

# **Agenda**

**Spalding County  
Water and Sewage Facilities Special Meeting  
March 18, 2020  
9:00 AM  
119 E. Solomon St., Room 108**

**I. OPENING (CALL TO ORDER)**

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES

**II. INVOCATION**

**III. PLEDGE TO FLAG**

**IV. CITIZEN COMMENTS**

**V. FINANCIAL REPORT**

**VI. WATER SUPERINTENDENT REPORT**

**VII. OLD BUSINESS**

**VIII. NEW BUSINESS**

1. Joint meeting with the Water Authority, The Board of Commissioners, Community Development Director, Chad Jacobs and Zoning Attorney, Newton Galloway to Review the FLUM, COMP Plan and discuss future economic development.

**IX. OTHER BUSINESS**

**X. COUNTY MANAGERS COMMENTS**

**XI. AUTHORITY MEMBERS COMMENTS**

**XII. CLOSED SESSION**

**XIII. ADJOURNMENT**



## SPALDING COUNTY WATER AND SEWERAGE FACILITIES AUTHORITY Joint Meeting to discuss FLUM, COMP Plan

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**Requesting Agency**

Spalding County Water Authority

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**Requested Action**

Joint meeting with the Water Authority, The Board of Commissioners, Community Development Director, Chad Jacobs and Zoning Attorney, Newton Galloway to Review the FLUM, COMP Plan and discuss future economic development.

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**Requirement for Board Action**

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**Is this Item Goal Related?**

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**Summary and Background**

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**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION**

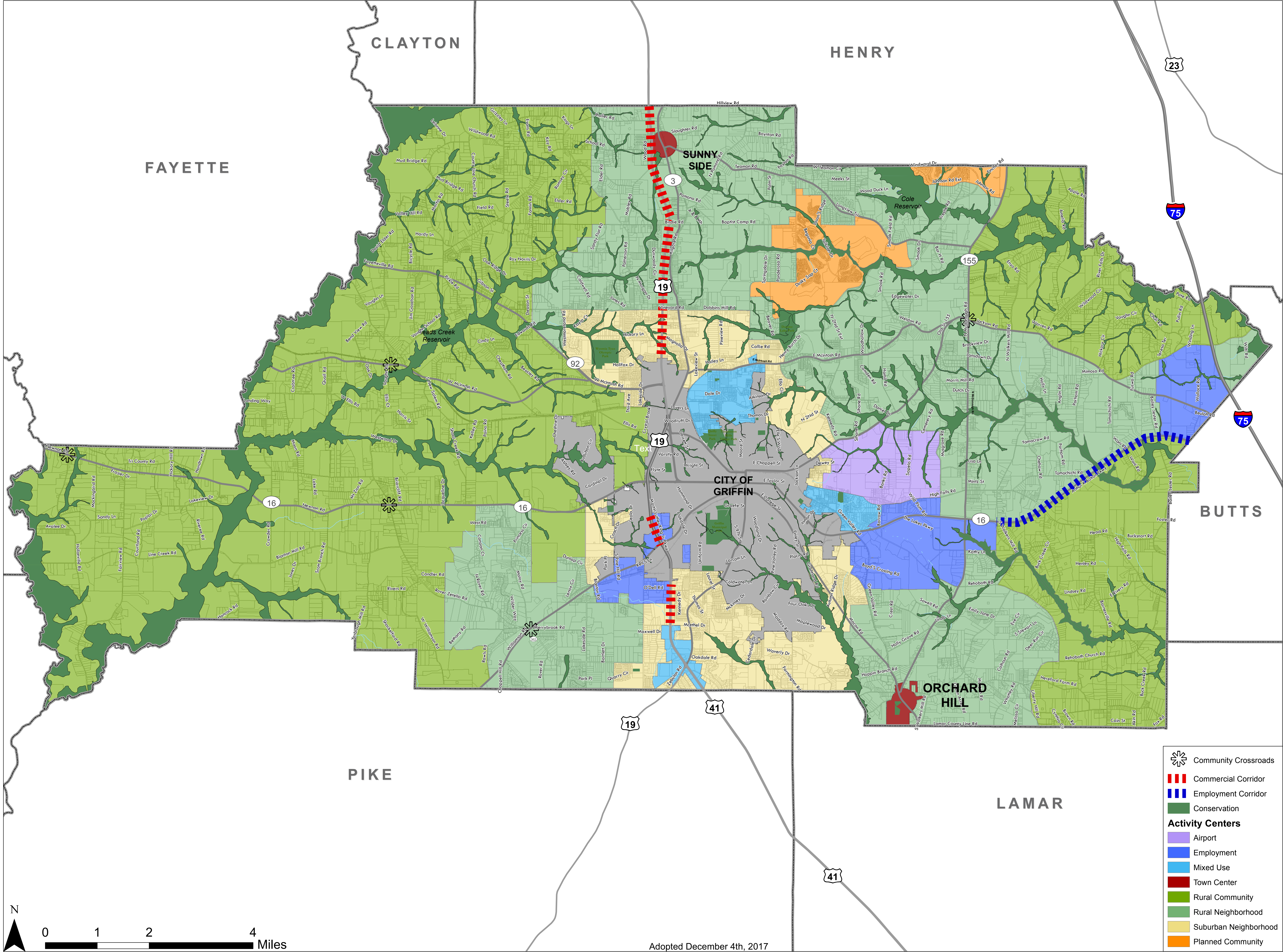
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**ATTACHMENTS:**

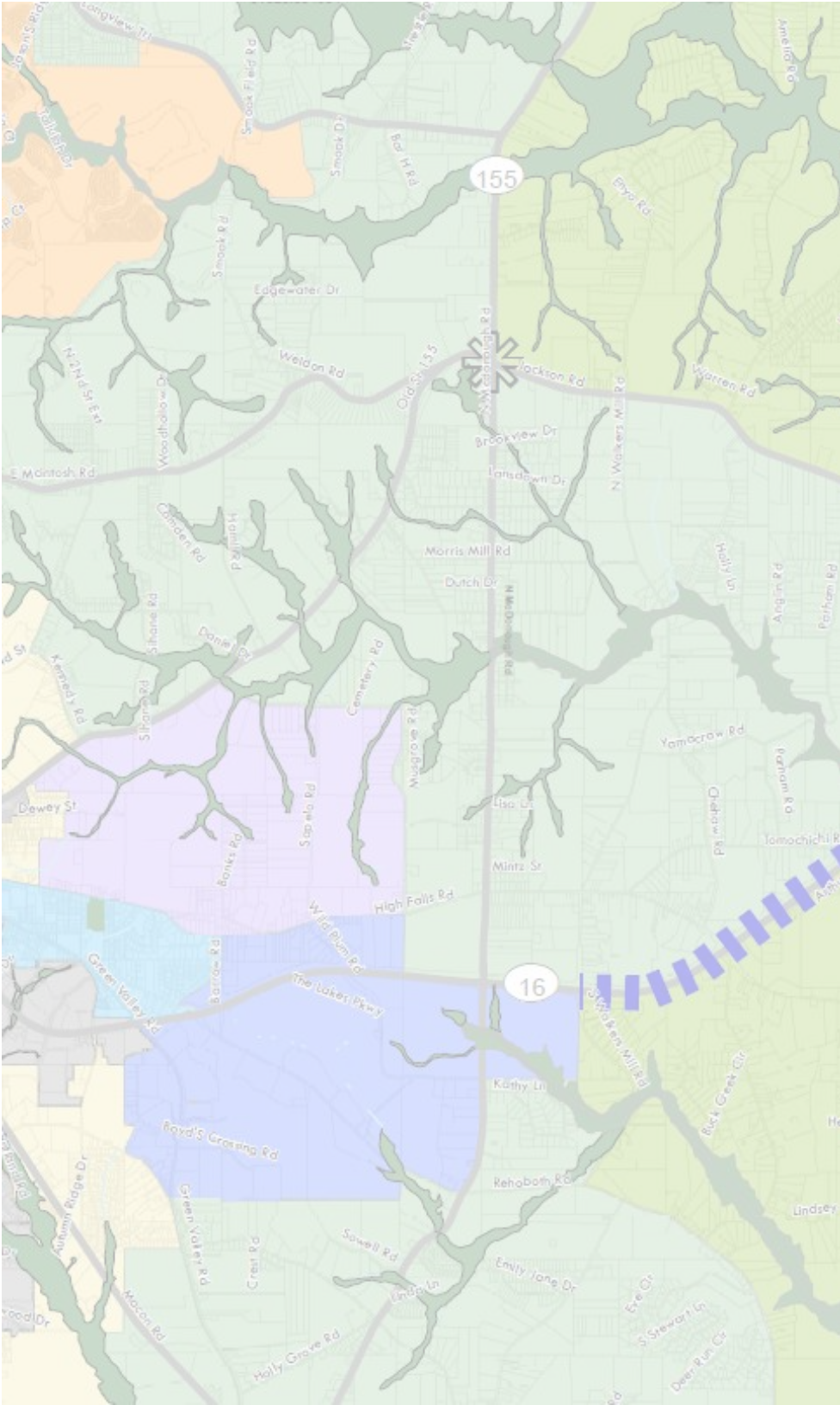
Description	Upload Date	Type
<input type="checkbox"/> Future Land Use Map	3/4/2020	Backup Material
<input type="checkbox"/> COMP Plan	3/4/2020	Backup Material



# SPALDING COUNTY FUTURE DEVELOPMENT MAP







# Spalding

COMPREHENSIVE PLAN UPDATE

## Spalding County Comprehensive Plan

2017 Update

Adopted 12.4.17



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# Spalding

## COMPREHENSIVE PLAN UPDATE

Spalding County Board of Commissioners	Gwen Flowers-Taylor, District 1
	Raymond Ray, District 2 – Vice Chairman
	Rita Johnson, District 3
	Bart Miller, District 4 – Chairman
	Donald F. Hawbaker, District 5
Orchard Hill City Council	James Morgan, Mayor
	Susan Adams
	Julian Jones
	Robert Morgan
City of Sunny Side	William Slaughter, Mayor
	Bruce Ballard
	Chuck Copland
	Clay Davis
	Robert Dull
	Newton Galloway
	Chad Jacobs
	Thomas Imberger
	Brant Keller
	Toussaint Kirk
	B.J. Martin
	Dick Morrow
	Kenny Smith
Project Steering Committee	William Wilson
Consultant Team	Amec Foster Wheeler, Planners for Environmental Quality, Ross + Associates



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## Chapter 1. Executive Summary

Spalding County's Comprehensive Plan is a policy document that presents the community's primary goals for achieving its long-range vision for growth and development in the unincorporated portions of the county and in the municipalities of Sunny Side and Orchard Hill.

This executive summary presents **Plan Highlights** and **Putting the Plan into Action**. The first section, **Plan Highlights**, provides a brief overview of the 'Community Vision,' including key goals organized by 'Vision Theme.' **Putting the Plan into Action** summarizes the steps and players involved in the plan's implementation.

### ■ Plan Highlights

Recognizing that unincorporated areas of Spalding County will continue to drive population growth in the county overall, this plan is intended to balance desired opportunities for economic development with residents' preference to maintain rural character in much of the county. This plan also acknowledges the need to plan in more specific detail for community revitalization/redevelopment, open space protection and natural connections (e.g. greenways) with recreation planning, strategic economic development, and transit opportunities.

The Community Vision, as described by detailed strategies in Chapter 3 and the Future Development Guide in Chapter 4, are summarized below by primary goals organized by three Vision Themes: *Social and Economic Development*, *Development Patterns* and *Resource Conservation*. These themes are intended to organize and represent citizens' ideas and concerns related to the topics of economic development, public facilities, community and housing revitalization, land use, natural resources, and historic resources.

### **Social and Economic Development (SED) Goals**

SED Goal 1: Stimulate revitalization activities and redevelopment of blighted properties

SED Goal 2: Create employment opportunities and expand business diversity

SED Goal 3: Maintain high quality services for the citizens of Spalding County

### **Resource Conservation (RC) Goals**

RC Goal 1: Protect water resources and water quality

RC Goal 2: Protect and promote Spalding County's history

### **Development Patterns (DP) Goals**

DP Goal 1: Promote rural development patterns in Rural-designated areas and the protection of open space with new development

DP Goal 2: Create viable mixed-use activity centers

DP Goal 3: Improve community appearance

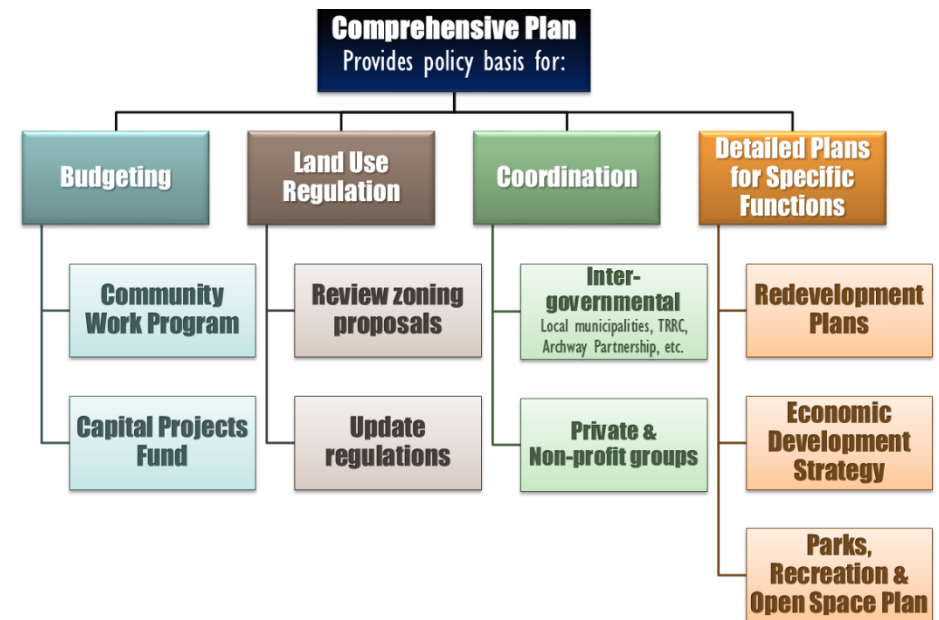
DP Goal 4: Improve multi-modal connectivity



## ■ Putting the Plan into Action

■ Adopting a comprehensive plan may seem like the end of the process, but actually it represents the beginning of a new phase – implementation. Implementing the plan requires an understanding of the plan recommendations and tools available for putting the plan to work for Spalding County. In short, the plan is a tool that provides a policy basis for:

- Budgeting
- Local land use regulation
- Coordination among local governments, state and federal agencies, utilities, regional agencies
- Detailed plans for specific functions
- Promotion and economic development



## Budgeting

The Implementation Program (see Chapter 5) outlines the overall strategy for achieving the Community Vision for future development and for implementing the Future Development Guide. A five-year Community Work Program (CWP) prioritizes the recommended strategies and assigns responsible parties to each. As presented, it provides elected officials and staff with a prioritized “to-do” list in addition to providing a policy guide.

## Land Use Regulation

The policy basis for land use regulation occurs in two specific ways. First, the Future Development Guide provides a tool for evaluating rezoning requests. Second, local zoning and subdivision regulations sometimes require amendments based on the Comprehensive Plan recommendations.

## *Future Development Map*

The Future Development Guide (see Chapter 4) consists of the Spalding County Future Development Map and character area policy. The Future Development Map assigns a unique character area to each parcel in Spalding County. The character area policy describes with text and illustrations the vision for growth and development for each character area shown on the map. The Future Development Map is used to guide future rezonings; proposed zone change requests are reviewed for consistency with the character area policy associated with the Future Development Map.

## *Zoning and Subdivision Regulations*

Evaluation and adoption of changes to regulations that address land use and development is a common follow-up after adoption of a comprehensive plan. The purpose of any updates zoning and/or subdivision regulations is to ensure that local regulatory

tools support the implementation of the Future Development Map and specified goals in this plan.

### ***Public Service Delivery***

The County should review or develop service plans to ensure that they support the goals of the Comprehensive Plan. This includes ensuring that future facilities are planned to meet the service demand promoted by the plan. For example, future planning to provide infrastructure that supports targeted employment growth should be consistent with areas shown on the Future Development Map (and described in the Future Development Guide).

### ***Coordination***

This plan provides the opportunity for the County, municipalities and other entities to view future needs from a common policy playbook. For example, private developers, utility providers, and economic development agencies can each see that the community has designated specific areas for future growth and specific areas for rural preservation. As a result, these entities should be able to work together to ensure that their projects and policies support the Community Vision. In addition, coordination among the County and its municipalities, including Griffin, and with other local (public and private) entities can facilitate implementation of community goals.

### ***Detailed Plans for Specific Functions***

Functional plans address specific government services such as parks, recreation, and economic development. This plan recommends preparation of two stand-alone plans that are coordinated with and supplement the Comprehensive Plan. These individual plans can address issues and concerns raised by stakeholders during the public planning process in greater detail than a comprehensive plan.



## Chapter 2. Introduction

### ■ Purpose

The Spalding County Comprehensive Plan represents the growth and development policy for unincorporated Spalding County and the cities of Sunny Side and Orchard Hill, as expressed by a Future Development Map and supporting goals and implementation strategies. This plan also serves the purpose of meeting the intent and requirements of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning," as established on March 1, 2014. Preparation of a plan in accordance with these standards is an essential requirement in maintaining status as a Qualified Local Government (QLG). QLG status allows communities to be eligible for state assistance programs. This plan allows Spalding County to retain its QLG status; each municipality has its own comprehensive plan that it maintains and updates.

### ■ Scope

This plan addresses economic development, housing, natural and historic resources, land use and development patterns, and community revitalization. These 'planning elements' are organized into three Vision Themes (see Chapter 3) for the purpose of expressing community goals and implementing strategies. They are addressed as individual components in the Existing Conditions Summary (see Appendix B), which provides a summary of existing local conditions and trends and was used in the identification of community needs and opportunities.

It is important to note that the topic of transportation is primarily addressed in the Griffin-Spalding Comprehensive Transportation Plan (2016 Update) and the Griffin-Spalding Transit Feasibility Study (2014), both of which are incorporated by reference.

In addition, this plan includes a Capital Improvements Element (CIE), which is required by the state for local governments that charge impact fees. The purpose of a CIE is to establish where and when certain new capital facilities will be provided within a jurisdiction and how they may be financed through an impact fee program. The CIE is an update to the previously adopted element and is provided as an attachment.

### ■ Why We Plan

Comprehensive planning is an important management tool for promoting a strong, healthy community. A comprehensive plan is a significant policy document that guides the physical development of a community; it can be used to promote orderly and rational development so the county can remain physically attractive and economically viable while preserving important natural and historic resources.

The comprehensive plan allows the community to become more certain about where development will occur, what it will be like, when it will happen, and how the costs of development will be met. It helps the County invest its money wisely in infrastructure such as roads, parks, and other facilities to maintain and improve residents' quality of life as well as economic development prospects.

The Spalding County Comprehensive Plan represents these and additional ideas discussed during the public participation process. It lists county-specific needs and opportunities, supporting goals and strategies, desired development patterns and land uses, and a five-year prioritized work program (Community Work Program) to implement the plan.

### ■ Community Participation and Plan Development

Creating a functional comprehensive plan begins with defining a common vision for the future development of the community. A community vision is the overall image of what the community wants to be and how it wants to look at some point in the future. It is the starting point for creating a plan and actions to implement the plan. A successful visioning process requires meaningful participation from a wide range of community stakeholders.

#### Visioning Process

The visioning process, or citizen participation process, for this plan update included multiple layers of participation from residents and stakeholders. Several public workshops, stakeholder interviews, and an online survey provided opportunities for input, as described in this section.

##### ***Kick-Off Meeting***

The countywide Kick-Off Meeting took place in December 2016 at the Spalding County Courthouse Annex. The planning process, schedule, and future public involvement opportunities were presented to the public, who were invited to provide comment and also share their contact information for inclusion on a project e-mail list that was used throughout the development of the plan to distribute meeting and plan status information.

##### ***Visioning Workshops***

Participants provided their input on the future of Spalding County at workshops that were held at three locations at different times/dates in April 2017. The locations were the Griffin Spalding Courthouse Annex, the Griffin Center Point Church and Spalding High School. Public input was received via prioritization exercises, facilitated discussion, and one-on-one conversations with the

planning team. Visioning Workshop participants prioritized and contributed to a list of community Assets, Issues and Dreams that were compiled from responses to a community survey. Participants also provided input during a mapping exercise intended to generate discussion on desired community character (e.g. appropriate land uses, amount of open space, etc.), including which areas of the county are likely to support change or should remain relatively unchanged.

##### ***Open House***

The public was invited to comment on draft recommendations of the plan at a county-wide Open House held in September 2017 at the Spalding County Courthouse Annex. Specifically, goals, strategies and the Future Development Map were displayed for review and comment. The format allowed participants to drop in at their convenience and stay as little or as long as they desired. Participants spoke individually with planning team members and filled out comment forms to present questions or concerns.

##### ***Steering Committee***

A Steering Committee was appointed to provide feedback, advise the planning team, and provide assistance in shaping the overall planning process. The group met four times. Individuals invited to participate on the Steering Committee represented the following:

- Griffin-Spalding County School System
- Griffin-Spalding Development Authority
- Griffin Housing Authority
- City of Griffin (staff and elected officials)
- City of Orchard Hill
- City of Sunny Side
- Spalding County (staff and elected officials)
- Residents



## Community Survey

A 15-question online community survey was developed and promoted throughout the community as another forum for providing public input. It was open from February to June 2017, and hard copies were made available. The surveys were distributed at the public meetings held during the visioning process. Over 500 responses were received.

## Flyers, E-Mail Blasts and Project Webpage

Throughout the planning process, flyers were distributed to announce and promote public meetings. An email distribution list was continually updated and was used to publicize the community survey and public meetings. A dedicated project webpage was created to post meeting announcements, a link to the community survey, draft plan materials, and interactive tools for providing input (general comments as well as site-specific ideas). The website address was [www.spaldingplan.com](http://www.spaldingplan.com).



## ■ Chapter Summaries

The sequence of chapters in this plan is structured to follow the planning process, which can be thought of as answering the questions “Where do we want to be in 20 years?” followed by “How do we get there?” The plan is organized into the following chapters:

- Chapter 1: Executive Summary
- Chapter 2: Introduction
- Chapter 3: Community Vision
- Chapter 4: Future Development Guide
- Chapter 5: Implementation Program
- Appendix A: Report of Accomplishments
- Appendix B: Existing Conditions Summary

The chapters that follow this introductory chapter are summarized below:

### ***Chapter 3: Community Vision***

The Community Vision reflects the community’s vision for growth and development for the next 20 years. This vision, which was developed with an extensive public visioning process, is defined by Vision Themes.

The Vision Themes organize primary needs and opportunities and corresponding goals and strategies under the following headings: Development Patterns, Resource Conservation, and Social and Economic Development. The listed strategies under each topic are used to create the Implementation Program chapter.

### ***Chapter 4: Future Development Guide***

The Future Development Guide defines the community’s desired development patterns and guides future decision-making related

to the physical development of the community. It is comprised of a Future Development Map and supporting character area policy.

This chapter presents the recommended character areas for unincorporated Spalding County and the cities of Sunny Side and Orchard Hill. Character area policy text describes the intent, general characteristics, application, primary land uses, and design principles for each character area, which are areas with unique quality worth preserving or areas that have been identified with the potential to develop into something new or different.

### ***Chapter 5: Implementation Program***

The Implementation Program identifies specific actions necessary to achieve the community’s vision. This chapter incorporates the strategies presented within the Community Vision and Future Development Guide chapters into a plan of action. The Implementation Program includes ordinances, programs, community improvements or investments, additional plans or studies, administrative systems and financing arrangements or other initiatives to be put in place to implement the Comprehensive Plan. The Community Work Program prioritizes strategies to be implemented over the next five years and assigns responsible parties, identifies potential funding sources, and provides a timeline for completion of each. Chapter 5 also details the specifics of maintaining the Comprehensive Plan in accordance with state requirements.

### ***Appendices***

The appendices supplement the information presented in Chapters 1-5 of the Comprehensive Plan as described below:

- Appendix A – Report of Accomplishments (2016-2020 Short Term Work Program)
- Appendix B – Existing Conditions Summary



## Chapter 3. Community Vision

Spalding County has unique needs and opportunities related to its development patterns and projected future growth. The Community Vision chapter uses a series of Vision Themes to describe a shared 'community vision' – what the community envisions for its future – in terms of identified needs and opportunities that are addressed by recommended goals and strategies.

### ■ Vision Themes

The Vision Themes organize primary needs/opportunities identified during the planning process as needing to be addressed, followed by goals and strategies that in turn address these needs and opportunities. Vision Themes represent the ideas and concerns of participants in the planning process and narrow the big picture vision to specific strategies that aim to make the Community Vision a reality. Recommended strategies are presented in the Implementation Program chapter as specific action items to be undertaken by the County.

The themes presented are:

- Social and Economic Development
- Development Patterns
- Resource Conservation

These themes generally address the planning topics of land use and transportation (Development Patterns), natural and historic resources (Resource Conservation), and economic development and housing / community revitalization (Social and Economic Development).

### Development Patterns (DP)

#### **Primary Needs and Opportunities**

**Maintain rural character** – A recurring theme expressed during the visioning process was the need to maintain the county's rural character and small-town feel, regardless of anticipated population growth and desired employment and retail development. Much of the county is already zoned to support agricultural and low-density uses, which is consistent with this vision. The Conservation Subdivision option for residential development is allowed by-right in agricultural and single-family residential zoning districts, and there is the potential to further encourage its use by allowing smaller lot sizes without introducing densities (i.e. 1-acre vs. 2-acre minimum lot size in agricultural zones) that are not incompatible with the area. Elsewhere in the county, new development is subject to tree protection standards, but there is the potential to strengthen them and expand their scope, as single-family subdivisions are currently exempt.

Importantly, public sewer service is not available in much of the county, which has served to keep development pressures in check. While strategic sewer infrastructure investment is needed to support large-scale employment opportunities such as industrial or business parks, it should be focused on suitable growth areas.

**Implement plans that support mixed-use and revitalization needs** – The County has been working to implement the 2009 Tri-County Crossing Livable Centers (LCI) Initiative for the Highway 41/Zebulon Road at the southern county boundary as well as the 2008 North Hill Street Plan, which addresses properties in both Griffin and unincorporated Spalding County in the Experiment community. Ongoing and planned initiatives include zoning amendments and road infrastructure improvements.

Situated between North Hill Street and the West Griffin Activity Center LCI area (2010 study prepared for the City of Griffin) is the greater Experiment area. Its eastern edge is North Hill Street, and the former Dundee Mills site is to the west, with established neighborhoods located in between. Study of this area can help identify and promote redevelopment opportunities; this can be modeled after the West Griffin LCI study, which meets the State's criteria for an Urban Redevelopment Plan and is largely funded by the Atlanta Regional Commission's LCI Program. The resulting plan is more comprehensive in scope than a traditional URP and is a useful tool for guiding development, design, and infrastructure decisions. A similar approach would benefit the predominantly residential East Griffin area, located between the Griffin city limits and the site that will accommodate the relocated Griffin-Spalding Airport.

