WELCOME

City of Winder Comprehensive Plan and Zoning Code Update

OPEN HOUSE | July 13, 2023

The City of Winder is in the process of updating its Comprehensive Plan, is the visioning document that will guide future growth, development, investment, and land use changes within the city for the next twenty years.

Currently, the Barrow County Comprehensive Plan includes a small section that addresses growth in the City of Winder. This plan will be the first city-led comprehensive plan and is an opportunity for the city to determine its path for the next five years and beyond.

The zoning code is also being updated alongside the comprehensive plan. This document will help the City implement the comprehensive plan.

Today's focus will be on gathering input from you about the recommendations of the Comprehensive Plan. Please make your way around the room to provide your input on the City's future!

For more information, visit:

https://planningatpond.com/windercp/

Scan me!

PROJECT OVERVIEW

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a visioning document that will guide future growth, development, investment, and land use within the City of Winder for the next twenty years. This is the first comprehensive plan that will set Winder apart and outline the unique vision for the City. The following elements are considered as part of the comprehensive plan:

- Land Use
- Housing
- Economic Development
- Transportation
- Quality of Life

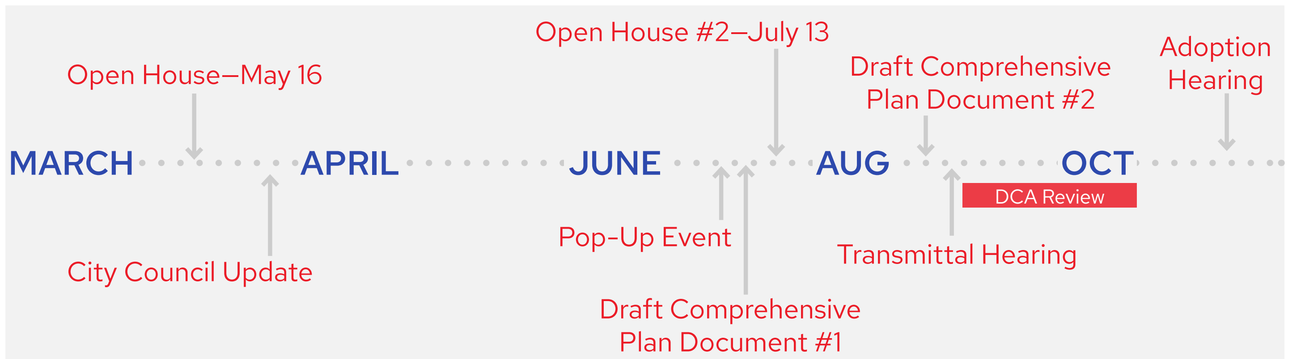
VISION STATEMENT

Winder honors its rich history while embracing growth, creating a vibrant, unique, and connected community that provides a safe and inviting home where commerce and community are intertwined.

STRATEGIC GOALS

- Promote a well designed community
- Protect and celebrate Winder's unique characteristics.
- Expand housing options and affordability.
- Preserve natural resources and beauty.
- Expand multimodal transportation options.
- Build a network of infrastructure and programs that support active, healthy lifestyles.

COMPREHENSIVE PLAN SCHEDULE



THE PLANNING PROCESS

The comprehensive planning process follows four steps:

1 Research & Discovery

The planning team has reviewed Winder's existing conditions and trends related to:
population growth
transportation
housing
economic development
broadband access
natural and cultural resources

2 Vision

The project team will gather input from the community, city staff, and elected officials about their vision for the future of Winder.

