



POND

Winder

Comprehensive Plan

DRAFT AUGUST 2023





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Acknowledgements

Special thanks to all of the community members and stakeholders who participated in this process, providing invaluable feedback and direction to set Winder on a path toward success.

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Table of Contents

INTRODUCTION.....	9	WINDER TOMORROW	57
Plan Purpose	12	Community Vision	59
The Planning Process	13	Vision Statement.....	59
Previous Planning Efforts.....	14	Community Engagement Summary	60
Urban Redevelopment Plan (2017)	14	Community Scale Results	64
Barrow County Comprehensive Plan (2018)	14	Change & Preserve Results.....	66
Complete Streets and Trails Plan (2021)	15	Guiding Policies	68
Downtown Master Plan (2021)	15	Land Use.....	68
Rose Hill Cemetery Master Plan and Design		Housing	69
Process (2022)	15	Economic Development	69
WINDER TODAY	17	Transportation	70
Trends	19	Quality of Life (including broadband)	71
Trends Overview	19	Character Areas	72
Population & Growth	20	Future Character Area Map	72
Land Use.....	26	Downtown Gateway	74
Zoning	30	Downtown	77
Housing.....	32	Commerce Corridor.....	80
Economic Development	34	Glenwood	83
Transportation	38	Mill Village.....	86
Quality of Life	46	Old Winder	89
Needs & Opportunities.....	50	Suburban Residential	92
Land Use.....	50	Conservation.....	95
Housing.....	51	Urban Growth Boundary	98
Economic Development	52	IMPLEMENTATION	101
Transportation	53	Community Work Program	103
Quality of Life	54		

Appendices

A: RECORD OF ACCOMPLISHMENTS

B: CAPITAL IMPROVEMENTS ELEMENT

C: PUBLIC ENGAGEMENT SUPPLEMENT

D: COMPLIANCE WITH REGIONAL WATER PLAN & ENVIRONMENTAL PLANNING CRITERIA



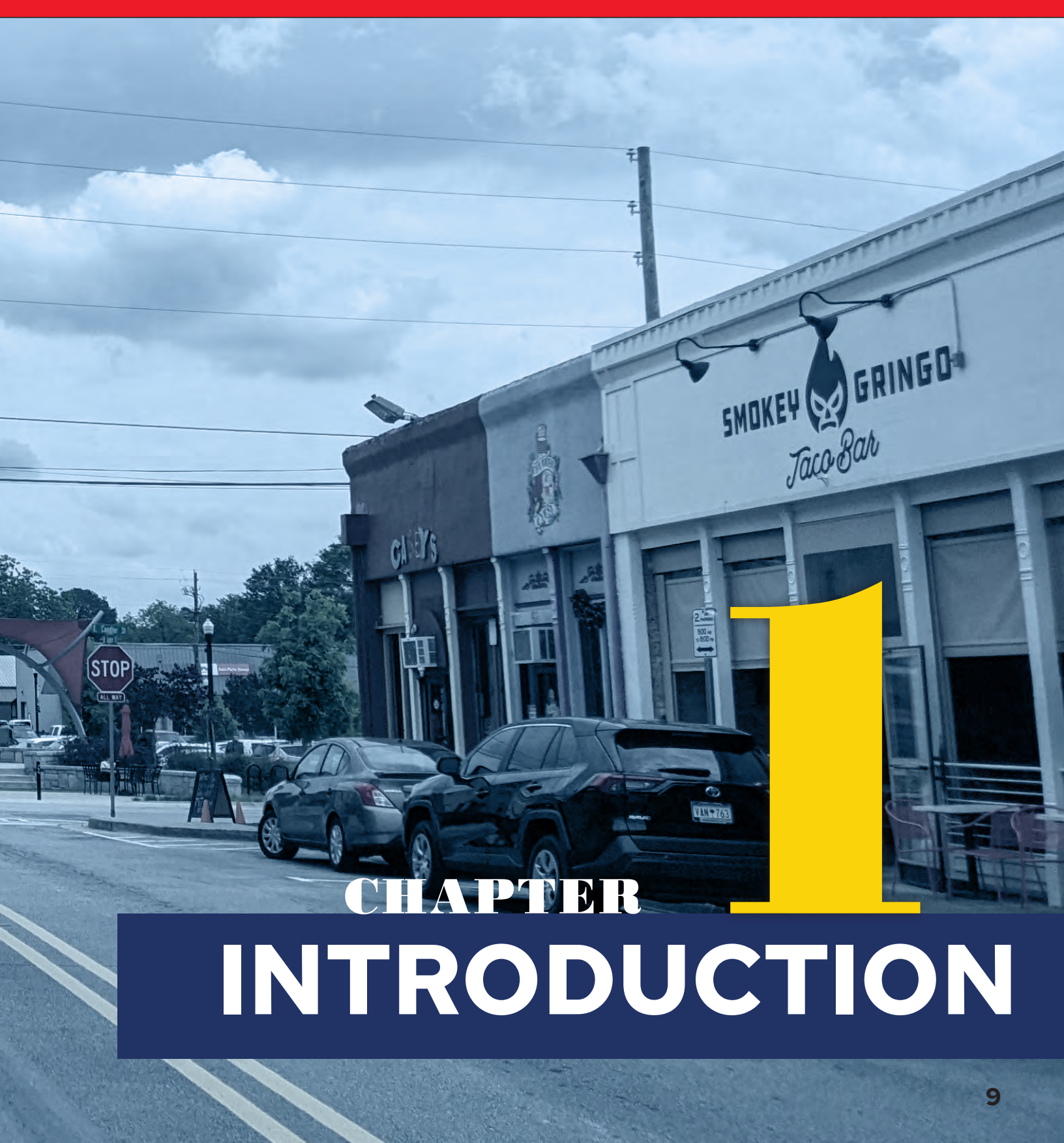
Figures

Figure 1. Regional Context Map of Winder	11
Figure 2. Population Growth and Projections 2000-2050.....	21
Figure 3. Population Density Projections.....	21
Figure 4. Geographic Concentrations of Racial and Ethnic Groups.	23
Figure 5. Age Distribution of Winder Residents	24
Figure 6. Building Permits Issued (January 1, 2022 – February 10, 2023)	26
Figure 7. Future Land Use & Annexations Map	29
Figure 8. Existing Zoning Map	31
Figure 9. Number of Homes by Type.....	32
Figure 10. Age of Housing in Winder	32
Figure 11. Occupancy of Homes in Winder	32
Figure 12. All Jobs in Winder 2011-2020	34
Figure 13. Employment Locations	35
Figure 14. Winder Employment by Industry	36
Figure 15. Educational Attainment by Age Group.....	37
Figure 16. Educational Attainment of Winder Residents 25 Years-Old or Older.....	37
Figure 17. Income by Educational Attainment.....	37
Figure 18. Daily Commuter Inflow-Outflow.....	38
Figure 19. Commute Mode.....	38
Figure 20. Planning and Ongoing GDOT Projects	39
Figure 21. Where Workers Live.....	40
Figure 22. Where Residents Work.....	41
Figure 23. Households without Access to a Vehicle.....	43
Figure 24. Existing and Future Walking and Biking Connections.....	45
Figure 25. Community Facilities.....	47
Figure 26. Broadband Availability	49
Figure 27. Community Scale Transect	64
Figure 28. Community Scale Results Map	65
Figure 29. Change & Preserve Preference Results Map	67
Figure 30. Character Areas Transect Diagram.....	72
Figure 31. Character Areas Map	73
Figure 32. Downtown Gateway Character Area Map.....	74
Figure 33. Downtown Character Area Map.....	77
Figure 34. Commerce Corridor Character Area Map.....	80
Figure 35. Glenwood Character Area Map	83
Figure 36. Mill Village Character Area Map.....	86
Figure 37. Old Winder Character Area Map	89
Figure 38. Suburban Residential Character Area Map	92
Figure 39. Conservation Character Area Map.....	95
Figure 40. Urban Growth Boundary.....	99

Tables

Table 1. Appropriate Zoning Classes by Future Land Use Designation, according to 2018 Comprehensive Plan	30
Table 2. Steering Committee Members	60
Table 3. Appropriate Zoning Categories for Downtown Gateway Character Area	76
Table 4. Appropriate Zoning Categories for Downtown.....	79
Table 5. Appropriate Zoning Categories for Commerce Corridor	82
Table 6. Appropriate Zoning Categories for Glenwood	85
Table 7. Appropriate Zoning Categories for Mill Village	88
Table 8. Appropriate Zoning Categories for Old Winder.....	91
Table 9. Appropriate Zoning Categories for Suburban Residential.....	94
Table 10. Appropriate Zoning Categories for Conservation	97





CHAPTER

INTRODUCTION



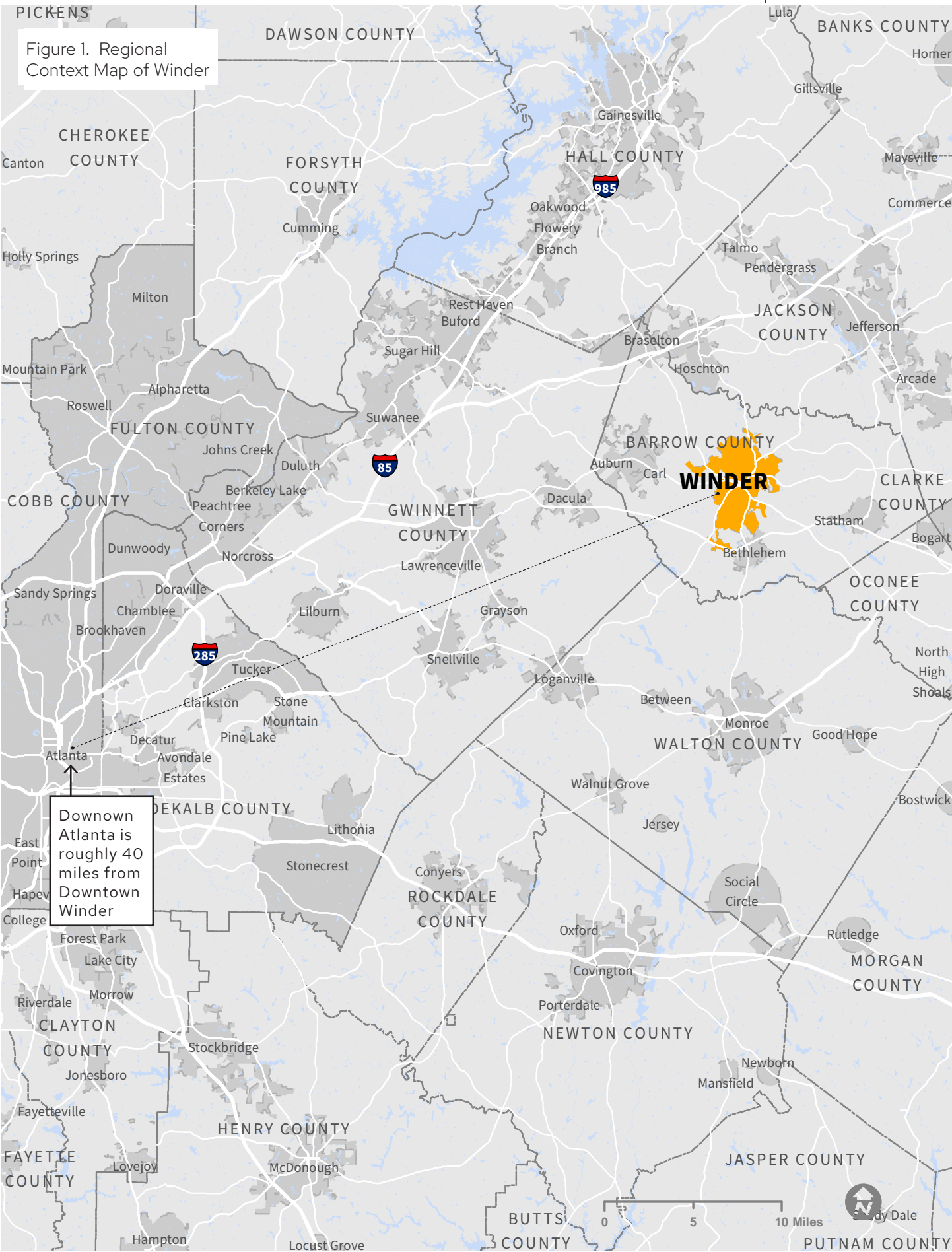
INTRODUCTION

Winder is a small town nestled in the heart of Barrow County, surrounded by bucolic greenspace and neighborhoods. Its community is comprised of residents, workers, and businesses that, together, form the city's unique character.

This plan is built upon a robust, holistic understanding of existing conditions and ongoing trends. Winder has experienced recent growth, fueled by new residents' appreciation of Winder's small town charm. As such, this

plan comes at a key moment in Winder's future where the city is charting its future and asking important questions: how will we continue to be a welcoming place for new residents and businesses, while preserving local character?

This plan, Winder's first city-developed Comprehensive Plan, includes guiding policies, newly developed character areas, and a community work program. This guidance will help the city's staff and elected officials make decisions and accommodate growth in a manner consistent with community values.





Plan Purpose

Georgia's Department of Community Affairs (DCA) requires that each local government creates and maintains a Comprehensive Plan, which **defines how that city or town plans to move forward with all aspects of city management from parks and economic development, to housing and transportation.** These plans typically create guidance for the following twenty years of City activities. The DCA also requires that these plans are kept up-to-date, with updates at least every five years.

Adoption and acceptance of a Comprehensive Plan is required for a City to have Qualified Local Government Status (QLG Status). QLG status, in turn, is required for a City to participate in a wide variety of State programs. Noncompliance could impact the City's ability to participate in and take advantage of these grants, programs, and other funding.

Beyond state requirements, a comprehensive planning process provides an invaluable **opportunity for a community to look inward and assess their existing situation, their goals, and how they could grow and reach from today to the tomorrow the community wants to see.**

This plan is the first city-led Comprehensive Plan. Previously, Winder has been included in the Barrow County Comprehensive Plan. It represents the City taking a more active role in determining its path for the next five years and beyond.

This plan begins with a **snapshot of the Winder of today**, with an understanding of Winder's current conditions including information about the city's residents, businesses, features, and assets. This document also holds an understanding of Winder's **current aspirations, as determined through an extensive public and stakeholder engagement process.** The end of this plan includes tools to help Winder reach towards its vision, including the **Character Areas Map** which articulates a distinct vision for several different areas of Winder. The **guiding policies and work program** items also give specific ways that the City can and will continue to work to make those dreams a reality.

This document can be a useful reference for City staff and elected officials into the future. **Decision makers can reference the text and tools contained herein to understand the needs and desires of the community and work to make decisions that progress Winder towards its best possible future.**

The Planning Process

The development of this comprehensive plan was based on extensive research into Winder's current state and needs combined with a robust community engagement strategy. See the accompanying diagram for details on the planning process.



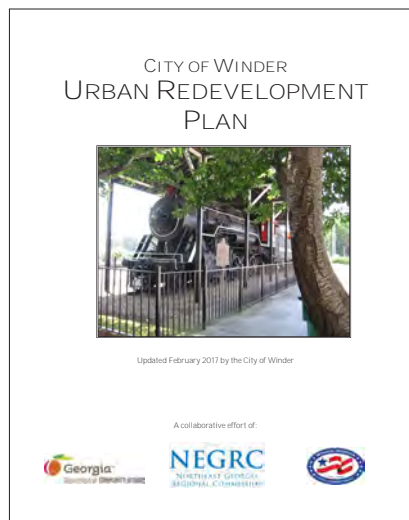


Previous Planning Efforts

This Comprehensive Plan builds off of Winder's existing and ongoing planning efforts that help manage growth and enhance quality of life. It is important to review these processes and plans to understand previously established visions and goals, and incorporate any outstanding recommendations that are still relevant to Winder's needs. These plans help inform the recommendations of the comprehensive plan and where the City of Winder is heading in the future.

Urban Redevelopment Plan (2017)

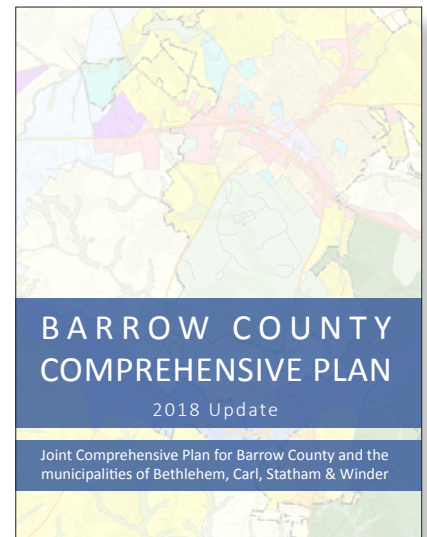
The Urban Redevelopment plan of 2012 was updated in 2017 to reflect the changes in development and needs of the community. This plan identified the redevelopment needs within the City of Winder which identified the negative conditions for redevelopment by three categories: (1) substandard, (2) standard, and (3) dilapidated. The plan offered several goals and objectives for implementing redevelopment in the City of Winder.



Barrow County Comprehensive Plan (2018)

The Barrow County Comprehensive Plan contains goals and strategies to guide future growth and decisions in manner that reflects the community's vision, as expressed through

an extensive public involvement process. This plan addresses unincorporated Barrow County as well as the municipalities of Bethlehem, Carl, Statham, and Winder. Primary goals focus on development patterns, social and economic development, and resource conservation.



Complete Streets and Trails Plan (2021)



The Northeast Georgia Regional Commission developed the Complete Streets Trails Master Plan for the City of Winder in 2021. The plan provides a prioritized citywide network of on-street bike routes and trails.

Downtown Master Plan (2021)

The Downtown Master Plan was created as a strategic blueprint to guide growth and development within Downtown Winder. The plan utilized a comprehensive approach to assess the city's opportunities for growth, development, and success.



Rose Hill Cemetery Master Plan and Design Process (2022)

This plan is a result of the community's collaborative efforts to envision the future of Rose Hill Cemetery. The plan clarifies the unique qualities and attributes of

Rose Hill Cemetery, which has informed the master plan to provide guidance and strategies for preserving characteristics and plan implementation. The City is currently developing a design for the cemetery that implements the vision and recommendations of the Master Plan.







CHAPTER

WINDER TODAY



WINDER TODAY

The success of this comprehensive plan will greatly depend on the understanding of the City of Winder as it exists today. This chapter will outline the existing conditions within the City, including who lives and works in Winder, demographics of the residents, and the quality of life within the community to provide a solid foundation for future planning.

Trends

Trends Overview



Land Use

As Winder's population and boundaries grow, there are also growing concerns about the preservation of Winder's historic and rural character.



Housing

While there is a great deal of recent and ongoing housing development, there remains a gap in the "missing middle" housing market.



Economic Development

Winder has experienced moderate job growth over the past five year. The largest industries are retail; accommodation & food services; and healthcare & social assistance.



Transportation

Given the recent and expected growth, there are concerns about traffic congestion on Winder's streets. Meanwhile, the City has made walkability a priority and has a plan for growing its trail network.



Quality of Life

The future of Winder will require a balance between small town charm and new amenities and services.



Population & Growth

Winder has grown significantly since it was established in 1894 as a City oriented around the railroad and its associated industry. The City's growth has accelerated since 2018, as more people have been attracted to Winder's charming character and quality of life. 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. This growth has occurred through people moving to Winder and through annexations that have expanded Winder's boundary.

Based on Atlanta Regional Commission (ARC) population projections, Winder should expect to continue adding roughly 400 residents per year over the next ten years. Projections show growth continuing at a slower rate from 2030 to 2050. Overall, ARC population growth rates would put Winder's population around 26,000 by 2050. The density maps shown in Figure 3 on page 21 show that the growth is most likely along the western side and northeast quadrant of the current city boundary.

Projected growth is relatively higher in the census tracts just southwest and southeast of the current city boundary. This is a key consideration if annexations were to expand the city boundary further southwest and southeast.

The projected growth is a key consideration for the recommendations of this Comprehensive Plan. The city must decide how and where it wants to change in order to accommodate this growth while preserving Winder's character, and continuing to pursue its goals.

Figure 2. Population Growth and Projections 2000-2050

Source: US Census Population Estimates Program, Atlanta Regional Commission Population projections

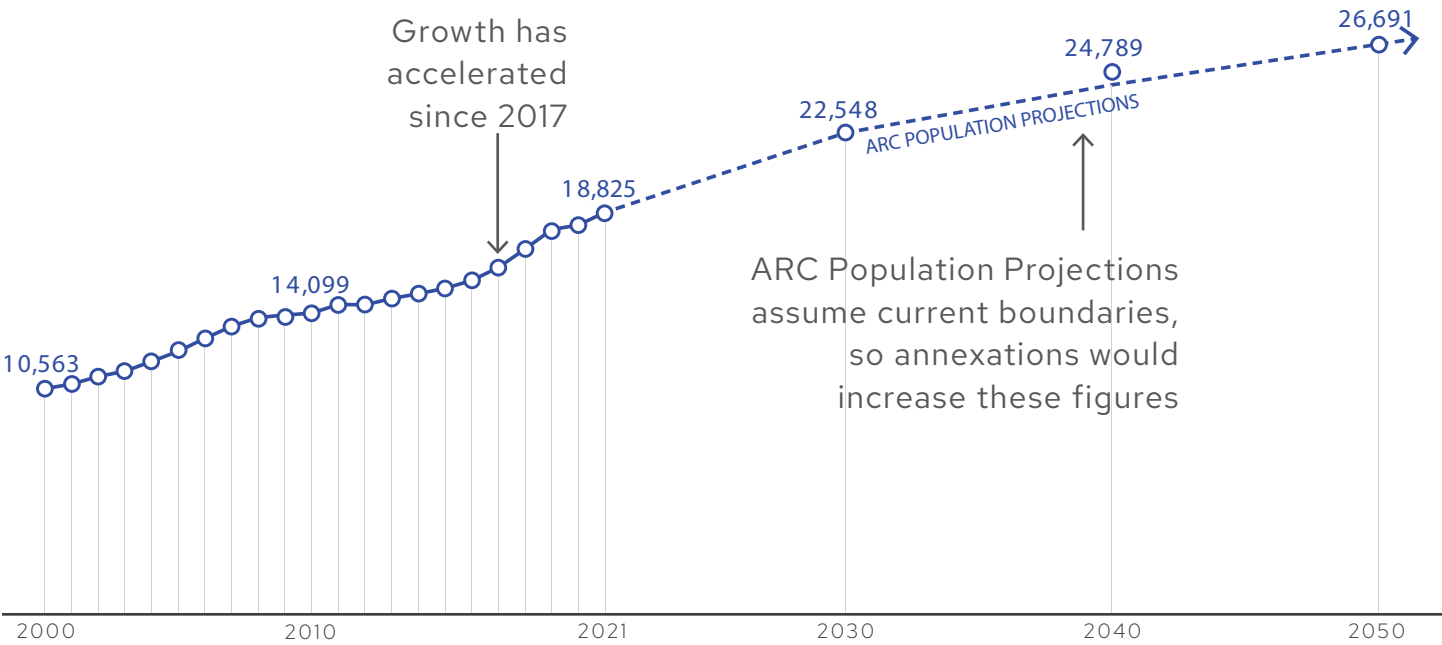
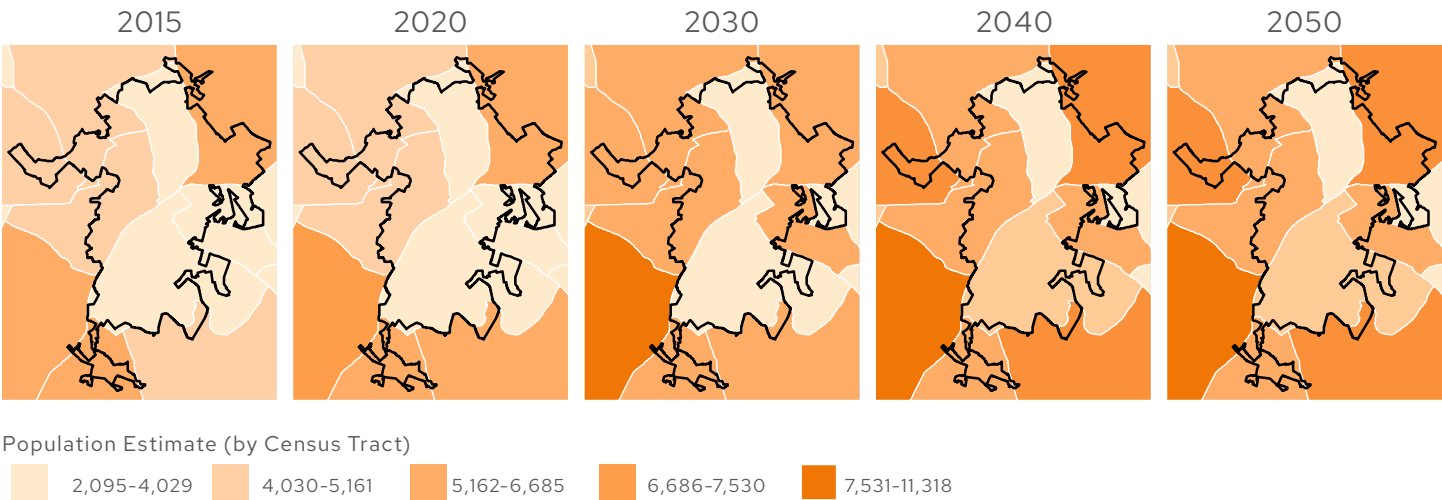


Figure 3. Population Density Projections

Source: Atlanta Regional Commission Population Projections





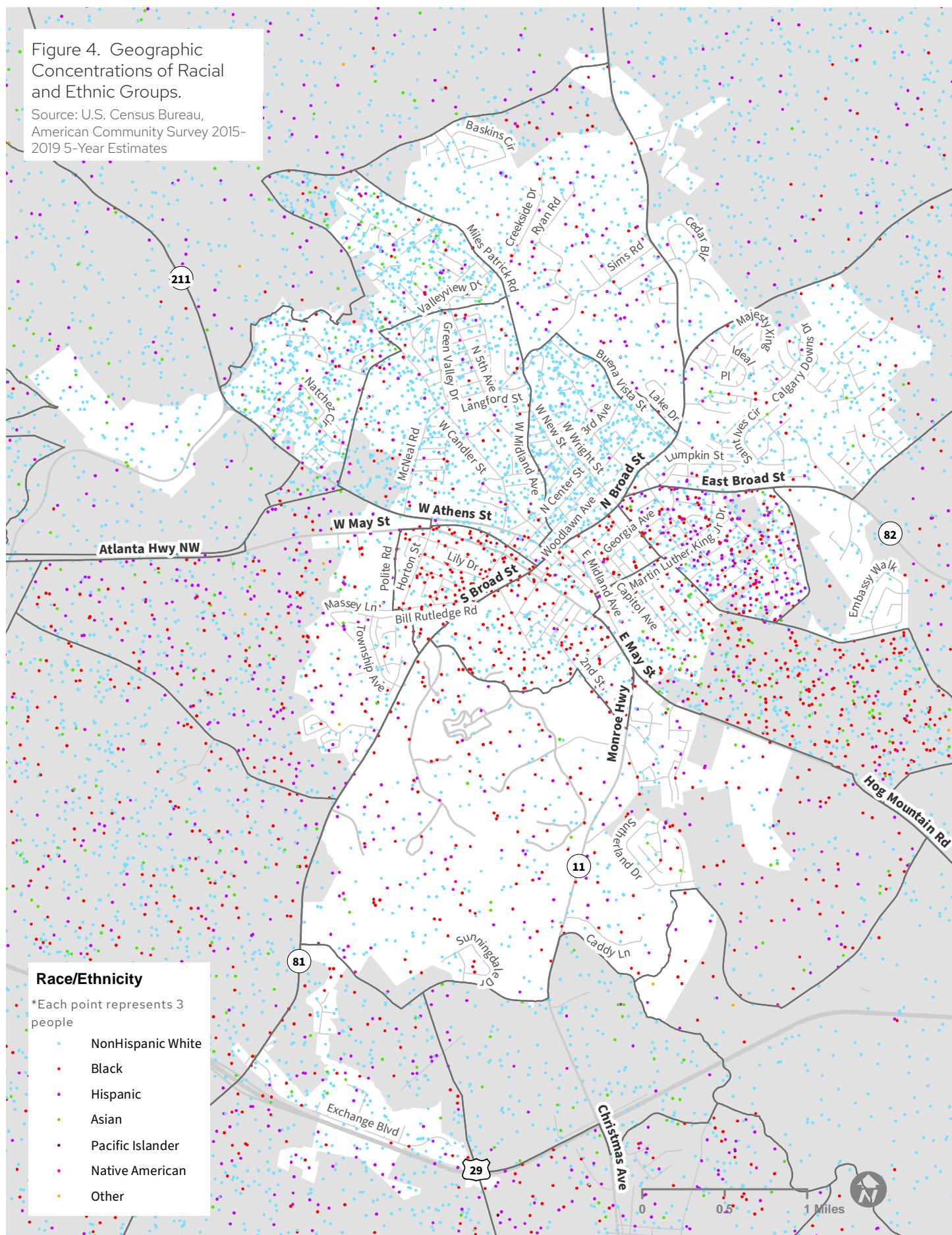
Race & Ethnicity

The majority of Winder residents identify as non-Hispanic white, but over the past 13 years Winder's population became more racially and ethnically diverse. Between 2010 and 2020, the percentage of Hispanic and Black residents rose by 2.8% and 3.3% respectively. This trend will likely continue, bringing new perspectives and expectations.

There are certain neighborhoods where racial and ethnic diversity is relatively higher. The neighborhoods to the south of May Street have relatively higher concentrations of black residents, as shown in Figure 4 on page 23. The neighborhood to the northeast of downtown has relatively higher concentrations of Hispanic residents.

Figure 4. Geographic Concentrations of Racial and Ethnic Groups.

Source: U.S. Census Bureau,
American Community Survey 2015-
2019 5-Year Estimates





Age

Winder has a relatively young population, with a median age of 37.1. Over one quarter of residents are below the age of 20 and over one in ten are over the age of 65. These groups are especially dependent on public services and programming, such as:

- High quality **educational** programs and facilities that set them up for a successful future
- **Employment opportunities and job training** that connect young people to local businesses and job opportunities
- **Affordable housing** options that allow

them to stay in Winder as they transition to new living arrangements

- Reliable **transportation** options that go beyond driving, since young people often don't have their driver's license or a car
- **Health and wellness** programming that promote physical activity and healthy lifestyles

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.

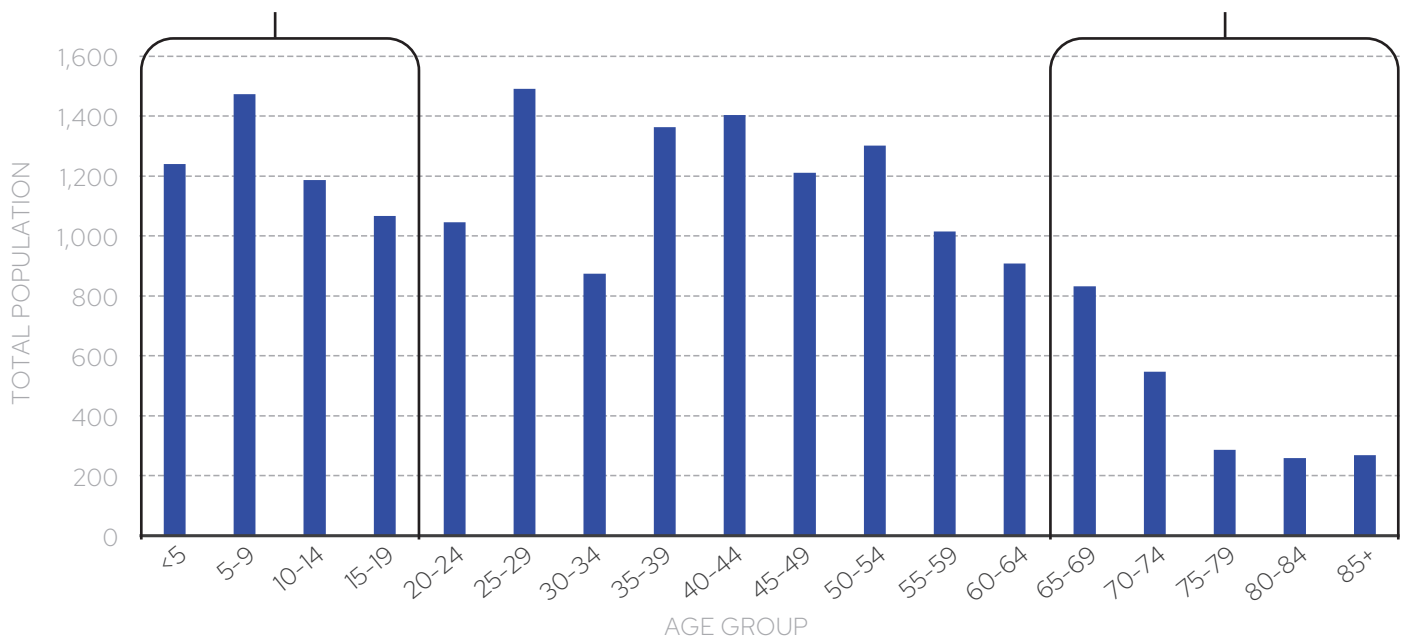


Figure 5. Age Distribution of Winder Residents



Winder Spooktacular Event hosted by the City of Winder Fire and Police Departments provides an opportunity for the city departments to connect with Winder families.



Land Use

Winder contains a diverse selection of urban environments. In Downtown Winder, a walkable center is bustling with shops and restaurants tucked into historic buildings. Elsewhere, neighborhoods of single family homes peacefully house families of various ages and makeups. 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.

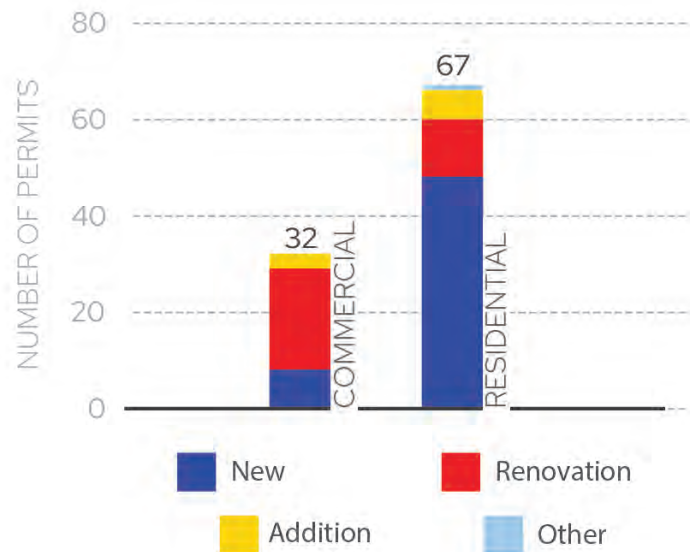
Land Use Trends

Recent growth has come in the form of annexations that have been re-zoned into the Planned-Unit Development Zoning class, which allows the greatest level of flexibility within the current zoning framework.

In some areas, many buildings are nearing the end of their intended functional lives. Some older shopping centers, apartment complexes, and even whole neighborhoods are approaching a point where significant investment is required to maintain them in good condition. However, market forces may not justify such investment in their current uses, making redevelopment the only advantageous long-term option. Fortunately, many such sites are well located with regard to Downtown Winder, Winder Bypass, and other major transportation corridors, making them ideal redevelopment candidates.

Figure 6. Building Permits Issued (January 1, 2022 – February 10, 2023)

Source: City of Winder



Annexation Trends

Since 2020, the City of Winder has annexed fourteen parcels totaling 9,465 acres of land. These annexed properties are primarily large parcels along major corridors and are typically associated with rezoning new residential developments. Annexations and their accompanied rezonings are considered by the City Council to ensure that the annexed area and any potential development is compatible with the city's growth strategy and the surrounding area.



Canon Trace is one of the new housing developments on recently annexed-land.

DID YOU KNOW

Annexations can be accomplished in one of three ways:

- **The 100% Method:** Property owners of all the land in an area seek to be annexed by signing a petition.
- **60% Method:** Allows petitioners representing owners of at least 60% of the property in the area to be annexed plus at least 60% of the resident electors in the area to be annexed to sign a petition to have their property annexed into an adjacent city.
- **Resolution & Referendum:** This method provides for an election to be held in an area to determine if the area should be annexed

Source: Georgia Municipal Association



Future Land Use

The City of Winder's current future land use map shown in Figure 7 has nine designated Character Areas. 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 current 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. The comprehensive planning process includes updating this map.

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.

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:

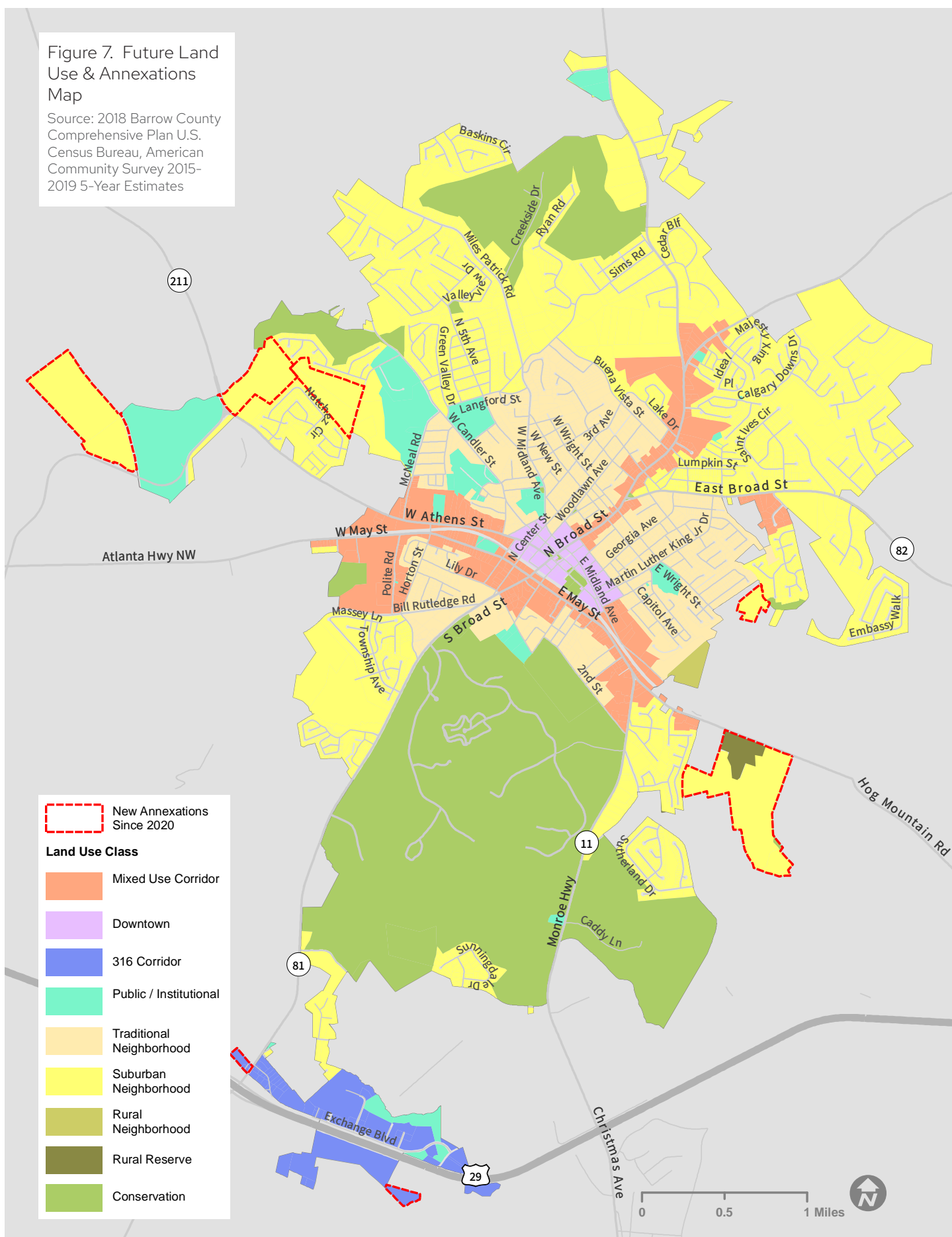
Preserve the existing rural character of the county, including agricultural and large-lot residential uses as well as natural and historic features.

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.

Figure 7. Future Land Use & Annexations Map

Source: 2018 Barrow County
Comprehensive Plan U.S.
Census Bureau, American
Community Survey 2015-
2019 5-Year Estimates





Zoning

Winder contains a variety of zoning districts that are in place to implement and enforce the community’s vision for growth. Some of the designations, such as DT-Downtown, are general categories that represent a mix of land uses in a specific district. Other designations are very land-use specific, and applied to the map on a parcel-by-parcel basis to reflect the current land use, such as G-Government/Institutional. There is a range of residential zones that allow for varying levels of density, from single unit low-density (R-1) to multifamily residential (R-3).

The Winder Zoning Ordinance includes a Planned Unit Development (PUD) zoning district that is heavily utilized by developers and City Council in that it offers unique flexibility in design for applicants who want to develop land in Winder.

This flexibility allows the City and developers to test out new, innovative treatments. However, it also leads to a high burden of decision making for Council members. Other zoning classes could be modified or added to lighten the burden upon the PUD class and Council’s responsibility to make decisions on a case-by-case basis.

Table 1 shows which zoning classes are identified as “appropriate” for each future land use category based on guidance in the 2018 Barrow County Comprehensive Plan. This matrix demonstrates that there are clear gaps with the current guidance: there are zoning classes that are not identified as appropriate for any of the future land use categories, and there is no guidance provided about appropriate zoning classes for the “Public/Institutional” land use.