**Improve community appearance** – Many community survey responses related to the need for addressing property maintenance issues in residential areas, including the condition of homes, outdoor storage of furniture and appliances, and parking of multiple cars on grassed areas. In commercial areas, US 19/41 was cited as needing improvement and there were concerns that the largely undeveloped Arthur K. Bolton Parkway would follow suit if controls are not put in place to control new development. The County recently adopted a Proactive Code Enforcement Policy to ensure consistent, fair, and timely enforcement of its regulations and to prioritize complaints based on severity of risk to the public health, safety and welfare. Coupled with a review of existing property maintenance/junk/litter ordinances, this policy better positions the County to address these issues. Zoning and subdivision regulations can also be evaluated to address aesthetics along 19/41 and new development on AKB Parkway.

**Improve community connectivity** – Support has been expressed for a comprehensive greenway/trail system and routine bus service. These topics were explored in part in the 2010 Spalding County Rail-with-Trail Multi-Use Study and the 2014 Griffin-Spalding Transit Feasibility Study. At present time, it is not pos-

sible for the County to acquire the needed right-of-way to install a trail along the Southern Railway corridor from downtown Griffin to Henry County (near the Heron Bay residential development), and a bus service that can improve access to employment, shopping, and medical destinations requires detailed study.

To improve vehicular flow and safety issues, further study is needed to separate truck and passenger vehicle traffic. Requests have been made to the State for re-designation of SR 155 from downtown Griffin onto S. McDonough to AKB Parkway/SR 16 as a truck route; however, this represents only one segment of a complete bypass that is needed. Truck traffic is increasing on SR 16, and with dedicated truck lanes from Macon proposed in GDOT's Major Mobility Investment Program (MMIP), it is likely that the I-75 exit at SR 16 will further promote truck traffic along this corridor. A new interchange at Jenkinsville Road would provide access where passenger vehicles can be separated from truck traffic and can act as a gateway to downtown Griffin and greater Spalding County.

### ***Goals and Strategies***

#### ***DP Goal 1: Promote rural development patterns in Rural-designated areas and the protection of open space with new development***

- DP Strategy 1.1: Review Agricultural and Residential zoning district requirements to ensure Conservation Subdivisions are promoted; consider allowing 1 acre minimum lot size in AR-1 by special exception approval
- DP Strategy 1.2: Limit sewer infrastructure to targeted development locations and avoid areas intended to support agricultural and low-density residential uses as well as Conservation-designated areas
- DP Strategy 1.3: Evaluate options for the permanent conservation of land during the update of the Parks and Recreation Master Plan Update, which is also recommended to also address 'Open Space'

- DP Strategy 1.4: Maintain agricultural or residential as the primary land use along roadways that do not have a “Corridor” designation on the Future Development Map
- DP Strategy 1.5: Evaluate the effectiveness of tree protection standards and identify potential amendments, as needed, to preserve trees and prevent clear-cutting with new development

### **DP Goal 2: Create viable mixed-use activity centers**

- Tri-County Crossing:
  - DP Strategy 2.1: Evaluate the Tri-County Crossing Overlay District to identify needed updates / impediments to desired development
  - DP Strategy 2.2: Pursue Safe Routes to Schools (STRS) funding for Moreland Road
  - DP Strategy 2.3: Construct Moreland Road extension to Zebulon Road
- Experiment Area:
  - DP Strategy 2.4: Install sidewalks / bike lanes on North Hill Street
  - DP Strategy 2.5: Coordinate land use, zoning and infrastructure activities with Griffin
  - DP Strategy 2.6: Prepare a Redevelopment Plan for the area to guide future development, including reuse of the Dundee Mill Site and coordination with the abutting North Hill Street and West Griffin Redevelopment Areas while protecting and revitalizing existing residential areas
- East Griffin Area:
  - DP Strategy 2.7: Prepare a Redevelopment Plan for the area to guide future development / neighborhood revitalization efforts adjacent to the new airport site

### **DP Goal 3: Improve community appearance**

- DP Strategy 3.1: Identify opportunities to strengthen property maintenance/nuisance ordinances pertaining to junk vehicles, litter, etc.
- DP Strategy 3.2: Review zoning and subdivision regulations (including outdoor storage/display, parking, signs, and interparcel access) for potential amendments that can improve the appearance along US 19/41
- DP Strategy 3.3: Amend the Arthur K. Bolton Overlay District’s design standards to be consistent with the quality achieved with the Lakes at Green Valley Industrial park; amended standards will guide future industrial development along the AKB corridor

### **DP Goal 4: Improve multi-modal connectivity**

- DP Strategy 4.1: Evaluate options for greenways / trails during the update of the Parks and Recreation Master Plan
- DP Strategy 4.2: Prepare an Urban Circulator Connectivity Study (connectivity between areas of activity, such as employment, shopping and medical centers)
- DP Strategy 4.3: Prepare a Griffin By-Pass Study
- DP Strategy 4.4: Prepare an Interchange Feasibility Study for the Jenkinsville Road/I-75 area; upon approval by GDOT, an Interchange Justification Report can be prepared for review by the Federal Highway Administration
- DP Strategy 4.5: Prepare an Interchange Justification Report for the Jenkinsville Road/I-75 area, based on completion/approval of DP Strategy 4.4
- DP Strategy 4.6: Continue to pursue opportunities to implement the Rails-With-Trails Study



## Resource Conservation (RC)

### *Primary Needs and Opportunities*

**Preserve the quality of the county's land and water** – Protection of trees, open space and water resources was cited during the visioning process as important to consider with future growth and development. Tree and open space preservation is a topic that overlaps with maintaining rural character and is addressed under the Needs and Opportunities and Strategies sections for Development Patterns on the preceding pages.

The County has development standards in place for protecting water quality (i.e. wetlands, water supply watershed, floodplain, and groundwater recharge protection districts; soil erosion and control measures; illicit discharge and connection ordinance). Its Flood Damage Prevention Ordinance provides a strong foundation for elective participation in the National Flood Insurance Program's (NFIP) Community Rating System (CRS).

In addition, the County addresses stormwater management through its GAEPD-issued National Pollutant Discharge Elimination System (NPDES) Permit for Small Municipal Separate Storm Sewer Systems (MS4). The NPDES permit program is intended to address water pollution by regulating point sources that discharge pollutants to waters of the United States. Many communities, including Griffin – the first in the state – have adopted a stormwater utility to manage and fund stormwater management activities; Griffin can serve as a local example for the County should this tool be considered.

Although water supply is currently not an issue, Spalding County will continue to coordinate with the Georgia Environmental Protection Division (GAEPD), as needed, to ensure compliance with the Upper Flint Regional Water Plan on water resource management needs.

**Preserve local history as the county grows** – Local historic resources, as identified in a 2015 Historic Resource Survey, are

generally dispersed throughout the county. This recent survey, in conjunction with the Heritage Tourism section of the 2016 Griffin-Spalding Tourism Product Development Resource Team Report, can serve as a foundation for preservation activities. Local expertise and interest can be found in the active Griffin-Spalding Historical Society, which works to stabilize and restore historic properties through a dedicated fund called Preserve Griffin. The Society coordinates with City of Griffin/Spalding County Government, private partners, The Georgia Trust for Historic Preservation, Griffin Housing Authority, and the Griffin-Spalding Land Bank Authority.

### **RC Goal 1: Protect water resources and water quality**

- RC Strategy 1.1: Prepare a feasibility study for the creation of a stormwater utility (an organizational and financial entity that establishes a formal plan of action to secure the funding necessary to operate and maintain a stormwater management program)
- RC Strategy 1.2: Coordinate with the Georgia Environmental Protection Division (GAEPD) on future actions that may be needed to remain compliant with the Upper Flint Regional Water Plan
- RC Strategy 1.3: Research the requirements needed to participate in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) Program to potentially reduce flood insurance premium rates for property owners
- RC Strategy 1.4: Promote public awareness of environmental protection activities/events undertaken by the Spalding County Adopt-A-Stream and Griffin Environmental Council

### **RC Goal 2: Protect and promote Spalding County's history**

- RC Strategy 2.1: Identify opportunities with preservation specialists for meaningful historic resource protection and promotion; coordination with the Three Rivers Regional

Commission preservation planner, the Griffin-Spalding Historical Society, the Griffin-Spalding Land Bank Authority, and the Georgia Historic Preservation Office can identify and prioritize key action items

- RC Strategy 2.2: Adopt a Historic Preservation Ordinance to meet the eligibility requirements of the National Park Service's Certified Local Government (CLG) Program, which provides financial and technical assistance for historic preservation activities
- RC Strategy 2.3: Pursue CLG status to become eligible for federal historic preservation funds (requires adoption of a Historic Preservation Ordinance); CLG funds have been used to prepare infill housing standards
- RC Strategy 2.4: Promote public awareness of historic preservation activities/events undertaken by the Griffin-Spalding County Historical Society

## Social and Economic Development (SED)

### *Primary Needs and Opportunities*

**Revitalize homes and neighborhoods** – In addition to general property maintenance issues, the deteriorated condition of homes and blighted properties were cited by the community during the visioning process as being a significant issue. The Spalding County Community Development Department administers an unsafe building abatement program utilizing County general funds, however demolition and asbestos remediation costs tend to limit the scope of the program relative to the number of homes needing to be addressed. A portion of these funds are currently being applied to a Griffin/Spalding County housing conditions survey to help focus future abatement or other revitalization and rehabilitation efforts.

Although the County routinely coordinates with the City of Griffin (including the Griffin Housing Authority) to address housing issues, it does not have the functions prescribed for a quasi-governmental housing authority, dedicated staff resources, nor the funding sources available to such an entity.

The Griffin-Spalding Land Bank Authority can acquire tax foreclosed properties and sell property to a third party, allowing for the renovation of the homes. As the entity authorized to administer the federal Neighborhood Stabilization Program (NSP), the Land Bank Authority can apply federal funds to purchase and redevelop foreclosed homes and residential properties, purchase and rehabilitate abandoned or foreclosed properties, demolish blighted structures, and redevelop demolished or vacant properties. These funds contribute to very incremental changes, however, as the Land Bank Authority owns over 400 properties across the county. They include both vacant homes as well as undeveloped properties.

**Recruit higher-paying jobs and diverse retail opportunities to Spalding County** – The lack of local retail and dining options in addition to well-paying jobs was cited frequently as a concern during the visioning process. Residents expressed frustration at having to travel outside of the county for many shopping and medical needs, and a common perception is that there is a "gas station or Dollar General on every corner." Residents in Sun City (north of Griffin), in particular, desire nearby commercial opportunities, as envisioned with the original plans for that development. The Village Node zoning classification in place for the area supports neighborhood commercial uses, but development of that nature has been deemed infeasible at this point in time.

Arthur K. Bolton Parkway is recognized by many in the community as being suitable for generating additional employment opportunities, with the Lakes at Green Valley Industrial Park as an acceptable model. The Griffin-Spalding Industrial Authority actively works to attract new industry and expand existing industry in the county, and the Griffin-Spalding Chamber of Commerce is active in the community. In addition, the UGA Archway Partnership pro-

gram provides a forum for local government and economic development leaders to address topics deemed as benefitting community development. Topics include tourism, crime, funding for transportation improvements, and infill housing. Any overlapping economic development initiatives of these three organizations, and any topics that need further attention (i.e. retail recruitment) can be consolidated and addressed in a countywide Economic Development Strategy. A documented strategy can better position Spalding County to identify and recruit appropriate types of businesses based on local factors and market conditions.

**Maintain level of service** – County facilities and services, particularly parks, were identified during the visioning process as both assets and issues. Primary concerns related to upkeep of the existing inventory as well as providing additional and varied types of recreation. Other needs identified during the development of this plan relate to fire protection and zoning administration.

**SED Goal 1: Stimulate revitalization activities and redevelopment of blighted properties**

- SED Strategy 1.1: Adopt infill housing standards to ensure building setbacks, height, and lot coverage are consistent with surrounding homes (more detailed, context sensitive standards, e.g. siding materials, architectural style, etc. can be recommended for Experiment and East Griffin with Redevelopment Plan efforts)
- SED Strategy 1.2: Pursue the creation of a consolidated housing authority with Griffin to maximize financial/staff resources and revitalization opportunities
- SED Strategy 1.3: Use the findings of the Housing Conditions Survey & Market Analysis to prioritize rehabilitation and redevelopment activities
- SED Strategy 1.4: Pursue funding on the next SPLOST referendum for the acquisition of property in blighted are-

as to allow the abatement, demolition and disposal of sub-standard and blighted property

**SED Goal 2: Create employment opportunities and expand business diversity**

- SED Strategy 2.1: Evaluate the Village Node District requirements to identify needed updates/impediments to desired neighborhood commercial uses
- SED Strategy 2.2: Continue to address community and economic development needs (including crime, tourism and infill housing) in conjunction with local leaders on the UGA Archway Partnership Committee
- SED Strategy 2.3: Evaluate the Arthur K. Bolton Overlay District requirements to identify needed updates/impediments to desired development
- SED Strategy 2.4: Coordinate efforts to prepare a countywide Economic Development Strategy that focuses on ways the County can attract and retain the types of businesses that will create varied jobs and local shopping and dining opportunities (partners include the Griffin-Spalding Development Authority, Griffin-Spalding Chamber of Commerce, and Griffin Business + Tourism Association)

**SED Goal 3: Maintain high quality services for the citizens of Spalding County**

- SED Strategy 3.1: Create a Fire Protection Level of Service Master Plan with the City of Griffin
- SED Strategy 3.2: Implement community improvements funded by development impact fees (see CIE)
- SED Strategy 3.3: Update/maintain digital version of City of Orchard Hill Zoning Map
- SED Strategy 3.4: Address incompatible zoning along city-county boundaries



## Chapter 4. Future Development Guide

A key component of the comprehensive planning process is the creation of the Future Development Guide. The guide includes the Future Development Map, which depicts unique character areas that describe the type of development and land uses desired for particular areas. This guide – in addition to the goals and strategies presented in Chapter 3 – explains and helps illustrate the ‘community vision’ for growth and development in Spalding County.

The Future Development Guide includes the three sections shown below:

- Future Development Map
- Character Area-Based Planning
- Character Area Policy

### ■ Future Development Map

The Future Development Map is used to identify the geographic location of the character areas within Spalding County. The character areas are described in detail later in this chapter. The Future Development Map is intended to help guide decision making related to the physical location of development and where the most appropriate scale and intensity of development should occur. While the map recommends land uses and development patterns for a 20-year planning horizon, it is important that it is regularly reviewed to determine if amendments are needed based on changing market and demographic trends or local goals. At a minimum, the plan is required by the Georgia Department of Community Affairs to be updated every five years.

### ■ Relationship of Future Development Map to Zoning

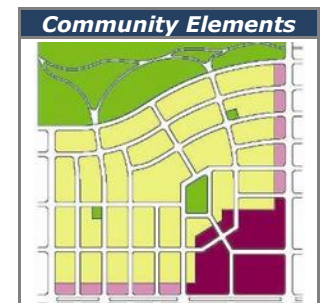
County zoning consists of a zoning map that assigns a zoning classification (one of the county’s agricultural, residential, commercial, industrial or planned development districts) to every property. A zoning ordinance describes these classifications, including their allowable land uses and requirements for how buildings, parking, landscaping, signs and other site features may be placed on a parcel.


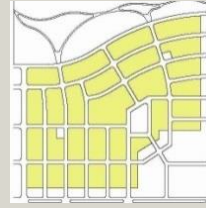

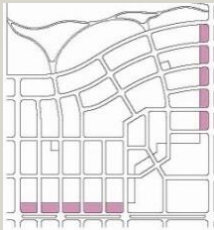
The zoning map and zoning ordinance provide properties in Spalding County with certain rights to development, while the Comprehensive Plan’s Future Development Map serves as a guide to the future development of property. The Future Development Map and Character Area Policy should be used as a guide for future rezoning decisions undertaken by the County.

### ■ Character Area-Based Planning

Character area-based planning focuses on the way an area looks and how it functions. Tailored strategies are applied to each area, with the goal of enhancing the existing character/function or promoting a desired new character for the future.

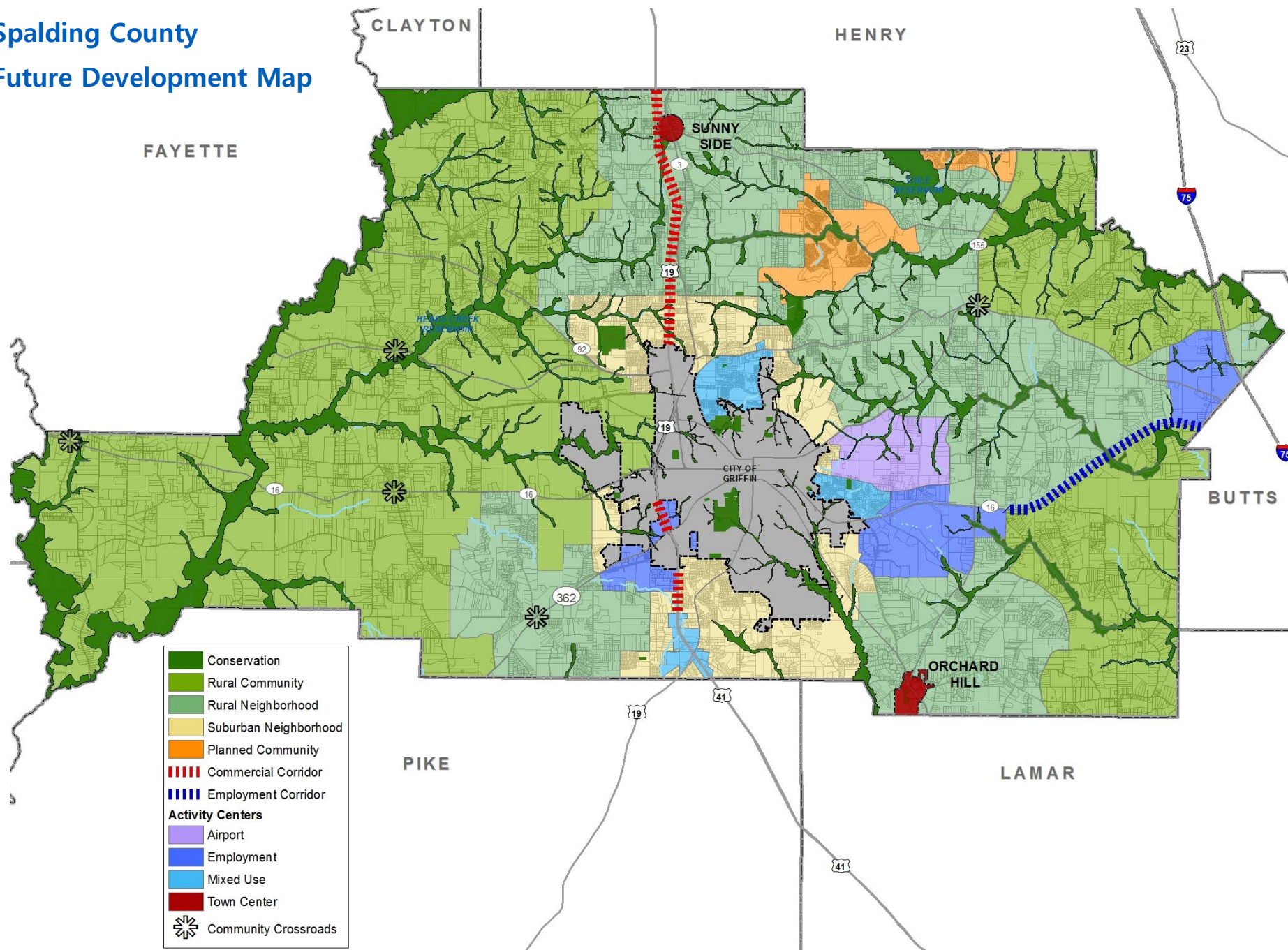
Character areas are organized by community elements. These elements represent the four basic types of development – the primary ‘building blocks’ of a community – and include open space, neighborhoods, centers and corridors. The table below summarizes general characteristics of each element as well as their application on the Future Development Map as specific character areas. The character areas are further described in this chapter.



Community Element	Diagram	Summary Description	Character Area*
Open Space		<p>Parks, floodplain, wetlands;</p> <p>Intended to be maintained in a natural state or for passive recreation uses</p>	<ul style="list-style-type: none"> <li>– Conservation</li> <li>– Rural Community*</li> </ul>
Neighborhood		<p>Existing neighborhoods;</p> <p>Areas suitable for new housing development/infill development;</p> <p>New development intended to incorporate/protect open space</p>	<ul style="list-style-type: none"> <li>– Rural Community*</li> <li>– Rural Residential</li> <li>– Suburban Residential</li> <li>– Planned Community</li> </ul>
Center		<p>Provides residents access to a variety of employment, retail, residential, and/or civic uses;</p> <p>May be oriented around a specific use/purpose (e.g. business or industrial park; airport and supportive uses), mixed use centers (includes commercial, residential and/or employment elements), or traditional town centers (Orchard Hill and Sunny Side)</p> <p>Includes smaller neighborhood commercial uses in rural areas</p>	<ol style="list-style-type: none"> <li>1. Activity Centers: <ul style="list-style-type: none"> <li>– Employment Centers</li> <li>– Mixed Use Activity Centers</li> <li>– Town Centers</li> <li>– Airport Activity Center</li> </ul> </li> <li>2. Community Crossroads <ul style="list-style-type: none"> <li>– Rural Community</li> <li>– Rural Neighborhood</li> </ul> </li> </ol>
Corridor		<p>Often links activity centers and neighborhoods;</p> <p>Primary transportation corridors or concentrations of specific land use / development type</p>	<p>Corridors:</p> <ul style="list-style-type: none"> <li>– Employment</li> <li>– Commercial</li> </ul>

\*Includes both open space and neighborhood elements

## Spalding County Future Development Map



### ■ Character Area Policy

Character areas shown on the Future Development Map are described on the following pages. Each page presents a 'character area policy' that represents and describes the character area in terms of the desired development pattern and supporting implementation strategies.

Each character area policy presented in the narrative incorporates the following components:

- **Intent** describes the policy intent of each character area, specifically to *preserve, maintain, enhance* and/or *create* a desired character.
- **General Characteristics** provides a general overview of desired development pattern in terms of characteristics that are more specifically addressed in the Design Principles.
- **Application** provides a general description of areas where the character areas can be found or appropriately applied based on characteristics of the land and infrastructure.
- **Primary Future Land Uses** lists appropriate land uses that support the desired mix and/or type of land uses in a character area.
- **Design Principles** describes the form, function and character of physical elements of the character area. This includes density/intensity, greenspace, transportation and infrastructure (public utilities).
- **Strategies** are the implementation measures needed to achieve the desired development patterns for the character area. They reference strategies identified in Chapter 3: Community Vision.



## Conservation

**Intent: PRESERVE** environmentally sensitive areas and open space for conservation and recreation purposes.

**General Characteristics:** Conservation areas are public or privately-owned properties that are not suitable for development and are intended to be permanently protected for natural area conservation and passive recreation purposes.

**Application:** Conservation areas are located throughout Spalding County, represented primarily by floodplain areas, wetlands, and publicly owned parkland. Mapped Conservation areas also include some existing agricultural and residential uses, and to a lesser extent commercial uses, which are subject to local ordinances that address flood damage prevention as well as wetland, watershed and groundwater recharge protection.

### Primary Future Land Uses

- Undeveloped areas in their natural state
- Passive parks
- Greenways / trails

### Implementation Strategies (see Chapter 3)

- DP 1.2, 1.3
- RC 1.1, 1.2, 1.4

### DESIGN PRINCIPLES

#### Density/Intensity

- Natural landscape with limited recreation-related buildings to provide access to community
- Building placement and exterior materials should blend with surrounding landscape

#### Greenspace

- Natural landscape

#### Connectivity

- Limited vehicular access
- Pedestrian connectivity with greenways, trails

#### Infrastructure

- Generally not applicable (no public sewer in any instance)

#### Illustrative Photos



## RURAL COMMUNITY

**Intent: PRESERVE** agricultural areas in their rural or cultivated state.

**General Characteristics:** Rural Community areas are characterized by agricultural and very low-density single-family residential uses. The development pattern includes larger areas of undeveloped or cultivated land with large distances between buildings and deep setbacks from roadways. Natural areas include extensive tree cover and open space areas due to limited development, as well as creeks, streams and rivers (included in Conservation areas on the Future Development Map) that cross or abut Rural Community areas.

**Application:** Rural Community areas primarily represent private agricultural, large-lot residential or undeveloped land in the western and northeastern/southeastern portions of Spalding County and includes much of the County's Watershed Protection District. The areas are largely outside of the City of Griffin's sewer service area. Extension of sewer lines into Rural Community areas should be discouraged in order to limit development pressures on the area.

Future development should be compatible with the rural character; this includes the use of conservation subdivisions to maximize the amount of open space in new residential developments. Larger lot sizes are encouraged but should be no less than 3 acres, which is consistent with the county's agricultural (AR) zoning classifications. Density-neutral zoning of smaller lots of record is appropriate (i.e. from one single-family residential zoning district to another), however a reduction in single-family residential zoning district lot sizes (i.e. from 2 acres to 1 acre) through the special exception process is inconsistent with the intent of these area.

### Primary Future Land Uses

- Agriculture/forestry
- Very low-density detached single-family residential uses
- Civic benefit uses such as places of worship and public parks
- Greenways / trails

### Implementation Strategies (see Chapter 3)

- DP 1.2, 1.4, 1.5, 4.1
- RC 1.3

### DESIGN PRINCIPLES

#### Density/Intensity

- 3-5 acre min. lot size
- A range of agricultural activities, including more intensive agricultural uses than in other areas of the county
- Deep building setbacks with open space on large lots, with the exception that lots may be smaller in density-neutral conservation subdivisions

#### Greenspace

- Natural landscape
- Agricultural land
- Residential subdivision design should set aside a high percentage of open space

#### Connectivity

- Rural, two-lane roads
- Pedestrian connectivity via greenways and trails

#### Infrastructure

- No public sewer

#### Illustrative Photo



## RURAL NEIGHBORHOOD

**Intent:** **CREATE** a transition between Rural Community areas and development in Suburban Neighborhood areas, and **MAINTAIN** the existing rural character of the county.

**General Characteristics:** Rural Neighborhood areas are characterized by low-density single-family residential uses and high degrees of open space. Some agricultural uses are found in these areas, but to a lesser extent than is found in Rural Community areas. Smaller lot sizes are found in these areas, but residential densities are still fairly low as compared to Suburban Neighborhood areas. Future development should continue to reflect lower density detached single-family residential uses, and neighborhood design should incorporate a high percentage of open space (i.e. 'conservation subdivision' design) to ensure the overall character remains rural.