3 Develop

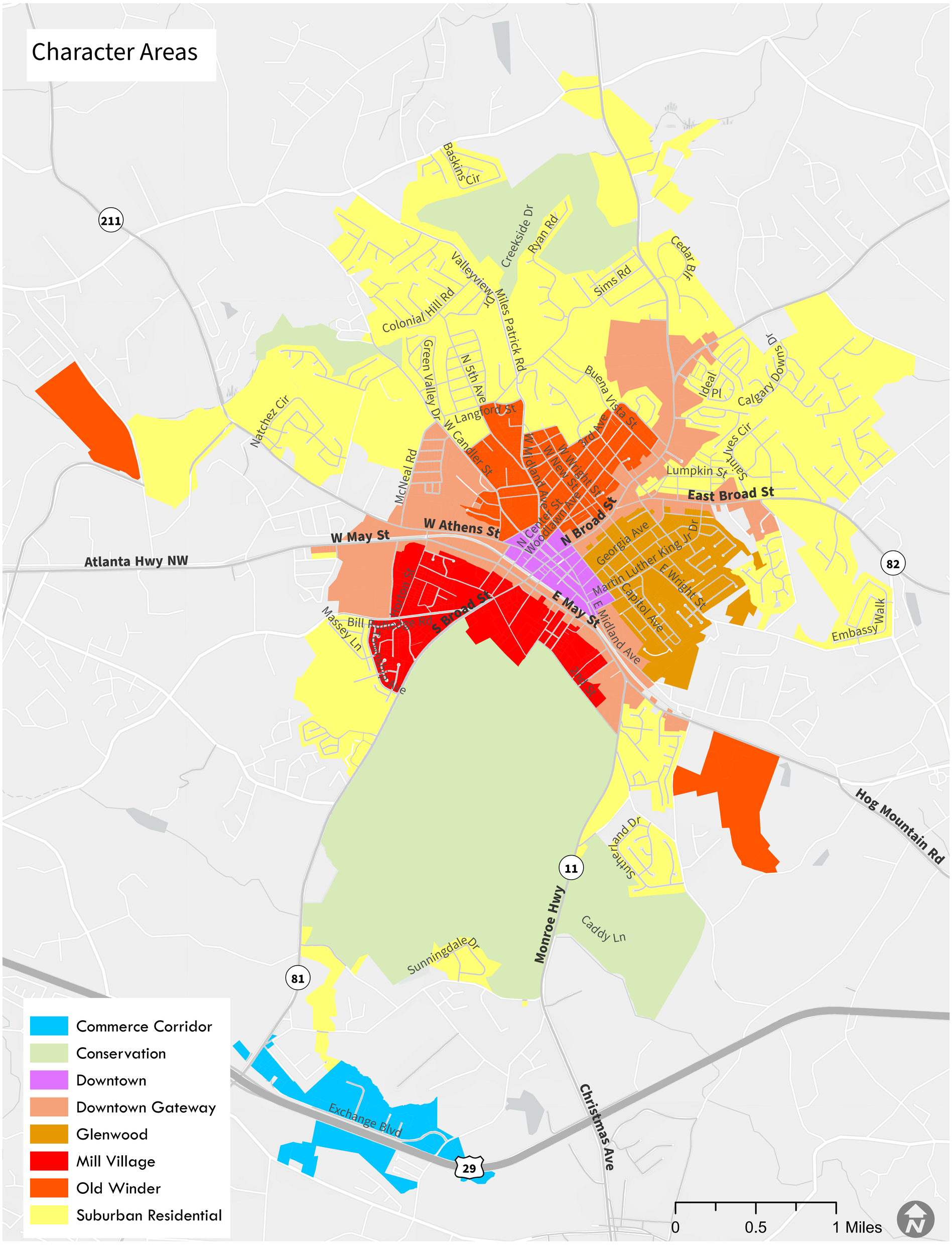
The community input will help inform policies and guidelines that are included as the Comprehensive Plan is drafted. The plan will include a Community Work Program, which outlines specific projects and programs for the city to prioritize.

4 Document

The planning team will compile all Comprehensive Plan elements–such as maps, polices and narratives–in the update which will be reviewed by the Georgia Department of Community Affairs (DCA) prior to adoption by City Council. The public will have an opportunity to review the document ahead of the hearing and adoption.

We are here!

CHARACTER AREAS



UPDATES TO THE CHARACTER AREA MAP

This proposed Character Areas Map illustrates the future for the City of Winder and is a culmination of the input received during the planning process. This map was developed to assist the City in planning for future growth and intentional conservation. Different from zoning, these designations identify the long-term goals for land use on each parcel in the city and are used to inform land use decisions.

The City of Winder's current character area map comes from the 2018 Barrow County Comprehensive Plan, but it does not adequately reflect Winder's unique districts or provide sufficient guidance for ongoing decision making by the City.

