhood is well-maintained, safe, and secure.

Small commercial stores and markets are lightly present in neighborhoods to maintain or create convenient micro-communities. They remain small and limited in hours and activity so as to not detract from the residential quality of life. These shops are conditional uses, such that the impact of each is evaluated individually and restricted to maintain the residential character of the area.

Paths and recreational amenities such as pools, clubhouses, and playgrounds are located within neighborhoods to foster quality of life and informal gatherings and fellowship. A citywide trail and bicycle path network encircles the city adjacent to the Parkway and connects to the downtown, school campuses, parks and recreation areas, and neighborhoods. The trail network winds through and around neighborhoods to improve connectivity and convenience, and minimize roadway crossings.

This character area is comprised of low and medium-density residential neighborhoods and planned unit developments. The prevailing land use in this area is single-family residential, detached homes, with attached residences and duplexes also permitted in some of the listed compatible zoning districts. Homes and streets are oriented in a traditional, grid-based development pattern. Density, scale, and lot-size requirements vary depending on the underlying zoning, and readers should refer to Social Circle's zoning ordinance for the specific requirements of each compatible zoning district. Low-density neighborhoods within this character area are characterized by large one and two-story homes on lots that are 25,000 square feet or more. Medium-density neighborhoods contain up to two or three moderately-sized homes per acre, and buildings may be up to two or three stories in these neighborhoods. Planned unit developments with homes on lots of 6,500 square foot are also permissible within this character area, allowing more flexibility in design and variety in building types while still maintaining the overall residential character of the area.

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
1	*Develop a pattern book of pictures the provide examples of the types of development characteristics encouraged in each character area to educate applicants and developers regarding the type of growth desired.	Cancelled	The City is in the process of issuing an RFP to develop a Unified Development Code – combined with #7 and #24 and carried over to STWP#6
2	Fund, Design, and construct a Recreation Center in Social Circle in partnership with Walton County which provides for all ages activity needs and includes a Senior Center.	Completed	Completed Spring 2022

#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED)	NOTES
3	*Create a pattern book of stormwater management approaches such as low impact design and water feature creation and encourage use of such through the development process.	Postponed	Postponed due to lack of adequate funding and staff capacity – combined with #4 and carried over to STWP#26
4	*Study the feasibility of a stormwater utility fee to fund public stormwater system improvements and rehabilitation of unsightly ponds.	Postponed	Postponed due to lack of adequate funding and staff capacity – combined with #3 and carried over to STWP#26
5	Develop a City wide trail master plan through the use of a stakeholders group that includes youth, and other interested parties. Publish the plan.	Completed	
6	*Study western perimeter roadway route with a stakeholders group that will provide for connections between neighborhoods traffic circulation.	Postponed	Postponed due to lack of resources – revised to include entire city and carried over to STWP#17
7	*Review the Zoning Ordinance and Subdivision Ordinance to assure the districts and regulations support the vision and character areas.	Ongoing	The City is in the process of issuing an RFP to develop a Unified Development Code – combined with #1 and #24 and carried over to STWP#6
8	*Develop City Industrial growth incentive program criteria for adoption which can be offered when appropriate, rapidly.	Ongoing	Expected completion 2023 – carried over to STWP#2
9	Complete a comprehensive wastewater collection system master plan which identifies and prioritizes system expansions and rehabilitation.	Completed	
10	*Design and construct wastewater collection network to serve Industrial growth areas.	Ongoing	Design process scheduled for 2022 with estimated construction 2023-2024 – carried over to STWP#22
11	Partner regionally to provide for wastewater treatment to meet future wastewater needs.	Cancelled	City Council reviewed and turned down the proposal
12	Complete a comprehensive water distribution system master plan which identifies and priorities system expansions and rehabilitation.	Completed	
13	*Partner regionally to provide for water treatment in excess of existing plant capacity to meet future water needs.	Postponed	Discussions ongoing – carried over to STWP#35
14	Create a Geocache to attract and guide regional visitors to the rich history and things to do in Social Circle.	Cancelled	City determined this effort is no longer a priority
15	*Place uniform signs on all Downtown parking areas. Provide attractive landscaping and lighting to encourage use.	Ongoing	Parking designs were delayed due to COVID-19 – combined with #17 and carried over to STWP#23

(continued on next page)

#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED)	NOTES
16	Designate Golf cart parking areas downtown which are convenient and close.	Completed	
17	*Build small downtown parking areas which are convenient to the center, yet which do not detract from or remove historic building stock.	Ongoing	Parking designs were delayed due to COVID-19 – combined with #15 and carried over to STWP#24
18	Develop shared use parking agreements with churches and schools in and around the downtown to reduce need for additional pavement and assure current parking areas are used to the maximum extent possible.	Completed	Downtown Director requests permission from the school and churches prior to each downtown event
19	Complete a market study to assess the market potential and niche most appropriate for the downtown. Potential emphases may be arts, gateway to the outdoors, pub atmosphere, etc.	Completed	Distributed surveys via utility bill mailings. DDA is analyzing next steps forward.
20	*Develop a comprehensive marketing plan for the downtown which benefits all the businesses in the area.	Ongoing	The Downtown Director has developed a downtown merchants' group that will lead this effort carried over to STWP#3
21	Develop a plan for lodging (hotels, beds and breakfasts,) in the downtown , amend ordinances as needed to implement the plan.	Cancelled	The Downtown Director has developed a downtown merchants' group that will provide input and guidance as part of the Unified Development Code's development. Removed from STWP.
22	Research and develop a financial incentive package which can be provided to potential business owners to facilitate and encourage development of the desired business mix in the desired locations. Provide an example pro forma for redevelopment of the Mill area.	Completed	Awaiting grant award announcement; downtown merchants' group is leading effort.
23	Implement a regular late night downtown to attract shoppers who commute during the day.	Completed	
24	*Establish a focus group to evaluate current City Codes and ordinances to recommend streamlining and amendments to facilitate business development downtown.	Ongoing	The City is in the process of issuing an RFP to develop a Unified Development Code – combined with #1 and #7 and carried over to STWP#6
25	Provide a “build a business” program to educate potential entrepreneurs on business plans, marketing, financing, and other needs to establish businesses downtown.	Cancelled	Effort managed by the COVID Small Business Association

(continued on next page)

#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED)	NOTES
26	Establish high speed internet downtown, and free Wi-Fi	Completed	Free Wi-Fi is offered by request for events and managed by the Downtown Director.
27	*Engage the downtown property owners and business owners to update the downtown master plan to include sidewalk widening and street side cafes, parking areas, downtown square, lodging, mill area, and downtown living opportunities.	Ongoing	Estimated completion 2023 – carried over to STWP#18
28	*Create Financial incentives to help establish downtown businesses Local crowdsource funding, DDA low interest loan pool, local bank funded.	Ongoing	Estimated completion 2025 – carried over to STWP#4
29	Create a museum downtown with a rotating display and which is related to City history. Include children’s museum items of interest and activities.	Completed	Displays installed at the welcome center
30	Create marketing materials which attract visitors to downtown, provide the marketing materials to local industries, as well as regional hotels, visitor centers, restaurants, etc.	Completed	Brochures available at the welcome center and flyers distributed to local businesses and industries
31	Evaluate downtown angled street parking to provide safer backing into traffic. Consider as part of a downtown streetscape plan.	Cancelled	Designs drafted and rejected by City Council due to proposed removal of parking spaces – not for carryover to new STWP.
32	Create a prominent sign or marquee or regular banner location to advertise downtown events.	Completed	
33	Establish a “kitchen creation incentive” through DDA to facilitate the location of restaurants in the downtown historic buildings.	Cancelled	Determined to no longer be a priority for the City – not for carryover to new STWP.
34	Establish a regular transit route from industry, college campus, and employment centers to the downtown to support lunchtime restaurant traffic.	Completed	
35	Study the feasibility of private development of train cars as lodging to expand the train tourism draw downtown.	Cancelled	Determined to no longer be a priority for the City – not for carryover to new STWP.
36	Develop a private “Tiny Business” village downtown.	Cancelled	Determined to no longer be a priority for the City – not for carryover to new STWP.
37	Evaluate rent rates downtown and consider whether there are programs that could be implemented to incentivize startup businesses with a deferred or ramped rental rate.	Cancelled	No longer an issue (vacant buildings have sold/are currently for sale) – not for carryover to new STWP.

(continued on next page)

#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED)	NOTES
38	Study the infrastructure downtown and create a plan to improve and separate water, sewer, and gas services to each downtown building while meeting service needs.	Ongoing	Nearly complete – not for carryover to new STWP
39	Create a changing downtown decoration, seasonally, which generates interest and atmosphere.	Completed	
40	Create a program to advertise art, events, or history in vacant storefronts to create a sense of vibrancy and progress.	Cancelled	Overall no participation/interest from property owners; City plans to work with one owner that did indicate they would allow a mural on their building
41	Design and construct a library expansion to meet current and future needs.	Completed	
42	Develop a shared use plan for Stephens Park with SCCS which maximizes value and efficiency for the community and school system and implement improvements.	Completed	
43	*Implement AV improvements in the City Community Room to facilitate effective meetings, transparency, and ADA compliance.	Postponed	Estimated completion 2023 – carried over to STWP#25
44	Increase Police Staffing to increase from 2 to 3 officers on all shifts.	Completed	
45	Increase Fire Staffing to increase from 3 to 4 officers on all shifts.	Completed	
46	Design a passive park with trails and water feature in partnership with County across from South Walton Park.	Completed	Completed Spring 2022
47	Implement a City Leadership Academy to build awareness of City programs and involvement in boards and commissions.	Completed	
48	Advertise annually for applicants for City Boards and Commissions.	Completed	
49	Host Annual Town Hall meetings for Citizens to provide input on City issues.	Completed	
50	Host a local bulletin board for City employers to post job openings.	Completed	
51	Develop a gateway signage plan which is scalable to all gateways and reflects the community vision and sense of place.	Completed	

(continued on next page)

#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED)	NOTES
52	Construct gateway signage at north and south end of Parkway.	Completed	
53	Construct gateway signage at historic district.	Completed	
54	*Construct gateway signage at I-20 and 278.	Ongoing	In process – carried over to STWP#16
55	Construct gateway signage at Alcova, E Hightower, W Hightower.	Completed	
56	Amend zoning ordinance for conditional uses within the Agricultural zoning districts which allow for appropriate agri-tourism and agri-businesses.	Completed	
57	Create a welcome packet for the City which can be updated annually which promotes City businesses and the amenities and activities of the City.	Completed	Flyers are distributed to local businesses and available at the welcome center
58	*Promote establishment of Boys and Girls club in City and other after school youth activities.	Ongoing	Delayed due to limited staff capacity; planned to start in 2022 – carried over to STWP#12
59	Participate in Georgia initiative for Community Housing (GICH) program.	Completed	
60	Initiate a farmers market downtown.	Completed	
61	Initiate student internship program in City Government with SCCS.	Completed	Created and being implemented. Planned as ongoing item, removed from STWP.
62	*Study opportunities to improve internet/broadband service throughout the community.	Ongoing	Working on developing and adopting a template to open up broadband market – carried over to STWP#31
63	*Create a master plan for parks throughout the City.	Postponed	Delayed due to limited staff capacity and resources; planned to begin 2022 – carried over to STWP#19
64	Implement parks plan.	Postponed	City has policies for local parks that is being implemented; implementation from the parks plan delayed until the master plan is completed (estimated 2027) – not for carryover to new STWP
65	*Fund sidewalk extensions annually, prioritizing from the downtown outward.	Ongoing	City plans to apply for a TAP grant to fund improvements for Hightower Trail from Vine Circle to the three-way stop – carried over to STWP#14
66	Develop a master plan for Gas system extensions and interconnections to serve growth areas and provide redundant feeds. Implement projects annually.	Completed	
67	Create a Fire Training Center at the PW lot, to move training activities away from neighborhood areas.	Completed	

(continued on next page)

#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED)	NOTES
68	*Build a sidewalk for Hightower Trail from Vine Circle to the three-way stop.	Ongoing	Awaiting TAP grant award announcement - carried over to STWP#15
69	*Implement code enforcement program to address derelict properties, zoning violations, and nuisances. Adopt derelict property millage rate.	Ongoing	City plans to hire a part-time code enforcement officer; City Council is considering adoption of a derelict property millage rate - revised and carried over to STWP#8
70	Construct a downtown square on the parking lot across from Ace to host a farmer's market, festivals, and events and provide an outdoor gathering space.	Completed	

Short-Term Work Program (2022-2026)

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

#	ACTIVITY	TARGET OF COMPLETION	RESPONSIBLE PARTY	COST ESTI-MATE	FUNDING SOURCE
ECONOMIC DEVELOPMENT					
1	Create an Economic Development Tool Kit for blanket approval to prospective developers.	2022-2023	City Manager, City Council	Staff Time	N/A
2	*Develop city industrial growth incentive program criteria for adoption which can be offered when appropriate.	2022-2023	City Council, City Manager	Minimal	Utility Funds
3	*Develop a comprehensive marketing plan for downtown businesses.	2024	DDA, Downtown Director	TBD	City General Fund, Main Street
4	*Create financial incentives to help establish downtown businesses, local crowdsource funding, DDA low interest loan pool, and local bank funding networks.	2025	DDA, Downtown Director, City Council	TBD	Grants, DDA City General Fund
PLANNING, LAND USE, AND HOUSING					
5	Evaluate current city codes and ordinances to recommend streamlined development approval processes.	2023	Planning Commission, Assistant City Clerk, City Manager, DDA	Staff Time	N/A
6	*Create a Unified Development Code.	2024	Planning Commission, Assistant City Clerk, City Manager	\$50,000	General Fund
7	Expand local development ordinances for housing.	2024	Planning Commission, Assistant City Clerk, City Manager	Staff Time	N/A
8	*Implement code enforcement program to address derelict properties, zoning violations, and nuisances.	2022-2025	Fire Chief, Part-time Code Officer	Staff Time	N/A
9	Complete city-wide housing survey for assessment of existing conditions.	2023	Assistant City Clerk, Volunteers	Staff Time	N/A