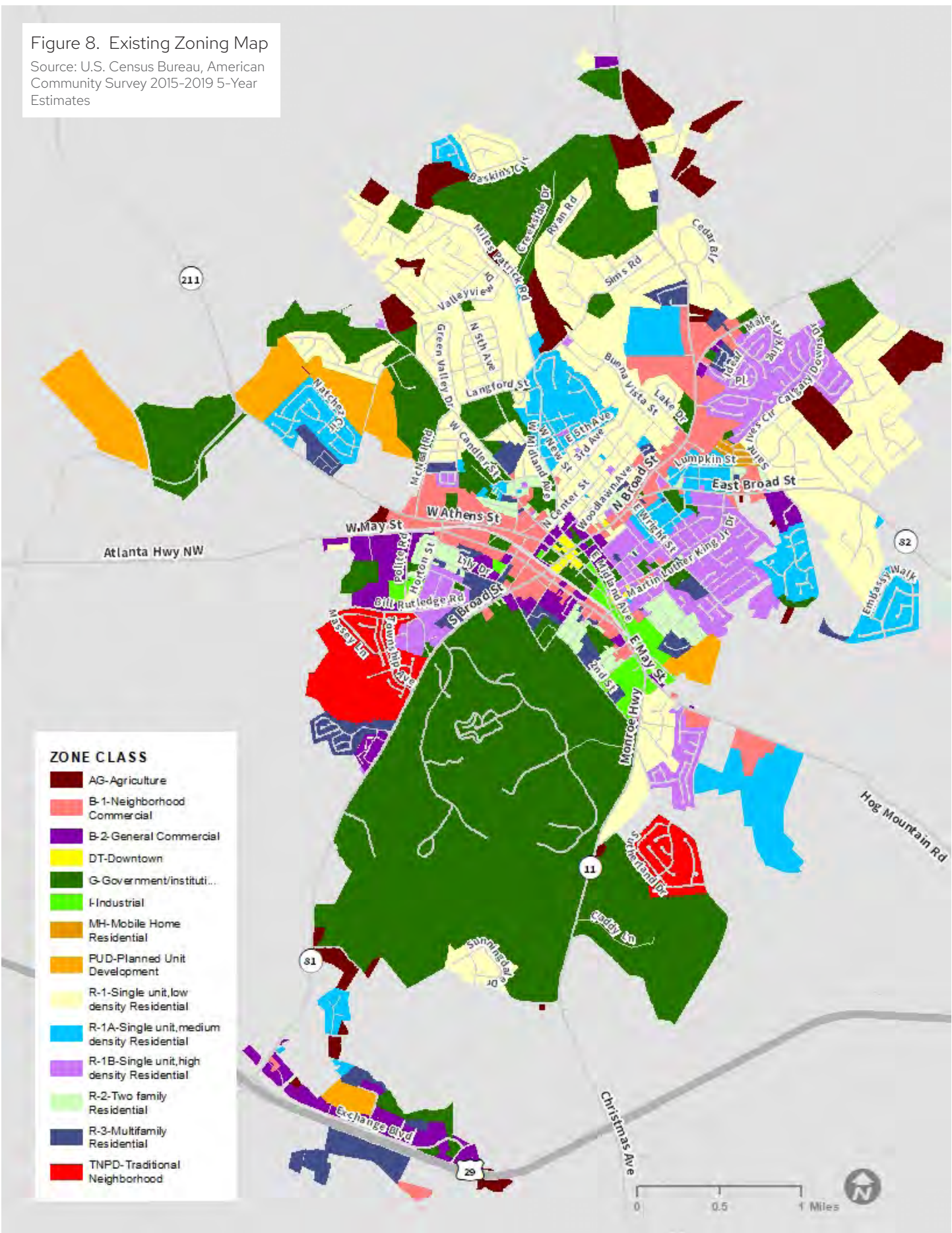
Table 1. Appropriate Zoning Classes by Future Land Use Designation, according to 2018 Comprehensive Plan

	AG	B-2	B-2	DT	G	I	MH	PUD	R-1	R-1A	R-1B	R-2	R-3	TNPD
Conservation					X									
Rural Reserve	X								X					
Rural Neighborhood	X								X					
Suburban Neighborhood									X					
Traditional Neighborhood									X	X				
Downtown		X	X											
Public/Institutional														
Commercial Corridor		X	X											
316 Innovation Corridor		X	X											

Note: TNPD is a legacy zoning class and therefore is not included in the character area zoning tables in Chapter 3.

Figure 8. Existing Zoning Map

Source: U.S. Census Bureau, American Community Survey 2015-2019 5-Year Estimates





Housing



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 of 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.

Total Housing Units

As of 2021, the City of Winder had 6,911 housing units in its boundary. The city's housing stock is mostly made up of single family detached homes with apartments and single family attached homes also being represented at a lower volume. The single family attached category includes townhouses and duplexes within the city.

Age of Housing Units

The vast majority of the housing in Winder, over 5,000 units, were constructed between 1960 and 2009. Since 2009, only 769 units have been constructed, and most of those have been on annexed parcels. The city should focus on finding opportunities for new housing throughout the city for all income levels.

Housing Unit Occupancy

93% of the housing in Winder is occupied housing units; this low vacancy rate illustrates that there is demand for quality housing in Winder. Of the 6,444 homes that are occupied, 69% are owner-occupied.

Figure 9. Number of Homes by Type

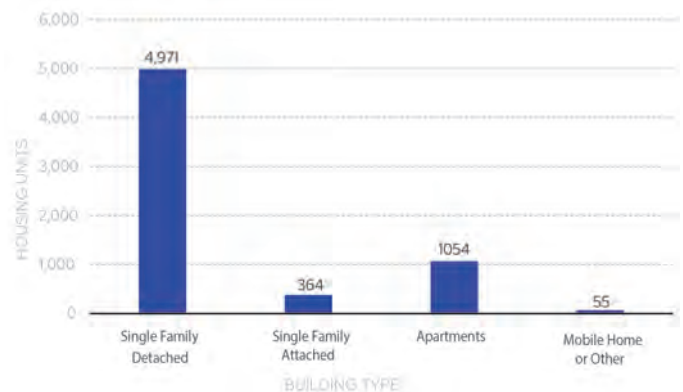


Figure 10. Age of Housing in Winder

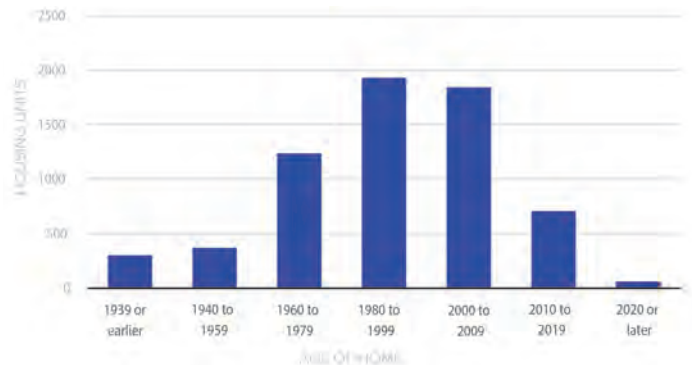
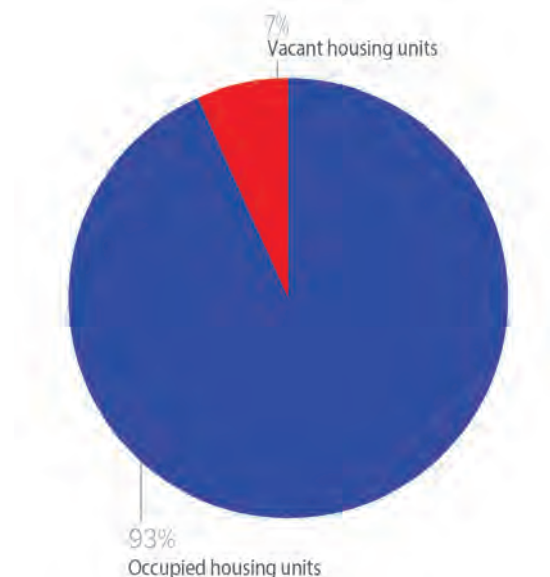


Figure 11. Occupancy of Homes in Winder



Local Housing Cost

The median value for homes in Winder is \$190,100. This value is just below the median value for the state of Georgia of \$206,700, but higher than the median home value in Barrow County - \$183,200. Since 2015, the median home value in Winder has increased 54% - from \$123,400.

Overall the number of rented units in the City of Winder has decreased since 2015, from 2,237 to 1,958. However, the median rent on occupied units has increased to \$1,046, from \$841 in 2015. Rent costs in Winder max out around \$2,000.

The increase in home values and rental prices, indicates that demand for homes in Winder is growing. Based on the population projections, this trend will continue for years to come.

Cost Burdened Households

A household that pays no more than 30% of its annual income on housing is widely accepted as the definition of affordability. Households that pay over that 30% threshold are considered 'cost burdened' and spending more on housing may contribute to other issues, like food, clothing, and transportation insecurities.

In the City of Winder, which has a median household income of \$57,700, the amount spent on housing that would be considered affordable is \$17,310/year or \$1,442/month.

Of the 1,860 rental units where GRAPI (Gross Rent as a Percentage of Income) can be calculated, 53% were paying over 30% for housing. Similarly, 33% of housing units with mortgage where SMOCAPI (Selected Monthly Owner Costs as a Percentage of Household Income) can be calculated are paying over 30% of their income on housing.



Single family detached homes (left) make up the majority of Winder's housing stock, while attached single family homes, like townhomes and duplexes (right) make up the second largest category of homes.



Economic Development



Located in Barrow County, Georgia, the City of Winder serves as the county seat and is a part of the Atlanta metropolitan area. Winder has a diverse economy that encompasses various sectors, including manufacturing, retail, healthcare, and services. The city's strategic location, proximity to major highways, and affordable cost of living contribute to its economic development. The City has experienced economic successes in spite of limited staff capacity focusing specifically on economic development. The City no longer has a Director of Economic Development, and the capacity of the Downtown Development Authority and Main Street program have fluctuated.

Industries & Employers

Winder has experienced modest job growth in recent years. After losing a significant proportion of jobs in 2011, jobs have recently returned to 2011 totals, with around 5,900 total jobs in Winder as of 2020.

Manufacturing plays a significant role in Winder's economy, with several manufacturing companies operating in the area. These companies are involved in diverse industries such as automotive parts, industrial machinery, and plastics. Manufacturing provides employment opportunities and contributes to the local economy through tax revenue and business investments.

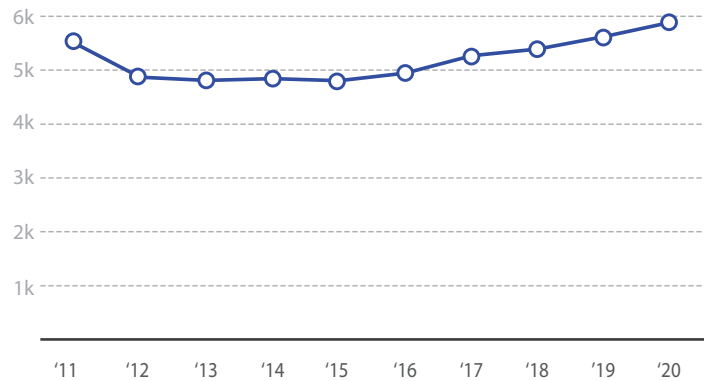


Figure 12. All Jobs in Winder 2011-2020

Source: U.S. Census Bureau, Longitudinal Housing and Employment Data

Retail and commercial development also play a vital role in Winder's economy. The city has a mix of national retail chains and local businesses that cater to the needs of the community. The presence of these establishments supports job creation and generates sales tax revenue for the city.

In terms of healthcare, Winder is home to a number of medical facilities, including hospitals, clinics, and specialized healthcare providers. These institutions provide quality healthcare services to the city's residents and surrounding areas, creating employment opportunities in the healthcare sector.

Winder also benefits from its proximity to Atlanta, which offers additional economic opportunities. Many residents of Winder commute to employment centers on the northeast side of Atlanta for work, taking advantage of the city's diverse job market and higher-paying positions. This commuting pattern further contributes to Winder's economic growth.



as workers bring back their earnings to the local community. See “Figure 22. Where Residents Work” on page 41 for the top 100 census tracts where Winder residents work.

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) Retail Trade 2) Accommodation and Food Services, and 3) Health Care and Social Assistance.

The City has made efforts to attract businesses and foster economic development through initiatives such as business-friendly policies, infrastructure improvements, and incentives.

These efforts aim to create a favorable environment for businesses to thrive and stimulate further economic growth in Winder.

While Winder has seen positive economic development, it also faces challenges common to many small cities. These challenges include attracting and retaining skilled labor, promoting entrepreneurship, and diversifying the economy beyond its current sectors. Continued investment in education, workforce development programs, and infrastructure can help address these challenges and foster long-term economic growth.

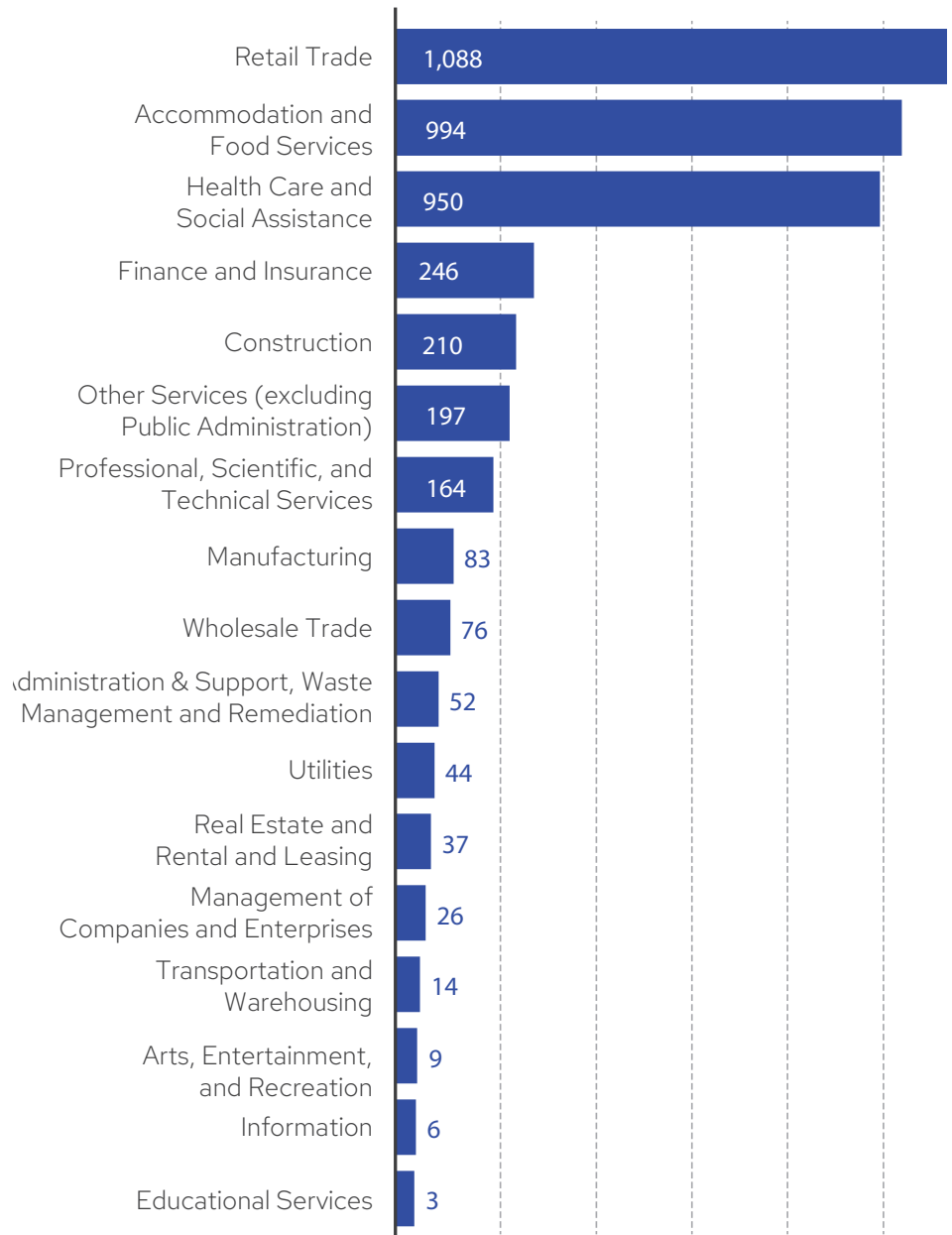


Figure 14. Winder Employment by Industry

Source: U.S. Census Bureau, Longitudinal Housing and Employment Data, 2020

Income

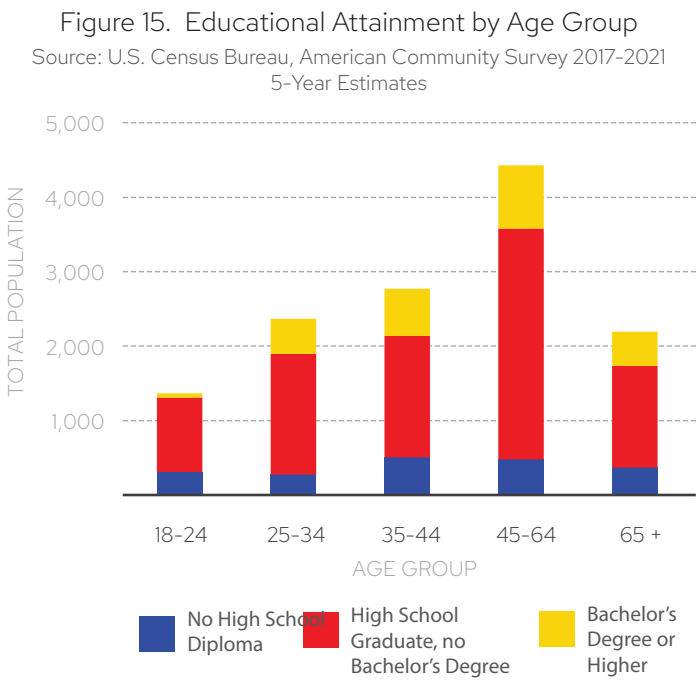
The median income for Winder households is \$57,700¹. Residents in Winder with educational attainment less than a high school diploma have limited access to higher paying job opportunities.

¹ US Census Bureau, American Community Survey, 5-Year Estimates, 2017-2021

Workforce Characteristics

Over one-third of Winder residents above the age of 25 hold a high school diploma as their highest educational attainment. Another 23% have some college courses, 9% have an associates degree, 12% have a bachelor’s degree, and 8% hold a graduate or professional degree. Over one-third of younger Winder residents (age 18-24) have their high school degree, and another third have some college experience and/or an associates degree.

Educational attainment has a strong influence on income level, and that trend holds true in Winder. Figure 177 shows that (individual) median income steadily increases from approximately \$24,000 to \$50,000 as one ascends educational attainment categories. This trend underscores the importance of high quality educational opportunities and workforce development for income mobility.



Understanding the composition of the workforce by age is essential for effective labor market planning and identifying trends that shape the economic landscape of a community. Winder’s primary workforce is between the ages of 35 and 54. Workers between 25 and 34 years old represent a smaller proportion of the workforce. As Winder’s workforce approaches retirement age, it will be important to attract younger workers to support local businesses.

Figure 16. Educational Attainment of Winder Residents 25 Years-Old or Older

Source: U.S. Census Bureau, American Community Survey 2017-2021 5-Year Estimates

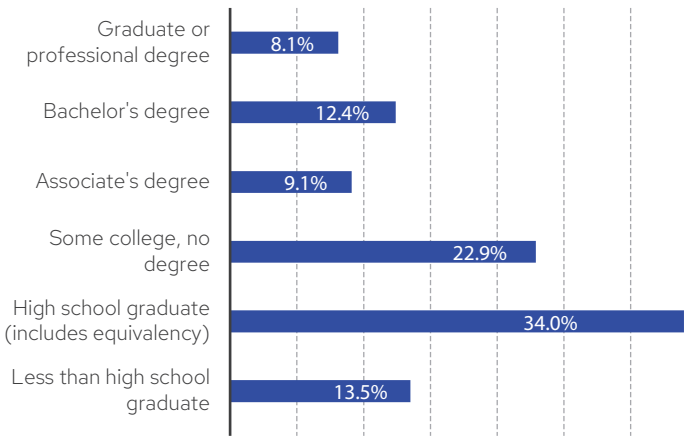
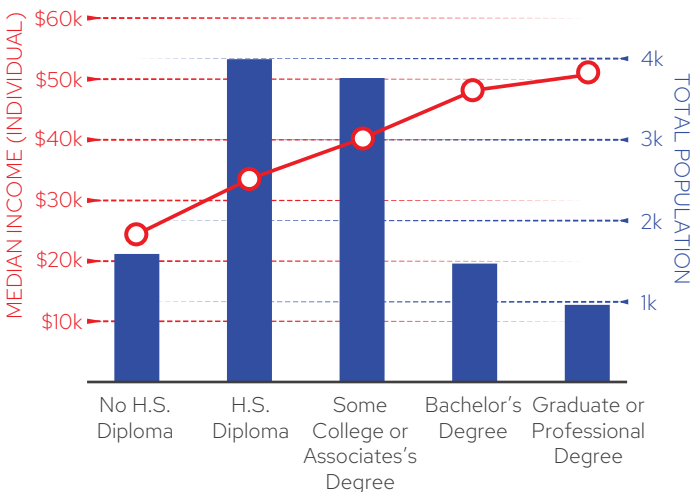


Figure 17. Income by Educational Attainment

Source: U.S. Census Bureau, American Community Survey 2017-2021 5-Year Estimates





Transportation



Winder is a growing city that continues to rely on a historic street grid and a handful of state routes that cross through the heart of the city. State routes in the city include SR 211, SR 81, SR 82, SR 11, and SR 316. SR 316 is also Winder's only designated US Highway: US 29. GDOT has several planned roadway projects in Winder, including rehabilitation of Athens Hwy / SR 211 and maintenance on N Broad Street.

For a suburban city, Winder has a relatively balanced inflow-outflow of daily commuters. Figure 18 shows that there are just over 7,000 daily commutes out of Winder, while there are roughly 5,000 daily commutes into Winder. There are only about 500 people who commute within the city.

The City of Winder is initiating its first Transportation Improvement Plan (TIP) as of Summer 2023. The City of Winder was awarded grant funding from the Atlanta

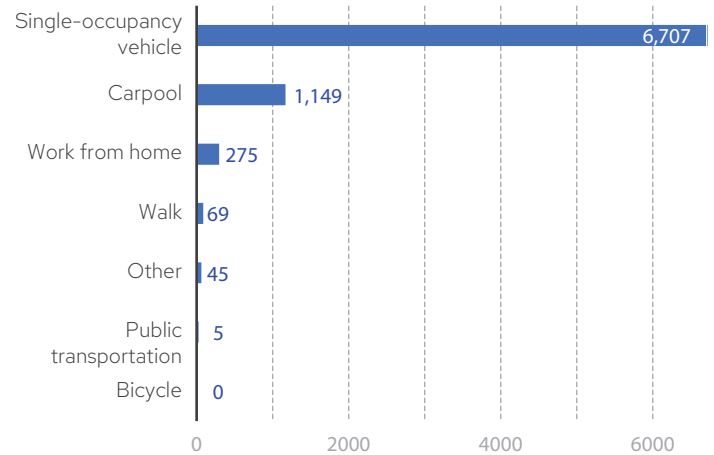


Figure 19. Commute Mode

Source: US Census, American Community Survey 5-Year Estimates, 2017-2021

Regional Commission to hire a consultant for the plan. This process will explore the existing transportation network in greater detail and provide the city with a roadmap for future investment. It will also include initial design work for a roundabout at MLK Street and Athens Street.

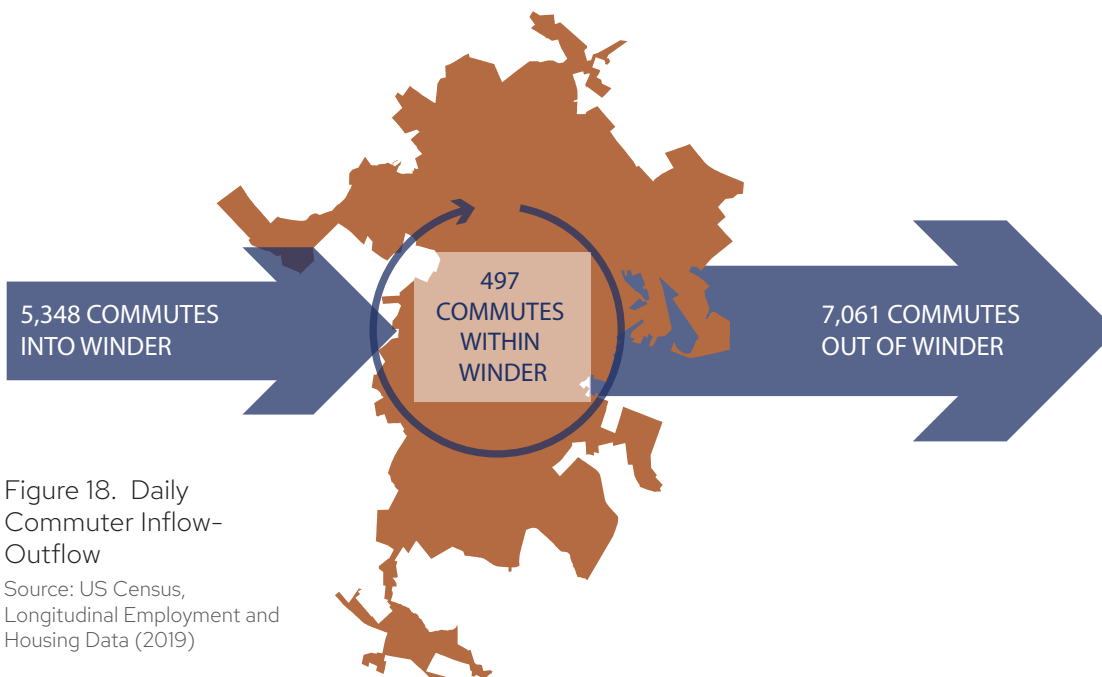
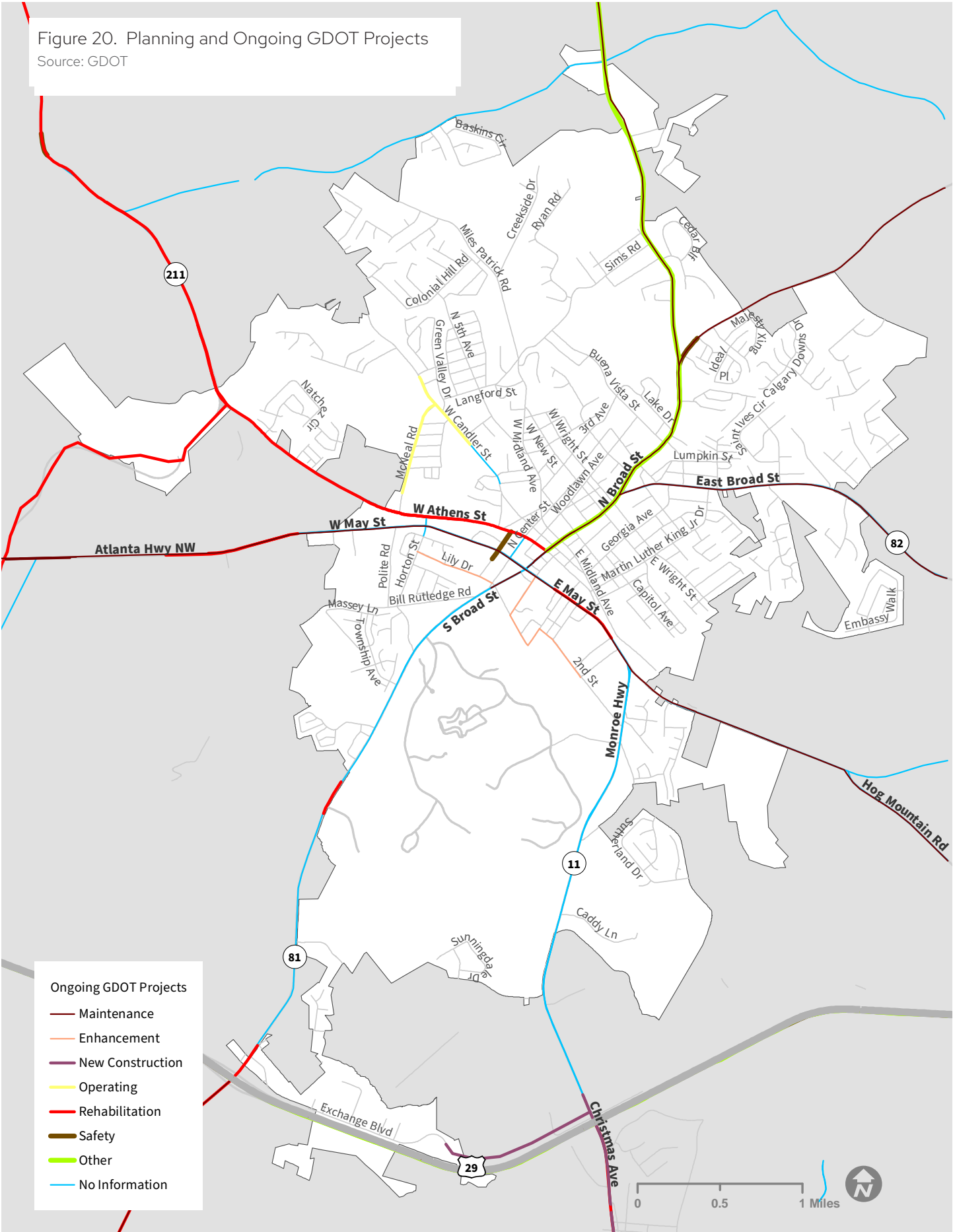


Figure 18. Daily Commuter Inflow-Outflow

Source: US Census, Longitudinal Employment and Housing Data (2019)

Figure 20. Planning and Ongoing GDOT Projects
Source: GDOT

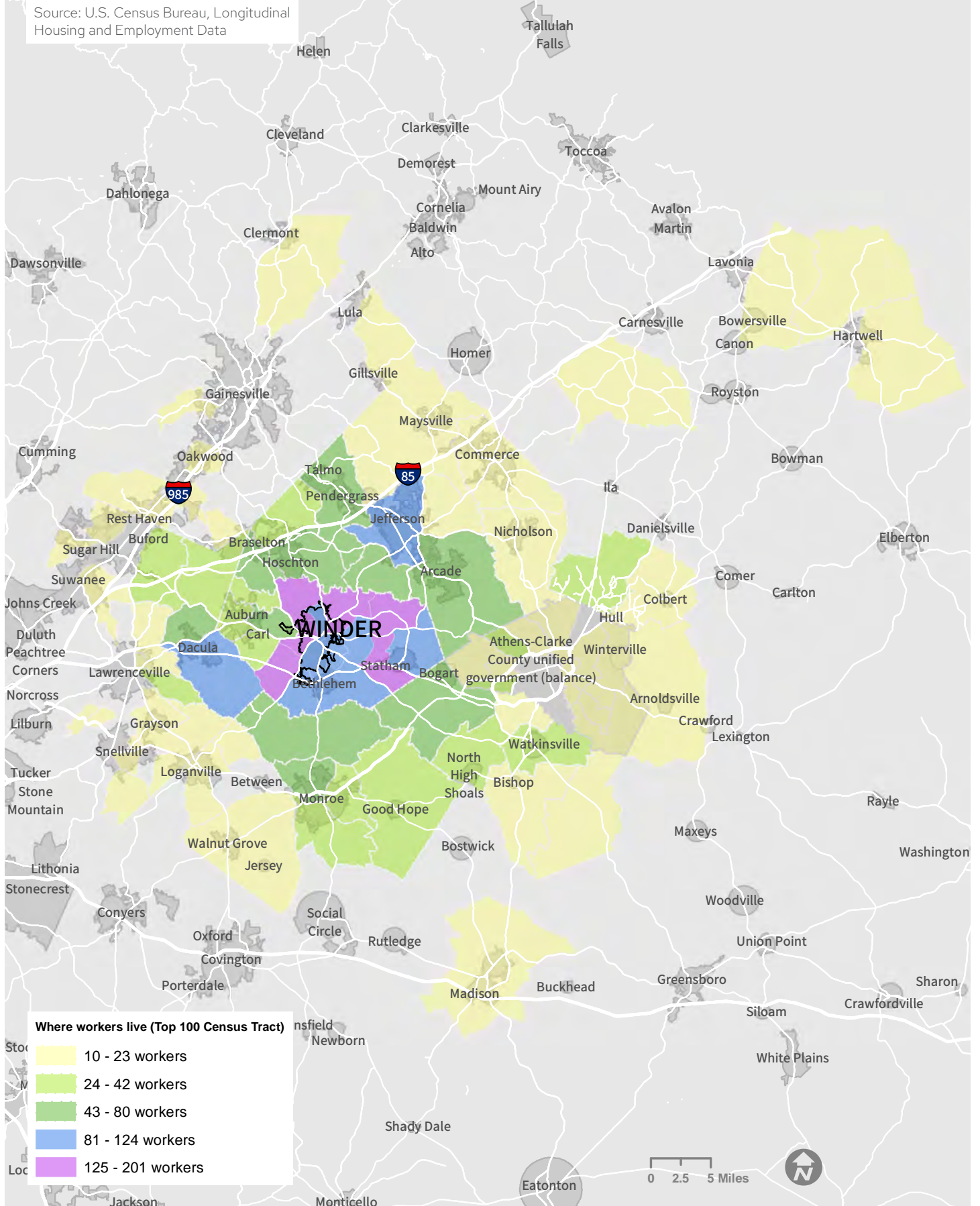


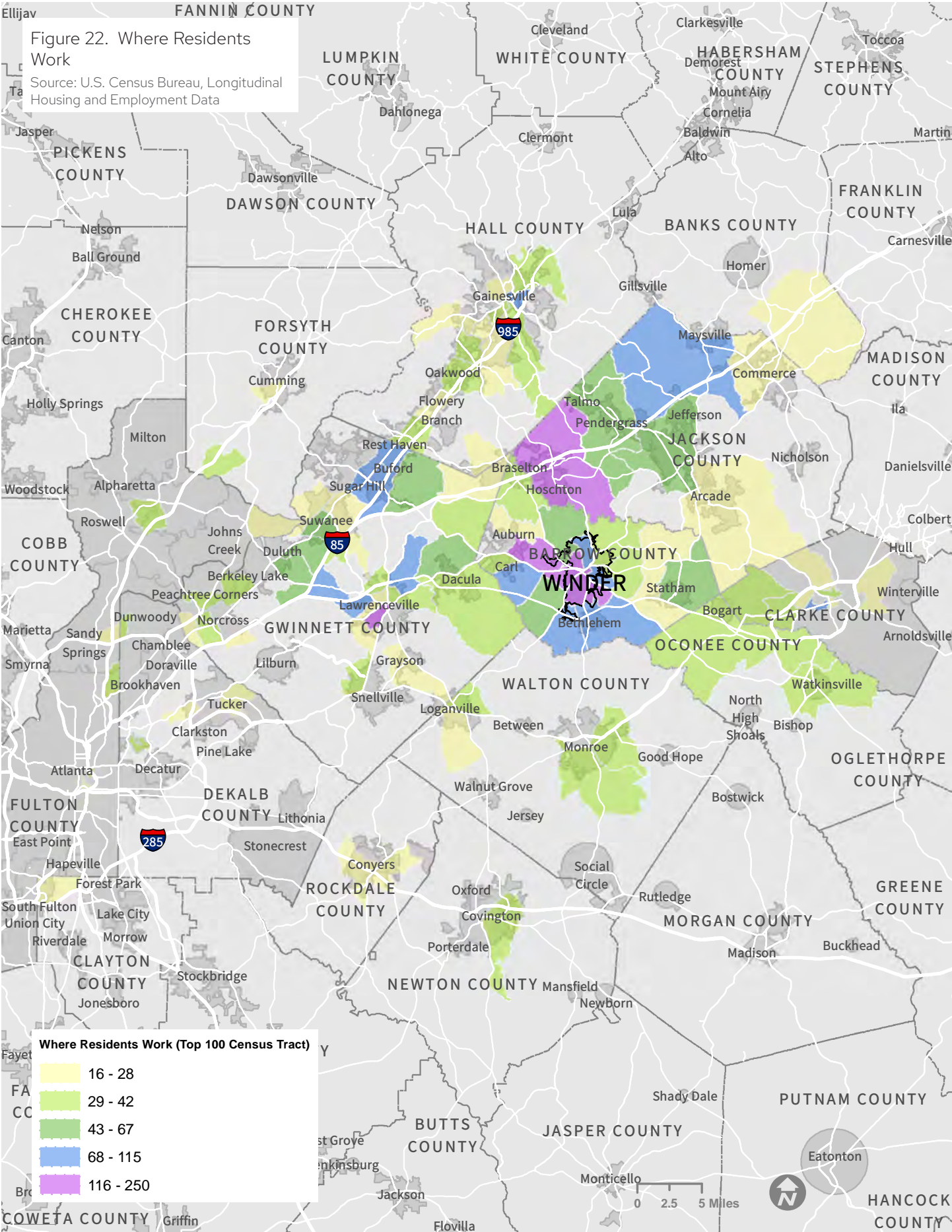


WINDER COMPREHENSIVE PLAN

Figure 21. Where Workers Live

Source: U.S. Census Bureau, Longitudinal Housing and Employment Data







Multimodal Transportation

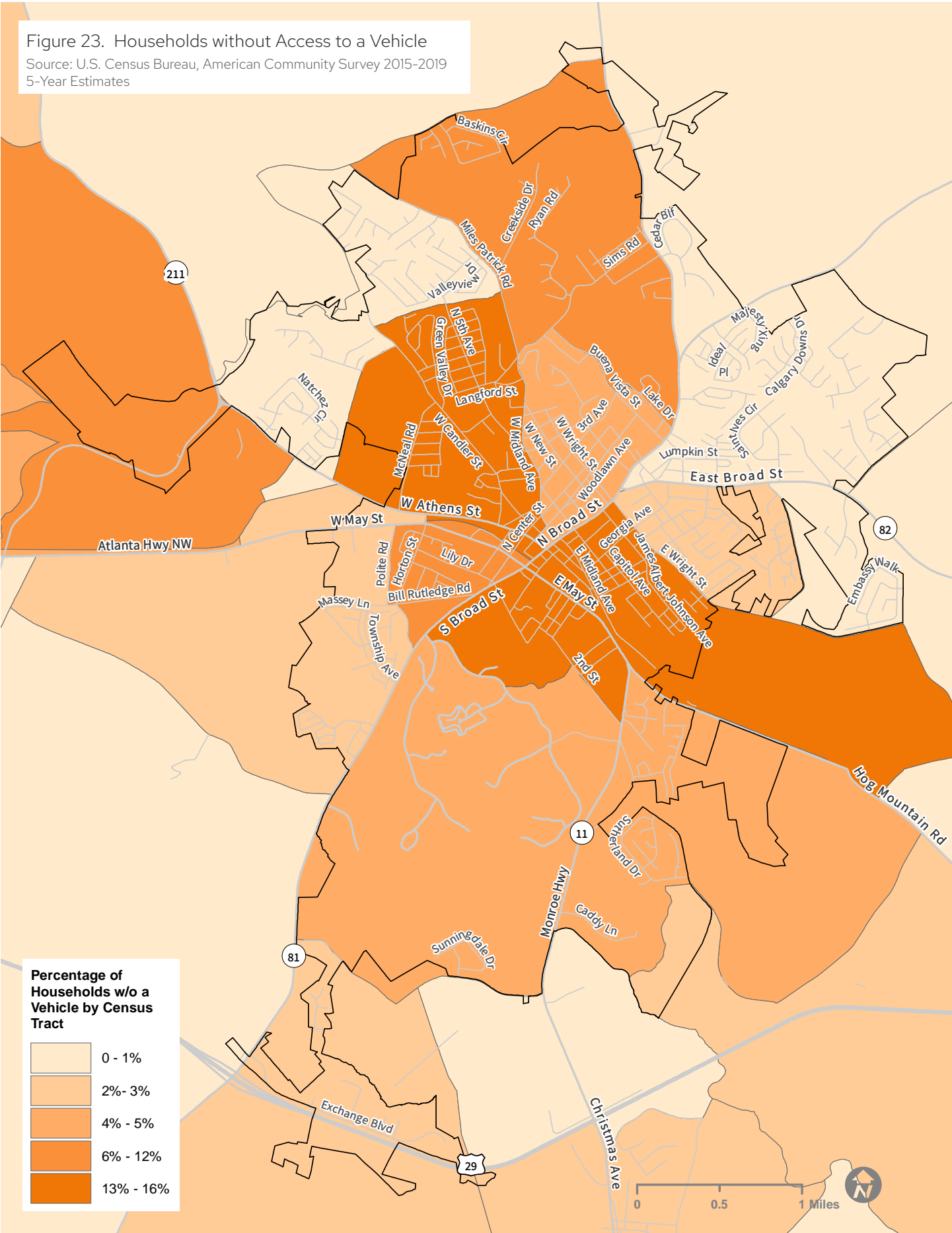
Winder's connectivity and mobility network relies on more than just a successful network of roads for driving. Walkability has been a key focus for downtown development, and the City has a plan in place that identifies priority trail and bike routes to expand the network. Roughly 5.8% of occupied housing units do not have access to a vehicle, leaving those residents reliant on walking and other modes to get around. The proportion of households that do not have access to a vehicle rises to 13-16% in downtown and some of the neighborhoods immediately adjacent to downtown. Because there is no regular transit service in Winder, these people rely on walking and biking as their main modes of transportation.

Because the City is so compact, people are able to walk from intown neighborhoods to downtown destinations, but lack of comfortable walking infrastructure deters some users from doing so. There is a recently constructed trailhead at the north end of Fort Yargo Park, bringing bicyclists relatively close to downtown's edge via dedicated bikeway. There are no dedicated on-street bikeways today. Most main roads have sidewalks, but there are long distances between crossings and lack of buffer space.