HOW WE GOT HERE

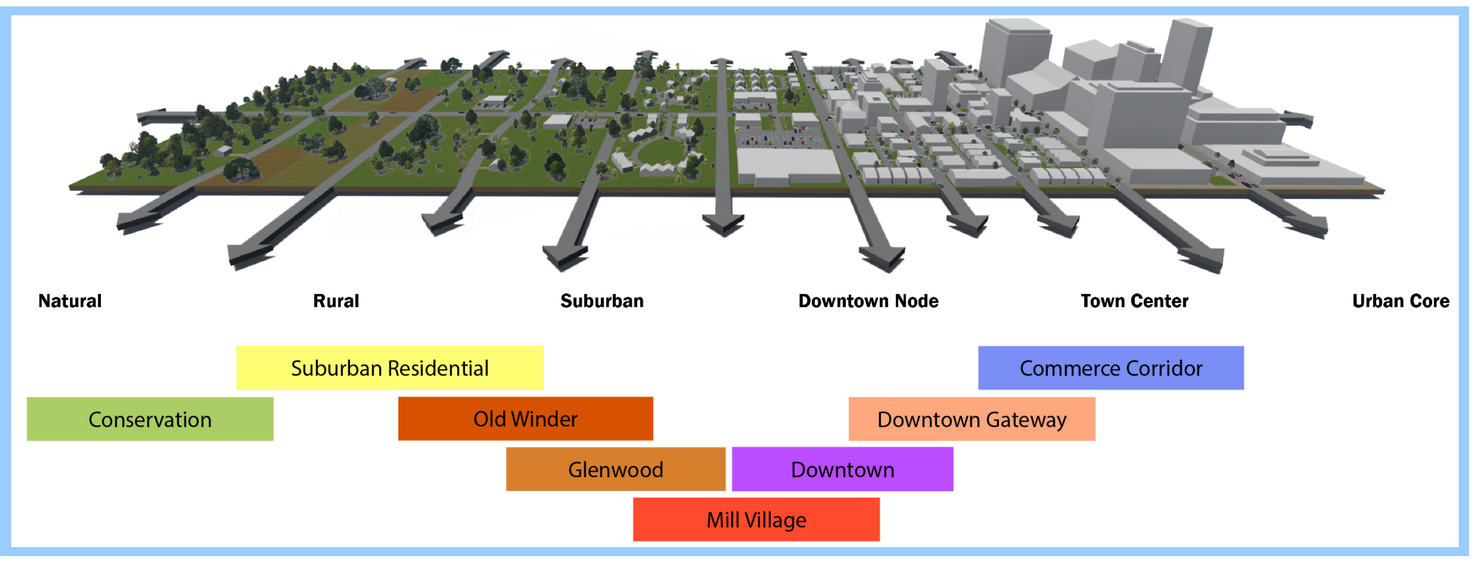
Input from City Council and staff:
The 2018 Character Area Map does not meet the city's needs.

Input from the community:
Change/Preserve and Community Scale mapping activities online and in-person at the March 30, 2023 Open House.

Input from the Comprehensive Plan Steering Committee:
The group was presented with the community input and worked with the project team and city staff to update the Character Area Map boundaries.

Character Areas help plan for future growth by identifying where development may be appropriate within the city.

This transect graphic shows the scale of future development that may be permitted in each proposed character area.



FUTURE DEVELOPMENT CHARACTER

Review each character area description and imagery for future development below. **Place a dot on the boards to indicate your thoughts.**

Commerce Corridor

This character area is intended to serve as a vibrant activity center. This strategic intersection is located to provide direct access from SR 316, which benefits, employment centers and large-scale commercial developments.

Appropriate land uses: Light industrial, commercial and retail centers, office, services, residential

Agree

Disagree

Conservation

This character area represents large swaths of ecologically sensitive and natural, undisturbed lands that should be preserved. The purpose of this area is to provide active and passive recreation opportunities and to preserve natural ecosystems for native species.

Appropriate land uses: Passive and active recreation areas, undeveloped areas in their natural state

Agree

Disagree

Downtown

This character area will continue to serve as a destination point and source of pride for the City. It is designed to preserve traditional development patterns and architectural styles to create and maintain a vibrant community focal point that provides a mix of shopping, dining, and entertainment.

Appropriate land uses: Retail, neighborhood commercial, professional office, mixed use, government facilities, parks

Agree

Disagree

Downtown Gateway

This character area serves as commercial and mixed-use corridors connecting the city's edges to downtown. Mixed-use, pedestrian friendly development and streetscaping will signal that these corridors are for more than just vehicle mobility. They are for community-serving services. Services in this area serve, both, the community and visitors.