**Application:** Rural Neighborhood areas are generally located in east Spalding County, the Rover community south of Griffin, and areas around Orchard Hill and Sunny Side. Future development is intended to support residential densities that are higher than are appropriate for Rural Community areas but less than the more densely developed areas classified as Suburban Neighborhood. Minimum lot size should be no less than 1 acre. Extension of sewer lines into Rural Neighborhood areas should be discouraged in order to limit development pressures.

### Primary Future Land Uses

- Low-density detached single-family residential uses
- Less intensive agricultural uses
- Civic benefit uses such as places of worship, public parks, schools, community centers and county services
- Greenways / trails

### Implementation Strategies (see Chapter 3)

- DP 1.1, 1.2, 1.4, 1.5, 4.1, 4.6
- RC 1.3, 3.2

### DESIGN PRINCIPLES

#### Density/Intensity

- 1 dwelling unit (max.) per 1 acre
- Less intensive agricultural uses
- Deep building setbacks with open space on large lots, with the exception that lots may be smaller in density-neutral conservation subdivisions

#### Greenspace

- Natural landscape
- Agricultural land
- Informal landscaping
- Residential subdivision design should set aside a high percentage of open space

#### Connectivity

- Low vehicular connectivity with generous distance between intersections
- Pedestrian connectivity via greenways and trails; sidewalks in subdivisions

#### Infrastructure

- No public sewer

#### Illustrative Photo





## SUBURBAN NEIGHBORHOOD

**Intent:** **PROTECT** established neighborhoods and **CREATE** residential development consistent with surrounding suburban densities.

**General Characteristics:** Suburban Neighborhood areas are characterized by moderate density residential development and neighborhoods. These areas include established neighborhoods in close proximity to Griffin having lot sizes that tend to be between a ¼ acre (or less) and ½ acre and where infill or revitalization opportunities may exist. New development will continue to be primarily detached, single-family homes, with opportunities for variations in housing types and lot sizes based on surrounding uses and sewer availability.

**Application:** Suburban Neighborhood areas are in close proximity to the Griffin city limits and include a mix of developed residential areas and opportunities for additional development that can be served by public sewer. Most of the area is inside the Griffin sewer service area. Existing neighborhoods tend to mirror in-town neighborhood patterns with smaller lots and a basic street grid; infill or revitalization projects should respect established building setbacks, and house size/style. Beyond existing neighborhoods are areas that can accommodate new residential development, generally at a density of 1 unit per 1 to 2 acres, or higher densities based on sewer availability and compatibility with surrounding densities and dwelling types.

### Primary Future Land Uses

- Moderate density detached single-family
- Two-family dwellings
- Multi-family dwellings where similar land uses are located, generally adjacent to or near the Griffin city limits
- Civic benefit uses such as places of worship, public parks, schools, community centers and county services
- Greenways / trails

### Implementation Strategies (see Chapter 3)

- DP 1.1, 1.5, 3.1, 4.1, 4.6
- RC 1.3
- SED 1.1, 3.2

### DESIGN PRINCIPLES

#### Density/Intensity

- Moderate density (1 to 4 dwelling units per acre for single-family development, dependent on sewer availability)

#### Greenspace

- Formal landscaping with built areas / informal landscaping with passive use areas; protected tree cover
- Residential subdivision design should set aside a high percentage of open space

#### Connectivity

- Moderate to high pedestrian connectivity with sidewalks, greenways and trails/paths
- Moderate (curvilinear streets) to high (street grid) vehicular connectivity

#### Infrastructure

- Public sewer (required for two-family and multi-family; required for single-family if available)

#### Illustrative Photos



## PLANNED COMMUNITY

**Intent: PROVIDE** opportunities for planned residential communities offering local recreation and shopping opportunities.

**General Characteristics:** Planned Community areas are master-planned developments intended to accommodate a mix of residential, commercial, and recreation uses. They are primarily characterized by moderate density detached single-family uses with recreational amenities.

**Application:** Planned Community areas represent the Sun City and Heron Bay Developments. They include the total project area for each, as build-out is expected to continue in the coming years, adding approximately 4,000 new units to the developments combined. These areas also have the potential to accommodate some commercial uses, intended to be within walking distance of residents to serve local needs.

### Primary Future Land Uses

- Moderate density single-family residential (utilizing sewer)
- Neighborhood commercial (smaller-scale retail and services for residents) that is pedestrian accessible
- Recreational amenities

### Implementation Strategies (see Chapter 3)

- DP 1.5, 4.1, 4.2, 4.4, 4.6
- RC 1.3
- SED 2.1

### DESIGN PRINCIPLES

#### Density/Intensity

- Moderate density single-family residential

#### Greenspace

- Formal landscaping with built areas / informal landscaping with passive use areas; protected tree cover

#### Connectivity

- Moderate to high pedestrian connectivity with sidewalks, greenways and trails/paths
- Moderate (curvilinear streets) to high (street grid) vehicular connectivity

#### Infrastructure

- Sewer

#### Illustrative Photos



### COMMUNITY CROSSROAD

**Intent:** **MAINTAIN** and/or **CREATE** access to local goods and services for residents.

**General Characteristics:** Community Crossroads are characterized by clustered commercial development around the intersection of prominent roads. The general development pattern is compact, with stand-alone or a few businesses on a site. However, in more rural areas, a single business typically occupies a property; the building is located close to the street with parking that may be located to the front, side or rear. Future development of Community Crossroads should emphasize the compact, small scale development that supports the immediate surrounding area, including residences and agricultural uses.

**Application:** Community Crossroads are found at intersections of prominent roads in Rural Community and Rural Residential areas where some commercial development is currently concentrated or there is the potential to serve the local area. Extension of sewer should be discouraged to prevent dispersed 'strip commercial' development along corridors outside of the Commercial Crossroads areas.

#### Primary Future Land Uses

- Neighborhood commercial uses (smaller-scale retail and services serving nearby residents)
- Civic benefit uses such as places of worship, parks and community centers

#### Implementation Strategies (see Chapter 3)

- DP 1.2, 1.4
- SED 2.3, SED 2.4

#### DESIGN PRINCIPLES

##### Density/Intensity

- Low; oriented around an intersection, where up to 2 contiguous parcels at each quadrant may be developed unless more specifically shown on the Future Development Map

##### Greenspace

- May be formal landscaping with built areas

##### Connectivity

- Vehicular oriented, generally, with internal pedestrian connectivity

##### Infrastructure

- No public sewer

##### Illustrative Photos



## ACTIVITY CENTER

**Intent:** **PROVIDE** additional employment opportunities and neighborhood services, **SUPPORT** residential uses generally not found in the predominant rural/suburban development patterns of the county, and **MAINTAIN** small-town character.

**General Characteristics:** Activity Centers are characterized by compact, walkable, and higher density or intensity developments. They may also be dedicated to a specific function. These areas provide additional employment opportunities and where appropriate support varied residential uses (e.g. townhomes and loft apartments) that can contribute to a live-work environment. Future development should also emphasize high quality building and site design, including dedicated open/civic space.

**Application:** Activity Centers are classified into four categories: **Airport** (new airport site east of Griffin); **Town Center** (Cities of Orchard Hill and Sunny Side); **Mixed Use** (Experiment [includes North Hill Street area], East Griffin, and Tri-County Crossing LCI areas); and **Employment** (concentrations of existing or potential industrial development, including areas abutting the southwestern Griffin limits, the Lakes at Green Valley Industrial Park to the east, and the Jenkinsville Road area in the northeastern part of the county).

### Primary Future Land Uses

- Airport: Airport facilities and aviation associated businesses
- Town Center: Established development patterns of Sunny Side and Orchard Hill (see page 25)
- Mixed Use: Mix of residential and commercial uses, in accordance with the North Hill Street Area Plan and the Tri-County Crossing LCI Study; for the East Griffin area, predominantly detached single-family (see also page 26)
- Employment: Predominantly light industrial, with emphasis on campus-style development (see also page 27)

### Implementation Strategies

- See the following pages

## DESIGN PRINCIPLES

### Density/Intensity

- Higher density/intensity in general, including higher density residential in Mixed Use areas and higher intensity (i.e. light industrial uses vs. commercial) uses in Employment areas

### Greenspace

- Formal landscaping with built areas
- Open space (civic space)
- Neighborhood and community parks
- Vegetative buffers to minimize impacts on adjacent uses

### Connectivity

- High internal vehicular and pedestrian connectivity

### Infrastructure

- Public water and sewer

### Illustrative Photo

Airport Activity Center Example





## Town Center (continued)

### Primary Future Land Uses

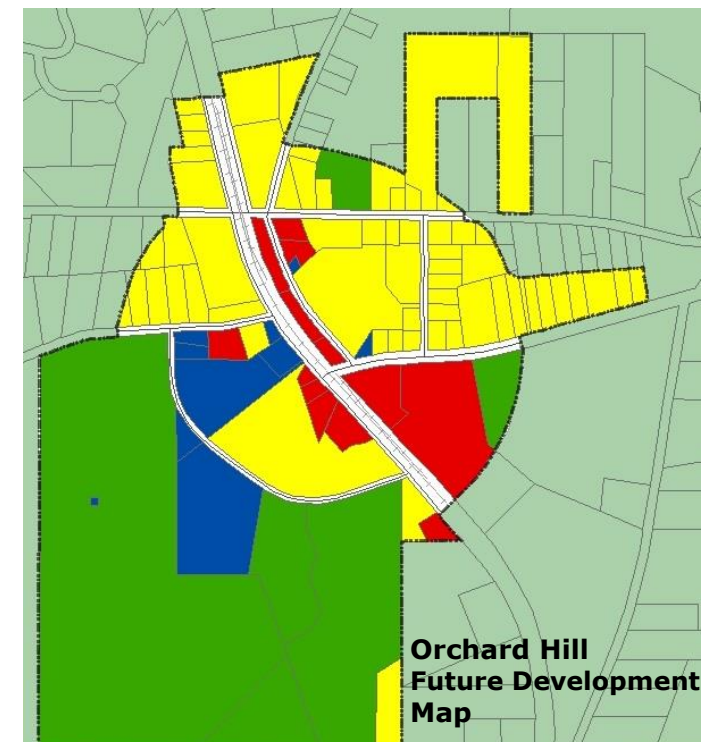
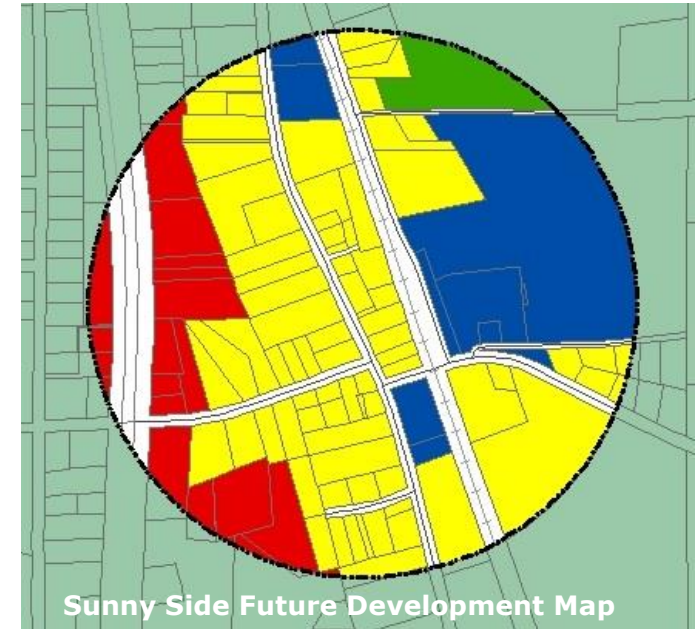
Future development and design in the Cities of Orchard Hill and Sunny Side is intended to complement the traditional, small-town character and established development pattern in each city. As shown in the maps at right, the majority of Sunny Side is recommended for single-family residential uses, with commercial shown where parcels abut US 19/41. The center of town in Orchard Hill along the railroad shows commercial, with residential uses recommended largely to the north and east of the railroad. In Orchard Hill, commercial development is intended to focus on retail and restaurant opportunities, including adaptive re-use of vacant historic structures. In both cities, "public/institutional" uses include local government buildings, facilities and downtown parks, as well as community churches and/or cemeteries. Agricultural uses are consistent with existing uses found in the cities and surrounding rural areas (see Spalding County Future Development Map for additional detail).

Recommended land uses are shown below:

- Single-family detached residential
- Commercial
- Civic benefit uses, including public parks, municipal buildings, and churches
- Agriculture

### Implementation Strategies (see Chapter 3)

- DP 4.1
- RC 2.1
- SED 2.4, 3.3, 3.4



## Mixed Use Activity Center (continued)

### Primary Future Land Uses

#### 1. Experiment Area

- Moderate density detached single-family
- Civic benefit (parks, recreation facilities, community center, etc.)
- Mixed use or commercial in accordance with a redevelopment plan or other County-approved master plan
- Specifically for the North Hill Street corridor: detached single-family, small lot single-family and townhomes, mixed use (retail, office, above shop housing), commercial, parks/open space in accordance with the North Hill Street Master Plan (2008, or as amended); building and site design shall also be consistent with the Master Plan

#### 2. East Griffin Area

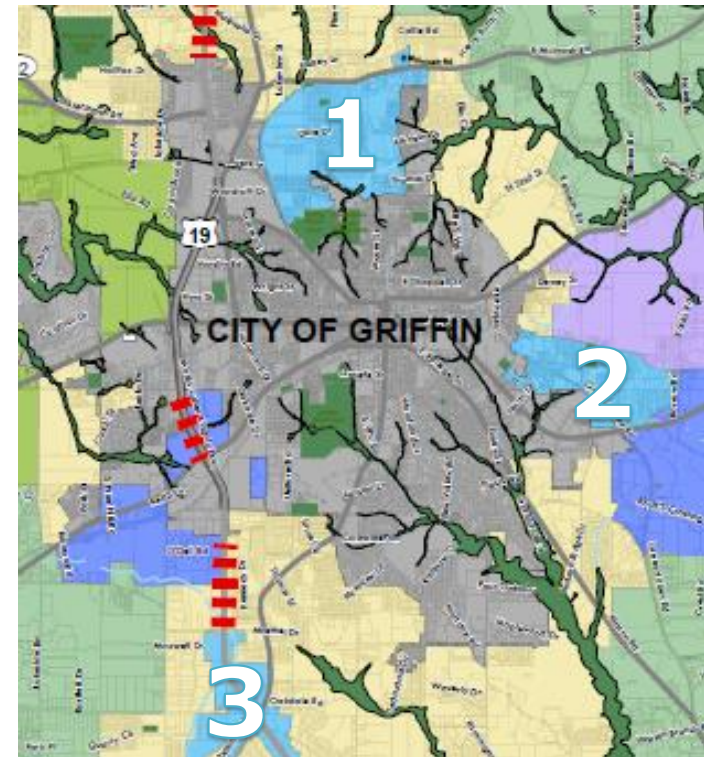
- Moderate density detached single-family
- Civic benefit (parks, recreation facilities, community center, etc.)
- Mixed use or commercial in accordance with a redevelopment plan or other County-approved master plan

#### 3. Tri-County Crossing Area

- Retail, multi-story mixed use, townhome, multifamily, and parks/open space/trails in accordance with the Tri-County Crossing Livable Centers Initiative Study (2009, or as amended) and Tri-County Overlay District

### Implementation Strategies (see Chapter 3)

- DP 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 4.1, 4.2
- SED 1.1, 1.4, 3.2



From North Hill Street Master Plan (L)  
and Tri-County Crossing LCI Study (R)



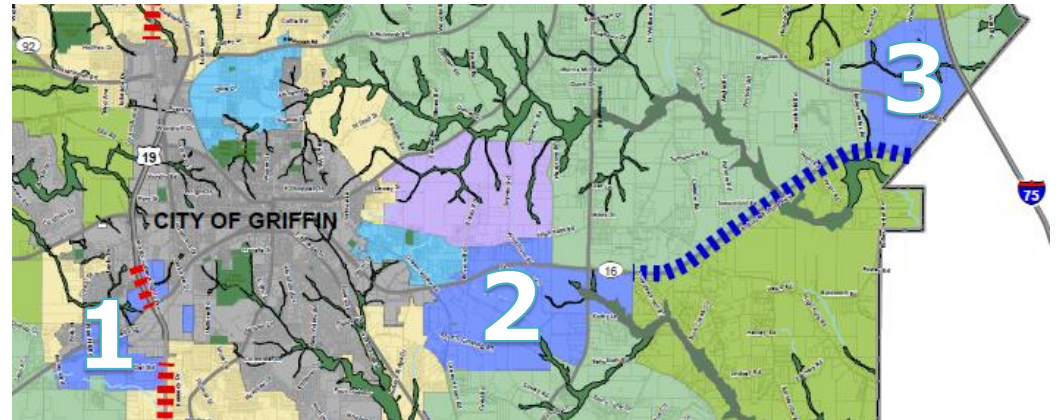
## Employment Activity Center (continued)

### Primary Future Land Uses

1. West side of Griffin
  - Public buildings
  - Light industrial
2. Lakes at Green Valley Area
  - Master-planned / campus-style business park or industrial park
  - Mid-rise office
3. Jenkinsville / I-75 Area
  - Master-planned / campus-style business park or industrial park
  - Light industrial
  - Mid-rise office
  - Master-planned commercial or mixed-use

### Implementation Strategies (see Chapter 3)

- DP 1.2, 3.3, 4.4, 4.5
- SED 2.2, 2.3, 2.4



Employment Activity Center Examples



## CORRIDOR

**Intent:** **ENHANCE** and **MAINTAIN** well-functioning, attractive corridors that serve local needs, facilitate traffic flow, and coordinate land use patterns without encroaching on adjacent and agricultural areas; **CREATE** employment opportunities where a location benefits from interstate proximity and available infrastructure.

**General Characteristics:** Corridors are primary roadways in Spalding County that are predominantly commercial or industrial in nature, or are positioned to be based on land use trends in the area. Due to its proximity to I-75 and sewer infrastructure, Arthur K. Bolton Pkwy (SR 16 east of Griffin) is intended to provide additional larger-scale employment generators, such as master planned industrial parks. The US 19/41 corridor is commercially zoned along its length, making additional commercial development likely where opportunities exist. Here emphasis should be on enhanced building and site design; the same applies to AKB Parkway, but changes in land use east of the Lakes at Green Valley Industrial Park are also anticipated. On both corridors, access management measures (e.g. interparcel access, limited curb cuts) are important so as not to impede traffic flow.

**Application:** Corridors are classified into two categories: **Employment** (AKB Pkwy) and **Commercial** (US 19/41).

### Primary Future Land Uses

- Employment Corridor: Master-planned / campus-style business park or industrial park (primary), other planned developments (commercial or residential; these are secondary uses) that supports primary uses
- Commercial Corridor: Retail and service-based activities to serve local residents (not 'big box')

### Implementation Strategies (see Chapter 3)

- DP 1.2, 3.2, 3.3, 4.2, 4.3, 4.4, 4.5
- SED 2.2, 2.3, 2.4

## DESIGN PRINCIPLES

### Density/Intensity

- Moderate-High

### Greenspace

- Formal landscaping with built areas, including adequate screening adjacent to residential areas and where uses have outdoor displays/storage/sales

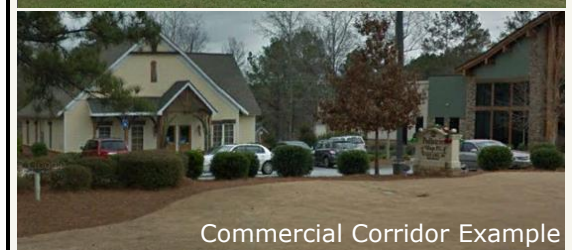
### Connectivity

- High internal vehicular and pedestrian connectivity
- Access management to facilitate traffic flow

### Infrastructure

- Public water and sewer

### Illustrative Photos





## Chapter 5. Implementation Program

The Implementation Program identifies the specific measures to implement the Spalding County Comprehensive Plan. The Implementation Program includes the following elements:

- 2017/2018-2022 Community Work Program
- Description of Specific Actions
- Supplemental Plans
- Plan Maintenance

### ■ Community Work Program

The Community Work Program (CWP) table identifies specific implementation actions the County and other entities intend to take during the first five-year timeframe of the planning period. This includes ordinances, programs, plans and studies, community improvements or investments, or other programs/initiatives to be put in place to implement this plan. For each action, the CWP outlines the following information:

- Type of action/strategy
- Brief description
- Timeframe for undertaking the activity (2017/2018, 2019, 2020, 2021, 2022)
- Estimated cost
- Responsible party for implementing the activity
- Funding source
- Strategy reference number (see Chapter 3)

Action/ Implementation Strategy	Timeframe					Cost Est.	Responsible Party	Funding Source	Strategy Reference Number
	2017 / 2018	2019	2020	2021	2022				
Regulations									
Evaluate the Village Node District and the Arthur K. Bolton and Tri-County Crossing Overlay Districts to identify needed updates / impediments to desired development	✓	✓				Staff Time	Spalding County Community Development Dept.	General Fund	DP 2.1, DP 3.3, SED 2.1, SED 2.3
Review zoning and subdivision regulations (including outdoor storage/display, parking, signs, interparcel access) for potential amendments that can improve the appearance along US 19/41	✓	✓				Staff Time	Spalding County Community Development Dept.	General Fund	DP 3.2
Evaluate tree protection standards and identify potential amendments, as necessary, to preserve trees and prevent clear cutting with new development	✓	✓				Staff Time	Spalding County Community Development Dept.	General Fund	RC 1.5
Review Agricultural and Residential zoning district requirements to ensure Conservation Subdivisions are promoted; consider allowing 1 acre min. lot size in AR-1 by special exception approval	✓	✓				Staff Time	Spalding County Community Development Dept.	General Fund	RC 1.1
Evaluate zoning ordinance and subdivision regulations for additional changes needed to implement the Comprehensive Plan, which may include zoning amendments to support the North Hill Street Master Plan	✓	✓				Staff Time	Spalding County Community Development Dept.	General Fund	DP 2.5, DP 2.6, DP 2.7
Adopt infill housing standards to ensure building setbacks, height, and lot coverage are consistent with surrounding homes (more detailed, context sensitive standards, e.g. siding materials, architectural style, etc. can be recommended for Experiment and East Griffin upon completion of Redevelopment Plans)		✓				Staff Time	Spalding County Community Development Dept.	General Fund	SED 1.1
Identify opportunities to strengthen property maintenance / nuisance ordinances pertaining to junk vehicles, litter, etc.	✓					Staff Time	Spalding County Code Enforcement, County Manager's Office	General Fund	DP 3.1

## Spalding County Comprehensive Plan

Action/ Implementation Strategy	Timeframe					Cost Est.	Responsible Party	Funding Source	Strategy Reference Number
	2017 / 2018	2019	2020	2021	2022				
Adopt a Historic Preservation Ordinance, making the County eligible to apply to the federal Certified Local Government Program	✓	✓				Staff Time	Spalding County Community Development Dept.	General Fund	RC 2.2
Apply to the Certified Local Government Program	✓	✓				Staff Time	Spalding County Community Development Dept.	General Fund	RC 2.3
<b>Functional Plans</b>									
Update the Parks and Recreation Master Plan; address parks, recreation, and open space (including greenways / trails and greenspace protection)		✓				\$75,000	Spalding County Parks & Rec Dept.	Impact fees; General Fund	DP 1.3, DP 4.1
Create a Fire Protection Level of Service Master Plan with the City of Griffin				✓	✓	\$150,000	County and City Fire Departments	County and City General Fund	SED 3.1
Conduct a feasibility study for the creation of a storm-water utility			✓	✓		\$50,000	County Manager's office and Spalding County Public Works Dept.	General Fund	RC 1.1
Prepare an Urban Circulator Connectivity Study (connectivity between areas of activity such as employment, shopping, and medical centers)			✓	✓	✓	\$150,000	Spalding County	Federal Transit Administration 5307 Grant Funds	DP 4.2
Prepare a county-wide Economic Development Strategy		✓	✓			\$65,000	Spalding County, Griffin-Spalding Development Authority, Chamber of Commerce, Archway Partnership	General Fund	SED 2.4

Action/ Implementation Strategy	Timeframe					Cost Est.	Responsible Party	Funding Source	Strategy Reference Number
	2017 / 2018	2019	2020	2021	2022				
Small Area/Master Plans									
Prepare an Interchange Feasibility Study for the Jenkinsville/I-75 area		✓	✓			\$75,000	Spalding County	SPLOST	DP 4.4
Prepare an Interchange Justification Report for the Jenkinsville/I-75 area					✓	\$150,000	Spalding County	SPLOST	DP 4.5
Prepare a Griffin Truck By-Pass Study		✓	✓	✓		\$150,000	Spalding County and City of Griffin	County and City General Fund	DP 4.3
Prepare a Redevelopment Plan for the Experiment Activity Center		✓	✓			\$75,000	Spalding County Community Development Dept.	LCI Grant Funds; General Fund	DP 2.6
Prepare a Redevelopment Plan for the East Griffin Activity Center			✓	✓		\$75,000	Spalding County Community Development Dept.	LCI Grant Funds; General Fund	DP 2.7
Process/Program									
Use the Future Development Map in the preparation of the next update to the Griffin-Spalding Wastewater Master Plan			✓	✓		Staff Time	Water and Sewer Authority; Community Development Dept.	SCWA	DP 1.2
Pursue the creation of a consolidated housing authority with Griffin to maximize financial/staff resources and revitalization activities	✓	✓	✓	✓	✓		Spalding County Board of Commissioners	General Fund	SED 1.2



Action/ Implementation Strategy	Timeframe					Cost Est.	Responsible Party	Funding Source	Strategy Reference Number
	2017 / 2018	2019	2020	2021	2022				
Continue to address community and economic development needs in conjunction with local leaders on the UGA Archway Partnership Executive Committee	✓	✓	✓	✓	✓	Staff Time	Spalding County, Griffin, Board of Education/Colleges, Chamber of Commerce, Development Authority, Housing Authority	General Fund	SED 2.2
Promote environmental and historic preservation activities and events on social media	✓	✓	✓	✓	✓	Staff Time	Spalding County	General Fund	RC 1.4, RC 2.4
Pursue funding on the next SPLOST referendum for the acquisition of property in blighted areas to allow the abatement, demolition and disposal of substandard and blighted property				✓	✓	Staff Time	Spalding County Board of Commissioners	General Fund	SED 1.4
Maintain residential or agricultural use as the primary use(s) along roadways that do not have a "Corridor" designation on the Future Development Map	✓	✓	✓	✓	✓	Staff Time	Spalding County Community Development Dept.	General Fund	DP 1.4
Pursue Safe Routes to School Funding for Moreland Road	✓	✓					Spalding County Community Development Dept., Board of Education	General Fund	DP 2.2
<b>Inventory/Assessment</b>									
Use the findings of the Housing Conditions Survey & Market Analysis Summary to prioritize rehabilitation and redevelopment activities	✓	✓	✓			Staff Time	Spalding County Community Development Department, Griffin-Spalding Land Bank	General Fund	SED 1.3
Identify opportunities with preservation specialists and advocates to protect and promote historic resources		✓	✓	✓		Staff Time	Spalding County Community Development Department	General Fund	RC 2.1