Wilkins Greenway trailhead

Figure 23. Households without Access to a Vehicle
Source: U.S. Census Bureau, American Community Survey 2015-2019
5-Year Estimates

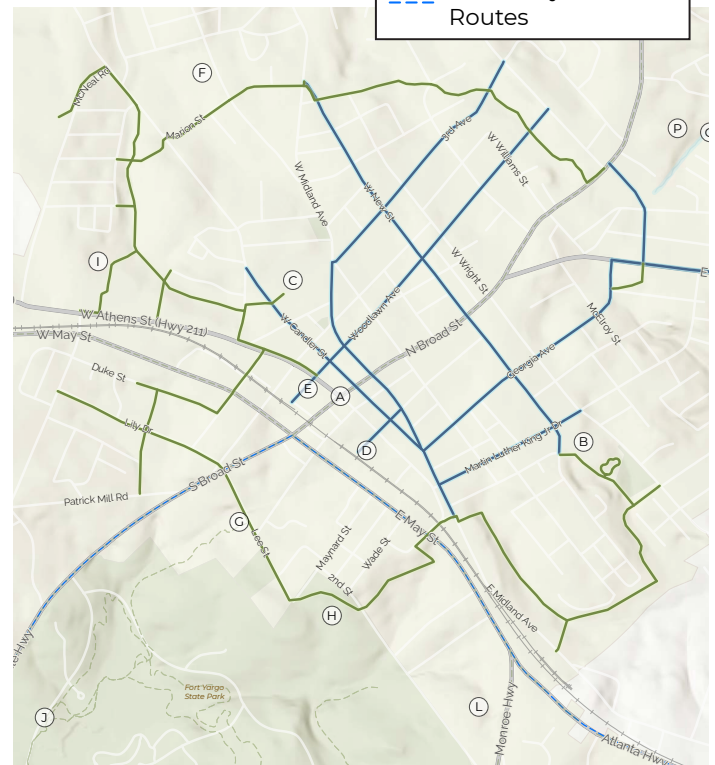




The Northeast Georgia Regional Commission developed the *Complete Streets and Trails Master Plan* for the City of Winder in 2021. The plan provides a prioritized citywide network of on-street bike routes and trails. The highest priority projects include:

- Woodlawn Avenue Bicycle Lanes (Buena Vista Street to Quarter Street)
- Candler Street Bicycle Lanes Phases 1 & 2 (Betts Street to Midland Avenue)
- South Park Avenue Bicycle Lanes (Midland Avenue to Winder Community Center)
- Midland Avenue Bicycle Lanes Phases 1 & 2 (3rd Avenue to North Williamson Street)
- King Street Bicycle Lanes (Midland Avenue to E Wright Street)
- Georgia Avenue Bicycle Lanes (Midland Avenue to East Broad Street)
- Broad Street Bicycle Lanes (Georgia Avenue to Fairview Avenue)
- New Street Bicycle Lanes Phases 1 & 2 (West Midland Avenue to Wimberly Center)
- 3rd Avenue Bicycle Lanes (Buena Vista Street to West Midland Avenue)
- Mimosa Street and Linwood Avenue Bicycle Lanes (Highway-11 to East Broad Street)
- Rose Hill Cemetery Trail Segment

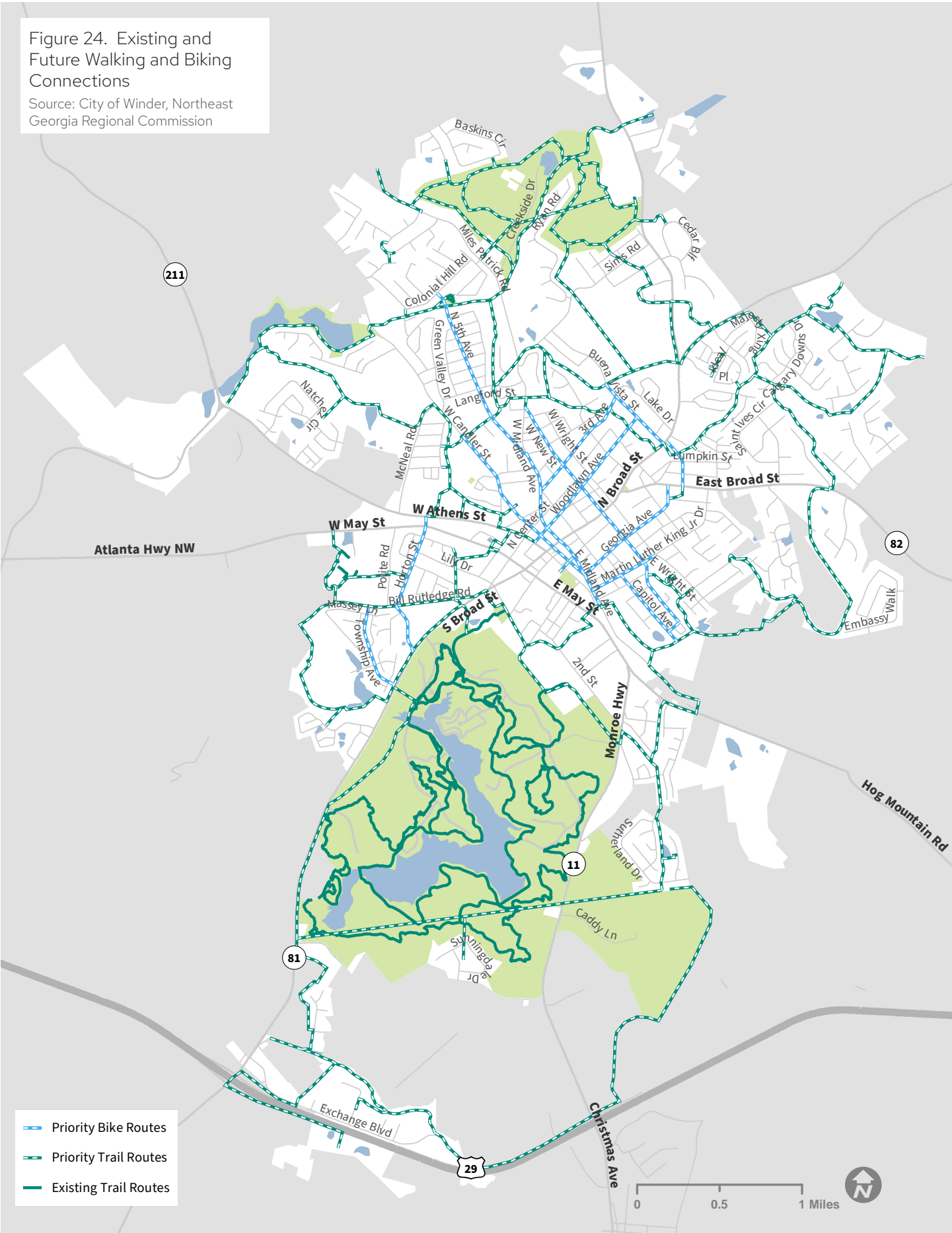
Priority trail and bicycle routes identified in the *Complete Streets and Trails Master Plan*



- North Trail Segment
- Fort Yargo – Victor Lord Connector Trail Phase 1
- Wimberly Center Connector Trail Segment
- Georgia Avenue – Broad Street Bypass Trail

Figure 24. Existing and Future Walking and Biking Connections

Source: City of Winder, Northeast Georgia Regional Commission





Quality of Life

Community Facilities

Winder's quality of life is the main reason the city has attracted so many new residents in recent years. The city boasts a uniquely charming downtown with diverse restaurant and shopping destinations. There are several high quality recreational assets such as Fort Yargo Park, a state park over 1,800 acres with 20.5 miles of trails. The City also recently built Jug Tavern Park, a new downtown greenspace with an amphitheater and passive greenspace. Jug Tavern Park is host to many community events.

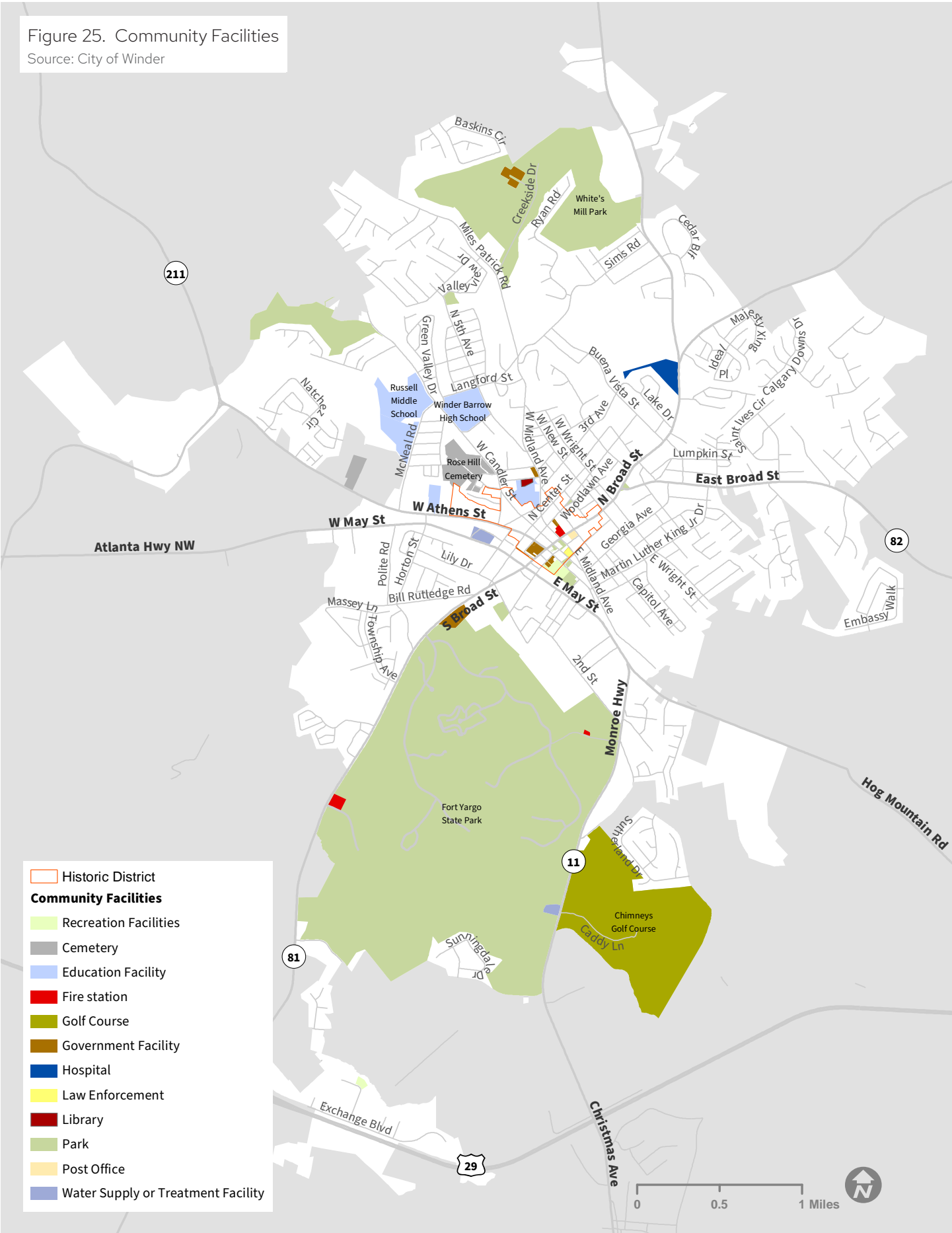
Winder has a locally-designated Historic District that covers the downtown area. In this area, exterior building alterations require review and approval by the Historic Preservation Commission (HPC). The HPC issues Certificates of Appropriateness for approved projects before buildings permits are issued.

There are several educational facilities clustered in the northwest quadrant of the city, including:

- Russell Middle School
- Winder Barrow High School
- Barrow County Board of Education
- Arts and Innovation Magnet at Center for Innovative Teaching

Winder residents have access to medical care at the Northeast Georgia Medical Center (NGMC) Barrow is located along State Highway 11. NGMC Barrow has been providing healthcare services to the county's residents for more than 65 years. Among the services provided by Barrow NGMC are: emergency care, surgery, orthopedics, heart care, imaging/radiology, laboratory service, pulmonary rehabilitation, wound healing, and stroke care. NGMC Barrow joined Northeast Georgia Health System in 2017 and gained recognition by *Georgia Trends* magazine as one of the top 5 small hospitals in the state.

Figure 25. Community Facilities
Source: City of Winder

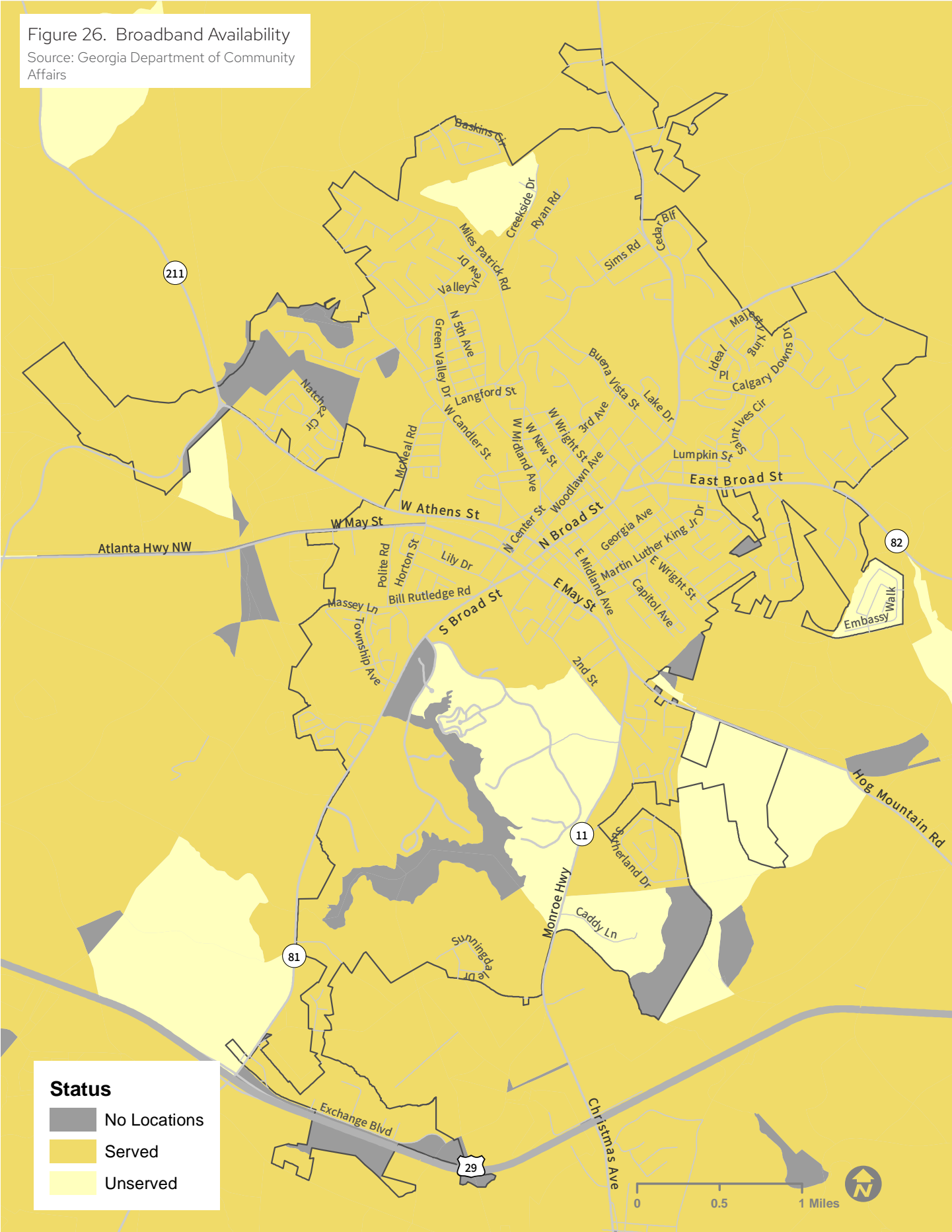




Broadband

The Broadband Availability map illustrates where Broadband is available in Winder, Georgia. The predomination of the city has broadband access but there are a few areas that still lack access. There are various pockets along the suburban corridors of the city that are either still unserved or have no access at all. Broadband access is necessary for the vitality of attractiveness that is needed to support Winder's growth. Reliable internet is needed to support the recreational, education, and workforce needs of the community.

Figure 26. Broadband Availability
Source: Georgia Department of Community Affairs





Needs & Opportunities

Land Use

Needs

- Conserve rural land and limited greenfield developments.
- Diversify retail and commercial mix to serve all aspects of the community.
- Create appropriate transitions between downtown and lower density neighborhoods.
- Redevelop blighted areas in historic neighborhoods.
- Develop appropriate infill sites downtown.
- Improve connectivity to help alleviate congestion on key corridors.
- Direct development into downtown and along corridors to ensure low density housing is protected.

Opportunities

- Develop mixed-use opportunity sites along W May Street.
- Connect Jug Tavern Park to E Candler Street with a park extension or appropriate infill development.
- Develop underutilized commercial space at Holly Hill Mall.
- Revitalize North Broad Street to create transition from Downtown to surrounding neighborhoods.

Commercial spaces along SR-316 have low vacancy and provide retail access for Winder residents.



Housing

Needs

- Expand “missing middle” housing typologies.
- Increase housing options for Winder’s workforce and older/younger generations.
- New housing needs to assist in improving local school system, not overburdening it.
- Expand medium-density housing on smaller lots to support young families.
- Increase senior housing options to allow residents to age in place.
- Develop housing with public amenities, like shared courtyards, pools, etc.
- Ensure neighborhood developments reinforce local character and maintain current built form.

Opportunities

- Some existing building stock can be rehabilitated.
- Old Mill, southwest of Jug Tavern Park, has the potential to be a vibrant residential or mixed use hub.
- There are opportunities for housing infill in historic neighborhoods.
- There are historic houses in need of rehabilitation.

Winder’s neighborhoods have a strong fabric of historic homes





Economic Development

Needs

- Protect undeveloped land by prioritizing development along corridors.
- Educate citizens on various forms and functions of developments within the City.
- Attract new businesses with a diversity of land uses to contribute to the tax base.
- Cultivate local businesses.

Opportunities

- Downtown is a major asset and destination that draws people to Winder.
- Take advantage of residential development interest to help fund and build infrastructure to accommodate growth.
- Work with local high schools to expand workforce training programs.
- Potential for development of blighted and underutilized parcels along W May Street, Athens Street, and Broad Street.
- Expand communication channels between City staff and business community.



There are underutilized parcels along major corridors that present an opportunity for infill development.

Transportation

Needs

- Improve walkability between residential neighborhoods and downtown.
- Close gaps in sidewalk coverage.
- Reduce congestion on major corridors.
- Create safer and more frequent pedestrian crossings throughout the city.
- Requirements for new development to assist in mitigation of traffic and improving pedestrian infrastructure.
- Improve traffic management at signals.

Opportunities

- Implement the Complete Streets and Trails Plan priority 1 paths.
- Trail connection to Rose Hill Cemetery.
- Planned pedestrian connection will link Downtown with Fort Yargo State Park.
- Make the historic district more walkable by filling in gaps in sidewalk network.



Major corridors like W May Street lack frequent pedestrian crossings, which encourages users to cross mid-block without a designated crossing.



Quality of Life

Needs

- Expand parks and greenspaces, especially in East Winder.
- Connect parks with schools.
- Implementation of recommendations from the Complete Streets and Trails Plan to create a connected citywide network.
- Prevention of light pollution to maintain small-town character.
- Long-term strategy from cross-city connections.

Opportunities

- Implement recommendations from the Downtown Master Plan.
- Low density development area around White's Mill Park is an opportunity for enhanced public greenspace.
- As City boundaries grow, the City will cover more natural, undisturbed lands, presenting greater opportunity for preservation.
- Barrow Community Foundation is creating a new destination playground and park on Midland Avenue.



The Wilkins Greenway Trailhead is a major recreational asset, and the City has plans to connect the trailhead directly to downtown.



Downtown Winder is host to businesses and events that draw people to Winder and enhance residents' quality of life.





CHAPTER

WINDER TOMORROW



3 WINDER TOMORROW

This chapter outlines the community engagement process, vision, goals and policies to guide the City's decision-making over the next five years. The community vision, goals, and policies capture the consensus built during the planning process. This Plan is inspired by the community members who shared their thoughts on policies related to Land Use, Housing, Economic Development, Transportation, and Quality of Life. These policies will help guide Winder's future growth and will help bring the City's vision into reality.

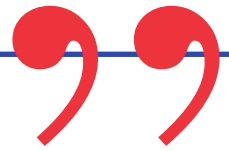
The Vision Statement was developed and vetted through stakeholder and public feedback

Community Vision



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

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

METHODOLOGY

The vision statement was developed based on a strengths, weaknesses, opportunities, and threats assessment. The SWOT analysis was started in September 2022, with City staff, stakeholders, and Council members, and refined during the "Discovery" phase of the Comprehensive Plan process. This statement was vetted with the community, the steering committee, elected officials, and staff members to ensure it accurately reflects where the community is headed in the years to come. The goals, policies, and recommendations within this plan will propel the city towards achieving this vision.



Community Engagement Summary

Steering Committee

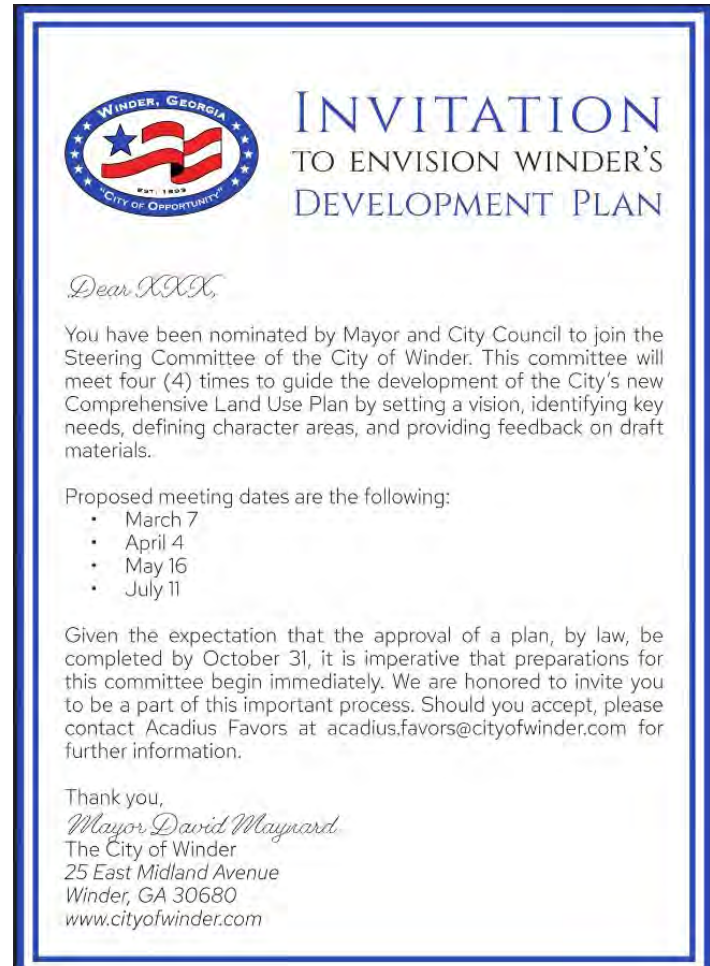
A Steering Committee was appointed by Winder's Mayor and City Council. This group is made up of community leaders, business owners, and residents who were dedicated to the Comprehensive Planning process throughout the project. The Steering Committee serves as a sounding board for draft plan development, and as champions of the project to the broader community.

Meeting 1

The first Steering Committee meeting was held on March 7, 2023. During this meeting, project goals and objectives were introduced and the project team discussed the growth trends that would affect Winder's future. The Steering Committee reviewed the SOAR Analysis completed by City Council in September 2022, and that helped inform their SWOT Analysis - also conducted at this meeting. Last, the project team reviewed two draft vision statements with the group, discussed the merits of each, and discussed a preferred alternative.

Table 2. Steering Committee Members

Steering Committee Members
Mayor David Maynard
Steven Smith
Joe Perno
Patricia Stallings
Ronnie McCranie
Debbie Patrick
Sonya Turner
Alex Hill
Donnie Hall
Tripp Reynolds
Daniel Diaz
Mike Rice
Ben McDaniel
Wes Van Kirk
Chris Akins
Kathy Hall
Douglas Oliver



Steering Committee members were invited to meet four times over the course of the project to set priorities and confirm direction of the Comprehensive Plan.

Meeting 2

On April 4, 2023, the Steering Committee met for the second time. The goal of this meeting was to review an in depth community assessment and key takeaways from the public shared through the online mapping activity. The Steering Committee was also asked to provide feedback on the refined vision statement and a draft list of needs and opportunities.

Meeting 3

At the June 19, 2023 Steering Committee meeting, the group discussed the existing Character Area Map and the input received from the public about where in the City residents wanted to change and preserve. The proposed Character Areas were reviewed and the group discussed if the proposed boundaries and the character area imagery met the needs of the City. Additionally, the group was introduced to an Urban Growth Boundary map - a tool used to plan for appropriate growth. The Steering Committee reviewed and provided feedback on a draft list of guiding policies. Finally, the project team presented a "primer" on the typical Comprehensive Transportation Planning process, to prepare the committee for their first such process, scheduled to kick off in Summer 2023.

Meeting 4

The fourth and final Steering Committee meeting was held on July 11, 2023. The team presented an overview of the draft plan, including revised character area imagery. The group discussed the potential for new types of housing and how to change the current policies and zoning framework to expand housing options consistent with Winder's community aesthetics and goals. The group also did a detailed review of the draft community work program, voting on their top priorities. The group discussed how to best focus the City's resources, particularly for economic development where there is limited staff capacity today.



Community Engagement

Project Website

A project dashboard kept the Winder community up to date on the comprehensive planning process, including what phase the project was, how to get involved in the process, and plan documents.

Online Mapping Activity

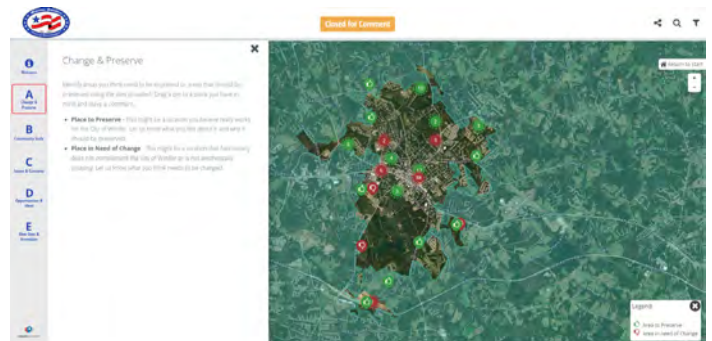
The community participated in an online mapping activity that allowed them to identify issues and opportunities, places to change or preserve, and give input on the appropriate scale of areas throughout the city. The activity was open from March 3, 2023 to April 2, 2023.

Open House 1

On March 30, 2023, an open house was held at the Winder Community Center from 4:00-6:00pm. The meeting was an opportunity for the public to learn about the comprehensive planning process, and the community assessment done by the project team. Participants were asked for feedback on the vision statement and asked to identify opportunities, issues, concerns, locations for new uses and amenities, and appropriate community scale on maps of the City of Winder.



Online project dashboard, which has details about the Comprehensive Plan process.



Online mapping activity used by residents to mark areas to preserve and change.



Residents review the vision statement, opportunities and issues, and locations of new uses at the Open House on March 30, 2023.

Pop-Up Event

The City of Winder hosted its 130th Birthday Celebration at Jug Tavern Park on July 7, 2023, from 6:00-9:00pm. The pop-up event offered an opportunity to engage people who wouldn't necessarily be likely to attend a dedicated open house event for the planning process. It also provided access to people who do not live in Winder, but work there or visit regularly. Participants were given sticker dots to allocate which policies they felt should be prioritized and whether they agreed with the precedent imagery for each character area. Participants were able to engage with the project team and ask questions about the Comprehensive Plan.



Participants review policies and character areas at the Pop-Up Event on July 7, 2023.

Open House 2

On July 13, 2023, a second open house was held at the Winder Community Center from 5:30-7:30pm. Members of the public were invited to comment on the character areas, guiding policies, and the community work program. The attendees overwhelmingly supported the draft content. It was suggested that a greater level of specificity would be helpful on a handful of the community work program items.



Participants review guiding policies at the second public open house on July 13, 2023.



Community Scale Results

The Community Scale exercise was part of the online mapping activity that allowed participants to review a transect of community scale (Figure 27), then place dots on a map of the City Winder that they think should correspond to each scale.

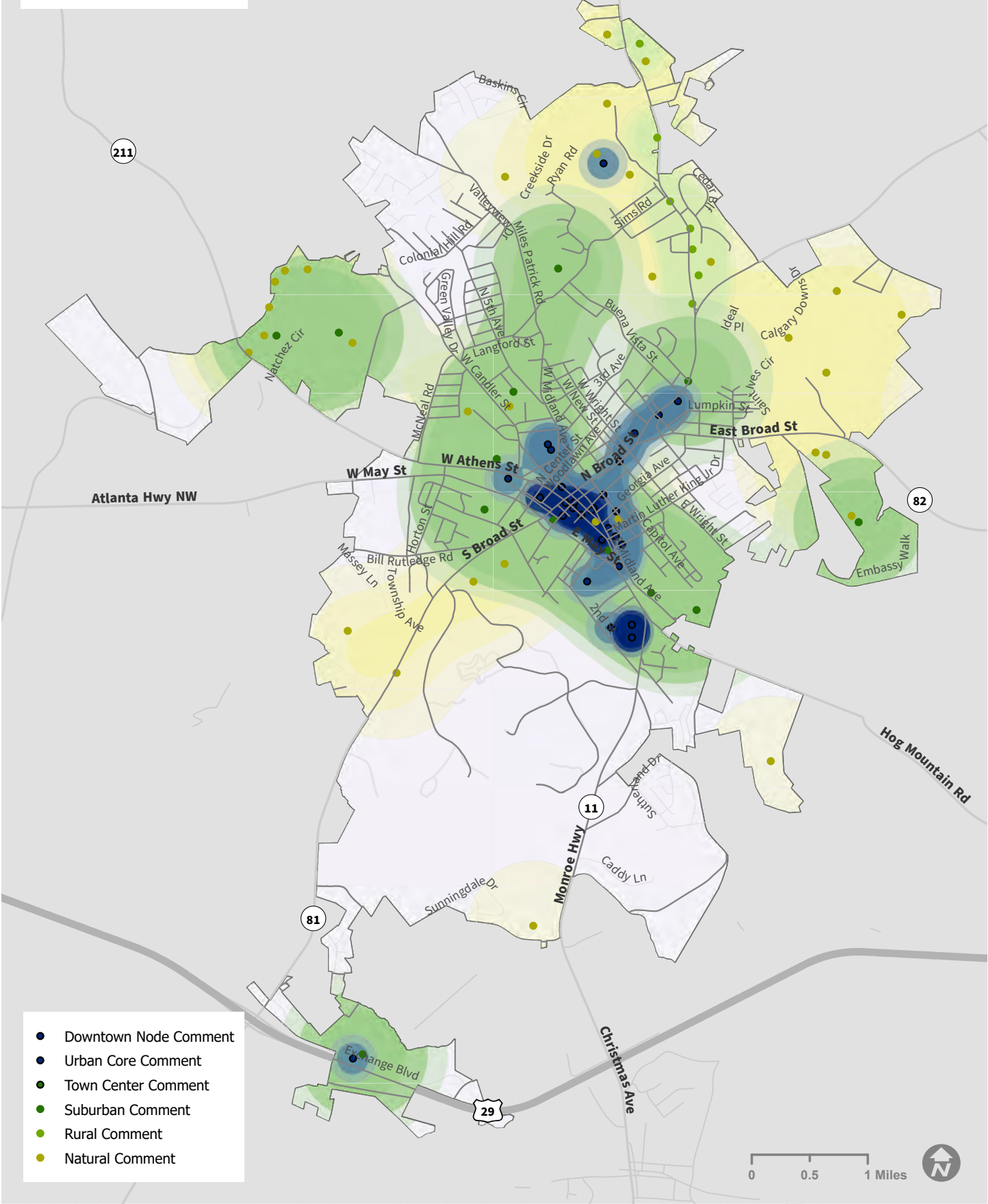
The feedback shows that the community would prefer to concentrate higher intensity land uses and higher density in the City's core. Around the periphery of the City, the preference is to maintain the rural character.

Participants identified downtown as the preferred location of the town center, while N Broad Street was preferred as a downtown node. Suburban scale felt appropriate to the community for neighborhoods bordering downtown and N Broad Street, as well as the 316 corridor and the area surrounding the Winder Reservoir.

Figure 27. Community Scale Transect



Figure 28. Community Scale Results Map





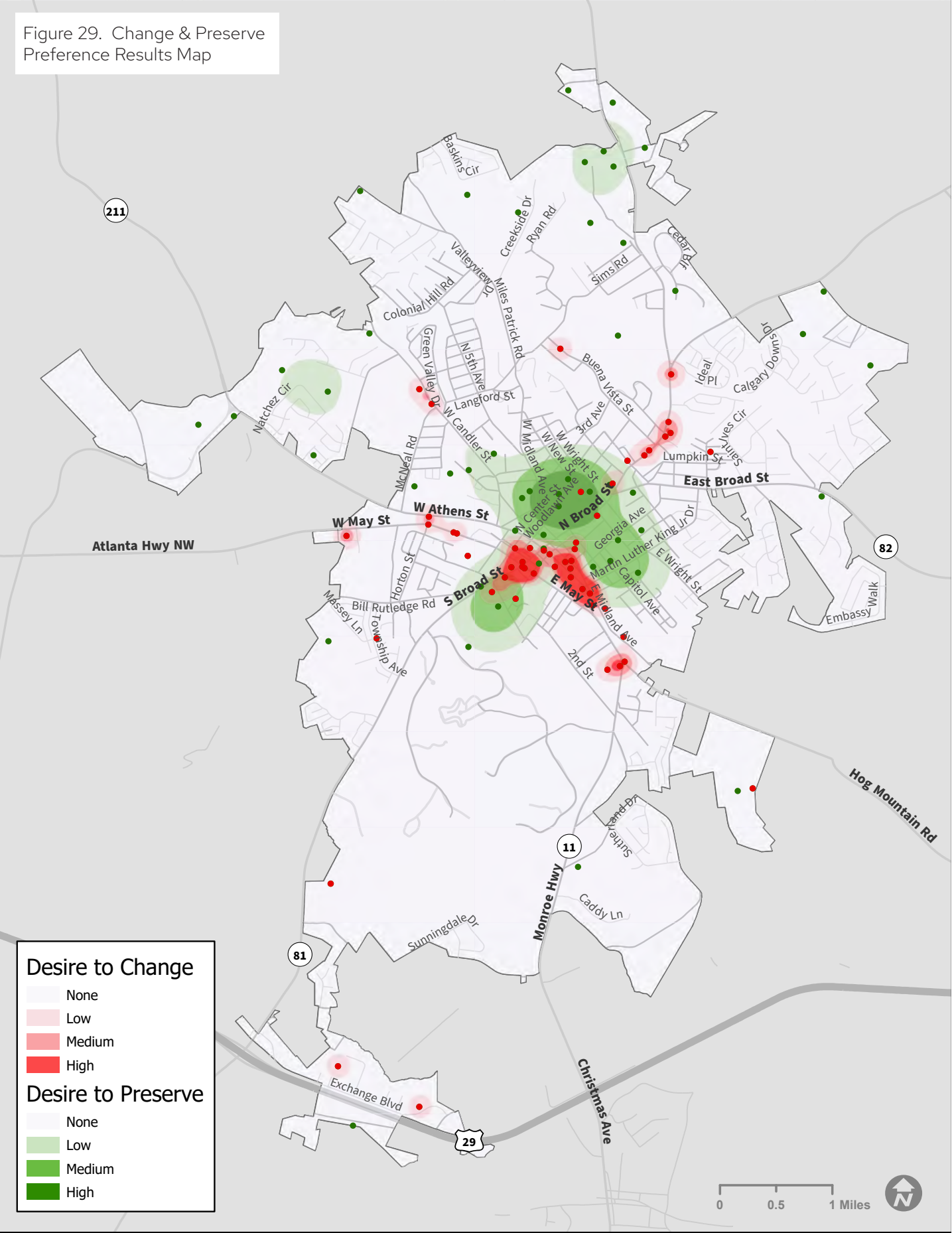
Change & Preserve Results

This exercise involved participants utilizing the interactive map to indicate parts of the community they wished to see either preserved or changed. Figure 29 shows the locations of these comments, as well as a heatmap of where the comments are most intense. The heatmap is weighted based on “up-votes” and “down-votes” each comment received.

The key takeaways from this exercise are listed below.

- Highest desire for change is found along the main roads leading into downtown, including along Athens Street, May Street, and North Broad Street. These tend to be the areas with the most opportunity for redevelopment.
- Desire for preservation is prevalent in the historic core of downtown and in Old Windermere, primarily to the north and south of Athens/May corridors.
- There is support for additional change in the SR-316 corridor, where there is more industrial development today.
- There were also many comments to preserve greenspace and rural character on the periphery of the City, primarily in the neighborhoods to the north and west.

Figure 29. Change & Preserve Preference Results Map





Guiding Policies

Land Use

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

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.

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

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

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

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.

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.

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

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

Housing

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

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

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

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

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

Economic Development

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

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

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

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

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.**

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

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

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



Transportation

- 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.
- T2. New and reconstructed roadways will use **context sensitive design** considerations to enhance community aesthetics and to minimize environmental impacts.
- T3. **Support the creation of a community-wide pedestrian/bike path network** through implementation of Winder's Bicycle and Pedestrian Plan.
- T4. Continue to make transportation improvements that **boost business recruitment**.
- T5. Ensure that prime commercial and industrial land is **served with the necessary transportation infrastructure**.
- 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.
- T7. **Pursue funding opportunities** at the federal, state, and local levels to support identified transportation projects.
- T8. Continue to **partner** with the Georgia Department of Transportation to address traffic issues along state routes.
- T9. **Develop a Comprehensive Transportation Plan** that provides a citywide, multimodal assessment and path to implementing high priority projects.

Quality of Life (including broadband)

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

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

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

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

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

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

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

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.



Character Areas

Future Character Area Map

The Future Character Areas map is a tool that guides development and policy decisions by the City's Elected Officials that are consistent with the vision and goals for the future of Winder. Each Character Area has an associated vision, compatible future zoning designations, and guidelines & strategies.

Figure 30 shows how the proposed character areas span the community scale transect, with Conservation as the lowest intensity category, and Commerce Corridor as the highest intensity category. The character areas provide a range of options from "Natural" to "Town Center."