Appropriate land uses: Commercial, Mixed Use, higher density residential, government facilities, parks

Agree

Disagree

Glenwood

This character area will accommodate small-lot single-family and multi-family residential near commercial zones.

Appropriate land uses: Neighborhood commercial, services, community spaces, live/work spaces, medium density residential, mixed use, government facilities, parks

Agree

Disagree

Mill Village

This character area is designed to foster established neighborhoods and provide a transition between the Downtown Gateway and less intense uses to the south. These areas are predominantly residential neighborhoods.

Appropriate land uses: Cottage homes, townhomes, duplexes, garden apartments, government facilities, parks, multi-family

Agree

Disagree

Old Winder

This character area is designed to preserve and enhance established, historic neighborhoods, as well as expand the areas that are developed using the design elements that Winder residents know and love as "Old Winder." The core of Old Winder is the neighborhood to the north of Downtown.

Appropriate land uses: Single-family residential, neighborhood-scale commercial and services, live/work units

Agree

Disagree

Suburban Residential

This character area fosters stable, established suburban neighborhoods. Existing single-family neighborhoods are preserved and protected in their state.

Appropriate land uses: Single-family residential

Agree

Disagree

GUIDING POLICIES

The comprehensive planning process includes the development of guiding policies for the City of Winder. These policies reflect the vision statement and goals of the plan and are put into five categories: Quality of Life, Transportation, Land Use, Housing and Economic Development.

Place dots in the corresponding boxes to show how these policies should be prioritized.

QUALITY OF LIFE POLICIES

QL1. Encourage a built environment that adds value to the community through **high quality design, landscaping, lighting, signage, and scale**.

THIS **SHOULD** BE PRIORITIZED | THIS **SHOULD NOT** BE PRIORITIZED

QL2. **Expand access** to pleasant, accessible public gathering places and parks throughout the community.

THIS **SHOULD** BE PRIORITIZED | THIS **SHOULD NOT** BE PRIORITIZED

QL3. **Minimize inefficient land consumption** and encourage more compact development to preserve green open space and natural resource areas.

THIS **SHOULD** BE PRIORITIZED | THIS **SHOULD NOT** BE PRIORITIZED

QL4. Ensure safe and adequate supplies of water through **protection of ground and surface water sources.**

THIS **SHOULD** BE PRIORITIZED | THIS **SHOULD NOT** BE PRIORITIZED

QL5. Ensure that new development does not cause a decline in existing **levels of service** for the community's residents and employers.

THIS **SHOULD** BE PRIORITIZED | THIS **SHOULD NOT** BE PRIORITIZED

QL6. Support the use and development of environmentally sustainable building and landscape practices to **reduce energy and water needs.**

THIS **SHOULD** BE PRIORITIZED | THIS **SHOULD NOT** BE PRIORITIZED

QL7. Preserve Winder's **built heritage and unique character.**

THIS **SHOULD** BE PRIORITIZED | THIS **SHOULD NOT** BE PRIORITIZED

QL8. **Encourage dynamic neighborhoods** where people have access to parks, public open space, residences, and businesses through walkways, bike paths, and roads, thereby creating a live-work-play atmosphere.

THIS **SHOULD** BE PRIORITIZED | THIS **SHOULD NOT** BE PRIORITIZED

HOUSING POLICIES

H1. Use the **Character Area Map as an overall guide** to identify where, and under what conditions, housing of various forms may be appropriate.

THIS **SHOULD** BE PRIORITIZED | THIS **SHOULD NOT** BE PRIORITIZED

H2. **Support infill housing** when it is appropriately scaled and designed, and compatible with its context.

THIS **SHOULD** BE PRIORITIZED | THIS **SHOULD NOT** BE PRIORITIZED

H3. **Encourage workforce housing opportunities** to ensure that those who work in the community have a viable option to live in the community.

THIS **SHOULD** BE PRIORITIZED | THIS **SHOULD NOT** BE PRIORITIZED

H4. Accommodate our diverse population by **encouraging a compatible mixture of housing types, densities, and costs** across Winder.

