

WELCOME

City of Winder Comprehensive Plan and Zoning Code Update

OPEN HOUSE | March 30, 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 what you want to see in the City of Winder. Please make your way around the room to provide your input on the City's future!

For more information, visit:

<https://planningatpond.com/windercp/>



POND

PROJECT OVERVIEW

Basemap



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 final document will ultimately reflect the community input shared here and at future engagement opportunities and the work the city staff and elected officials have done to-date. The following elements are considered as part of the comprehensive plan:

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

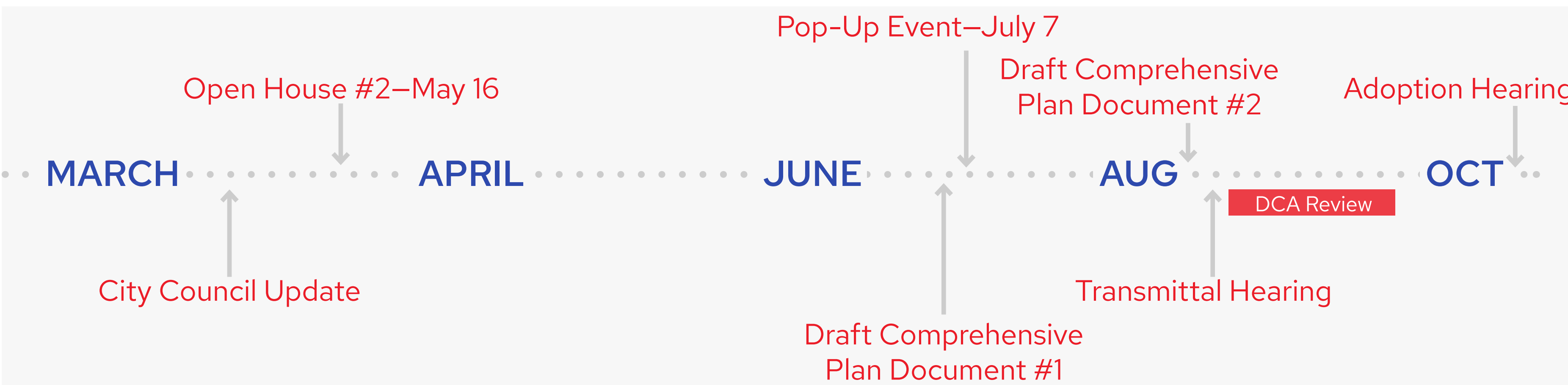
WHY UPDATE THE ZONING CODE?

The zoning code is the implementation tool for the comprehensive plan. This update will be an opportunity for the built environment to reflect the vision outlined in the comprehensive plan. The update will address site design, building design, and land uses and a major goal of the update is to make the code easier to use for all users - residents, applicants, staff, and elected officials!

Why does the State get involved?

The Department of Community Affairs (DCA) reviews the plan for minimum state requirements which allow the City to be re-certified as a Qualified Local Government (QLG). This status determines eligibility for state funding such as loans and grants.

COMPREHENSIVE PLAN UPDATE 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, policies 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!

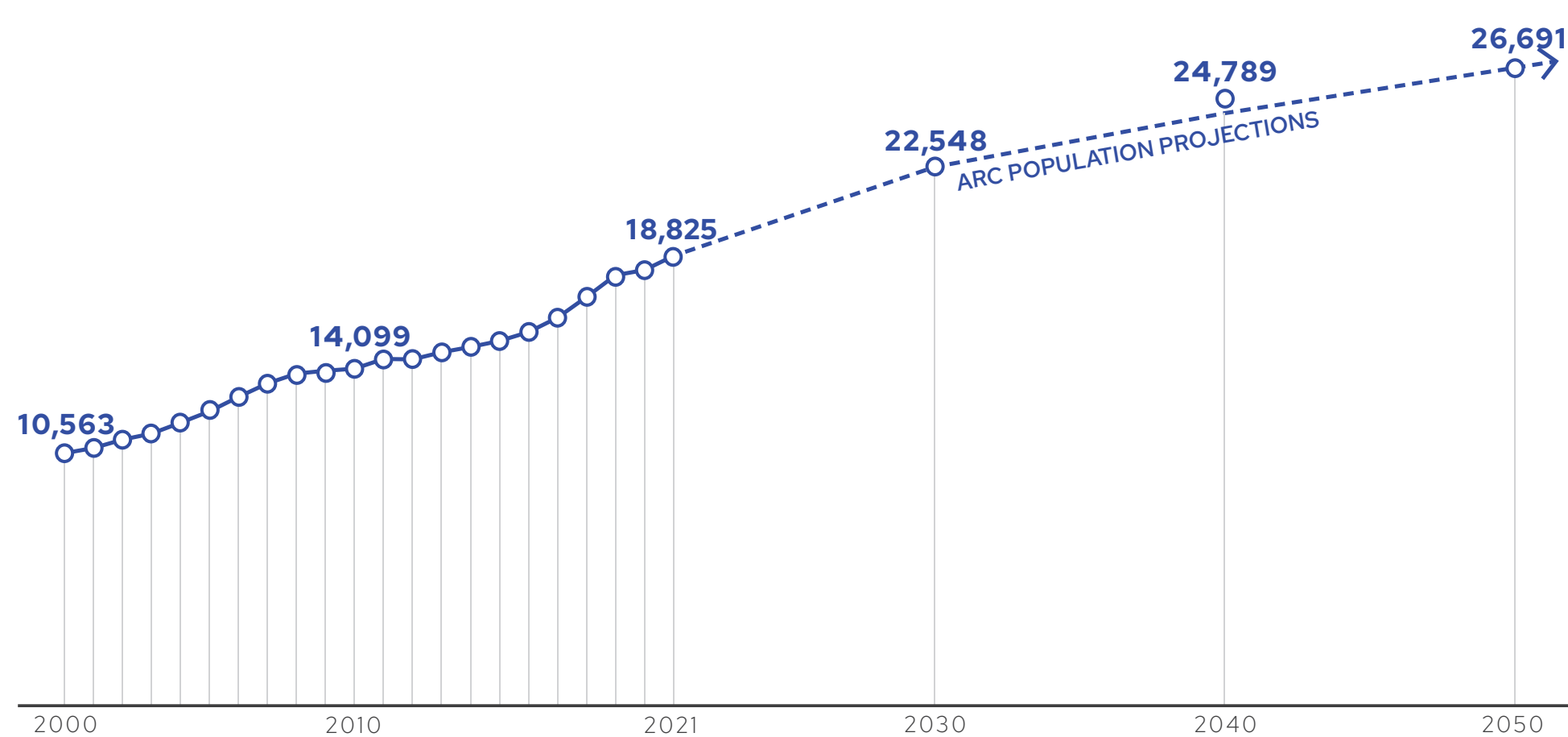
WHO IS WINDER?

UNDERSTANDING THE COMMUNITY

Winder is a diverse community that is quickly growing. This growth is a major consideration of the comprehensive plan. The first step of planning for the future is understanding the existing conditions in the City of Winder, including who lives and works in Winder, demographics of the residents, and what type of life residents lead. The next several boards will outline these conditions within Winder.

THE GROWING POPULATION IN WINDER

Winder's population has grown by roughly 400 residents per year over the past 10 years, bringing the current population to over 18,800 people.



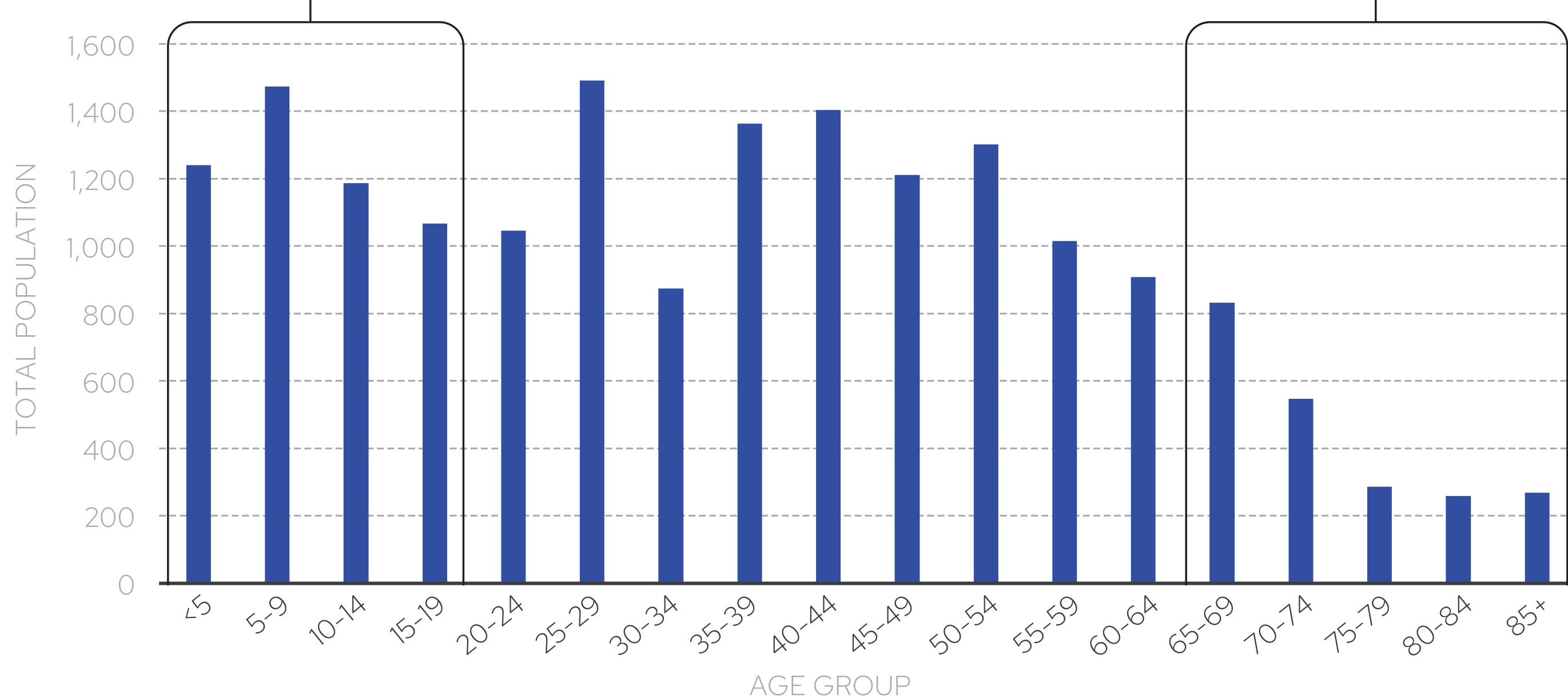
Based on Atlanta Regional Commission (ARC) population projections, Winder should expect to add roughly 400 residents per year over the next ten years, putting Winder's population around 26,000 by 2050. The density maps shown below show that the growth is most likely along the western side and northeast quadrant of the current city boundary.