The development of this plan was based on a few principles and goals:

- Update the 2018 Character Areas to be more unique to Winder's neighborhoods and districts
- Update the guidance to be more directly useful for land use and growth decision making
- Provide a mix of land uses within each character area that are appropriate to the current and future activity

Figure 30. Character Areas Transect Diagram

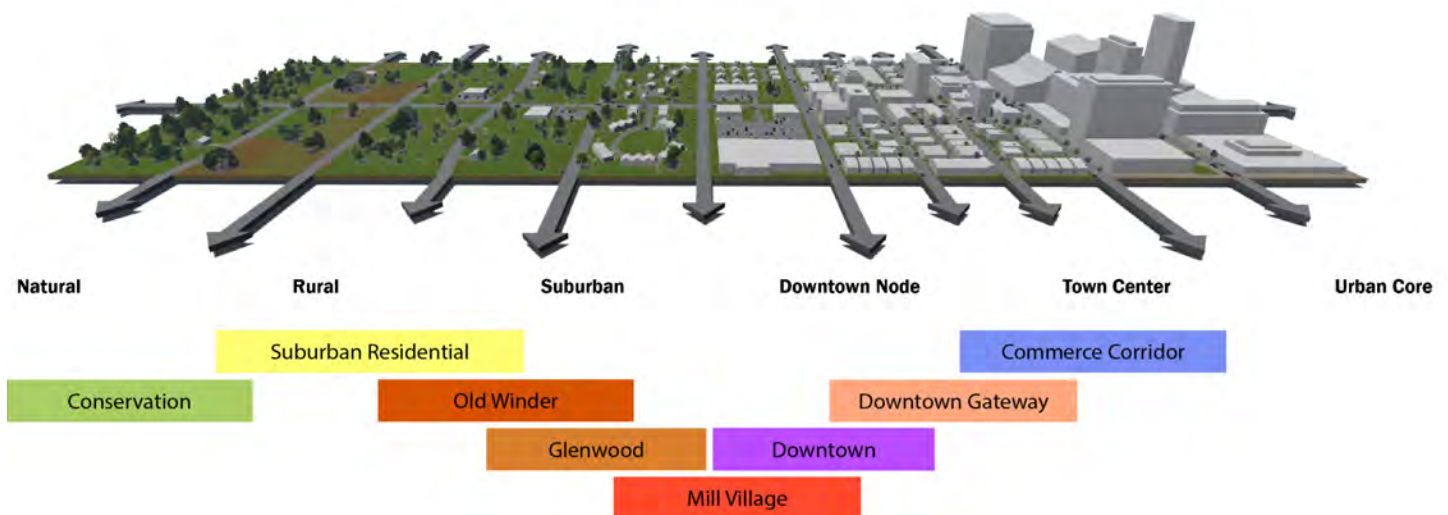


Figure 31. Character Areas Map

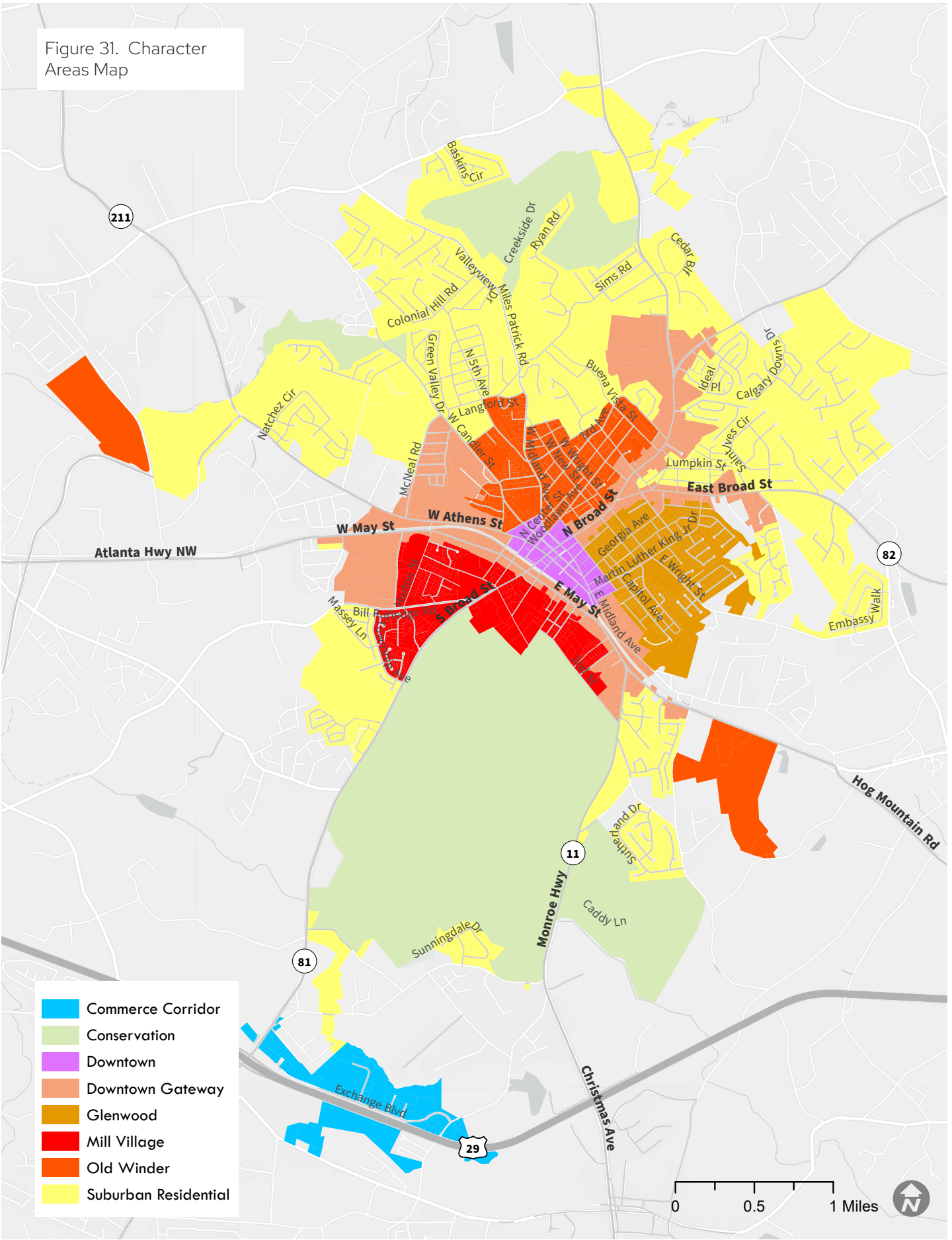




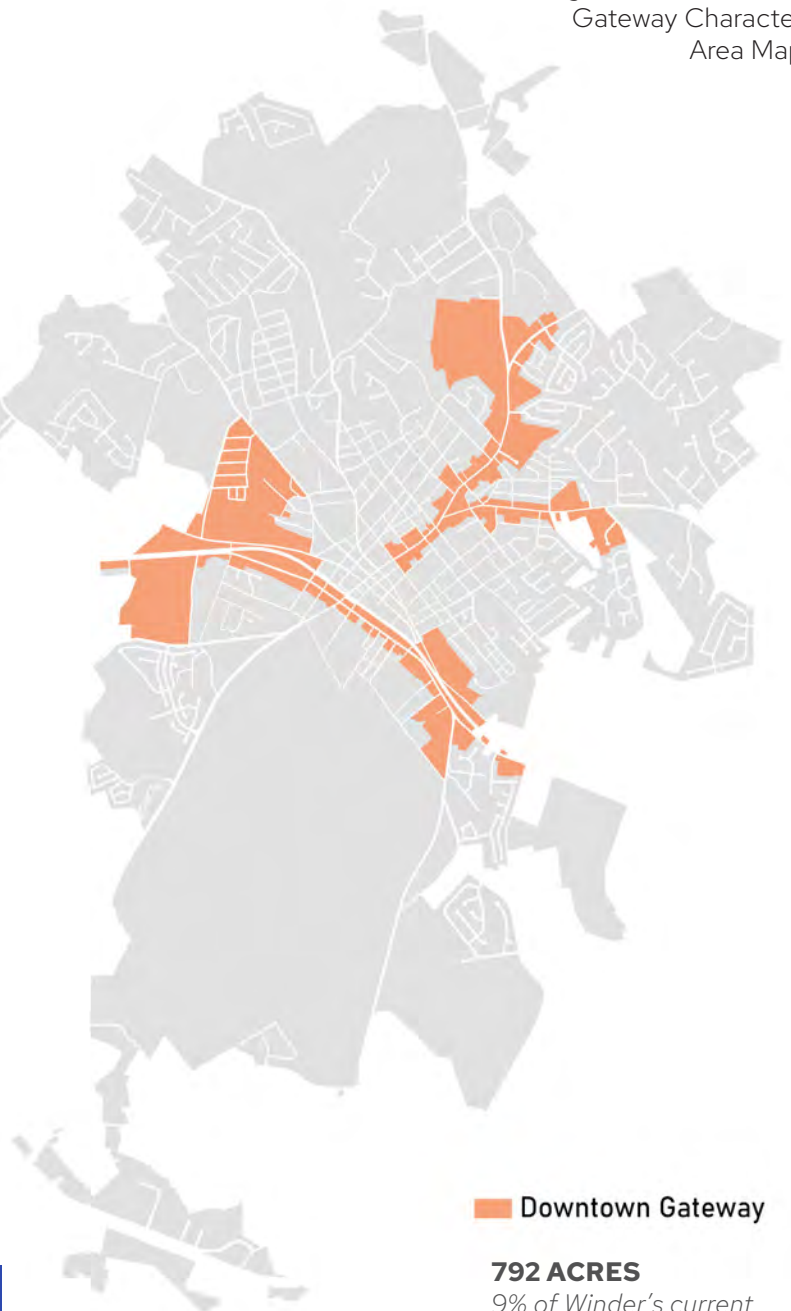
Figure 32. Downtown Gateway Character Area Map

Downtown Gateway

This character area represents multiple 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 are intended to serve the entire City, and even others from the region coming into Winder. Businesses should remain accessible by car, but also should be walkable for nearby neighbors. The perception of this area will change as the City invests in streetscape and new road improvements, and investors redevelop under-utilized sites with a mix of uses. Where this area abuts less intense residential areas, the City will carefully manage transitions between the gateway and adjacent neighborhoods.

Future Land Uses:

- Commercial
- Mixed-use
- Higher density residential
- Government facilities
- Parks



Existing Imagery



Downtown gateways provide daily needs such as grocery stores.

Future/Precedent Imagery



Redeveloped commercial space like this example from Atlanta can help activate Winder's gateways.



Railroads are a major barrier to connectivity.



Single-story redeveloped commercial space with bike-friendly street in Chamblee, GA.



The Holly Hill site is a current redevelopment opportunity on W Athens Street.



This mixed use building in Virginia Beach has residential above ground floor retail.



Guidelines & Strategies

- Development should typically be one to four stories in this area.
- Promote mixed-use development, redevelopment of aesthetically problematic sites and vacant sites.
- Buildings should have minimal front setbacks for easy pedestrian access.
- Institute zoning incentives for mixed-use development.
- Improve existing pedestrian facilities, develop sidewalks and crosswalks where connectivity is lacking.
- The area should include supporting civic uses, such as parks, schools, and places of worship.
- Encourage shared parking agreements.
- Implement bicycle safety improvements, connections, parking, bike share stations.
- Improved streetscape features including lighting, street trees, furniture, and public art.
- Encourage pedestrian-oriented interiors for mixed-use projects.
- Locate parking in the rear or side of new buildings.
- Incentivize the infill of large surface parking lots.
- Aesthetic improvements to the street - street trees, sidewalks, lighting - should be a priority.

- Implement screening and buffering requirements between neighborhoods and surrounding commercial/industrial uses

Zoning

Table 3. Appropriate Zoning Categories for Downtown Gateway Character Area

	Appropriate for Downtown Gateway?
<i>AG: Agricultural</i>	
B-1: Neighborhood Commercial	YES
B-2: General Commercial	YES
<i>DT: Downtown</i>	
G: Governmental/ Institutional	YES
I: Industrial	YES
<i>MH: Mobile Home Residential</i>	
<i>PUD: Planned Unit Development</i>	
<i>R-1: Single unit, low density residential</i>	
<i>R-1A: Single-unit, medium density residential</i>	
<i>R-1B: Single-unit, high density residential</i>	
R-2: Two-family residential	YES
R-3: Multifamily residential	YES

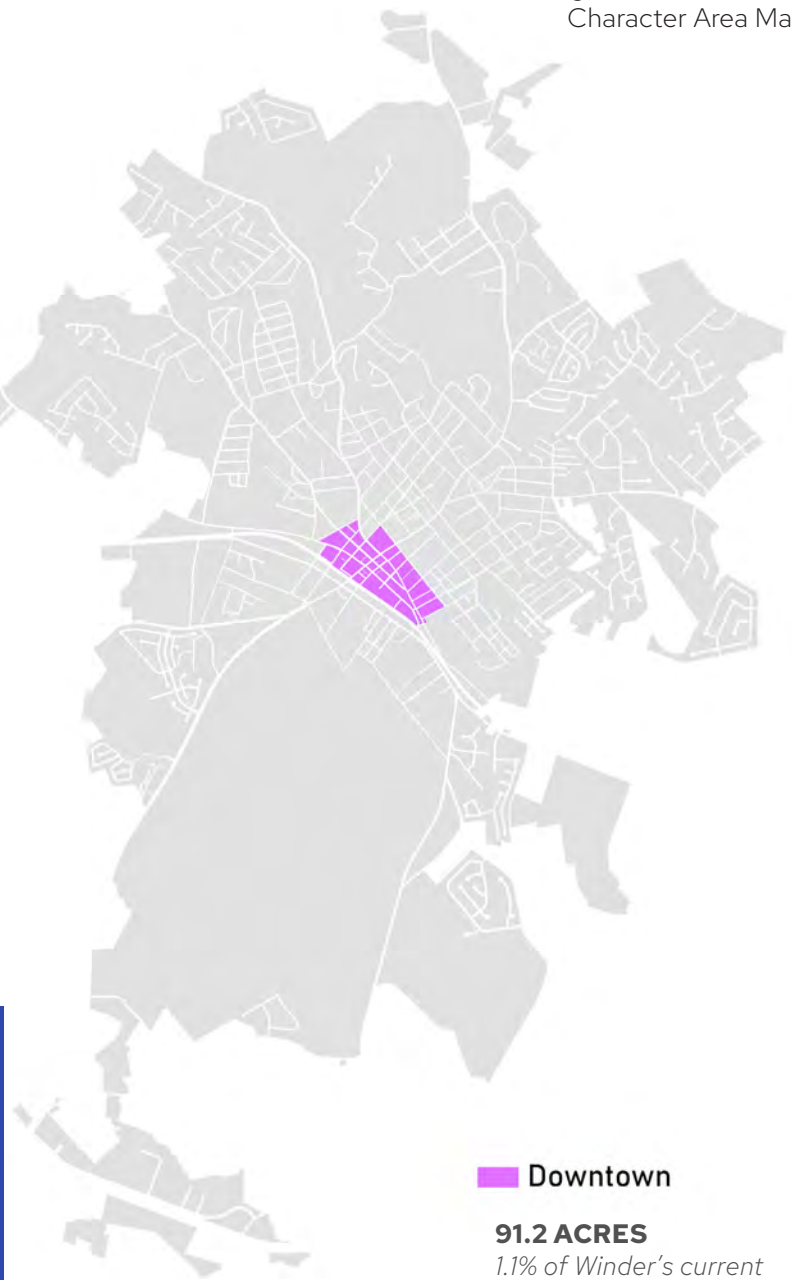
Figure 33. Downtown
Character Area Map

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. New development should be pedestrian-oriented, with street-facing, wide sidewalks, and streetscaping features, such as lighting, street trees, and furniture. The Downtown Master Plan should guide development and decision making for this area.

Future Land Uses:

- **Retail**
- **Neighborhood commercial**
- **Professional office**
- **Mixed-use**
- **Government facilities**
- **Parks**



Downtown

91.2 ACRES

*1.1% of Winder's current
boundary*



Existing Imagery



There are several two-story buildings with ground-floor retail in Downtown today.



Jackson Street currently has on-street parking and narrow sidewalks that cannot support outdoor dining.



There is a brewery currently under development on E. Candler Street, next to Hal Jackson Park.

Future/Precedent Imagery



An example of ground-floor retail in Blue Ridge, GA, with residential above in a historic building appropriate to Winder's Downtown character.



This shared street concept in Greer, SC can make Winder's Downtown more vibrant.

Guidelines & Strategies

- Development should typically be one to three stories in this area.
- Promote mixed-use development, redevelopment of aesthetically problematic sites and vacant sites.
- Institute zoning incentives for mixed-use development.
- Market available office space and work with the Downtown Development Authority to identify potential tenants.
- Improve existing pedestrian facilities, develop sidewalks and crosswalks where connectivity is lacking.
- Encourage shared parking agreements.
- Implement bicycle safety improvements, connections, parking, bike share stations.
- Improved streetscape features including lighting, street trees, furniture, and public art.
- Building entrances should be oriented towards streets; corner buildings should have corner entrances whenever possible.
- Aesthetic improvements to the street - street trees, sidewalks, lighting - should be a priority.
- Screening and buffering should exist between office uses and adjacent neighborhood.
- Create a pedestrian-friendly environment through streetscape improvements, connected sidewalks, surface parking lots located in the rear of buildings, and bringing buildings closer to the sidewalk.

Zoning

Table 4. Appropriate Zoning Categories for Downtown

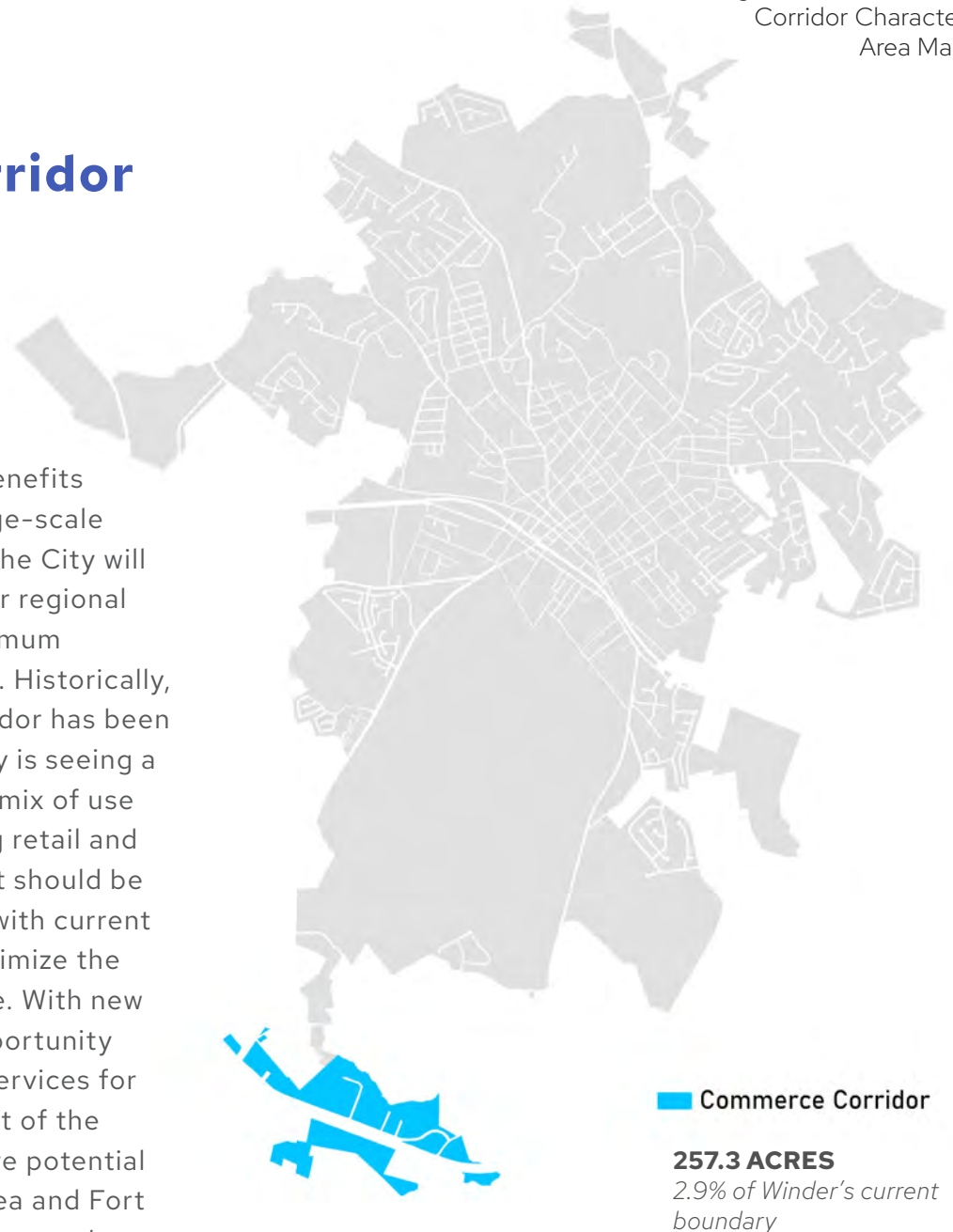
	Appropriate for Downtown?
<i>AG: Agricultural</i>	
B-1: Neighborhood Commercial	YES
B-2: General Commercial	YES
DT: Downtown	YES
G: Governmental/Institutional	YES
I: Industrial	YES
<i>MH: Mobile Home Residential</i>	
<i>PUD: Planned Unit Development</i>	
<i>R-1: Single unit, low density residential</i>	
<i>R-1A: Single-unit, medium density residential</i>	
<i>R-1B: Single-unit, high density residential</i>	
<i>R-2: Two-family residential</i>	
R-3: Multifamily residential	YES



Figure 34. Commerce
Corridor Character
Area Map

Commerce Corridor

This character area is intended to serve as a vibrant activity center adjacent to SR 316. This strategic intersection is located to provide direct access from SR 316, which benefits employment centers and large-scale commercial developments. The City will have capitalized on this major regional access point to provide maximum economic benefit to the City. Historically, development along this corridor has been mainly industrial, but the City is seeing a stronger interest for a wider mix of use including community-serving retail and housing. Future development should be sensitive to and compatible with current development in order to maximize the potential of this catalytic site. With new development, there is an opportunity for this area to provide key services for residents in the southern part of the City. The City will also explore potential connections between this area and Fort Yargo State Park. Where this area abuts less intense residential areas, the City will carefully manage transitions between the corridor and adjacent residential areas.



Future Land Uses:

- **Light industrial**
- **Commercial and retail centers**
- **Offices**
- **Services**
- **Multifamily residential**

Existing Imagery



Existing vacant commercial spaces present redevelopment opportunities.



Large-scale commercial spaces, like movie theaters, are found in this part of the City.



Surface parking lots are prevalent in this character area, presenting redevelopment potential

Future/Precedent Imagery



Professional offices and commercial services are encouraged in this character area.



Mixed-use development with residences above ground-floor retail can activate the area and increase walkability.



New development should use materials and design features consistent with Winder's character.



Guidelines & Strategies

- Development should typically be between one to four stories in this area.
- Promote mixed-use development, redevelopment of aesthetically problematic sites and vacant sites.
- Encourage pedestrian-oriented interiors for mixed-use projects.
- Improve existing pedestrian facilities, develop sidewalks and crosswalks where connectivity is lacking.
- Incentivize the infill of large surface parking lots.
- Encourage alternatives to or reuse of big box retail development.
- Implement bicycle safety improvements, connections, parking, and bike share stations.
- Aesthetic improvements to the street - street trees sidewalks, lighting -should be a priority.
- Implement screening and buffering requirements between neighborhoods and surrounding commercial/industrial uses.

Zoning

Table 5. Appropriate Zoning Categories for Commerce Corridor

	Appropriate for Commerce Corridor?
<i>AG: Agricultural</i>	
B-1: Neighborhood Commercial	YES
B-2: General Commercial	YES
<i>DT: Downtown</i>	
G: Governmental/ Institutional	YES
<i>I: Industrial</i>	
<i>MH: Mobile Home Residential</i>	
<i>PUD: Planned Unit Development</i>	
<i>R-1: Single unit, low density residential</i>	
<i>R-1A: Single-unit, medium density residential</i>	
<i>R-1B: Single-unit, high density residential</i>	
<i>R-2: Two-family residential</i>	
R-3: Multifamily residential	YES

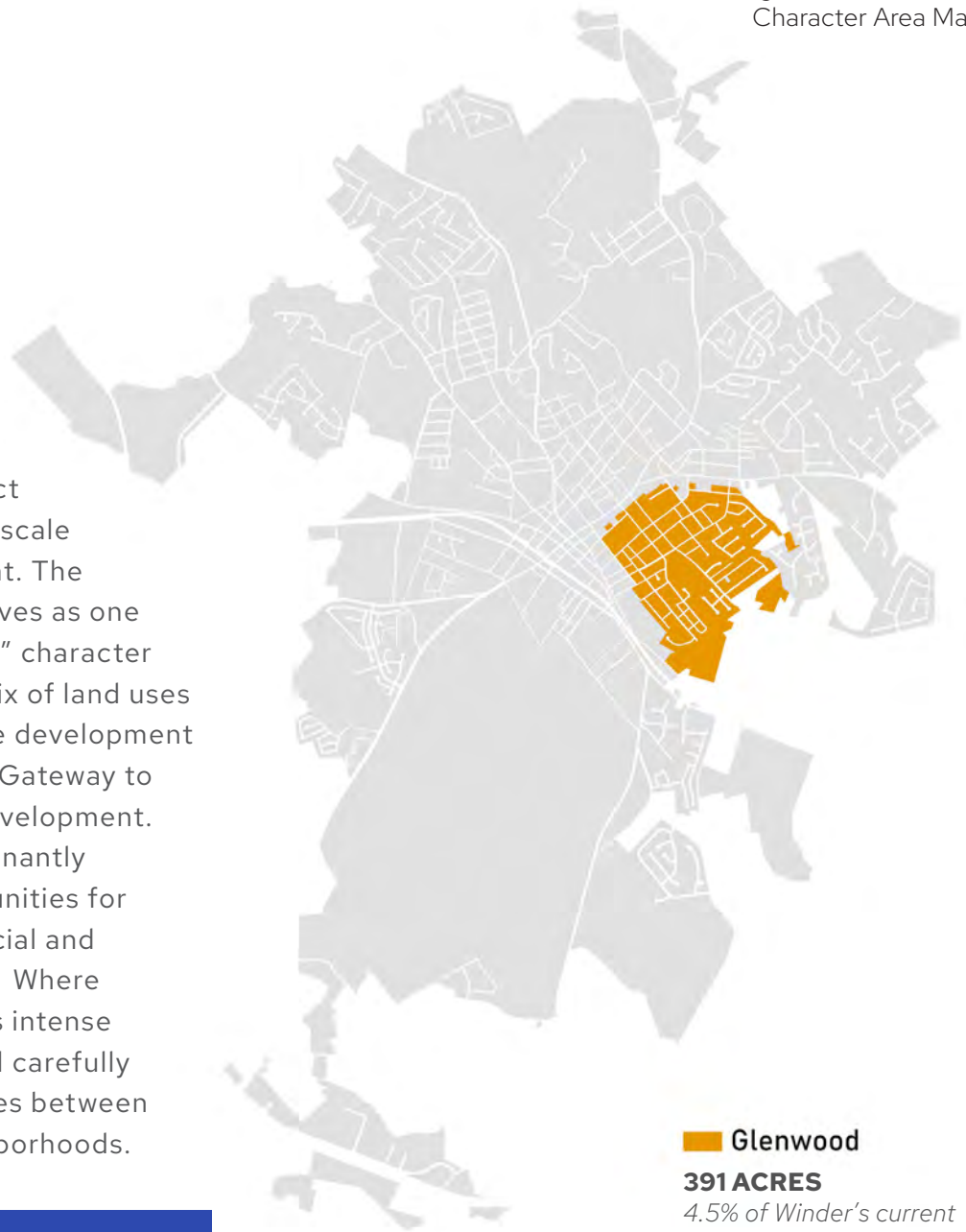
Figure 35. Glenwood
Character Area Map

Glenwood

This character area will accommodate small-lot single-family and multi-family residential near commercial zones. Opportunities for infill and redevelopment should respect the existing and surrounding scale and character of development. The Glenwood character area serves as one of three “edge neighborhood” character areas, where the scale and mix of land uses transitions from more intense development of Downtown and Downtown Gateway to lower-intensity residential development. While the land use is predominantly residential, there are opportunities for neighborhood scale commercial and services, and live/work units. Where this character area abuts less intense residential areas, the City will carefully manage the transitions of uses between them and the adjacent neighborhoods.

Future Land Uses:

- **Neighborhood commercial and services**
- **Community spaces**
- **Live/work spaces**
- **Medium density residential**
- **Mixed-use**
- **Government facilities**
- **Parks**



Glenwood

391 ACRES

4.5% of Winder's current boundary



Existing Imagery



There are several clusters of duplex homes like this one in the Glenwood area today.



Big H Food Store is one of the only retail stores in Glenwood.



The Glenwood area contains one of Winder's public housing complexes, providing much-needed affordable housing.

Future/Precedent Imagery



This multi-family residence in Atlanta, GA, includes commercial space, like a barbershop or coffee shop.



Glenwood would benefit from increased active recreation and greenspace.



This cottage-style development in Clarkston, GA features clusters of single-family homes on small footprints.

Guidelines & Strategies

- This area should feature medium-scale development matching heights of the existing neighborhoods.
- Where residential infill opportunities exist, encourage “missing middle” housing.
- Infill transitions should appropriately scale new development to eliminate impacts to existing surrounding stable neighborhoods.
- New development will incorporate open space and preserve existing trees.
- Neighborhood scale retail or services are permissible, provided that they encourage building scale and materials consistent with surrounding homes, include well-designed landscaping, signage and materials in keeping with adjacent homes, and avoid regional commercial destinations.
- Buildings should have minimal front setbacks for easy pedestrian access.
- Sustainable building practices will be promoted for all new construction.
- Improve existing pedestrian facilities, develop sidewalks and crosswalks where connectivity is lacking to create a connected network of sidewalks and bike lanes.
- The area should include supporting civic uses, such as parks, schools, places of worship.

- Surface parking should be oriented behind or to the side of buildings for new construction.
- Integrate public open space.
- Implement bicycle safety improvements, connections, parking, and bike share stations
- Implement roadway safety improvements.

Zoning

Table 6. Appropriate Zoning Categories for Glenwood

	Appropriate for Glenwood?
<i>AG: Agricultural</i>	
B-1: Neighborhood Commercial	YES
B-2: General Commercial	
<i>DT: Downtown</i>	
G: Governmental/ Institutional	YES
<i>I: Industrial</i>	
<i>MH: Mobile Home Residential</i>	
<i>PUD: Planned Unit Development</i>	
<i>R-1: Single unit, low density residential</i>	
R-1A: Single-unit, medium density residential	YES
R-1B: Single-unit, high density residential	YES
R-2: Two-family residential	YES
R-3: Multifamily residential	YES



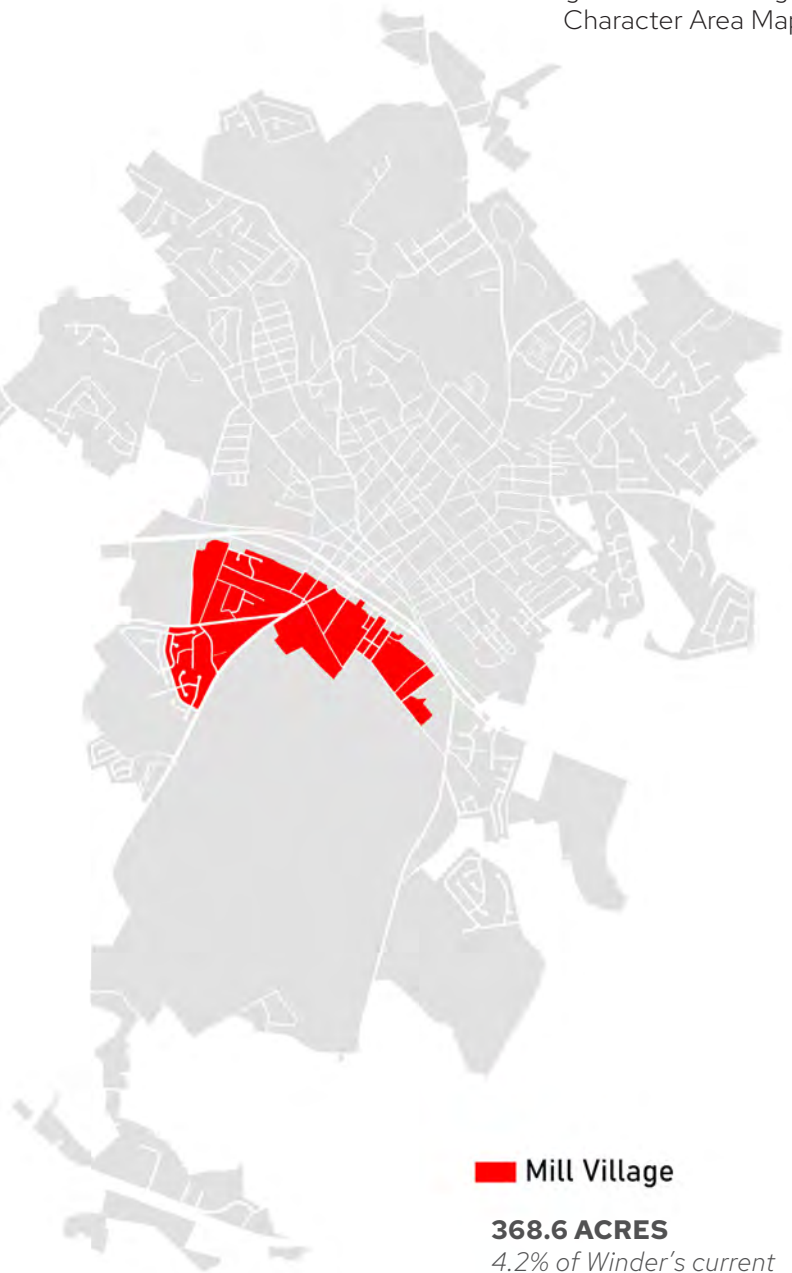
Figure 36. Mill Village
Character Area Map

Mill Village

This character area is designed to foster the preservation of established neighborhoods and provide a transition between the Downtown Gateway and less intense uses to the south. These areas are predominantly residential neighborhoods. However, there are also pockets of townhomes, duplexes, and other similar housing types within this character area. Opportunities for infill are limited, but they should reflect the scale and character of existing development. In terms of land use, all new development is limited to single-family housing with a density and character matching the character's overall existing patterns, or medium-density multifamily residential, such as townhomes, duplexes, and garden apartments.

Future Land Uses:

- **Cottage homes**
- **Townhomes**
- **Multi-family residential**
- **Duplexes**
- **Garden apartments**
- **Government facilities**
- **Parks**



Mill Village

368.6 ACRES

*4.2% of Winder's current
boundary*

Existing Imagery



There is multifamily housing in the Mill Village area that is aging and is not aligned with the City's preferred design standards.

Future/Precedent Imagery



Cottage-style development features clusters of single-family homes on small footprints. They feature amenities such as courtyards, community gardens, or visitor parking.



Duplex homes offer a different housing type than is present in most of Winder's residential neighborhoods.



This duplex example is on a small lot, but keeps within Winder's historic character.



Barrow County's Victor Lord Park is within the Mill Village Character Area and provides residents with a playground and sport fields.



Townhouses create compact neighborhoods that are consistent with the Mill Village character area.



Guidelines & Strategies

- This area should feature low-scale and medium-scale development matching heights of existing neighborhoods.
- Development will accommodate a range of building types, including single-family detached residential houses, townhomes, to duplexes and garden apartments.
- New development will incorporate open space and preserve existing trees.
- The area should include supporting civic uses, such as parks, schools, and places of worship.
- Develop continuous sidewalks and pedestrian linkages to trail systems.
- Sustainable building practices will be promoted for all new construction.
- Discourage clear cutting with new development.
- Implement roadway safety improvements.

Zoning

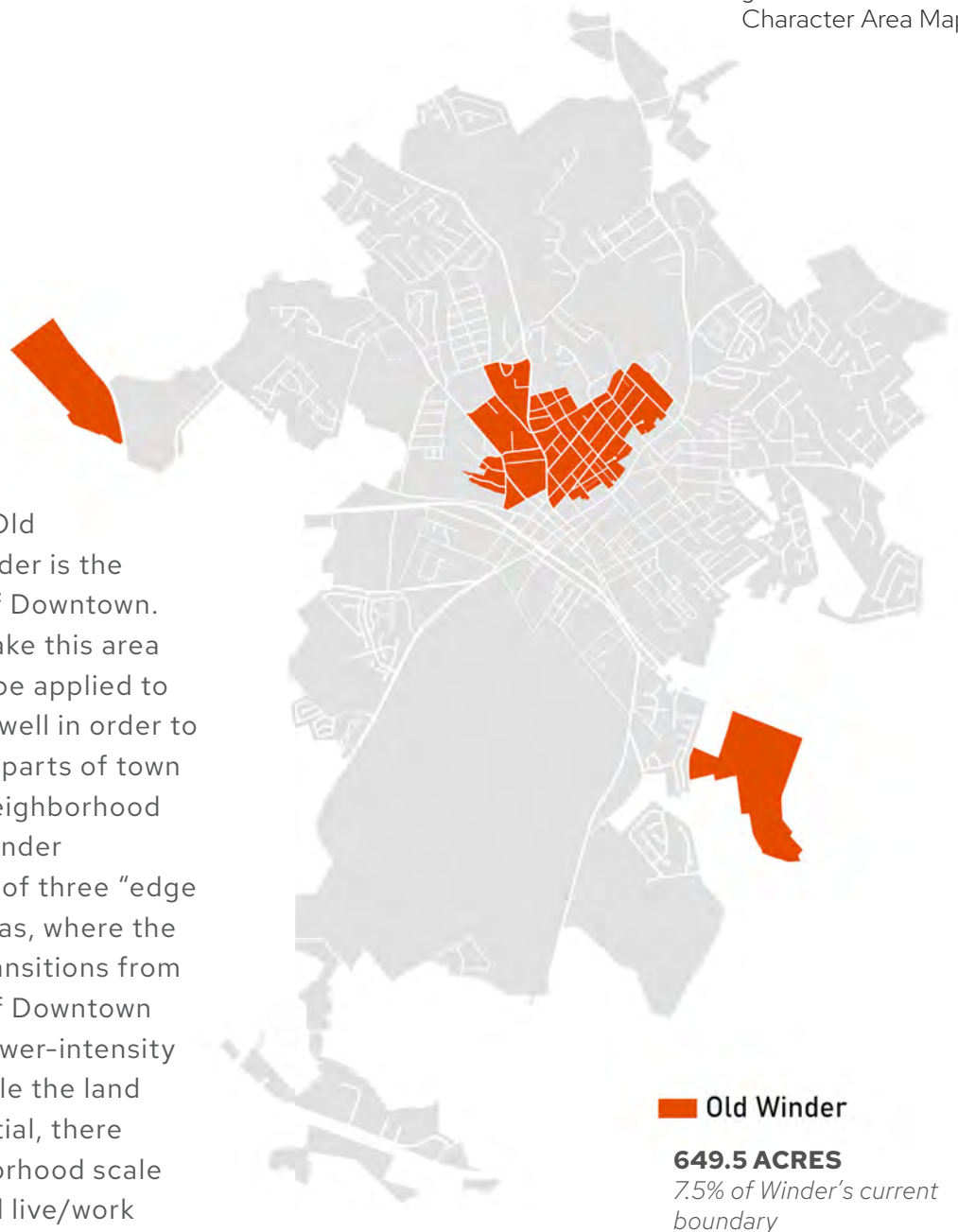
Table 7. Appropriate Zoning Categories for Mill Village

	Appropriate for Mill Village?
<i>AG: Agricultural</i>	
B-1: Neighborhood Commercial	YES
B-2: General Commercial	YES
<i>DT: Downtown</i>	
G: Governmental/Institutional	YES
<i>I: Industrial</i>	
<i>MH: Mobile Home Residential</i>	
<i>PUD: Planned Unit Development</i>	
<i>R-1: Single unit, low density residential</i>	
<i>R-1A: Single-unit, medium density residential</i>	
R-1B: Single-unit, high density residential	YES
R-2: Two-family residential	YES
R-3: Multifamily residential	YES

Figure 37. Old Winder
Character Area Map

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. The design principles that make this area beloved by residents should be applied to newer development areas as well in order to capitalize on and expand the parts of town that have these traditional neighborhood design principles. The Old Winder character area serves as one of three “edge neighborhood” character areas, where the scale and mix of land uses transitions from more intense development of Downtown and Downtown Gateway to lower-intensity residential development. While the land use is predominantly residential, there are opportunities for neighborhood scale commercial and services, and live/work units.



Future Land Uses:

- **Single-family residential**
- **Neighborhood-scale commercial and services**
- **Live/work units**



Existing Imagery



Old Winder's typical building type is single-family, historic bungalow-style homes.



The area features low-volume residential streets with good coverage of sidewalks and shade trees.



Sporadic commercial spaces are also present in the Old Winder area.

Future/Precedent Imagery



Example of single-story community retail with active streetscape. Increasing pedestrian infrastructure in Old Winder is a priority.



Example of single-story homes appropriate for infill and new development that match architectural standards in Old Winder.



Example of single-story homes with smaller lots, appropriate for infill and new development.

Guidelines & Strategies

- This area should include low-scale and medium-scale development matching heights of existing neighborhoods.
- New development should incorporate open space and preserve existing trees.
- Neighborhood scale retail or services are permissible, provided that they encourage building scale and materials consistent with surrounding homes, include well-designed landscaping, signage and materials in keeping with adjacent homes, and avoid regional commercial destinations.
- The area should include supporting civic uses, such as parks, schools, and places of worship. Infill transitions should appropriately scale new development to eliminate impacts to existing surrounding stable neighborhoods (buffers, open space, and landscaping).
- Building entrances should be oriented towards streets; corner buildings should have corner entrances whenever possible.
- New development should incorporate open space and preserve existing trees.
- Sustainable building practices will be promoted for all new construction.
- Infill transitions should appropriately scale new development to eliminate impacts to existing surrounding stable neighborhoods (buffers, open space, and landscaping).
- Improve existing pedestrian facilities, develop sidewalks and pedestrian routes and bike lanes.
- Surface parking should be oriented behind or to the side of buildings for new construction.
- Develop continuous sidewalks and pedestrian linkages to trail systems.
- Implement roadway safety improvements.

Zoning

Table 8. Appropriate Zoning Categories for Old Winder

	Appropriate for Old Winder?
<i>AG: Agricultural</i>	
B-1: Neighborhood Commercial	YES
<i>B-2: General Commercial</i>	
<i>DT: Downtown</i>	
G: Governmental/Institutional	YES
<i>I: Industrial</i>	
<i>MH: Mobile Home Residential</i>	
<i>PUD: Planned Unit Development</i>	
R-1: Single unit, low density residential	YES
R-1A: Single-unit, medium density residential	YES
<i>R-1B: Single-unit, high density residential</i>	
<i>R-2: Two-family residential</i>	
<i>R-3: Multifamily residential</i>	



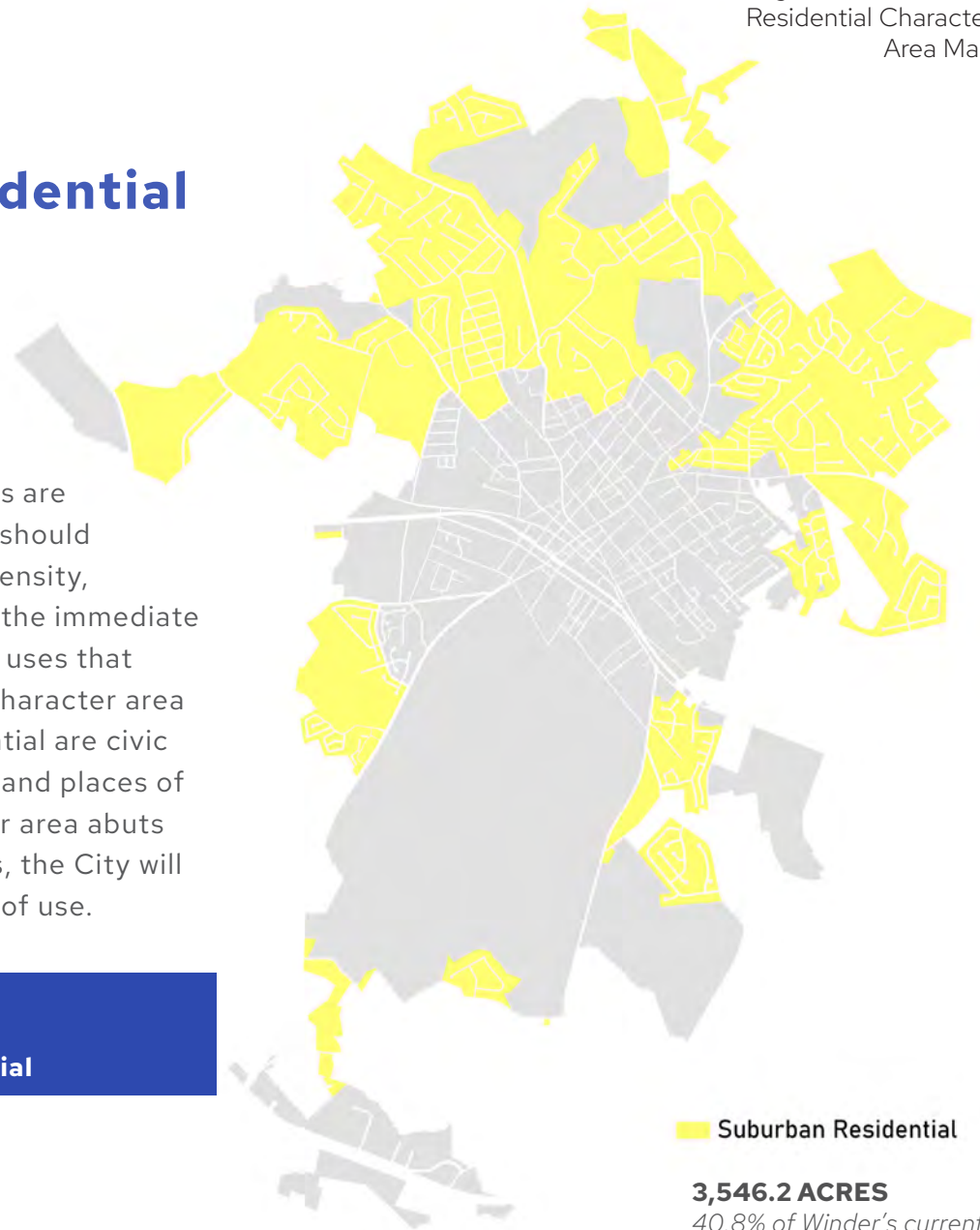
Figure 38. Suburban Residential Character Area Map

Suburban Residential

This character area fosters stable, established suburban neighborhoods. Existing single-family neighborhoods are preserved and protected in their state. Infill opportunities are limited, but when done, they should be sensitive to the existing density, character, and site design of the immediate surroundings. The only other uses that should be supported in this character area besides single-family residential are civic uses, such as parks, schools, and places of worship. Where this character area abuts more intense character areas, the City will carefully manage transitions of use.