THIS **SHOULD** BE PRIORITIZED | THIS **SHOULD NOT** BE PRIORITIZED

H5. Create housing and land use policies that foster a **'lifelong' community** and make aging in place possible.

THIS **SHOULD** BE PRIORITIZED | THIS **SHOULD NOT** BE PRIORITIZED

TRANSPORTATION POLICIES

T1. **Create walk- and bike-friendly neighborhoods** throughout the community, where residents have access to recreation, services, and schools without the need for a vehicle.

THIS **SHOULD** BE PRIORITIZED | THIS **SHOULD NOT** BE PRIORITIZED

T2. New and reconstructed roadways will use **context sensitive design** considerations to enhance community aesthetics and to minimize environmental impacts.

THIS **SHOULD** BE PRIORITIZED | THIS **SHOULD NOT** BE PRIORITIZED

T3. **Support the creation of a community-wide pedestrian/bike path network** through implementation of Winder's Bicycle and Pedestrian Plan.

THIS **SHOULD** BE PRIORITIZED | THIS **SHOULD NOT** BE PRIORITIZED

T4. Continue to make transportation improvements that **boost business recruitment**.

THIS **SHOULD** BE PRIORITIZED | THIS **SHOULD NOT** BE PRIORITIZED

T5. Ensure that prime commercial and industrial land is **served with the necessary transportation infrastructure.**

THIS **SHOULD** BE PRIORITIZED | THIS **SHOULD NOT** BE PRIORITIZED

T6. Ensure that new and reconstructed roadways continue to be designed with a **complete street approach**, accommodating multiple functions, including pedestrian facilities and bicycle routes as well as local vehicular circulation.

THIS **SHOULD** BE PRIORITIZED | THIS **SHOULD NOT** BE PRIORITIZED

T7. **Pursue funding opportunities** at the federal, state, and local levels to support identified transportation projects.

THIS **SHOULD** BE PRIORITIZED | THIS **SHOULD NOT** BE PRIORITIZED

GUIDING POLICIES

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TRANSPORTATION POLICIES CONTINUED

T8. Continue to **partner** with the Georgia Department of Transportation to address traffic issues along state routes.

THIS **SHOULD** BE PRIORITIZED

THIS **SHOULD NOT** BE PRIORITIZED

T9. **Develop a Comprehensive Transportation Plan** that provides a citywide, multi-modal assessment and path to implementing high priority projects.

THIS **SHOULD** BE PRIORITIZED

THIS **SHOULD NOT** BE PRIORITIZED

LAND USE POLICIES

LU1. Encourage development that is **sensitive to the historic context**, sense of place, and overall setting of the community.

THIS **SHOULD** BE PRIORITIZED

THIS **SHOULD NOT** BE PRIORITIZED

LU2. Encourage development of a rational network of commercial nodes to **meet the service needs of citizens** while avoiding unattractive and inefficient strip development along major roadways

THIS **SHOULD** BE PRIORITIZED

THIS **SHOULD NOT** BE PRIORITIZED

LU3. **Identify and preserve** priority areas for rural and agricultural uses within Winder.

THIS **SHOULD** BE PRIORITIZED

THIS **SHOULD NOT** BE PRIORITIZED

LU4. **Support the adaptive re-use** of existing vacant and underutilized buildings where feasible.

THIS **SHOULD** BE PRIORITIZED

THIS **SHOULD NOT** BE PRIORITIZED

LU5. Encourage compact, nodal development to **increase land use efficiency** and improve the appearance and access to major roadways.

THIS **SHOULD** BE PRIORITIZED

THIS **SHOULD NOT** BE PRIORITIZED

LU6. Ensure that new and existing **development is supported with necessary investments in infrastructure** - particularly roads, water supply, wastewater treatment systems, public facilities including schools, and public safety protection.

THIS **SHOULD** BE PRIORITIZED

THIS **SHOULD NOT** BE PRIORITIZED

LU7. **City zoning and development trends** will reflect the principles and policies established in the Comprehensive Plan and will balance the existing character of the city while planning for future growth.

THIS **SHOULD** BE PRIORITIZED

THIS **SHOULD NOT** BE PRIORITIZED

LU8. The City of Winder will **identify future areas of growth** and focus development in those areas.