AGE DISTRIBUTION

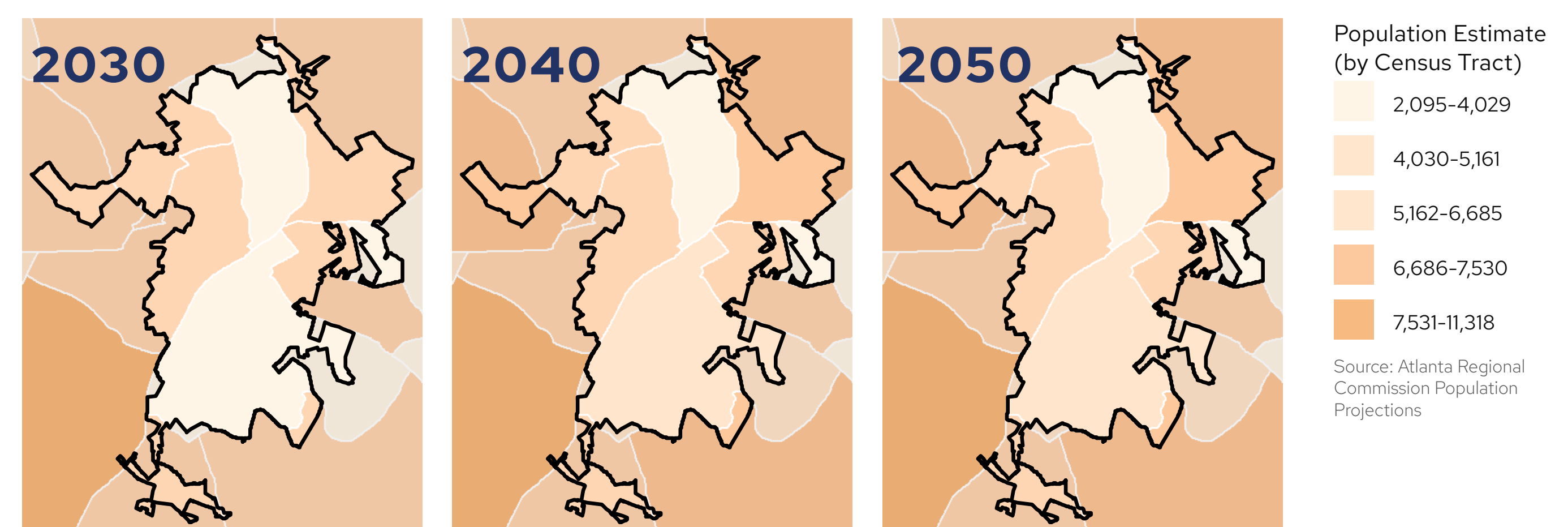
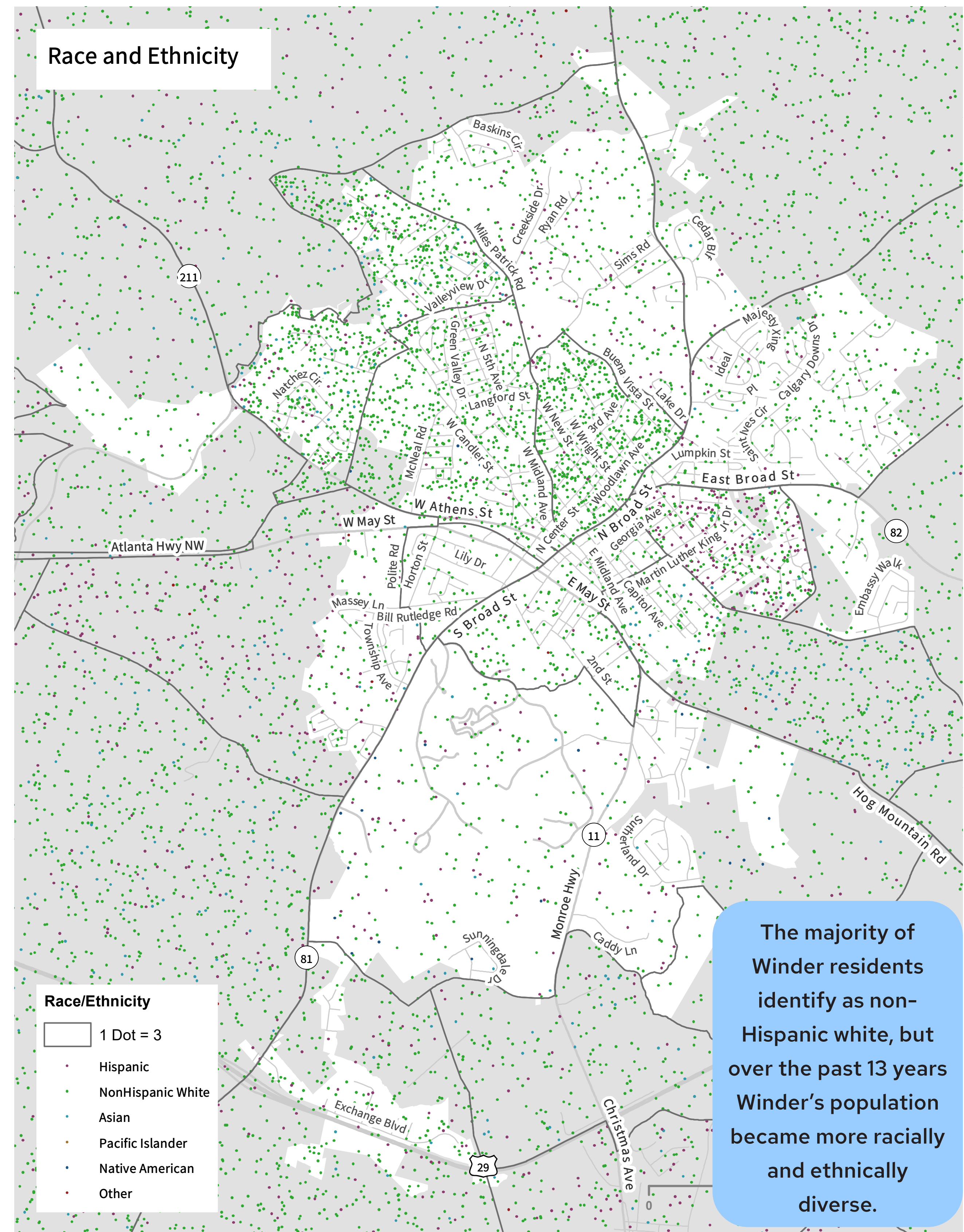
Winder has a median age of 37.1. Residents below the age of 20 and over the age of 65 are especially dependent on public services and programming, such as:

- High quality educational programs and facilities
- Employment opportunities and job training
- Affordable housing options
- Reliable transportation options other than driving
- Health and wellness programming

Approximately 28% of Winder's residents are under the age of 20 years old.

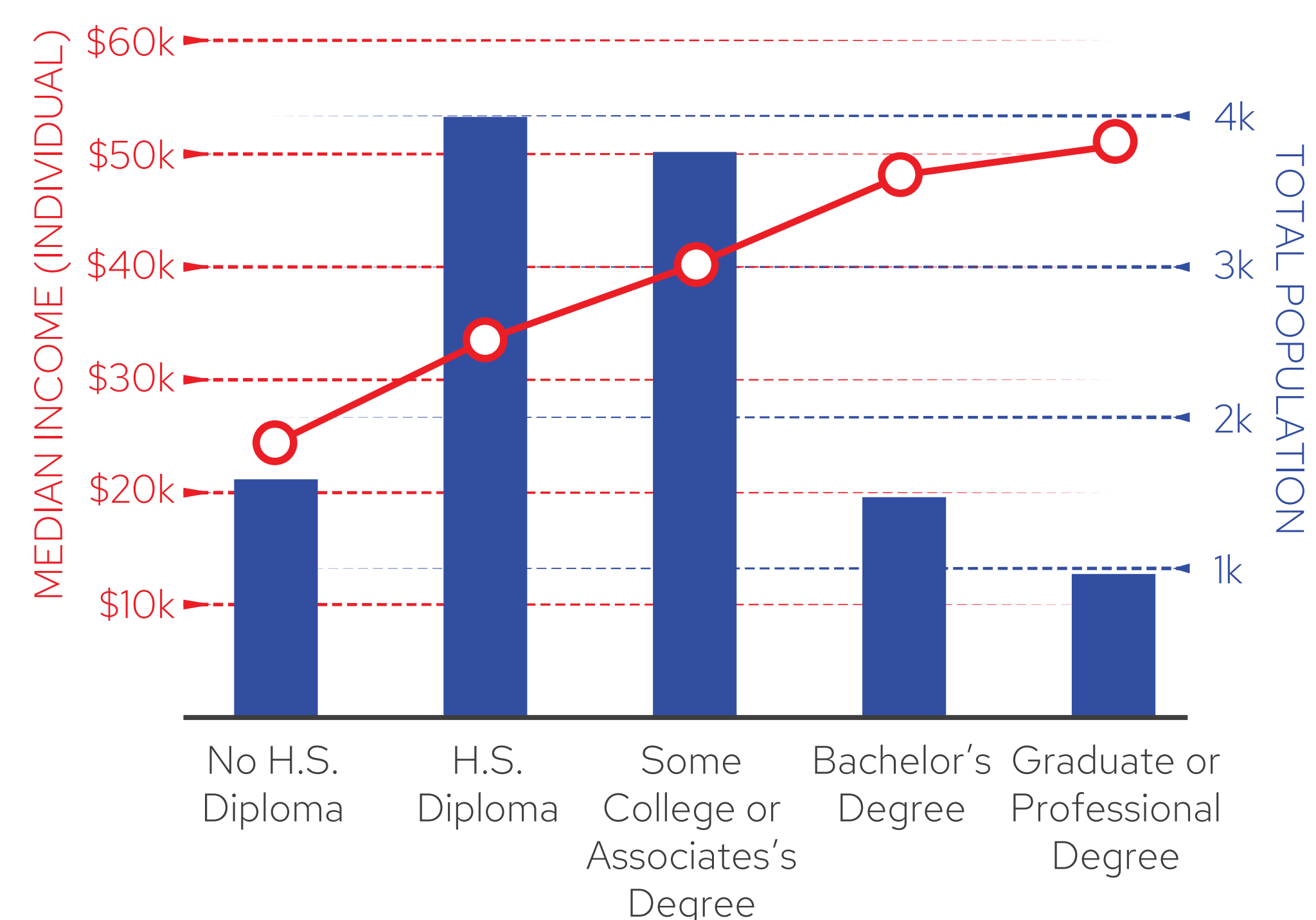


Approximately 12% of Winder's residents are over the age of 65 years old.



EDUCATIONAL ATTAINMENT & INCOME

Educational attainment has a strong influence on income level, and that trend holds true in Winder. The chart below shows that (individual) median income steadily increases from approximately \$24,000 to \$50,000 as you move up in educational attainment



This trend further underscores the importance of high quality educational opportunities and workforce development.

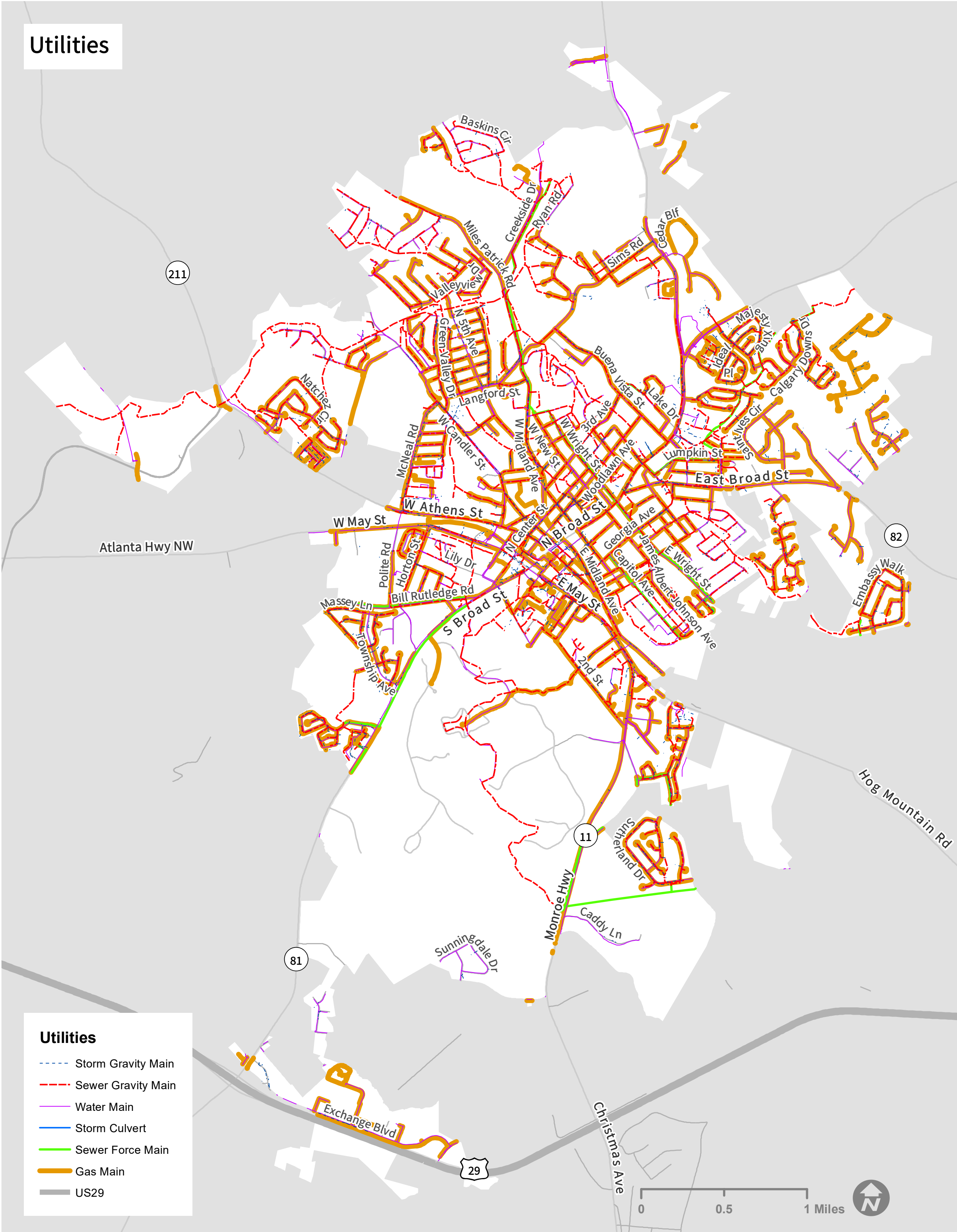
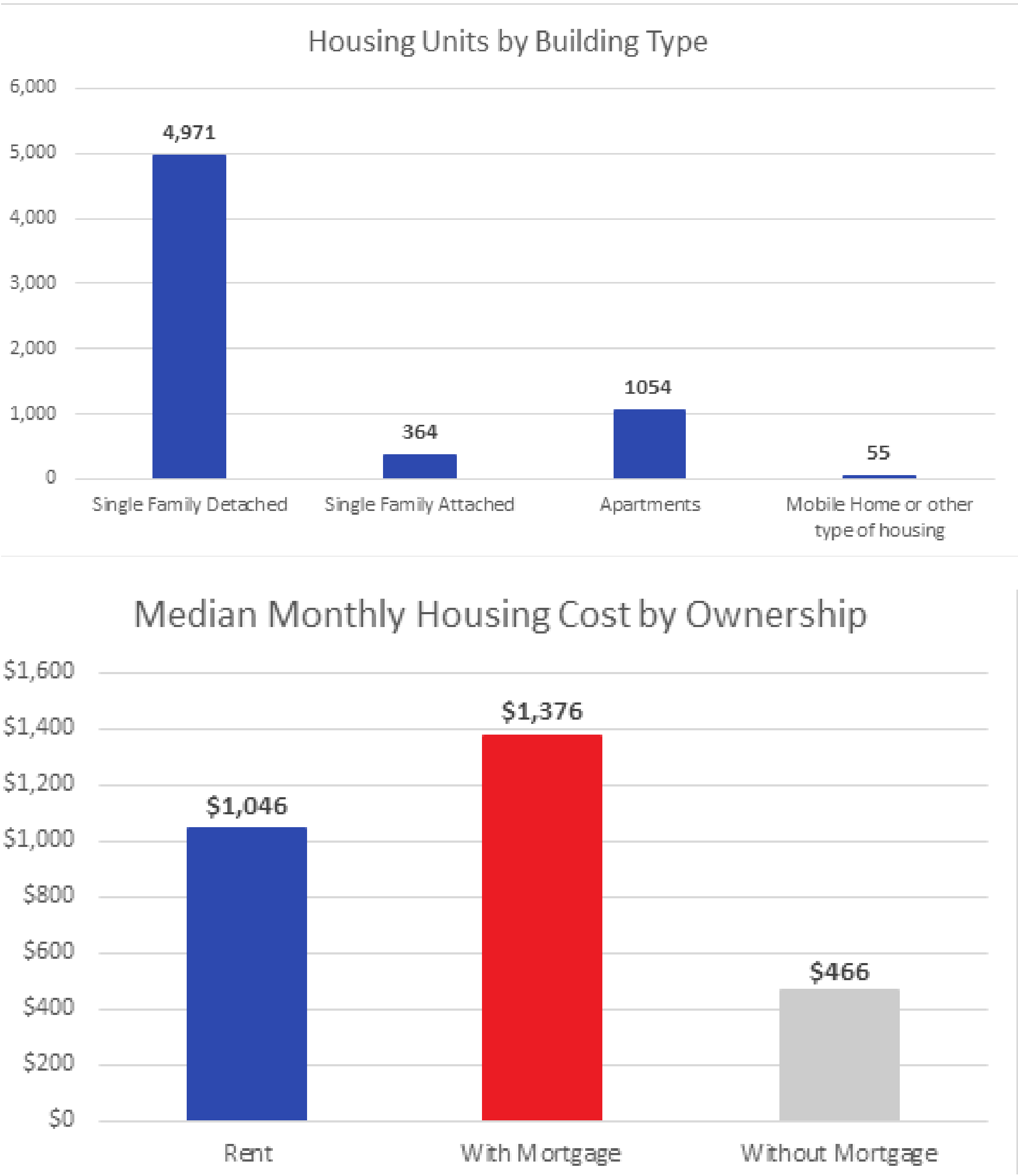
HOUSING & QUALITY OF LIFE