Future Land Uses:

- Single-family residential



■ Suburban Residential

3,546.2 ACRES

40.8% of Winder's current boundary

Existing Imagery



Single-family homes are the exclusive use in the suburban residential area today.

Future/Precedent Imagery



Large lots are welcome in this character area.



Homes tend to be on large lots with lots of trees and greenery.



While many of these homes are relatively new, they are designed to fit Winder's historic character.



Infill and new development of single-family homes should feature high-quality design and landscaping.



Guidelines & Strategies

- Development should typically be single-family detached residential homes.
- Low-scale development should match heights of existing neighborhoods.
- New development will be compatible with similar densities and lot sizes.
- The area should support civic uses, such as parks, schools, and places of worship.
- Sustainable building practices will be promoted for all new construction.
- Discourage clear cutting.
- New development will incorporate open space and preserve existing trees.
- Develop continuous sidewalks and pedestrian linkages to trail systems.
- Implement roadway safety improvements.

Zoning

Table 9. Appropriate Zoning Categories for Suburban Residential

	Appropriate for Suburban Residential?
<i>AG: Agricultural</i>	
<i>B-1: Neighborhood Commercial</i>	
<i>B-2: General Commercial</i>	
<i>DT: Downtown</i>	
G: Governmental/Institutional	YES
<i>I: Industrial</i>	
<i>MH: Mobile Home Residential</i>	
PUD: Planned Unit Development	YES
R-1: Single unit, low density residential	YES
R-1A: Single-unit, medium density residential	YES
R-1B: Single-unit, high density residential	YES
<i>R-2: Two-family residential</i>	
<i>R-3: Multifamily residential</i>	

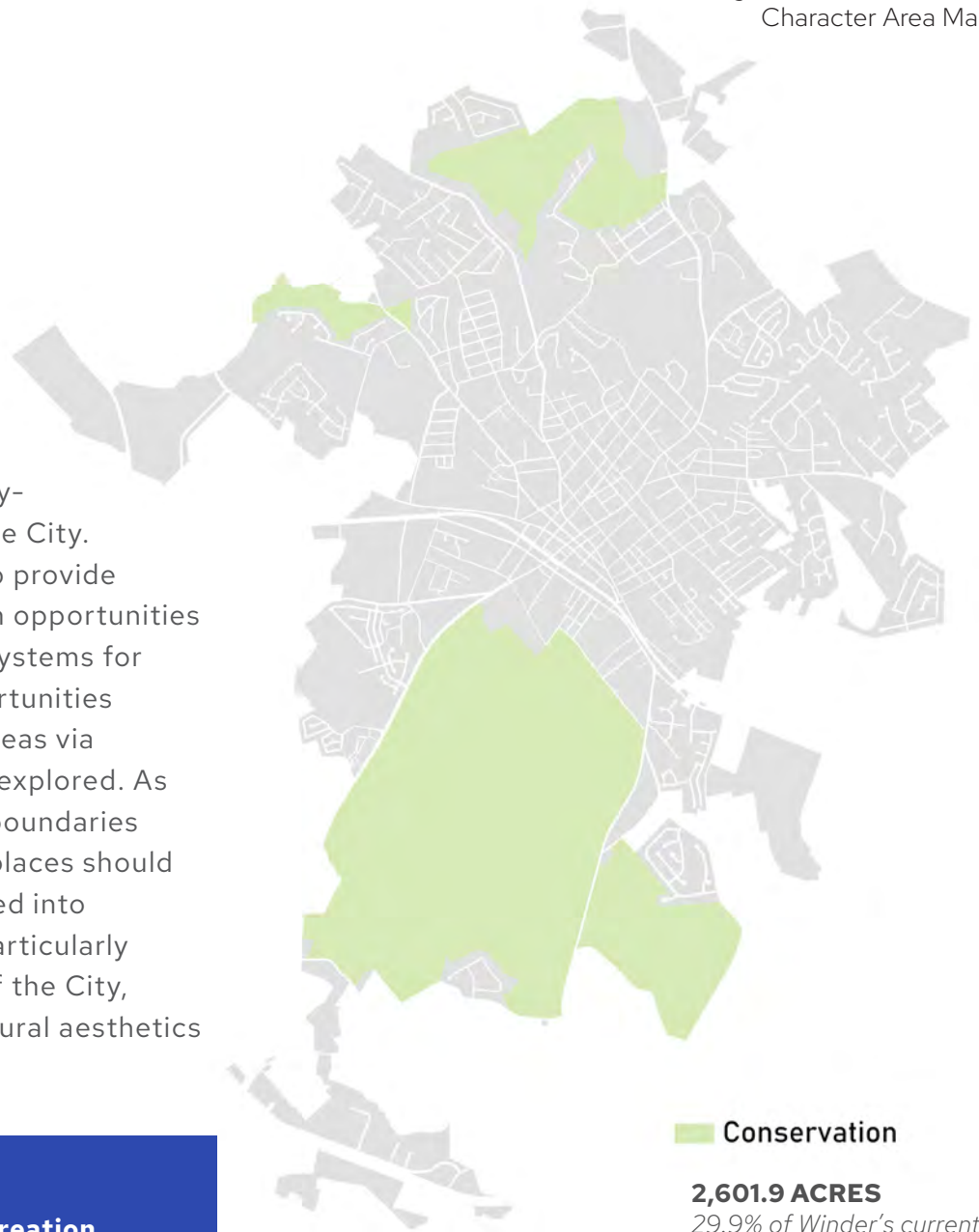
Figure 39. Conservation
Character Area Map

Conservation

This character area represents large swaths of ecologically sensitive and natural, undisturbed lands that should be preserved, including Fort Yargo State Park, City Pond Park, and City-owned land in the north of the City. The purpose of this area is to provide active and passive recreation opportunities and to preserve natural ecosystems for native species. Further opportunities to provide access to these areas via walking or cycling should be explored. As annexations occur and City boundaries grow, ecologically sensitive places should be evaluated and incorporated into this character area. This is particularly important on the outskirts of the City, where residents most value rural aesthetics and scale.

Future Land Uses:

- **Passive and active recreation**
- **Undeveloped areas in their natural state**



Conservation

2,601.9 ACRES

29.9% of Winder's current boundary



Existing Imagery



Fort Yargo State Park provides valuable ecosystem for local wildlife and recreational opportunities for residents and visitors.

Future/Precedent Imagery



Shared use paths in the Conservation area should be designed in a way that is sensitive to the natural landscape.



The Chimney's Golf Course is a City-owned recreational resource that supports Winder's rural aesthetics and scale.



Active recreation in conservation areas may include children's' play areas.



The Wilkins Greenway is one of the City's premier shared use paths.



Sensitive natural areas should be identified and can be made accessible to the public as nature preserves.

Guidelines & Strategies

- Maximize the use of existing community facilities and services.
- Limit development of structures and other impervious surfaces to those that directly support recreation. Carefully evaluate the land to determine the most appropriate locations for these features.
- Use these areas to maintain, improve, and expand parks, green spaces, and trails in a manner that does not impede upon the natural ecosystem.
- Prioritize walking and biking connectivity to and between conservation areas to promote citywide recreation.
- Maintain development regulations that protect and preserve environmentally sensitive features.
- Provide for outdoor gathering areas, such as plazas, public squares, and amphitheaters.
- Target environmentally sensitive areas, such as floodplains and wetlands, for green space acquisition.

Zoning

Table 10. Appropriate Zoning Categories for Conservation

	Appropriate for Conservation?
AG: Agricultural	YES
<i>B-1: Neighborhood Commercial</i>	
<i>B-2: General Commercial</i>	
<i>DT: Downtown</i>	
G: Governmental/Institutional	YES
<i>I: Industrial</i>	
<i>MH: Mobile Home Residential</i>	
<i>PUD: Planned Unit Development</i>	
<i>R-1: Single unit, low density residential</i>	
<i>R-1A: Single-unit, medium density residential</i>	
<i>R-1B: Single-unit, high density residential</i>	
<i>R-2: Two-family residential</i>	
<i>R-3: Multifamily residential</i>	

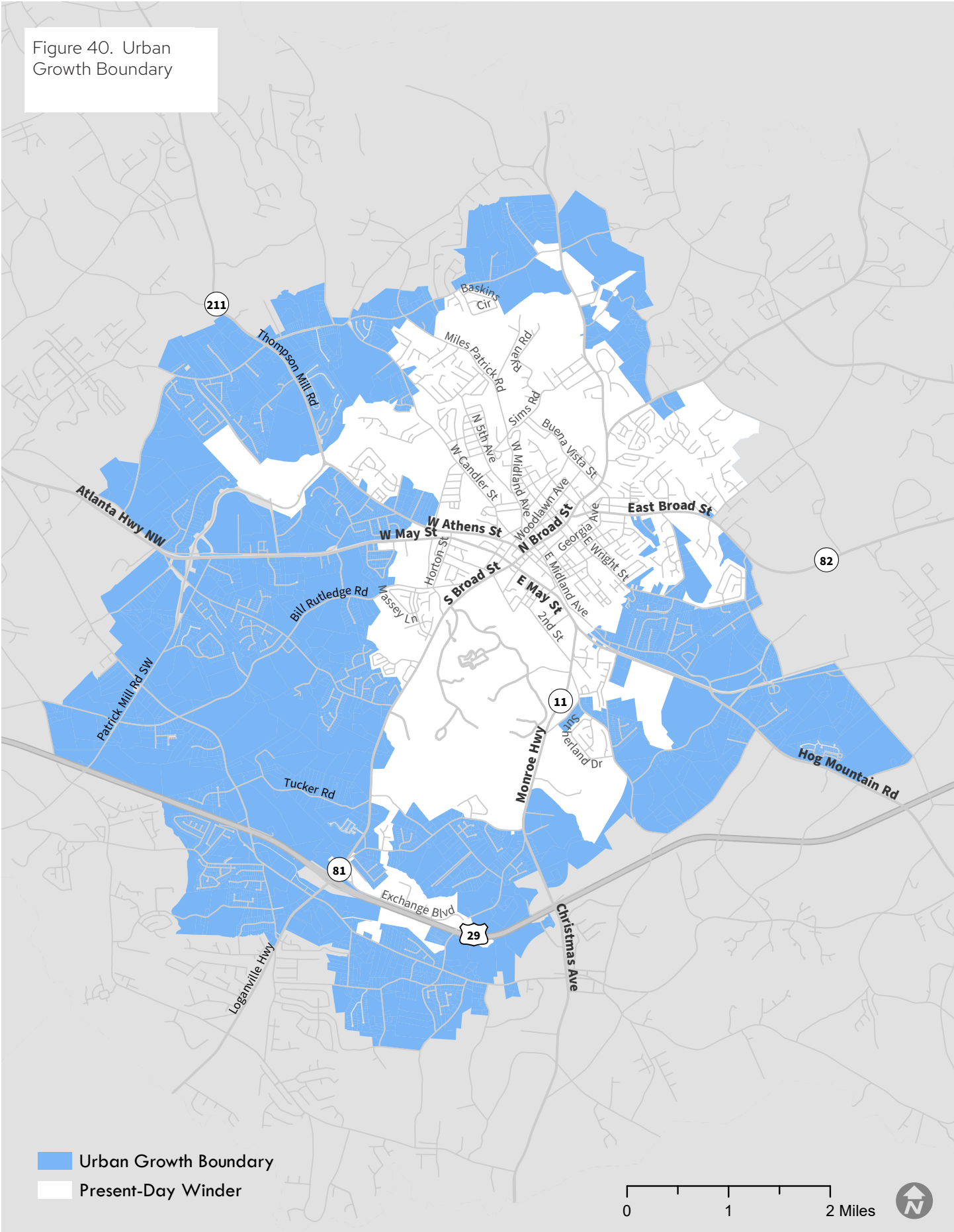


Urban Growth Boundary

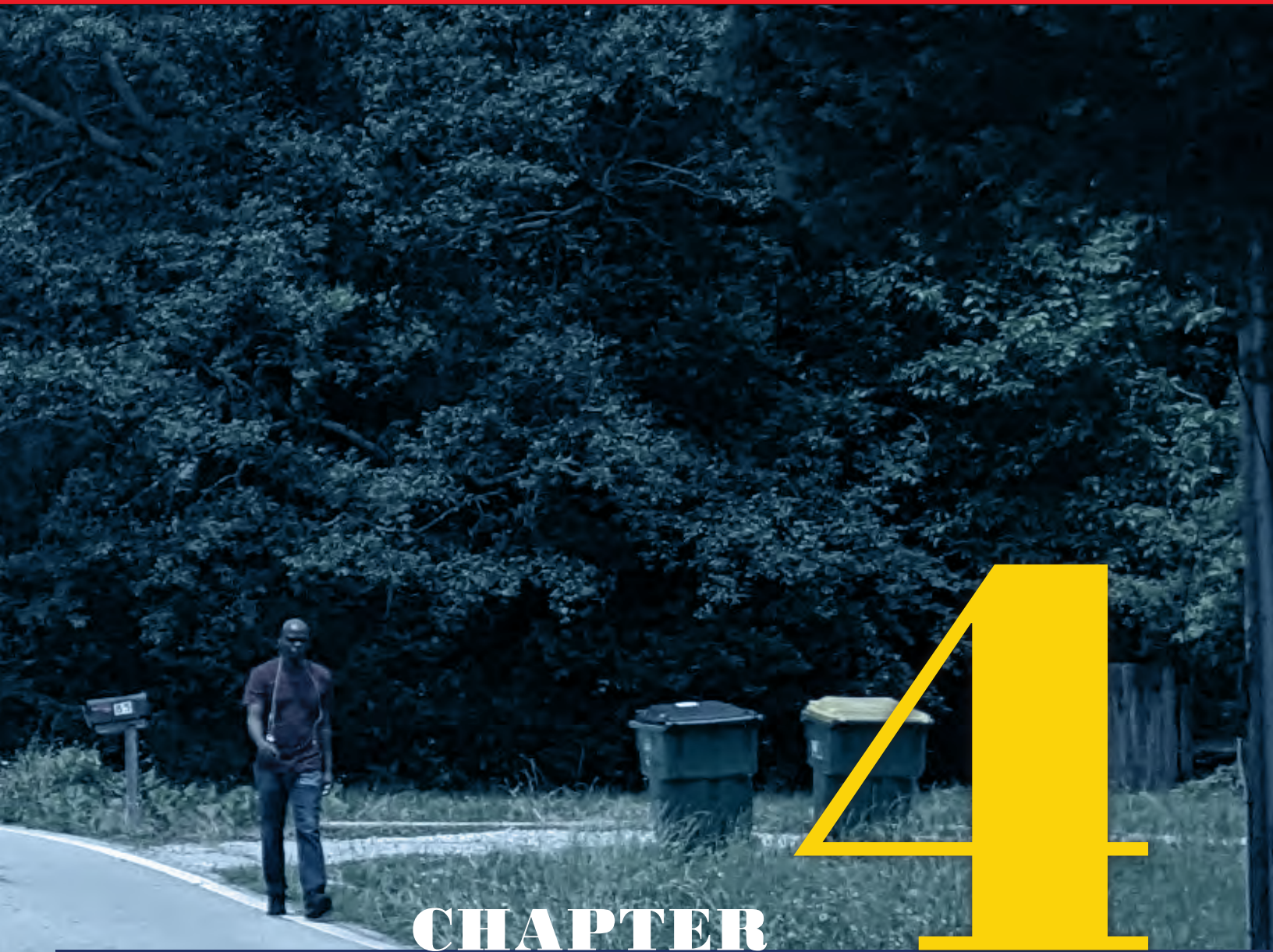
An Urban Growth Boundary (UGB) is a planning tool commonly used in Georgia and across the County to manage growth and land development. It is a physical or regulatory boundary established by local governments to define the limits of urban development and prevent the uncontrolled expansion of cities into surrounding rural or environmentally sensitive areas. While not legally binding, a UGB generally represents that area to which Winder will limit annexations. The proposed Winder UGB serves several purposes:

- 1. Controlling Sprawl:** The primary purpose of a UGB is to control sprawl by setting a clear boundary beyond which urban development is restricted. By doing so, it encourages compact and efficient land use within the designated urban area.
- 2. Promoting Efficient Land Use:** The UGB promotes efficient land use by concentrating growth and development within the defined boundary. This approach encourages the optimal use of existing infrastructure, services, and utilities, such as transportation systems, water supply, and sanitation facilities.
- 3. Protecting Rural and Environmental Areas:** One of the key benefits of a UGB is its ability to protect rural and environmentally sensitive areas surrounding the developed area. By limiting urban expansion, it helps preserve farmland, open spaces, natural habitats, and water resources, fostering sustainable development practices.
- 4. Infrastructure Planning:** The establishment of a UGB allows for better infrastructure planning and development. By focusing growth within a defined boundary, local governments can prioritize the provision of essential services such as roads, schools, parks, and utilities, ensuring efficient delivery and avoiding unnecessary costs associated with extending infrastructure into remote areas. Winder already provides some service delivery, including water, in the entirety of the proposed UGB.
- 5. Encouraging Compact Development:** The UGB encourages compact development patterns, promoting higher population density and mixed land uses within the urban core. This approach fosters walkability, reduces automobile dependency, and supports the development of vibrant, pedestrian-friendly neighborhoods.
- 6. Public Participation and Decision-Making:** The creation and modification of a UGB involve public participation and engagement. Residents, stakeholders, and experts are often consulted during the planning process to ensure that the boundary aligns with community goals, addresses local concerns, and accommodates future growth needs.
- 7. Flexibility and Review:** UGBs are not rigid boundaries and can be adjusted over time. Regular reviews and updates allow for modifications based on changing demographics, economic conditions, and land use requirements. This flexibility ensures that the UGB remains relevant and responsive to the evolving needs of the community.

Figure 40. Urban Growth Boundary







CHAPTER

IMPLEMENTATION



4 IMPLEMENTATION

The Community Work Program provides the City of Winder with a blueprint for achieving its vision. This is a list of projects and recommendations to be implemented over the next five years. This list also includes total cost, potential funding sources, and the Responsible Department or Agency.

Community Work Program



Land Use (L)

The Land Use work program focuses on ways to incentivize redevelopment in areas where it is appropriate, such as the gateways into downtown, and to limit development where people want to see preservation, such as neighborhoods and natural lands.



Housing (H)

The work program items include strategies to expand housing options through zoning changes and education programs for developers.



Economic Development (ED)

Economic Development work items focus on ways to increase capacity of staff and agencies tasked with growing the economy in Winder, and creating better communication channels between the business community and the City.



Transportation (T)

Community members have communicated that transportation is a priority. The City has authorized the Public Works Department to add staff and grow their capacity, and the City is about to start its first Transportation Improvement Plan. The transportation work items reflect the need and readiness of the City to focus on enhancing safety, choice, and convenience in their multimodal transportation network.



Quality of Life (QL)

The Quality of Life work list focuses on ways to improve access to recreation options in Winder and preserve natural resources.



WINDER COMPREHENSIVE PLAN

		Fiscal Years(s)							
Item	Description	23-24	24-25	25-26	26-27	27-28	Total Cost (If Any)	Source of Funds	Responsible Department or Agency
Land Use									
LU.a	Update Winder Zoning Ordinance as an implementation tool for the Comprehensive Plan	x	x				\$150k	General funds	City of Winder Administration
LU.b	Review current historic district boundaries and determine if there are additional eligible properties to be included and/ or a need to expand boundaries.					x	Staff time	N/A,	City of Winder Planning & Development Services Historic Preservation Commission
LU.c	Update Winder Historic District design guidelines					x	\$50k	General Fund, Georgia Historic Preservation Division Grants	City of Winder Planning & Development Services Historic Preservation Commission
LU.d	Evaluate TAD for gateway corridors (May Street, N. Broad, Athens St.)			x			Staff time	N/A	City of Winder Planning & Development Services
LU.e	Evaluate programming and improvements for city-owned facilities	x	x				Staff time	N/A	City of Winder Planning & Development Services
LU.f	Use Character Area Map to appropriately designate future land uses of annexed parcels	x	x	x	x	x	Staff time	N/A	City of Winder Planning & Development Services
LU.h	Evaluate need to adopt optional State of Georgia Disaster Resilient Building Codes	x	x				Staff time	N/A	City of Winder Planning & Development Services
LU.i	Evaluate Redevelopment Thresholds in the Zoning Update	x	x				Staff time	N/A	City of Winder Planning & Development Services
LU.j	Review tree protection standards for new development	x	x				Staff time	N/A	City of Winder Planning & Development Services
LU.k	Review Urban Redevelopment Plan annually to track implementation	x	x	x	x	x	Staff time	N/A	City of Winder Planning & Development Services

		Fiscal Years(s)							
Item	Description	23-24	24-25	25-26	26-27	27-28	Total Cost (If Any)	Source of Funds	Responsible Department or Agency
Housing									
H.a	Evaluate allowable housing types in the City of Winder	x	x				Staff time	N/A	City of Winder Planning & Development Services
H.b	Allow flexibility for infill development through the zoning update.	x					Staff time	N/A	City of Winder Planning & Development Services
H.c	Educate developers about new allowable housing types		x	x			Staff time	N/A	City of Winder Planning & Development Services
Economic Development									
ED.a	Increase DDA capacity		x				Staff time	N/A	Winder Downtown Development Authority, City of Winder Planning & Development Services
ED.b	Reestablish active Main Street Program		x				Staff time	N/A	Winder Downtown Development Authority, City of Winder Planning & Development Services
ED.c	Review Downtown Master Plan annually to track implementation of economic development items	x	x	x	x	x	Staff time	N/A	City of Winder Planning & Development Services
ED.d	Evaluate need for City economic development program			x	x		Staff time	N/A	City Administration, Winder Downtown Development Authority
ED.e	Evaluate highest and best use for city owned properties	x	x				Staff time	N/A	City Administration
ED.f	Establish Winder Business Roundtable Discussions between local business/ property owners and the Mayor	x					Staff time	N/A	Mayor of Winder



WINDER COMPREHENSIVE PLAN

		Fiscal Years(s)							
Item	Description	23-24	24-25	25-26	26-27	27-28	Total Cost (If Any)	Source of Funds	Responsible Department or Agency
Transportation									
T.a	Develop and adopt a Transportation Improvement Plan	x	x				\$350k	ARC, General Fund	City of Winder Public Works Department
T.b	Implement MLK/Athens Street improvements (oval-about)			x	x		\$2.5m	ARC, T-SPLOST, General Fund	City of Winder Public Works Department
T.c	Develop design for connecting existing trailhead (Wilkins Greenway) with Downtown area	x	x				\$400k	ARC, General Fund	City of Winder Public Works Department
T.d	Develop strategy for signal timing of major corridors				x		Staff time	N/A	City of Winder Public Works Department, GDOT
T.e	Require new development to include appropriate pedestrian infrastructure	x	x	x	x	x	Staff time	N/A	City of Winder Public Works Department, Planning & Development Services
T.f	Implement sidewalk in-lieu fund, as an option for developers to pay into a dedicated pedestrian infrastructure fund in-lieu of constructing sidewalk on their development site		x				Staff time	N/A	City of Winder Planning & Development Services
T.g	Install directional signage for parking in downtown to guide visitors to underutilized parking options				x		\$100k	General Fund, SPLOST	City of Winder Public Works Department
T.h	Develop enforcement plan for freight circulation through and around Winder		x				Staff time	N/A	City of Winder Public Works Department
T.i	Study traffic operations improvements and pedestrian safety enhancements along N. Broad Street	x	x				\$250k	General Fund, SPLOST	City of Winder Public Works Department

Item	Description	Fiscal Years(s)					Total Cost (If Any)	Source of Funds	Responsible Department or Agency
		23-24	24-25	25-26	26-27	27-28			
T.j	Review Winder Complete Streets and Trails Plan annually to track implementation progress	x	x	x	x	x	Staff time	N/A	City of Winder Public Works Department
T.k	Evaluate and update parking standards in the zoning ordinance as needed		x				Staff time	N/A	City of Winder Planning & Development Services
T.l	Adopt a complete streets policy		x				Staff time	N/A	City Administration, Public Works Department
T.m	Identify high priority railroad crossing improvements			x	x		Staff time	N/A	City of Winder Public Works Department
T.n	Identify staff person(s) for inter-agency coordination (GDOT, CSX, Barrow County Transportation Department)	x					Staff time	N/A	City of Winder Public Works Department
T.o	Develop a program for traffic calming requests and prioritization on local neighborhood streets		x				Staff time	N/A	City of Winder Public Works Department
T.p	Review Downtown Master Plan Action Plan annually to track implementation to transportation recommendations	x	x	x	x	x	Staff time	N/A	City of Winder Public Works Department
Quality of Life									
QL.a	Develop city-wide wayfinding signage standards and requirements to guide people to destinations on public streets and public facilities			x			\$75k	General fund, SPLOST	City of Winder Public Works Department, Planning & Development Services, Historic Preservation Commission
QL.b	Improve stormwater management in basins 3 and 4	x	x	x			\$5m	General fund, SPLOST	City of Winder Utilities

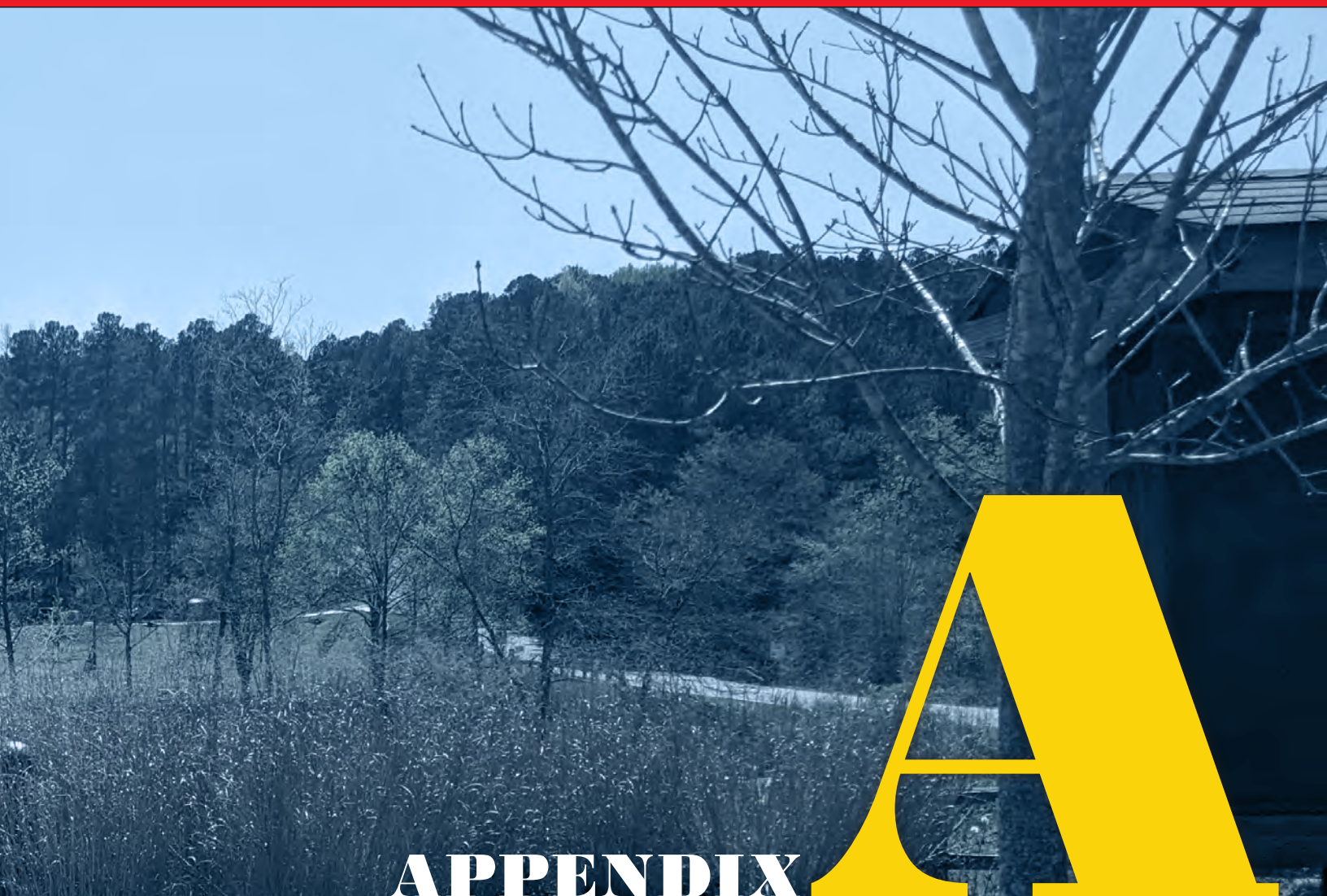


WINDER COMPREHENSIVE PLAN

Item	Description	Fiscal Years(s)					Total Cost (If Any)	Source of Funds	Responsible Department or Agency
		23-24	24-25	25-26	26-27	27-28			
QL.c	Develop Parks and Recreation Master Plan				x	x	\$150k	General fund, SPLOST	City of Winder Public Works Department, Planning & Development Services
QL.d	Develop Public Art Program			x			Staff time	N/A	City of Winder Planning & Development Services
QL.e	Conduct a Jackson Street shared street study & concept design	x	x				\$75k	General Fund, SPLOST, TSPLOST	City of Winder Public Works Department
QL.f	Implement recommendations from Rose Hill Cemetery Master Plan	x	x				\$5M	General Fund, SPLOST	City of Winder Planning & Development Services, Friends of Rose Hill
QL.g	Prepare a master plan for Cedar Creek Campus	x					\$100K	General Fund,	City of Winder Planning & Development Services
QL.h	Improve city gateways (Hwys 211, 53, 8, and 11) with new signage and landscaping			x	x		\$1.5	General Fund, TSPLOST, SPLOST,	City of Winder Public Works Department

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APPENDIX

RECORD OF ACCOMPLISHMENTS



A RECORD OF ACCOMPLISHMENTS

The Record of Accomplishments provides a status update on the City of Winder portion of the Community Work Program from the 2018 Barrow County Comprehensive Plan.

APPENDIX A | RECORD OF ACCOMPLISHMENTS

Table A.1. Record of Accomplishments

Action/Implementation Strategy	Status			
	Completed	In Progress	Not Started	No Longer Relevant
Regulations				
Update Zoning Ordinance to support Comprehensive Plan and other adopted plans		x		
Adopt interparcel access requirements		x		
Evaluate need to adopt optional State of Georgia Disaster Resilient Building Codes			x	
Review Sign Ordinance		x		
Prepare Infill Development Guidelines		x		
Review and update building materials standards and guidelines		x		
Research steep slope development standards			x	
Update list of permitted uses and special uses in the Downtown Overlay District				x
Update Winder Historic District design guidelines			x	
Amend historic demolition code			x	
Review tree protection standards for new development		x		
Small Area/Master Plans				
Continue to implement Urban Redevelopment Plan		x		
Prepare a master plan to identify pedestrian connections between the downtown area and Fort Yargo State Park	x			
Prepare a master plan (trails/passive use) for former LAS property at north end of city		x		
Prepare a master plan (passive recreation) for City property around City Pond				x
Process/Program				
Coordinate with Board of Education and Barrow County to evaluate the feasibility and process of establishing a Tax Allocation District for Holly Hill Mall area			x	
Implement LCI Study recommendations for downtown promotion and marketing strategies		x		

Action/Implementation Strategy	Status			
	Completed	In Progress	Not Started	No Longer Relevant
Regulations				
Implement recurring items in the Upper Oconee Regional Water Plan		x		
Community Improvements/Infrastructure Projects				
Provide additional downtown parking	x			
Continue to implement LCI Study recommendations for sidewalk projects		x		
Construct pedestrian connections from downtown area to Fort Yargo State Park		x		
Coordinate with Barrow County to evaluate potential for connecting City Pond property and adjacent County-owned property with a trail system along Cedar Creek	x			
Improve city gateways (Hwys 211, 53, 8, and 11) with new signage and landscaping			x	
Complete Jug Tavern Park renovations	x			
Long Range Projects				
Prepare a Railroad Grade Separation Feasibility Study			x	

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CHAPTER

B

CAPITAL IMPROVEMENTS ELEMENT



CAPITAL IMPROVEMENTS ELEMENT

Table 46. 2024 Budget Capital Improvements

Fund	Capital Request (Category)	2024 Capital Costs	2025 Capital Costs	2026 Capital Costs	2027 Capital Costs	2028 Capital Costs
SPLOST2022	2 Zero Turn Mowers ■ New Crew (Equipment/Vehicle)	\$30,000				
Water/Sewer	Auburn Water Reservoir (Construction/Maintenance)		\$5,400,000	\$11,000,000	\$12,000,000	
Governor's Grant	Auburn Water Reservoir (Other)		\$2,000,000	\$3,000,000		
Water/Sewer	Badge Access (Equipment/Vehicle)	\$30,000				
Special Facility	Badge Access (Other)	\$30,000				
Gas	Bankhead Hwy/Carl Cedar Hill (Construction/Maintenance)	\$130,000				
Gas	Barrow Park Dr Ext (Construction/Maintenance)	\$150,000				
Gas	Barrow Walton Oconee Expansion (Construction/Maintenance)	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000

Fund	Capital Request (Category)	2024 Capital Costs	2025 Capital Costs	2026 Capital Costs	2027 Capital Costs	2028 Capital Costs
Stormwater	Center St Stormwater Rehab (ARPA) (Construction/Maintenance)		\$5,500,000			
Stormwater	Center St Stormwater Rehab (ARPA) (Planning)		\$50,000			
Water/Sewer	CFIT Infrastructure Relocations	\$86,000				
Stormwater	CFIT Infrastructure Relocations	\$80,000				
Gas	CFIT Infrastructure Relocations	\$30,000				
SPLOST2022	CFIT Infrastructure Relocations (Construction/Maintenance)	\$249,000				
Gas	Chicke Lyle to Maddox Rd (Construction/Maintenance)	\$50,000				
Gas	Chicken Lyle Rd ■ Gainesville Hwy (Construction/Maintenance)	\$50,000				
SPLOST2022	City Pond Playground (Equipment/Vehicle)	\$55,000				
Gas	Crew Service Body Truck ■ Gas (Equipment/Vehicle)	\$61,000				
Water/Sewer	Crew Service Body Truck ■ Water (Equipment/Vehicle)	\$61,000				
General	Design Athens/MLK/E Midland Reconfig (part of Trans Study) (Design)		\$125,000			
Stormwater	Detention Ponds (Construction/Maintenance)		\$50,000	\$50,000		
SPLOST2022	Downtown Decorative Signs (Equipment/Vehicle)	\$125,000				
SPLOST2022	Downtown Improvements (Construction/Maintenance)	\$210,000				
Stormwater	E Athens St Detention Pond (Other)			\$2,150,000		
Stormwater	E Athens St Detention Pond (Planning)		\$50,000			



WINDER COMPREHENSIVE PLAN

Fund	Capital Request (Category)	2024 Capital Costs	2025 Capital Costs	2026 Capital Costs	2027 Capital Costs	2028 Capital Costs
Water/Sewer	E Stephens St SW Repair (Construction/Maintenance)		\$600,000			
Water/Sewer	Equipment Trailer (Equipment/Vehicle)	\$20,000				
Gas	Excavator ■ Gas (Equipment/ Vehicle)	\$75,000				
Water/Sewer	Excavator ■ Water (Equipment/Vehicle)	\$75,000				
Gas	Exchange Blvd Ext (Construction/Maintenance)		\$40,000			
Water/Sewer	Exchange Blvd Ext (Other)		\$15,000			
SPLOST2022	Explorer 1 ■ Tech Svcs (Equipment/Vehicle)	\$40,000				
SPLOST2022	Explorer 2 ■ Tech Svcs (Impala repl.) (Equipment/Vehicle)	\$40,000				
SPLOST2022	Finance/Fuel Station Generator (Equipment/ Vehicle)	\$78,000	\$3,000	\$3,000	\$3,000	\$3,000
Water/Sewer	Forklift (Equipment/Vehicle)	\$72,000				
Water/Sewer	Fort Yargo Rehab (Construction/Maintenance)			\$5,000,000	\$5,000,000	\$5,000,000
Water/Sewer	Fort Yargo Rehab (Engineering)		\$200,000			
Water/Sewer	Fort Yargo Rehab (Planning)		\$200,000			
Water/Sewer	GDOT Old Thomp Mill Mulberry (Construction/ Maintenance)	\$12,000				
Events	Golf Cart ■ Events (Equipment/Vehicle)	\$15,000				
Golf	Greens Renovation (Construction/Maintenance)		\$215,100			
SPLOST2022	Grounds Maintenance Trailer (Equipment/Vehicle)	\$8,000				
Water/Sewer	Hwy 211 Waterline Rehab (Construction/Maintenance)		\$3,500,000	\$3,500,000		

Fund	Capital Request (Category)	2024 Capital Costs	2025 Capital Costs	2026 Capital Costs	2027 Capital Costs	2028 Capital Costs
Governor's Grant	Hwy 53 East Waterline Imp (Construction/Maintenance)		\$1,240,000			
Gas	Hwy 53 to Rockwell Ch Inters (Construction/Maintenance)	\$100,000				
Water/Sewer	Hwy 53 Waterline (Construction/Maintenance)		\$1,200,000			
Golf	Hydrostatic Tractor (Equipment/Vehicle)	\$40,000				
Water/Sewer	Influent Pump #1 Upgrade (Equipment/Vehicle)	\$125,000				
Gas	Jefferson Hwy Hwy 53 Relocation (Construction/ Maintenance)		\$250,000			
Water/Sewer	Jefferson Hwy Hwy 53 Relocation (Planning)		\$450,000			
Gas	Jefferson Hwy ■ Holsenbeck (Construction/Maintenance)	\$100,000				
Water/Sewer	Light Duty Truck (Eng)1 (Equipment/Vehicle)	\$50,000				
Water/Sewer	Light Duty Truck (Eng)2 (Equipment/Vehicle)	\$50,000				
Water/Sewer	Light Duty Truck 1 ■ Wastewater (Equipment/ Vehicle)	\$50,000				
Water/Sewer	Light Duty Truck 2 ■ Wastewater (Equipment/ Vehicle)	\$50,000				
SPLOST2022	Light Duty Truck Repl. ■ PW (Equipment/Vehicle)	\$40,000				
Water/Sewer	Light Duty Truck ■ Marburg (Equipment/Vehicle)	\$50,000				
Water/Sewer	Marburg Plant Expansion (Construction/Maintenance)	\$500,000	\$4,000,000			
SPLOST2022	Medium Duty Truck ■ PW (Equipment/Vehicle)	\$70,000				
Water/Sewer	MLK Sewer Rehab (Construction/Maintenance)	\$185,000				



WINDER COMPREHENSIVE PLAN

Fund	Capital Request (Category)	2024 Capital Costs	2025 Capital Costs	2026 Capital Costs	2027 Capital Costs	2028 Capital Costs
Water/Sewer	MLK Street Waterline (Planning)		\$1,125,000			
Water/Sewer	Monroe Highway Main Upgrade (Construction/ Maintenance)		\$1,400,000			
Water/Sewer	Monroe Highway Main Upgrade (Engineering)	\$65,000				
Gas	Monroe Hwy Reg Station Replace (Construction/ Maintenance)			\$230,000		
Gas	Mulberry ■ Than Skinner ■ Rockwell (Construction/ Maintenance)	\$400,000				
Sanitation	Non ■ CDL Grapple Truck (Equipment/Vehicle)	\$247,500				
Water/Sewer	Northcrest Sewer Rehab (Construction/Maintenance)	\$350,000				
Water/Sewer	Overhead Gantry Crane System (Other)		\$575,000	\$500,000		
Gas	Pearl Pentecost ■ Carl Cedar Hill (Construction/ Maintenance)	\$135,000				
Water/Sewer	RAS Pump Hoist System (Equipment/Vehicle)	\$30,000				
General	Replace Air Packs (3) (Equipment/Vehicle)	\$26,385				
SPLOST2022	Security ■ Door Access & Video (Equipment/Vehicle)	\$125,000				
Water/Sewer	Sewer Relay W. Stephens Street (Construction/ Maintenance)	\$360,000				
SPLOST2022	Sidewalk Athens Street (Construction/Maintenance)	\$30,000				
Water/Sewer	Skid Mounted Jetter Unit (Equipment/Vehicle)	\$30,000				
Stormwater	Skidsteer ■ Stormwater (Equipment/Vehicle)	\$80,000				

Fund	Capital Request (Category)	2024 Capital Costs	2025 Capital Costs	2026 Capital Costs	2027 Capital Costs	2028 Capital Costs
Water/Sewer	Skidsteer ■ Wastewater (Equipment/Vehicle)	\$80,000				
Gas	Smith Mill Rd ■ W Side HP Exp (Construction/Maintenance)		\$2,500,000			
Golf	Snake Greensmower (Equipment/Vehicle)	\$54,000				
Water/Sewer	SR11/Hwy 211 Upgrades (Construction/Maintenance)	\$200,000	\$601,690			
Water/Sewer	SR53 at Jackson Trail Rd (Construction/Maintenance)		\$400,000			
Gas	SR53 at Jackson Trail Rd (Other)		\$400,000			
Water/Sewer	St. Ives Pump Station (Construction/Maintenance)	\$950,000				
Gas	System Integrity & Renewal (Construction/Maintenance)		\$50,000	\$75,000		
SPLOST2022	Tahoe ■ Fire Dept (Equipment/Vehicle)	\$43,000				
SPLOST2022	Tahoe 1 ■ Police (Equipment/ Vehicle)	\$54,890				
SPLOST2022	Tahoe 2 ■ Police (Equipment/ Vehicle)	\$54,890				
Water/Sewer	Tandem Dump Truck (Equipment/Vehicle)	\$300,000				
General	Trimble TDC650 GPS Handheld (Equipment/ Vehicle)	\$12,000				
SPLOST2022	Truck 1 ■ Fire Marshal (Equipment/Vehicle)	\$55,850				
SPLOST2022	Truck 2 ■ Fire Marshal (Equipment/Vehicle)		\$55,850			
Gas	Truck 2X4 1 ■ Gas (Equipment/Vehicle)	\$47,500				
Water/Sewer	Truck 2X4 1 ■ Water (Equipment/Vehicle)	\$47,500				
Gas	Truck 2X4 2 ■ Gas (Equipment/Vehicle)	\$47,500				