THIS **SHOULD** BE PRIORITIZED

THIS **SHOULD NOT** BE PRIORITIZED

LU9. As Winder's boundaries expand, **annexed areas will be developed in a manner that conserves natural resources** and limits development in environmentally sensitive

THIS **SHOULD** BE PRIORITIZED

THIS **SHOULD NOT** BE PRIORITIZED

ECONOMIC DEVELOPMENT POLICIES

ED1. **Strengthen downtown** Winder by building on its current successes and small town atmosphere.

THIS **SHOULD** BE PRIORITIZED

THIS **SHOULD NOT** BE PRIORITIZED

ED2. **Encourage the growth of downtown** as a vibrant center of the community in order to improve overall attractiveness and local quality of life.

THIS **SHOULD** BE PRIORITIZED

THIS **SHOULD NOT** BE PRIORITIZED

ED3. **Identify corridors** outside of downtown where new commercial and industrial is feasible.

THIS **SHOULD** BE PRIORITIZED

THIS **SHOULD NOT** BE PRIORITIZED

ED4. City investment in infrastructure will **support economic development** that retains and grows existing employers, attracts new employers, and attracts redevelopment.

THIS **SHOULD** BE PRIORITIZED

THIS **SHOULD NOT** BE PRIORITIZED

ED5. Redevelopment is an economic imperative for the City and a priority for citizens to **diversify the tax base to support a high quality of life.**

THIS **SHOULD** BE PRIORITIZED

THIS **SHOULD NOT** BE PRIORITIZED

ED6. Support programs for the **retention, expansion, and creation of businesses** that enhance the local economy.

THIS **SHOULD** BE PRIORITIZED

THIS **SHOULD NOT** BE PRIORITIZED

ED7. **Study feasibility of a Tax Allocation District (TAD)** along Downtown Gateway corridors to generate municipal revenue for infrastructure improvements along those corridors.

THIS **SHOULD** BE PRIORITIZED

THIS **SHOULD NOT** BE PRIORITIZED

ED8. Expand **workforce training programs** for younger generations.

THIS **SHOULD** BE PRIORITIZED

THIS **SHOULD NOT** BE PRIORITIZED

COMMUNITY WORK PROGRAM:
Transportation

Transportation Action Item/ Implementation Strategy	Policy Reference	Time Frame					Vote!		
		24	25	26	27	28			
Develop and adopt a Comprehensive Transportation Plan.	T9	X	X				AGREE	DISAGREE	COMMENTS
Implement MLK/Athens Street improvements (oval-about).	T2, T5, T7			X	X		AGREE	DISAGREE	COMMENTS
Develop design for connecting existing trailhead (Wilkens Greenway) with Downtown area.	T1, T3	X	X				AGREE	DISAGREE	COMMENTS
Develop strategy for signal timing of major corridors.	T8				X		AGREE	DISAGREE	COMMENTS
Require new development to include appropriate pedestrian infrastructure.	T1, T3	X					AGREE	DISAGREE	COMMENTS
Implement sidewalk in-lieu fund.	T1, T3	X					AGREE	DISAGREE	COMMENTS
Install directional signage for parking for downtown.	T4, T5				X		AGREE	DISAGREE	COMMENTS
Develop enforcement plan for freight circulation through and around Winder.	T8		X				AGREE	DISAGREE	COMMENTS
Study traffic operations improvements and pedestrian safety enhancements along N. Broad Street.	T2, T5	X	X				AGREE	DISAGREE	COMMENTS
Implement Winder Complete Streets and Trails Plan.	T1, T3						AGREE	DISAGREE	COMMENTS
Update parking standards in the zoning ordinance as needed.	T4, T5		X				AGREE	DISAGREE	COMMENTS
Adopt a complete streets policy.	T6		X				AGREE	DISAGREE	COMMENTS
Identify high priority railroad crossing improvements.	T1			X	X		AGREE	DISAGREE	COMMENTS
Identify staff person(s) for inter-agency coordination (GDOT, CSX, Barrow County Transportation Department).	T8	X					AGREE	DISAGREE	COMMENTS
Develop a program for traffic calming requests and prioritization on local neighborhood streets.	T1, T2, T3		X				AGREE	DISAGREE	COMMENTS
Review Downtown Master Plan Action Plan annually to track implementation		X	X	X	X	X	AGREE	DISAGREE	COMMENTS