Action/ Implementation Strategy	Timeframe					Cost Est.	Responsible Party	Funding Source	Strategy Reference Number
	2017 / 2018	2019	2020	2021	2022				
Identify opportunities with historic preservation specialists for the stabilization and reuse of vacant historic buildings in Orchard Hill	✓	✓					City of Orchard Hill, Three Rivers Regional Commission	General Fund	RC 2.1
Update City of Orchard Hill GIS-based zoning map	✓					Staff Time	City of Orchard Hill, Three Rivers Regional Commission, Spalding County Community Development Dept.	General Fund	SED 3.3
Review and address incompatible land use patterns and zoning on properties along city-county boundaries, including shared corridors such as North Hill Street	✓	✓	✓			Staff Time	Spalding County Community Development Dept., Cities of Griffin, Sunny Side and Orchard Hill	General Fund	DP 5.5, SED 3.3
Research the requirements needed to participate in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) Program to potentially reduce flood insurance premium rates		✓	✓			Staff Time	Spalding County Board of Commissioners, Community Development Dept.	General Fund	RC 1.3
<b>Community Improvements/Infrastructure Projects</b>									
Sidewalks on North Hill Street	✓	✓				\$550,000	Spalding County Public Works and Community Development Depts.	Possible T-SPLOST	DP 2.4
Bike lanes on North Hill Street		✓	✓			\$2,333,000	Spalding County Public Works and Community Development Depts.	GDOT, General Fund, Possible T-SPLOST	DP 2.4
Purchase 2 quick response fire trucks	✓					\$588,065	Spalding County Fire Dept.	100% impact fees	SED 3.2 / CIE

Action/ Implementation Strategy	Timeframe					Cost Est.	Responsible Party	Funding Source	Strategy Reference Number
	2017 / 2018	2019	2020	2021	2022				
Purchase library collection materials	✓	✓	✓	✓	✓	\$185,768	Griffin-Spalding County Library	97.2% impact fees	SED 3.2 / CIE
Volunteer Park playground		✓				\$183,000	Parks & Rec Dept.	95.51% impact fees; General Fund	SED 3.2 / CIE
Adult softball complex (5 fields)	✓	✓	✓	✓	✓	\$2,037,400	Parks & Rec Dept.	100% impact fees	SED 3.2 / CIE
Flint River water trail (Blalock to Line Creek)	✓	✓				\$26,000	Parks & Rec Dept.	27.08% impact fees; General Fund	SED 3.2 / CIE
Senior Center walking trail	✓	✓				\$40,000	Parks & Rec Dept.	100% impact fees	SED 3.2 / CIE
Quilly Street restrooms and gravel parking	✓	✓				\$192,150	Parks & Rec Dept.	Parking – 100% impact fees; Restrooms – 99.01% impact fees; General Fund	SED 3.2 / CIE
Carver Road restrooms and gravel parking	✓	✓	✓			\$196,725	Parks & Rec Dept.	Parking – 100% impact fees; Restrooms – 99.01% impact fees; General Fund	SED 3.2 / CIE

Action/ Implementation Strategy	Timeframe					Cost Est.	Responsible Party	Funding Source	Strategy Reference Number
	2017 / 2018	2019	2020	2021	2022				
Big Shanty walking trail	✓	✓				\$75,000	Parks & Rec Dept.	100% impact fees	SED 3.2 / CIE
Big Shanty restrooms			✓			\$183,000	Parks & Rec Dept.	96.04% impact fees; General Fund	SED 3.2 / CIE
Skateboard Park expansion	✓					\$122,000	Parks & Rec Dept.	100% impact fees	SED 3.2 / CIE
Dundee Lake disc golf course	✓	✓				\$213,500	Parks & Rec Dept.	74.27% impact fees; General Fund	SED 3.2 / CIE
Thomaston Park restrooms	✓					\$183,000	\$183,000	99.01% impact fees; General Fund	SED 3.2 / CIE



### ■ Supplemental Plans

Supplemental plans are planning documents that address in detail a specific topic or issue of importance to the community and that have applicable project recommendations for Spalding County. These plans support the implementation of the Comprehensive Plan by addressing identified goals and strategies in Chapters 3 and 4, and their recommendations should be used by the County to identify and prioritize projects in conjunction with the CWP. The supplemental plans listed below are incorporated into the Spalding County Forward by reference:

- Griffin-Spalding Comprehensive Transportation Plan (2016 Update)
- Griffin-Spalding Transit Feasibility Study (2014)
- North Hill Street Master Plan (2008)
- Tri-County Crossing Livable Centers Initiative Study (2009)

### ■ Long-Term Projects

Spalding County intends to address the following projects to support strategies from Chapter 3 beyond the five-year timeframe of the CWP, as follows:

- Phase One of Rails to Trails, Strategy No. RC 4.6
- Extend Moreland Road to Zebulon Road, Strategy No. DP 2.3

### ■ Plan Maintenance

The Board of Commissioners is responsible for maintaining Spalding County Forward to accurately reflect current community conditions and the community's vision and priorities for the future. Specific requirements for amendments and updates are de-

scribed in the Rules of Georgia Department of Community Affairs (DCA) Chapter 110-12-1 "Minimum Standards and Procedures for Local Comprehensive Planning.

### Annual Review

County staff will provide a status of the plan implementation to the Board of Commissioners on at least on annual basis. Specifically, the Community Work Program will be reviewed to identify the status of the implementation measures and an informal progress report will be prepared. If the County chooses, the annual review process can be used to undertake a formal annual update (see below).

### Plan Amendments

According to the DCA rules, the local government determines when a plan amendment is necessary to address changing circumstances that may have detracted from the usefulness of the plan as a guide to local decision-making.

### Updates to the Comprehensive Plan

At a minimum, a plan update must be completed every five years, in accordance with the Local Comprehensive Plan Recertification Schedule maintained by DCA. An annual update option is provided for communities wanting to update their plan on a more frequent basis. The annual update requires submittal of a new fifth year for the CWP and any changes needed for the other years of the CWP, and if needed, changes can be made to other elements of the Comprehensive Plan. For communities collecting impact fees, an annual update of the CWP is required.

## **Chapter 6. Capital Improvements**

### **Element**

The updated Capital Improvements Element is provided as an attachment to the Spalding County Comprehensive Plan.

## **Appendix A. Report of Accomplishments**

The Report of Accomplishments (ROA) provides a status of each work item identified in the prior Community Work Program (also called Short Term Work Program) for Spalding County (for the years 2016-2020), as indicated in the table on the following pages.





## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
Community service centers – Co-locate public facilities such as schools, parks, libraries, and human service centers to make these services more convenient and build stronger community identity in neighborhoods				✓	This is a routine policy followed by the County.
Consistency of land use planning and capital investment decisions - As part of the comprehensive plan update process, coordinate revisions to the Capital Improvements Element with the Future Land Use Plan Map and the provisions of the Land Use Element.	✓				CIE update completed with this plan update; CWP and CIE are used to guide capital improvement decisions, as are recommendations in other plans (e.g. Wastewater Management Plan, Parks & Recreation Master Plan, Comprehensive Transportation Plan, etc.)
Capital Improvements Plan - Strengthen the process by which Capital Improvements are justified and prioritized and coordinate their timing and location with the Comprehensive Plan.	✓				See above.
Fire Station #7	✓				
Fire Station #8				✓	Long-range project (will not be constructed within the next five years)
Purchase replacement Fire Truck				✓	Purchase of 2 Quick Response Fire Trucks identified as needed per updated CIE, for 2018
Create a Greenway Master Plan as part of a new Recreation Master Plan. The Greenway Master Plan should include recommendations on linking the open space in conservation subdivisions together			✓		Not yet completed due to budget constraints. Preparation of a Recreation Master Plan update, to address greenways, is recommended for 2018-2019.

## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
Incorporate Tri County LCI Trail System into Park and Rec Master Plan; prioritize projects for implementation			✓		Not yet completed due to budget constraints. Preparation of a Recreation Master Plan update, to address trails / greenways, is recommended for 2018-2019.
Design standards for public facilities - require public buildings to meet higher quality standards for site planning and architecture				✓	This is a routine policy followed by the County.
Construct Dundee Lake Park	✓				
Phase One of Rails to Trails			✓		Right-of-way acquisition is not possible in the foreseeable future; to be included as Long-Term Project in 2017 plan (Trails can further be addressed in an update to the Recreation Master Plan, which is recommended for 2018-2019)
Improvements to Volunteer Park			✓		Volunteer Park playground scheduled for 2018 per updated CIE
Thomaston Mill Village Playground	✓				
Adult Softball Complex			✓		5 fields scheduled for construction between 2018 and 2022 per updated CIE
Water Trail - Flint River (Blalock Station to Line Creek)			✓		Scheduled for 2018-2019 per updated CIE

## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
Senior Center - Walking Trail, Sports Courts			✓		Scheduled for 2018-2019 per updated CIE
Quilly Street - Restroom/Gravel Parking			✓		Scheduled for 2018-2019 per updated CIE
Carver Road - Restroom/Gravel Parking/Dog Park			✓		Restrooms and gravel parking scheduled for 2018-2020 per updated CIE; dog park dropped for the near term
Big Shanty - Building Remodel/Walking Trail			✓		Walking trail to be constructed 2018-2019; restrooms to be added to the site in 2020 per updated CIE
Fairmont Park - Small Spray Pad				✓	Change in priorities
Skate Park Upgrade at City Park			✓		Expansion of skate park scheduled for 2018 per updated CIE
Dundee Lake - Pitch and Run Disc Golf Course			✓		Scheduled for 2018-2019 per updated CIE
Restrooms Thomaston Mill Village Park			✓		Scheduled for 2018 per updated CIE

## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
Boardwalk to access south side of Dundee Lake Park				✓	Right-of-way acquisition is not possible in the foreseeable future. (Trails can further be addressed in an update to the Recreation Master Plan, which is recommended for 2018-2019)
Coordination with Public Schools - Explore ways to improve community services by cooperative efforts between school and county government, such as joint use of recreation facilities.				✓	Addressed through joint use agreements with BOE
Expand the industrial park on Green Valley Road.	✓				
1,604 SF expansion of the existing E-911 facility				✓	Long-range project (will not be constructed within the next five years)
Expansion of existing Jail Facility 56 beds				✓	Long-range project (will not be constructed within the next five years)
Undertake a study to evaluate the establishment of an agro-science incubator in conjunction with UGA Griffin Campus.	✓				
Establish Community Improvement Districts in commercial centers throughout the county.				✓	CIDs are not a viable tool in the near future; greater concentration of non-residential uses in commercial areas is required
Form an Economic Development Council	✓				



## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
Cooperative city-county agreements - Identify more opportunities for joint service and funding agreements between Spalding County and the Cities that will spread the cost and improve the efficiencies of public facilities and services such as garbage collection, parks and recreation, libraries, emergency services, and other facilities and services that are now funded and provided separately.				✓	Addressed through Service Delivery Strategy
Create a Fire Protection Level of Service Master Plan with the City of Griffin			✓		Not yet completed due to budget constraints; scheduled for 2018-2019
Work with the City of Griffin and the Water and Sewer Authority on updating the Water Supply Study and the Wastewater Management Master Plan to be consistent with the new Land Use Plan.	✓				
Establish a process for review of the Comprehensive Plan on an annual basis.	✓				Process included in the 2017 plan update
Amend Future Land Use Map to implement North Hill Street recommendations for County	✓				Addressed in the 2017 Comprehensive Plan Update
Create and enforce a property maintenance code	✓				
Create rural character overlay zoning districts for the following corridors: Teamon Road, County Line Road, McDonough Road, Jackson Road, and Highway 16 between Griffin and Coweta County.				✓	Change in priorities; also, recommended development along these corridors in the 2017 Comprehensive Plan update is rural in nature
Prepare a study and adopt specific measures to conserve agricultural land, the rural economy and rural character.	✓				

## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
Overlay zoning districts- Prepare special area studies: 1/ IDENTIFY AREAS 2/CONDUCT STUDY 3/PREPARE ZONING/MASTER PLAN			✓		To be addressed with recommended Redevelopment Plans for Experiment and East Griffin Activity Centers (2019/2020 estimated)
Draft Overlay zoning district for Tri-County Site and adopt connectivity framework for boundary area.	✓				
City/County Coordination - Review and correct incompatible land use patterns and zoning on properties along city-county boundary.			✓		Recommended for 2018/2019, to coincide with Griffin's Comprehensive Plan update
Adopt East McIntosh Road Node (North Hill Master Plan) concept plan in Zoning Ordinance for site program, grid pattern and amenities expected for the study area			✓		North Hill Master Plan will be incorporated by reference in the 2017 Comprehensive Plan update, as it is intended to guide land use and development decisions for the Mixed Use (Experiment) Activity Center; changes to the zoning ordinance can be addressed in 2018-2019
Study the possibility of providing incentives to the owners of historic structures for renovation.			✓		Lack of staff resources to implement; Coordination with historic preservation specialists (Griffin-Spalding Historical Society, Three Rivers Regional Commission, State Historic Preservation Office) to identify incentives / tools recommended for 2019-2020
Adopt an Historic Preservation Ordinance			✓		Lack of staff resources to implement; Recommended for 2018
Amend subdivision regulations to improve the conservation subdivision option to include incentives and guidelines for developers. Coordinate with Greenway Master Plan.	✓				

## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
I-75/Jenkinsburg Road Interchange Area Study-Prepare a specific land use, zoning and infrastructure plan for the regional center at the proposed I-75/Jenkinsburg Road interchange area.			✓		An Interchange Feasibility Study should be undertaken first, which requires review/approval by GDOT, followed by an Interchange Justification Report (requiring FHWA approval); an Interchange Feasibility Study is being recommended for 2018-2019 to initiate this process of detailed study; IJR recommended 2022 pending approval of IFS
Develop and adopt a TDR (Transfer Development Rights) program				✓	Lack of sewer prohibits the densities required in potential 'receiving areas' needed to make TDR a viable option
Adopt wider minimum stream buffer requirements (75 or 100 feet)	✓				
Conduct a watershed management study in conjunction with GA DNR to identify needed ordinances, education efforts, enforcement improvements and stormwater management.				✓	Watershed Protection Ordinance has been adopted; watershed protection Best Management Practices (BMPs) in support of Cabin Creek and Potato Creek Watershed Protection Plans are in place, and Stormwater Utility Feasibility study recommended for 2019
Conduct a feasibility study for the creation of a stormwater utility			✓		Lack of staff resources to implement; Scheduled for 2019
Create a stormwater utility				✓	Contingent on the findings of the stormwater feasibility study
As part of the Recreation Master Plan, look at ways to permanently preserve wetlands, floodplains and groundwater recharge areas.			✓		Not yet completed due to budget constraints; Preparation of a Recreation Master Plan update, to address tools / opportunities for permanent protection of environmentally sensitive lands, is recommended for 2018-2019

## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
Seek Safe Walk to School program funds for Moreland Road			✓		Lack of staff resources to address; Scheduled for 2018-2019 in coordination with the Board of Education
Access management - adopt design standards that require interparcel access, employ landscaped medians that limit driveway curb cuts in order to improve traffic safety and efficiency on major thoroughfares.		✓			AKB Overlay (SR 16) addresses interparcel access, and opportunities to address along 19/41 will be evaluated with recommended Zoning Ordinance updates in 2018/2019 (GDOT otherwise controls access along major thoroughfares)
Griffin By-Pass Study - Study the feasibility and need for a truck by-pass around Griffin		✓			Relocation of SR 155 from Jackson Rd. to McDonough Rd. to re-route truck traffic is a near-term project; however, additional study is needed to address a complete by-pass around the city – this is slated for 2018-2019
Improve local roads as per GDOT six-year construction program				✓	Road projects are addressed in the Comprehensive Transportation Plan (2016), which is incorporated by reference
Support the local rails to trails efforts to construct a trail trolley network that would tie in with a larger regional system. Working with GDOT to do Roosevelt Southern Rail Corridor.				✓	Right-of-way acquisition is not possible in the foreseeable future. (Trails can further be addressed in an update to the Recreation Master Plan, which is recommended for 2018-2019)
Extension of Moreland Road to Zebulon Road (LCI Project)			✓		Not yet completed due to funding constraints; Anticipated 2023-2029 with SPLOST funds
Pedestrian/bicycle lanes on North Hill Street			✓		Not yet completed due to funding constraints; 2018-2020 implementation in support of North Hill Master Plan and Connectivity Study
Urban Circulator Connectivity Study (connectivity between activity centers)			✓		Transit Feasibility Study prepared in 2014; additional study of fixed bus service to reach employment, medical and shopping centers anticipated for 2019-2020



## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
See 5 Year Implementation Plan (add as appendix) from CTP - OR AS AN ACTION ITEM PRIORITIZE THEM (SELECT THE STUDIES AND OPERATIONAL THAT PW WILL REALLY PURSUE)				✓	Comprehensive Transportation Plan (2016) is adopted by reference in this Comprehensive Plan update

## Appendix B. Existing Conditions Summary

# Existing Conditions Summary

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## Introduction

This Existing Conditions Summary presents an inventory and evaluation of existing local conditions that were used, in conjunction with input from the public participation process, to identify needs and opportunities in the Spalding County Comprehensive Plan. This summary is organized into the following sections:

- Socioeconomic Data Summary
  - Population
  - Housing
  - Employment
- Land Use
- Natural Resources
- Cultural Resources
- Transportation
- Community Facilities
- Appendix B1: Detailed Socioeconomic Characteristics

## Socioeconomic Data Summary

There is no question, from the mass of documentation and analysis of historical data, that the engine generating growth in Spalding County resides in the Comprehensive Plan Planning Area—the part of the county located outside of the city of Griffin.

### ■ Population

The Planning Area has driven population growth in the county since at least the turn of the 21<sup>st</sup> century.

### People on the Move

Between 2000 and 2015, the number of people living in the Planning Area had grown by 15%, adding almost 5,300 residents. Over the same period, the city of Griffin grew by 1.4%, all of which occurred before 2010; since 2010, the Griffin population has decreased by almost 400 people.

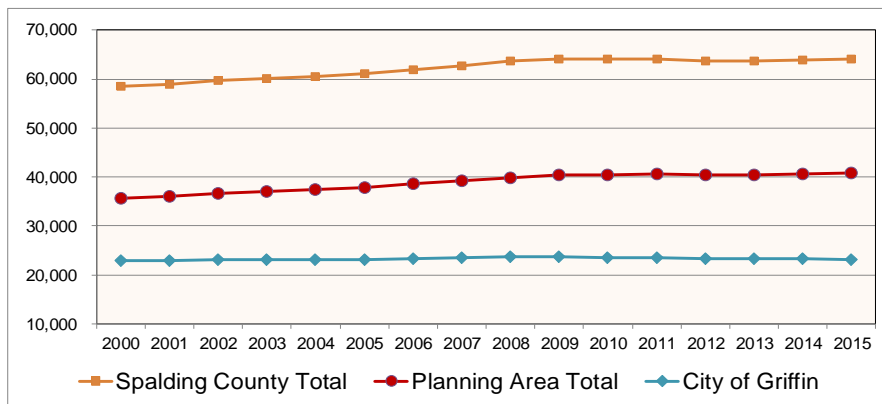
Over these past 15 years, the number of people living in the Planning Area has grown from 61% of the total county population, to 64%. All of the increase has occurred in the unincorporated area.

The 2010 Census reported that almost half of the number of people living in the Planning Area resided in the area surrounding the city of Griffin. While the unincorporated Griffin Area population grew by 15% between the 2000 and 2010 censuses, on a percentage basis it was outpaced by a 26% increase in the Ringgold Area (most likely driven by the Heron Bay and Sun City developments).

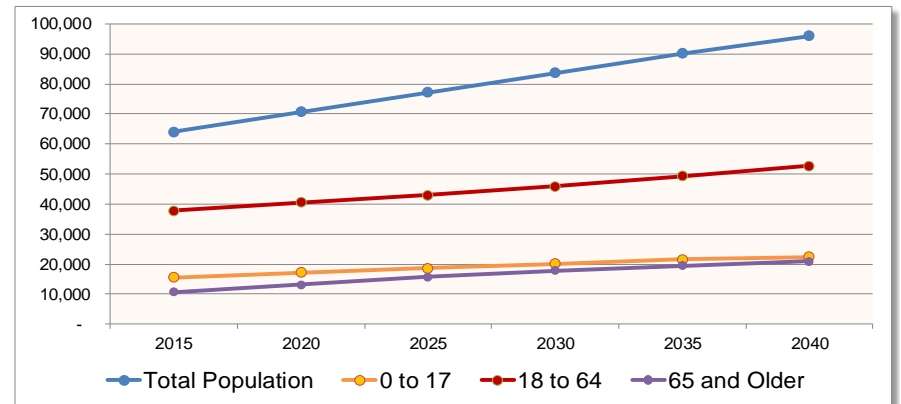
By 2040, it is anticipated that the county will be home to a total of almost 96,000 residents, a 50% increase representing more than 31,900.

Considering the three primary age brackets, the county will see the addition of 6,770 children, over 14,900 working age residents (18-64), and more than 10,200 residents 65 and older.

Population - 2000-2015



Countywide Population Growth to 2040

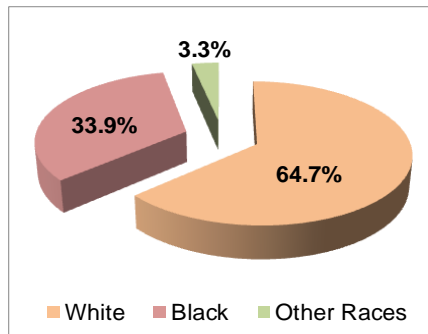


## Ethnic Diversity

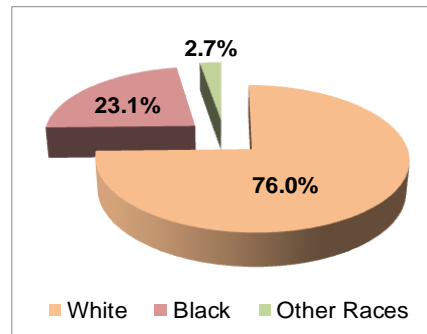
The Black or African American population comprised about one-third of the Spalding County population in 2010, 59% of whom lived in the city of Griffin. As a result, the Planning Area was heavily White (at 74%) while the city of Griffin was majority Black (at 52%). Other nonwhite races represented fewer than 5% of the county population, 59% of whom lived in the Planning Area.

Since 2010, the Census Bureau estimates that slightly more Black or African Americans have moved into the Planning Area than into the city of Griffin, while there has been an opposite shift in other nonwhite races from the Planning Area into the city.

**Spalding County - 2014**



**Planning Area - 2014**



The county's small Hispanic or Latino population (regardless of race) has increased from 3.6% of the county population in 2010 to 4.2% in 2014, notably increasing in number in the Planning Area while showing a decrease in the city of Griffin.

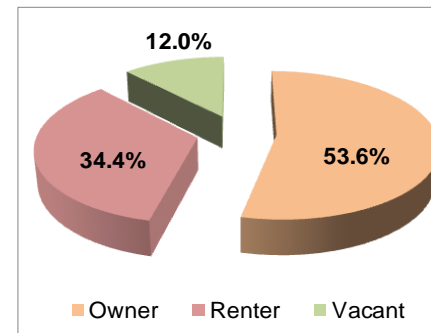
## Families

In 2010, the Planning Area had a higher percentage of traditional families (households composed of two or more related people)

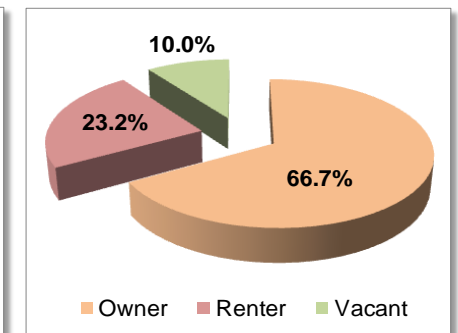
than in the city of Griffin, and a lower percentage of 1-person households than the city.

Home ownership was considerably more prevalent in the Planning Area that year (at 74% of all households) compared to the city of Griffin (at 39%). Conversely, 61% of all households in the city rented their homes compared to only 26% in the Planning Area.

**County Occupancy - 2010**



**Planning Area Occupancy - 2010**



## Housing

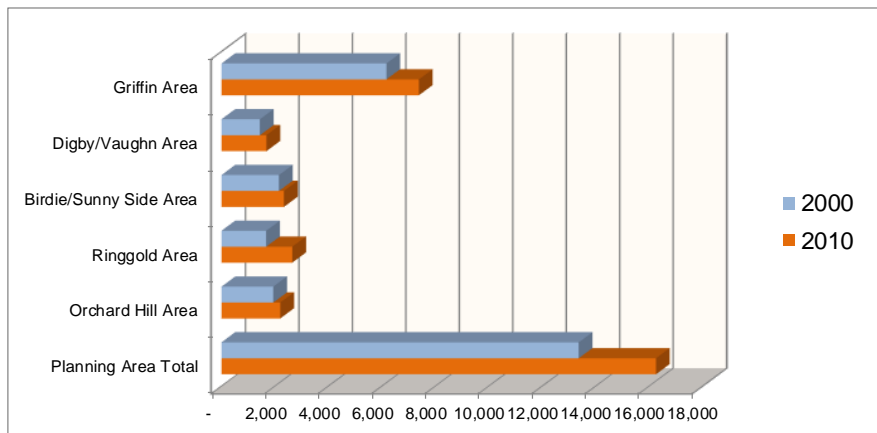
Housing vacancy rates were up in 2010 compared to 2000, clearly a result of the impact of the Great Recession on the county. In the Planning Area, the rate increased from 5.4% to 10% during the decade. In the city of Griffin, the rate increased from 7.9% to 15%.

## Availability

Many of the vacant homes, however, were not available for sale or rent for one reason or another. In Griffin, 70% of the vacant homes were available for sale or rent, while in the Planning Area availability was only 50.5%.

Similar to the increases in the number of people living in the various parts of the Planning Area, the number of homes increased in the most populous area (the unincorporated Griffin Area surrounding the city) by 1,215 units (16.5%) between 2000 and 2010. The greatest percentage increase, however, was experienced in the Ringgold Area (37%) based on the addition of 977 units.

**Increase in the Number of Homes in the Planning Area**



## New Homes

The robust growth in the number of homes in the county was severely curtailed by the collapse of the housing market in 2007-2008 and the lingering after-effects of the Great Recession.