(continued on next page)

#	ACTIVITY	TARGET OF COMPLETION	RESPONSIBLE PARTY	COST ESTI-MATE	FUNDING SOURCE
<i>NATURAL AND CULTURAL RESOURCES</i>					
10	Complete Historic Resource Survey Phase 1.	2022	Historic Preservation Commission, NEGRC	\$13,180	Grants, General Fund
11	Complete Historic Resource Survey Phase 2.	2023	Historic Commission, NEGRC, DCA	\$14,000	Grants, General Fund
12	*Promote establishment of Boys and Girls club in city and other after school youth activities.	2022-2027	Leadership Council, Social Circle Schools	TBD	Private
<i>TRANSPORTATION</i>					
13	Update the city-wide complete streets and trails master plan.	2024	Planning Commission, City Manager	\$5,000	City General Fund
14	*Fund sidewalk extensions annually, prioritizing from the downtown outward.	2022-2027	City Council, Public Works Director	Dependent on Project	City General Fund
15	*Construct a sidewalk from East Hightower to Vine Circle.	2025	Public Works Director	\$420,000	City General Fund, TAP Grant
16	*Construct gateway signage at I-20 and US-278, Historic District entrance, Alcovia Road, East Hightower, and West Hightower.	2022	Public Works Director	\$50,000	GDOT Grant, CLG Grant, City GF
17	*Create a street network master plan.	2024	Planning Commission, City Manager, NEGRC	\$10,000	Grants, City General Fund
<i>COMMUNITY FACILITIES AND SERVICES</i>					
18	*Update the downtown master plan to include sidewalk widening, street-side cafes, parking areas, downtown square, lodging, mill area, and downtown living opportunities.	2023	DDA, Downtown Director, Merchant's Group	\$75,000	General Fund
19	*Create a city-wide parks and recreation master plan.	2027	NEGRC, Planning Commission, Assistant City Clerk	\$10,000	City General Fund

(continued on next page)

#	ACTIVITY	TARGET OF COMPLETION	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
20	Complete new Recreation Center in Social Circle in partnership with Walton County.	2022	Walton County, City Council, City Manager	Minimal	Walton County SPLOST, CDBG
21	Design a passive park with trails and water feature in partnership with Walton County across from South Walton Park.	2023-2024	Walton County, City Council, City Manager	Minimal	Walton County SPLOST, Grants
22	*Design and construct wastewater plant to serve industrial growth areas.	2024	City Wastewater Superintendent	\$34,000,000	City Utility Fund
23	*Place uniform signs on all downtown parking areas.	2022-2023	Downtown Director, Public Works Director	\$5,000	General Fund
24	*Identify parcels ideal for small, shared parking areas near downtown; construct parking as necessary.	2024	Downtown Director, Public Works Director	Dependent on Project	General Fund, SPLOST
25	*Implement AV improvements in the City Community Room to facilitate effective meetings, transparency, and ADA compliance.	2023	City IT	\$8,000	General Fund
26	*Study the feasibility of a stormwater utility fee to assess the existing system and fund public stormwater facilities.	2022-2023	City Manager, City Finance, Public Works Director	Assessment for the FY-2022-2023 budget-\$20,000	General Fund
27	Rehabilitate the deteriorating water and sewer infrastructure in the Mill Village and Marco Estates area.	2025	City Manager, Public Works Director, Wastewater Superintendent	\$1,750,000	CDBG, Loans, General Fund
28	Upgrade sewer facilities on Ronthor Drive and Tower Road.	2025	City Manager, Public Works Director, Wastewater Superintendent	\$1,750,000	CDBG, Loans, General Fund
29	Assess the City's natural gas capacity.	2022-2023	City Manager, Public Works Director, Gas Superintendent	TBD	Gas Fund
BROADBAND SERVICES					
30	Become a Broadband Ready Community.	2022-2023	Downtown Director, City Council	Staff Time	N/A

(continued on next page)

#	ACTIVITY	TARGET OF COMPLETION	RESPONSIBLE PARTY	COST ESTI-MATE	FUNDING SOURCE
31	*Study opportunities to improve internet/broadband service throughout the community.	2023	DDA, Downtown Director, Merchant's Group	TBD	Grants, General Fund, Private Funds
<i>INTERGOVERNMENTAL COORDINATION</i>					
32	Road Maintenance (paving, etc.).	2022-2023	Public Works Director	\$203,000	LMIG, SPLOST
33	Clean ditches within right-of-way city-wide.	2022-2026	Public Works Director	\$5,000-\$8,000 annually	LMIG, SPLOST
34	Purchase Water from Walton County.	2022-2027	Public Works Director	Dependent on Volume	City Water Fund
35	*Partner regionally to provide for water treatment in excess of existing plant capacity.	2023	City Manager, City Council	Dependent on Volume	Utility Fund
<i>EMERGENCY SERVICES</i>					
36	Assess public safety staff and resource needs to keep with the pace of growth.	2022-2027	Fire Chief, Police Chief, Council, City Manager	TBD	Grants, SPLOST, Loans, City Funds

APPENDIX

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

Public Hearing 1 Documentation

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

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

Printed Name <u>Katrice Broughton</u>	Printed Name <u>MARGARET HUBBARD</u>
<u>Keith Clay</u>	<u>LARRY LAANUS</u>
<u>Debra Clay</u>	<u>TERRY CARTER</u>
<u>Judy Carter</u>	<u>MICHELLE NORMAN</u>
<u>Paul Surt</u>	<u>RONNIE + TONY FLAUGHER</u>
<u>Richard Hawk</u>	<u>Ronald Arnold</u>
<u>Melissia Rusk</u>	<u>Jacobi + Signa Spini</u>
<u>Andrea Taylor</u>	<u>John + Mary Preston</u>
<u>Daniel Russell</u>	<u>John R. King</u>
<u>Amye Thompson</u>	<u>Christine Rivera</u>
<u>CHICK NOLLE</u>	<u>Jeff Spillane</u>
<u>Chad Foster</u>	<u>Ray Johnson</u>
<u>Angela Foster</u>	<u>Tommy</u>
<u>Pharna Parker</u>	<u>Low Crawford</u>
<u>KEVIN PARR</u>	<u>David Keener</u>
<u>Melanie Britt</u>	<u>Penny Keener</u>
<u>Steven Booth</u>	<u>Milton Colbran</u>

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

Printed Name <u>Judy Lowell</u>	Printed Name <u>Darren Schwechus</u>
<u>George Sloan</u>	<u>Angele McDowell</u>
<u>Jody Jackson</u>	
<u>Don Jackson</u>	
<u>Dana Russell</u>	
<u>Eric Taylor</u>	
<u>John Allman</u>	
<u>ROBERT POST</u>	
<u>Jeff White</u>	
<u>Brian Martin</u>	
<u>David Clemens</u>	
<u>Mye M. Artraz</u>	
<u>Chad</u>	
<u>Stack Brown</u>	
<u>Brian Kin Kous</u>	
<u>Carson Still</u>	
<u>Scott Still</u>	

The Walton Tribune Saturday-Sunday, June 19-20, 2021

The Walton Tribune
Public Notice **8010**

Call: **WANTED LABORER**

SIMS PAVING
Must have valid DL. FT or PT available. Call 770-267-5814 or 404-401-1068

HELP WANTED
Simmeron Park
Looking for Laborer Good Wages & Good Hours. If interested email [simspaving@windstream.net](mailto:simpspaving@windstream.net)

HELP WANTED

NOTICE OF PUBLIC NOTICE: 8951

Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle, and Walnut Grove announce a Public Hearing for the beginning of the comprehensive planning process at **July 6, 2021 at 6:00 p.m.** at 111 South Broad Street, Monroe, Georgia. The purpose of the Public Hearing is to brief the community on the planning process and opportunities for public participation therein.

21PV7400.646

30052


You are hereby notified that a petition was filed in the Municipal Court of the City of Marietta, Georgia.

80 Soft, knit fabrics
81 Herr von Bismarck
82 She admired the Man of Steel
83 Perfume ingredient
85 Suffix with meth-
86 Soothing additives
88 Like needles with fibers through them

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

Historic Walton County Courthouse
111 South Broad Street
Monroe, Georgia 30666

(770) 267-1101
FAX (770) 267-1400
www.waltoncounty.ga.gov


BOARD OF COMMISSIONERS

I, Rhonda Hawk, County Clerk, Walton County Board of Commissioners, do hereby certify that the attached documents are true and correct copies of the following:

Excerpt from the minutes of the Walton County Board of Commissioners meeting on July 6, 2021.

Rhonda Hawk 10/5/2021
Rhonda Hawk, County Clerk Date

PLANNING & DEVELOPMENT

Update to Comprehensive Plan for Walton County and Cities

Planning Director Charna Parker held a required public hearing for the development of the Update to the Comprehensive Plan for Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle and Walnut Grove. The purpose of the hearing was to brief the community on the planning process and opportunities for public participation. No one spoke during the public hearing.

Public Hearing 2 Documentation

**Add documentation
following hearing**

Public Involvement

Public Input Meeting #1

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

Public Input Meeting #2

Walton County Comprehensive Plan Meeting #2 Attendees					GoToMeeting
Summary					
Meeting Date	Meeting Duration	Number of Attendees	Meeting ID		
September 27, 2021 9:52 AM EC	87 minutes	9	610-948-333		
Details					
Name	Email Address	Join Time	Leave Time	Time in Session (minutes)	
+17703661240		10:55 AM	10:57 AM	1	
Barbara SCHLAGETER	bschlageter@socialcirclega.gov	9:57 AM	11:20 AM	82	
Bob Post		9:52 AM	11:20 AM	87	
Eric Taylor		9:59 AM	11:19 AM	80	
Mark Beatty	pgsassist@negrc.org	9:52 AM	11:20 AM	87	
Mark Moore	mark@moorebus.com	9:56 AM	11:20 AM	83	
Randy Garrett		9:52 AM	11:20 AM	87	
Sadie Krawczyk		9:57 AM	11:20 AM	82	
Stephen Jaques	pgsassist@negrc.org	9:55 AM	11:20 AM	84	

Public Involvement (cont.)

Public Input Meeting #3

Walton County Comprehensive Plan Update Input Meeting #3 – Mayoral Luncheon: December 17, 2021 – 11:00 a.m. 185 M.L.K. Jr Blvd, Monroe, GA 30655		
NAME	TITLE	EMAIL
Mark Beatty	NEGRC Senior Community Planner	Mbeatty@negrc.org
Robert Post	Mayor, Town of Between	betweengamayor@gmail.com
Randy Garrett	Mayor, Town of Good Hope	townofgoodhope@windstream.net
Randy Carithers	Mayor, City of Jersey	randycarithers@bellsouth.net
Rey Martinez	Mayor, City of Loganville	rmartinez@loganville-ga.gov
John Howard	Mayor, City of Monroe	jhoward@monroega.gov
David Keener	Mayor, City of Social Circle	dkeener@socialcirclega.gov
Mark Moore	Mayor, City of Walnut Grove	mayor@cityofwalnutgrove.com

Public Input Meeting #4

Walton County Comprehensive Plan Update Input Meeting #4 – Water and Sewer Infrastructure: January 5, 2022 – 10:00 a.m. Virtual Meeting		
NAME	TITLE	EMAIL
Mark Beatty	NEGRC Senior Community Planner	Mbeatty@negrc.org
Robert Post	Mayor, Town of Between	betweengamayor@gmail.com
Randy Garrett	Mayor, Town of Good Hope	townofgoodhope@windstream.net
Tim Prater	Planning Director, City of Loganville	tprater@loganville-ga.gov
Robbie Schwartz	Media Relations / Project Development Administration, City of Loganville	rschwarz@loganville-ga.gov
Sadie Krawczyk	Economic Development Director, City of Monroe	SKrawczyk@monroega.gov
Barbara Schlageter	Assistant City Clerk/Planning & Zoning Administrator, Social Circle	bSchlageter@socialcirclega.gov
Eric Taylor	City Manager, Social Circle	ETaylor@socialcirclega.gov
Jay Link	Social Circle Public Works	JLink@socialcirclega.gov
Mark Moore	Mayor, City of Walnut Grove	mayor@cityofwalnutgrove.com
Morris Jordan	Director, Walton County Water Department	Morris.jordan@co.walton.ga.us
Shane Short	Walton County Development Authority	shane@choosewalton.com
Charna Parker	Planning Director, Walton County	cparker@co.walton.ga.us

Public Involvement (cont.)