HOUSING IN WINDER

Winder has a wide variety of housing types within its boundary, including single-family detached, single-family attached, apartments, and mobile homes/other types of housing. The location and amount future homes in Winder will greatly depend on utilities. It is important to understand the current utility network to understand where future growth might be feasible.

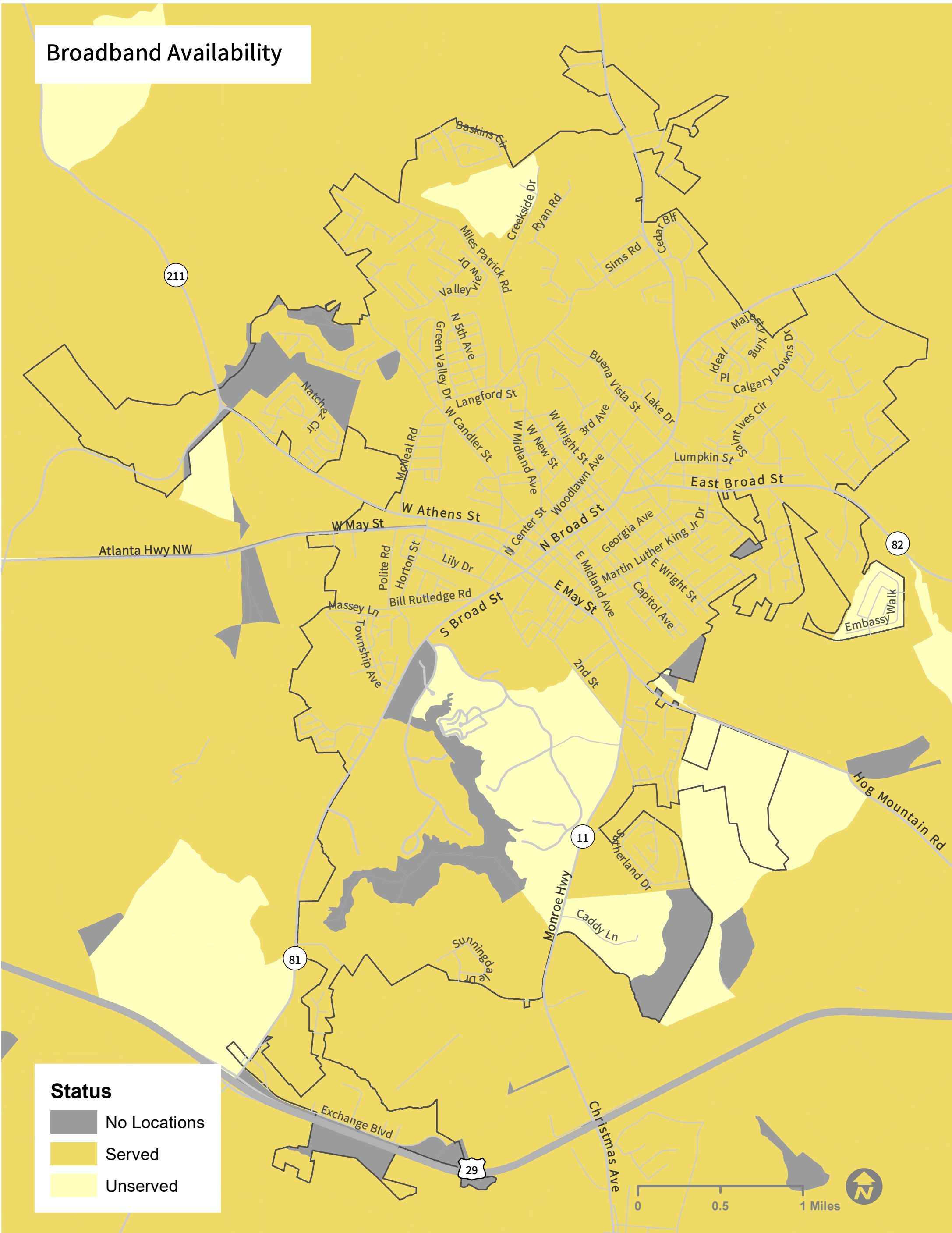
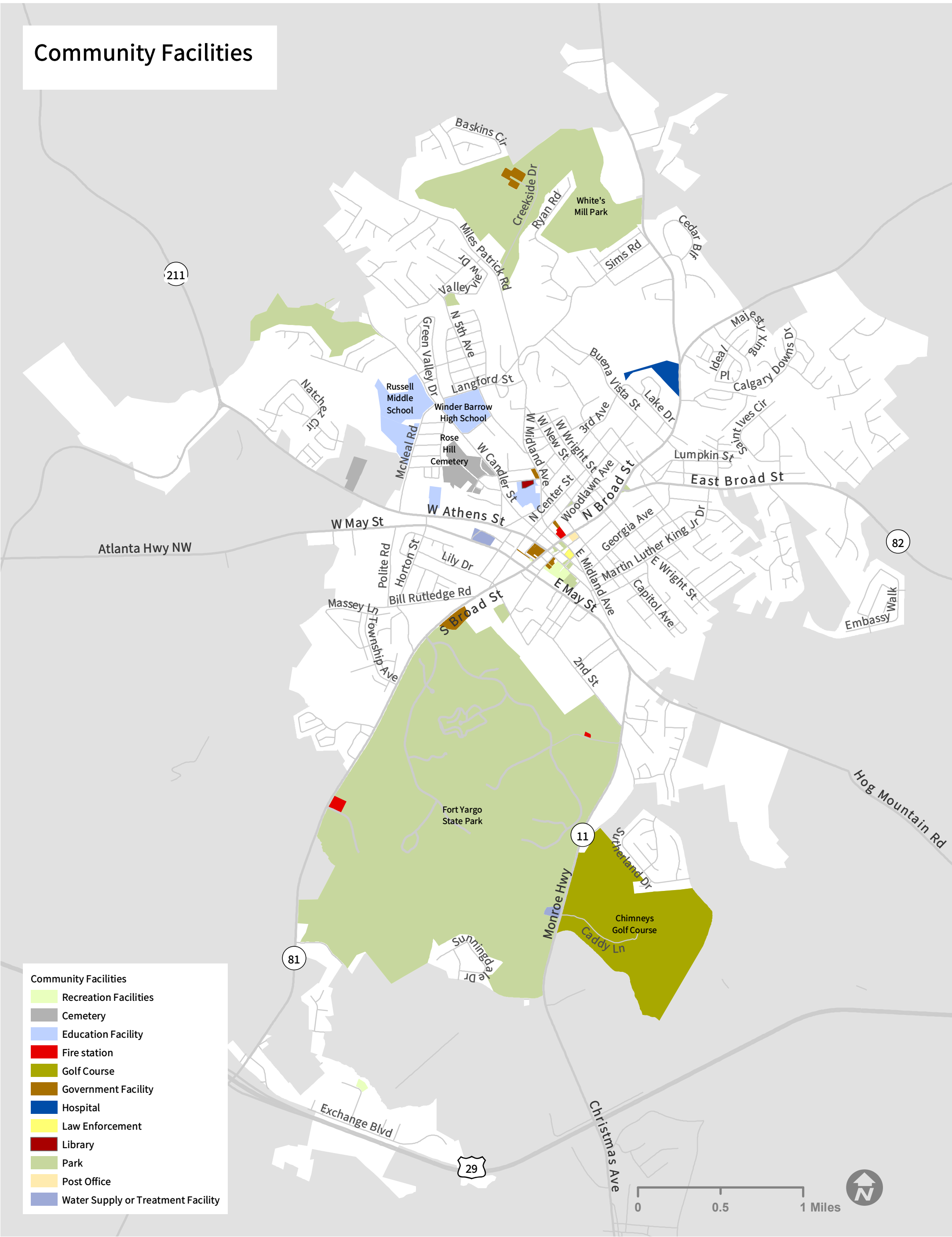
77% of the homes in the City of Winder are single-family detached houses. Most of the new residential building permits were for detached houses.

The annualized cost of housing in Winder is \$12,600 for renters, \$16,500 for homeowners with a mortgage, and \$5,600 for home owners without a mortgage.



QUALITY OF LIFE

Winder's quality of life is one of the key factors that has attracted new residents and development over recent years. Winder boasts high quality parks, including Fort Yargo State Park, offering expansive natural space access, and the recently completed Jug Tavern Park, expanding greenspace access into downtown. Broadband access is available across the City boundary.