By 2009, the number of building permits issued for new housing construction in the city of Griffin was zero and remained there until 2014 (rising to only 2 new units each in 2015 and 2016).

**New Home Permits**

2001-2016	Spalding County	Planning Area
Total	4,691	3,796
Single Family	4,622	3,796
Multi-Family	69	-

New home construction in the Planning Area began to slide in the 2007-2008 timeframe, and

continued on a generally downward path to a low of only 92 units in 2012 (compared to its high point of 439 units in 2004).

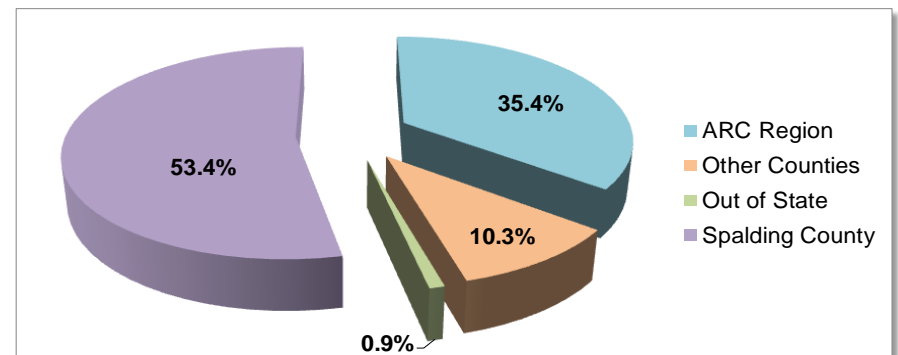
Beginning in 2013, a slow recovery in housing construction in the Planning Area took hold, and appears destined to continue into the future.

## Housing Entities

The County's **Community Development Department** administers an unsafe building abatement program under the Standard Unsafe Building Abatement Code of Spalding County. This code authorizes the County to repair or demolish dwellings that have been deemed unsafe, following a prescribed process. Currently, \$25,000 a year is allocated out of the general fund for demolition of substandard housing units. Demolition and asbestos remediation costs tend to limit the scope of the program relative to the number of homes needing to be addressed. A portion of these funds are currently being applied to a Griffin/Spalding County housing conditions survey to help focus future abatement or other revitalization and rehabilitation efforts.

The County also meets monthly as part of a coordinated County/City of Griffin **'housing council'** to address topical issues in the community; however, it is an informal arrangement as compared to a joint housing authority (the **Griffin Housing Authori-**

**Spalding County Commuters - 2010**



ty was established in 1950 under state charter and provides affordable housing for low-income households in the city limits; it also seeks and administers federal grant monies, such as the Community HOME investment Program [CHIP] for home rehabilitation activities.)

The **Griffin-Spalding Land Bank Authority** was created in 2008 to acquire, manage, maintain and facilitate the redevelopment of underutilized, vacant, blighted, and tax delinquent properties. The Land Bank Authority is the only entity in State Law that is authorized to acquire property without delinquent taxes added on. When the Land Bank Authority acquires tax foreclosed properties, it takes them off the tax digest and seizes delinquent taxes. At this point the Land Bank can sell property to a third party and get the taxes back in good standing. After the properties are purchased they are renovated and then listed with two contracted real estate agents for sale. To date, the Land Bank holds over 400 properties countywide, both developed and undeveloped.

The Land Bank Authority is authorized to implement the federal Neighborhood Stabilization Program (NSP); NSP funds may be used to purchase and redevelop foreclosed homes and residential properties, purchase and rehabilitate abandoned or foreclosed properties, demolish blighted structures, and redevelop demolished or vacant properties.

### ■ The Economy

Spalding County businesses were hit hard by the Great Recession, and only now are beginning to recover.

### Regional Ties

The commuting patterns of workers who live in the county and those who come into the county to work provide a clear picture of

the extent to which Spalding County is economically entwined with the Atlanta Region and other nearby counties.

In 2010, 53% of the people with jobs that lived in the county actually worked there. Thirty-five percent (35%) held jobs in one or another of the counties in the ARC Atlanta Region (primarily Fayette or Henry County). The remaining 12% of employed county residents worked primarily in other counties adjacent to Spalding.

### Economic Base

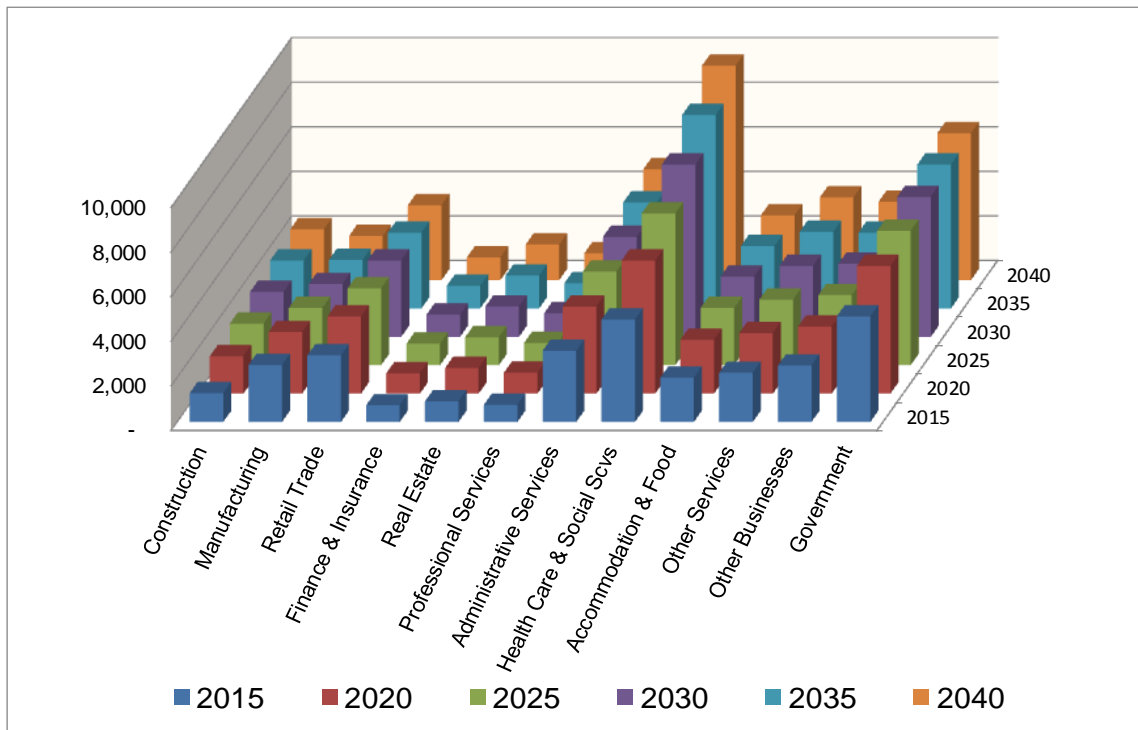
Between 2005 (before the recession) and 2014, Spalding County saw a net reduction in private sector employment among county businesses of almost 3,400 workers. The reduction was greater by 2010, followed by a small increase of almost 600 workers after that. Hardest hit were Manufacturing jobs, followed by Construction and Retail Sales employment.

Manufacturing employment in the county has continued to slide and is expected to fall an additional 22% by 2040. All other types of business are projected to increase in the number of employees by 2040, particularly among the Administrative and Health Care businesses.

The majority of people living in the Planning Area that have jobs would be called “white collar” workers, concentrated in management, services and sales occupations (and particularly in health care and social services jobs).



## Employment Forecasts by Major Business Category



### Economic Development Organizations

The **Griffin-Spalding Development Authority (GSDA)** is the designated industrial development agency for Spalding County, and is empowered to issue industrial revenue anticipation bonds to build and expand manufacturing and warehousing facilities within the county. The GSDA was created in 1962 as a Constitutional Development Authority in accordance with Georgia state law. It works to attract new industry and expand existing industry in the county. Its twelve members meet monthly to report on projects, plan strategy, consider inducement resolutions for new industries, and to acquire and develop industrial buildings, industrial sites and industrial parks.

The member-based **Griffin-Spalding Chamber of Commerce** includes several committees that address a variety of economic development related topics. These committees include: Small Business, Tourism, Transportation, and Governmental Affairs.

The University of Georgia's **Archway Partnership** is a program that connects Georgia communities with higher education resources to address critical locally identified community and economic development needs. Spalding County has been a participant since 2015, with representation from the County, the City of Griffin, Chamber of Commerce, GSDA, Griffin Housing Authority, and educational institutions comprising a committee that meets to address topics identified as significant to the community: tourism, GSDA funding, crime, mentoring, infill housing, and T-SPLOST.

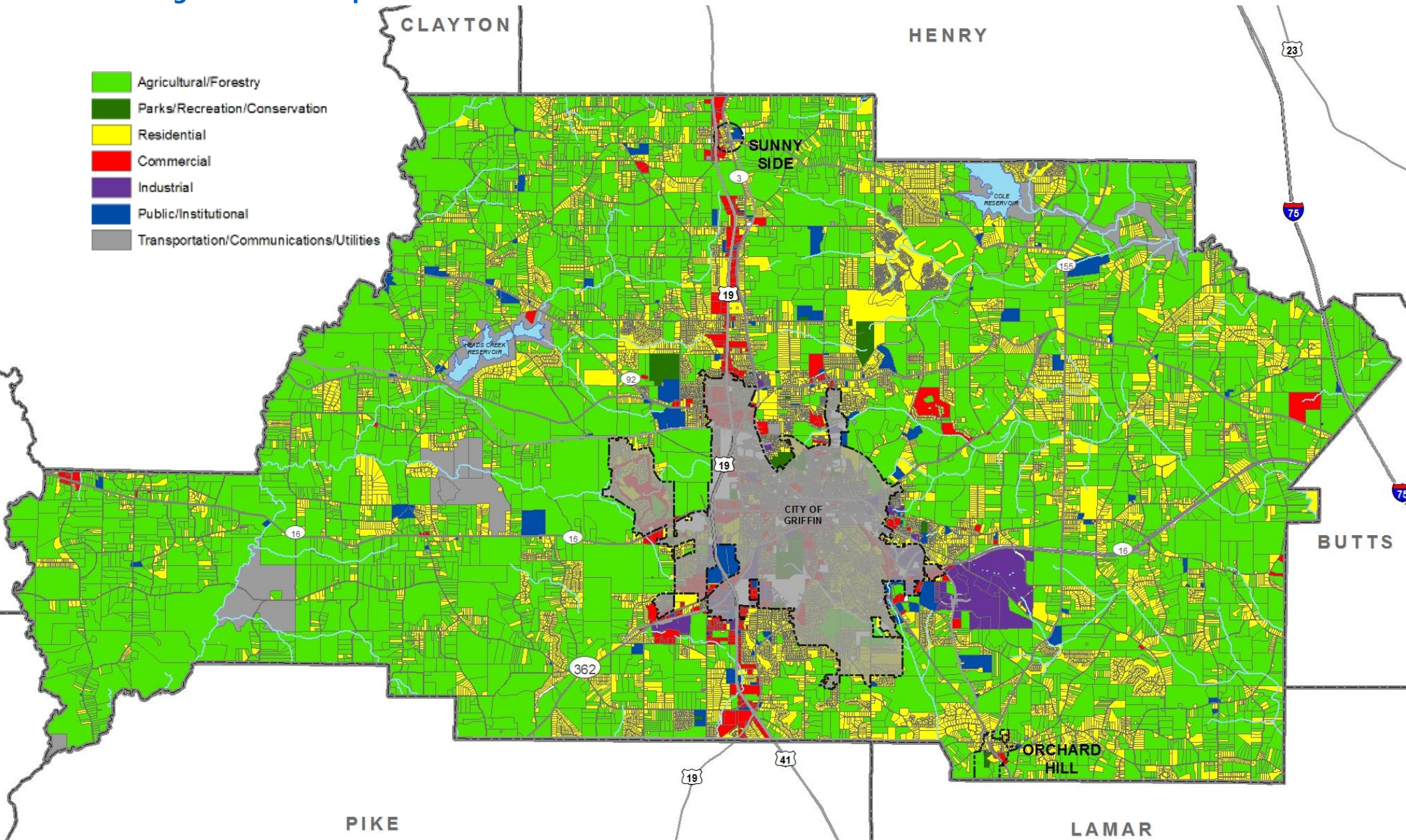
## Land Use

This section describes the nature of existing land use in Spalding County in terms of different land use types. The Existing Land Use Map displays countywide existing land use (including Sunny Side and Orchard Hill), defined as the current use of parcels of land and categorized in the Existing Land Use Categories table. The map was developed through a process of GIS analysis that utilized tax digest data from Spalding County, aerial photography, and windshield surveys.

Predominant land uses in unincorporated Spalding County are agricultural and residential. Large tracts of agricultural land are found throughout western Spalding County, as well as areas close to the eastern county boundary. Commercial uses are concentrated primarily along US 19/14, and larger industrial sites are east of Griffin along SR 16. The cities of Orchard Hill and Sunny Side include a mix of residential, commercial and public/institutional, with some agriculture/forestry outside of the town centers.

Existing Land Use Categories	
Category	Description
Agriculture/Forestry	Land dedicated to agricultural and forestry activities
Parks/Recreation/Conservation	Passive and active recreational uses
Residential	Predominantly single-family uses (including manufactured homes); duplex and multifamily dwellings also represented
Commercial	Non-industrial businesses including retail sales, office, services and entertainment
Industrial	Land dedicated to warehousing, wholesale trade and manufacturing
Public/Institutional	State, federal or local government uses including city halls and government building complexes, police and fire stations, libraries, prisons, schools, etc.
Transportation/Communication/Utilities	Properties devoted to power generation plants, radio towers, telephone switching stations, electric utility substations, and other similar uses

## Existing Land Use Map





## Natural Resources

### ■ Environmental Planning Criteria

In order to protect the state's natural resources and environment, the Georgia Department of Natural Resources (DNR) developed Rules for Environmental Planning Criteria (Chapter 391-3-16). These minimum standards and procedures, also known as Part V Criteria, are required under the Georgia Planning Act to be used by local communities in the development of comprehensive plans. In addition, the Georgia Department of Community Affairs' (DCA) Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-2-1) require local governments to review the Part V Criteria to determine if there is need to adapt development regulations to address protection of the following natural resources:

- Water Supply Watersheds
- Groundwater Recharge Areas
- Wetlands
- Protected Rivers
- Protected Mountains

The Compliance with State Environmental Planning Criteria table in this section indicates whether these natural resources are present in Spalding County and, if so, associated protection efforts. See also the Natural Resources Map in this section.

Compliance with State Environmental Planning Criteria			
Resource	Definition <sup>1</sup>	Location	Local Protection
Water Supply Watershed	The area of land upstream of a governmentally owned public drinking water intake	Most of western and northern Spalding County (includes both small and large water supply watersheds)	Watershed Protection Ordinance: <b>Yes</b>
			Typical provisions: Enhanced stream buffer requirements and limitations on impervious surface
Groundwater Recharge Area	Any portion of the earth's surface where water infiltrates into the ground to replenish an aquifer	As delineated by the DNR in Hydrologic Atlas 18, 1989 edition, there are three small, dispersed locations of low pollution susceptibility at the county's borders with Fayette, Henry and Butts Counties	Groundwater Recharge Area Protection Ordinance: <b>Yes</b>
			Typical provisions: Septic tank/drain field placement regulations; special requirements for agricultural waste impoundment and uses with hazardous materials
Wetland	Areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions	Countywide, as delineated by the U.S. Fish and Wildlife Service National Wetlands Inventory	Wetlands Protection Ordinance: <b>Yes</b>
			Typical provisions: Uses associated with hazardous waste are prohibited; local development permit is required for regulated activity
Protected River	Any perennial river or watercourse with an average annual flow of at least 400 cubic feet per second as determined by appropriate U.S. Geological Survey Documents	The Flint and Towaliga Rivers do not meet the definition for a "protected river"	Not applicable
Protected Mountain	All land area 2,200 feet or more above mean sea level, that has a slope of 25% or greater for at least 500 feet horizontally, and shall include the crests, summits, and ridge tops which lie at elevations higher than any such area	There are no protected mountains in Spalding County	Not applicable

<sup>1</sup> Source: DNR Rules for Environmental Planning Criteria (Chapter 391-3-16)



### ■ Floodplains

In addition to the natural features identified in the table on the preceding page, floodplains are found throughout the county. A floodplain is any land area susceptible to being inundated by water from any source. Floodplains serve three major purposes: natural water storage and conveyance, water quality maintenance, and groundwater recharge. Unsuitable development can prevent floodplains from serving their purpose. For example, any fill material placed in the floodplain eliminates essential water storage capacity, causing water elevation to rise, resulting in the flooding of previously dry land. Spalding County's 100-year floodplains are shown on the Natural Resources Map in this section. The 100-year floodplain is an area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year.

The County has adopted a Flood Damage Prevention ordinance, which sets forth standards for development within the floodplain. A community's floodplain management activities, including having effective ordinances in place, can make it eligible to participate in the National Flood Insurance Program's (NFIP) Community Rating System (CRS). The CRS program is a voluntary incentive program that recognizes and encourages activities that exceed the minimum NFIP requirements. Depending upon the level of participation, flood insurance premium rates for policyholders can be reduced up to 45%. Griffin participates in the CRS Program, but Spalding County does not.

### ■ Regional Water Plan

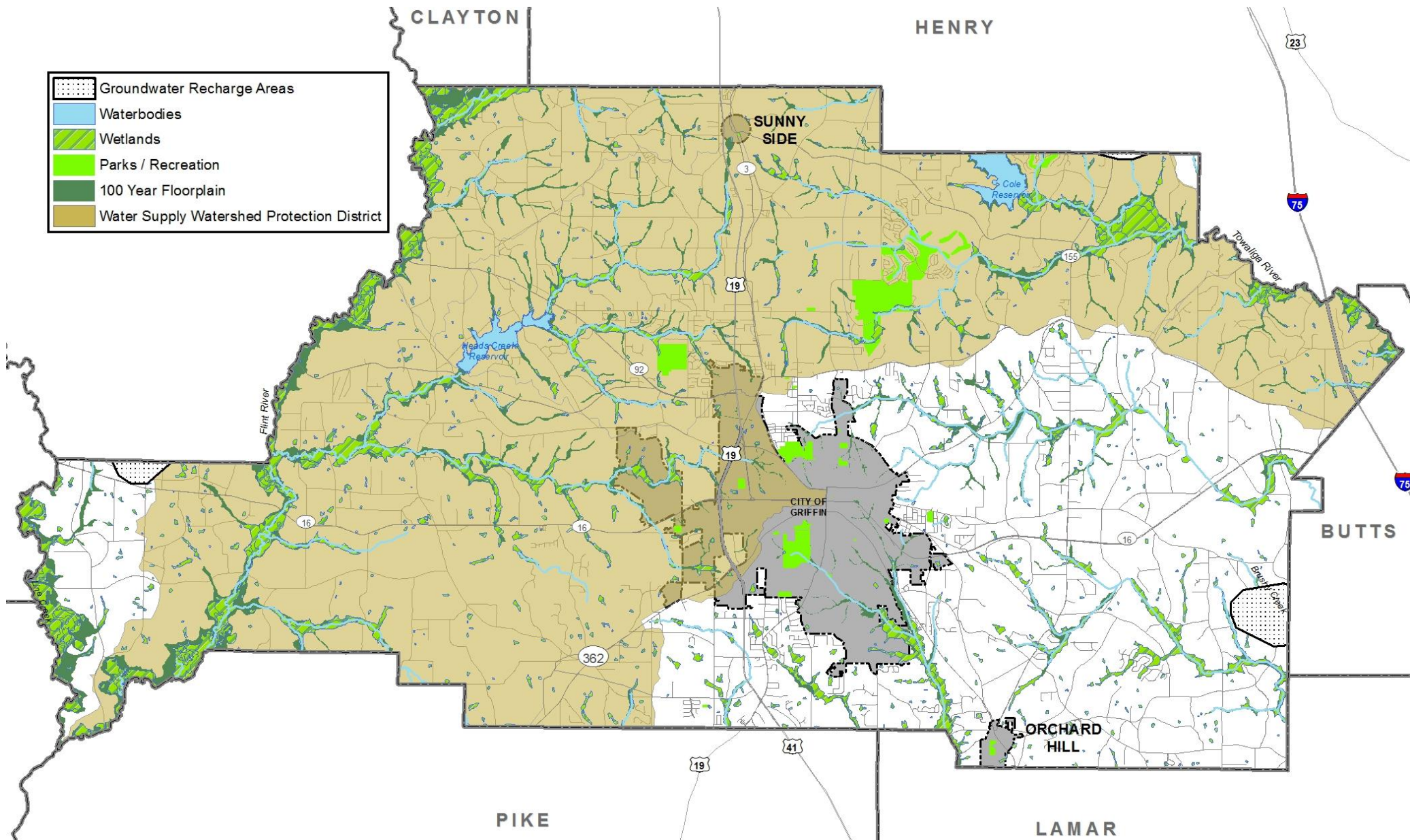
DCA's Minimum Standards and Procedures for Local Comprehensive Planning require local governments to review the Regional Water Plan when preparing a comprehensive plan to determine whether additional or modified regulations/actions are needed. The Upper Flint Water Planning Council coordinates regional wa-

ter planning efforts for a 13-county area, including Spalding County. In June 2017 the Council adopted an update to the Upper Flint Regional Water Plan. The Plan identifies water management practices by four types: demand management, supply management and flow augmentation, water returns management, and water quality.

Spalding County currently purchases its water from the City of Griffin, and there are no active plans to expand the County's system of water lines (it serves approximately 90% of homes); any new development is required to provide the necessary infrastructure. Local water conservation measures include the county's proactive leak detection system and, indirectly, a rate structure established by the Spalding County Water Authority (SCWA) that increases when a customer's water consumption increases. Overall, the past decade has seen a drop in water consumption by SCWA customers.

Current water quality protection measures in place include the Spalding County Illicit Discharge and Connection Ordinance and Soil Erosion and Sedimentation Control Ordinance, which have been identified in the City of Griffin's 2012 Potato Creek Watershed Protection Plan Update and Cabin Creek Watershed Protection Plan as watershed best management practices (BMPs).

Natural Resources Map



## Historic Resources

### ■ Inventory of Historic Resources

Historic resource surveys provide a working base for communities in devising a local preservation strategy. In 2015 a survey of unincorporated Spalding County was conducted by FindIT, a state-wide cultural resource survey program sponsored by the Georgia Transmission Corporation (GTC) in partnership with the Georgia Department of Natural Resources (DNR), Historic Preservation Division (GA SHPO). The program is housed in the College of Environment + Design at the University of Georgia.

The survey found that a total of 128 buildings and/or sites (primarily cemeteries) have some historic significance, and of those, 14 appear to meet the criteria for eligibility for the National Register of Historic Places. Another 79 'may meet' the criteria. Sixteen of the surveyed resources are vacant, which makes them more susceptible to vandalism and fire. Many of the vacant properties were found to maintain excellent historic integrity.

The Historic Resources Map in this section shows the locations of the surveyed resources, which include buildings and cemeteries. The buildings are categorized by age: those built before 1900; between 1900 and 1920; and, between 1920 and 1960. The public can view the resources and detailed information from the survey on DNR's official web-based database system: NAHRGIS (Natural, Archaeological, and Historic Resources Geographic Information Systems).

### ■ National Register of Historic Places

The National Register of Historic Places (National Register) is the official list of the nation's historic and archaeological resources worthy of protection. A program of the U.S. Department of the

Interior's National Park Service, the National Register is intended to identify, evaluate and protect historic places. As an honorary designation, National Register status places no obligations or restrictions on private owners. However, in order to take advantage of incentive-based preservation programs such as the 20% Federal Historic Preservation Tax Incentives Program, rehabilitation projects must retain a property's historic character by following the Secretary of the Interior's Standards for Rehabilitation.

The National Register includes three historic resources in unincorporated Spalding County, as shown on the Historic Resources Map: Old Gaisert Homeplace (aka Mary Brook Farm or The Williamson Place, 1820s), Mills House and Smokehouse (aka Brookfield Plantation, 1870s) and Double Cabins (aka Mitchell-Walker-Hollberg House, circa 1842).

### ■ Historical Markers

Historical markers educate citizens and visitors about the people and events that shaped Georgia's past and present. The Georgia Historical Society has managed the state markers program since 1998. Prior to that time markers were placed by the Georgia Historical Commission. Local historical societies may also erect markers.

Historical Markers in Spalding County <sup>1</sup> (outside of Griffin City limits)	
Marker Name	Location
John McIntosh Kell	Old US 41 near Sunny Side
First Paving	Macon Rd. between Griffin & Orchard Hill
First Grain Elevator	Macon Rd./Swint Rd. intersection in Orchard Hill
Ringold Community	Jackson Rd., east of N. McDonough Rd.

<sup>1</sup> Source: Georgia Historical Society



### ■ Historic Preservation Resources / Tools

#### Griffin-Spalding Historical Society

The Griff-Spalding Historical Society is a non-profit organization formed in 1969. It holds annual events and meetings to promote the history of Griffin and Spalding County and to raise funds to preserve local historic places. The organization administers Preserve Griffin, a fund for the stabilization and restoration of historic properties. Toward that end, the Historical Society partners with City of Griffin/Spalding County government, The Georgia Trust for Historic Preservation, private donors/sponsors, the Griffin-Spalding Land Bank Authority, and the Griffin Housing Authority. A recent collaboration resulted in the stabilization of the 1910 Haisten's Building and its ultimate sale through an agreement with the Land Bank Authority and The Georgia Trust.

Athens used a CLG grant to prepare model affordable house plans to guide infill development in a historic neighborhood, which could be an idea for Spalding County to consider given the high number of lots (many of them vacant) controlled by the Griffin-Spalding Housing Authority.