WINDER COMPREHENSIVE PLAN

Fund	Capital Request (Category)	2024 Capital Costs	2025 Capital Costs	2026 Capital Costs	2027 Capital Costs	2028 Capital Costs
Water/Sewer	Truck 2X4 2■Water (Equipment/Vehicle)	\$47,500				
Gas	Truck 2X4 3■Gas (Equipment/Vehicle)	\$47,500				
Water/Sewer	Truck 2X4 3■Water (Equipment/Vehicle)	\$47,500				
SPLOST2022	Utility Task Vehicle (UTV) ■ PW (Equipment/Vehicle)	\$27,500				
Water/Sewer	Utility Task Vehicle (UTV) ■ ■ Wastewater (Equipment/ Vehicle)	\$27,500				
Water/Sewer	W Midland Ave Streetscape (Construction/Maintenance)	\$125,000				
SPLOST2022	W Midland Ave Streetscape (Engineering)	\$40,000				
SPLOST2022	W Midland Ave Streetscape (Other)	\$115,000				
Water/Sewer	Water Facility Upgrades (Equipment/Vehicle)	\$25,000				
Water/Sewer	Watson Road Main (Construction/Maintenance)	\$185,000				
Governor's Grant	WTP Upgrade (Other)		\$2,000,000			
SPLOST2022	Zero Turn Mower (Equipment/Vehicle)	\$18,000				





APPENDIX PUBLIC ENGAGEMENT SUPPLEMENT

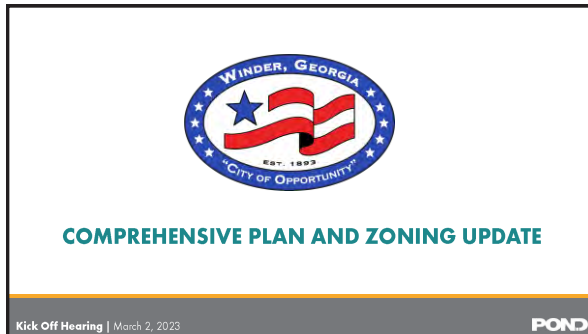


PUBLIC ENGAGEMENT SUPPLEMENT

Contents

- **Council Update Presentations**
- **Steering Committee Presentations**
- **Social Media Announcements**
- **Images from Open House #1**
- **Images from Open House #2**
- **Images from Pop Up Event**
- **Record of Online Mapping Comments**

City Council Update Presentations



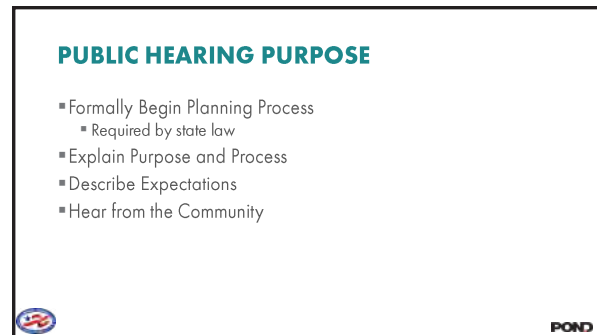
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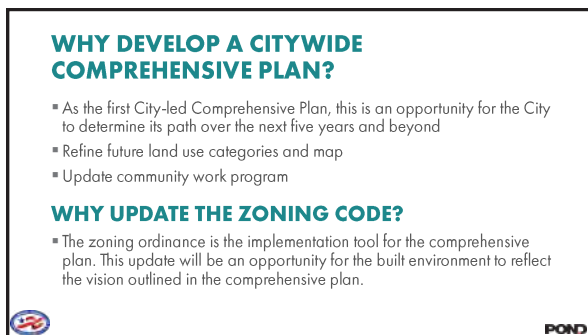
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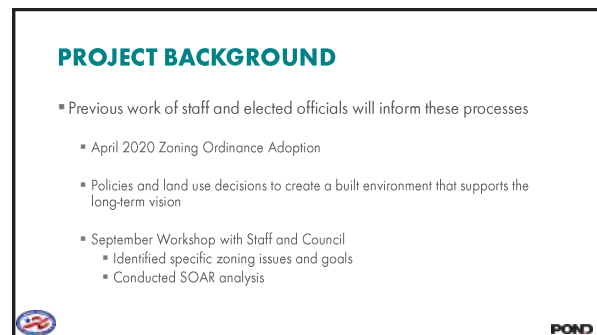
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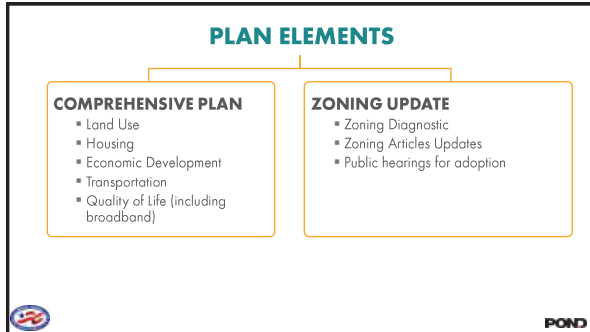
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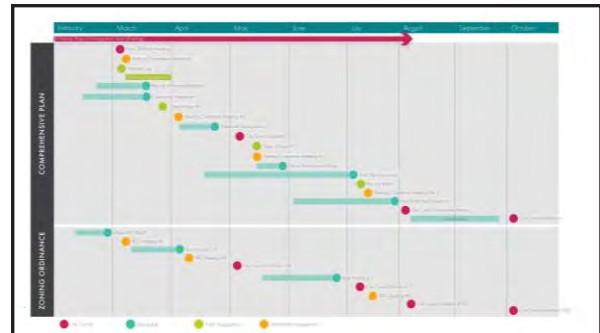
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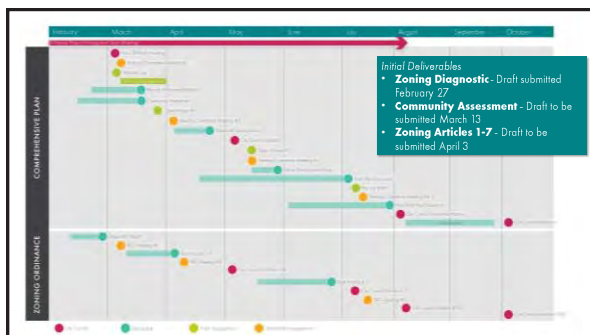
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HOW TO GET INVOLVED

- Attend a **community open house or pop-up event**

- *Public Open House #1 – March 30th*

- Engage online using the **online survey and mapping activity**
- Encourage your neighbors, friends, and colleagues to participate in the process
- Stay tuned for announcements regarding upcoming events and engagement opportunities!



13

VISIT THE PROJECT WEBSITE



SCAN ME

<https://planningatpond.com/WinderCP>

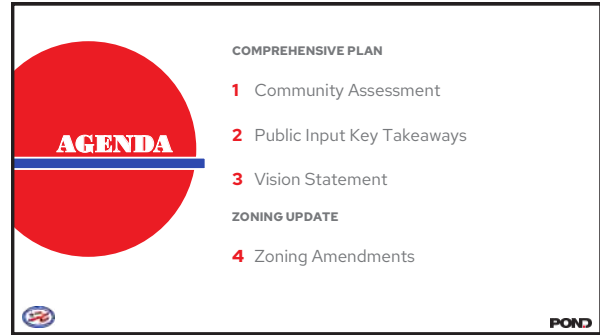


14

Steering Committee Meeting Presentations



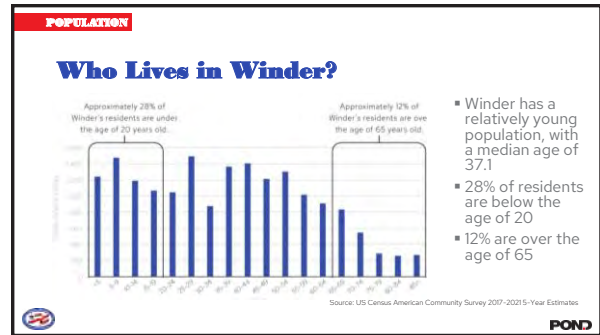
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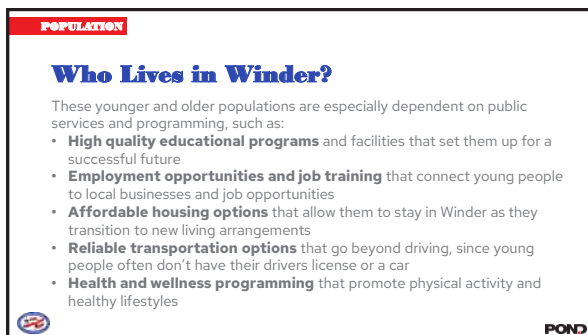
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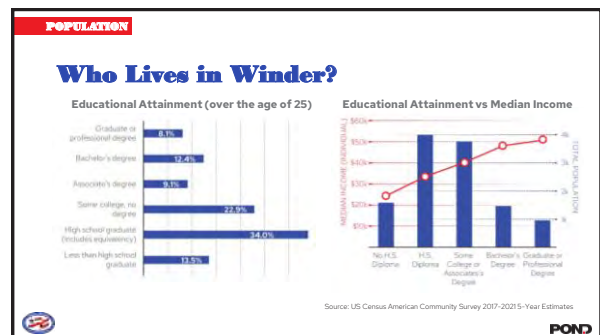
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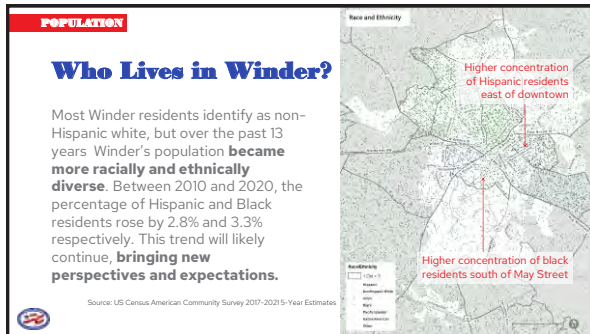
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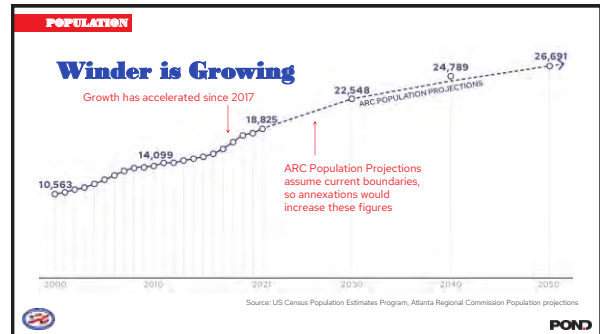
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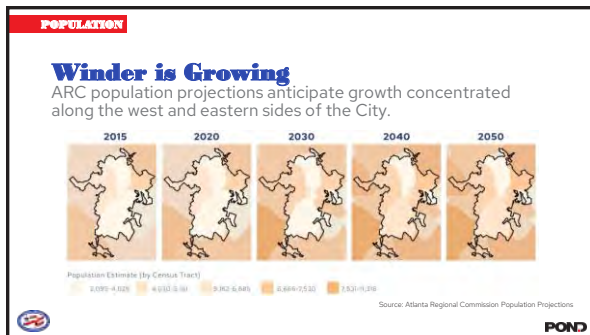
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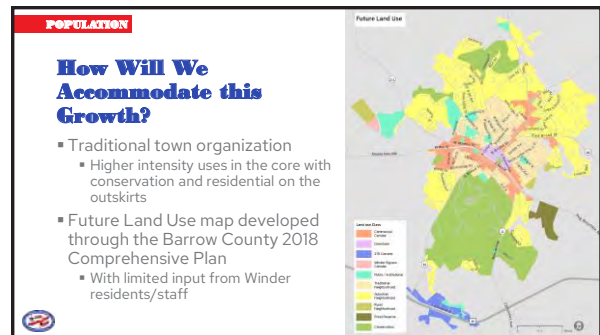
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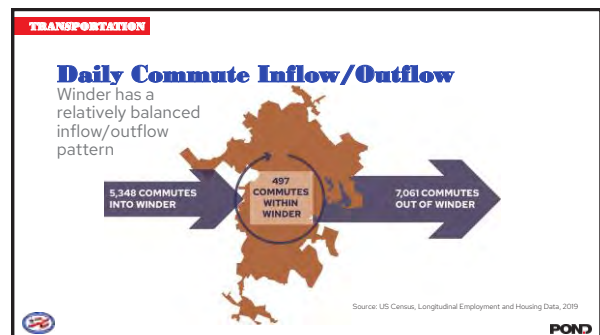
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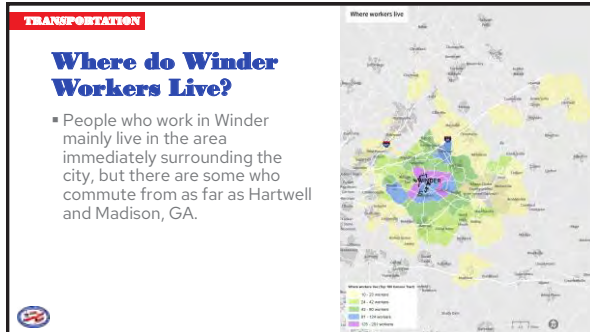
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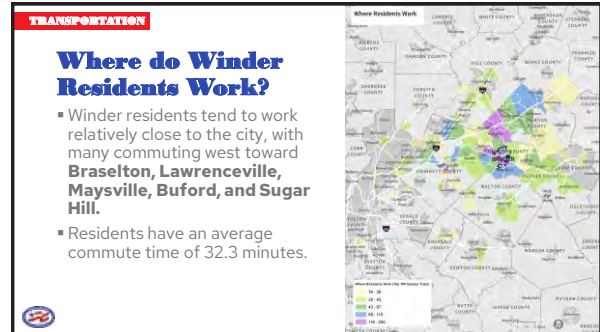
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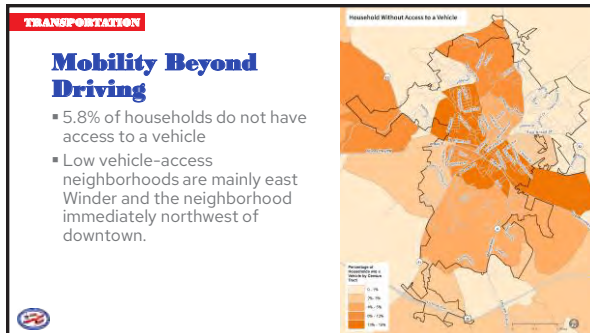
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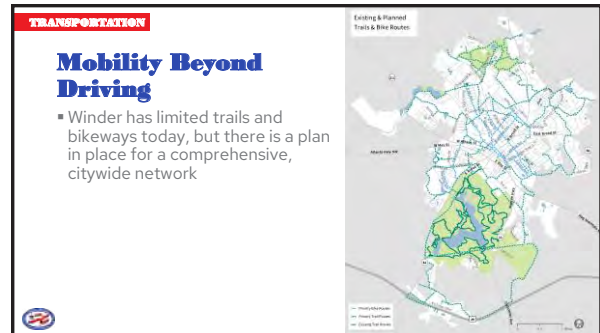
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What did we hear?

- 1 Expand park & recreation opportunities, with a mix appropriate to different parts of the City
- 2 Traffic congestion is a concern in downtown and on major corridors
- 3 Concentrate development in downtown
- 4 Prioritize environmental protection and limit development on the periphery of Winder to preserve natural character and protect wildlife
- 5 Development should not impede on existing character
- 6 Need more diverse housing options
- 7 Create retail along Broad Street that is walkable to neighborhoods

25





VISION STATEMENT




26

September 2022 Visioning Exercise




- Respect the history of Winder.
- Winder is a small town that is growing.
- Winder is home.
- Winder wants to manage growth effectively.
- Winder wants to be walkable.
- Winder wants to be a vibrant, unique community.
- Winder wants a variety of businesses that will draw people to the City.

27


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.*

28

NEXT STEPS

		
MAY 16TH	MAY 16TH	APRIL 25TH
SC Meeting #3: Character Areas	Open House #2	Draft Needs & Opportunities Chapter




29






Zoning Amendments Update




30




PROJECT GOALS

- **Higher quality** development within the City of Winder.
- **Reduce** variance requests.
- Update standard zoning districts, so PUD zoning is reserved for **unique requests**.
- Consider **building form** before considering uses.
- **Simplify** code so its easy to use for staff, elected officials, the community, and applicants.

31



Overview Of Proposed Changes

32

Article 1: Legal Provisions

- Updated to match language of new Zoning Procedures Law






33

Article 2: Definitions

Added Definitions for

<ul style="list-style-type: none"> • Assembly Hall • Assisted Living Facility • Block • Brewery • Combination-Use District • Curb cut • Distilled Spirits • Electric vehicle charging station 	<ul style="list-style-type: none"> • Greenspace • Indoor Recreation • Infill development • Lot coverage • Open space • Outdoor Display • Outdoor Storage • Public Plaza
---	---

34



Article 3: General Provisions

Architectural standards

- Require brick/stone for at least 2 ft. from grade
- Porches and stoops
- Require two-car garage

Accessory dwelling unit standards



- Allowed as detached structures
- Homestead exemption required
- Setbacks determined by zoning district
- Up to 1,000 s.f.

35

Article 3: General Provisions

- Fence Height Standards
- Screening requirements
- Streetscape standards
- Tree requirements
- Infill development standards
- Density Bonuses for additional open space and green space

36

Article 4: Use Standards

Added uses to Use Table

- Accessory Dwelling Unit
- Assembly Hall
- Retail (under 5,000 s.f.)
- Retail (over 5,000 s.f.)
- Brewery
- Electric Vehicle Charging Station
- Commercial Swimming Pool
- Community Swimming Pool
- Food Truck



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37

Article 4: Use Standards

Added supplemental standards

- Parking dumpsters, RVs, and storage containers
- Seasonal uses
- Temporary Outdoor Display
- Outdoor storage
- Electric Vehicle Charging Station
- Fuel pumps
- Auto repair
- Revised and clarified Group Home/Living
- CBD/Vape Shops
- Animal Care uses



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38

Article 11: Administration

- Updated to match language of new Zoning Procedures Law
- Added standards for Traffic Impact Study
- Added provision for stop work orders
- Clarify conditional use permit transfers



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39

Discussion

40

DISCUSSION: Density & Incentives

Incentive zoning grants provisions that developers want in exchange for desired public improvements, needs, and goods.

Technical Advisory Committee identified the following benefits:

- Higher architectural standards
- Preservation of open space and green space
- Security features
- Underground water retention

What's missing?



41

Density & Incentives

The highest density permitted in Winder is 8 units/acre.

Allowing various density levels around the city is a tool to focus growth in appropriate areas.

- Limit PUD requests
- Would codify where growth is desired

Is 8 units/acre still appropriate city-wide?

Where or in what districts would additional density be most appropriate?



42

DISCUSSION: Redevelopment Thresholds

Used to prompt improvements when redevelopment occurs.

Can be used to trigger:

- Streetscape standards
- Access management improvements
- Dumpster and screening requirements
- Enhanced fenestration and architectural design standards
- Buried utility lines



43

Redevelopment Thresholds

Example: City of Chamblee

- Calculated based on construction cost and fair market value
- Capped at \$20,000 or 125% of fair market value
- Excludes single-family and two-family residential structures

Applicable Standard	Construction costs as a percentage of the fair market value of the structure		
	30%–60%	61%–70%	71% or more
Section 230-26 (Streetscape design)	•	•	•
Section 250-21 (Dumpsters)	–	•	•
Section 330-21 (Off-street surface parking lot planting requirements)	–	•	•
Section 230-27 (Building architecture)	–	•	•
Section 250-7 (Parking)	–	–	•



44

Before



After



Increased fenestration
Streetscape improvements
Pedestrian access

45

Redevelopment Thresholds

Considerations for Winder

- Desired improvements
- Prompts for improvements
 - Construction cost
 - Total investment cost
 - And/or language
- Accountability/Cost Verification
 - Construction quotes submitted to City
 - International Building Code
 - RS Means



46

Redevelopment Thresholds

Example: City of Winder

189 W. Athens Street

2022 Valuation: \$2,046,111

- 30% investment to trigger streetscape: **\$613,833**
- 61% investment to trigger dumpster screening: **\$1,248,127**
- 71% investment to trigger parking standards: **\$1,452,738**

Applicable Standard (Chamblee)	Construction costs as a percentage of the fair market value of the structure		
	30%–60%	61%–70%	71% or more
Section 230-26 (Streetscape design)	•	•	•
Section 250-21 (Dumpsters)	–	•	•
Section 250-7 (Parking)	–	–	•



47

Redevelopment Thresholds

What happens when the threshold isn't met?

- A change in occupancy, use, or tenant can prompt a review from the City for life safety and other updates, regardless of total investment or construction cost
- A map can be developed to identify parcels where this will be prioritized
 - Maintains transparency
 - Each applicant is treated equally



48

DISCUSSION: Use Table

A goal of the zoning update is to move towards a form-based approach

Form-based Codes

- Use is secondary to form
- Categories on Use Table instead of listing each use individually
- Include conditional uses and identify what is not permitted

What direction does Winder want to take?



49

QUESTIONS?

Concerns | Comments | Ideas



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50

Project Website



<https://planningatpond.com/WinderCP>



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51



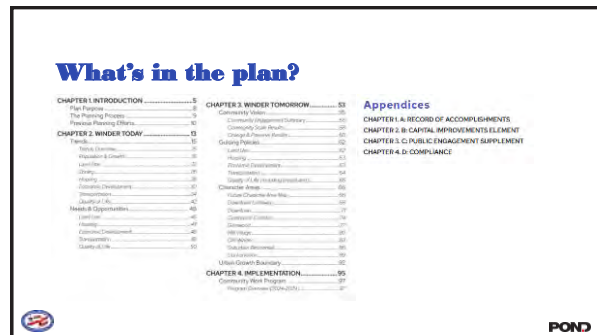
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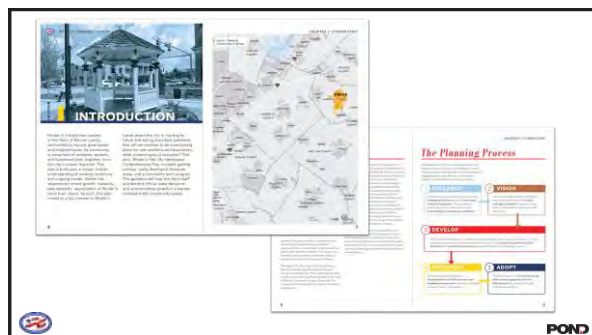
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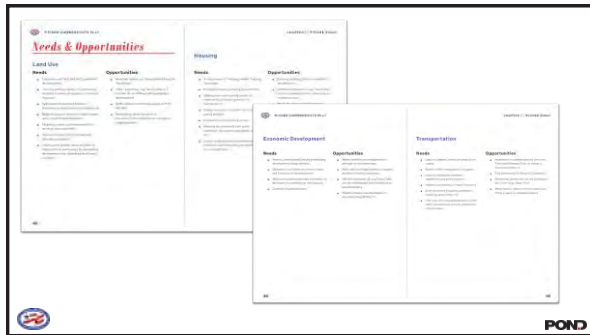
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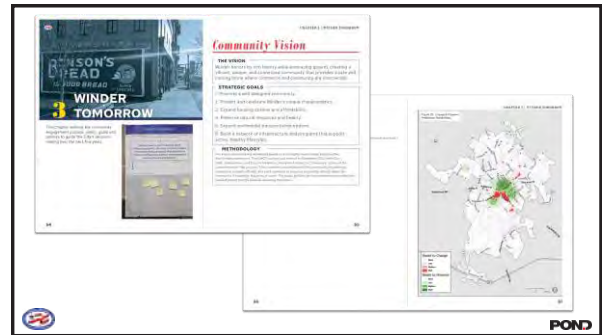
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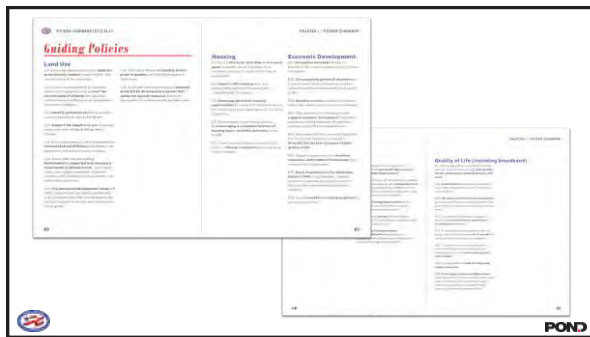
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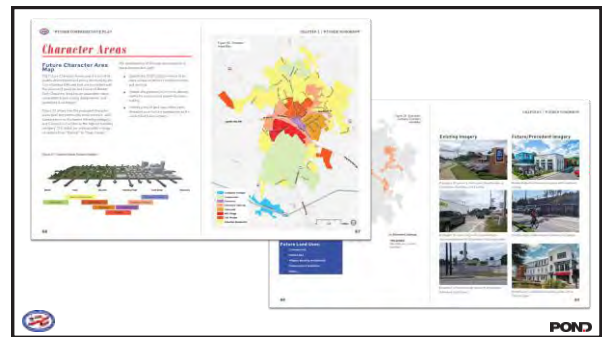
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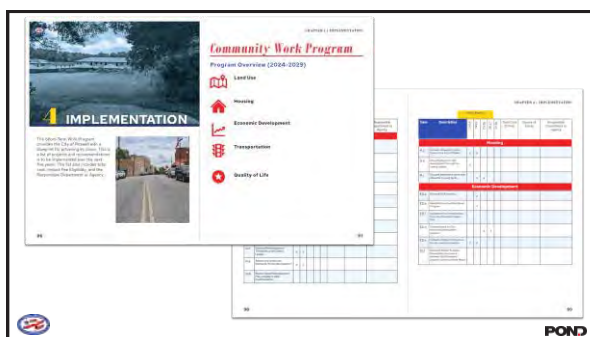
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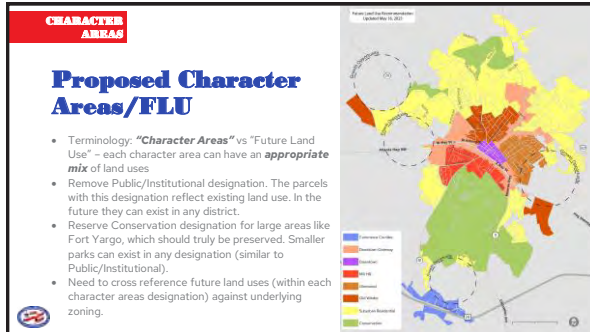
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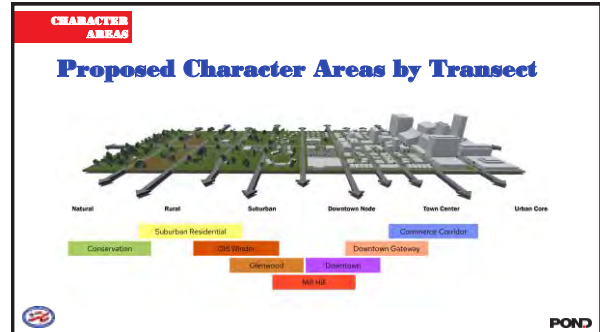
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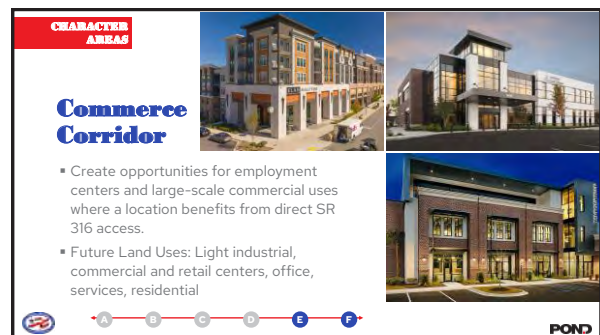
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CHARACTER AREAS

Glenwood

- Transition zone providing a mix of uses that serve the residents.
- Future Land Uses: Neighborhood commercial, services, community spaces, live/work spaces, medium density residential, mixed use, government facilities, parks.






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19

CHARACTER AREAS

Mill Village

- Create opportunities for small lot residential development and a wide variety of housing options that serve the growing community.
- Future Land Uses: cottage homes, townhomes, duplexes, garden apartments, government facilities, parks.

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CHARACTER AREAS

Old Winder

- Protect historic homes while allowing complementary infill on a variety of lot sizes.
- Future Land Uses: single-family residential, neighborhood scale commercial and services, live/work units



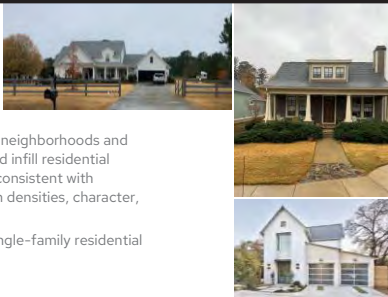


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CHARACTER AREAS

Suburban Residential

- Preserve established neighborhoods and create quality new and infill residential development that is consistent with surrounding suburban densities, character, and site design.
- Future Land Uses: Single-family residential

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22

CHARACTER AREAS

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.
- Future Land Uses: Passive recreational areas, active recreation areas, undeveloped areas in their natural state




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23

URBAN GROWTH BOUNDARY





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24

SMART GROWTH STRATEGIES

Urban Growth Boundaries

- Planning tool that defines and limits future growth for a city.
- While not legally binding, the city generally agrees to limit its annexations to areas inside the boundary.
- When developed in conjunction with the County, the County generally agrees not to oppose annexations there.

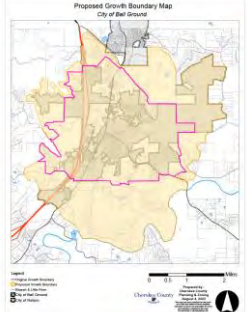
 



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SMART GROWTH STRATEGIES

Urban Growth boundary examples

- Ball ground, unlike Milton, has its UGB outside the city limits.
- Cherokee County officials formed a 25-year growth boundary agreement with the city of Ball Ground, the first growth boundary agreement with the city since the last one expired in 2006.



26

SMART GROWTH STRATEGIES

Proposed UGB



27





28


What is the Community Work Program?

- 5-year Workplan
- Includes responsible party, timeframe, funding sources
- Organized by plan elements:
 - Land Use
 - Housing
 - Transportation
 - Economic Development
 - Quality of Life


 

29


NEXT STEPS




July 13TH
Open House #2



July 21ST
Draft Plan



Aug 8TH
Council Vote to Transmit Draft to DCA

30



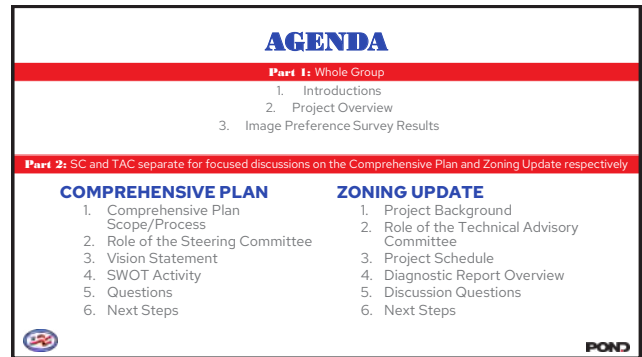
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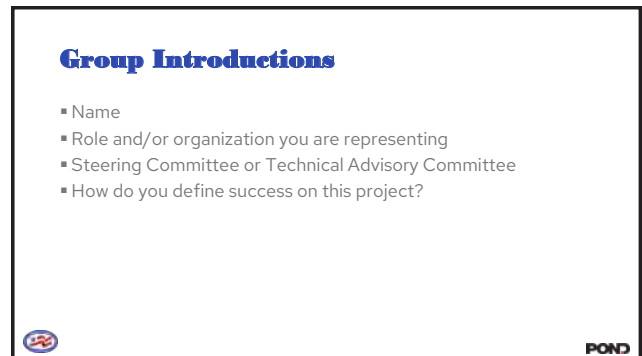
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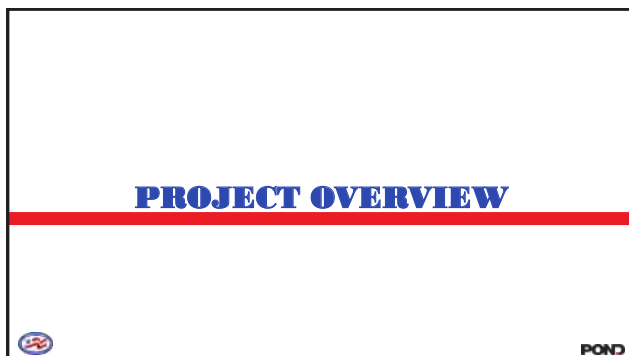
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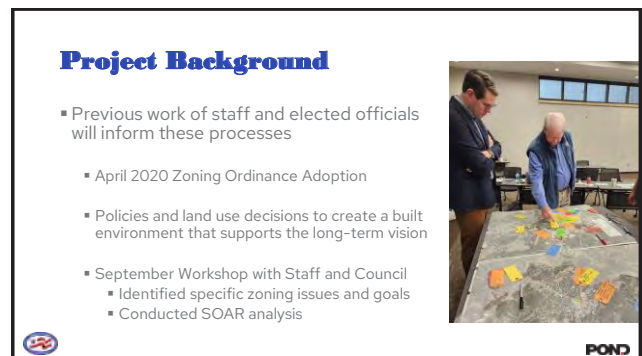
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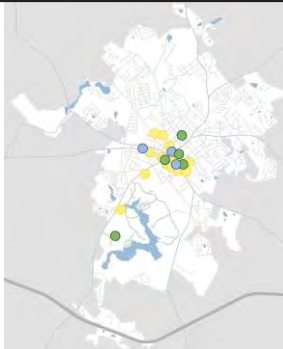
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September 2022 SOAR Exercise

- Strength
- Opportunity
- Aspiration



7

September 2022 Visioning Exercise

- Respect the history of Winder.
- Winder is a small town that is growing.
- Winder is home.
- Winder wants to manage growth effectively.
- Winder wants to be walkable.
- Winder wants to be a vibrant, unique community.
- Winder wants a variety of businesses that will draw people to the City.

8

September 2022 Visioning Exercise

The City Of Winder Is...



The City Of Winder Wants To Be...



9

Why Develop A Citywide Comprehensive Plan?

- Required by Georgia Department of Community Affairs (DCA) every 5 years
 - Retain Qualified Local Government (QLG) status to access financial resources
- As the first City-led Comprehensive Plan, this is an opportunity for the City to determine its path over the next five years and beyond
- Refine future land use map and categories & Update community work program

Why Update The Zoning Code?

- Implement the comprehensive plan. This update will be an opportunity for the built environment to reflect the vision outlined in the comprehensive plan.
- New tools and elements to enable desired development

10

Plan Elements

COMPREHENSIVE PLAN

- Land Use
- Housing
- Economic Development
- Transportation
- Quality of Life (including broadband)

ZONING UPDATE

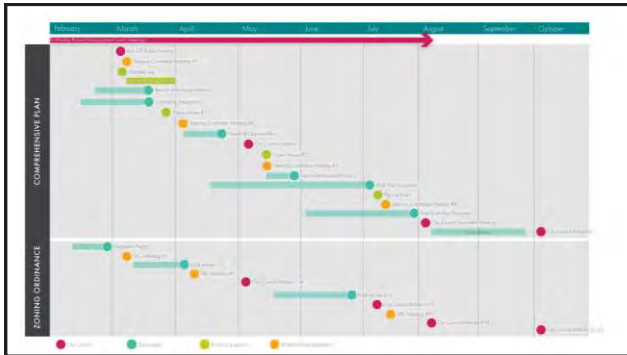
- Zoning Diagnostic
- Zoning Articles Updates
- Public hearings for adoption

11

Participants

- **Elected Officials** – adopt and implement plans
- **Steering Committee** – diverse committee of residents and organizations that assists the Planning Team with the development of the Comprehensive Plan
- **Technical Advisory Committee** – The City's development team will guide the revisions to the zoning code
- **The Community** – provide input and insight to guide the plan's development
- **Planning Team** – consisting of City staff and the consultant team, facilitates and documents the planning process
- **Regulatory Agencies** – ensures minimum state standards are met

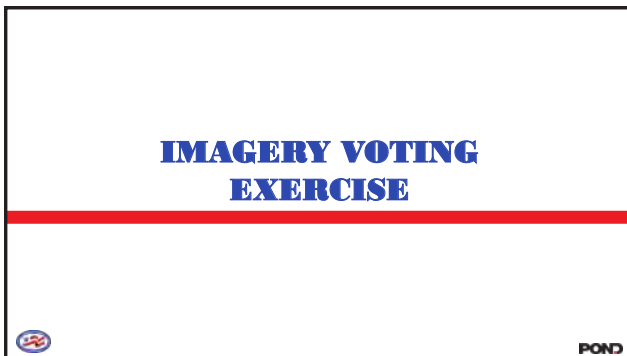
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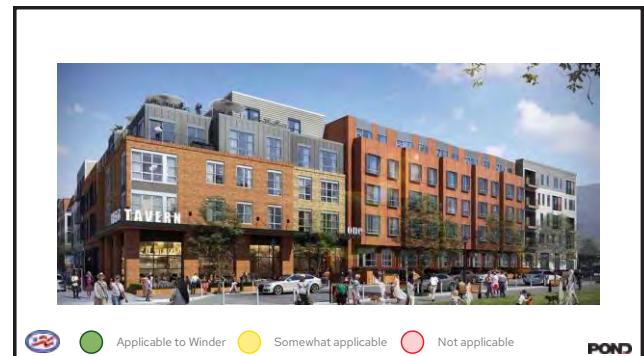
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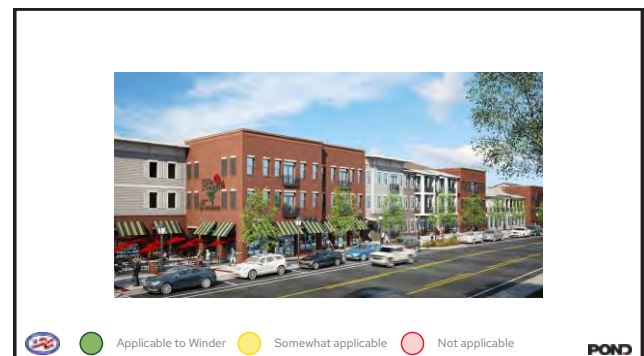
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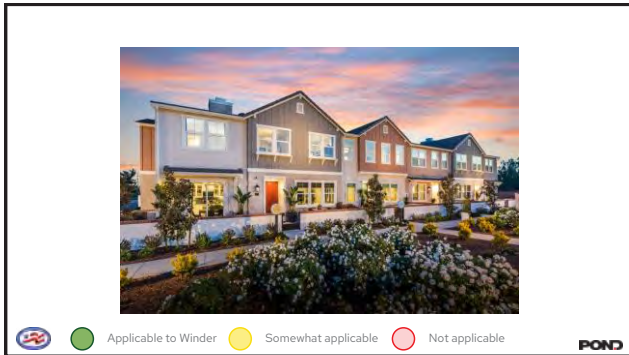
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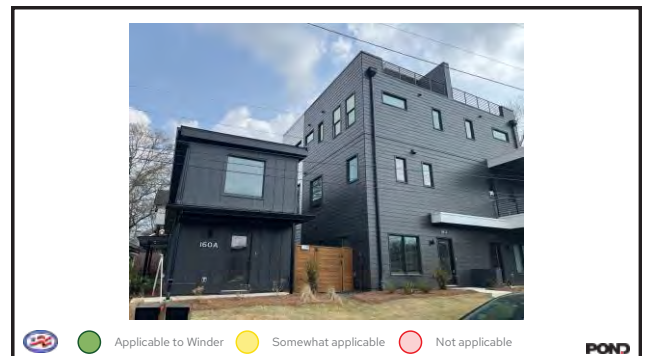
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SCOPE AND SCHEDULE

25

What is a Comprehensive Plan

- Update understanding of the City's current conditions
- Learn what Winder's residents, businesses, and leaders want to see in the future
- Coordinate district and neighborhood plans (e.g. Downtown Winder Plan) with the overall citywide strategy
- Create a tool that ensures future changes are guided by the community's vision

26

Plan Elements



Land Use



Housing



Economic Development

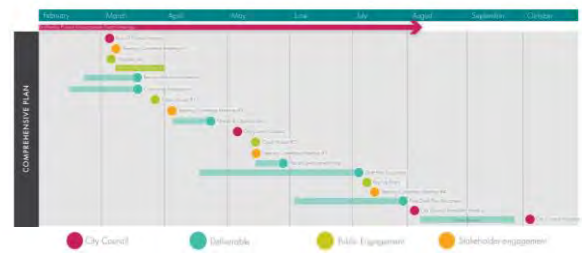


Transportation


Quality of Life
(including broadband)

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Schedule



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Role of the Steering Committee

Sounding Board

The responsibility of the SC is to serve as a sounding board and **provide feedback** on materials the project team provides.

Advocates

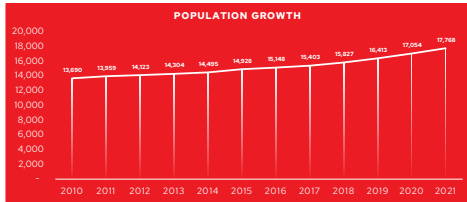
The SC will **serve as advocates** for the comprehensive plan through adoption and implementation.

29

COMMUNITY ASSESSMENT

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Winder is growing

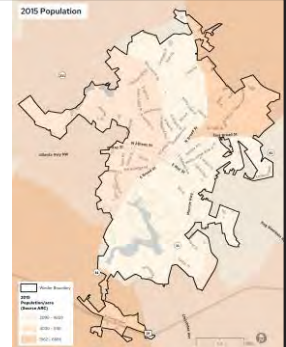


Growth has accelerated since 2017

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Winder is growing

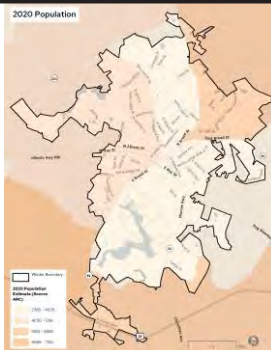
- ARC projects population to continue growing, with growth concentrated along the west and eastern sides of the City.