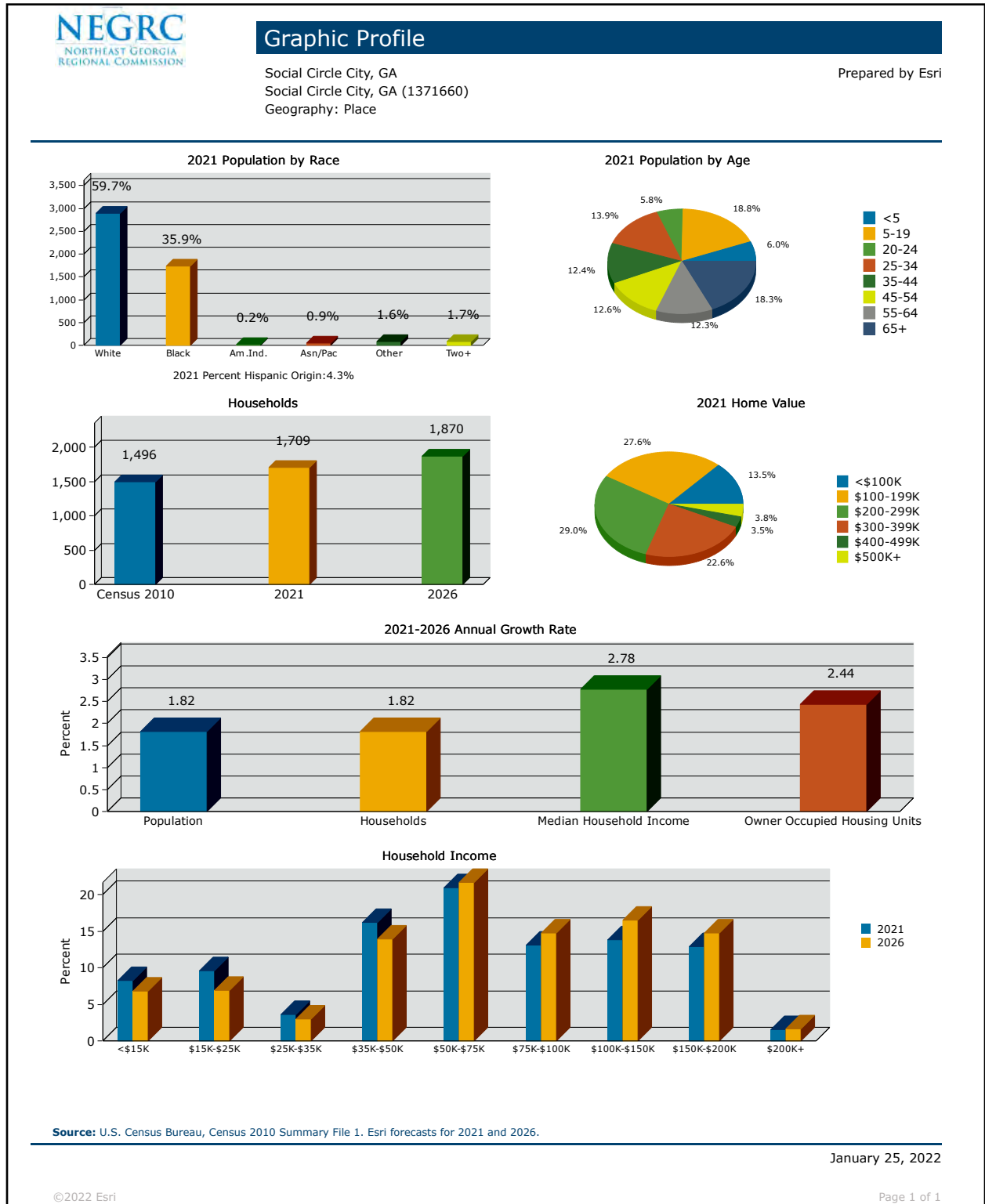
Public Input Meeting #5

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


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




Community Data




Community Data (cont.)

		Community Profile	
		Social Circle City, GA Social Circle City, GA (1371660) Geography: Place	Prepared by Esri
			Social Circle...
Population Summary			
2000 Total Population			3,420
2010 Total Population			4,226
2021 Total Population			4,845
2021 Group Quarters			63
2026 Total Population			5,301
2021-2026 Annual Rate			1.82%
2021 Total Daytime Population			4,727
Workers			2,165
Residents			2,562
Household Summary			
2000 Households			1,192
2000 Average Household Size			2.79
2010 Households			1,496
2010 Average Household Size			2.78
2021 Households			1,709
2021 Average Household Size			2.80
2026 Households			1,870
2026 Average Household Size			2.80
2021-2026 Annual Rate			1.82%
2010 Families			1,105
2010 Average Family Size			3.25
2021 Families			1,267
2021 Average Family Size			3.26
2026 Families			1,379
2026 Average Family Size			3.27
2021-2026 Annual Rate			1.71%
Housing Unit Summary			
2000 Housing Units			1,297
Owner Occupied Housing Units			68.9%
Renter Occupied Housing Units			23.1%
Vacant Housing Units			8.1%
2010 Housing Units			1,726
Owner Occupied Housing Units			58.0%
Renter Occupied Housing Units			28.7%
Vacant Housing Units			13.3%
2021 Housing Units			1,930
Owner Occupied Housing Units			61.6%
Renter Occupied Housing Units			27.0%
Vacant Housing Units			11.5%
2026 Housing Units			2,090
Owner Occupied Housing Units			64.1%
Renter Occupied Housing Units			25.4%
Vacant Housing Units			10.5%
Median Household Income			
2021			\$62,104
2026			\$71,229
Median Home Value			
2021			\$224,091
2026			\$263,824
Per Capita Income			
2021			\$27,578
2026			\$31,052
Median Age			
2010			36.2
2021			39.6
2026			40.7
<p>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.</p>			
<p>Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.</p>			
			January 25, 2022
©2022 Esri		Page 1 of 7	


Community Data (cont.)

 Community Profile	
Social Circle City, GA Social Circle City, GA (1371660) Geography: Place	
Prepared by Esri	
Social Circle...	
2010 Population by Age	
Total	4,226
0 - 4	7.3%
5 - 9	7.2%
10 - 14	7.9%
15 - 24	14.2%
25 - 34	11.8%
35 - 44	13.3%
45 - 54	12.5%
55 - 64	10.0%
65 - 74	8.2%
75 - 84	5.2%
85 +	2.4%
18 +	72.8%
2021 Population by Age	
Total	4,844
0 - 4	6.0%
5 - 9	6.4%
10 - 14	6.6%
15 - 24	11.6%
25 - 34	13.9%
35 - 44	12.4%
45 - 54	12.6%
55 - 64	12.3%
65 - 74	10.0%
75 - 84	5.7%
85 +	2.6%
18 +	77.5%
2026 Population by Age	
Total	5,297
0 - 4	6.0%
5 - 9	6.0%
10 - 14	6.5%
15 - 24	11.3%
25 - 34	12.8%
35 - 44	12.5%
45 - 54	12.5%
55 - 64	13.3%
65 - 74	9.9%
75 - 84	6.8%
85 +	2.4%
18 +	77.8%
2010 Population by Sex	
Males	2,009
Females	2,217
2021 Population by Sex	
Males	2,341
Females	2,503
2026 Population by Sex	
Males	2,571
Females	2,726
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 25, 2022	
©2022 Esri	Page 3 of 7

Community Data (cont.)

		Community Profile	
Social Circle City, GA Social Circle City, GA (1371660) Geography: Place		Prepared by Esri	
		Social Circle...	
2010 Population by Race/Ethnicity			
Total			4,226
White Alone			60.8%
Black Alone			35.9%
American Indian Alone			0.2%
Asian Alone			0.6%
Pacific Islander Alone			0.0%
Some Other Race Alone			1.1%
Two or More Races			1.4%
Hispanic Origin			3.1%
Diversity Index			53.1
2021 Population by Race/Ethnicity			
Total			4,845
White Alone			59.7%
Black Alone			35.9%
American Indian Alone			0.2%
Asian Alone			0.9%
Pacific Islander Alone			0.0%
Some Other Race Alone			1.6%
Two or More Races			1.7%
Hispanic Origin			4.3%
Diversity Index			55.5
2026 Population by Race/Ethnicity			
Total			5,302
White Alone			55.6%
Black Alone			39.5%
American Indian Alone			0.2%
Asian Alone			1.0%
Pacific Islander Alone			0.0%
Some Other Race Alone			1.7%
Two or More Races			1.9%
Hispanic Origin			5.0%
Diversity Index			57.9
2010 Population by Relationship and Household Type			
Total			4,226
In Households			98.5%
In Family Households			87.1%
Householder			26.1%
Spouse			16.8%
Child			37.2%
Other relative			4.9%
Nonrelative			2.2%
In Nonfamily Households			11.4%
In Group Quarters			1.5%
Institutionalized Population			1.5%
Noninstitutionalized Population			0.0%
<p>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.</p> <p>Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.</p>			
		January 25, 2022	
©2022 Esri		Page 4 of 7	

Community Data (cont.)

		Community Profile	
Social Circle City, GA Social Circle City, GA (1371660) Geography: Place		Prepared by Esri	
		Social Circle...	
2021 Population 25+ by Educational Attainment			
Total			3,363
Less than 9th Grade			5.5%
9th - 12th Grade, No Diploma			14.2%
High School Graduate			28.5%
GED/Alternative Credential			2.8%
Some College, No Degree			21.3%
Associate Degree			4.6%
Bachelor's Degree			11.7%
Graduate/Professional Degree			11.3%
2021 Population 15+ by Marital Status			
Total			3,924
Never Married			28.1%
Married			56.8%
Widowed			8.1%
Divorced			7.0%
2021 Civilian Population 16+ in Labor Force			
Civilian Population 16+			2,361
Population 16+ Employed			97.7%
Population 16+ Unemployment rate			2.3%
Population 16-24 Employed			13.3%
Population 16-24 Unemployment rate			0.0%
Population 25-54 Employed			64.9%
Population 25-54 Unemployment rate			3.5%
Population 55-64 Employed			17.1%
Population 55-64 Unemployment rate			0.0%
Population 65+ Employed			4.7%
Population 65+ Unemployment rate			0.0%
2021 Employed Population 16+ by Industry			
Total			2,306
Agriculture/Mining			3.9%
Construction			13.1%
Manufacturing			18.1%
Wholesale Trade			5.2%
Retail Trade			8.8%
Transportation/Utilities			16.5%
Information			1.1%
Finance/Insurance/Real Estate			6.2%
Services			22.0%
Public Administration			5.1%
2021 Employed Population 16+ by Occupation			
Total			2,305
White Collar			39.5%
Management/Business/Financial			10.2%
Professional			8.1%
Sales			9.8%
Administrative Support			11.5%
Services			15.6%
Blue Collar			44.9%
Farming/Forestry/Fishing			0.7%
Construction/Extraction			10.0%
Installation/Maintenance/Repair			3.6%
Production			19.7%
Transportation/Material Moving			10.9%
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 25, 2022
©2022 Esri		Page 5 of 7	

Community Data (cont.)



ACS Population Summary

Social Circle City, GA
 Social Circle City, GA (1371660)
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	4,447		23	High
Total Households	1,598		160	High
Total Housing Units	1,795		195	High
POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT				
Total	4,233	100.0%	112	High
Enrolled in school	902	21.3%	288	Medium
Enrolled in nursery school, preschool	120	2.8%	141	Low
Public school	20	0.5%	36	Low
Private school	100	2.4%	141	Low
Enrolled in kindergarten	41	1.0%	66	Low
Public school	41	1.0%	66	Low
Private school	0	0.0%	13	Low
Enrolled in grade 1 to grade 4	179	4.2%	136	Low
Public school	179	4.2%	136	Low
Private school	0	0.0%	13	Low
Enrolled in grade 5 to grade 8	192	4.5%	129	Low
Public school	67	1.6%	70	Low
Private school	125	3.0%	113	Low
Enrolled in grade 9 to grade 12	248	5.9%	165	Low
Public school	174	4.1%	128	Low
Private school	74	1.7%	101	Low
Enrolled in college undergraduate years	122	2.9%	108	Low
Public school	122	2.9%	108	Low
Private school	0	0.0%	13	Low
Enrolled in graduate or professional school	0	0.0%	13	Low
Public school	0	0.0%	13	Low
Private school	0	0.0%	13	Low
Not enrolled in school	3,331	78.7%	344	High
POPULATION AGE 65+ BY RELATIONSHIP AND HOUSEHOLD TYPE				
Total	673	100.0%	195	Medium
Living in Households	590	87.7%	195	Medium
Living in Family Households	408	60.6%	163	Medium
Householder	280	41.6%	130	Medium
Spouse	107	15.9%	61	Medium
Parent	21	3.1%	42	Low
Parent-in-law	0	0.0%	13	Low
Other Relative	0	0.0%	13	Low
Nonrelative	0	0.0%	13	Low
Living in Nonfamily Households	182	27.0%	95	Medium
Householder	182	27.0%	95	Medium
Nonrelative	0	0.0%	13	Low
Living in Group Quarters	83	12.3%	55	Low

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

Reliability: High Medium Low

January 25, 2022

Community Data (cont.)