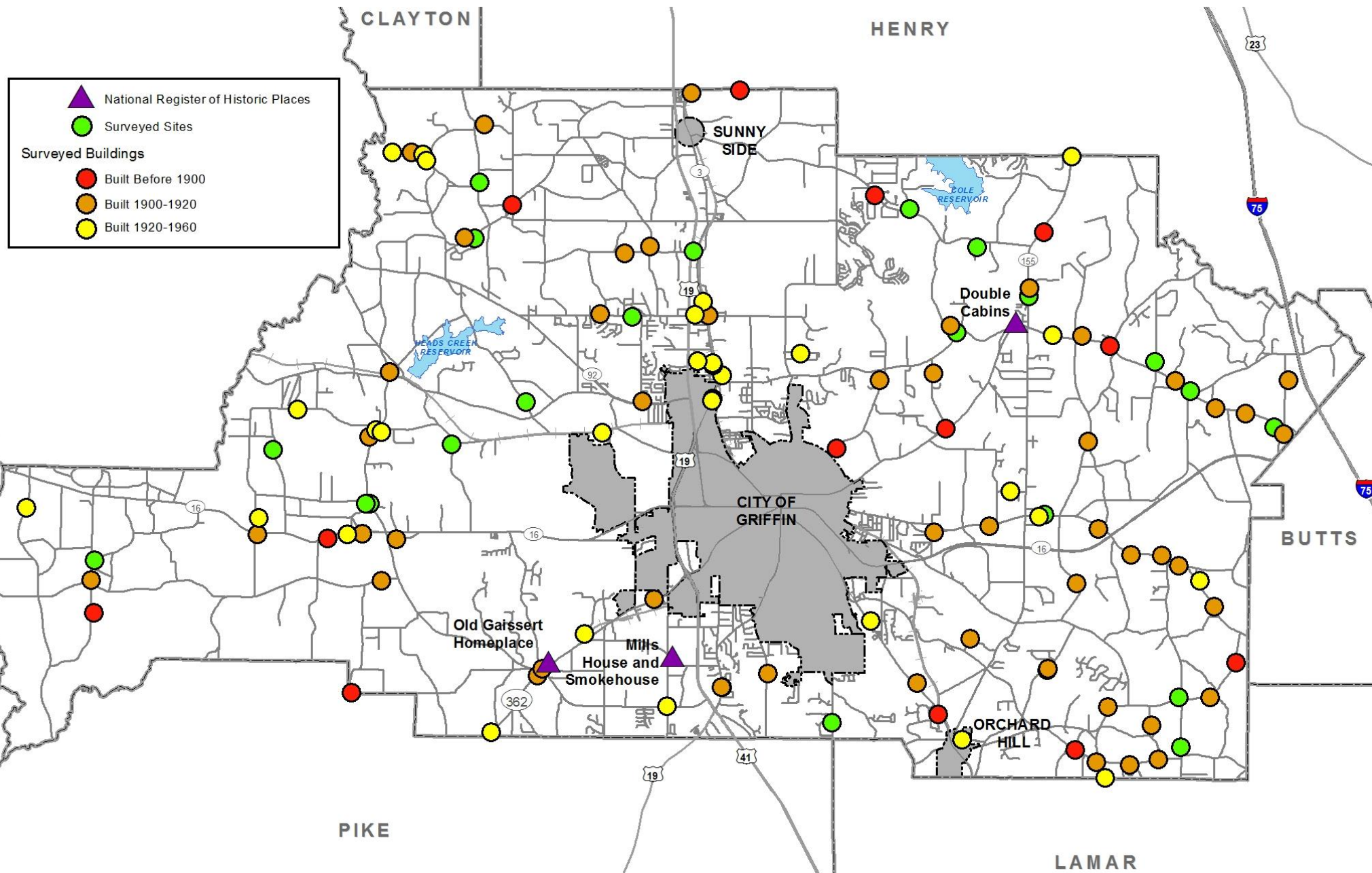
#### Certified Local Government Program

The Certified Local Government Program (CLG) is a federal program administered at the state level by HPD. Any city, town, or county that has enacted a historic preservation ordinance and enforces that ordinance through a local preservation commission, is eligible to become a CLG.

The benefits of becoming a CLG include eligibility for federal historic preservation grant funds, the opportunity to review local nominations for the National Register prior to consideration by the Georgia National Register Review Board, opportunities for technical assistance, and improved communication and coordination among local, state, and federal preservation activities.

The City of Griffin is a CLG. Although historic resources in unincorporated Spalding County tend to be dispersed contrasted to Griffin, the county can easily adopt the required historic preservation ordinance as an initial step of becoming a CLG. The City of

## Historic Resources Map





## **Transportation**

NOTE: The Griffin-Spalding Comprehensive Transportation Plan (2016 Update) and the Griffin-Spalding Transit Feasibility Study (2014) evaluate local conditions and are substituted for documentation in this Existing Conditions Summary.

## **Community Facilities**

NOTE: Community Facilities are addressed in the Capital Improvements Element, which is provided as an attachment to the Spalding County Comprehensive Plan.

## Appendix B-1. Detailed Socioeconomic Characteristics

## ■ People

Population growth in Spalding County since 2010 has fallen dramatically compared to the previous decade, and compared to the state. Since 2000, the county as a whole has seen an increase in its population of less than 9%, while Georgia's population grew over 24%.

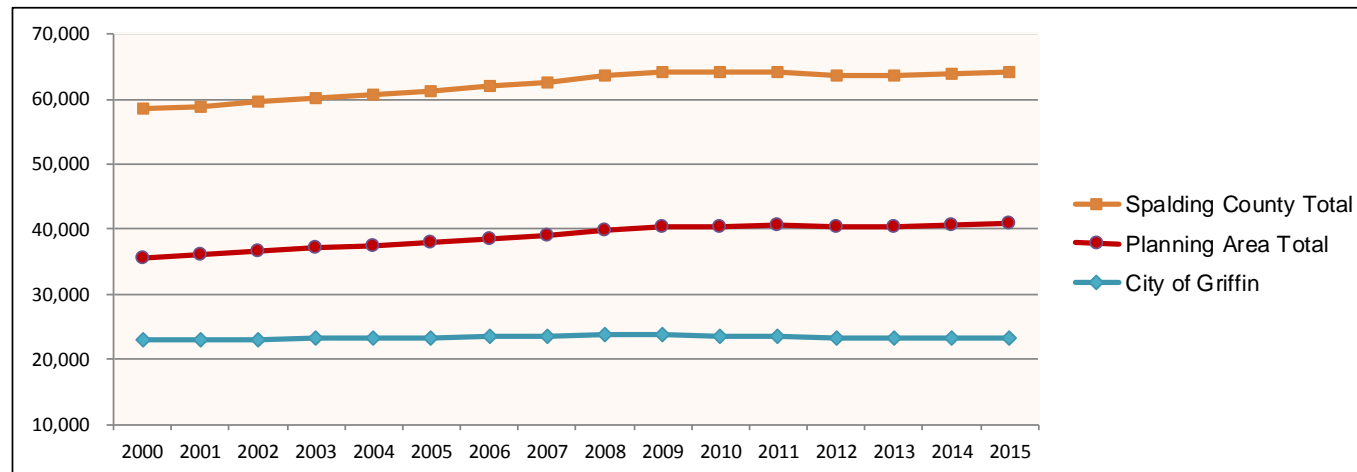
Most of the growth in Spalding County has taken place in the unincorporated area. During the 2000s, the City of Griffin increased its population by 704 people (a 3.1% increase) while the unincorporated area grew by almost 5,000 (a 14% increase). Since 2010, the population of the county as a whole has remained virtually flat. The only increase was registered in the unincorporated area (though less than a 1% increase).

**Table 1: Population Growth 2000-2015**

Place/Area	Population				Change: Total		Change: 2000s		Change: 2010s	
	2000	2005	2010	2015	Number	Percent	Number	Percent	Number	Percent
Orchard Hill	247	225	209	207	(40)	-16.2%	(38)	-15.4%	(2)	-1.0%
Sunny Side	145	138	134	132	(13)	-9.0%	(11)	-7.6%	(2)	-1.5%
Unincorporated Area	35,209	37,523	40,134	40,501	5,292	15.0%	4,925	14.0%	367	0.9%
<b>Planning Area Total</b>	<b>35,601</b>	<b>37,886</b>	<b>40,477</b>	<b>40,840</b>	<b>5,239</b>	<b>14.7%</b>	<b>4,876</b>	<b>13.7%</b>	<b>363</b>	<b>0.9%</b>
Griffin	22,896	23,205	23,600	23,211	315	1.4%	704	3.1%	(389)	-1.6%
Spalding County Total	58,497	61,091	64,077	64,051	5,554	9.5%	5,580	9.5%	(26)	0.0%
Georgia	8,227,303	8,925,922	9,713,454	10,214,860	1,987,557	24.2%	1,486,151	18.1%	501,406	5.2%

Overall, population growth in the Planning Area has all occurred in the unincorporated area, while both Orchard Hill and Sunny Side experienced population reductions (primarily during the 2000s).

Continuing into the future, the countywide population was projected during preparation of the County's Comprehensive Transportation Plan to increase to 95,964 by 2040. This would constitute a 50% increase over the 2015 population estimated by the Census Bureau—a notable increase in the rate of growth from the past decade as the county shakes off the lingering effects of the Great Recession.



Note: Census population estimates are as of July 1 each year.

## Age and Sex

Both Spalding County as a whole and the Planning Area itself compared well to statewide averages reported in the 2010 Census for both age brackets and sex, with some variations.

While the county closely approximated the state for children 14 and under (and a slightly greater drop in the 15-to-19 group), the Planning Area had notably lower percentages in all age categories for 19 year olds and younger. Both the county as a whole and the Planning Area (to a lesser extent) had lower percentages of 'workforce' ages—20 to 64 years old—the percentage of the population that was 'elderly' (65 and older) was higher than the statewide average, particularly in the Planning Area.

While the percentage of male and female residents of the county and the Planning Area were close to the statewide averages, there was a slightly higher percentage of men living in the Planning Area and a slightly higher percentage of women countywide. Looking at the City of Griffin, it can be seen that the female population is a bit more concentrated there (by 1.7 percentage points) than the statewide average.

**Table 2: 2010 Population by Age and Sex**

Subject	Spalding County		Griffin		Planning Area		Georgia		Comparison to State %	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	County	Plan Area
AGE										
Total population	64,073	100.0%	23,643	100.0%	40,430	100.0%	9,687,653	100.0%		
Under 5 years	4,625	7.2%	2,011	8.5%	2,614	6.5%	686,785	7.1%	0.1	-0.6
5 to 9 years	4,555	7.1%	1,762	7.5%	2,793	6.9%	695,161	7.2%	-0.1	-0.3
10 to 14 years	4,408	6.9%	1,659	7.0%	2,749	6.8%	689,684	7.1%	-0.2	-0.3
15 to 19 years	4,383	6.8%	1,666	7.0%	2,717	6.7%	709,999	7.3%	-0.5	-0.6
20 to 64 years	37,563	58.5%	13,600	57.6%	23,963	59.3%	5,873,989	60.6%	-2.1	-1.3
65 to 79 years	6,509	10.1%	2,064	8.8%	4,445	11.0%	789,164	8.2%	1.9	2.8
80 years and over	2,030	3.2%	881	3.8%	1,149	2.8%	242,871	2.5%	0.7	0.3
SEX										
Male	31,046	48.5%	11,132	47.1%	19,914	49.3%	4,729,171	48.8%	-0.3	0.5
Female	33,027	51.5%	12,511	52.9%	20,516	50.7%	4,958,482	51.2%	0.3	-0.5

## Ethnicity

In 2010, according to the Census, Spalding County had a predominantly White population (somewhat more predominant than the state at large at 63% versus 60%) as well as a more predominant African-American population (at 33% versus 31%). Other races, which included Native Americans, Asians, Native Hawaiians, people of two or more races and all others, comprised a percentage in the county only half of the statewide average (5% versus 10%).

A larger proportion of African-Americans lived in the city of Griffin, where they represented a bit over half of the population (52%) than in the Comprehensive Plan's Planning Area, where less than 22% of the residents were African-American. On a percentage basis, "all other races" in the city and in the Planning Area were roughly comparable (around 5% plus or minus).

**Table 3: 2010 Population by Place/Area and Ethnicity**

Place/Area	Total Population	White		Black or African American		All Other Races*		Hispanic or Latino**	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
Orchard Hill	209	169	80.9%	22	10.5%	18	8.6%	17	8.1%
Sunny Side	134	128	95.5%	4	3.0%	2	1.5%	2	1.5%
Unincorporated Area	40,087	29,730	74.2%	8,673	21.6%	1,828	4.6%	1,480	3.7%
<b>Planning Area Total</b>	<b>40,430</b>	<b>30,027</b>	<b>74.3%</b>	<b>8,699</b>	<b>21.5%</b>	<b>1,848</b>	<b>4.6%</b>	<b>1,499</b>	<b>3.7%</b>
Griffin	23,643	10,121	42.8%	12,331	52.2%	1,260	5.3%	952	4.0%
Spalding County Total	64,073	40,148	62.7%	21,030	32.8%	3,108	4.9%	2,451	3.8%
Georgia	9,687,653	5,787,440	59.7%	2,950,435	30.5%	981,929	10.1%	853,689	8.8%

\* Includes Native American, Asian, Native Hawaiian, two or more races, and all others.

\*\* Of any race.

Because of the relative concentration of African-Americans in the city of Griffin, White residents clearly predominated in the Planning Area at almost 75% of the population.

People of Hispanic or Latino descent, whether White, Black or of some other racial background, were under-represented compared to the statewide average at 4% versus 9%. The percentages of residents between the Planning Area and the city of Griffin were close, bracketing the countywide percentage of 3.8%.

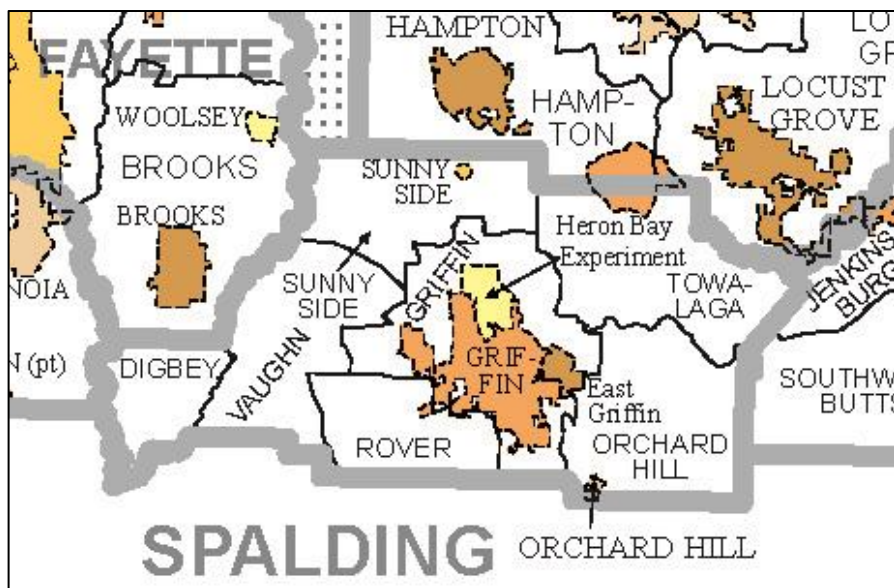


## Those Living in Parts of the Planning Area

While the Planning Area of the Comprehensive Plan encompasses all of Spalding County outside of the city of Griffin, the Planning Area itself comprises several geographic “Areas”. These Areas are based on geographic portions of the county defined by the Census Bureau as County Census Divisions, or CCDs. CCDs themselves are comprised of incorporated cities and towns, unincorporated “places” and unincorporated areas.

These various Census-defined areas are illustrated on the following map.

**Figure 1: Census Divisions and Component Areas - 2010**



Source: U.S. Census Bureau, 2010 Census

In order to be able to compare 2010 Census data with comparable data from 2000, when the CCDs were differently defined, the latest CCDs have been grouped into the Areas shown on the following table.

**Table 4: 2010 Population by Unincorporated Area**

Geographic Area	2010 Population	Percent of Planning Area	2010 Population per Sq Mile
<b>Griffin Area</b>	<b>18,882</b>	<b>46.7%</b>	<b>408.44</b>
East Griffin (Uninc Place)	1,451	3.6%	1,007.64
Experiment (Uninc Place)	2,894	7.2%	974.41
Remainder of Griffin Area (including Rover)	14,537	36.0%	347.61
<b>Digby/Vaughn Area</b>	<b>4,057</b>	<b>10.0%</b>	<b>92.90</b>
<b>Birdie/Sunny Side Area</b>	<b>5,969</b>	<b>14.8%</b>	<b>229.31</b>
City of Sunny Side	134	0.3%	670.00
Remainder of Birdie/Sunny Side Area	5,835	14.4%	225.90
<b>Towlaga (Ringgold) Area</b>	<b>5,973</b>	<b>14.8%</b>	<b>172.73</b>
Heron Bay (Uninc Place)	400	1.0%	243.90
Remainder of Ringgold Area	5,573	13.8%	169.14
<b>Orchard Hill Area</b>	<b>5,549</b>	<b>13.7%</b>	<b>173.19</b>
City of Orchard Hill	209	0.5%	580.56
Remainder of Orchard Hill Area	5,340	13.2%	168.56
<b>Planning Area Total</b>	<b>40,430</b>	<b>100.0%</b>	<b>221.47</b>

A little fewer than half of the people living in the Comprehensive Plan’s Planning Area reside in the various Areas surrounding the city of Griffin. The population density in this unincorporated Griffin Area is also the highest of all other Areas, with densities in the East Griffin and Experiment unincorporated places approaching the density found within the city.

The next most populous Area (in terms of population density) was the Birdie/Sunny Side Area lying north-northwest of Griffin, while the least populated Area lies west of Griffin—the Digby/Vaughn Area.

Comparing populations in the various portions of the Planning Area between the 2000 Census and the 2010 Census, as shown on Table 5, reveals the relative growth rates that occurred during that decade.

**Table 5: 2000-2010 Population Changes by Area and Countywide**

Geographic Area	2000 Population	2000 Population per Sq Mile	2010 Population	2010 Population per Sq Mile	2000-2010 Change: Population		2000-2010 Change: Population Density	
					Number	Percent	Number	Percent
<b>Griffin Area</b>	<b>16,071</b>	<b>347.63</b>	<b>18,882</b>	<b>408.44</b>	<b>2,811</b>	<b>14.9%</b>	<b>60.80</b>	<b>14.9%</b>
East Griffin (Uninc Place)	1,635	1,135.42	1,451	1,007.64	(184)	-12.7%	(127.78)	-12.7%
Experiment (Uninc Place)	3,233	1,088.55	2,894	974.41	(339)	-11.7%	(114.14)	-11.7%
Remainder of Griffin Area	11,203	267.89	14,537	347.61	3,334	22.9%	79.72	22.9%
<b>Digby/Vaughn Area</b>	<b>3,672</b>	<b>84.09</b>	<b>4,057</b>	<b>92.90</b>	<b>385</b>	<b>9.5%</b>	<b>8.82</b>	<b>9.5%</b>
<b>Birdie/Sunny Side Area</b>	<b>5,664</b>	<b>217.60</b>	<b>5,969</b>	<b>229.31</b>	<b>305</b>	<b>5.1%</b>	<b>11.72</b>	<b>5.1%</b>
City of Sunny Side	142	710.00	134	670.00	(8)	-6.0%	(40.00)	-6.0%
Remainder of Birdie/Sunny Side Area	5,522	213.78	5,835	225.90	313	5.4%	12.12	5.4%
<b>Towalaga (Ringgold) Area</b>	<b>4,445</b>	<b>128.54</b>	<b>5,973</b>	<b>172.73</b>	<b>1,528</b>	<b>25.6%</b>	<b>44.19</b>	<b>25.6%</b>
Heron Bay (Uninc Place)	n/a	n/a	400	243.90	400	n/a	n/a	n/a
Remainder of Ringgold Area	n/a	n/a	5,573	169.14	1,128	n/a	n/a	n/a
<b>Orchard Hill Area</b>	<b>5,114</b>	<b>159.61</b>	<b>5,549</b>	<b>173.19</b>	<b>435</b>	<b>7.8%</b>	<b>13.58</b>	<b>7.8%</b>
City of Orchard Hill	230	638.89	209	580.56	(21)	-10.0%	(58.33)	-10.0%
Remainder of Orchard Hill Area	4,884	154.17	5,340	168.56	456	8.5%	14.39	8.5%
<b>Planning Area Total</b>	<b>34,966</b>	<b>191.54</b>	<b>40,430</b>	<b>221.47</b>	<b>5,464</b>	<b>13.5%</b>	<b>29.93</b>	<b>13.5%</b>
City of Griffin	23,451	1,684.70	23,643	1,698.49	192	0.8%	13.79	0.8%
Spalding County Total	58,417	297.33	64,073	326.12	5,656	8.8%	28.79	8.8%

The area surrounding Griffin—the unincorporated Griffin Area—while increasing in population by almost 15%, was outpaced by the Towalaga Area (known as Ringgold) with an overall population increase of 25.6%. A small portion of this growth (a little over one-quarter) can be attributed to the Heron Bay development, which extends into the county from Henry County to the north. The remainder of the growth in the Ringgold Area outside of Heron Bay (1,128 people), which includes Del Webb’s Sun City development, still was an increase in the number of residents greater than any of the other Areas except the unincorporated Griffin Area.

Compared to the Comprehensive Plan’s Planning Area, the city of Griffin increased its population between the 2000 Census and the 2010 Census by fewer than 200 residents (an increase of less than 1%). During this same period, the city added 888 housing units, but only 65 households (i.e., occupied housing units), suggesting a combination of lower average household sizes citywide and a higher recession-induced vacancy rate.

As a result of the very low 2000-2010 population increase in the city of Griffin compared to the Comprehensive Plan’s Planning Area, the county as a whole increased in the number of people living in the county by only 8.8%.

## Population Trends

Change has come slowly to Spalding County since 2010.

The data below in Table 6 are taken from the American Community Survey (ACS), conducted by the Census Bureau on an annual basis. The numbers for 2010 vary somewhat from the 2010 Census figures because the ACS is based on a sample survey rather than full counts of the total population. The data are useful, however, when viewing changes on a comparable basis over time.

The ACS estimates suggest that all of the increase in residents in Spalding County since 2010 has occurred in the Comprehensive Plan's Planning Area, with the city of Griffin experiencing a net loss in population.

The dynamics in the Planning Area are, however, intriguing. The survey data suggest that the school age population has been falling in number while those residents 65 and older has been increasing (rather dramatically).

**Table 6: Population Trends Since 2010**

Subject	2010			2014			2010-2014 Change		
	Spalding County	Griffin	Planning Area	Spalding County	Griffin	Planning Area	Spalding County	Griffin	Planning Area
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Total population	63,304	23,600	39,704	63,946	23,425	40,521	642	(175)	817
AGE									
Under 5 years	4,721	1,852	2,869	4,473	1,875	2,598	(248)	23	(271)
5 to 9 years	4,737	1,873	2,864	4,063	1,420	2,643	(674)	(453)	(221)
10 to 14 years	4,092	1,449	2,864	4,821	2,026	2,795	729	577	(69)
15 to 19 years	4,562	1,846	2,643	4,076	1,613	2,463	(486)	(233)	(180)
20 to 64 years	37,202	13,179	24,023	37,141	13,321	23,820	(61)	142	(203)
65 to 84 years	7,144	2,940	4,204	8,480	2,757	5,723	1,336	(183)	1,519
85 years and over	846	461	385	892	413	479	46	(48)	94
ETHNICITY							-	-	-
White	40,862	11,008	29,854	41,345	10,560	30,785	483	(448)	931
Black or African American	21,232	12,094	9,138	21,681	12,305	9,376	449	211	238
All Other Races	2,107	733	1,374	2,134	1,051	1,083	27	318	(291)
Hispanic or Latino (any race)	2,272	1,363	909	2,659	1,225	1,434	387	(138)	525

Source: 2010 and 2014 American Community Survey, Bureau of the Census.

This is indicative of a population aging in place, while also attracting more mature families (without children) to new housing opportunities in the county, outside of Griffin.

Also of interest is the change in population among ethnic groups in the Planning Area. The area outside of Griffin has seen increases in the number of Whites, Blacks and Latinos (of any race) while the White and Latino populations have decreased in the city of Griffin. Since the number of new residents, both White and Black, outnumber the total population increase in the Planning Area, there may be an indication of some movement of families out of the city into the unincorporated areas of the county.

## Future Population Growth

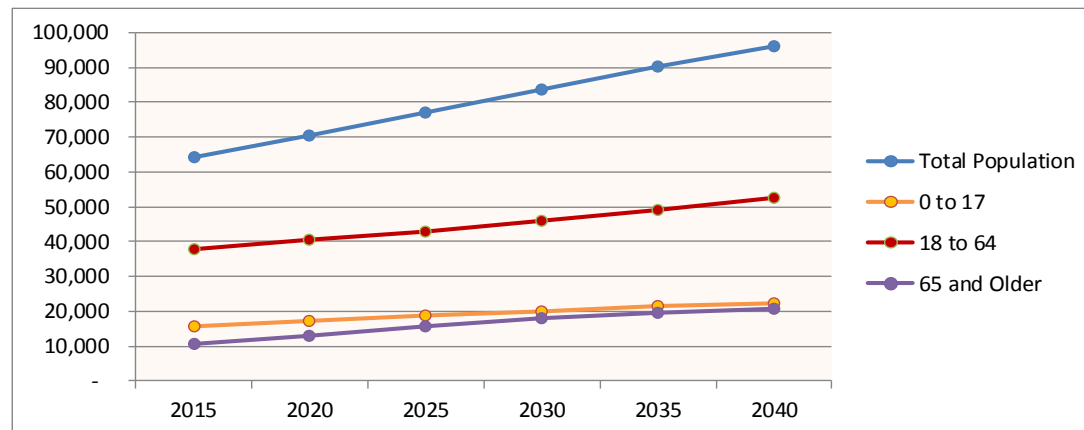
As noted on page 19, future growth in the county population was projected to the year 2040 as part of the County's Comprehensive Transportation Plan (CTP). The total number of people projected to reside in the county by 2040 is 95,964. Intervening years were not indicated.

Future growth by year can be extrapolated from the countywide forecasts prepared by Woods & Poole Economics (W&P) in their 2016 data book for Georgia counties.

Although the W&P population forecast arrived at a different total for 2040 than the CTP forecast, it was based on an econometric model that inter-relates economic progress, future projections of economic activity and population change. The intervening years for the Spalding County forecast, therefore, can be estimated using the annual growth percentages developed by W&P, adjusted to the CTP 2040 target. The results are shown on Table 7.

**Table 7: Forecasts - Population and Households**

	2015	2020	2025	2030	2035	2040
Total Population	64,051	70,649	77,107	83,697	90,174	95,964
Population Aged 0 to 17	15,606	17,103	18,572	20,078	21,504	22,376
Population Age 18 to 64	37,804	40,466	42,902	45,825	49,240	52,728
Population Aged 65 and Older	10,640	13,079	15,633	17,793	19,430	20,861
Computed Avg Household Size	2.58	2.56	2.58	2.62	2.67	2.70
Number of Households	24,804	27,564	29,842	31,906	33,753	35,528



An added benefit of using the W&P econometric model results is that population by age brackets can also be derived, relative to the Spalding County population growth. As shown on Table 7, the county can expect a growing proportion of its population to be 65 and older, increasing from 17% of the population in 2015 to 22% in 2040. The proportion of children 17 or younger is projected to go down by about 1 percentage point, while the "working age" population is anticipated to go down from 59% to 55% by 2040 (still a total increase of over 14,900 people—40% more than in 2015).