ZONING & LAND USE

ZONING AND LAND USE

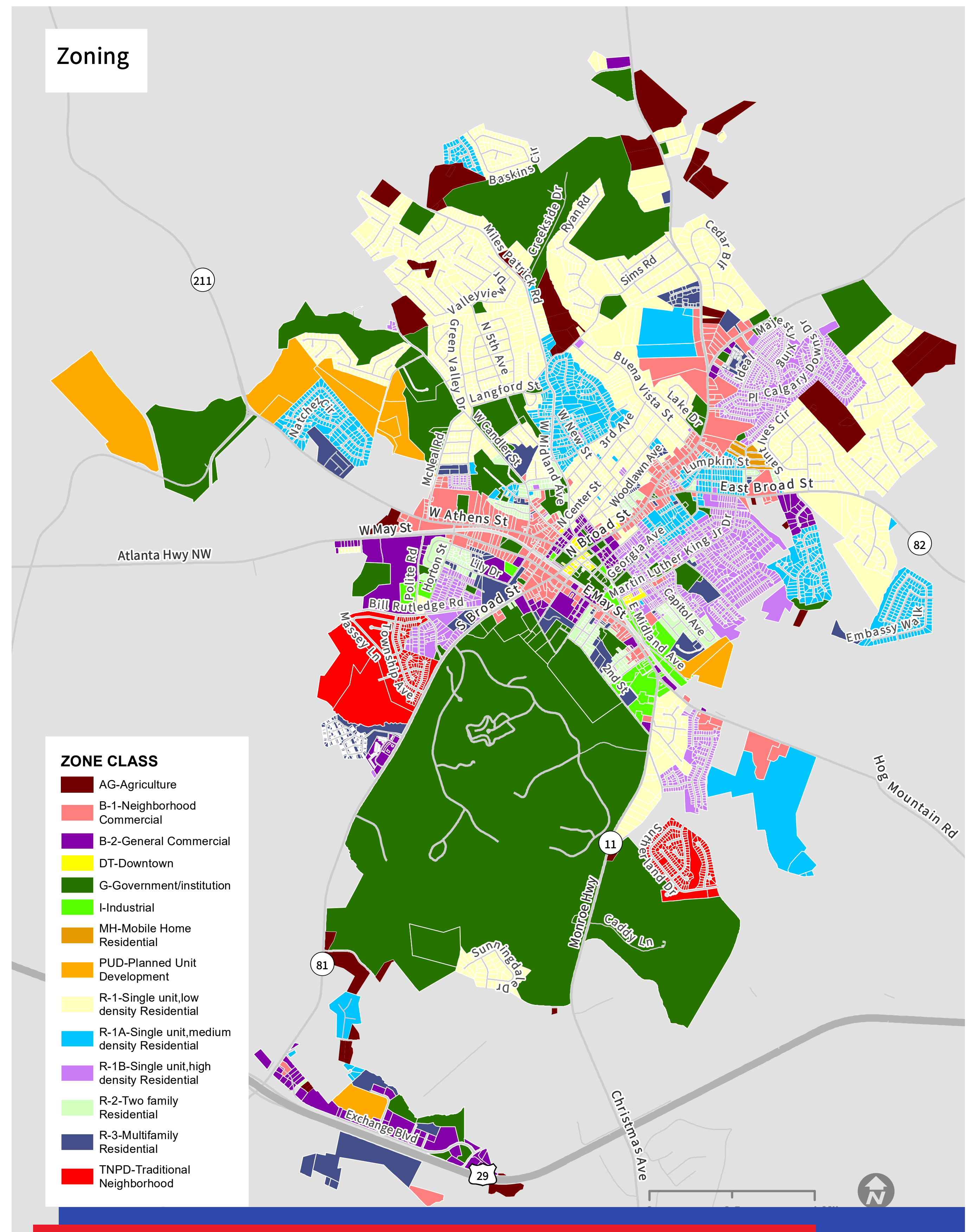
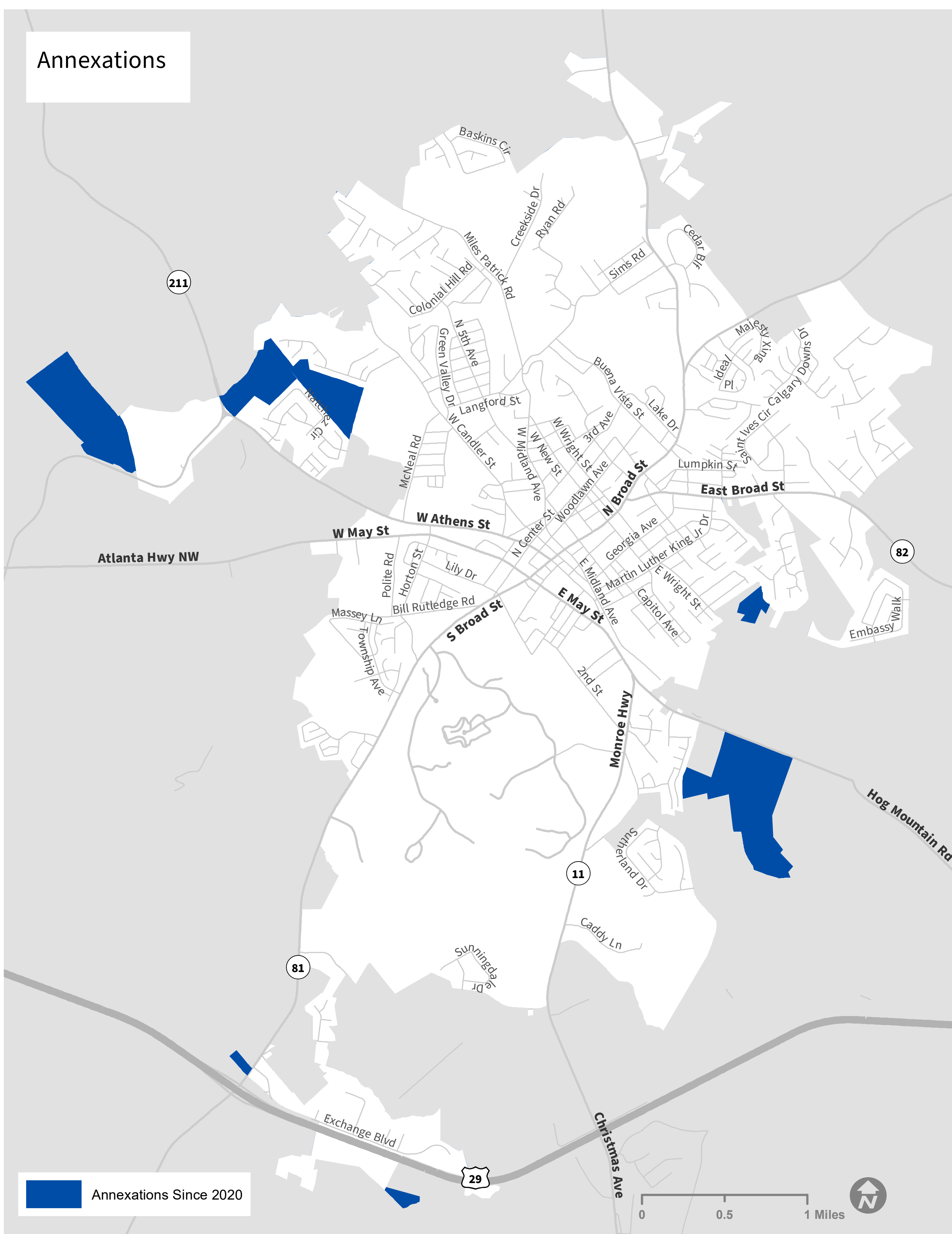
Winder contains a diverse selection of urban environments. Urban form is constantly changing in this area, with historic preservation efforts, new mixed-use developments, and ongoing efforts to maintain and improve on Winder's existing layout.

The city zoning map outlines where each zoning district is located throughout the city of Winder. This map is a tool for the city to implement it's comprehensive plan. Each has their own set of standards and regulations related to building form, site design, and permitted uses. These may include architectural standards, temporary uses, parking standards, landscaping standards.

Winder currently has a Planning Unit Development zoning class (PUD) that offers a unique level of flexibility to test out new, innovative treatments.

ANNEXATIONS

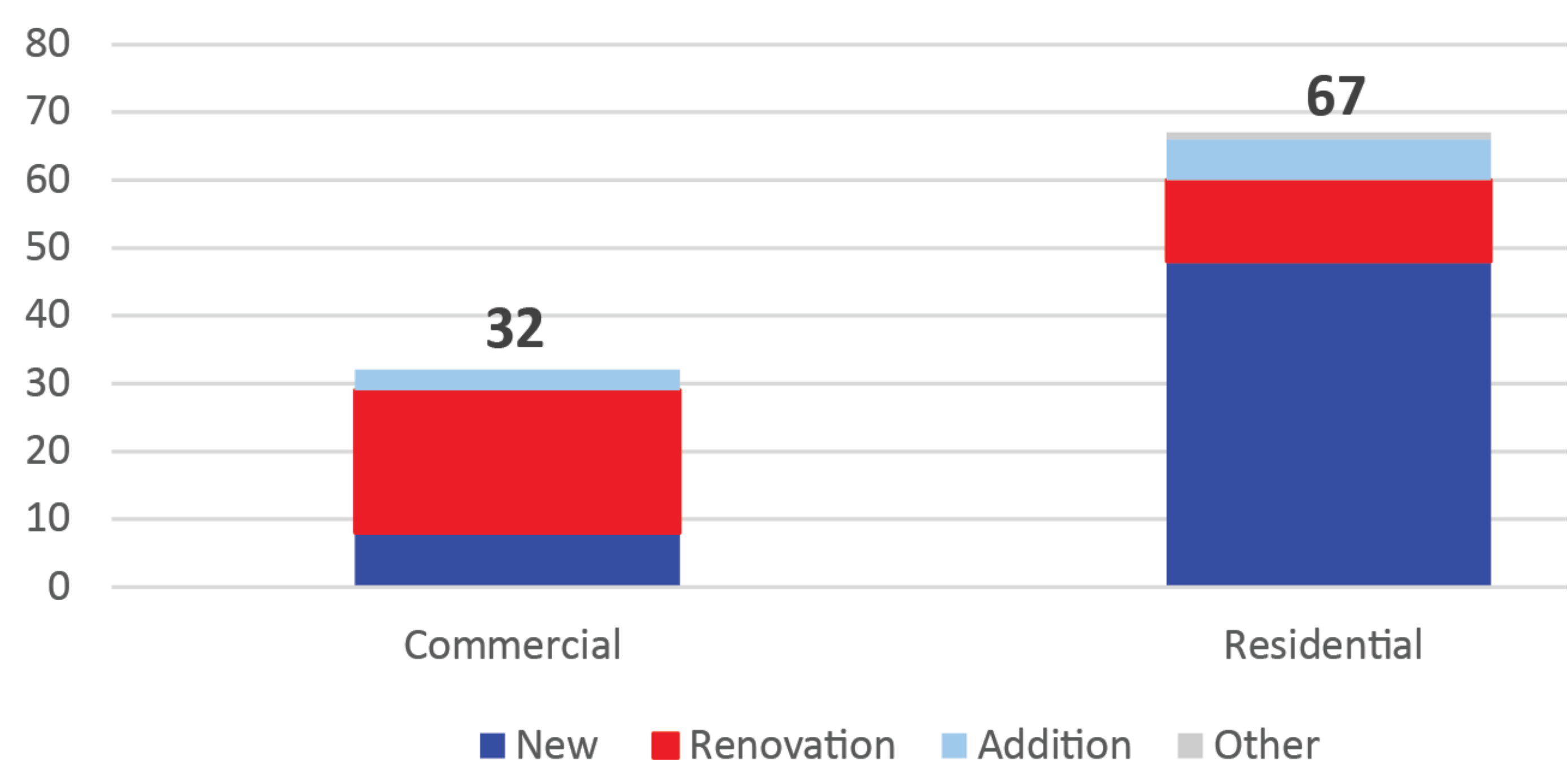
From 2020 to today, the City of Winder has annexed 9,465 acres into the city boundaries. These areas are represented in blue below.



Building permits in Winder

Building permits are required for new structures and renovations within the City of Winder. The number of building permits issued can be an indicator of growth in the city, as well as an indicator of desirability for the city from new residents and business. Below is a summary of the building permits issued by the city from January 1, 2022 - February 10, 2023. The two largest categories for approved and issued permits are new residential buildings and commercial renovations.

Building Permits Issued
01/01/2022 - 02/10/2023

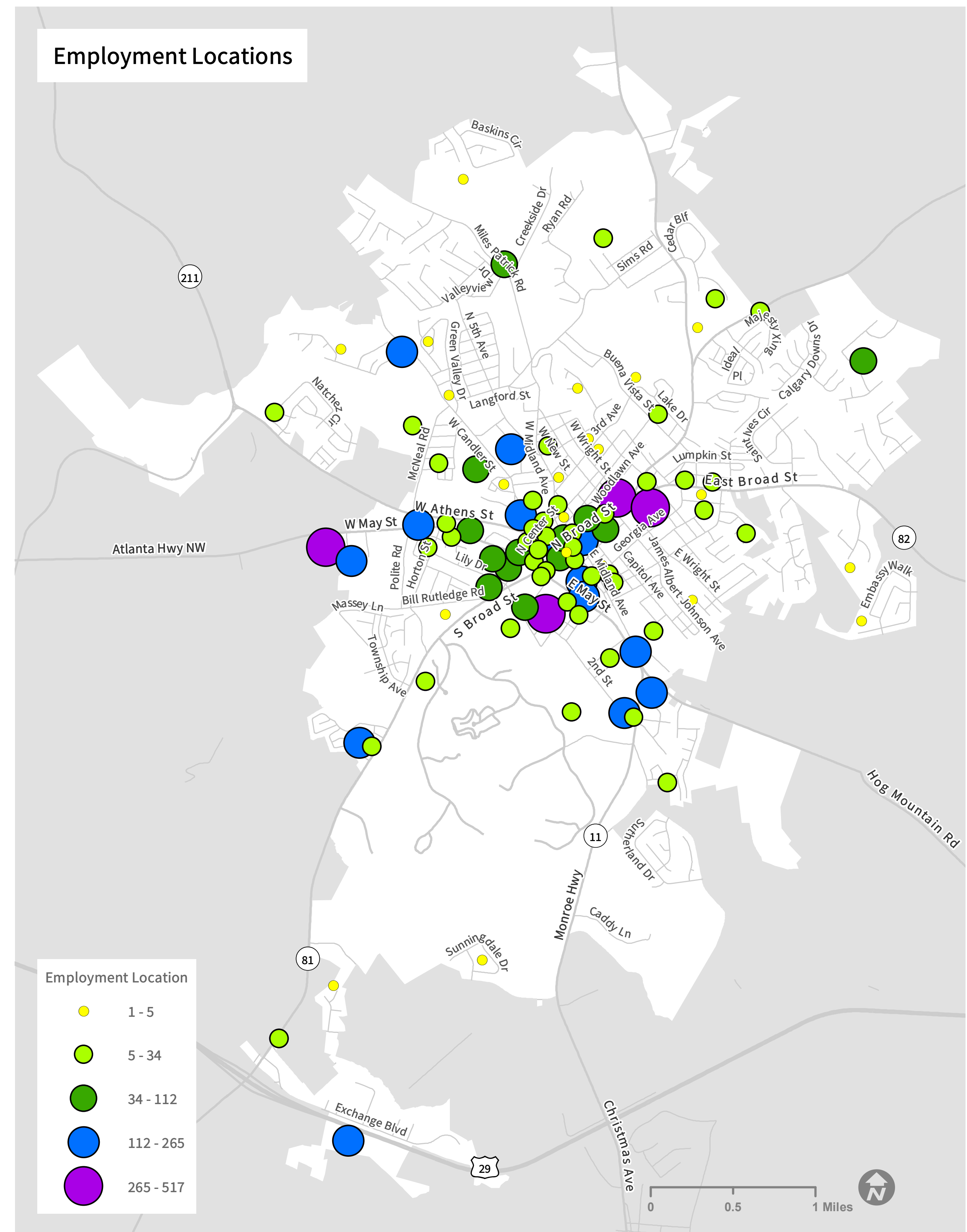
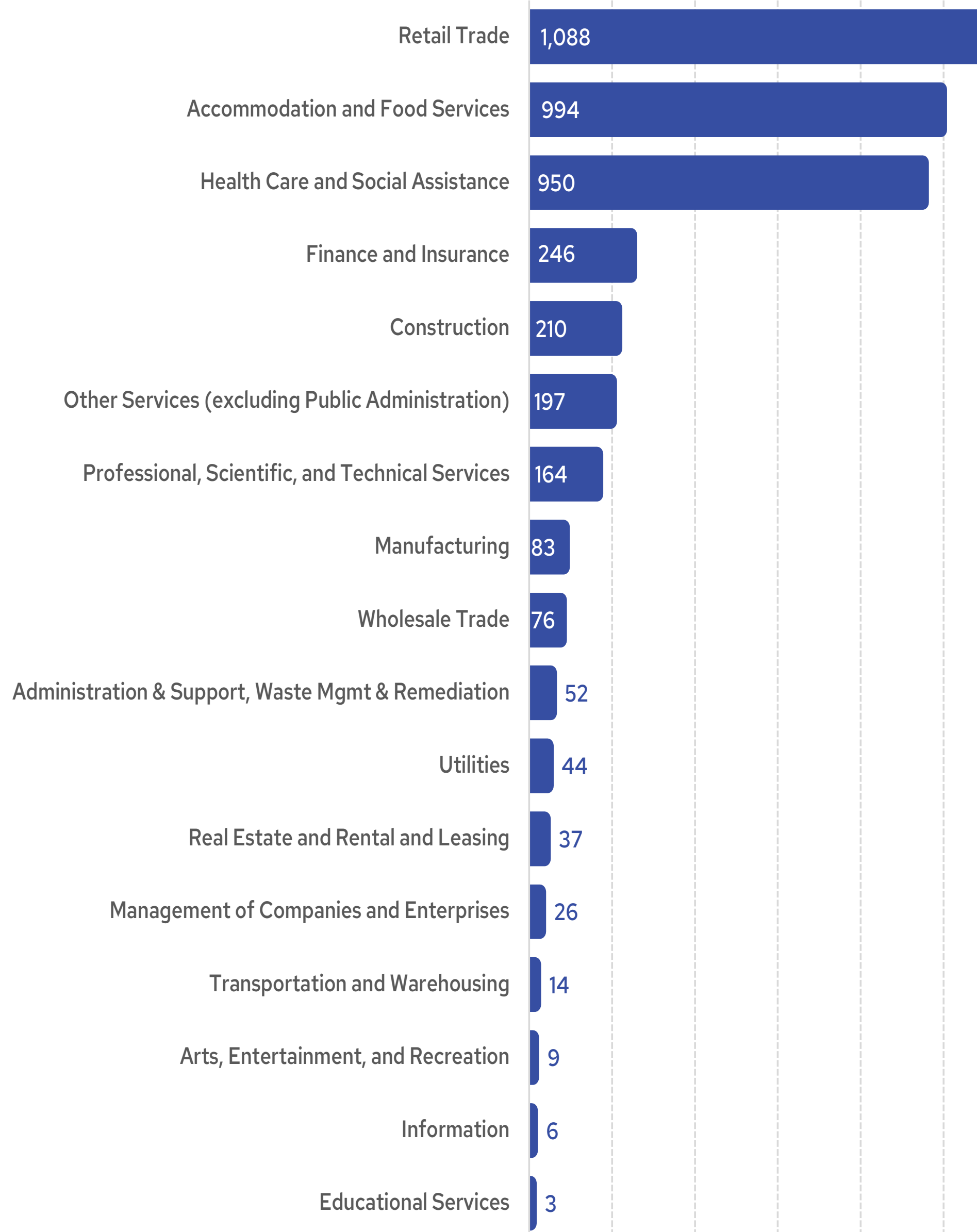