		2015 - 2019			
		ACS Estimate	Percent	MOE(±)	Reliability
WORKERS AGE 16+ YEARS BY PLACE OF WORK					
Total		2,149	100.0%	274	High
Worked in state and in county of residence		1,001	46.6%	304	Medium
Worked in state and outside county of residence		1,098	51.1%	291	Medium
Worked outside state of residence		50	2.3%	73	Low
SEX BY CLASS OF WORKER FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER					
Total:		2,149	100.0%	274	High
Male:		1,050	48.9%	247	Medium
Employee of private company		848	39.5%	264	Medium
Self-employed in own incorporated business		43	2.0%	65	Low
Private not-for-profit wage and salary workers		0	0.0%	13	Low
Local government workers		21	1.0%	30	Low
State government workers		20	0.9%	33	Low
Federal government workers		18	0.8%	30	Low
Self-employed in own not incorporated business workers		100	4.7%	92	Low
Unpaid family workers		0	0.0%	13	Low
Female:		1,099	51.1%	255	Medium
Employee of private company		823	38.3%	217	Medium
Self-employed in own incorporated business		58	2.7%	67	Low
Private not-for-profit wage and salary workers		104	4.8%	77	Low
Local government workers		87	4.0%	70	Low
State government workers		0	0.0%	13	Low
Federal government workers		27	1.3%	44	Low
Self-employed in own not incorporated business workers		0	0.0%	13	Low
Unpaid family workers		0	0.0%	13	Low
POPULATION IN HOUSEHOLDS AND PRESENCE OF A COMPUTER					
Total		4,352	100.0%	77	High
Population <18 in Households		1,087	25.0%	249	Medium
Have a Computer		1,045	24.0%	257	Medium
Have NO Computer		42	1.0%	64	Low
Population 18-64 in Households		2,675	61.5%	207	High
Have a Computer		2,464	56.6%	235	High
Have NO Computer		211	4.8%	161	Low
Population 65+ in Households		590	13.6%	195	Medium
Have a Computer		502	11.5%	178	Medium
Have NO Computer		88	2.0%	70	Low
HOUSEHOLDS AND INTERNET SUBSCRIPTIONS					
Total		1,598	100.0%	160	High
With an Internet Subscription		1,260	78.8%	161	High
Dial-Up Alone		9	0.6%	13	Low
Broadband		959	60.0%	157	High
Satellite Service		160	10.0%	107	Low
Other Service		0	0.0%	13	Low
Internet Access with no Subscription		13	0.8%	23	Low
With No Internet Access		325	20.3%	152	Medium

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

Reliability: High Medium Low

January 25, 2022

Community Data (cont.)



ACS Population Summary

Social Circle City, GA
 Social Circle City, GA (1371660)
 Geography: Place

Prepared by Esri

	2015 - 2019			
	ACS Estimate	Percent	MOE(±)	Reliability
WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK				
Total	2,149	100.0%	274	High
Drove alone	1,687	78.5%	366	Medium
Carpooled	302	14.1%	248	Low
Public transportation (excluding taxicab)	0	0.0%	13	
Bus or trolley bus	0	0.0%	13	
Light rail, streetcar or trolley	0	0.0%	13	
Subway or elevated	0	0.0%	13	
Long-distance/Commuter Train	0	0.0%	13	
Ferryboat	0	0.0%	13	
Taxicab	0	0.0%	13	
Motorcycle	0	0.0%	13	
Bicycle	0	0.0%	13	
Walked	6	0.3%	11	Low
Other means	61	2.8%	76	Low
Worked at home	93	4.3%	87	Low
WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK				
Total	2,056	100.0%	300	High
Less than 5 minutes	100	4.9%	95	Low
5 to 9 minutes	185	9.0%	114	Medium
10 to 14 minutes	425	20.7%	266	Medium
15 to 19 minutes	256	12.5%	134	Medium
20 to 24 minutes	398	19.4%	176	Medium
25 to 29 minutes	117	5.7%	95	Low
30 to 34 minutes	187	9.1%	131	Low
35 to 39 minutes	18	0.9%	29	Low
40 to 44 minutes	58	2.8%	59	Low
45 to 59 minutes	137	6.7%	92	Low
60 to 89 minutes	175	8.5%	96	Medium
90 or more minutes	0	0.0%	13	
Average Travel Time to Work (in minutes)	22.9		5.5	Medium
FEMALES AGE 20-64 YEARS BY AGE OF OWN CHILDREN AND EMPLOYMENT STATUS				
Total	1,353	100.0%	203	High
Own children under 6 years only	258	19.1%	118	Medium
In labor force	210	15.5%	106	Medium
Not in labor force	48	3.5%	60	Low
Own children under 6 years and 6 to 17 years	0	0.0%	13	
In labor force	0	0.0%	13	
Not in labor force	0	0.0%	13	
Own children 6 to 17 years only	277	20.5%	154	Medium
In labor force	266	19.7%	153	Medium
Not in labor force	11	0.8%	19	Low
No own children under 18 years	818	60.5%	216	Medium
In labor force	577	42.6%	224	Medium
Not in labor force	241	17.8%	114	Medium

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

Reliability: High Medium Low

January 25, 2022

Community Data (cont.)

		2015 - 2019			
		ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS BY OTHER INCOME					
Social Security Income		433	27.1%	153	Medium
No Social Security Income		1,165	72.9%	148	High
Retirement Income		281	17.6%	98	Medium
No Retirement Income		1,317	82.4%	183	High
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS					
<10% of Income		0	0.0%	13	
10-14.9% of Income		31	6.5%	45	Low
15-19.9% of Income		78	16.3%	79	Low
20-24.9% of Income		82	17.1%	58	Low
25-29.9% of Income		34	7.1%	52	Low
30-34.9% of Income		0	0.0%	13	
35-39.9% of Income		0	0.0%	13	
40-49.9% of Income		0	0.0%	13	
50+% of Income		202	42.2%	141	Low
Gross Rent % Inc Not Computed		52	10.9%	72	Low
HOUSEHOLDS BY PUBLIC ASSISTANCE INCOME IN THE PAST 12 MONTHS					
Total		1,598	100.0%	160	High
With public assistance income		19	1.2%	31	Low
No public assistance income		1,579	98.8%	163	High
HOUSEHOLDS BY FOOD STAMPS/SNAP STATUS					
Total		1,598	100.0%	160	High
With Food Stamps/SNAP		369	23.1%	157	Medium
With No Food Stamps/SNAP		1,229	76.9%	207	High
HOUSEHOLDS BY DISABILITY STATUS					
Total		1,598	100.0%	160	High
With 1+ Persons w/Disability		378	23.7%	139	Medium
With No Person w/Disability		1,220	76.3%	254	Medium

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 25, 2022



ACS Housing Summary

Social Circle City, GA
 Social Circle City, GA (1371660)
 Geography: Place

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	4,447		23	High
Total Households	1,598		160	High
Total Housing Units	1,795		195	High
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	1,119	100.0%	199	High
Housing units with a mortgage/contract to purchase/similar debt	768	68.6%	148	High
Second mortgage only	66	5.9%	83	Low
Home equity loan only	24	2.1%	30	Low
Both second mortgage and home equity loan	0	0.0%	13	Low
No second mortgage and no home equity loan	678	60.6%	137	Medium
Housing units without a mortgage	351	31.4%	138	Medium
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	\$144,761		\$43,535	Medium
Housing units without a mortgage	\$298,181		\$223,565	Low
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS				
Total	1,119	100.0%	199	High
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	29	2.6%	39	Low
10.0 to 14.9 percent	247	22.1%	110	Medium
15.0 to 19.9 percent	138	12.3%	92	Low
20.0 to 24.9 percent	152	13.6%	97	Medium
25.0 to 29.9 percent	42	3.8%	43	Low
30.0 to 34.9 percent	37	3.3%	47	Low
35.0 to 39.9 percent	27	2.4%	31	Low
40.0 to 49.9 percent	12	1.1%	20	Low
50.0 percent or more	72	6.4%	76	Low
Not computed	12	1.1%	19	Low
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	158	14.1%	103	Medium
10.0 to 14.9 percent	70	6.3%	62	Low
15.0 to 19.9 percent	20	1.8%	24	Low
20.0 to 24.9 percent	23	2.1%	26	Low
25.0 to 29.9 percent	10	0.9%	17	Low
30.0 to 34.9 percent	0	0.0%	13	Low
35.0 to 39.9 percent	30	2.7%	48	Low
40.0 to 49.9 percent	0	0.0%	13	Low
50.0 percent or more	27	2.4%	25	Low
Not computed	13	1.2%	21	Low

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

Reliability: High Medium Low

January 25, 2022

Community Data (cont.)

		2015-2019			
		ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT					
Total		479	100.0%	176	■ ■
With cash rent		479	100.0%	176	■ ■
Less than \$100		0	0.0%	13	
\$100 to \$149		0	0.0%	13	
\$150 to \$199		0	0.0%	13	
\$200 to \$249		0	0.0%	13	
\$250 to \$299		0	0.0%	13	
\$300 to \$349		0	0.0%	13	
\$350 to \$399		34	7.1%	52	■
\$400 to \$449		0	0.0%	13	
\$450 to \$499		92	19.2%	97	■
\$500 to \$549		0	0.0%	13	
\$550 to \$599		0	0.0%	13	
\$600 to \$649		45	9.4%	63	■
\$650 to \$699		0	0.0%	13	
\$700 to \$749		111	23.2%	90	■
\$750 to \$799		0	0.0%	13	
\$800 to \$899		69	14.4%	63	■
\$900 to \$999		70	14.6%	88	■
\$1,000 to \$1,249		58	12.1%	89	■
\$1,250 to \$1,499		0	0.0%	13	
\$1,500 to \$1,999		0	0.0%	13	
\$2,000 to \$2,499		0	0.0%	13	
\$2,500 to \$2,999		0	0.0%	13	
\$3,000 to \$3,499		0	0.0%	13	
\$3,500 or more		0	0.0%	13	
No cash rent		0	0.0%	13	
Median Contract Rent		\$731		\$96	■ ■ ■
Average Contract Rent		\$725		\$396	■ ■
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT					
Total		479	100.0%	176	■ ■
Pay extra for one or more utilities		479	100.0%	176	■ ■
No extra payment for any utilities		0	0.0%	13	

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

Reliability: ■ ■ high ■ medium ■ low

January 25, 2022

Community Data (cont.)



ACS Housing Summary

Social Circle City, GA
Social Circle City, GA (1371660)
Geography: Place

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT				
Total:	479	100.0%	176	■ ■
With cash rent:	479	100.0%	176	■ ■
Less than \$100	0	0.0%	13	
\$100 to \$149	0	0.0%	13	
\$150 to \$199	0	0.0%	13	
\$200 to \$249	0	0.0%	13	
\$250 to \$299	0	0.0%	13	
\$300 to \$349	0	0.0%	13	
\$350 to \$399	0	0.0%	13	
\$400 to \$449	0	0.0%	13	
\$450 to \$499	0	0.0%	13	
\$500 to \$549	0	0.0%	13	
\$550 to \$599	0	0.0%	13	
\$600 to \$649	92	19.2%	101	■
\$650 to \$699	0	0.0%	13	
\$700 to \$749	34	7.1%	62	■
\$750 to \$799	0	0.0%	13	
\$800 to \$899	0	0.0%	13	
\$900 to \$999	100	20.9%	70	■
\$1,000 to \$1,249	195	40.7%	127	■ ■
\$1,250 to \$1,499	58	12.1%	89	■
\$1,500 to \$1,999	0	0.0%	13	
\$2,000 to \$2,499	0	0.0%	13	
\$2,500 to \$2,999	0	0.0%	13	
\$3,000 to \$3,499	0	0.0%	13	
\$3,500 or more	0	0.0%	13	
No cash rent	0	0.0%	13	
Median Gross Rent	\$1,017		\$105	■ ■ ■
Average Gross Rent	\$1,002		\$541	■ ■

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

Reliability: ■ ■ high ■ ■ medium ■ low

January 25, 2022

Community Data (cont.)

		2015-2019			
		ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE					
Total		1,795	100.0%	195	High
1, detached		1,645	91.6%	207	High
1, attached		0	0.0%	13	Low
2		34	1.9%	52	Low
3 or 4		58	3.2%	86	Low
5 to 9		0	0.0%	13	Low
10 to 19		0	0.0%	13	Low
20 to 49		0	0.0%	13	Low
50 or more		0	0.0%	13	Low
Mobile home		58	3.2%	66	Low
Boat, RV, van, etc.		0	0.0%	13	Low
HOUSING UNITS BY YEAR STRUCTURE BUILT					
Total		1,795	100.0%	195	High
Built 2014 or later		12	0.7%	22	Low
Built 2010 to 2013		96	5.3%	94	Low
Built 2000 to 2009		573	31.9%	190	Medium
Built 1990 to 1999		350	19.5%	132	Medium
Built 1980 to 1989		192	10.7%	107	Medium
Built 1970 to 1979		155	8.6%	116	Medium
Built 1960 to 1969		145	8.1%	108	Low
Built 1950 to 1959		56	3.1%	68	Low
Built 1940 to 1949		13	0.7%	23	Low
Built 1939 or earlier		203	11.3%	129	Medium
Median Year Structure Built		1994		5	High
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT					
Total		1,598	100.0%	160	High
Owner occupied					
Moved in 2017 or later		85	5.3%	60	Low
Moved in 2015 to 2016		161	10.1%	99	Medium
Moved in 2010 to 2014		171	10.7%	79	Medium
Moved in 2000 to 2009		418	26.2%	162	Medium
Moved in 1990 to 1999		146	9.1%	84	Medium
Moved in 1989 or earlier		138	8.6%	75	Medium
Renter occupied					
Moved in 2017 or later		18	1.1%	32	Low
Moved in 2015 to 2016		58	3.6%	70	Low
Moved in 2010 to 2014		288	18.0%	149	Medium
Moved in 2000 to 2009		115	7.2%	108	Low
Moved in 1990 to 1999		0	0.0%	13	Low
Moved in 1989 or earlier		0	0.0%	13	Low
Median Year Householder Moved Into Unit		2010		3	High

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

Reliability: High Medium Low

January 25, 2022

Community Data (cont.)