The projected number of households is also shown on Table 7. The estimates are based on the gross average household size computed from the W&P data, which embraces people living in group quarters as well. (Group quarters include community living arrangements such as assisted living facilities, nursing homes and incarcerated individuals). As such, the numbers shown should be viewed as close approximations.

## Families

This section takes a look at the make-up of families in the county and the Planning Area. Technically, these are called “households” by the Census Bureau, with a “family household” consisting of two or more related individuals and a “nonfamily household” consisting of only one individual or several individuals that live together but are not related. We use the term “family” more generally to refer to all types of households.

The 2010 Census found that, of the total countywide population of 64,073, 1,226, or 1.9%, lived in “group quarters” (assisted living or nursing homes, or were institutionalized), leaving 62,847 living as families in housing units.

Of the 23,565 families that lived in the county in 2010, over 62% (14,624) resided outside of the city of Griffin in the Comprehensive Plan’s Planning Area.

**Table 8: Family Snapshot - 2010**

Subject	Spalding County		Griffin		Planning Area		Planning Area Compared to	
	Number	Percent	Number	Percent	Number	Percent	County	Griffin
<b>HOUSEHOLD TYPE</b>								
Total households	23,565	100.0%	8,941	100.0%	14,624	100.0%		
Family households *	16,869	71.6%	5,815	65.0%	11,054	75.6%	4.0	10.6
Male householder	10,232	43.4%	2,811	31.4%	7,421	50.7%	7.3	19.3
Female householder	6,637	28.2%	3,004	33.6%	3,633	24.8%	-3.4	-8.8
Nonfamily households **	6,696	28.4%	3,126	35.0%	3,570	24.4%	-4.0	-10.6
Male householder	3,073	13.0%	1,321	14.8%	1,752	12.0%	-1.0	-2.8
Living alone	2,419	10.3%	1,018	11.4%	1,401	9.6%	-0.7	-1.8
Female householder	3,623	15.4%	1,805	20.2%	1,818	12.4%	-3.0	-7.8
Living alone	3,109	13.2%	1,558	17.4%	1,551	10.6%	-2.6	-6.8
<b>HOUSEHOLD SIZE</b>								
Total households	23,565	100.0%	8,941	100.0%	14,624	100.0%		
1-person household	5,528	23.5%	2,576	28.8%	2,952	20.2%	-3.3	-8.6
2-person household	7,807	33.1%	2,670	29.9%	5,137	35.1%	2.0	5.2
3-person household	4,084	17.3%	1,483	16.6%	2,601	17.8%	0.5	1.2
4-person household	3,366	14.3%	1,179	13.2%	2,187	15.0%	0.7	1.8
5-person household	1,604	6.8%	575	6.4%	1,029	7.0%	0.2	0.6
6-person household	689	2.9%	277	3.1%	412	2.8%	-0.1	-0.3
7-or-more-person household	487	2.1%	181	2.0%	306	2.1%	0.0	0.1
Average household size	2.67		2.58		2.72		0.1	0.1

\*A family household has at least one member of the household related to the householder by birth, marriage, or adoption.

\*\* A nonfamily household consists of people living alone and households which do not have any members related to the householder.

Comparing the Planning Area to the county as a whole and to the city of Griffin, as shown on Table 8, a greater proportion of family households were located in the Planning Area—by 4 percentage points compared to the whole county and by almost 11 percentage points compared to the city. Conversely, nonfamily households were particularly represented in the city compared to the Planning Area.

As a corollary, 1-person households comprised a higher percentage in the city than the Planning Area, while 2-person households were a higher proportion in the Planning Area than the city (by 5.2 percentage points). Three and 4-person families also had higher percentages in the Planning Area, but only slightly, and the differences became insignificant for 5-person families and larger between the Planning Area and the city.



## Tenure Status of Families

In 2010, Spalding County had a lower percentage of its families living in houses they owned (60.9%) compared to the statewide average of 65.7%, and conversely a higher percentage of families renting their homes (39.1%) than the Georgia average of 34.3%. The Planning Area, however, far exceeded the statewide average for home ownership at 74.2% and a much lower proportion renting their homes (25.8%).

**Table 9: Change in Housing Occupancy - 2000-2010**

Subject	Spalding County		Griffin		Planning Area	
	Number	Percent	Number	Percent	Number	Percent
<b>2000 Census</b>						
Total Households	21,519	100.0%	8,876	100.0%	12,643	100.0%
Home-Owner Households	13,521	62.8%	3,819	43.0%	9,702	76.7%
Renter Households	7,998	37.2%	5,057	57.0%	2,941	23.3%
<b>2010 Census</b>						
Total Households	23,565	100.0%	8,941	100.0%	14,624	100.0%
Home-Owner Households	14,362	60.9%	3,514	39.3%	10,848	74.2%
Renter Households	9,203	39.1%	5,427	60.7%	3,776	25.8%
<b>Change 2000-2010</b>						
Total Households	2,046		65		1,981	
Home-Owner Households	841	(1.9)	(305)	(3.7)	1,146	(2.6)
Renter Households	1,205	1.9	370	3.7	835	2.6

Between 2000 and 2010, however, the county, the city of Griffin and the Planning Area saw notable changes in the tenure status of its families, with a shift toward rental occupancy. While the Planning Area saw a shift of 2.6 percentage points from home ownership to rentals, the city of Griffin saw a more dramatic shift of 3.7 percentage points. This shift was witnessed at the statewide level also, but at a much more modest 1.8 percentage points from ownership to rental.

## Homes

Between the 2000 and 2010 Censuses, the number of housing units in Spalding County increased by a little more than 14% overall, growing from 23,001 to 26,777 (an increase of 3,776 homes). Overwhelmingly, both in numbers of units and percentage increase, this growth was concentrated in the Planning Area. The 888 new homes in Griffin represented an increase in the city's housing supply of 8.4%, while new homes added to the Planning Area (2,888) reflected an increase of almost 18%. Occupancy was also higher in the Planning Area than in Griffin by about 5 percentage points (90% versus 85%, respectively).

Home ownership in the Planning Area was the general rule in 2010, with about three-quarters (74.2%) of all homes occupied by their owners. Still, the number of renter-occupied homes increased by 835 units between 2000 and 2010, shifting occupancy from owner-occupied to renter-occupied by 2.56 percentage points.

In contrast, the majority of all occupied homes in Griffin in 2010 were rental units (60.7%), a shift of 3.7 percentages points from owner-occupied homes to renter-occupied homes between 2000 and 2010.

**Table 10: Total Housing Units by Occupancy**

Subject	Spalding County		Griffin		Planning Area		Planning Area Compared to	
	Number	Percent	Number	Percent	Number	Percent	County	Griffin
<b>2000 Census</b>								
Total housing units	23,001	100.0%	9,636	100.0%	13,365	100.0%		
Occupied housing units	21,519	93.6%	8,876	92.1%	12,643	94.6%	1.00	2.50
Owner occupied	13,521	62.8%	3,819	43.0%	9,702	76.7%	13.94	33.74
Renter occupied	7,998	37.2%	5,057	57.0%	2,941	23.3%	-13.94	-33.74
Vacant housing units	1,482	6.4%	760	7.9%	722	5.4%	-1.00	-2.50
<b>2010 Census</b>								
Total housing units	26,777	100.0%	10,524	100.0%	16,253	100.0%		
Occupied housing units	23,565	88.0%	8,941	85.0%	14,624	90.0%	1.98	4.98
Owner occupied	14,362	60.9%	3,514	39.3%	10,848	74.2%	13.28	34.88
Renter occupied	9,203	39.1%	5,427	60.7%	3,776	25.8%	-13.28	-34.88
Vacant housing units	3,212	12.0%	1,583	15.0%	1,629	10.0%	-1.98	-4.98
<b>Change 2000-2010</b>								
Total housing units	3,776		888		2,888			
Occupied housing units	2,046	(5.60)	65	(7.10)	1,981	(4.62)	0.98	2.48
Owner occupied	841	(1.90)	-305	(3.70)	1,146	(2.56)	(0.66)	1.14
Renter occupied	1,205	1.90	370	3.70	835	2.56	0.66	(1.14)
Vacant housing units	1,730	5.60	823	7.10	907	4.62	(0.98)	(2.48)

Comparing the Planning Area to the county as a whole, the changes in percentage points between 2000 and 2010 are all less than 1.0 point—an insignificant number. Compared to the city of Griffin, however, differences are more notable. For instance, while housing occupancy fell in the city by 7.1 points (from 92.1% in 2000 to 85% in 2010), the Planning Area saw a reduction of only 4.62 points on higher occupancy percentages (from 94.6% in 2000 to 90% in 2010). The shift from owner occupancy to renter occupancy in the Planning Area was also lower than in Griffin, but only by a little over 1.1 points.

It should be noted that changes in occupancy do not necessarily reflect new construction to the extent that owners were forced to rent out their homes during the

Great Recession.

## The Housing Supply

This section examines the availability of vacant homes as an indicator of potential population absorption. Existing homes for sale or rent are not considered since replacing one household with another “averages out” as little or no change in the population.

In 2010, a little over 60% of all vacant housing units in Spalding County were available for sale or for rent. This was an increase over 2000 when a little over 50% were available. Between 2000 and 2010, the percentage of vacant units for rent was about the same, but the percentage for sale increased from almost 12% of all vacant units in 2000 to over 16% in 2010.

**Table 11: Availability of Vacant Housing**

Subject	Spalding County		Griffin		Planning Area		Planning Area Compared to	
	Number	Percent	Number	Percent	Number	Percent	County	Griffin
<b>2000 Census</b>								
Vacant housing units	1,482	100.0%	760	100.0%	722	100.0%		
For rent	644	43.5%	400	52.6%	244	33.8%	-9.70	-18.80
For sale only	172	11.6%	60	7.9%	112	15.5%	3.91	7.61
For personal use *	51	3.4%	10	1.3%	41	5.7%	2.28	4.38
Other vacant	487	32.9%	227	29.9%	260	36.0%	3.11	6.11
Available for sale or rent	816	55.1%	460	60.5%	356	49.3%	-5.75	-11.22
<b>2010 Census</b>								
Vacant housing units	3,212	100.0%	1,583	100.0%	1,629	100.0%		
For rent	1,408	43.8%	945	59.7%	463	28.4%	-15.38	-31.28
For sale only	524	16.3%	165	10.4%	359	22.0%	5.74	11.64
For personal use *	145	4.5%	37	2.3%	108	6.6%	2.13	4.33
Other vacant	958	29.8%	378	23.9%	580	35.6%	5.80	11.70
Available for sale or rent	1,932	60.1%	1,110	70.1%	822	50.5%	-9.69	-19.66
<b>Change 2000-2010</b>								
Vacant housing units	1,730		823		907			
For rent	764	0.30	545	7.10	219	-5.37	-5.67	-12.47
For sale only	352	4.70	105	2.50	247	6.53	1.83	4.03
For personal use *	94	1.10	27	1.00	67	0.95	-0.15	-0.05
Other vacant	471	-3.10	151	-6.00	320	-0.41	2.69	5.59
Available for sale or rent	1,116	5.09	650	9.59	466	1.15	-3.94	-8.44

\* For seasonal, recreational, or occasional use by the owner.

Housing that is considered “available” has been limited in Table 11 to homes that were for sale or rent. “Other vacant” units may be under repair, not in the market or dilapidated.

In the Planning Area the differences were more dramatic. Between 2000 and 2010, the percentages of all vacant units for rent fell by well over 5 percentage points (from 33.8% to 28.4%). The percentages of homes for sale, on the other hand, soared from 15.5% in 2000 to 22% in 2010—an increase of over 6.5 percentage points. As a percentage of only available units, rentals were 68% and 56% in 2000 and 2010.

While available housing in the Planning Area more than doubled from 356 units to 822 over the decade, the percentages of all vacant units that were available remained about the same (49.3% versus 50.5%).

The number of units available for sale or rent in Griffin also more than doubled, but the percent of all vacant units that were available increased from over 60% in 2000 to a bit over 70% in 2010. Available units in Griffin were overwhelmingly for rent, increasing as a percentage of all vacant units from almost 53% in 2000 to almost 60% in

2010. As a percentage of only available units, rentals represented 87% and 85% in 2000 and 2010.

## Housing in the Unincorporated Areas

The following Table 12 compares housing counts in the various unincorporated Areas between the 2000 and the 2010 Censuses.

During that decade, the Towalaga (Ringgold) Area increased in the number of homes by 977 housing units, an increase of almost 37%. The area surrounding Griffin—the unincorporated Griffin Area—experienced a larger numerical increase of 1,215 but an overall percentage growth of only 16.5%. Notably, the Griffin Area increase reflected net decreases in the unincorporated places of East Griffin and Experiment, while housing growth in the rest of the unincorporated Griffin Area increased by 24% (1,341 homes).

Of the other portions of the Planning Area, none added more housing units than the city of Griffin itself, but all experienced a greater percentage of housing growth than Griffin except for the Birdie/Sunny Side Area (at 8.0% versus 8.4% for Griffin). Still, the small city of Sunny Side, adding only 8 housing units, outpaced the city of Griffin on a percentage basis.

In terms of trends in urbanization, the Ringgold Area again led the way in its increase in houses per square mile than any other unincorporated Area, growing by 36.9% from over 48 units/square mile to nearly 77. By 2010, however, the Ringgold Area was still less dense than the Griffin Area and the Birdie/Sunny Side Area.

**Table 12: 2000-2010 Housing Changes in the Unincorporated Areas**

Geographic area	2000 Housing units	2000 units per Sq Mile	2010 Housing units	2010 units per Sq Mile	2000-2010 Change: Housing Units		2000-2010 Change: Housing Density	
					Number	Percent	Number	Percent
<b>Griffin Area</b>	<b>6,170</b>	<b>133.46</b>	<b>7,385</b>	<b>159.74</b>	<b>1,215</b>	<b>16.5%</b>	<b>26.3</b>	<b>16.5%</b>
East Griffin (Uninc Place)	654	454.17	604	419.44	(50)	-8.3%	(34.7)	-8.3%
Experiment (Uninc Place)	1,259	423.91	1,183	398.32	(76)	-6.4%	(25.6)	-6.4%
Remainder of Griffin Area	4,257	101.79	5,598	133.86	1,341	24.0%	32.1	24.0%
<b>Digbey/Vaughn Area</b>	<b>1,437</b>	<b>32.91</b>	<b>1,683</b>	<b>38.54</b>	<b>246</b>	<b>14.6%</b>	<b>5.6</b>	<b>14.6%</b>
<b>Sunny Side Area</b>	<b>2,150</b>	<b>82.60</b>	<b>2,337</b>	<b>89.78</b>	<b>187</b>	<b>8.0%</b>	<b>7.2</b>	<b>8.0%</b>
City of Sunny Side	56	280.00	64	320.00	8	12.5%	40.0	12.5%
Remainder of Sunny Side Area	2,094	81.07	2,273	88.00	179	7.9%	6.9	7.9%
<b>Towalaga (Ringgold) Area</b>	<b>1,671</b>	<b>48.32</b>	<b>2,648</b>	<b>76.58</b>	<b>977</b>	<b>36.9%</b>	<b>28.3</b>	<b>36.9%</b>
Heron Bay (Uninc Place)	n/a	n/a	195	118.90	195	n/a	n/a	n/a
Remainder of Towalaga Area	n/a	n/a	2,453	74.45	782	n/a	n/a	n/a
<b>Orchard Hill Area</b>	<b>1,937</b>	<b>60.46</b>	<b>2,200</b>	<b>68.66</b>	<b>263</b>	<b>12.0%</b>	<b>8.2</b>	<b>12.0%</b>
Orchard Hill	94	261.11	94	261.11	-	0.0%	-	0.0%
Remainder of Orchard Hill Area	1,843	58.18	2,106	66.48	263	12.5%	8.3	12.5%
<b>Planning Area Total</b>	<b>13,365</b>	<b>73.21</b>	<b>16,253</b>	<b>89.03</b>	<b>2,888</b>	<b>17.8%</b>	<b>15.8</b>	<b>17.8%</b>
City of Griffin	9,636	692.24	10,524	756.03	888	8.4%	63.8	8.4%
Spalding County Total	23,001	117.07	26,777	136.29	3,776	14.1%	19.2	14.1%

Clearly, the unincorporated Ringgold Area was the “hot market” for new homes outside of the city of Griffin in terms of percentage growth and pace of urbanization, though the unincorporated Griffin Area held sway in the net numerical increase in homes as it continued to mature as an urban area of diverse neighborhoods.

# Housing Trends

The chart below that accompanies Table 13 illustrates the historic trend in housing construction, beginning with those authorized by building permits in 2001 and continuing through October 2016. While the tables on the previous pages provide a picture of the status of housing as of the 2010 Census, that year occurred during the depths of the Great Recession (the effects of which can clearly be seen on the chart reacting to the collapse of the housing market in late 2007-early 2008).

Throughout this period before and since 2001, housing development in Spalding County has been dominated by construction in the Planning Area, compared to the city of Griffin, through good times and bad.

The new housing units authorized by building permits dropped precipitously in Griffin as the Great Recession decimated the housing market in 2007-2008, and the city has yet to show much of a rebound (2 single-family homes issued permits in 2015 and 2016 through October).

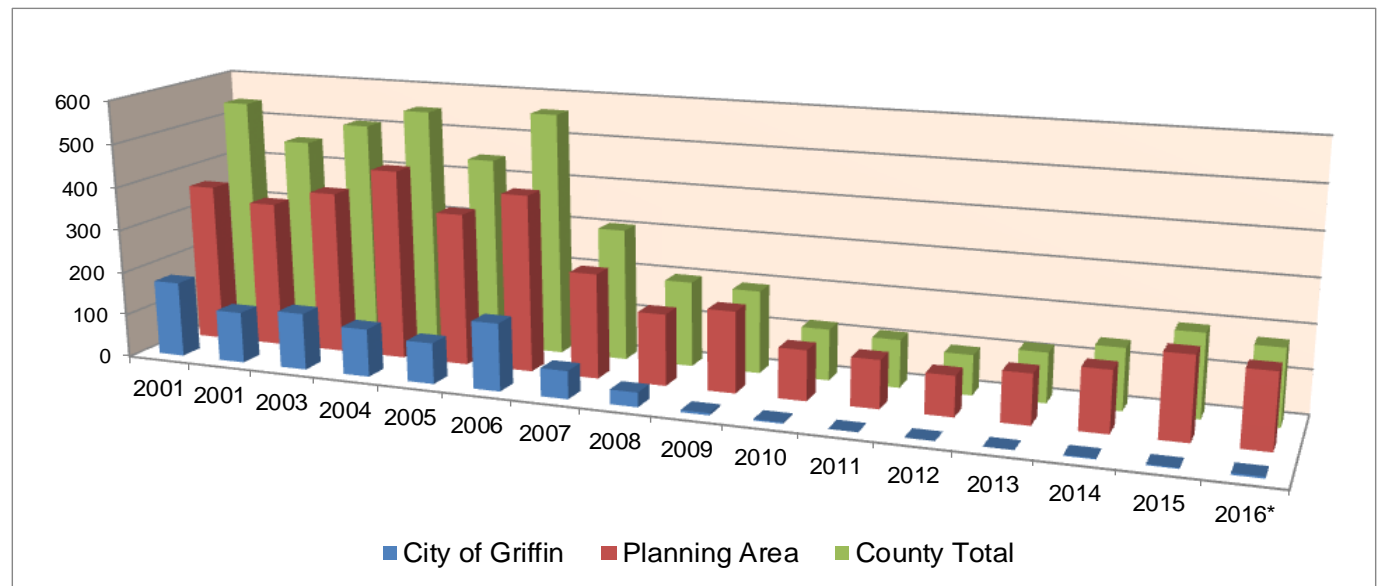
Housing construction authorized in the Planning Area, however, hit its lowest levels in 2011 and 2012, and has since rebounded with increases every year beginning in 2013.

Throughout this period, the vast majority of new housing has been single-family homes. The grand total of building permits for multi-family units 2001-2016

is 69 units (1.5% of the total), all of which were built in Griffin. As shown on the table to the right, 3,796, or 81%, of all units permitted in the county beginning in 2001 have been located in the Planning Area, and all were single-family units.

2001-2016	Spalding County	Griffin	Planning Area
Total	4,691	895	3,796
Single Family	4,622	826	3,796
Multi-Family	69	69	-

**Table 13: Housing Units Authorized by Building Permits**



	2001	2001	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016*
City of Griffin	174	118	131	110	94	155	64	33	5	3	-	-	-	2	2	4
Planning Area	367	338	375	439	351	407	241	164	186	115	110	92	114	139	188	170
County Total	541	456	506	549	445	562	305	197	191	118	110	92	114	141	190	174

\* Building Permits issued through October 2016.



## ■ Workers

The people who work in Spalding County, and the businesses and institutions that employ them, are the backbone of the county's economic base.

### Regional Setting

Spalding County was part of the Atlanta Metropolitan Statistical Area (MSA) as far back as 1999, reflecting its economic ties to the region. As illustrated on the map of the Atlanta Region on the next page, by 2013 the Atlanta MSA had expanded beyond Spalding to include the adjacent counties of Meriwether, Pike, Lamar and Butts. Immediately to the north, Spalding County adjoins the 10-county region of the Atlanta Regional Commission. The city of Griffin itself became part of the Atlanta Urbanized Area in 2000.

Where Spalding County residents that had jobs actually worked, and where people come from that work in Spalding County, reflects these close economic ties to the region and are reflected in the commuting patterns reported in the 2010 Census. Following the map on the next page,

Table 14 shows the number of workers commuting into Spalding County (by the county where they live) and the counties to which workers that live in Spalding County commute to.

According to the 2010 Census, there were 25,727 people living in Spalding County that had jobs, of which 13,733 (53.4%) both lived in and worked in Spalding County. Of the remaining employed residents, by far the most (9,117 or 35.4% of all employed residents) worked in one or another of the 10 counties in the ARC region. Of those, 4,305 (over 47%—or almost half—of those commuting into the ARC region) worked in either Fayette or Henry County, immediately adjacent to Spalding.

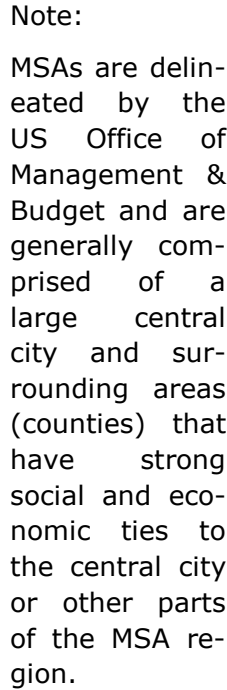
Conversely, Spalding County provided a major resource in the way of jobs to many employees that lived in other counties.

Total employment in Spalding County was reported by the 2010 Census to be 23,535, of which the 13,733 residents that worked in the county accounted for 58.4%. Many fewer workers commuted into the county from the ARC region (3,060 or 13%) than commuted into the ARC region from Spalding County. Of those commuting in from the ARC region, the clear majority (2,056) came in from Fayette or Henry County—accounting for over two-thirds of all commuters coming in from the ARC region.

The bulk of “outside” employees, 5,055 or 21.5% of all employees working in the county, commuted in from counties that are immediately adjacent to Spalding (other than ARC’s Fayette or Henry County). These adjacent counties are highlighted in bold on

Table 14. The chief contributors to Spalding County employment from adjacent counties were commuters from Butts, Lamar and Pike Counties.

Of the other counties not adjacent to Spalding County, the majority of commuters were from nearby Upson County (941) and Monroe County (320) which together produced over 77% of all commuters from the “other counties” category.



**Table 14: Commuting Patterns - 2010**

Commuting to Spalding County From:	Commuting from Spalding County To:
Spalding County 13,733	Spalding County 13,733
	Baldwin County 12
	Bartow County 19
	Berrien County 26
Bibb County 29	Bibb County 95
<b>Butts County 909</b>	<b>Butts County 630</b>
Carroll County 2	
Chatham County 19	
	<i>Cherokee County 6</i>
Clarke County 22	Clarke County 42
<i>Clayton County 500</i>	<i>Clayton County 1,939</i>
<i>Cobb County 113</i>	<i>Cobb County 119</i>
Coffee County 5	
<b>Coweta County 104</b>	<b>Coweta County 548</b>
Crawford County 14	
<i>DeKalb County 207</i>	<i>DeKalb County 445</i>
	Dougherty County 33
	<i>Douglas County 26</i>
<i>Fayette County 527</i>	<i>Fayette County 1,507</i>
Forsyth County 24	
<i>Fulton County 57</i>	<i>Fulton County 2,103</i>
<i>Gwinnett County 127</i>	<i>Gwinnett County 138</i>
	Hall County 19

ARC Region Counties  
Other Adjacent Counties

*Red type*  
**Bold Black type**

Adjacent Counties in ARC Region

*Italicized Bold Red type*

Commuting to Spalding County From:	Commuting from Spalding County To:
Harris County 22	
<i>Henry County 1,529</i>	<i>Henry County 2,798</i>
Jasper County 36	Houston County 14
<b>Lamar County 1,956</b>	<b>Lamar County 498</b>
	Lowndes County 14
	McIntosh County 18
<b>Meriwether County 34</b>	<b>Meriwether County 47</b>
Monroe County 320	Monroe County 77
Morgan County 15	
Muscogee County 9	
Newton County 110	Newton County 13
Paulding County 16	Paulding County 49
<b>Pike County 2,052</b>	<b>Pike County 261</b>
Polk County 21	
	Richmond County 29
	<i>Rockdale County 36</i>
Talbot County 6	
Troup County 10	Troup County 27
Upton County 941	Upton County 171
Walton County 13	
Out of State 53	Out of State 235

**Commuting From:**

ARC Region	3,060
Other Adjacent Counties	5,055
Other Counties	1,634
Out of State	53
Spalding County	13,733
<b>Total Workers</b>	<b>23,535</b>

**Commuting To:**

ARC Region	9,117
Other Adjacent Counties	1,984
Other Counties	658
Out of State	235
Spalding County	13,733
<b>Total Workers</b>	<b>25,727</b>

## Employment by Industry

The employment data on Table 15 is particularly pertinent to understanding the economic base of the county because it focuses on private businesses having at least one employee. Most government workers and sole proprietors are not included.

The number of business workers in 2005 predates the Great Recession, which started with the collapse of the housing market in 2007-2008. The country was still in the depths of the recession in 2010, with recovery only beginning to take hold by 2014.