ECONOMIC DEVELOPMENT

ECONOMY & WORKFORCE

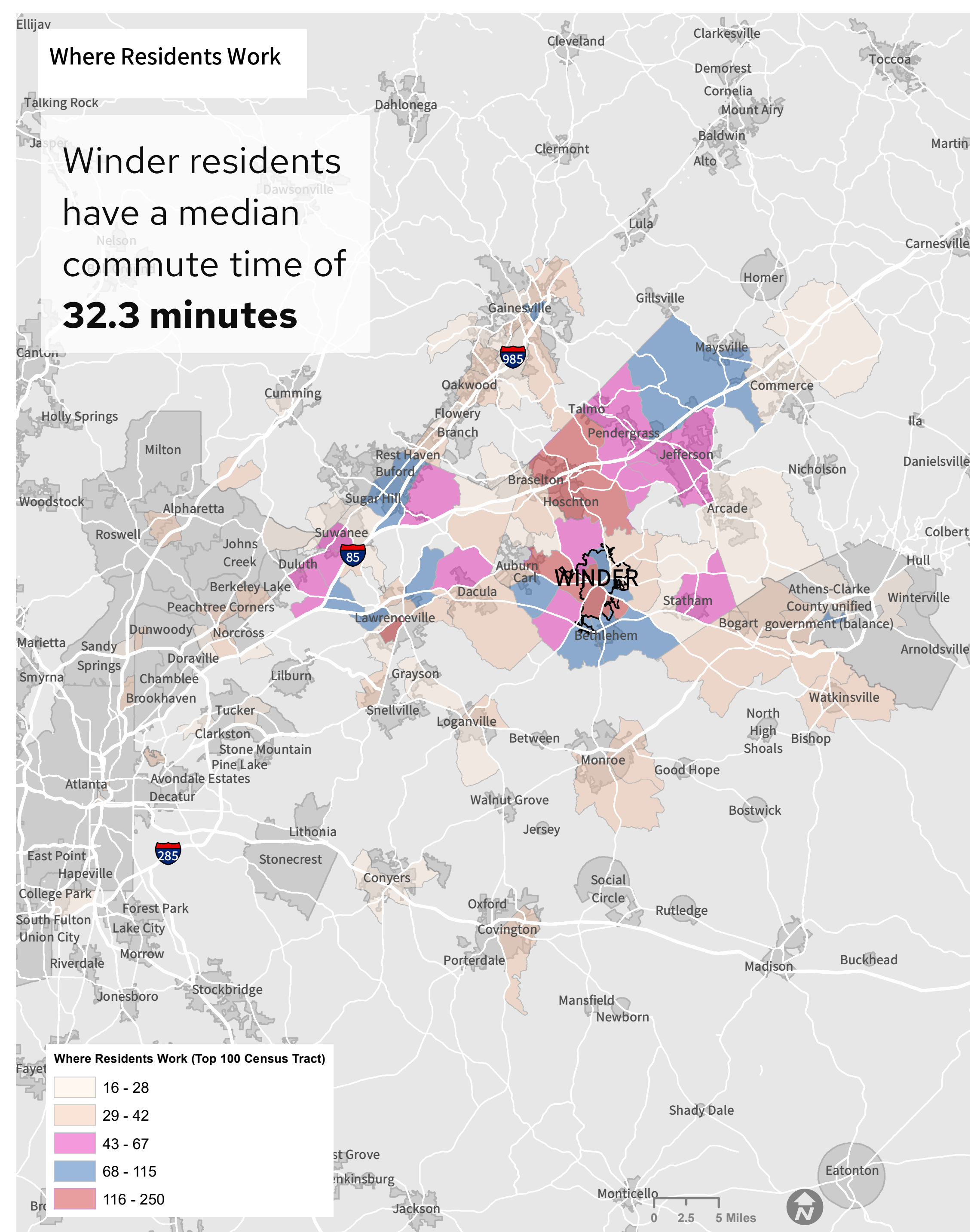
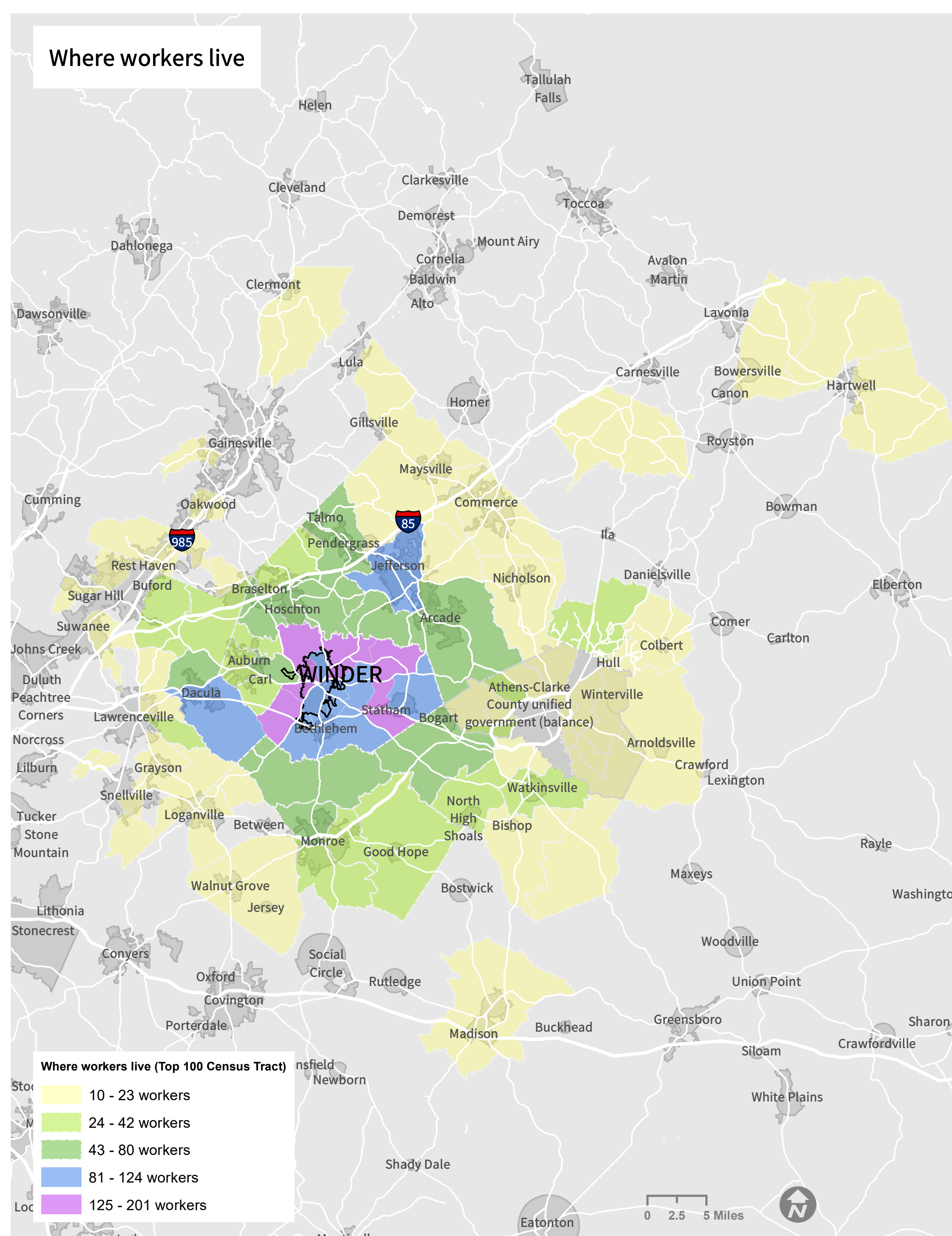
WINDER JOBS

Winder's employment locations are mainly concentrated in the downtown area, with a few larger employers further outside of downtown along US-29, S Broad Street, W Candler Street, and Hog Mountain Road. Winder's top three industries are: 1) educational services, health case, social assistance; 2) retail trade; and 3) manufacturing.



WHERE ARE COMMUTES GOING TO AND COMING FROM?