ACS Housing Summary

Social Circle City, GA
Social Circle City, GA (1371660)
Geography: Place

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	1,598	100.0%	160	High
Utility gas	585	36.6%	148	Medium
Bottled, tank, or LP gas	31	1.9%	43	Low
Electricity	982	61.5%	161	High
Fuel oil, kerosene, etc.	0	0.0%	13	
Coal or coke	0	0.0%	13	
Wood	0	0.0%	13	
Solar energy	0	0.0%	13	
Other fuel	0	0.0%	13	
No fuel used	0	0.0%	13	
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	1,598	100.0%	160	High
Owner occupied				
No vehicle available	0	0.0%	13	
1 vehicle available	268	16.8%	119	Medium
2 vehicles available	434	27.2%	167	Medium
3 vehicles available	327	20.5%	120	Medium
4 vehicles available	78	4.9%	73	Low
5 or more vehicles available	12	0.8%	18	Low
Renter occupied				
No vehicle available	0	0.0%	13	
1 vehicle available	229	14.3%	152	Low
2 vehicles available	250	15.6%	136	Medium
3 vehicles available	0	0.0%	13	
4 vehicles available	0	0.0%	13	
5 or more vehicles available	0	0.0%	13	
Average Number of Vehicles Available	2.0		0.3	High
VACANT HOUSING UNITS				
Total vacant housing units	197	100.0%	132	Low
For rent	55	27.9%	69	Low
Rented, not occupied	0	0.0%	13	
For sale only	0	0.0%	13	
Sold, not occupied	0	0.0%	13	
Seasonal/occasional	29	14.7%	46	Low
For migrant workers	0	0.0%	13	
Other	113	57.4%	92	Low

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

Reliability: High Medium Low

January 25, 2022

Community Data (cont.)



ACS Housing Summary

Social Circle City, GA
 Social Circle City, GA (1371660)
 Geography: Place

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	1,119	100%	199	High
Less than \$10,000	60	5.4%	65	Low
\$10,000 to \$14,999	0	0.0%	13	Low
\$15,000 to \$19,999	0	0.0%	13	Low
\$20,000 to \$24,999	0	0.0%	13	Low
\$25,000 to \$29,999	0	0.0%	13	Low
\$30,000 to \$34,999	0	0.0%	13	Low
\$35,000 to \$39,999	34	3.0%	39	Low
\$40,000 to \$49,999	26	2.3%	42	Low
\$50,000 to \$59,999	0	0.0%	13	Low
\$60,000 to \$69,999	38	3.4%	45	Low
\$70,000 to \$79,999	0	0.0%	13	Low
\$80,000 to \$89,999	113	10.1%	98	Low
\$90,000 to \$99,999	114	10.2%	92	Low
\$100,000 to \$124,999	87	7.8%	59	Low
\$125,000 to \$149,999	156	13.9%	105	Low
\$150,000 to \$174,999	79	7.1%	55	Low
\$175,000 to \$199,999	50	4.5%	45	Low
\$200,000 to \$249,999	98	8.8%	66	Low
\$250,000 to \$299,999	117	10.5%	91	Low
\$300,000 to \$399,999	86	7.7%	83	Low
\$400,000 to \$499,999	19	1.7%	25	Low
\$500,000 to \$749,999	23	2.1%	27	Low
\$750,000 to \$999,999	0	0.0%	13	Low
\$1,000,000 to \$1,499,999	0	0.0%	13	Low
\$1,500,000 to \$1,999,999	0	0.0%	13	Low
\$2,000,000 or more	19	1.7%	31	Low
Median Home Value	\$139,000		\$15,662	High
Average Home Value	\$192,885		\$68,504	Medium

Data Note: N/A means not available.

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.

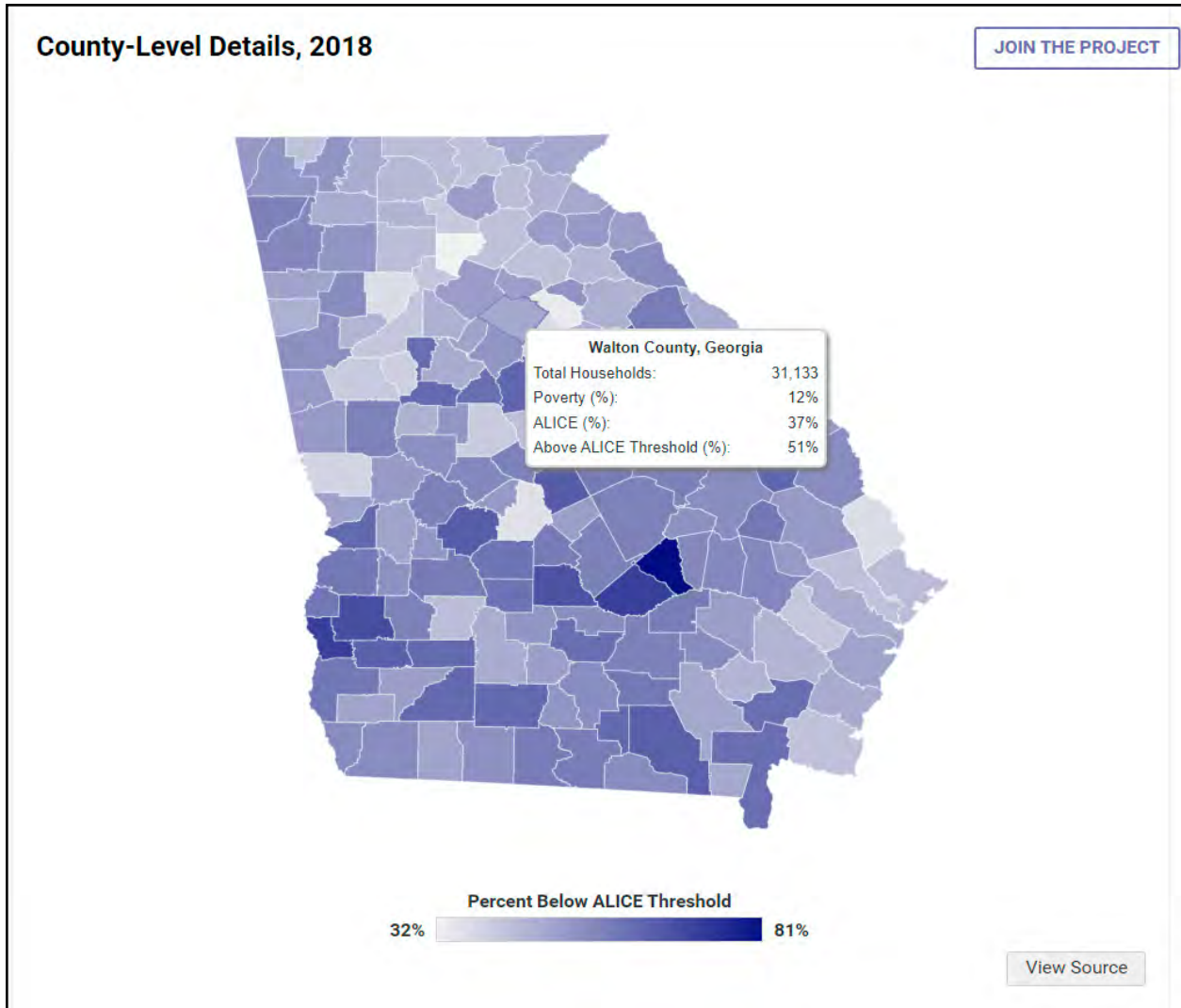
- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: 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 25, 2022

Community Data (cont.)



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

Community Data (cont.)

2/9/22, 3:39 PM

H+T Fact Sheets

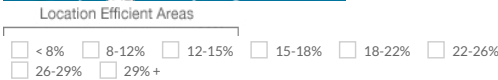
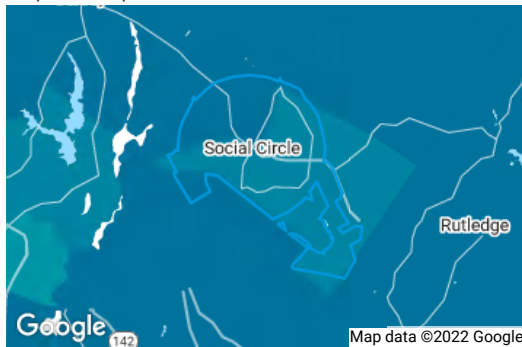


Municipality: Social Circle, GA

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 Efficiency Metrics

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

0%

Percent of location efficient neighborhoods

Neighborhood Characteristic Scores (1-10)

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

Job Access
1.3

Very low access to jobs

AllTransit Performance Score
0

Car-dependent with very limited or no access to public transportation

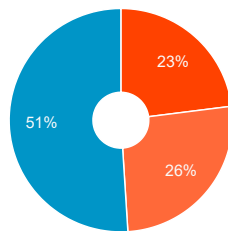
Compact Neighborhood
3.0

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.

- Housing
- Transportation
- 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.



\$14,692

Annual Transportation Costs



2.05

Autos Per Household



25,613

Average Household VMT

0%

Transit Ridership % of Workers

0

Annual Transit Trips

10.74 Tonnes

Annual Greenhouse Gas per Household

Community Data (cont.)

2/9/22, 3:39 PM

H+T Fact Sheets



H+T Metrics

Affordability		Demographics	
Housing + Transportation Costs % Income:	48%	Block Groups:	2
Housing Costs % Income:	23%	Households:	1,026
Transportation Costs % Income:	26%	Population:	2,934

Household Transportation Model Outputs

Autos per Household:	2.05
Annual Vehicle Miles Traveled per Household :	25,613
Transit Ridership % of Workers:	0%
Annual Transportation Cost:	\$14,692
Annual Auto Ownership Cost:	\$11,143
Annual VMT Cost:	\$3,549
Annual Transit Cost:	\$0
Annual Transit Trips:	0

Housing Costs

Average Monthly Housing Cost:	\$1,076
Median Selected Monthly Owner Costs:	\$1,227
Median Gross Monthly Rent:	\$809
Percent Owner Occupied Housing Units:	64%
Percent Renter Occupied Housing Unit:	36%

Greenhouse Gas from Household Auto Use

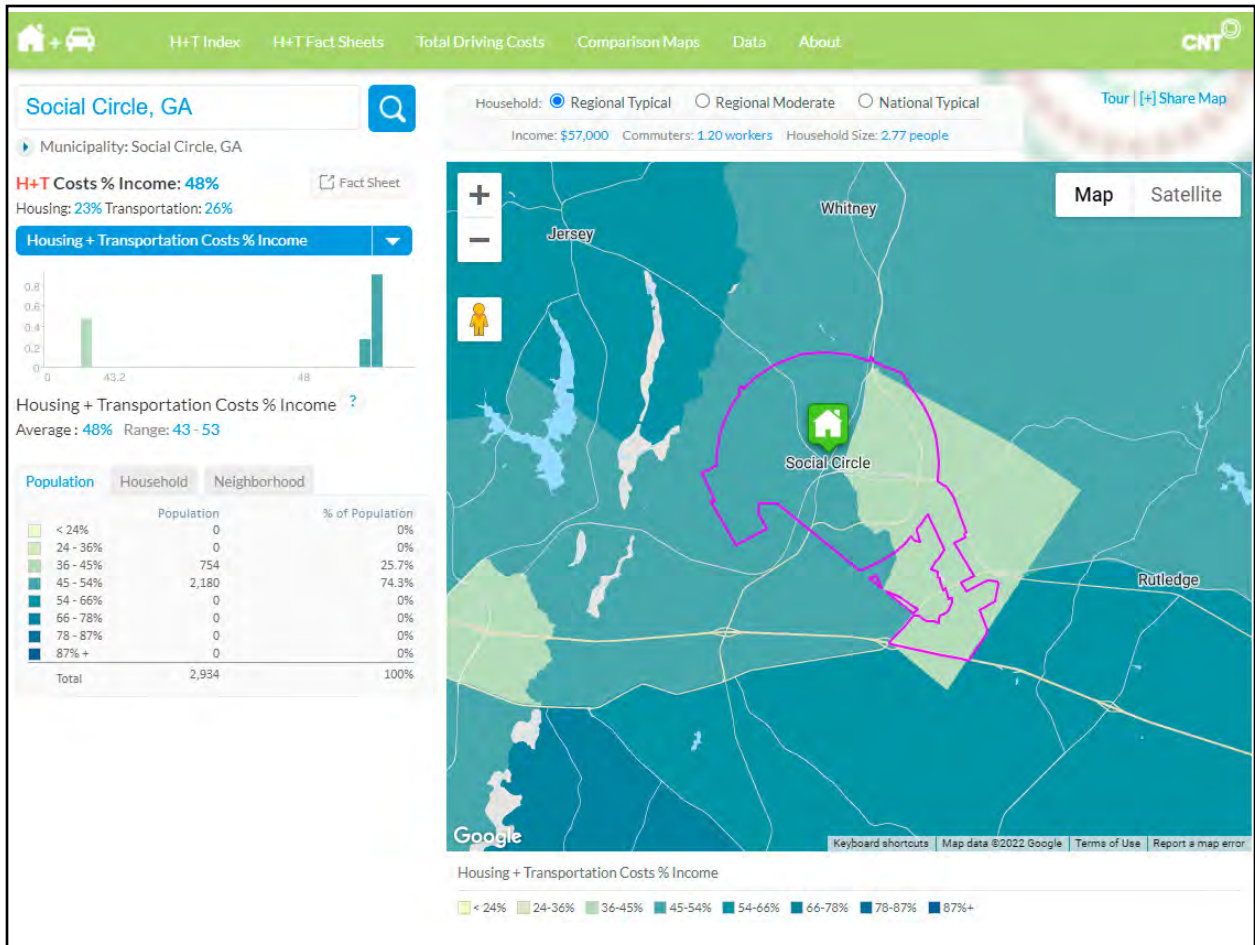
Annual GHG per Household:	10.74 Tonnes
Annual GHG per Acre:	2.00 Tonnes

Environmental Characteristics

Residential Density 2010:	0.66 HHs/Res. Acre
Gross Household Density:	0.12 HH/Acre
Regional Household Intensity:	3,505 HH/mile ²
Percent Single Family Detached Households:	80%
Employment Access Index:	4,034 Jobs/mi ²
Employment Mix Index (0-100):	85
Transit Connectivity Index (0-100):	0
Transit Access Shed:	0 km ²
Jobs Accessible in 30 Minute Transit Ride:	0
Available Transit Trips per Week:	0
Average Block Perimeter:	2,230 Meters
Average Block Size :	73 Acres
Intersection Density:	15 /mi ²

© Copyright, Center for Neighborhood Technology

Community Data (cont.)