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Winder is growing

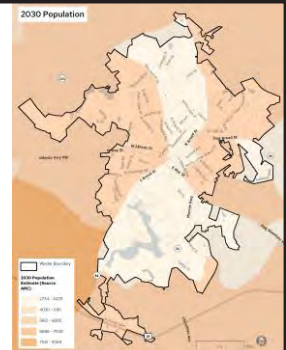
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Winder is growing

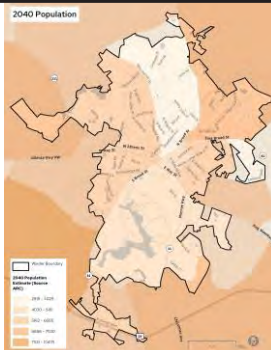
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Winder is growing

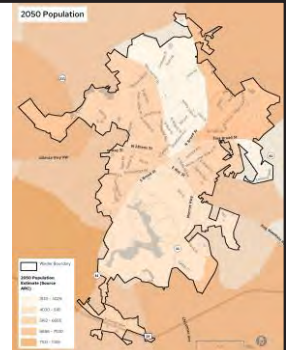
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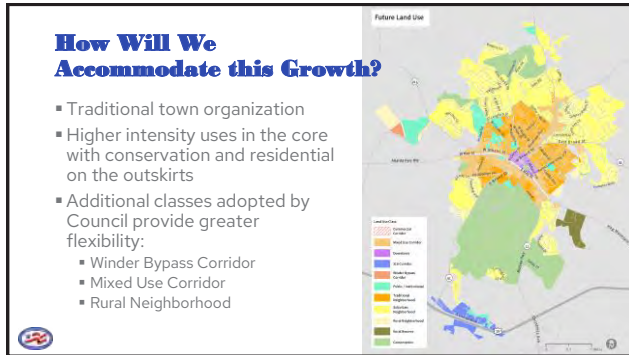
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Winder is growing

- ARC projects population to continue growing, with growth concentrated along the west and eastern sides of the City.



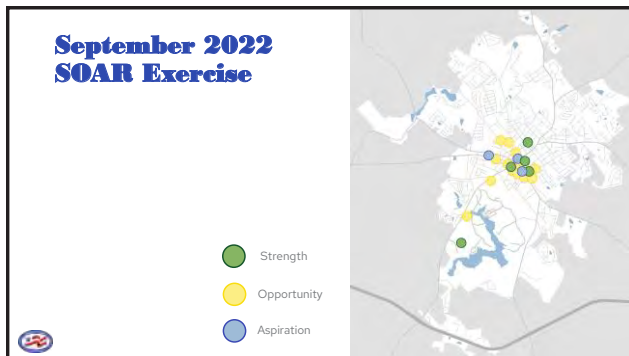
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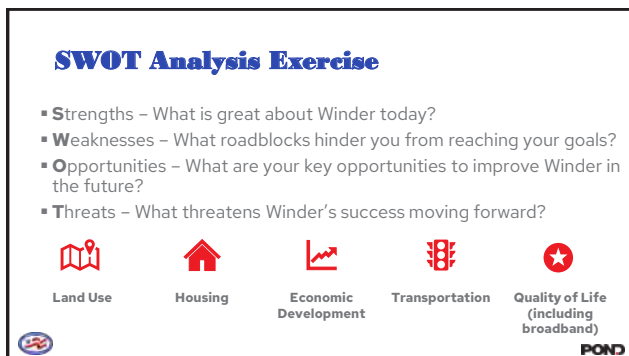
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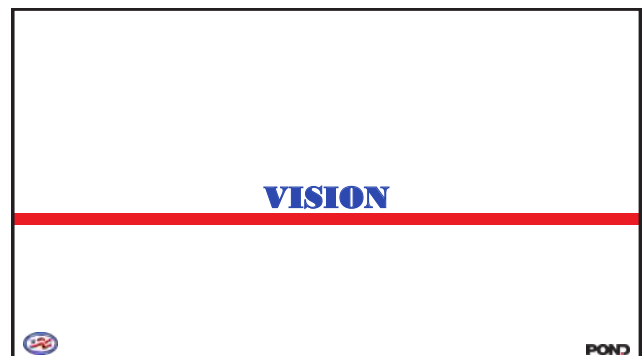
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September 2022 Visioning Exercise

- Respect the history of Winder.
- Winder is a small town that is growing.
- Winder is home.
- Winder wants to manage growth effectively.
- Winder wants to be walkable.
- Winder wants to be a vibrant, unique community.
- Winder wants a variety of businesses that will draw people to the City.



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43

September 2022 Visioning Exercise

The City Of Winder Is...

The City Of Winder Wants To Be...



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44

Vision Statement

OPTION A

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



45

Vision Statement

OPTION B

We, the people of Winder, envision a vibrant and unique community that respects and preserves its history, manages growth effectively, and is walkable and inviting to all. We strive to create an environment that encourages a variety of businesses to be a part of our City, providing jobs and services that draw people from near and far to experience the charm and character of our town.



46

Vision Statement

What do you think? Please take a few moments to fill in your Vision Statement Exercise.



47


ANY QUESTIONS? Concerns | Comments | Ideas



POND


48

NEXT STEPS



**MARCH
16TH**

Draft
Community
Assessment



**MARCH
30TH**

Open House



**APRIL
4TH**

SC
Meeting
#2




49

TECHNICAL ADVISORY COMMITTEE




50



ROLE OF TECHNICAL ADVISORY COMMITTEE

Sounding Board

The responsibility of the TAC is to serve as a sounding board and **provide feedback** on materials the project team provides.


Advocates

The TAC will **serve as advocates** for the zoning ordinance rewrite throughout the process and upon conclusion of the project.





51


RULES OF ENGAGEMENT




Bring **different perspectives** to the conversation





Ask and answer **thought-provoking questions**



If you've already spoken, **please give others the opportunity to speak** before you do so again



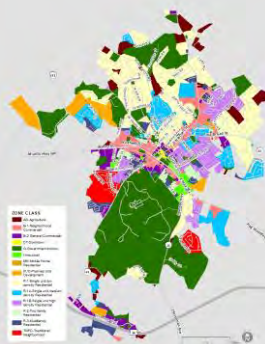

Maintain a level of **confidentiality and professionalism** as content shared in our meetings is not prepared for public consumption

52

PROJECT BACKGROUND



- Zoning ordinance was last updated in 2020.
- September Workshop to develop vision.
- The current code
 - is not resulting in developments that align with the long-term vision for the community.
 - has standards in various locations.
 - does not address certain uses and applications that come into City Hall.

53

PROJECT GOALS

- **Higher quality** development within the City of Winder.
- **Reduce** variance requests.
- Update standard zoning districts, so PUD zoning is reserved for **unique requests**.
- Consider **building form** before considering uses.
- **Simplify** code so its easy to use for staff, elected officials, the community, and applicants.

54

PROJECT SCHEDULE

DIAGNOSTIC REPORT OVERVIEW



```
graph TD; A[Code Revision Road Map] --> B[What are the issues? How do we solve them?]; B --> C[Provides solutions for standards the development team and City Council have identified]; B --> D[Identifies additional best practices that could be implemented];
```

Code Revision Road Map

What are the issues? How do we solve them?

Provides **solutions** for standards the development team and City Council have identified

Identifies additional **best practices** that could be implemented



DISCUSSION:

Incentives

Explain the various zoning grants provisions that developers want in exchange for desired public improvements, needs, and goods.

Developer exchanges:	For:
Additional open space	Increased density
Workforce Housing	Reduced parking standards
Underground parking	Expedited permitting
Public Spaces: Plazas, Trails	
Green infrastructure	
Protection/rehab of historic properties	
Other community benefits	



DISCUSSION:

Incentives

3-Story Building Allowed
In Most Areas of the City

Some Areas (Identified by ordinance)
May Request 4-5 Stories

Extra 2 Stories

Community Benefits:

- Affordable Housing
- Affordable Commercial Space
- Space for the Arts
- Etc...

Are incentives appropriate in Winder?



DISCUSSION:

Permitted Uses

What we heard: The permitted use list needs to be updated

What the diagnostic report recommends adding:

- Electric vehicle charging stations
- Swimming pools (commercial),
- Tennis courts, swimming pools, play or recreation areas (community)
- Accessory dwelling units
- Split retail into two line items – more or less than 5,000 s.f.
- Brewery
- Distillery



DISCUSSION: Permitted Uses

What uses should be added to the zoning ordinance?





31

DISCUSSION: Infill Development

What we heard: Infill should be treated differently than other development proposals

What the diagnostic report recommends:

- Allow development even when the lot is below dimensional requirements
- Average setbacks and building heights of surrounding development to determine standard for infill
- Require infill to be compatible with existing development

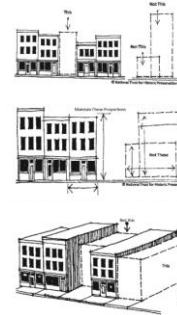


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61

DISCUSSION: Infill Development

Do the proposed standards appropriately address the issues?



62

DISCUSSION: Driveways & Parking

What we heard: Increase required driveway length to 25 feet, find solution for cars hanging over onto sidewalk, require two-car garage on townhomes, don't allow driveway to count as parking space

What the diagnostic report recommends:

- Two-car garages required on townhomes and single-family homes
- Rear-loaded townhomes and single-family homes
- Increase residential driveway length to 25 feet (was 20 feet)



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63

DISCUSSION: Driveways & Parking

Do these proposed standards appropriately address the issues?

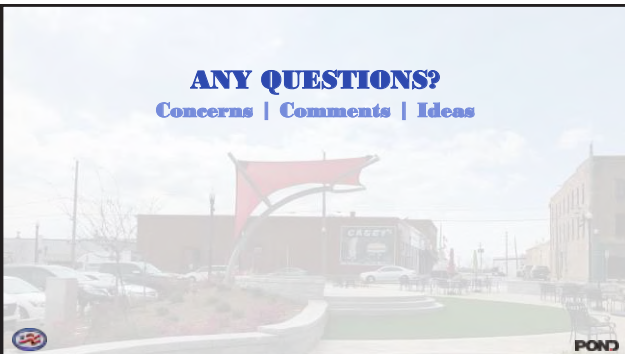


If the driveway length is increased to 25' should the driveway area count towards required parking spaces?



64

ANY QUESTIONS? Concerns | Comments | Ideas



POND

65

NEXT STEPS



**MARCH
30TH**

Open House



**APRIL
3RD**

Draft Code Revisions
Articles 1-7



**APRIL
11TH**

TAC Meeting
#2



**MAY
2ND**

Articles 1-4
Adoption
Hearing



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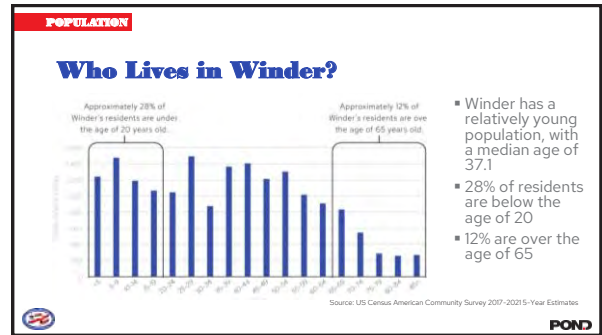
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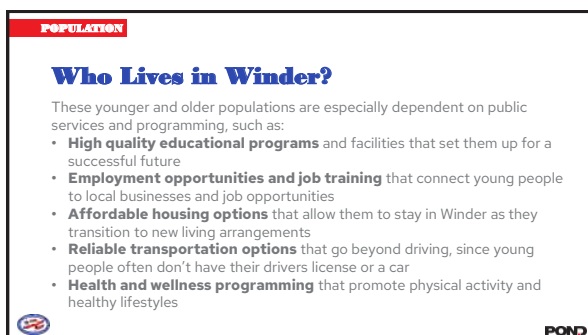
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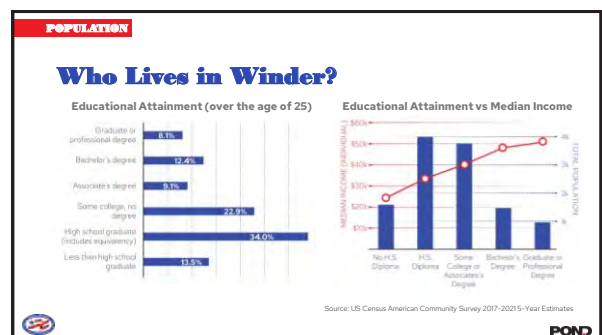
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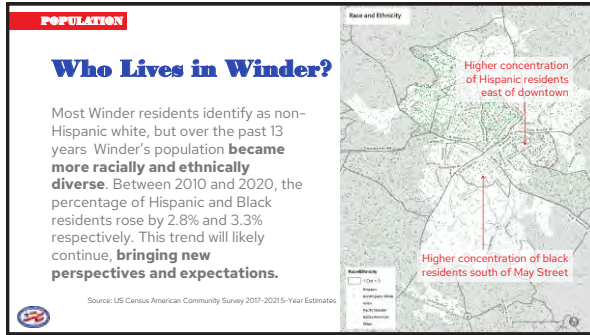
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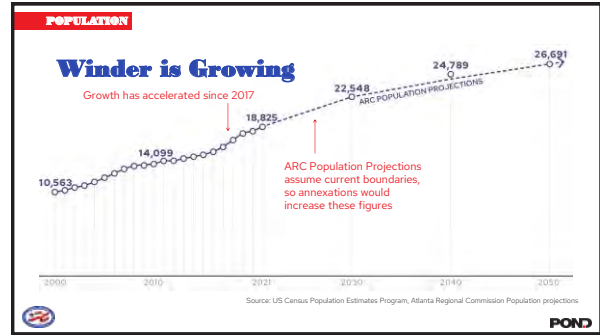
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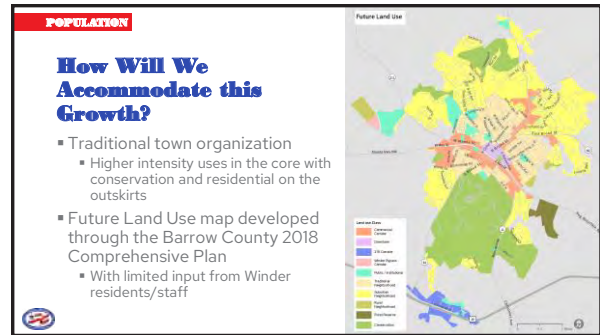
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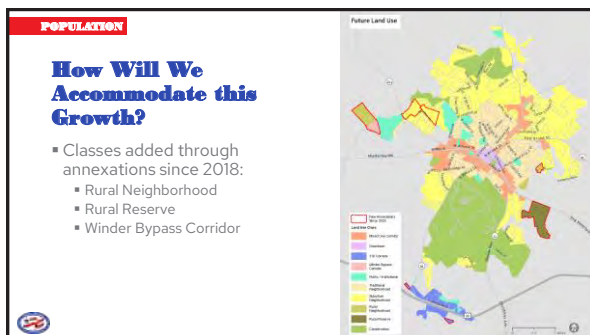
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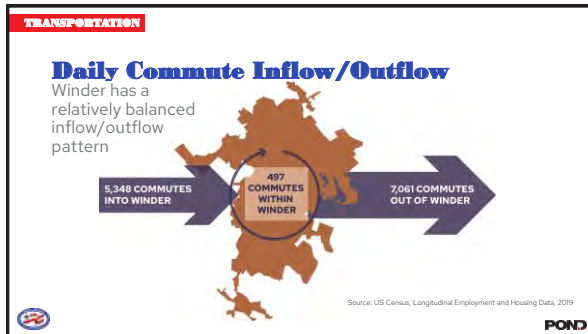
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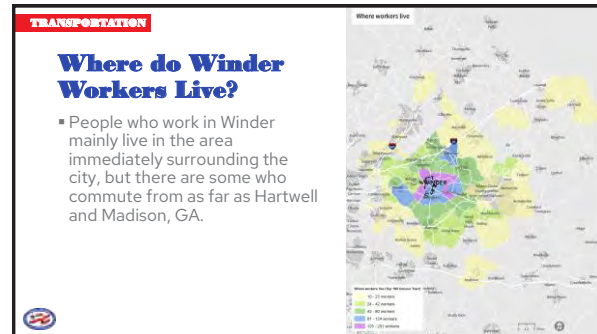
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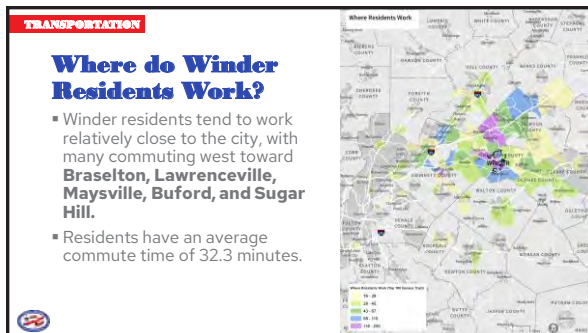
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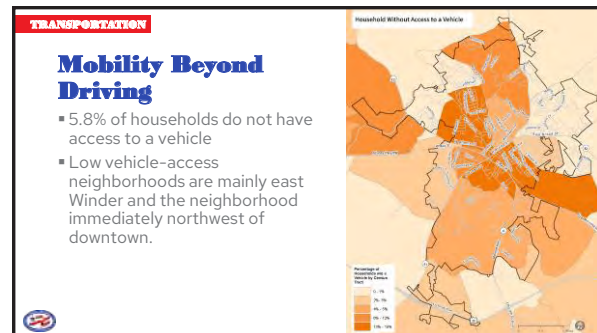
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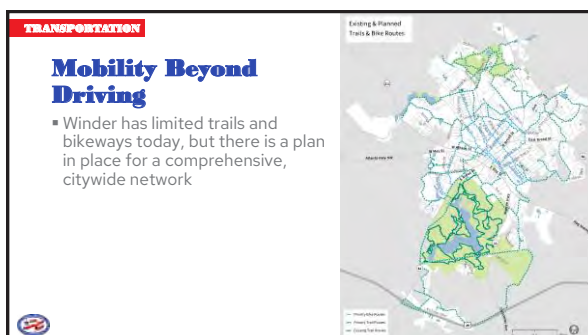
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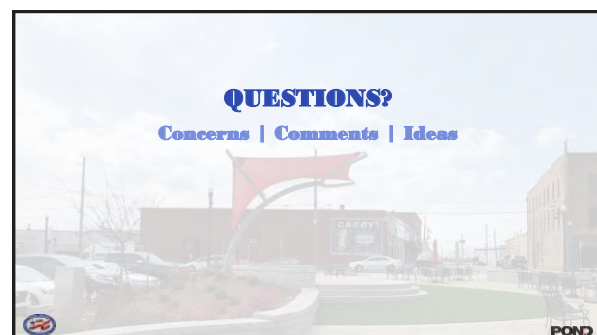
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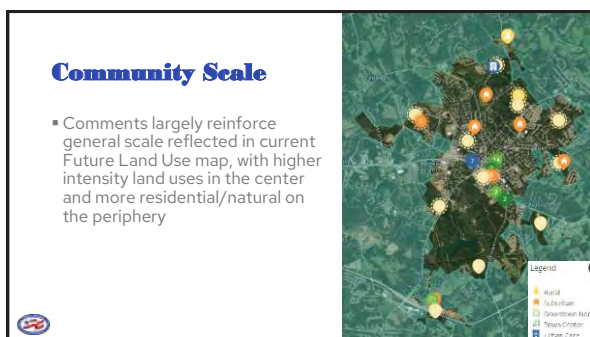
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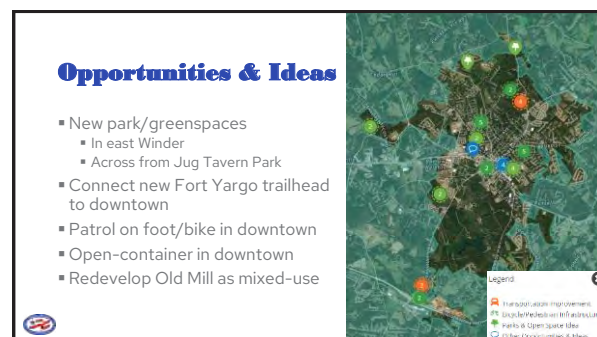
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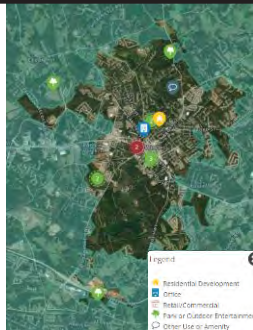
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New Uses & Amenities

- Parks & Outdoor Entertainment are the most desired new use/amenity type, throughout the city extent
- Higher intensity developments (retail, office) desired downtown
- Want a mix of housing types (duplex/triplex) like what exists in the neighborhoods close to downtown



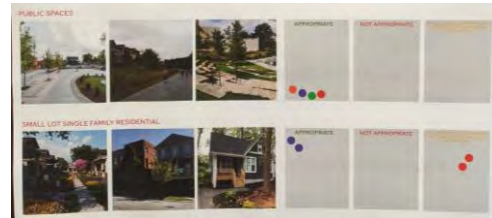
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Look & Feel



26

Look & Feel



27

Look & Feel



28

Vision Statement

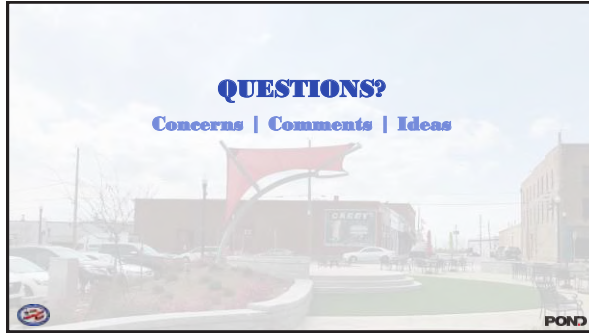
- **100% voted "Like it"**
- "Anything to promote golf cart use and access in downtown area"
- "Please replant trees!"
- "Worthy and consistent use of special project areas – Jug Tavern, Jackson Park, and new Plaza area"
- "Keep the character of broad street. Either embrace the residential or make the commercial more consistent and eye pleasing"
- "Attracting more dynamic businesses and self-owned shops to downtown locations, churches, and hair salons. We have plenty."
- "Completing vision for old Russell/CFIT park location – great place for community hub"

29

What did we hear?

- 1 Expand park & recreation opportunities, with a mix appropriate to different parts of the City
- 2 Traffic congestion is a concern in downtown and on major corridors
- 3 Concentrate development in downtown
- 4 Prioritize environmental protection and limit development on the periphery of Winder to preserve natural character and protect wildlife
- 5 Development should not impede on existing character
- 6 Need more diverse housing options
- 7 Create retail along Broad Street that is walkable to neighborhoods

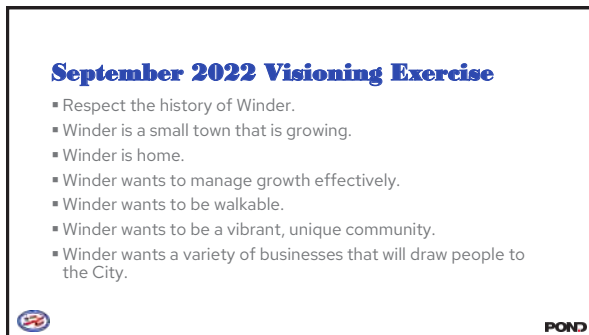
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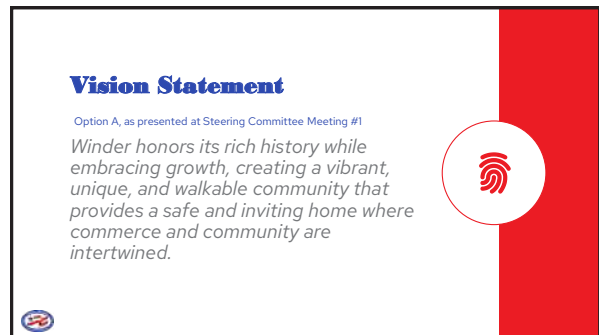
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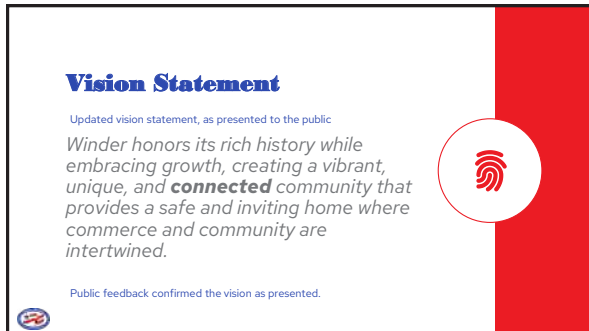
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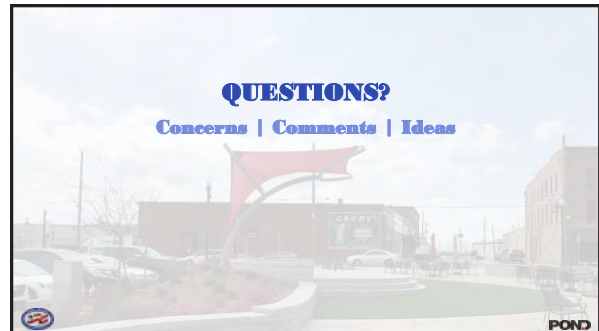
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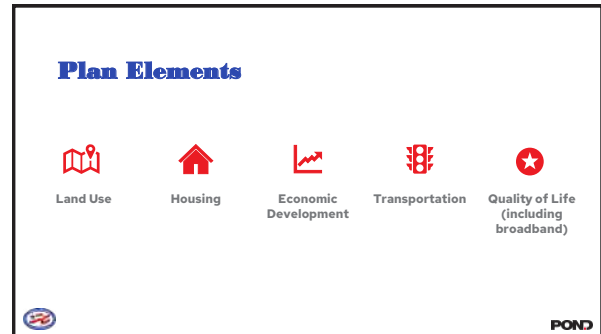
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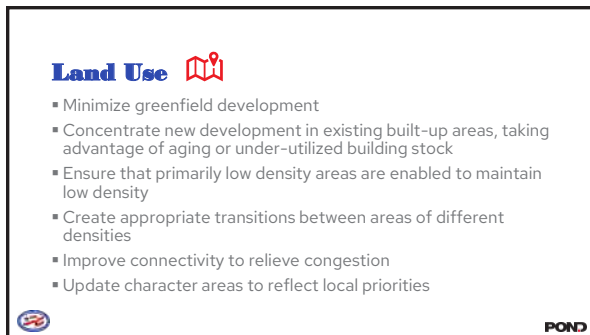
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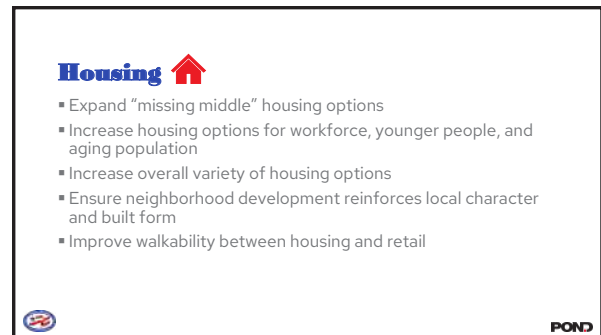
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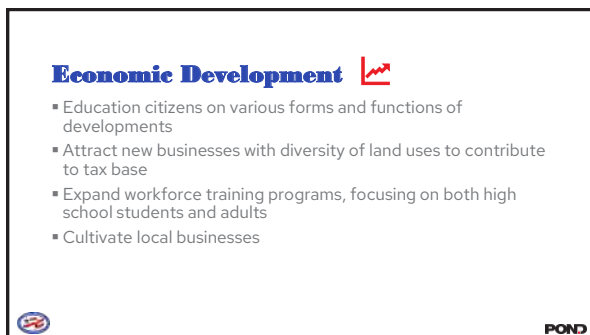
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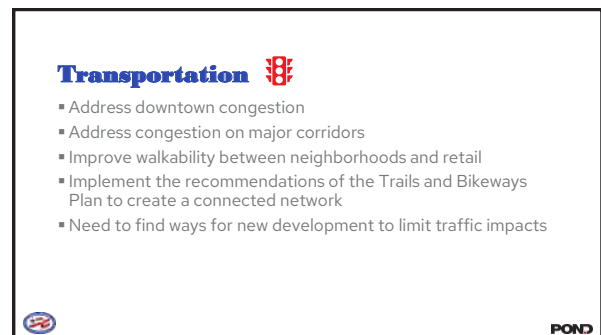
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Quality of Life



- Expand parks and greenspaces
- Implement the recommendations in the Trails & Bikeways Plan
- Connect parks with schools

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NEXT STEPS

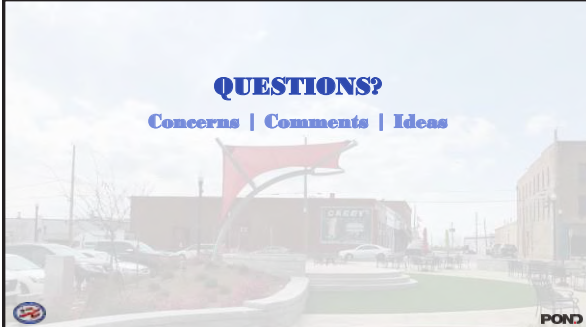


		
MAY 16 TH	MAY 16 TH	APRIL 25 TH
SC Meeting #3: Character Areas	Open House #2	Draft Needs & Opportunities Chapter

44

QUESTIONS?

Concerns | Comments | Ideas

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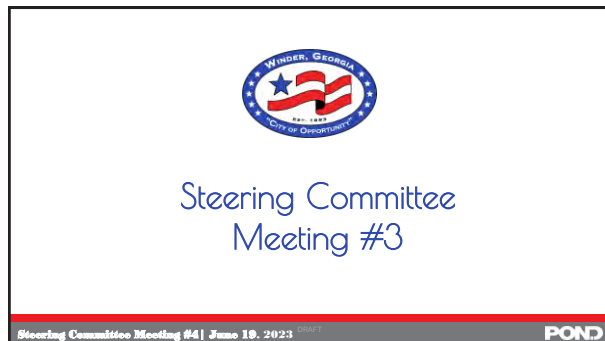
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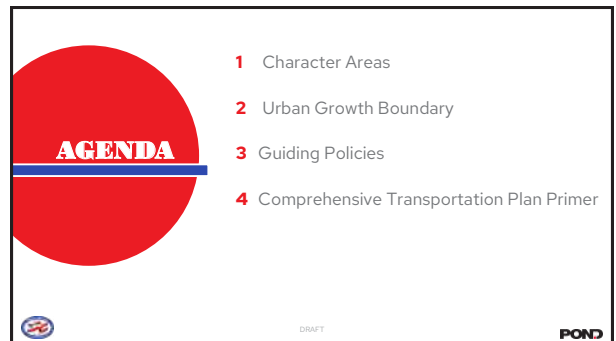

<https://planningatpond.com/WinderCP>




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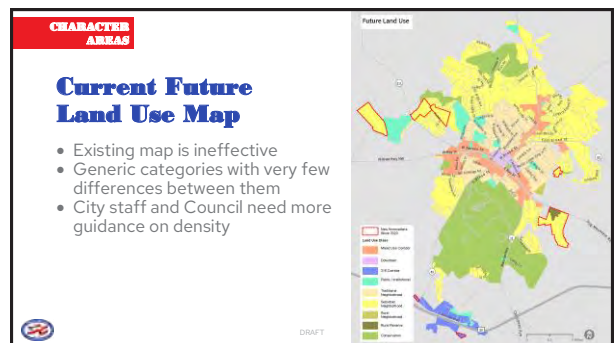
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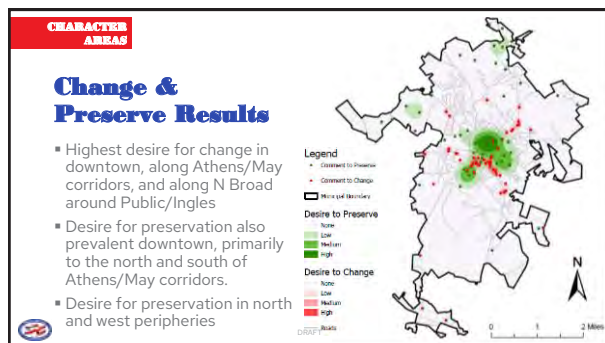
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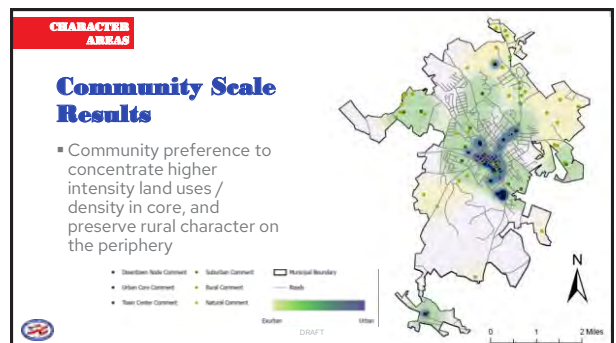
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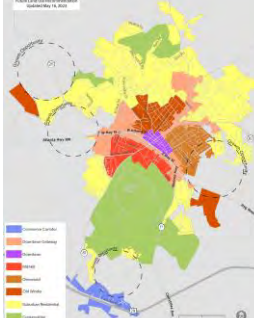


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CHARACTER AREAS

Proposed Character Areas/FLU

- Terminology: **"Character Areas"** vs "Future Land Use" – each character area can have an **appropriate mix** of land uses
- Remove Public/Institutional designation. The parcels with this designation reflect existing land use. In the future they can exist in any district.
- Reserve Conservation designation for large areas like Fort Yargo, which should truly be preserved. Smaller parks can exist in any designation (similar to Public/Institutional).
- Need to cross reference future land uses (within each character areas designation) against underlying zoning.




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CHARACTER AREAS

Proposed FLU/Character Area Categories

- Current**
 - Commercial Corridor
 - Downtown
 - 316 Corridor
 - Public/ Institutional
 - Traditional Neighborhood
 - Suburban Neighborhood
 - Conservation
- Proposed**
 - Downtown Gateway
 - Downtown
 - Commerce Corridor
 - Glenwood
 - Mill Village
 - Old Winder
 - Suburban Residential
 - Conservation



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CHARACTER AREAS

Proposed Character Areas by Transect



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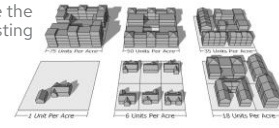
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CHARACTER AREAS

Density and Character Areas

- Provide a range for each character area
- Guidance for Council without being 'boxed in'
- Clear direction on higher density is appropriate
- Appropriate density can increase the housing mix while protecting existing residential development
- Housing densities are typically displayed as units per acre

Example:
Site Area: 10 acres
Units: 200 units
Density: 200/10
20 units per acre




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10

CHARACTER AREAS



Theoretical Density Exercise: The Maddox Building

Use: residential over commercial
Site: 17 acres
Potential units: 12
Density: 70 u/a
Current code allows: 32 u/a

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11

CHARACTER AREAS

Downtown Gateway

- Updated from 'Commercial Corridor,' this area is expanded to include more of the city along corridors leading into downtown, and area adjacent to Downtown.
- Future Land Uses: Commercial, Mixed Use, higher density residential, government facilities, parks.



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12

CHARACTER AREAS

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.
- Future Land Uses: Retail, neighborhood commercial, professional office, mixed use (upper story residential), government facilities, parks.

13

CHARACTER AREAS

Commerce Corridor

- Create opportunities for employment centers and large-scale commercial uses where a location benefits from direct SR 316 access.
- Future Land Uses: Light industrial, commercial and retail centers, office, services, residential

14

CHARACTER AREAS

Glenwood

- Transition zone providing a mix of uses that serve the residents.
- Future Land Uses: Neighborhood commercial, services, community spaces, live/work spaces, medium density residential, mixed use, government facilities, parks.

15

CHARACTER AREAS

Mill Hill

- Create opportunities for small lot residential development and a wide variety of housing options that serve the growing community.
- Future Land Uses: cottage homes, townhomes, duplexes, garden apartments, government facilities, parks.

16

CHARACTER AREAS

Old Winder

- Protect historic homes while allowing complementary infill on a variety of lot sizes.
- Future Land Uses: single-family residential, neighborhood scale commercial and services, live/work units

17

CHARACTER AREAS

Suburban Residential

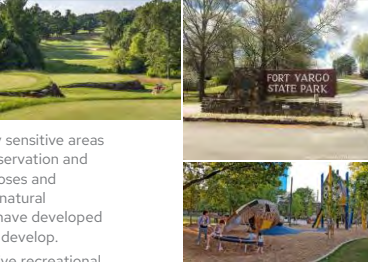
- Preserve established neighborhoods and create quality new and infill residential development that is consistent with surrounding suburban densities, character, and site design.
- Future Land Uses: Single-family residential

18

CHARACTER AREAS

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.
- Future Land Uses: Passive recreational areas, active recreation areas, undeveloped areas in their natural state



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URBAN GROWTH BOUNDARY



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SMART GROWTH STRATEGIES

Urban Growth Boundaries

- Planning tool that defines and limits future growth for a city.
- While not legally binding, the city generally agrees to limit its annexations to areas inside the boundary.
- When developed in conjunction with the County, the County generally agrees not to oppose annexations there.

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21

SMART GROWTH STRATEGIES

Urban Growth boundary examples

- Ball ground, unlike Milton, has its UGB outside the city limits.
- Cherokee County officials formed a 25-year growth boundary agreement with the city of Ball Ground, the first growth boundary agreement with the city since the last one expired in 2006.



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SMART GROWTH STRATEGIES

Proposed UGB



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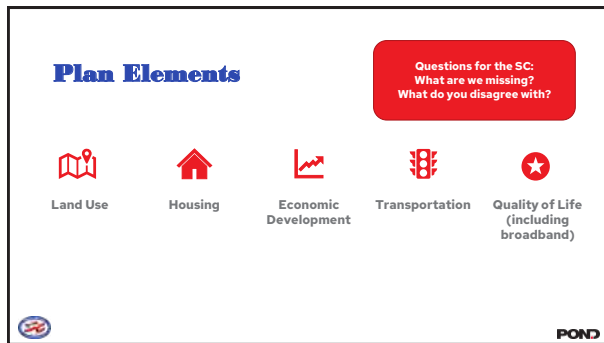
GUIDING POLICIES



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Land Use

GUIDING POLICIES

- Encourage development that is **sensitive to the historic context**, sense of place, and overall setting of the community.
- 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.
- Identify and preserve** priority areas for rural and agricultural uses within Winder.
- Support the adaptive re-use** of existing vacant and underutilized buildings where feasible.
- Encourage compact, nodal development to **increase land use efficiency** and improve the appearance and access to major roadways.
- 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.
- 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.
- The City of Winder will **identify future areas of growth** and focus development in that area.
- As Winder's boundaries expand, **annexed areas will be developed in a manner that conserves natural resources** and limits development in environmentally sensitive areas.





26


Housing

GUIDING POLICIES

- Use the **Character Area Map as an overall guide** to identify where and under what conditions housing of various forms may be appropriate.
- Support infill housing** when it is appropriately scaled, appropriately designed, and compatible with its context.
- Encourage workforce housing opportunities** to ensure that those who work in the community have a viable option to live in the community.
- Accommodate our diverse population by **encouraging a compatible mixture of housing types, densities, and costs** across the City of Winder.
- Create housing and land use policies that foster a **'lifelong' community** and make aging in place possible.



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27

Transportation

GUIDING POLICIES

- Create walk- and bike-friendly neighborhoods** throughout the community, where residents have access to recreation, services, and schools without the need for a vehicle.
- New and reconstructed roadways will use **context sensitive design** considerations to enhance community aesthetics and to minimize environmental impacts.
- Support creation of a community-wide pedestrian/bike path network** through implementation of Winder's Bicycle and Pedestrian Plan.
- Continue to make transportation improvements that **boost business recruitment**.
- Ensure that prime commercial and industrial acreage is **served with the necessary transportation infrastructure**.
- 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.
- Pursue funding opportunities** at the federal, state, and local levels to support identified transportation projects.
- Continue to **partner** with the Georgia Department of Transportation to address traffic issues along state routes.
- Develop a Comprehensive Transportation Plan** that provides a citywide, multimodal assessment and clear path to implementing high priority projects.



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28

Economic Development

GUIDING POLICIES

- Strengthen downtown** Winder by building on its current successes and small town atmosphere.
- Encourage the growth of downtown** as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- Identify corridors** outside of downtown where new commercial and industrial is feasible.
- City investment in infrastructure will **support economic development** that retains and grows existing employers, attracts new employers, and attracts redevelopment.
- Redevelopment is an economic imperative for the City and a priority for citizens in order to **diversify the tax base to support a high quality of life**.
- Support programs for the **retention, expansion, and creation of businesses** that enhance the local economy.
- Study feasibility of a Tax Allocation District (TAD)** along Downtown Gateway corridors to generate municipal revenue for infrastructure improvements along those corridors.
- Expand **workforce training programs** for younger generations.



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Quality of Life

GUIDING POLICIES

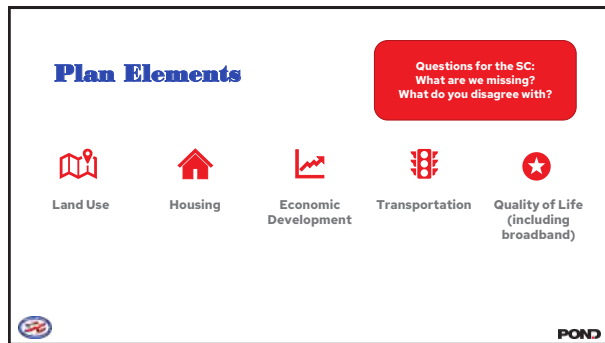
- Encourage a built environment that adds value to the community through **high quality design, landscaping, lighting, signage, and scale**.
- Expand access** to pleasant, accessible public gathering places and parks throughout the community.
- Minimize inefficient land consumption** and encourage more compact development in order to preserve green open space and natural resource areas.
- Ensure safe and adequate supplies of water through **protection of ground and surface water sources**.
- Ensure that new development does not cause a decline in existing **levels of service** for the community's residents and employers.
- Support the use and development of environmentally sustainable building and landscape practices where feasible to **reduce energy and water needs**.
- Preserve Winder's **built heritage and unique character**.
- 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.



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TRANSPORTATION PLANNING

What is a CTP?