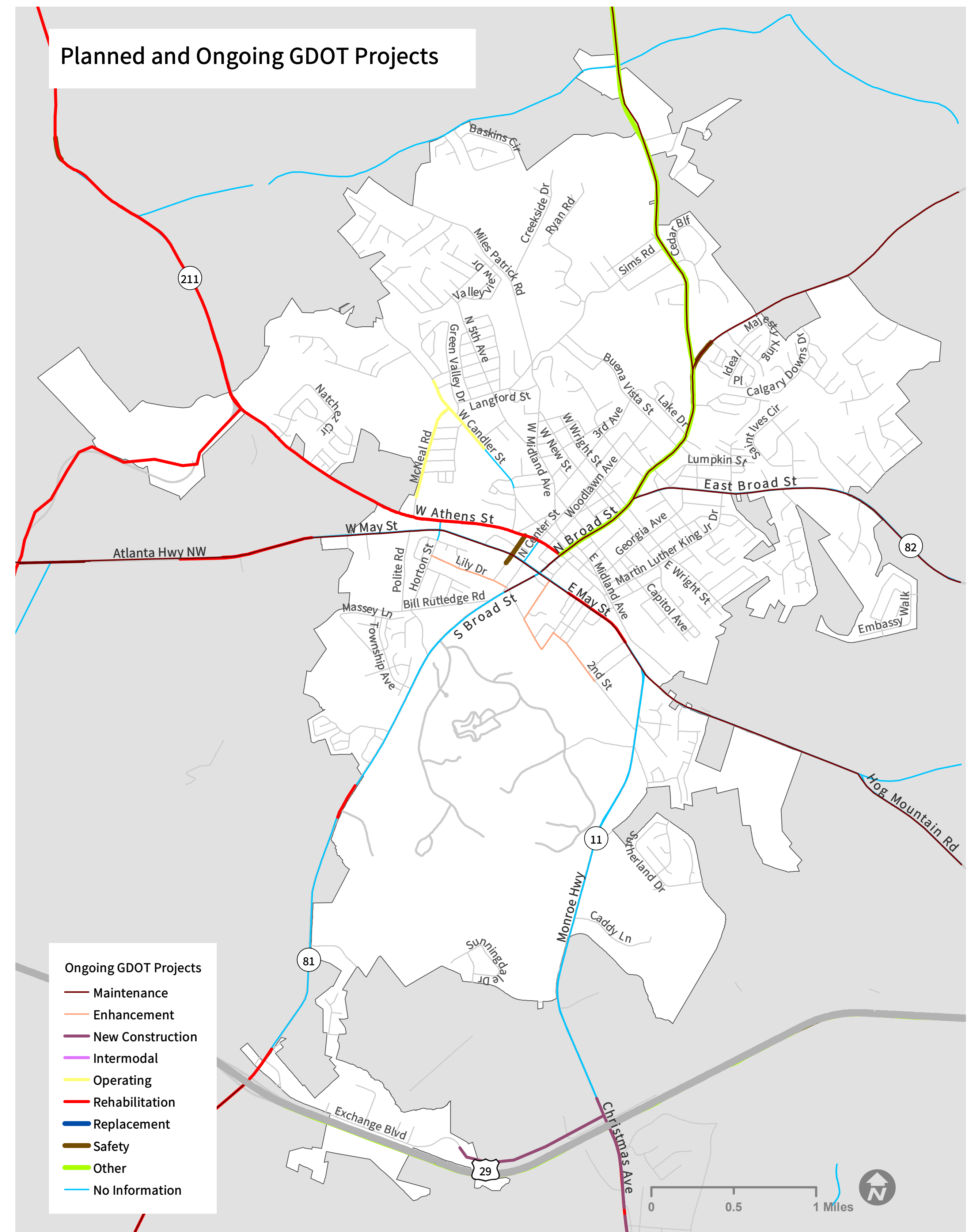
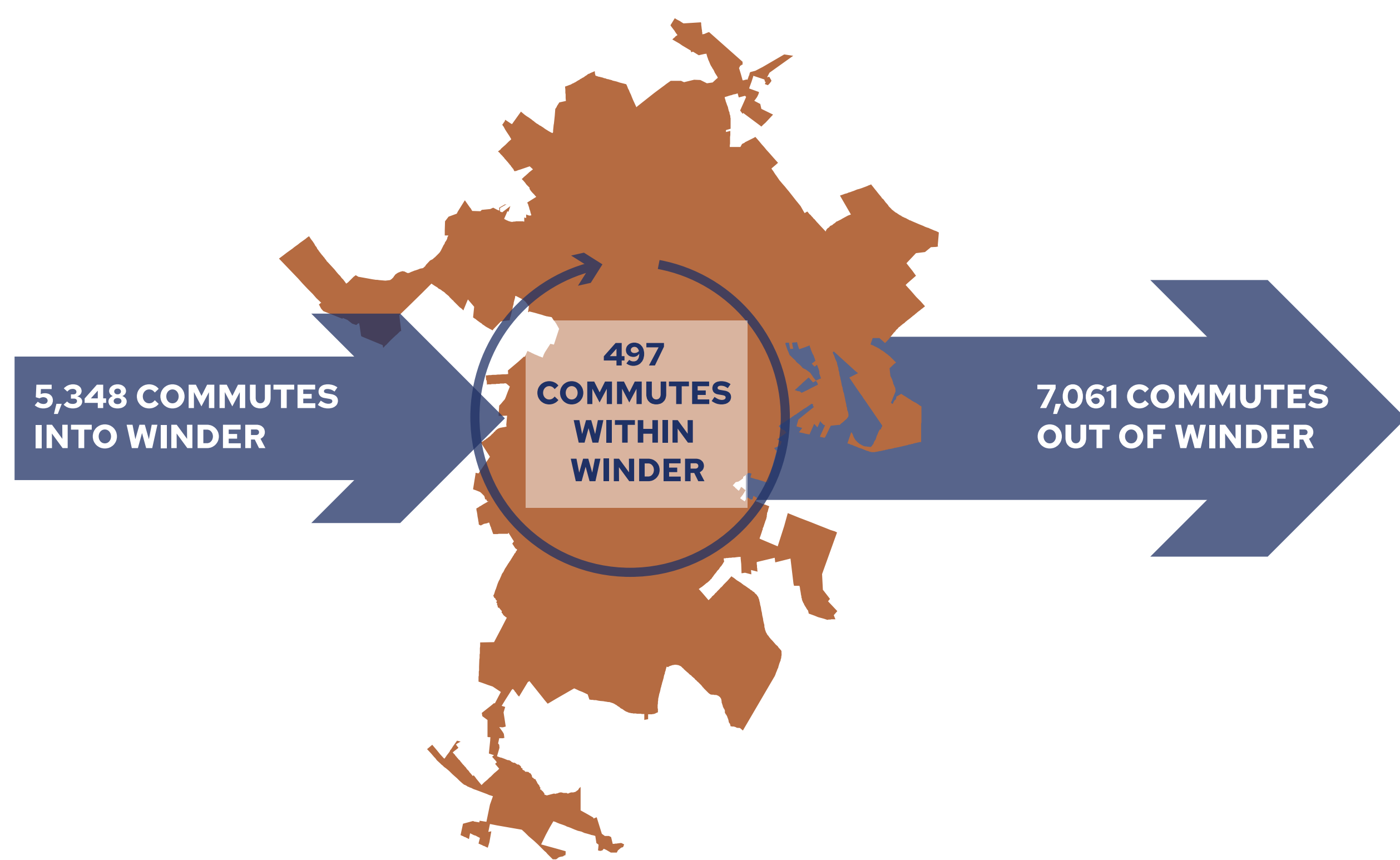
People who work in Winder mainly live in the area immediately surrounding the city, but there are some who commute from as far as Hartwell and Madison, GA. Winder residents tend to work relatively close to the city, with many commuting toward Braselton, Lawrenceville, Maysville, Buford, and Sugar Hill.



TRANSPORTATION

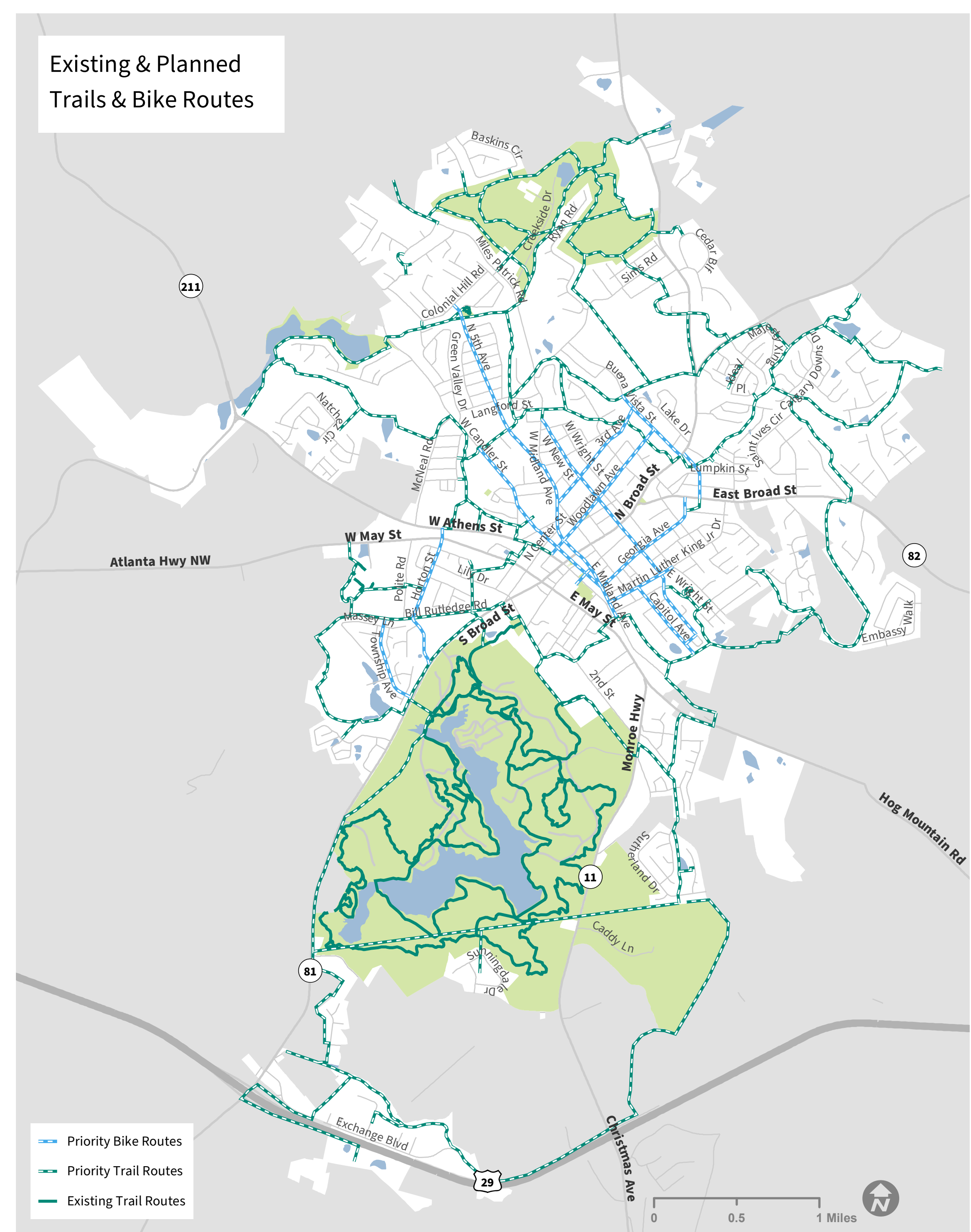
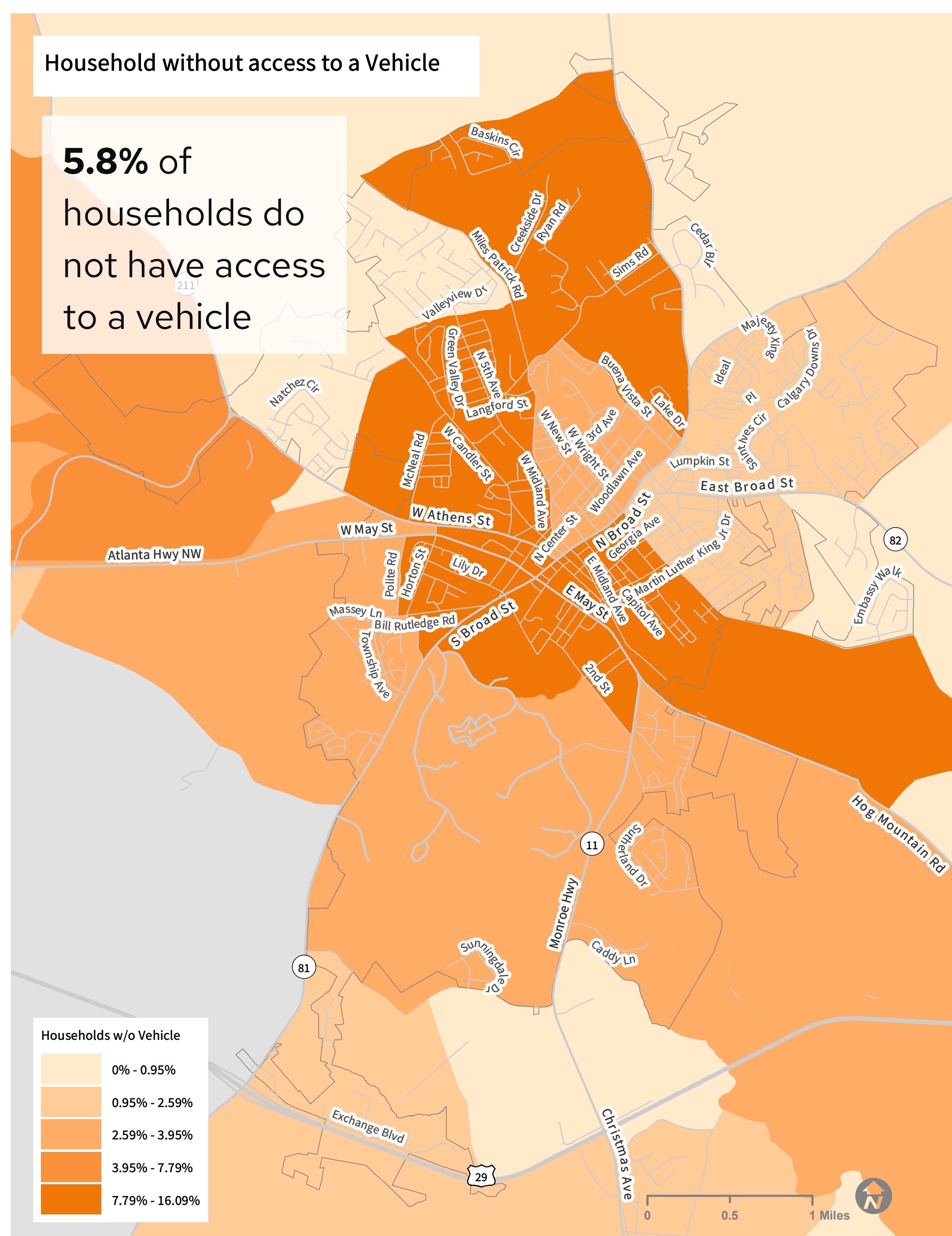
TRANSPORTATION NETWORK

The Georgia Department of Transportation (GDOT) has identified and funded several projects within the City of Winder and in portions of Barrow County that directly abut the city. These include new construction, enhancements to downtown streets, safety enhancements, and maintenance work.



WHAT ABOUT NON-DRIVING TRAVEL MODES?

Winder's connectivity and mobility network relies on more than just a successful network of roads for driving. Walkability has been a key focus for downtown development, and the City has a plan in place that identifies priority trail and bike routes to expand the network. Roughly 5.8% of occupied housing units do not have access to a vehicle, leaving those residents reliant on walking and other modes to get around.



FUTURE LAND USE MAP

FUTURE LAND USE IN WINDER

The city's existing future land use map has ten designations. Different from zoning, these designations - called Character Areas - identify the long-term goals for land use on each parcel in the city. Part of the comprehensive planning process is to identify areas on this map that need to be updated. This map is used to inform land use decisions like rezonings.

Future Land Use

COMMERCIAL CORRIDOR: Maintain well-functioning corridors that serve local needs and facilitate traffic flow without encroaching on adjacent neighborhoods.

DOWNTOWN: 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.

316 CORRIDOR: Create opportunities for employment centers and large-scale commercial uses where a location benefits from direct SR 316 access.

WINDER BYPASS CORRIDOR: Create corridor development that facilitates traffic flow, accommodates opportunities for job growth, and provides clear physical boundaries to protect adjacent residential areas.

PUBLIC/INSTITUTIONAL: Identify public buildings and functions in the community outside of the Downtown character area.

TRADITIONAL NEIGHBORHOOD: Preserve established neighborhoods and create quality infill development that respects the prevailing single-family character and traditional materials and site design.