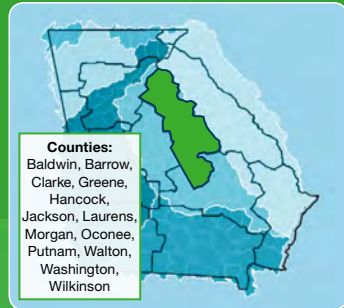
Community Data (cont.)

2017 REGIONAL WATER PLAN

UPPER OCONEE REGION

BACKGROUND

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



OVERVIEW OF UPPER OCONEE REGION

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

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

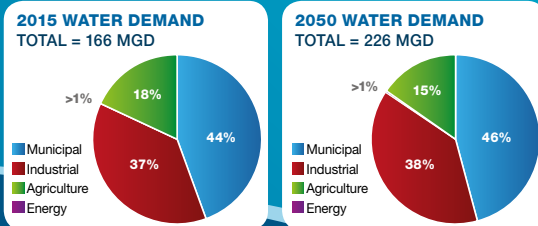
KEY WATER RESOURCE ISSUES ADDRESSED BY THE COUNCIL

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



UPPER OCONEE WATER PLANNING REGION

FORECASTED REGIONAL WATER DEMANDS



Community Data (cont.)

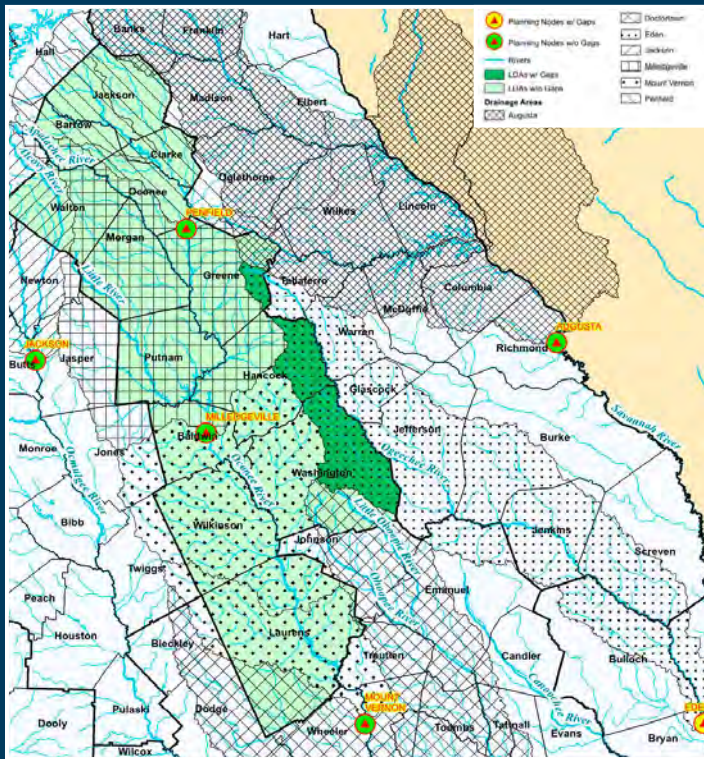
SUMMARY OF 2017 RESOURCE ASSESSMENT RESULTS

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

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

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

POTENTIAL 2050 SURFACE WATER GAPS IN THE UPPER OCONEE REGION



SUMMARY OF MODELED 2050 POTENTIAL SURFACE WATER GAPS

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

*Model simulation period is 1939 - 2013

UPPER OCONEE MANAGEMENT PRACTICES

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

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

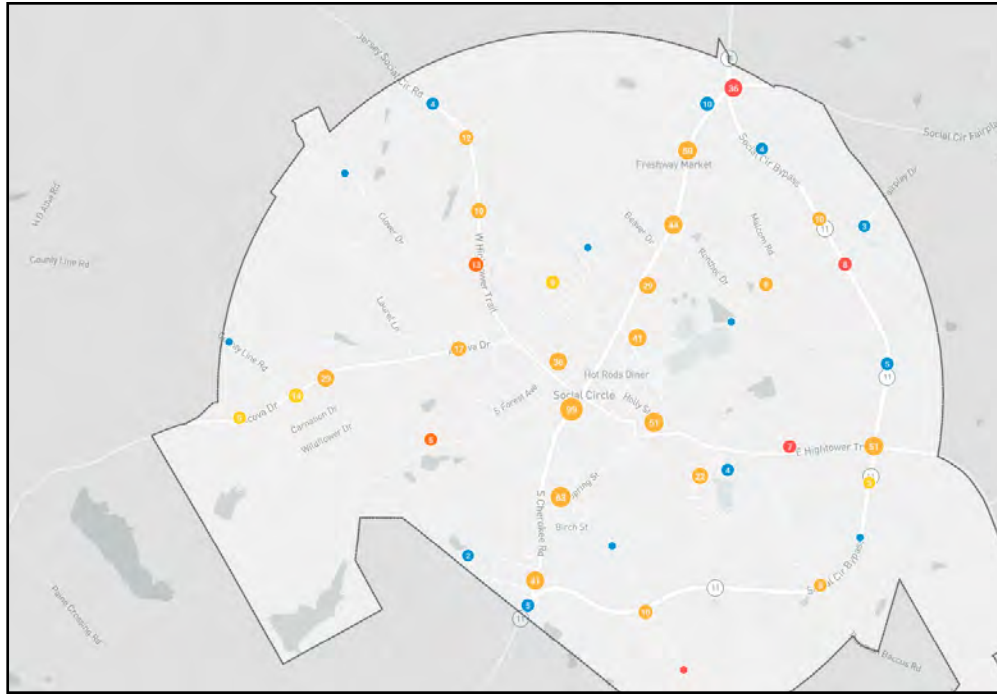
WATER SUPPLY: Practices include expansion of existing reservoirs and construction of new water supply reservoirs.

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

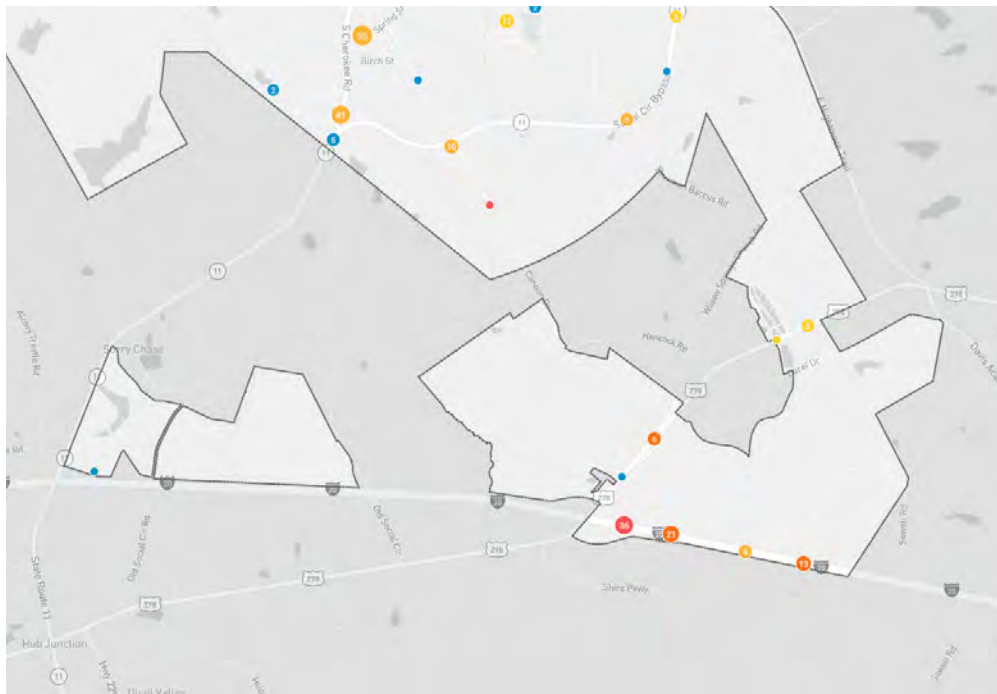
RECOMMENDATIONS TO STATE: Focus on incentives, collaboration and cooperation with state and local planning agencies, support plan implementers; fund water planning; focus funding and assistance on areas with shortfalls; continue monitoring to help conserve Georgia's natural, historic, and cultural resources.

PRODUCED: AUGUST 2017

Community Data (cont.)



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



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

Community Data (cont.)

CRASH SUMMARY REPORT

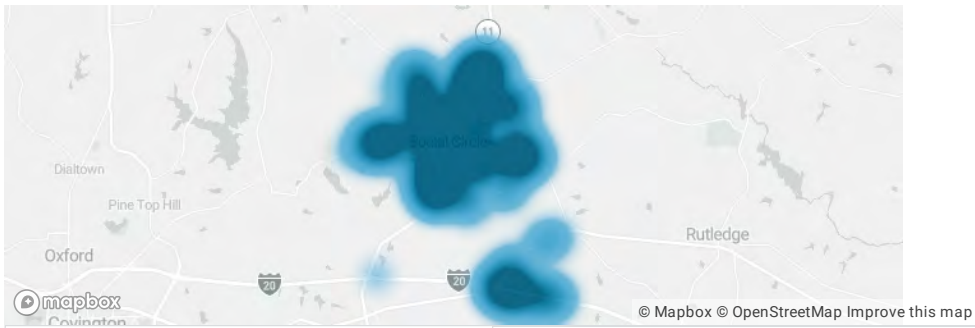
Social Circle Crash Data

Created on September 21, 2021
 Created by Stephen Jaques
 Data extents: January 2, 2013 to December 30, 2020



Applied Filters

GDOT City Boundaries (Geo) = Social Circle



Total Crashes **872** Fatal Crashes **5**

GDOT Summary	Collisions Dataset	
Total Crashes	872	100.00%
Intersection Related	493	56.54%
Single Motor Vehicle Involved	390	44.72%
Distracted Driver (Suspected)	338	38.76%
CMV Related	47	5.39%
Impaired Driving (Confirmed)	31	3.56%
Distracted Driver (Confirmed)	27	3.10%
Motorcycle	17	1.95%
+ 3 more	13	1.49%

KABCO Severity	Collisions Dataset	
(O) No Injury	690	79.13%
(C) Possible Injury / Complaint	106	12.16%
(B) Suspected Minor/Visible Injury	58	6.65%
(A) Suspected Serious Injury	9	1.03%
(K) Fatal Injury	5	0.57%
Unknown	4	0.46%

Community Data (cont.)

Date and Time (Year)	Collisions Dataset	
2020	109	12.50%
2019	116	13.30%
2018	124	14.22%
2017	120	13.76%
2016	125	14.33%
2015	111	12.73%
2014	84	9.63%
2013	83	9.52%

Date and Time (Hour of Day)	Collisions Dataset	
12 am - 2 am	43	4.93%
2 am - 4 am	24	2.75%
4 am - 6 am	46	5.28%
6 am - 8 am	89	10.21%
8 am - 10 am	60	6.88%
10 am - 12 pm	69	7.91%
12 pm - 2 pm	97	11.12%
2 pm - 4 pm	132	15.14%
+ 4 more	312	35.77%

Manner of Collision	Collisions Dataset	
Not a Collision with Motor Vehicle	326	37.39%
Rear End	190	21.79%
(None)	118	13.53%
Angle (Other)	83	9.52%
Sideswipe-Opposite Direction	48	5.50%
Sideswipe-Same Direction	43	4.93%
Head On	39	4.47%
Left Angle Crash	24	2.75%
Right Angle Crash	1	0.11%

Location at Impact	Collisions Dataset	
On Roadway - Roadway Intersection	329	37.73%
On Roadway - Non-Intersection	271	31.08%
Off Roadway	109	12.50%
(None)	98	11.24%
On Shoulder	50	5.73%
Median	6	0.69%

Community Data (cont.)

On Roadway - Railroad Crossing	4	0.46%
Gore	3	0.34%
+ 9 more	2	0.22%

Most Harmful Event	Collisions Dataset	
Motor Vehicle in Motion	453	51.95%
Deer	96	11.01%
Parked Motor Vehicle	88	10.09%
Animal	69	7.91%
Ditch	27	3.10%
Other - Fixed Object	20	2.29%
Utility Pole	17	1.95%
Over Turn	16	1.83%
+ 30 more	102	11.67%

Operator / Driver Contributing Factor	Collisions Dataset	
(None)	406	46.56%
No Contributing Factors	249	28.56%
Following Too Close	61	7.00%
Failure to Yield	49	5.62%
Improper Backing	36	4.13%
Other	36	4.13%
Driver Lost Control	29	3.33%
Inattentive or Other Distraction (Distracted)	27	3.10%
+ 35 more	141	16.16%

Community Data (cont.)