**Table 15: Spalding County Employment by Industry**

Type of Industry	2005 Employees	2010 employees	2014 employees	Change 2005-2010	Change 2010-2014	Change 2005-2014
Total for all sectors	20,263	16,317	16,898	(3,946)	581	(3,365)
Agriculture, forestry, fishing and hunting	a	a	a			
Mining	a	a	a			
Construction	1,001	450	355	(551)	(95)	(646)
Manufacturing	5,394	2,959	2,888	(2,435)	(71)	(2,506)
Wholesale trade	648	394	550	(254)	156	(98)
Retail trade	3,192	2,676	2,620	(516)	(56)	(572)
Transportation and warehousing	246	225	194	(21)	(31)	(52)
Information	216	146	a	(70)		
Finance and insurance	595	a	457			(138)
Real estate and rental and leasing	250	209	175	(41)	(34)	(75)
Professional, scientific, and technical services	380	378	392	(2)	14	12
Management of companies and enterprises	a	a	a			
Administrative and support, waste mgt & remediation	1,194	813	1,828	(381)	1,015	634
Educational services	50	126	106	76	(20)	56
Health care and social assistance	3,523	4,129	4,251	606	122	728
Arts, entertainment, and recreation	139	199	138	60	(61)	(1)
Accommodation and food services	1,828	2,002	1,838	174	(164)	10
Other services (except public administration)	1,208	960	910	(248)	(50)	(298)
Suppressed data (total)	399	651	196	252	(455)	(203)

a - data suppressed for confidentiality.

The number of employees shown is for all operating establishments with one or more paid employees. Excluded are most government employees, railroad employees, and self-employed persons.

Source: U.S. Census Bureau, County Business Patterns for years indicated.

Without question, Spalding County businesses were hit hard by the recession, with a loss in employment of almost 4,000 workers by 2010—a 20% reduction. By 2014 the recovery was very limited, with total losses since 2005 coming down to only about 3,400 workers—still a loss of almost 17% from 2005 levels.

Major industries that lost workers during the recession (and continued to lose to 2014) include Construction (down 65%), Manufacturing (down 46.5%), and Retail Trade (down 17.9%), while Wholesale Trade struggled back to a net loss of 15.1%.

On the brighter side, jobs in Administrative industries rebounded to a 53% gain in workers by 2014, and Health Care and Social Assistance increased employment throughout the recession to a 21% increase over 2005.



It is important to note that the Census data is based on employed persons, not jobs per se. Thus, a person holding down two jobs is counted only once by the Census. As noted, the jobs on Table 15 exclude sole proprietors and businesses that have no employees. Woods & Poole Economics is one source that reports jobs, not just employed persons, based on data from the US Bureau of Labor Statistics. Their data indicate a total of 28,903 jobs in the county in 2010, 29,647 in 2014 (a modest 2.6% increase) and an estimated 30,643 in 2016 (a 6% increase over 2010).

### Employment by Occupation

The tables on the next pages take a different view of employment in the county, focusing on the occupations of people that live in the county and their earnings, as opposed to all employees that work for companies in the county regardless of where they live.

Also, unlike the figures for employment by industry, above, the following tables include all working residents, including government employees and sole proprietors. Although there is a difference between the total employed population in 2010 shown on Table 16 (26,490) and the number of county residents that either worked in Spalding County or commuted to some other county as reported by the Census (Table 14—25,727), the difference is minor (<3%) and results from differing methodologies.

It is important, however, that the numbers on the following tables are taken from the American Community Survey (ACS), which is prepared by the Census Bureau but are estimates extrapolated from partial survey data, not actual counts.

As noted earlier, 2010 was a point in time at the severest depths of the Great Recession, while 2014 is generally regarded as a year during which the country was beginning to recover. That recovery, however, was not evident by 2014 in Spalding County.

The raw numbers for the two benchmark years are shown on Table 16. Between 2010 and 2014, the ACS estimated that the number of employed county residents continued to fall, from

26,490 workers to 23,574, a reduction of over 2,900 jobs, or 11%. In contrast, the workers employed in private businesses shown on Table 15 were reported to have increased overall, during the same time period, by 581 (a small but positive increase of 3.6% over 2010).

Median earnings for county residents in the various occupations in 2010 and 2014 are also shown on Table 16. Unlike the reduction in the number of workers during the same time period, increases and decreases in the earning medians reveal no particular patterns but hold some interest nonetheless.

While Table 16 shows the number of working residents, experiencing across-the-board reductions in all major categories, it provides a clearer picture of which occupations “held their own” in spite of the difficult economic times.

In spite of being fewer in number in 2014 than in 2010, the relative percentages of employees in each occupational category provides an important view of those occupations that are “growing” or “shrinking” in importance to the Spalding County residents. For instance, while Table 16 shows that the number of residents employed in Management occupations fell by 536 between 2010 and 2014, Table 18 reveals that those in the Management occupations actually increased in their proportion of all workers by 3% (although their median earnings fell by 1.8%). A modest increase occurred in the share of workers in the Service occupations, in spite of an amazing increase of 116% in Healthcare Support workers, and workers involved in Sales and Office occupations jumped 5.5% overall, led by salespeople themselves with a 19% increase. As would be expected, the proportion of residents working in Construction and Production occupations fell dramatically.

Interestingly, though a small group—lawyers and others in the legal occupations—increased in a relatively insignificant number, the increase from 0.5% to 1.5% of all employees in the county represented an increase in proportion by almost 220%.



Table 16: Occupations of Residents of Spalding County

Occupational Categories and Subcategories	Number of Employees			Median Earnings per Employee		
	2010 Total Employees	2014 Total Employees	Change 2010-2014	2010 Median earnings	2014 Median earnings	Change 2010-2014
<b>Civilian employed population 16 years and over</b>	<b>26,490</b>	<b>23,574</b>	<b>-2,916</b>	<b>28,499</b>	<b>28,810</b>	<b>311</b>
<b>Management, business, science, and arts occupations:</b>	<b>6,422</b>	<b>5,886</b>	<b>-536</b>	<b>43,033</b>	<b>42,277</b>	<b>-756</b>
Management, business, and financial occupations:	2,425	2,170	-255	44,872	44,111	-761
<i>Management</i>	1,762	1,652	-110	45,478	45,658	180
<i>Business and financial operations</i>	663	518	-145	44,004	38,500	-5,504
Computer, engineering, and science occupations:	577	483	-94	44,983	52,610	7,627
<i>Computer and mathematical occupations</i>	188	173	-15	36,556	61,250	24,694
<i>Architecture and engineering</i>	319	242	-77	48,482	54,231	5,749
<i>Life, physical, and social sciences</i>	70	68	-2	45,294	36,346	-8,948
Education, legal, community service, arts, and media:	2,172	2,158	-14	37,545	41,800	4,255
<i>Community and social services</i>	408	275	-133	30,587	30,216	-371
<i>Legal occupations</i>	121	343	222	127,386	61,705	-65,681
<i>Education, training, and library occupations</i>	1,453	1,377	-76	39,384	40,417	1,033
<i>Arts, design, entertainment, sports, and media</i>	190	163	-27	25,517	48,583	23,066
Healthcare practitioner and technical occupations:	1,248	1,075	-173	45,625	37,973	-7,652
<i>Health diagnosing and treating practitioners and other tech</i>	673	554	-119	61,250	53,824	-7,426
<i>Health technologists and technicians</i>	575	521	-54	33,229	26,250	-6,979
<b>Service occupations:</b>	<b>4,751</b>	<b>4,340</b>	<b>-411</b>	<b>16,127</b>	<b>17,460</b>	<b>1,333</b>
Healthcare support occupations	454	874	420	14,451	16,009	1,558
Protective service occupations:	796	779	-17	38,654	42,140	3,486
<i>Fire fighting and prevention, and other protective services</i>	423	398	-25	33,618	43,654	10,036
<i>Lawenforcement workers including supervisors</i>	373	381	8	44,761	40,110	-4,651
Food preparation and serving related occupations	1,405	1,150	-255	8,757	13,347	4,590
Building and grounds cleaning and maintenance	1,415	1,044	-371	18,567	19,068	501
Personal care and service occupations	681	493	-188	7,948	15,632	7,684
<b>Sales and office occupations:</b>	<b>6,578</b>	<b>6,176</b>	<b>-402</b>	<b>25,283</b>	<b>25,034</b>	<b>-249</b>
Sales and related occupations	2,601	2,754	153	17,660	19,861	2,201
Office and administrative support	3,977	3,422	-555	28,761	26,437	-2,324
<b>Natural resources, construction, and maint occupations:</b>	<b>3,091</b>	<b>2,480</b>	<b>-611</b>	<b>29,629</b>	<b>32,786</b>	<b>3,157</b>
Farming, fishing, and forestry	12	43	31	a	20,919	
Construction and extraction occupations	1,963	1,192	-771	26,862	27,500	638
Installation, maintenance, and repair	1,116	1,245	129	32,288	39,878	7,590
<b>Production, transportation, and moving occupations:</b>	<b>5,648</b>	<b>4,692</b>	<b>-956</b>	<b>27,861</b>	<b>27,016</b>	<b>-845</b>
Production	2,921	2,136	-785	27,386	26,661	-725
Transportation	1,523	1,415	-108	38,295	33,902	-4,393
Material moving	1,204	1,141	-63	23,357	17,294	-6,063

Notes for this and the following table:

a - too few sample observations were available to compute an estimate.

2010 and 2014 median earnings are shown in then-current 2010 and 2014 dollars, respectively.

Source: U.S. Census Bureau, American Community Survey for 2000 and 2014.

Table 17: Occupations of Residents of the Planning Area

Occupational Categories and Subcategories	Number of Employees: 2010			Number of Employees: 2014		
	Spalding County	Griffin	Planning Area	Spalding County	Griffin	Planning Area
<b>Civilian employed population 16 years and over</b>	<b>26,490</b>	<b>9,112</b>	<b>17,378</b>	<b>23,574</b>	<b>8,094</b>	<b>15,480</b>
<b>Management, business, science, and arts occupations:</b>	<b>6,422</b>	<b>2,237</b>	<b>4,185</b>	<b>5,886</b>	<b>1,974</b>	<b>3,912</b>
Management, business, and financial occupations:	2,425	802	1,623	2,170	661	1,509
<i>Management</i>	1,762	520	1,242	1,652	441	1,211
<i>Business and financial operations</i>	663	282	381	518	220	298
Computer, engineering, and science occupations:	577	249	328	483	199	284
<i>Computer and mathematical occupations</i>	188	119	69	173	131	42
<i>Architecture and engineering</i>	319	113	206	242	55	187
<i>Life, physical, and social sciences</i>	70	17	53	68	13	55
Education, legal, community service, arts, and media:	2,172	828	1,344	2,158	812	1,346
<i>Community and social services</i>	408	125	283	275	58	217
<i>Legal occupations</i>	121	48	73	343	142	201
<i>Education, training, and library occupations</i>	1,453	566	887	1,377	521	856
<i>Arts, design, entertainment, sports, and media</i>	190	89	101	163	91	72
Healthcare practitioner and technical occupations:	1,248	358	890	1,075	302	773
<i>Health diagnosing and treating practitioners and other tech</i>	673	252	421	554	213	341
<i>Health technologists and technicians</i>	575	106	469	521	89	432
<b>Service occupations:</b>	<b>4,751</b>	<b>2,070</b>	<b>2,681</b>	<b>4,340</b>	<b>1,872</b>	<b>2,468</b>
Healthcare support occupations	454	254	200	874	432	442
Protective service occupations:	796	224	572	779	131	648
<i>Fire fighting and prevention, and other protective services</i>	423	143	280	398	63	335
<i>Lawenforcement workers including supervisors</i>	373	81	292	381	68	313
Food preparation and serving related occupations	1,405	661	744	1,150	529	621
Building and grounds cleaning and maintenance	1,415	765	650	1,044	605	439
Personal care and service occupations	681	166	515	493	175	318
<b>Sales and office occupations:</b>	<b>6,578</b>	<b>2,161</b>	<b>4,417</b>	<b>6,176</b>	<b>1,954</b>	<b>4,222</b>
Sales and related occupations	2,601	904	1,697	2,754	1,052	1,702
Office and administrative support	3,977	1,257	2,720	3,422	902	2,520
<b>Natural resources, construction, and maint occupations:</b>	<b>3,091</b>	<b>824</b>	<b>2,267</b>	<b>2,480</b>	<b>645</b>	<b>1,835</b>
Farming, fishing, and forestry	12	0	12	43	34	9
Construction and extraction occupations	1,963	663	1,300	1,192	376	816
Installation, maintenance, and repair	1,116	161	955	1,245	235	1,010
<b>Production, transportation, and moving occupations:</b>	<b>5,648</b>	<b>1,820</b>	<b>3,828</b>	<b>4,692</b>	<b>1,649</b>	<b>3,043</b>
Production	2,921	988	1,933	2,136	827	1,309
Transportation	1,523	298	1,225	1,415	317	1,098
Material moving	1,204	534	670	1,141	505	636

Between 2010 and 2014, employed residents in the Planning Area dropped by about 1,900 (almost 11%—equivalent to the reduction countywide). As a percentage of countywide employed residents, the Planning Area remained on a par with the county as a whole, with 65.7% of all working residents in the county in 2014, compared to 65.6% in 2010.

Some changes in specific occupations, however, considering both the percentage change and the number of workers, were notable.

The Planning Area percentage of countywide employed residents particularly increased by 2014 in the following occupations: Community and Social Services jobs (69.4% to 78.9%), Healthcare Support (44.1% to 50.6%), and Protective Services (71.9% to 83.2%). A lesser increase occurred in Management (70.5% to 73.3%), and Office Support occupations (68.4% to 73.6%).

On the other hand, a notable reduction was seen in Personal Care and Services workers (75.6% to 64.5%), and to a lesser extent in Production (66.2% to 61.3%) and Transportation (80.4% to 77.6%).

Table 18: Employment and Earnings Trend - Countywide

Occupational Categories and Subcategories	Employees as a % of Total		Change 2010-2014	
	2010 % Employees	2014 % Employees	Percent of Employees	Median earnings
<b>Civilian employed population 16 years and over</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>1.1%</b>
<b>Management, business, science, and arts occupations:</b>	<b>24.2%</b>	<b>25.0%</b>	<b>3.0%</b>	<b>-1.8%</b>
Management, business, and financial occupations:	9.2%	9.2%	0.6%	-1.7%
<i>Management</i>	6.7%	7.0%	5.4%	0.4%
<i>Business and financial operations</i>	2.5%	2.2%	-12.2%	-12.5%
Computer, engineering, and science occupations:	2.2%	2.0%	-5.9%	17.0%
<i>Computer and mathematical occupations</i>	0.7%	0.7%	3.4%	67.6%
<i>Architecture and engineering</i>	1.2%	1.0%	-14.8%	11.9%
<i>Life, physical, and social sciences</i>	0.3%	0.3%	9.2%	-19.8%
Education, legal, community service, arts, and media:	8.2%	9.2%	11.6%	11.3%
<i>Community and social services</i>	1.5%	1.2%	-24.3%	-1.2%
<i>Legal occupations</i>	0.5%	1.5%	218.5%	-51.6%
<i>Education, training, and library occupations</i>	5.5%	5.8%	6.5%	2.6%
<i>Arts, design, entertainment, sports, and media</i>	0.7%	0.7%	-3.6%	90.4%
Healthcare practitioner and technical occupations:	4.7%	4.6%	-3.2%	-16.8%
<i>Health diagnosing and treating practitioners and other tech</i>	2.5%	2.4%	-7.5%	-12.1%
<i>Health technologists and technicians</i>	2.2%	2.2%	1.8%	-21.0%
<b>Service occupations:</b>	<b>17.9%</b>	<b>18.4%</b>	<b>2.6%</b>	<b>8.3%</b>
Healthcare support occupations	1.7%	3.7%	116.3%	10.8%
Protective service occupations:	3.0%	3.3%	10.0%	9.0%
<i>Fire fighting and prevention, and other protective services</i>	1.6%	1.7%	5.7%	29.9%
<i>Law enforcement workers including supervisors</i>	1.4%	1.6%	14.8%	-10.4%
Food preparation and serving related occupations	5.3%	4.9%	-8.0%	52.4%
Building and grounds cleaning and maintenance	5.3%	4.4%	-17.1%	2.7%
Personal care and service occupations	2.6%	2.1%	-18.7%	96.7%
<b>Sales and office occupations:</b>	<b>24.8%</b>	<b>26.2%</b>	<b>5.5%</b>	<b>-1.0%</b>
Sales and related occupations	9.8%	11.7%	19.0%	12.5%
Office and administrative support	15.0%	14.5%	-3.3%	-8.1%
<b>Natural resources, construction, and maint occupations:</b>	<b>11.7%</b>	<b>10.5%</b>	<b>-9.8%</b>	<b>10.7%</b>
Farming, fishing, and forestry	a	0.2%		
Construction and extraction occupations	7.4%	5.1%	-31.8%	2.4%
Installation, maintenance, and repair	4.2%	5.3%	25.4%	23.5%
<b>Production, transportation, and moving occupations:</b>	<b>21.3%</b>	<b>19.9%</b>	<b>-6.7%</b>	<b>-3.0%</b>
Production	11.0%	9.1%	-17.8%	-2.6%
Transportation	5.7%	6.0%	4.4%	-11.5%
Material moving	4.5%	4.8%	6.5%	-26.0%

As discussed on page 36, between the 2010 and 2014 surveys by the Census Bureau, gains were observed in the share of all employees in the county in the Management category (especially Legal and Education jobs), Services (particularly Healthcare Support) and Sales and Office occupations.

Decreases in jobs participation occurred in Construction and Production occupations (while the percentage share went up for Maintenance and Repair jobs). Figure 2 illustrates the changes by major category.

Figure 2: Change in Percent of Employment Share – 2010-2014

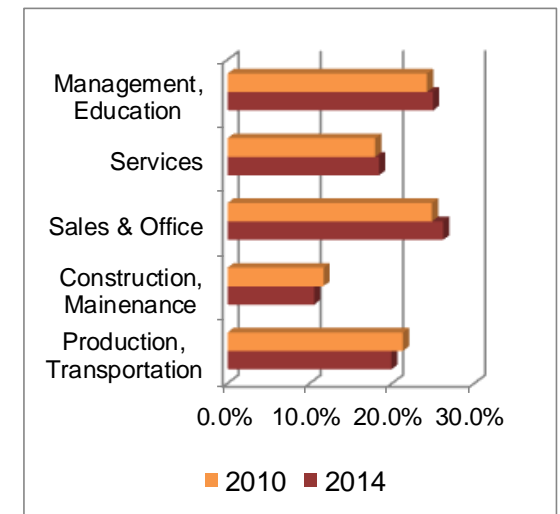
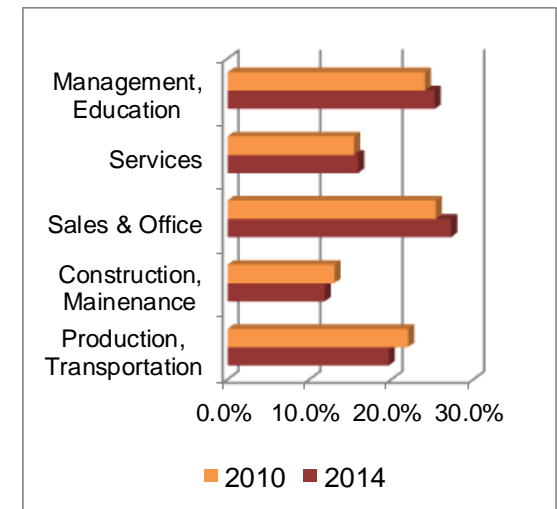


Table 19: Employment Trend - Planning Area

Occupational Categories and Subcategories	Employees as a % of Total		2014 Percent	
	2010 % Employees	2014 % Employees	of 2010 (Change)	of County Total
<b>Civilian employed population 16 years and over</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>65.7%</b>
<b>Management, business, science, and arts occupations:</b>	<b>24.1%</b>	<b>25.3%</b>	<b>4.9%</b>	<b>16.6%</b>
Management, business, and financial occupations:	9.3%	9.7%	4.4%	6.4%
<i>Management</i>	7.1%	7.8%	9.5%	5.1%
<i>Business and financial operations</i>	2.2%	1.9%	-12.2%	1.3%
Computer, engineering, and science occupations:	1.9%	1.8%	-2.8%	1.2%
<i>Computer and mathematical occupations</i>	0.4%	0.3%	-31.7%	0.2%
<i>Architecture and engineering</i>	1.2%	1.2%	1.9%	0.8%
<i>Life, physical, and social sciences</i>	0.3%	0.4%	16.5%	0.2%
Education, legal, community service, arts, and media:	7.7%	8.7%	12.4%	5.7%
<i>Community and social services</i>	1.6%	1.4%	-13.9%	0.9%
<i>Legal occupations</i>	0.4%	1.3%	209.1%	0.9%
<i>Education, training, and library occupations</i>	5.1%	5.5%	8.3%	3.6%
<i>Arts, design, entertainment, sports, and media</i>	0.6%	0.5%	-20.0%	0.3%
Healthcare practitioner and technical occupations:	5.1%	5.0%	-2.5%	3.3%
<i>Health diagnosing and treating practitioners and other tech</i>	2.4%	2.2%	-9.1%	1.4%
<i>Health technologists and technicians</i>	2.7%	2.8%	3.4%	1.8%
<b>Service occupations:</b>	<b>15.4%</b>	<b>15.9%</b>	<b>3.3%</b>	<b>10.5%</b>
Healthcare support occupations	1.2%	2.9%	148.1%	1.9%
Protective service occupations:	3.3%	4.2%	27.2%	2.7%
<i>Fire fighting and prevention, and other protective services</i>	1.6%	2.2%	34.3%	1.4%
<i>Law enforcement workers including supervisors</i>	1.7%	2.0%	20.3%	1.3%
Food preparation and serving related occupations	4.3%	4.0%	-6.3%	2.6%
Building and grounds cleaning and maintenance	3.7%	2.8%	-24.2%	1.9%
Personal care and service occupations	3.0%	2.1%	-30.7%	1.3%
<b>Sales and office occupations:</b>	<b>25.4%</b>	<b>27.3%</b>	<b>7.3%</b>	<b>17.9%</b>
Sales and related occupations	9.8%	11.0%	12.6%	7.2%
Office and administrative support	15.7%	16.3%	4.0%	10.7%
<b>Natural resources, construction, and maint occupations:</b>	<b>13.0%</b>	<b>11.9%</b>	<b>-9.1%</b>	<b>7.8%</b>
Farming, fishing, and forestry	0.1%	0.1%	-15.8%	0.0%
Construction and extraction occupations	7.5%	5.3%	-29.5%	3.5%
Installation, maintenance, and repair	5.5%	6.5%	18.7%	4.3%
<b>Production, transportation, and moving occupations:</b>	<b>22.0%</b>	<b>19.7%</b>	<b>-10.8%</b>	<b>12.9%</b>
Production	11.1%	8.5%	-24.0%	5.6%
Transportation	7.0%	7.1%	0.6%	4.7%
Material moving	3.9%	4.1%	6.6%	2.7%

The changes in employment in the Planning Area, as a percentage of Planning Area workers (not of countywide resident workers discussed on page 38), closely mirror the changes countywide, with increases in Management, Services and Sales occupations between 2010 and 2014, and reductions in working residents in Construction and Production.

Figure 3: Percent Change in Planning Area Employment Share



The number of Planning Area residents in each occupational category as percentages of all workers in the county in 2014 are also shown on Table 19.

## Future Employment Growth

As part of the preparation of the County's Comprehensive Transportation Plan (CTP), future growth in county employment was projected to the year 2040. The total number of employees is anticipated to increase from 28,501 in 2015, to 42,822 by 2040. Although no breakdown by type of employment was prepared for the CTP, future growth by type of industry can be extrapolated from the countywide forecasts prepared by Woods & Poole Economics (W&P for short) in their 2016 data book for Georgia counties.

First, the W&P forecasts for each type of industry have been calculated as percentages of total employment for each of the 5-year increments shown on Table 20. The CTP totals for 2015 and 2040 were then substituted for the W&P totals, and the percentages were then used to distribute the totals to each of the industry categories. For the intervening 5-year increments, the W&P rates of growth were applied to the totals between the 2015 and 2040 totals, and also distributed to the various categories as above. The assumption is that the W&P econometric model will guide future growth in the county.

**Table 20: Employment Projections to 2040**

Type of Industry	Number of Employees						Change 2015-2040		
	2015	2020	2025	2030	2035	2040	Number	% Increase	% of Total
Agriculture, forestry, fishing and hunting	282	322	322	321	319	317	35	12.4%	0.2%
Mining, quarrying, oil and gas extraction	61	70	72	72	74	76	15	24.6%	0.1%
Construction	1,294	1,676	1,869	2,020	2,152	2,285	991	76.6%	6.9%
Manufacturing	2,550	2,761	2,572	2,371	2,177	1,991	(559)	-21.9%	-3.9%
Wholesale trade	806	942	950	953	950	939	133	16.5%	0.9%
Retail trade	2,985	3,459	3,452	3,433	3,405	3,366	381	12.8%	2.7%
Transportation and warehousing	549	654	695	738	779	817	268	48.8%	1.9%
Information	191	217	216	214	213	211	20	10.5%	0.1%
Finance and insurance	744	914	965	999	1,015	1,019	275	37.0%	1.9%
Real estate and rental and leasing	925	1,149	1,253	1,364	1,481	1,599	674	72.9%	4.7%
Professional, scientific, and tech services	770	933	995	1,063	1,135	1,212	442	57.4%	3.1%
Management of companies & enterprises	89	103	106	105	104	102	13	14.6%	0.1%
Administrative and waste management	3,195	3,903	4,204	4,496	4,759	4,973	1,778	55.6%	12.4%
Educational services	207	266	301	338	375	409	202	97.6%	1.4%
Health care and social assistance	4,593	5,972	6,815	7,732	8,684	9,635	5,042	109.8%	35.2%
Arts, entertainment, and recreation	345	435	485	538	594	649	304	88.1%	2.1%
Accommodation and food services	1,980	2,412	2,572	2,708	2,806	2,909	929	46.9%	6.5%
Other services (except public admin)	2,204	2,714	2,943	3,188	3,447	3,715	1,511	68.6%	10.6%
<b>Total - Private Sector</b>	<b>23,769</b>	<b>28,903</b>	<b>30,786</b>	<b>32,655</b>	<b>34,468</b>	<b>36,223</b>	<b>12,454</b>	<b>52.4%</b>	<b>87.0%</b>
<b>Total - Public Sector</b>	<b>4,732</b>	<b>5,731</b>	<b>6,035</b>	<b>6,281</b>	<b>6,468</b>	<b>6,599</b>	<b>1,867</b>	<b>39.5%</b>	<b>13.0%</b>
<b>Total employment</b>	<b>28,501</b>	<b>34,634</b>	<b>36,821</b>	<b>38,936</b>	<b>40,936</b>	<b>42,822</b>	<b>14,321</b>	<b>50.2%</b>	<b>100.0%</b>

The results reflect major growth projected for several industries, such as: Construction, Real Estate, Education, Arts & Entertainment, and especially Health Care. As a percent of all growth, the Administrative and Health Care categories clearly predominate. Manufacturing, on the other hand, is expected to continue its decline (since at least 2005) with a further reduction in employees of almost 22%. All other categories are expected to increase in employment over the forecast period.