COMMUNITY WORK PROGRAM:
Land Use

Land Use Action Item/ Implementation Strategy	Policy Reference	Time Frame					Vote!		
		24	25	26	27	28			
Update Winder Zoning Ordinance as an implementation tool for the Comprehensive Plan	LU1, LU7	X	X				AGREE	DISAGREE	COMMENTS
Review current historic district boundaries and determine if there are additional eligible properties to be included and/or a need to expand boundaries	LU1					X	AGREE	DISAGREE	COMMENTS
Update Winder Historic District design guidelines	LU1, H2					X	AGREE	DISAGREE	COMMENTS
Evaluate TAD for gateway corridors (May Street, N. Broad, Athens St.)	LU2, ED.7			X			AGREE	DISAGREE	COMMENTS
Evaluate programming and improvements for city-owned facilities	LU5, LU2	X	X				AGREE	DISAGREE	COMMENTS
Use Character Area Map to appropriately designate future land uses of annexed parcels	LU8, LU9	X	X	X	X	X	AGREE	DISAGREE	COMMENTS
Integrate Conservation Subdivision principles into PUD zoning standards	LU8, LU9	X					AGREE	DISAGREE	COMMENTS
Evaluate need to adopt optional State of Georgia Disaster Resilient Building Codes	QL6			X			AGREE	DISAGREE	COMMENTS
Evaluate Redevelopment Thresholds in the Zoning Update	LU4	X	X				AGREE	DISAGREE	COMMENTS
Review tree protection standards for new development	LU1, LU3, LU9	X	X				AGREE	DISAGREE	COMMENTS
Review Urban Redevelopment Plan annually to track implementation	LU5, LU6	X	X	X	X	X	AGREE	DISAGREE	COMMENTS

COMMUNITY WORK PROGRAM:
Quality of Life & Housing

Quality of Life Action Item/ Implementation Strategy	Policy Reference	Time Frame					Vote!		
		24	25	26	27	28			
Develop city-wide wayfinding standards and requirements	QL1, QL2			X			AGREE	DISAGREE	COMMENTS
Improve stormwater management in basins 3 and 4	QL4, QL5	X	X	X			AGREE	DISAGREE	COMMENTS
Develop Parks and Recreation Master Plan	QL1, QL2				X	X	AGREE	DISAGREE	COMMENTS
Develop Public Art Program	QL2, QL7			X			AGREE	DISAGREE	COMMENTS
Conduct a Jackson Street shared street study & concept design	QL2, QL7, QL8	X	X				AGREE	DISAGREE	COMMENTS
Implement recommendations from Rose Hill Cemetery Master Plan	QL1, QL2	X	X				AGREE	DISAGREE	COMMENTS
Prepare a master plan for Cedar Creek Campus	QL1, QL2, QL3QL7	X					AGREE	DISAGREE	COMMENTS
Improve city gateways (Hwys 211, 53, 8, and 11) with new signage and landscaping	QL1, QL2, QL7			X	X		AGREE	DISAGREE	COMMENTS

Housing Action Item/ Implementation Strategy	Policy Reference	Time Frame							
		24	25	26	27	28			
Evaluate allowable housing types in the City of Winder	LU1, H2	X	X				AGREE	DISAGREE	COMMENTS
Allow flexibility for infill development through the zoning update	H2	X					AGREE	DISAGREE	COMMENTS
Educate developers about new allowable housing types	H2, H4		X	X			AGREE	DISAGREE	COMMENTS

COMMUNITY WORK PROGRAM:
Economic Development

Economic Development Action Item/ Implementation Strategy	Policy Reference	Time Frame					Vote!		
		24	25	26	27	28			
Increase DDA capacity	ED1		X				AGREE	DISAGREE	COMMENTS
Reestablish active Main Street Program	ED1, ED2		X				AGREE	DISAGREE	COMMENTS
Review Downtown Master Plan Action Plan annually to track implementation	ED2	X	X	X	X	X	AGREE	DISAGREE	COMMENTS
Evaluate need for City economic development program	ED8			X	X		AGREE	DISAGREE	COMMENTS
Evaluate highest and best use for city owned properties	ED4, ED5	X	X				AGREE	DISAGREE	COMMENTS
Establish Winder Business Roundtable Discussions between local business/ property owners and the Mayor	ED6	X					AGREE	DISAGREE	COMMENTS