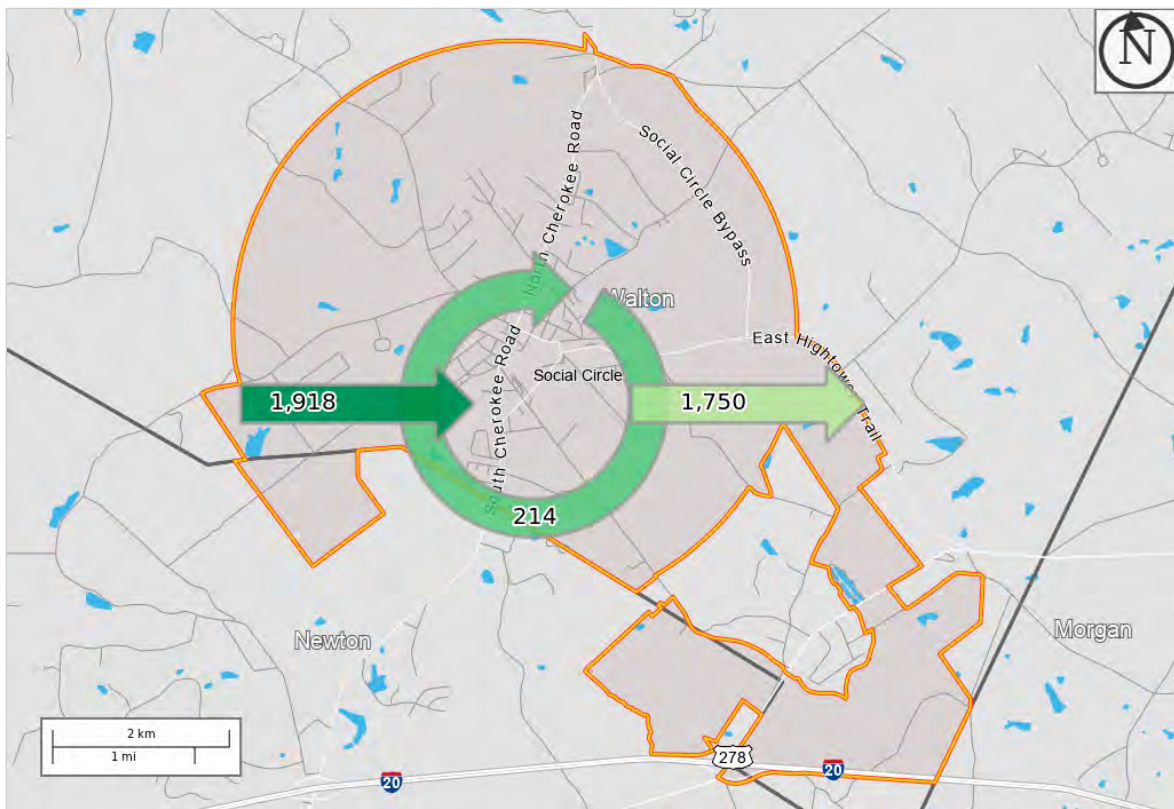
Inflow/Outflow Report

All Jobs for All Workers in 2019

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

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

All Workers



Map Legend

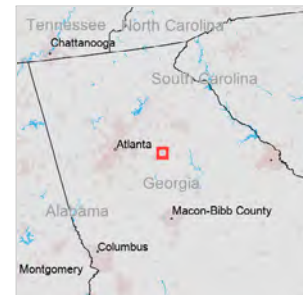
Selection Areas

Analysis Selection

Inflow/Outflow

- Employed and Live in Selection Area
- Employed in Selection Area, Live Outside
- Live in Selection Area, Employed Outside

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



Community Data (cont.)

Inflow/Outflow Report

Selection Area Labor Market Size (All Jobs)		
	2019	
	Count	Share
Employed in the Selection Area	2,132	100.0%
Living in the Selection Area	1,964	92.1%
Net Job Inflow (+) or Outflow (-)	168	-

In-Area Labor Force Efficiency (All Jobs)		
	2019	
	Count	Share
Living in the Selection Area	1,964	100.0%
Living and Employed in the Selection Area	214	10.9%
Living in the Selection Area but Employed Outside	1,750	89.1%

In-Area Employment Efficiency (All Jobs)		
	2019	
	Count	Share
Employed in the Selection Area	2,132	100.0%
Employed and Living in the Selection Area	214	10.0%
Employed in the Selection Area but Living Outside	1,918	90.0%

Outflow Job Characteristics (All Jobs)		
	2019	
	Count	Share
External Jobs Filled by Residents	1,750	100.0%
Workers Aged 29 or younger	449	25.7%
Workers Aged 30 to 54	972	55.5%
Workers Aged 55 or older	329	18.8%
Workers Earning \$1,250 per month or less	386	22.1%
Workers Earning \$1,251 to \$3,333 per month	630	36.0%
Workers Earning More than \$3,333 per month	734	41.9%
Workers in the "Goods Producing" Industry Class	429	24.5%
Workers in the "Trade, Transportation, and Utilities" Industry Class	434	24.8%
Workers in the "All Other Services" Industry Class	887	50.7%

Inflow Job Characteristics (All Jobs)		
	2019	
	Count	Share
Internal Jobs Filled by Outside Workers	1,918	100.0%
Workers Aged 29 or younger	365	19.0%
Workers Aged 30 to 54	1,107	57.7%
Workers Aged 55 or older	446	23.3%
Workers Earning \$1,250 per month or less	297	15.5%
Workers Earning \$1,251 to \$3,333 per month	524	27.3%
Workers Earning More than \$3,333 per month	1,097	57.2%
Workers in the "Goods Producing" Industry Class	722	37.6%
Workers in the "Trade, Transportation, and Utilities" Industry Class	390	20.3%
Workers in the "All Other Services" Industry Class	806	42.0%

Interior Flow Job Characteristics (All Jobs)		
	2019	
	Count	Share
Internal Jobs Filled by Residents	214	100.0%
Workers Aged 29 or younger	52	24.3%
Workers Aged 30 to 54	110	51.4%
Workers Aged 55 or older	52	24.3%
Workers Earning \$1,250 per month or less	71	33.2%
Workers Earning \$1,251 to \$3,333 per month	65	30.4%
Workers Earning More than \$3,333 per month	78	36.4%
Workers in the "Goods Producing" Industry Class	58	27.1%
Workers in the "Trade, Transportation, and Utilities" Industry Class	31	14.5%
Workers in the "All Other Services" Industry Class	125	58.4%

Report Settings	
Analysis Type	Inflow/Outflow
Selection area as	N/A
Year(s)	2019
Job Type	All Jobs
Selection Area	Social Circle city, GA from Places (Cities, CDPs, etc.)
Selected Census Blocks	138
Analysis Generation Date	03/30/2022 09:09 - OnTheMap 6.8.1
Code Revision	f9358819d46a60bb89052036516a1c8fe8bbbeac
LODES Data Version	20211018_1647

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

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

Housing Survey Results Summary

To: File

FROM: Adele P Schirmer

DATE: March 8, 2021- *updated May 13, 2021*

RE: Housing Survey Results Summary

Responses: 104: City Resident: 103 Non Resident: 1

Household Size

1	2	3	4	5	6	7+
10	47	25	11	4	1	1

School Aged Children in Household

0	1	2	3
74	13	10	3

Value of Home

?	1-100k	101k-149k	150k-199k	200k-249k	250k-274k	275k-300k	301k-350k	351k +
18	4	7	13	14	15	11	2	16

Support Home Improvement Grants to Qualifying Homeowners?

Yes	?	No
64	14	23

Support Programs to Assist Renters to Become Homeowners?

Yes	?	No
49	14	39

How would you characterize housing supply in Social Circle?

Short	Adequate	Excessive	Don't Know
43	47	4	3

Which of these common housing types would you think more are needed?

Single Family detached	Townhouse (owned was added)	Apartments
60	16 (if owned) 6 (nonspecific)	13

Where would you support more SF homes (in Social Circle)?

Near Bypass (13)
 Where Zoned (5)
 Outskirts of Town or Out of Town (5)
 Infill/Smart Growth/Where Sewer is (3)
 Anywhere (2), Jubilee,(2)
 Old Mill, North end, (1 each)

Housing Survey Results Summary (cont.)

Where would you support more Townhomes?

Near Bypass (11)
 Old Mill/Depot (2)
 Anywhere (2)
 North or South of Town, Near I-20, Memorial Dr, Walkable to downtown, Dove Landing , Near Freshway
 Jubilee, Smart Growth principles (1 each)

Where would you support more Apartments?

Further from Schools (2)
 Anywhere (2)
 Bypass(2)
 Old Mill/Depot (2)
 Newton Co, By I-20, Fairplay Rd, Jubilee, by Freshway, Between SC and Jersey, add to ex. Apts (1 each)

Do you support Historic District restrictions to protect the character of the historic district?

Yes	No	Don't Know or Maybe
79	8	4

Are there certain historic district restrictions that you think are excessive?

Yes	No	Don't Know or Maybe
19	51	6

Comments on possibly excessive restrictions included windows, color, fencing, railings, utility buildings, lack of allowance for new materials (such as hardi board siding or plastic deck materials), and difficulty or delay in demolition of derelict structures, or requirements that are more costly than value added.

Are there additional historic district restrictions or protections that you would recommend?

Yes	No	Don't Know or Maybe
6	40	5

Comments included too much demolition allowed, enforce maintenance, control colors, make a distinction between rehabilitation and construction.

What value of housing do you think is needed in Social Circle? (minimum of range answered is provided in table below, as each respondent provided very different ranges)

100-149k	150-199k	200-249k	250-274k	275-299k	300-349k	350k+
5	9	28	7	5	10	1

This is a representative summary. There is no guarantee provided that some answers may have been misinterpreted, or some responses may be duplicated, as there were a variety of sources for surveys to be received.

Online Public 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
- b. Yes, I do. However, I am worried about the recent explosive growth. Our Planning and Zoning and our City Council will need to be vigilant to protect the historic district and the small-town atmosphere currently appealing to new residents.
- c. I think on the most part the local government manages land use. Social Circle needs zoning for more affordable housing.
- d. I'm new to the area so I can't really thoroughly answer this question.
- e. I'd like to see bigger lot sizes required for home building.
- f. No I would like to see more restaurants in Social Circle instead of having to go to neighboring cities.
- g. Not too bad. I think we stopped apartments from coming in.
- h. They do okay, but they need to stop approving clutter homes and apartments. We live in the country and needs to stay that way. Don't make Walton go down the toilet like Gwinnett, Rockdale, and Newton did.
- i. Yes; we love the small town feel and want to keep it that way. No big box stores or chains!!!
- j. Lack of housing ownership opportunities for middle to lower-middle income people. Zoning and opposition from existing home owners prevent development of available land.
- k. Yes but some updates could be made.
- l. I would like for the city to be more golf cart friendly, extending to Freshway.
- m. Yes, we have a comprehensive map and zoning map. The City has to look at all the ordinances and tell the story of a property and if is for the general welfare of the public.
- n. No as too many exceptions are made allowing something not in the zoning.
- o. I find it outrageous that some members on our planning and zoning board have NO IDEA about their own zoning plan. I feel that there should be better and more information made to the public as to what is coming before the planning and zone board.
- p. Development should be minimal until utilities are repaired and upgraded. County could participate in waste water expansions to serve county area here.
- q. No response (4)

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

- a. I would like to sit quietly on my porch, but there is too much traffic and there are no effective efforts to curb the speed.
- b. We have a lot of activities but they are not inclusive. And when others try to plan an activity, it is not always supported by everyone.
- c. Yes, limited multi-cultural activities that are not fairly accessed facilities and public works. This year Juneteenth was celebrated and many options and facilities offered on other activities and festivals were not offered to this particular festival.
- d. Bike/Running Path, dining and shopping
- e. No. I want to keep social circle small- not expand it. If you want activities, go to bigger cities- that's what they are for.
- f. Not really. Loosening up the alcohol sales would be nice. The Constitution governs the country, not religious

Online Public Survey Responses (cont.)

zealot blue laws.

- g. I would love to have a paved walking trail that stretches through social circle. Almost like the belt line, so people could hop on the path from different parts of town to ride their bike, walk, run and just be more active :) this has been a great asset in downtown Covington.
- h. Yes, need a swimming pool.
- i. Not sure because from time to time it seems that out of nowhere the city has some new policy that no one was aware of.
- j. No (5)
- k. No response (10)

3. Are the streets and sidewalks adequately maintained?

- a. Yes (7)
- b. No (13)
- c. I don't know (3)
- d. No response (1)

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

- a. More sidewalks are needed. We need sidewalks from downtown to the Freshway area.
- b. Most roads need lines repainted
- c. It's very dark in the city of Social Circle adequate lighting is needed on certain streets within the city limits.
- d. Cherokee Rd sidewalks are not maintained but also need to be completed all the way to Freshway. Alcova Dr sidewalks should extend to Azalea farms
- e. Where they have dug up the roads for line work they are left rough and big pot holes.
- f. Across from elementary school. Worst place in town. Home owner doesn't take care of yard and it spills over on side wall
- g. Need sidewalk to extend from Laurel Oak to Azalea Farms
- h. Too many breaks in Laurel Oaks and the sidewalks in Jubilee are a scattered mess. Otherwise they just need some patches and are okay. Expanding the current sidewalk system is always a good idea though.
- i. Wildwood, Lakewood (no shoulder, too narrow) partly unpaved. W. Hightower in front of the school. Sidewalks on Sycamore.
- j. Sidewalk at SE corner of E Hightower and Dogwood becomes a lake after each rain.
- k. There are several places over the town that need repairing on the sidewalks. The city has applied for the Tap Grant and if they get it some new sidewalks will be extended on S. Cherokee Rd.
- l. Weeds and trash and high grass consistently down Memorial Street
- m. Take your pick, you can find needed repairs all throughout the city of Social Circle. Also the roads in and around Social Circle need repair from the high volume of traffic and heavy truck traffic. Sidewalks are in need of repair and additions to almost all parts of town.
- n. General upkeep/maintenance is not adequate other than two main streets. Right-of ways are not maintained.
- o. No response (10)

Online Public Survey Responses (cont.)