SUBURBAN NEIGHBORHOOD: Preserve established neighborhoods and create quality new residential development that is consistent with surrounding suburban densities.

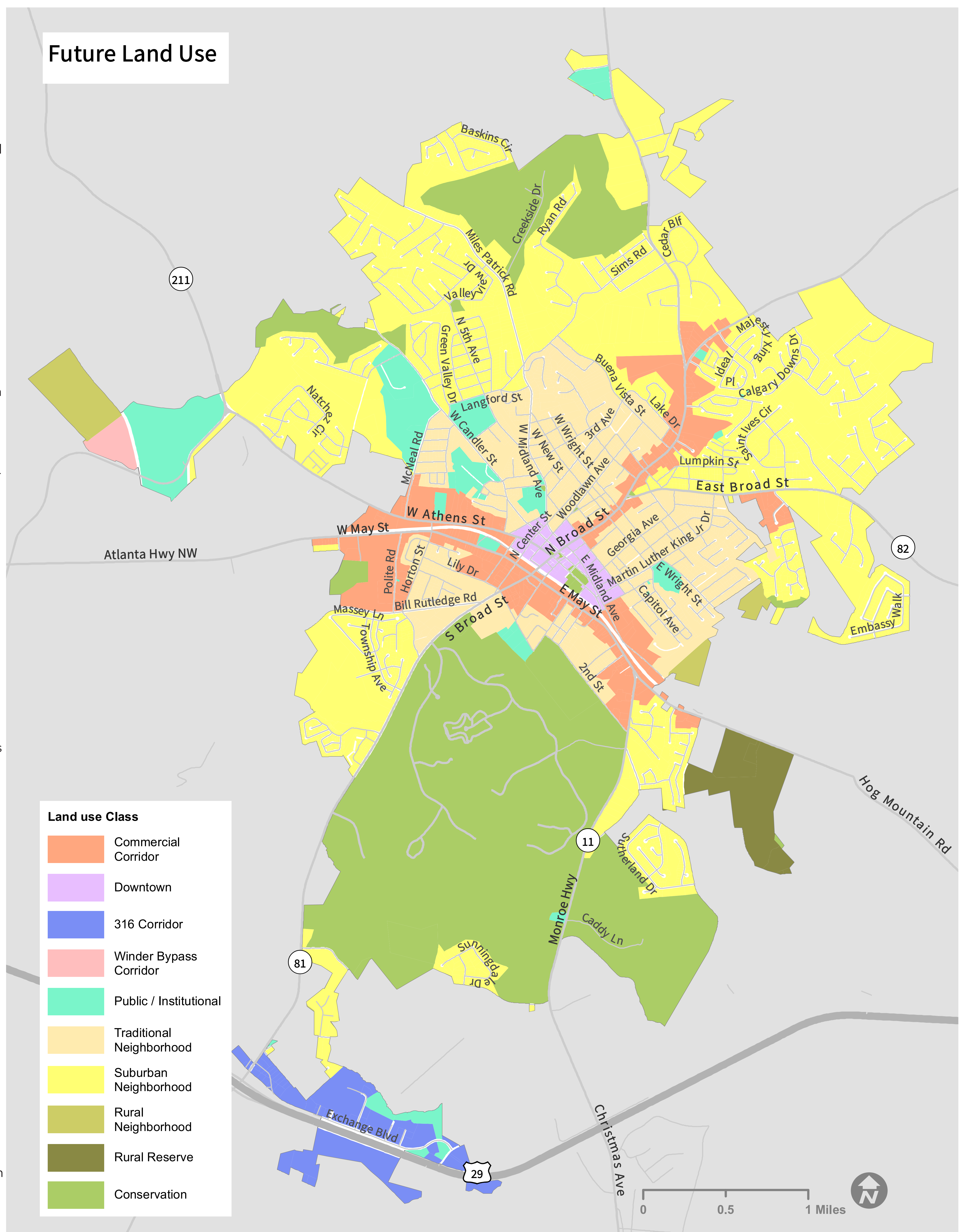
RURAL NEIGHBORHOOD: Create a transition between Rural Reserve areas and development in the Suburban Neighborhood areas and maintain the existing rural character of the county.

RURAL RESERVE: Preserve the existing rural character of the county, including agricultural and large-lot residential uses as well as natural and historic features.

CONSERVATION: Protect environmentally sensitive areas and open space for conservation and passive recreation purposes and prevent degradation of natural resources in areas that have developed or have the potential to develop.

Land use Class

	Commercial Corridor
	Downtown
	316 Corridor
	Winder Bypass Corridor
	Public / Institutional
	Traditional Neighborhood
	Suburban Neighborhood
	Rural Neighborhood
	Rural Reserve
	Conservation



VISION STATEMENT

The vision statement below is a culmination of what has been heard so far in the process from the steering committee and the city's elected officials. Let us know what you think!



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.

I LIKE THIS

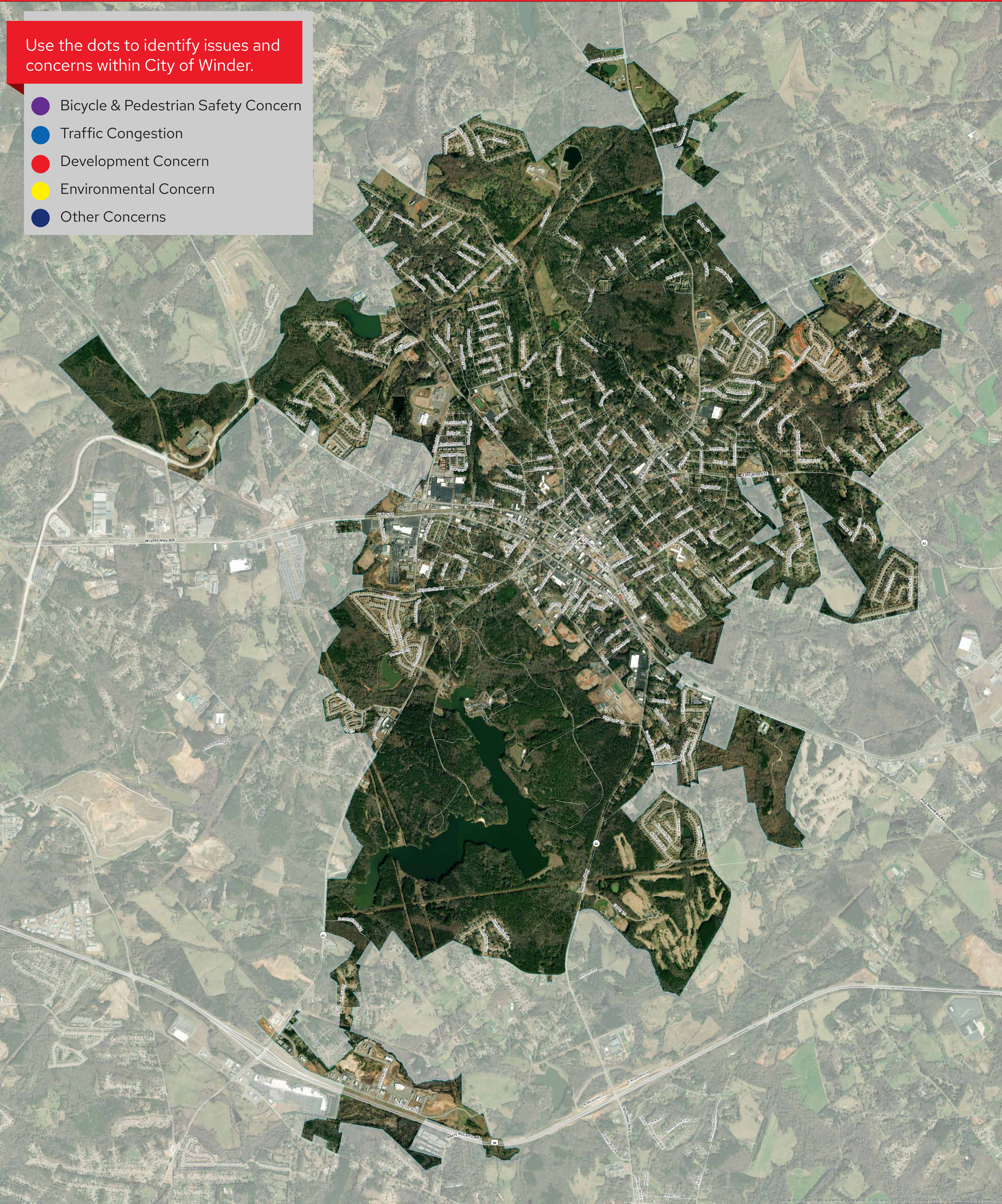
I DO NOT LIKE THIS

USE A STICKY NOTE TO SHARE ANY SPECIFIC COMMENTS HERE

ISSUES & CONCERNS

Use the dots to identify issues and concerns within City of Winder.

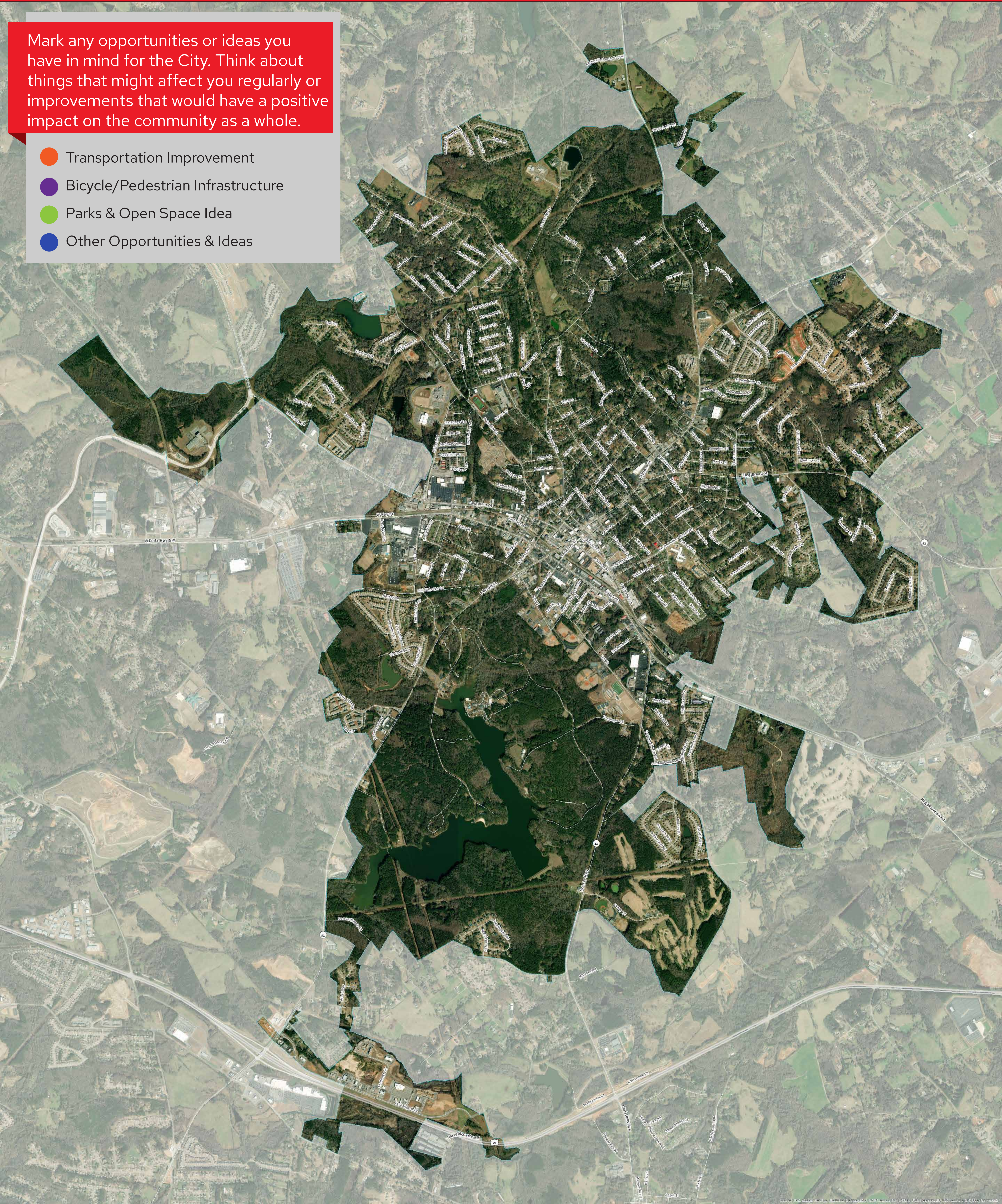
- Bicycle & Pedestrian Safety Concern
- Traffic Congestion
- Development Concern
- Environmental Concern
- Other Concerns



OPPORTUNITIES & IDEAS

Mark any opportunities or ideas you have in mind for the City. Think about things that might affect you regularly or improvements that would have a positive impact on the community as a whole.