5. Is the community safe, comfortable, and inviting for people to walk or bike to activities, jobs, shopping, dining, services, etc.?
- a. Yes (17)
 - b. No (3)
 - c. I don't know (4)
6. Does your community have any traffic issues?
- a. Yes (13)
 - b. No (8)
 - c. I don't know (2)
 - d. No response (1)
7. If yes, what are the specific traffic issues (check all that apply)
- a. Predictable peaks like rush hour (11)
 - b. Unsafe inconvenient to travel w (2)
 - c. It always takes too long to get (1)
 - d. People sometimes get stuck in s (6)
 - e. Unpredictable gridlock (1)
 - f. There aren't enough parking lots opt (5)
 - g. Speed limits are too high (1)
 - h. No response (9)
8. In your opinion, is park space within your community easily accessible to all residents? If not, explain:
- a. Yes (10)
 - b. No
 - c. No response (5)
 - d. I think we need more parks.
 - e. I guess we don't have a lot of things in town so it's never been an issue of trying to park somewhere.
 - f. Yes, but if the area continues to grow without using common sense it will become a major problem very quickly. Parking decks do not look good in small country towns like Social Circle.
 - g. I would like to see Veterans Park maintained better.
 - h. More parking space should be available downtown. I often skip shopping there because parking in front of the shops can be tricky when trying to back out onto oncoming traffic in town.
 - i. No, we have small roads and hardly any parking spaces. We can park at the school and walk over when we have events in town.
 - j. For the most part there is enough parking in Social Circle.

Online Public 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. Yes. Speed is a huge problem, not just on my street, but everywhere in our community. We desperately need some speed control - speed humps, more stop signs, something! Also, our city allows citizens to park cars in their yards and fail to upkeep their homes - even in the historic district. My neighbor has had boards holding up his front porch for nearly 2 years.
- b. Yes, high level of break-ins, too many dogs roam around without leashes but have owners.
- c. Properties on Cherokee that aren't up to code. I'm sure there are others in town but those are visible to all
- d. Public Safety is practically non-existent. The SCPD is barely surviving with insufficient manpower and leadership.
- e. Certain areas could be cleaned up (subdivisions)
- f. There are some run down properties, but you see that everywhere. I would like to see the downtown of Social Circle get some TLC and more businesses. Several of the buildings need some maintenance.
- g. Poor visibility when turning onto Memorial from Lakewood. Lack of street gutter maintenance on Hickory, Joseph Lane - trash accumulation along curbs. Trash pile across from Freshway has been there a month. Lack of enforcement of zoning regulations- pools not fenced, long-term trash piles, and grass not mowed.
- h. I really feel we need updates to schools. Bigger classrooms and more teachers, with the increase of Newton county students now attending our schools. Space created to make drop off and pick up flow better.
- i. Parking issues and in a couple of very tight subdivisions. We have some people that will walk through a subdivision and will break into cars in the middle of the night.
- j. Run down properties and jack of code enforcement
- k. There is a need for improvement in rundown properties, especially in rental properties. These properties should feel shame since many of these property owners are either elected officials or pillars in their communities.
- l. No (3)
- m. No response (9)

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

- a. Excellent (1)
- b. Very good (2)
- c. Good (7)
- d. Average (9)
- e. Poor (4)
- f. No response (1)

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

- a. Excellent (4)
- b. Very good (2)
- c. Good (10)
- d. Average (6)
- e. No response (2)

Online Public Survey Responses (cont.)

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

- a. Very good (2)
- b. Good (5)
- c. Average (10)
- d. Poor (5)
- e. No response (0)

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

- a. Good (5)
- b. Average (14)
- c. Poor (5)
- d. No response (0)

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

- a. Yes (8)
- b. No (11)
- c. I don't know (4)
- d. No response (0)

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

- a. We need more single family homes. Town homes and apartments take away from the atmosphere.
- b. We need additional small homes for senior citizens.
- c. Affordable housing is needed. Holding homeowners who rent property accountable.
- d. Rentals. But not large apartment complexes. In need of multifamily homes run by respectable landlords, not slumlords that do the bare minimum.
- e. More reasonably priced apartments and homes for rent.
- f. Not building more...our schools can't handle the influx of more students
- g. We don't need more in Social Circle especially if we are not going to let any restaurants and stores come in.
- h. Single unit housing
- i. None. PLEASE KEEP SOCIAL CIRCLE SMALL. Or no one will want to live here anymore.
- j. Build QUALITY and low density housing so the area can grow at a sustainable pace and maintain its country charm. Keep the high density section 8 crime cesspool housing developments out.
- k. Shortage of nice family rental units in Social Circle
- l. Home ownership (vs rental) by middle to lower-middle income people.
- m. More housing in the 200-400,000 range for middle class families that want to move here.
- n. Single family dwellings
- o. We do have two new subdivisions on the table and maybe a third one maybe on the way. We have property close to Hwy 20 off 278 that might be a better place to have some kind of apartments or affordable housing that would be in the city limits, just not in town.
- p. Need more upscale homes built

Online Public Survey Responses (cont.)

- q. I think there is a need across the board for more medium to upscale housing options in my community.
- r. No response (7)

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

- a. older homes
- b. Small-town, friendly feel; beautiful historic district; beautiful trees.
- c. Small Town feel. Just need to get the store fronts we have filled.
- d. Nature, trees are being constantly removed
- e. Friendly...SMALL town!
- f. I like the small town vibe and we say we need more restaurants I'm not saying we start doing what Monroe has done because our little town can handle the traffic. It's already a nightmare in the morning for school.
- g. Small town vibe
- h. Small town charm /feel
- i. The small town in the country charm. I know it can't stay the same forever, but for the love of god don't pave it over like Conyers and Covington in the name of greed. We don't need to become a more eastern version of Rockdale or Gwinnett County.
- j. The small town feel. I think the majority of the people that live here want to keep it that way.
- k. Sidewalks and good places to walk. Friendship Park. Public library and visitors' bureau. City Hall. Beautiful older and historic homes.
- l. The small town feel.
- m. Home ownership vs rental (some rental needed, of course)
- n. The small town feel. Keeping our population lower and would like to keep our school system small. But not sure that will happen. I definitely would love to see a couple new shops or restaurants. The blue Willow would be a great place for a fancy dinner or date night, if they added a bar and made it into something similar to town 220 in Madison.
- o. a small town feel and we can walk around town and not feel unsafe.
- p. Small town feel and charm
- q. The feel of a small southern town with friendly neighbors.
- r. Small town feel
- s. No response (5)

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

- a. 1)build bike paths
- b. 1) Reduce speed on our downtown streets. Speed limits are in place and good - just no enforcement.2) Prohibit large trucks from our city center. Since we created a bypass, trucks now come up Social Circle/Jersey Road right into town.3) continue the excellent efforts at transparency within our city government - much appreciated!
- c. 1) Town hall meetings to hear from the people2) Vote to bring more restaurants and stores to the city3) Make sure all boards and committees reflect the demographics of the population
- d. 1) Offer incentives for specific store fronts to be occupied. I.e., tax break to open a hobby shop or other beneficial shop.2) Benefits for landlords with multifamily housing with incentives to upkeep the property. Keep strict

Online Public Survey Responses (cont.)

- exterior requirements for multifamily housing. Don't clump them altogether.3) get internet to the rural areas of social circle. It is crazy that it is 2021 and we are living with internet speeds from 20 years ago.
- e. 1) control break ins2) lower utilities 3) provide more internet and cable options
 - f. 1) Sidewalks extended2) Enforce housing codes
 - g. 1) No more taste of social Circle. Just doesn't work
 - h. 1)sidewalks2)manicuring the right of way/round a bout3)enforcement of city violation/codes
 - i. 1) listen to residents 2) improve/clean up run down areas 3) lower city taxes
 - j. 1) Improve the sidewalks and continue to improve the parks. 2) Help revitalize downtown and make a more business friendly climate. Utilize the infrastructure already in place.3) Use common sense to develop a smart growth plan that allows the city to grow but not lose its charm. DON'T PAVE OVER THE PLACE!
 - k. 1) school congestion 2) small town feel 3)
 - l. 1) Keep affordable housing to a minimum 2) keep our school system small so that every student still gets the attention they need. 3)grow but try to preserve that small town feel"
 - m. 1). Make it possible to drive golf carts to Freshway.2). Allow less children from outside social circle to attend city schools.3) would like to maintain small town charm. No multifamily housing.
 - n. 1) More sidewalks connecting to all of Social Circle2)More designated parking area downtown3)More city employees in the street to handle taking care of our town right of way and cleaning up
 - o. 1)fix sewage and water issues2)enforce code3)make it easier to start a business and support current business more
 - p. 1) Major improvement to infrastructure such as streets, water, and drainage.2) More green space and less asphalt.3) Need to be more open to the citizens. Need more Sunshine in our local governments.
 - q. 1) address storm water issues2) stream all public meetings as they are happening3) realistically inform citizens of the future costs of their decisions.
 - r. No response (7)

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

- a. Bike/walking paths
- b. Reroute truck traffic.
- c. Reduce speed and truck traffic in the downtown area. Develop a community center that the various clubs and civic organizations could use for meetings. Develop pocket parks in neighborhoods. Offer city-wide high-speed Internet service.
- d. "More activities for all people
- e. More activities for our youth"
- f. Getting downtown storefronts filled and successful
- g. Lighten streets that have minimal lighting, increase police patrol, lower utilities, provide at least one more grocery store for competitive pricing.
- h. Sidewalk extensions, houses up to code
- i. New schools
- j. Clean the town
- k. Preserve our SMALL TOWN! We already have Covington/Monroe & Atlanta. KEEP SOCIAL CIRCLE SMALL!!
- l. See above. Also, trying to get more competition on internet and TV services to keep costs down. DON'T PAVE

Online Public Survey Responses (cont.)

THE PLACE OVER!

- m. New primary/elementary school
- n. Update to schools, finish rec center, and create a paved walking trail through town like the one in Covington. Expand police dept. and higher more officers on patrol. Turn blue Willow into more of a date night or happy hour place w a bar. It's such a staple in our community and needs to be preserved. Update paint colors and business signs in downtown to make shops more noticeable and appealing. Paint murals on the side of buildings like downtown Covington. Create a small parking lot for additional parking for downtown businesses with signs to direct people where to park. Add another playground like the one in town on the new paved walking trail. We live off Amberstapp Studdard Rd. Can we please get high speed internet for all of 30025!!!! Satellite/ Hughes net is horrible and no one will get 5G internet out to us without everyone having to pay an arm and a leg. Every single house would sign a contract with AT&T or Xfinity if they would service our area. It should be available to all 30025!
- o. "More Concerts in the park
- p. More restaurants
- q. "We have applied for a CDBG grant to help with old sewer lines to be replaced. We have applied for the TAP Grant to build some more sidewalks.
- r. We need to establish a focus group to evaluate the current City Codes and ordinances and recommend streamlining and amendment to facility business development downtown. A new sewer plant! Hopefully work on our water treatment plant and improve things there.
- s. I hope to have a better flowing City Hall.
- t. "New primary and elementary school
- u. Fix sewage system
- v. Fix water drainage issues all over town"
- w. Need to improve many damaged streets by repaving them. Complete the updates and expanding of water and sewage treatment plants. Address the bad drainage and water runoff throughout the city of Social Circle.
- x. Address waste water issues, water issues, storm water issues and office overstaffing.
- y. No response (5)

References

- Center for Neighborhood Technology. H+T Index. Retrieved February 2022. <https://htaindex.cnt.org>.
- Development Authority of Walton County. <http://www.choosewalton.com>.
- Esri Business Analyst Online (Esri BAO). <https://bao.arcgis.com/esriBAO>.
- Georgia Department of Community Affairs. 2021 Georgia Broadband Availability Map. Retrieved February 2022. <https://broadband.georgia.gov/2021-georgia-broadband-availability-map>.
- Georgia Department of Transportation (GDOT). Crash Query. Retrieved March 2022. <https://gdot.numetric.com/>.
- Joint Development Authority of Jasper, Morgan, Newton, & Walton Counties. <http://www.i20jda.com/>.
- Municode. Code of Ordinances of Social Circle, Georgia. Version: April 19, 2021. https://library.municode.com/ga/social_circle/codes/code_of_ordinances?nodet=COORSOCIGE.
- National Register Database. National Register of Historic Places. Retrieved February 2022. <https://www.nps.gov/subjects/nationalregister/database-research.htm>.
- Northeast Georgia Regional Commission (NEGRC). CEDS 2017–2021: Northeast Georgia Comprehensive Economic Development Strategy. 2021.
- Social Circle, Georgia. <https://socialcirclega.gov>.
- United for Alice. United Way of Northern New Jersey. Retrieved March 2022. <https://www.unitedforalice.org>.
- U.S. Census. OnTheMap. Retrieved March 2022. <https://onthemap.ces.census.gov>.
- Upper Oconee Regional Water Planning Council. Upper Oconee Regional Fact Sheet. 2017.
- Upper Oconee Regional Water Planning Council. Upper Oconee Regional Water Plan. June 2017.



COMPREHENSIVE PLAN