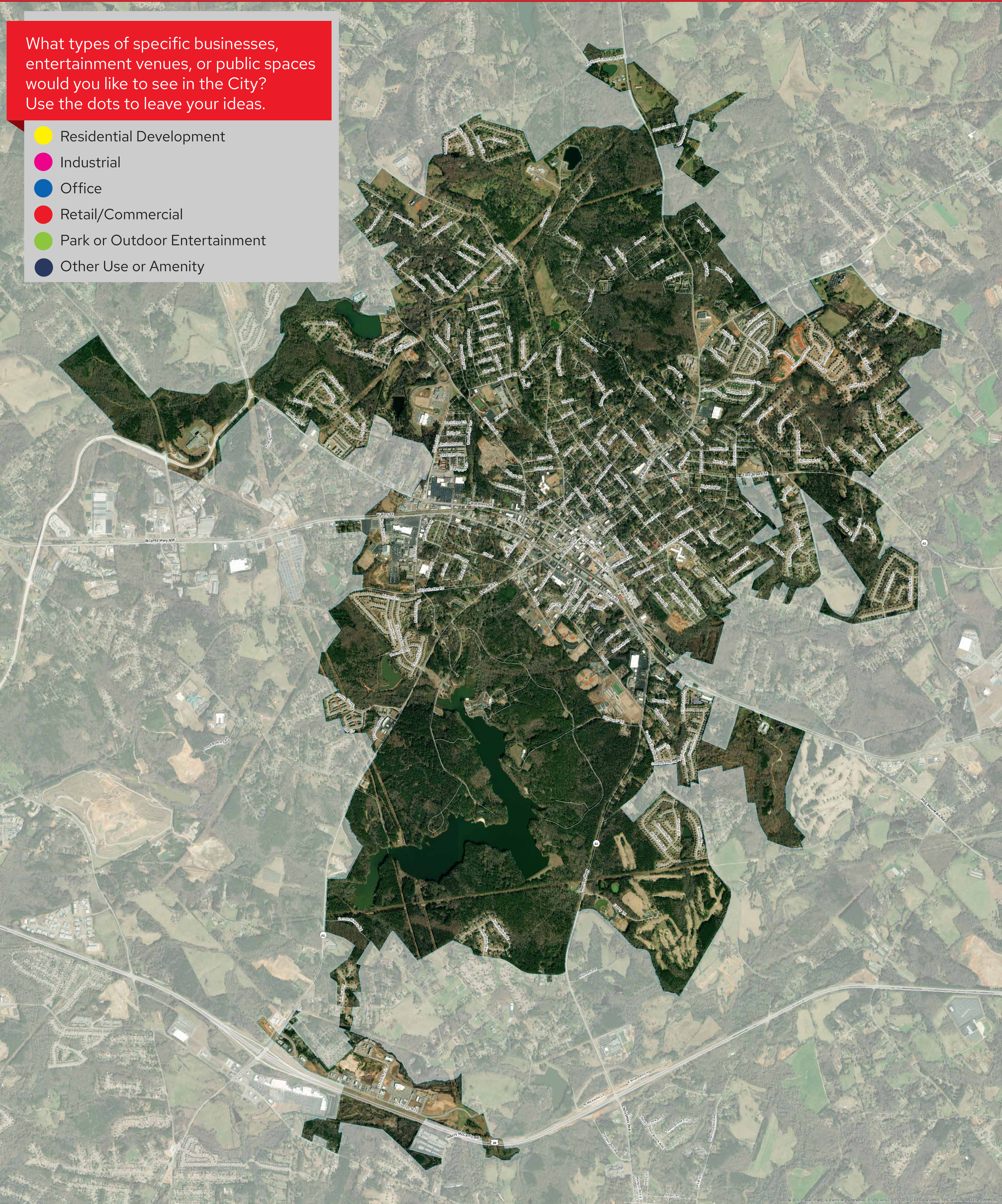
- Transportation Improvement
- Bicycle/Pedestrian Infrastructure
- Parks & Open Space Idea
- Other Opportunities & Ideas



NEW USES & AMENITIES

What types of specific businesses, entertainment venues, or public spaces would you like to see in the City? Use the dots to leave your ideas.

- Residential Development
- Industrial
- Office
- Retail/Commercial
- Park or Outdoor Entertainment
- Other Use or Amenity



CHANGE AND PRESERVE

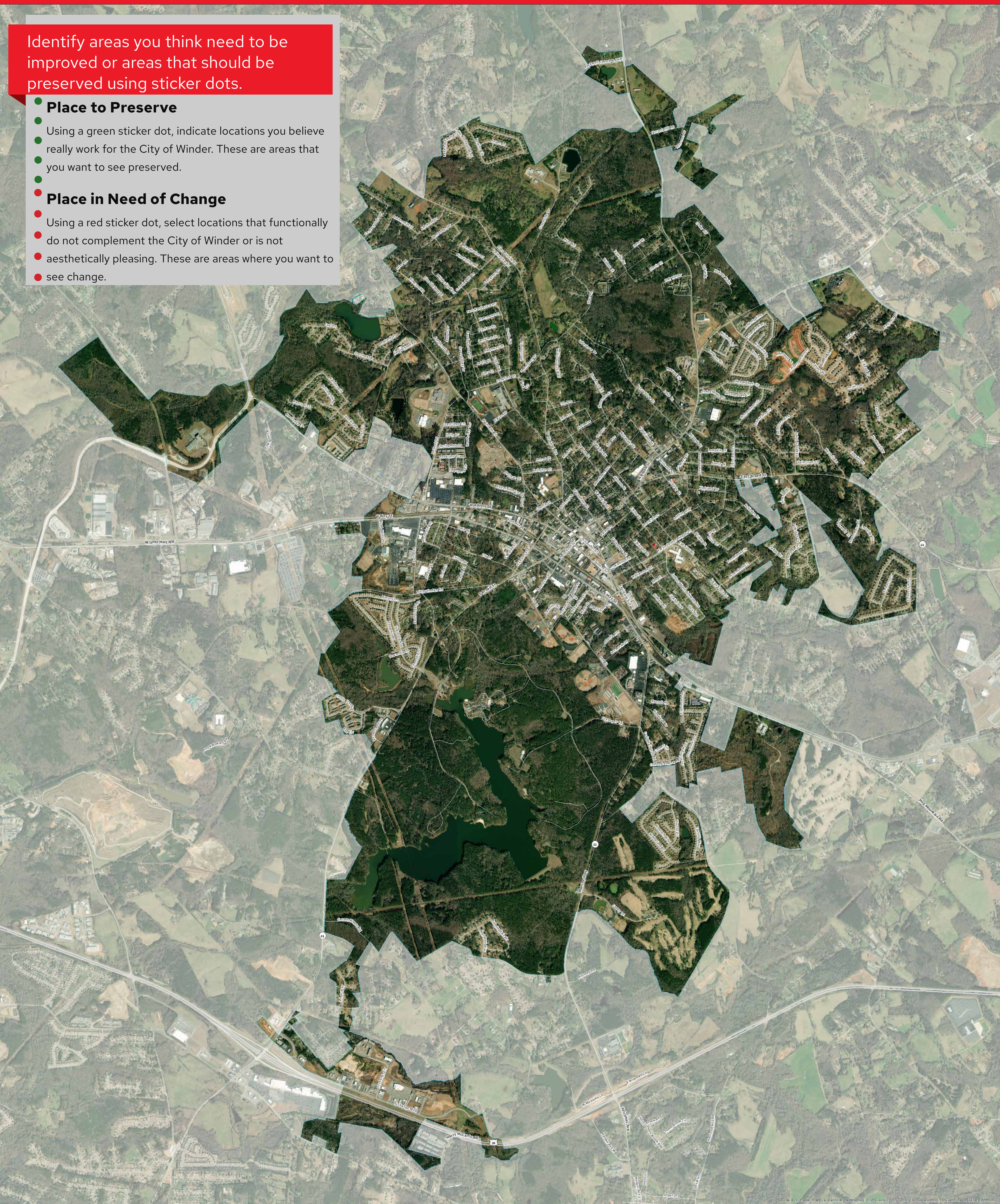
Identify areas you think need to be improved or areas that should be preserved using sticker dots.

● Place to Preserve

- Using a green sticker dot, indicate locations you believe really work for the City of Winder. These are areas that you want to see preserved.

● Place in Need of Change

- Using a red sticker dot, select locations that functionally do not complement the City of Winder or is not aesthetically pleasing. These are areas where you want to see change.



COMMUNITY SCALE

In the Community Scale activity, we want to know how much development you think is appropriate for different parts of Winder. Place stickers in all locations where you have an opinion based on the image and descriptions below:



NATURAL

Parts of Winder that you believe should be left completely undeveloped.

RURAL

Parts of Winder that you believe should be left to agriculture, agritourism, conservation, and very low-density housing and similar uses.

SUBURBAN

Parts of Winder that you believe should have a suburban environment (typically one- or two-story buildings that are mostly accessible via car, with larger commercial areas along major roads).

DOWNTOWN NODE

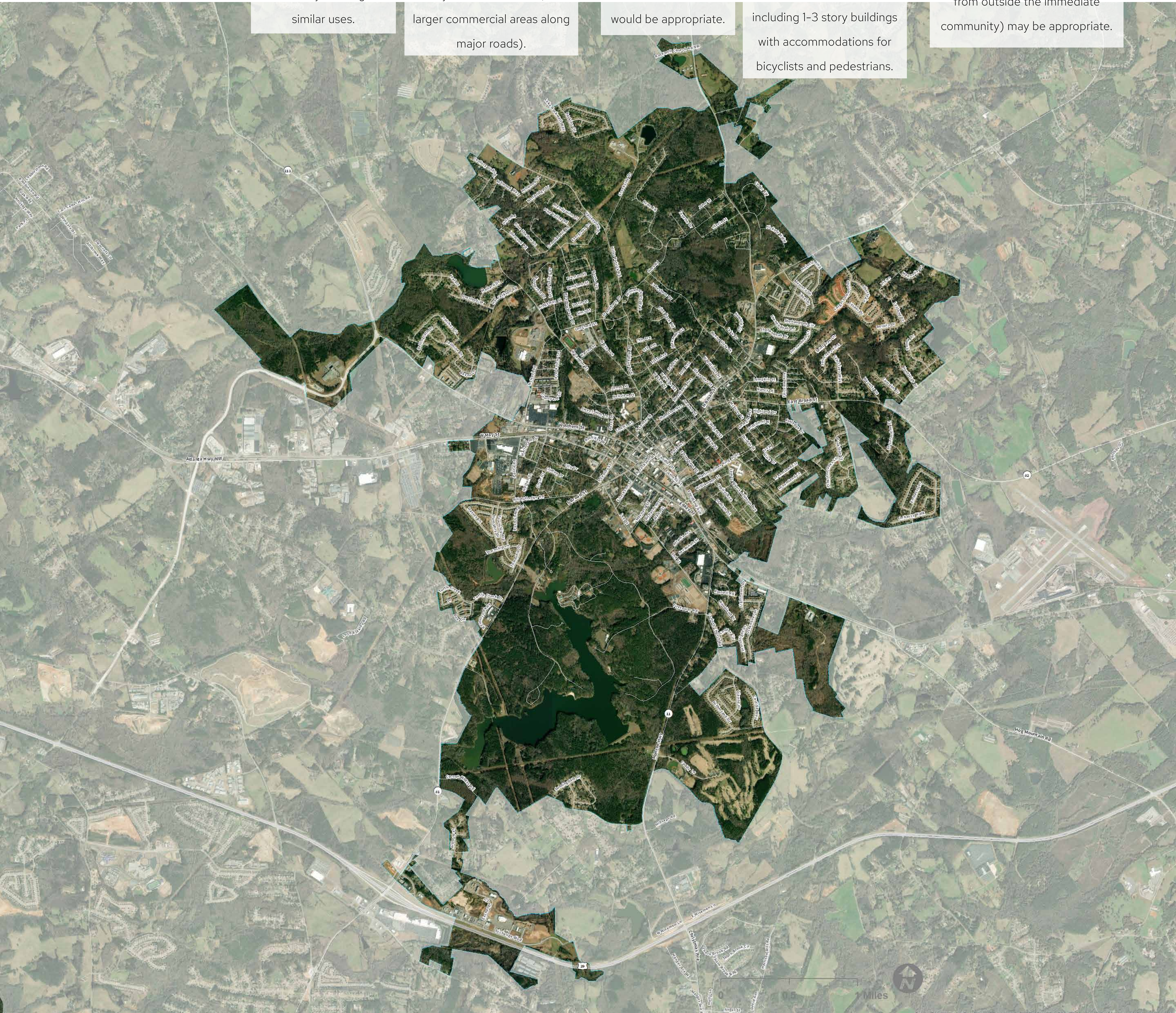
Parts of Winder where you believe that a walkable, neighborhood downtown environment would be appropriate.

TOWN CENTER

Parts of Winder that you believe have an opportunity to be a more intense and active environment. This category include centers including 1-3 story buildings with accommodations for bicyclists and pedestrians.

URBAN CORE

Parts of Winder where you believe more intense, regional commercial destinations (typically 4+ story buildings that attract visitors from outside the immediate community) may be appropriate.



LOOK & FEEL

The updated zoning ordinance will be addressing where each type of development will be permitted. These may include residential, commercial, office, retail, and mixed-use. Think about the scale, look, and feel of what the future of Winder might look like, **place a dot next to the type of developments you think might be appropriate within the City of Winder.**

ACCESSORY DWELLING UNITS



APPROPRIATE

NOT APPROPRIATE

WOULD ONLY BE APPROPRIATE
IN SOME PARTS OF WINDER
(LIST BELOW)

MIXED USE DEVELOPMENT



APPROPRIATE

NOT APPROPRIATE

WOULD ONLY BE APPROPRIATE
IN SOME PARTS OF WINDER
(LIST BELOW)

PUBLIC SPACES



APPROPRIATE

NOT APPROPRIATE

WOULD ONLY BE APPROPRIATE
IN SOME PARTS OF WINDER
(LIST BELOW)

SMALL LOT SINGLE FAMILY RESIDENTIAL



APPROPRIATE

NOT APPROPRIATE

WOULD ONLY BE APPROPRIATE
IN SOME PARTS OF WINDER
(LIST BELOW)

ATTACHED SINGLE FAMILY RESIDENTIAL



APPROPRIATE

NOT APPROPRIATE

WOULD ONLY BE APPROPRIATE
IN SOME PARTS OF WINDER
(LIST BELOW)

THANK YOU

Thank you for your input today! Your comments, ideas, concerns, and identified opportunities will help inform the city's comprehensive plan.

If you know someone that couldn't make it tonight, or if you have additional thoughts after this evening, be sure to visit <https://planningatpond.com/windercp/> to provide your input online.

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