- A strategy to align the transportation network with the overall vision of the community
- An investment strategy based on overall needs identified through data collection, analysis and outreach

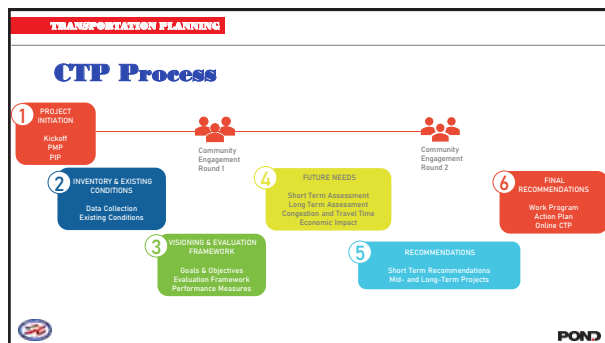
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TRANSPORTATION PLANNING

Why do a CTP?

- To identify the overall role of the transportation network in your community:
 - Improve mobility/reduce travel time
 - Promote economic development
 - Increase safety
 - Support existing and planned development
 - Provide transportation alternatives
- To understand the true costs for transportation investments and inform decision makers on community priorities
- To identify opportunities for the city to capitalize on available grant programs to stretch local dollars further

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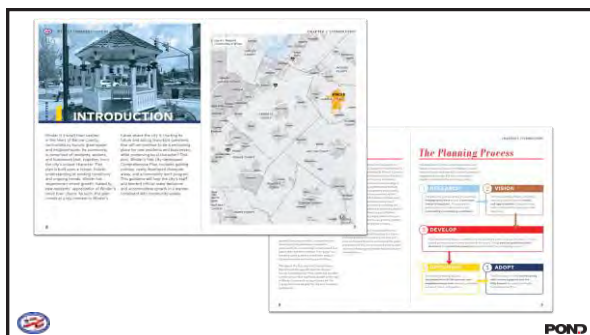
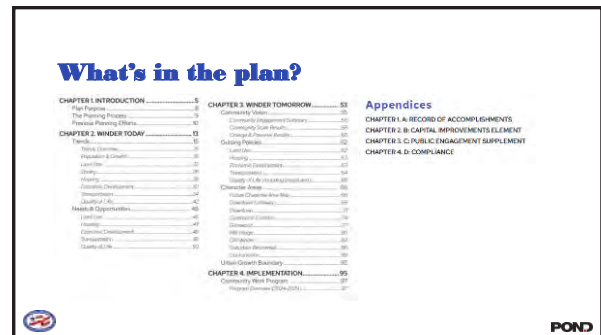
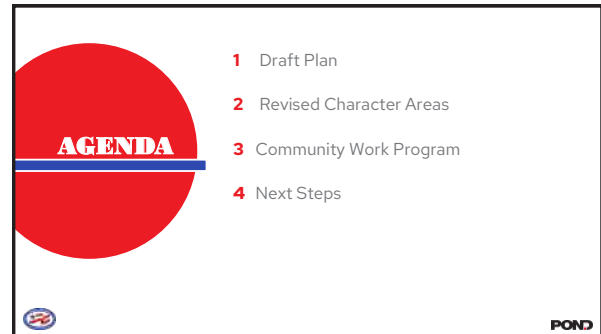
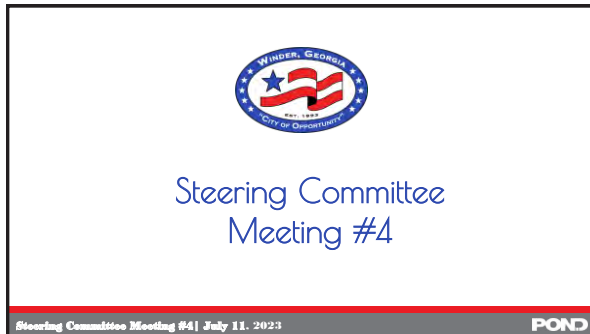
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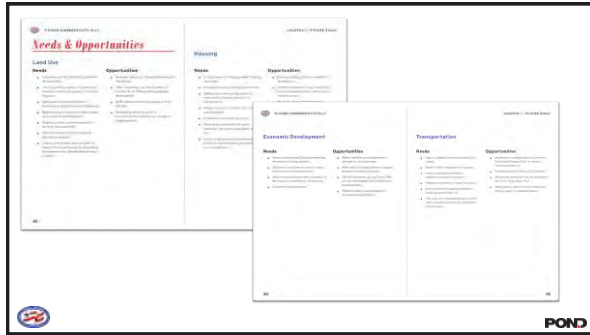
TRANSPORTATION PLANNING

Potential CTP Outcomes for Winder

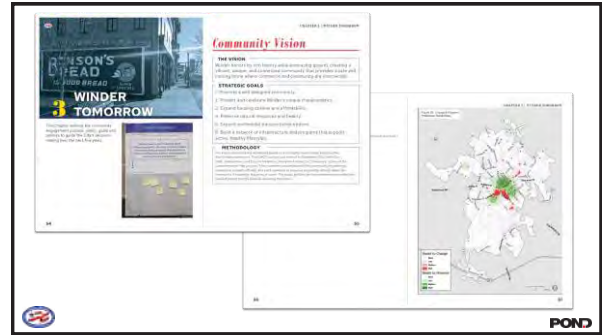
- Strategy for GDOT coordination
 - Nearly all major roadways are GDOT maintained
- Mobility and context sensitive solutions to account SR 316 corridor growth
 - Developing gateways into Winder along SR 81 and SR 11
- Identifying candidates for Complete Streets
 - Downtown Circulation
 - Promoting West Winder Bypass

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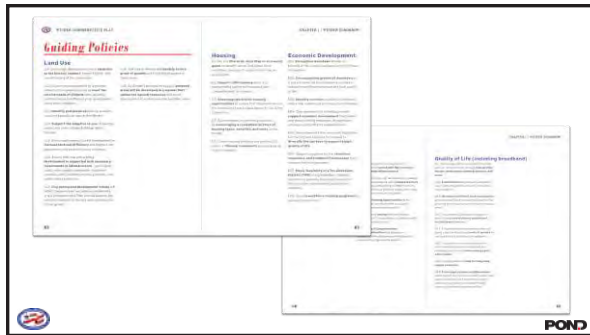




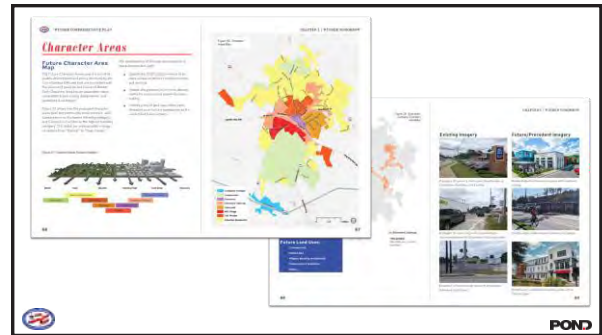
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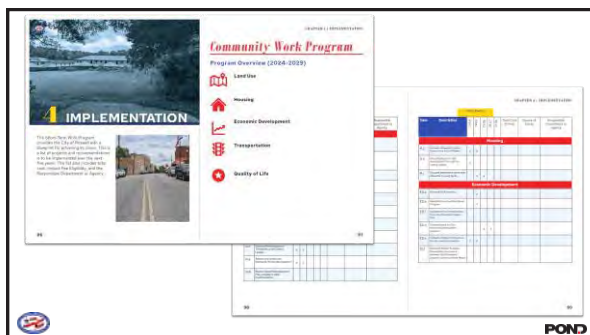
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13

CHARACTER AREAS

Proposed Character Areas by Transect

14

CHARACTER AREAS

14 u/a

multi-family

15 u/a

cottages

11 u/a

multi-family

9 u/a

small lot single family

8-14 u/a

two-family

48 u/a

multi-family

The Maddox Building

Use: residential over commercial

Site: 17 acres

Potential units: 12

Density: 70 u/a

Current code allows: 32 u/a

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Glenwood

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19

CHARACTER AREAS

Mill Village

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CHARACTER AREAS

Old Winder

- Protect historic homes while allowing complementary infill on a variety of lot sizes.
- Future Land Uses: single-family residential, neighborhood scale commercial and services, live/work units



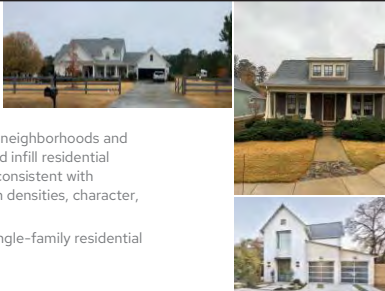


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CHARACTER AREAS

Suburban Residential

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CHARACTER AREAS

Conservation

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- Future Land Uses: Passive recreational areas, active recreation areas, undeveloped areas in their natural state




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BREAK - REVIEW BOARDS



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Discussion

- Higher Priorities
- Lower Priorities
- What's missing?


In the bottom left corner, there is a small circular logo with a stylized 'P' and 'O' and the word "POND" in the bottom right corner.

26

Social Media Announcements


CITY OF WINDER

**Comprehensive Plan
and Zoning Update**



We want your input!

Visit the website for project schedule, updates and opportunities to share your thoughts:
planningatpond.com/WinderCP



SCAN ME

JOIN US FOR AN OPEN HOUSE

**Comprehensive Plan
and Zoning Update**



Learn more about these projects and share your input on the future of Winder at our first open house!

March 30, 2023
4:00 - 6:00 PM
Winder Community Center
113 E Athens Street, Winder, GA 30680

Visit the project website at
<https://planningatpond.com/windercp/>



SCAN ME

SHARE YOUR INPUT FOR THE

**Comprehensive Plan
and Zoning Update**



Online input deadline extended to Sunday April 2!

Visit the project website and click on See Project Map
<https://planningatpond.com/windercp/>




The City of Winder is kicking off its

**Comprehensive Plan
and Zoning Update**



We want your input!

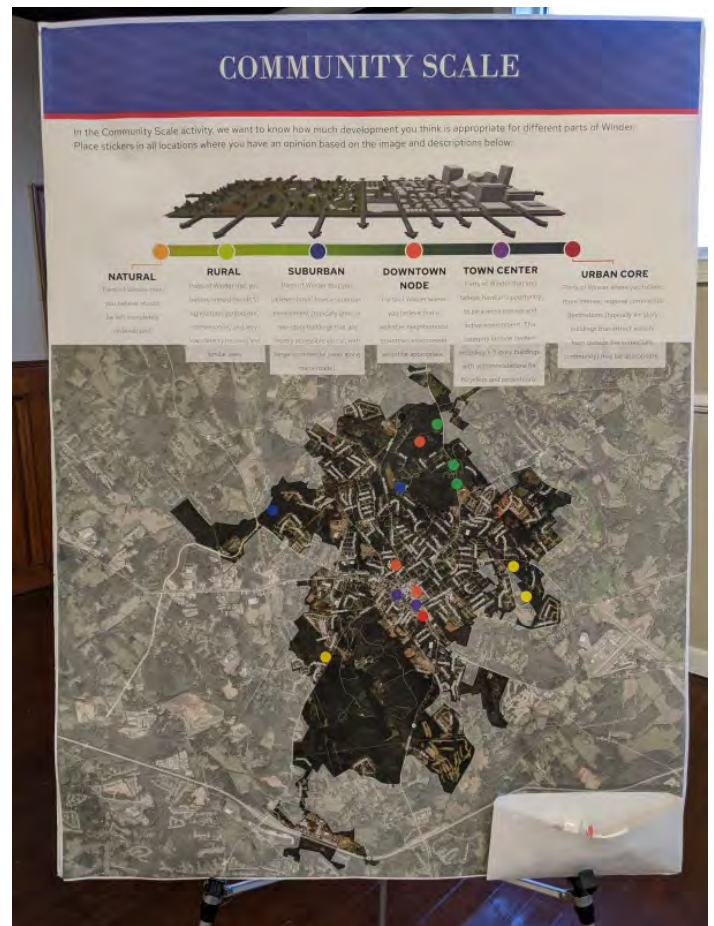
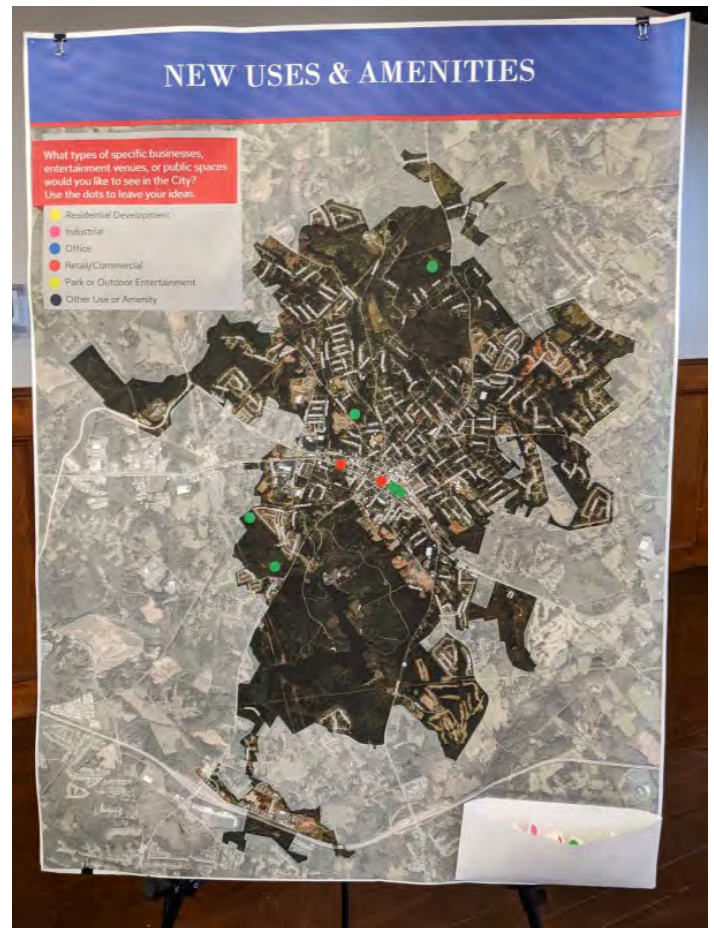
Visit the website for project schedule, updates and opportunities to share your thoughts:
planningatpond.com/WinderCP

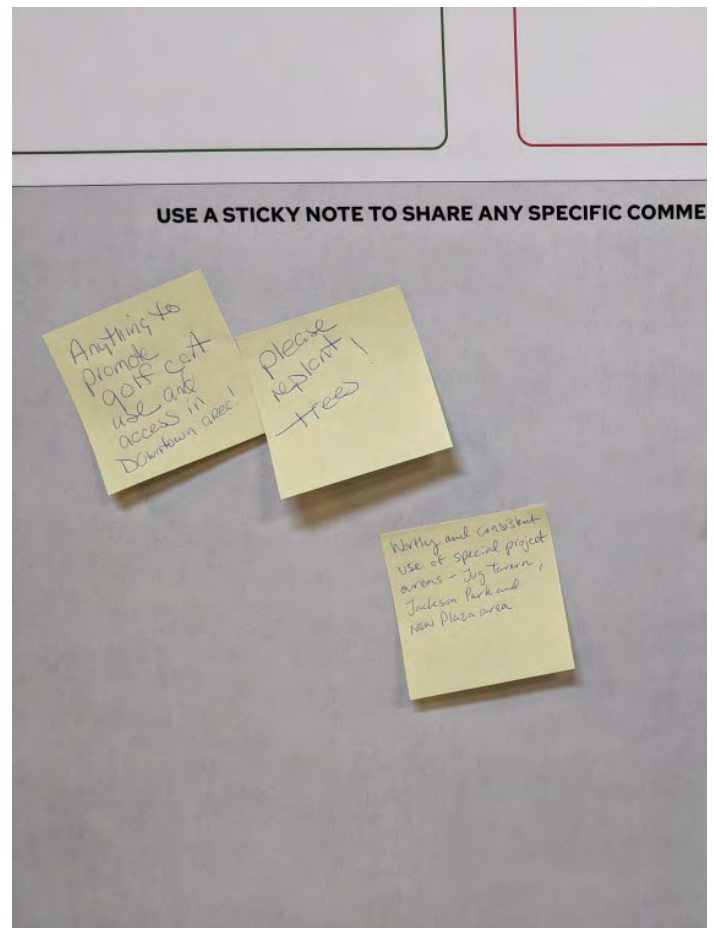
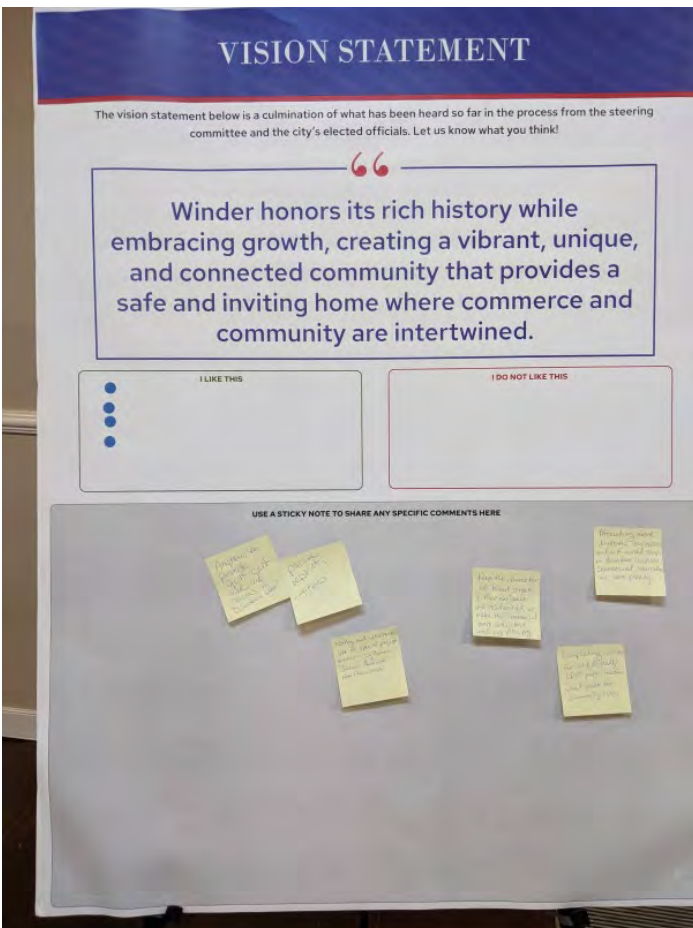
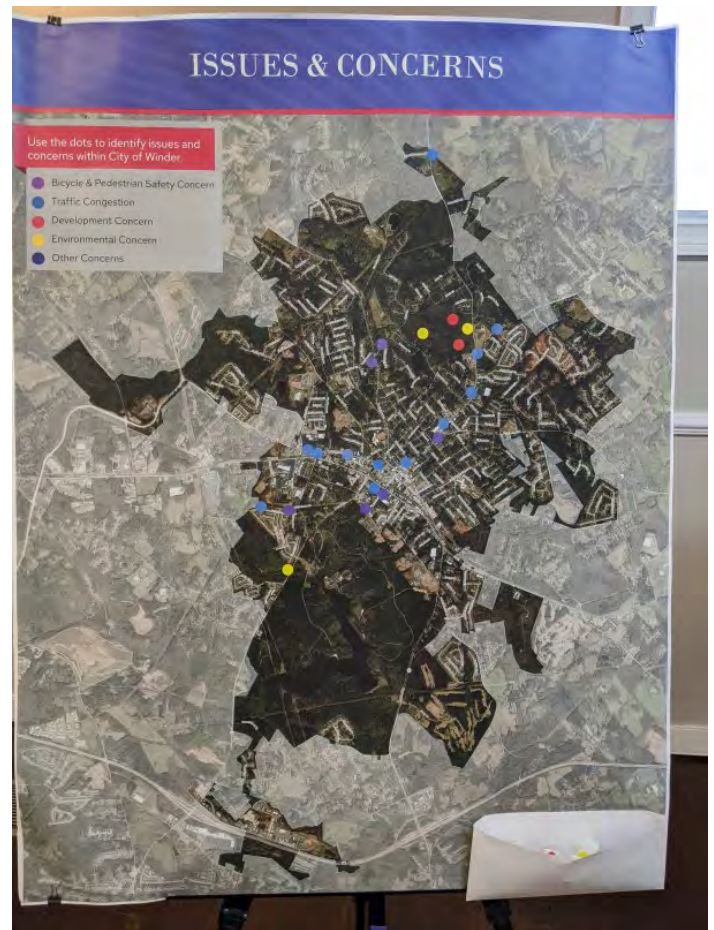



SCAN ME

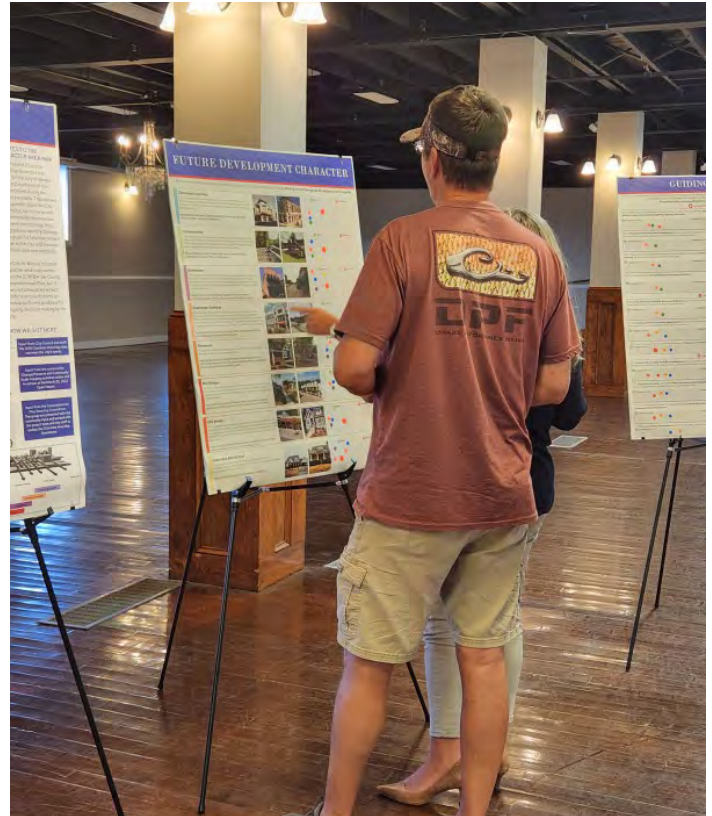
Images from Open House #1







Images from Open House #2



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					APPROVE	REJECT	COMMENT
Reestablish active Main Street Program	ED1, ED2	X					APPROVE	REJECT	COMMENT
Review Downtown Master Plan Action Plan annually to track implementation	ED2	X	X	X	X	X	APPROVE	REJECT	COMMENT
Evaluate need for City economic development program	ED8		X	X			APPROVE	REJECT	COMMENT
Evaluate highest and best use for city owned properties	ED4, ED5	X	X				APPROVE	REJECT	COMMENT
Establish Winder Business Roundtable Discussions between local business/property owners and the Mayor	ED6	X					APPROVE	REJECT	COMMENT

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				APPROVE	REJECT	COMMENT
Improve stormwater management in basins 3 and 4	QL4, QL5	X	X	X			APPROVE	REJECT	COMMENT
Develop Parks and Recreation Master Plan	QL1, QL2			X	X		APPROVE	REJECT	COMMENT
Develop Public Art Program	QL2, QL7		X				APPROVE	REJECT	COMMENT
Conduct a Jackson Street shared street study & concept design	QL2, QL7, QL8	X	X				APPROVE	REJECT	COMMENT
Implement recommendations from Rose Hill Cemetery Master Plan	QL1, QL2	X	X				APPROVE	REJECT	COMMENT
Prepare a master plan for Cedar Creek Campus	QL1, QL2, QL3QL7	X					APPROVE	REJECT	COMMENT
Improve city gateways (Hwy 211, 53, 8, and 17) with new signage and landscaping	QL1, QL2, QL7		X	X			APPROVE	REJECT	COMMENT
Housing Action Item/ Implementation Strategy	Policy Reference	Time Frame					Vote!		
		24	25	26	27	28			
Evaluate allowable housing types in the City of Winder	H1, H2	X	X				APPROVE	REJECT	COMMENT
Allow flexibility for infill development through the zoning update	H2	X					APPROVE	REJECT	COMMENT
Educate developers about new allowable housing types	H2, H4	X	X				APPROVE	REJECT	COMMENT

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				APPROVE	REJECT	COMMENT
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			APPROVE	REJECT	COMMENT
Update Winder Historic District design guidelines	LU1, H2			X			APPROVE	REJECT	COMMENT
Evaluate TAD for gateway corridors (May Street, N. Broad, Athens St.)	LU2, ED7		X				APPROVE	REJECT	COMMENT
Evaluate programming and improvements for city-owned facilities	LUS, LU2	X	X				APPROVE	REJECT	COMMENT
Use Character Area Map to appropriately designate future land uses of annexed parcels	LU8, LU9	X	X	X	X	X	APPROVE	REJECT	COMMENT
Integrate Conservation Subdivision principles into PUD zoning standards	LU8, LU9	X					APPROVE	REJECT	COMMENT
Evaluate need to adopt optional State of Georgia Disaster Resilient Building Codes	QL6		X				APPROVE	REJECT	COMMENT
Evaluate Redevelopment Thresholds in the Zoning Update	LU4	X	X				APPROVE	REJECT	COMMENT
Review tree protection standards for new development	LU1, LU3, LU9	X	X				APPROVE	REJECT	COMMENT
Review Urban Redevelopment Plan annually to track implementation	LUS, LU6	X	X	X	X	X	APPROVE	REJECT	COMMENT

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				APPROVE	REJECT	COMMENT
Implement MLK/Athens Street Improvements (over/about)	T2, T5, T7		X	X			APPROVE	REJECT	COMMENT
Develop design for connecting existing trailhead (Wilkins Greenway) with Downtown area	T1, T3	X	X				APPROVE	REJECT	COMMENT
Develop strategy for signal timing of major corridors	T8			X			APPROVE	REJECT	COMMENT
Require new development to include appropriate pedestrian infrastructure	T1, T3	X					APPROVE	REJECT	COMMENT
Implement sidewalk in-lieu fund	T1, T3	X					APPROVE	REJECT	COMMENT
Install directional signage for parking for downtown	T4, T5		X				APPROVE	REJECT	COMMENT
Develop enforcement plan for freight circulation through and around Winder	T8	X					APPROVE	REJECT	COMMENT
Study traffic operations improvements and pedestrian safety enhancements along N. Broad Street	T2, T5	X	X				APPROVE	REJECT	COMMENT
Implement Winder Complete Streets and Trails Plan	T1, T3						APPROVE	REJECT	COMMENT
Update parking standards in the zoning ordinance as needed	T4, T5	X					APPROVE	REJECT	COMMENT
Adopt a complete streets policy	T6	X					APPROVE	REJECT	COMMENT
Identify high priority railroad crossing improvements	T1		X	X			APPROVE	REJECT	COMMENT
Identify staff person(s) for inter-agency coordination (GOOT, CSX, Barrow County Transportation Department)	T8	X					APPROVE	REJECT	COMMENT
Develop a program for traffic calming requests and prioritization on local neighborhood streets	T1, T2, T3	X					APPROVE	REJECT	COMMENT
Review Downtown Master Plan Action Plan annually to track implementation		X	X	X	X	X	APPROVE	REJECT	COMMENT

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.

TRANSPORTATION POLICIES CONTINUED

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

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

LAND USE POLICIES

L10. Encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.

L11. Identify and preserve priority areas for rural and agricultural uses within Winder.

L12. Encourage compact, nodal development to increase land use efficiency and improve the appearance and access to major roadways.

L13. 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.

L14. Support the adaptive re-use of existing vacant and underutilized buildings where feasible.

L15. 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.

L16. The City of Winder will identify future areas of growth and focus development in those areas.

L17. As Winder's boundaries expand, annexed areas will be developed in a manner that conserves natural resources and limits development in environmentally sensitive areas.

ECONOMIC DEVELOPMENT POLICIES

ED1. Strengthen downtown Winder by building on its current successes and smart urban infrastructure.

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

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

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

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

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

ED7. Study feasibility of a Tax Allocation District (TAD) along Downtown Gateway corridor to generate municipal revenue for infrastructure investments and other purposes.

ED8. Expand workforce training programs for younger generations.

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.

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

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

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

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

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

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

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.

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.

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

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

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

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

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.

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

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

T4. Continue to make transportation improvements that boost business recruitment and retention.

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

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 to support local vehicle circulation.

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

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

Conservation

This character area represents large swaths of ecologically sensitive and natural, undeveloped 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

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

Downtown Gateway

This character area serves as a connector and mixed-use corridor connecting the city's edge 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 to the area, and a mix of community and visitors.

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

Glenwood

This character area will accommodate small to single-family and multi-family residential use commercial uses.

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

Mill Village

The character area is designed to foster established neighborhoods and provide a transition between the Downtown Gateway and the Old Winder. The Mill Village area is predominantly residential neighborhood.

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

Old Winder

This character area is designed to preserve and enhance established residential neighborhoods that Winder residents know and love as "Old Winder." The Old Winder area is the neighborhood that lies south of Downtown.

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

Suburban Residential

This character area fosters single-family, established suburban neighborhoods. Suburban areas are predominantly residential with some commercial uses.

Appropriate land uses: Single-family residential

Images from Pop Up Event



Record of Mapping Comments

Date	Type	Comment	Up Votes	Down Votes
3/7/2023	Traffic Congestion	Center St (northbound) needs a left turn arrow (preferably with dedicated turn lane) or a no-left turn permitted. Vehicles wanting to go west on May St. from S. Broad St. use Center St as alternate to avoid the congestion at Broad St/May St. This permitted, but not protected, left turn movement from Center St. creates additional congestion.	3	0
3/7/2023	Traffic Congestion	Broad St. through downtown is routinely severely congested throughout weekdays and weekends.	8	0
3/7/2023	Environmental Concern	Small stream to the east of Woodlawn Ave occasionally backs-up and causes flooding in adjacent yards of two homes on Woodlawn Ave. Culvert under Woodlawn Ave may be undersized.	2	0
3/7/2023	Traffic Congestion	This is a horrible intersection that is begging for reconfiguration. (Gainesville Hwy & Jefferson Hwy)	3	0
3/7/2023	Traffic Congestion	Roundabout would be great here	4	2
3/7/2023	Park or Outdoor Entertainment	Pickleball is a fast-growing sport. More dedicated courts/facilities would be nice. Tennis courts can be converted to Pickleball courts relatively easily.	3	1
3/7/2023	Traffic Congestion	Currently a 4-way intersection and a 3-way intersection that are only 100 ft apart from each other, this is a congested area that could benefit from some transportation engineering.	7	0
3/8/2023	Area to Preserve	This area gets preyed on and disrespected by the city government. Most of the people here are long time homeowners but we seem to be getting surrounded by more and more low income and commercial properties. Please respect this working class/retiree neighborhood.	3	0
3/8/2023	Development Concern	Leave this area alone	2	1
3/8/2023	Area in need of Change	Jug Tavern Park is beautiful now with all the work that has been done there - except for this area.	4	0
3/8/2023	Natural	It is nice to drive down East Broad and still be able to see a patch of trees.	0	0

3/8/2023	Traffic Congestion	All of North Broad is a traffic nightmare. It used to be only on Fridays that traffic was bad. Now it is every day.	12	0
3/8/2023	Other Use or Amenity	Quit wasting money turning an area into a park then tearing it up. OR sodding it five times just to make it a parking lot a year later.	2	0
3/8/2023	Area in need of Change	Maybe something can be done about traffic here. I tend to avoid driving downtown at noon on any day of the week because of this.	6	0
3/8/2023	Area to Preserve	Love, Love, LOVE the Greenway here!!!! Can we have more of this in our community?!!	6	0
3/8/2023	Natural	natural	1	0
3/8/2023	Town Center	town center	0	0
3/8/2023	Downtown Node	downtown node	1	0
3/8/2023	Area in need of Change	This area also always gets very congested most of the times through out the day.	2	0
3/8/2023	Town Center	I wish there were more shops where you can go to sit outside on warmer days or even cold days. Sometime outside the house with your family enjoying some ice cream, boba, good food, coffee, etc.	2	0
3/8/2023	Parks & Open Space Idea	This would be a great open space area to be used for festivals.	2	0
3/8/2023	Park or Outdoor Entertainment	A public park with baseball, dog park, kids playground, basketball, and walking trails would be great here.	1	0
3/9/2023	Bicycle & Pedestrian Safety Concern	Sidewalk from Midland to connect with sidewalks at the church and high school would be great to create a walking loop to downtown.	3	0
3/9/2023	Area to Preserve	Historic olde town Winder have homes in great need of residential cleanup. There are many homes that consistently have front yards full of garbage and debris. It would be nice to see more care in this area of town. It is a very valuable area and should be kept up in a more responsible way.	4	0
3/9/2023	Area in need of Change	It is time for a new, improved and bigger hospital to be of better service to the growing community.	1	0
3/10/2023	Area to Preserve	Areas within White's Mill Park recommended for future enhancement and benefits. To preserve its scenic value, any future development areas adjacent to park should be lower-density with sufficient environmental buffers.	1	0

3/10/2023	Town Center	This block has great potential for mixed use of town homes/commercial as an extension of downtown. Would provide great in town residential opportunities. Could draw from historic architectural character of the historic district. Same comment applies to the scattered and commercial areas to the east along Midland and Athens.	2	0
3/10/2023	Area to Preserve	"Old Town Winder" includes some of the more historic middle class homes and should be considered for historic district status to provide architectural overlay for infill or redevelopment.	2	1
3/10/2023	Area to Preserve	The old Jackson-Johns house is a great opportunity for rehabilitation potentially with preservation tax credits (it is listed on the National Register). Materials continue to deteriorate and its condition needs to be addressed. This is an architectural gem.	2	0
3/10/2023	Area in need of Change	The area along North Broad is in need of sprucing up and not just with a new 'car wash' - similar to W May Street, this is a patchwork of scattered older strip malls/commercial.	2	2
3/10/2023	Natural	Given the master plan development for Rose Hill, this area across from the cemetery would be an opportunity to integrate a more 'active' park-type setting. I think this is a lower, wetter area that may not be good for development, but may be a good opportunity for environmental conservation/park.	1	0
3/10/2023	Development Concern	This area of W Athens has been heavily impacted by demolition of older homes and an inconsistent pattern of new commercial. There is also some older commercial in this area that needs some rehab. The area between Church and Holly Hill could be a great walkable corridor of mixed use, but needs a character framework.	1	0
3/10/2023	Development Concern	Love seeing the rehab work at Holly Hill. However, there is a lot of open and unused space that would be a good opportunity for new commercial. Need to prioritize development in these type areas and capitalize on them before targeting undeveloped lands. The city should work with the property owner(s) to develop a vision for all of the old mall area.	2	0

3/10/2023	Other Opportunities & Ideas	The old mill would be a great opportunity for mixed use residential/condo/commercial development, potentially using preservation tax credits. There are really good examples in Porterdale and Monroe. Would love to see that type of creativity in Winder. And the mill is within walking distance of downtown as well.	2	0
3/10/2023	Traffic Congestion	This intersection is on the city/county boundary - not sure who is in charge of coordinating with DOT but it badly needs a turn signal in all directions (turn lanes are there). Increased development has pushed traffic this way.	0	0
3/10/2023	Traffic Congestion	This has always been an odd intersection but has plenty of space/opportunity for a roundabout. Could be an opportunity to integrate that with a sidewalk up toward the high school and connecting into Midland.	2	0
3/10/2023	Development Concern	Saw this cited for development "from the \$400k's". Open lots in existing traditional neighborhoods should be developed in consideration of the neighboring properties. Surrounding houses are one story or split level brick. We need to avoid 'gentrifying' or building out of scale homes in established neighborhoods.	0	1
3/10/2023	Other Opportunities & Ideas	There are three newer houses on the west side of N Woodlawn that are good examples of infill in older neighborhoods. These houses have a lot more character than some of the infill duplexes that have been going up.	2	0
3/10/2023	Development Concern	Any future development at the old Church lot needs to be done in scale with the surrounding neighborhood. Same goes for the empty lot on the opposite corner.	0	0
3/10/2023	Rural	This area northward towards the county line has traditionally had homes on larger lots (including the established neighborhoods). It is a nice conservation/rural corridor especially with the new park. Any future development should be lower density with pockets of conservation areas.	0	0

3/10/2023	Parks & Open Space Idea	For parks/recreation, Winder has great access to Yargo and now White's Mill, and the small in-town parks, but the areas of east Winder could also use some dedicated/easily accessible park space. This is a more under-privileged area that needs attention/vision.	1	0
3/10/2023	Area in need of Change	This intersection needs work. It is almost impossible to exit Holly Hill Mall at this intersection during high traffic times especially when going straight across onto Horton St. One particular problem is that eastbound traffic turning right onto Horton St. turns right on red without allowing or leaving space for cross traffic from Holly Hill to cross. I think the timing of the lights and short distance between W. Athens and W. May contributes to the problem.	1	0
3/10/2023	Traffic Congestion	This intersection needs work. It is almost impossible to exit Holly Hill Mall at this intersection during high traffic times especially when going straight across onto Horton St. One particular problem is that eastbound traffic turning right onto Horton St. turns right on red without allowing or leaving space for cross traffic from Holly Hill to cross. I think the timing of the lights and short distance between W. Athens and W. May contributes to the problem.	3	0
3/10/2023	Other Issues & Concerns	One of the most needed things for downtown Winder is parking. After all the employees of the businesses park, there is no place for customers to park. A parking deck is needed to help with this.	2	0
3/10/2023	Area in need of Change	This intersection has become even more dangerous with the additional development surrounding it. Traveling south on Hwy 11 is always uncomfortable for fear than a vehicle traveling north on 53 will fail to yield the right-of-way.	2	0
3/10/2023	Area in need of Change	Dedicated drain to prevent the underpass flooding each time it rains.	2	0
3/11/2023	Natural	Please keep the Spray fields and wooded areas around Ryan Rd. aka Chest Nut Ridge Subdivision all natural. we have lost a lot of wildlife in the area in recent years, including Deer, Fox, Turkey, Rabbits, and an occasional GroundHog.	2	0
3/13/2023	Traffic Congestion	Odd intersection configuration presents opportunity for improvement	0	0

3/24/2023	Bicycle/Pedestrian Infrastructure	Putting a sidewalk here would be great to connect downtown to the high school. Allow everyone living in this area a great walking path to downtown and the high school.	0	0
3/27/2023	Development Concern	There have been too many housing developments allowed to begin. Specifically, townhomes that diminish the property value of surrounding homeowners and worsen traffic.	1	0
3/27/2023	Area to Preserve	This neighborhood of older homes are an ideal residential area. Walkable with a diverse population in terms of age, income, race, etc. The mix of duplex and even triplex homes provide a range of housing types to suit many needs. This neighborhood and the others like it in Winder need to be preserved and further developed with similar patterns, architecture, etc.	1	0
3/27/2023	Area to Preserve	Love the new park! A bit worried about the new developments surrounding and their impact to stormwater, run off and visual intrusion.	0	0
3/27/2023	Area in need of Change	This historic mill and others like it need to be redeveloped in a sympathetic way. Preserve the character and capitalize on the space to bring positive density to the downtown.	4	0
3/27/2023	Natural	I love the new park and want it to remain natural with the rural character of the adjoining properties to remain intact.	1	0
3/27/2023	Downtown Node	Great opportunity to capitalize on the surrounding residential neighborhoods and travel corridor and more walkable developments.	0	0
3/27/2023	Suburban	Suburban development directly by 316 is appropriate for vehicular orientation businesses	0	0
3/27/2023	Downtown Node	Great area to capitalize on the nearby residential areas and travel corridor for destinations equally desired for walkers, bikers, and auto traffic.	1	0
3/27/2023	Traffic Congestion	The traffic here is often backed up making it impossible to get out of the side streets without stop lights. Often the only movement is from cars turning down the residential streets to try and get out of the congestion and creating safety issues on the residential streets.	0	0
3/27/2023	Development Concern	The existing historic district does not get the attention it deserves. The regulations are not enforced or not evenly enforced.	1	0

3/27/2023	Bicycle & Pedestrian Safety Concern	Many neighborhood kids still walk or bike to school in this area. Bike lanes and traffic calming measures are needed.	1	0
3/27/2023	Bicycle & Pedestrian Safety Concern	The Y should a place that is easy to walk or bike to and not feel like you are risking your life. A safer route will allow greater community use of this wonderful asset.	1	0
3/27/2023	Traffic Congestion	This area is too busy all the time and utterly ridiculous each time one of the many trains goes by and the crossings are closed.	1	0
3/27/2023	Bicycle/Pedestrian Infrastructure	The area around the high school should be super bike and pedestrian friendly. Many kids bike and walk to school and lots of people walk around the school block for exercise, but should be able to walk here from their nearby homes safely.	0	0
3/27/2023	Bicycle/Pedestrian Infrastructure	New link with Yargo needs to provide bike and walk friendly way into downtown Winder. Residents benefit from park access and non-resident park guests benefit Winder with tax dollars and improved reputation when people actually experience downtown.	1	0
3/27/2023	Residential Development	existing mix of residential types with duplex and tri-plex mixed in with modest and moderate single family homes. More like this and more friendly development code to allow this mix to continue.	0	1
3/27/2023	Office	Office uses within the historic residential structures can be appropriate on collector streets but should not be allowed to push out residents or construct larger scale structures that are an anomaly to the area.	0	0
3/27/2023	Park or Outdoor Entertainment	Nice spot for a neighborhood park with play equipment for kids and walkable location.	0	0
3/29/2023	Area to Preserve	LEAVE FT YARGO	0	0
3/29/2023	Area in need of Change	IT IS HARD TO SEE PAST THE OVERGROWN BUSHES WHEN MAKING A TURN ONTO SIMS FROM BUENA VISTA.	1	0
3/30/2023	Area in need of Change	The traffic flow on may st needs some brainstorming. This area is a trouble spot	0	0
3/30/2023	Environmental Concern	This is a general recommendation for the city landscaping. Bees and other pollinators are at risk members of our community. We should plant more native wild flowers In order to beautify the community and help out pollinator friends.	3	0

3/30/2023	Parks & Open Space Idea	A public pool would be a great addition to the community.	0	0
3/30/2023	Other Issues & Concerns	Too many fast food restaurants, this should be a public health concern	0	0
3/30/2023	Parks & Open Space Idea	A small park with a splash pad for kids somewhere in the city	1	0
3/31/2023	Transportation Improvement	[Public open house comment]	0	0
3/31/2023	Parks & Open Space Idea	[Public Open House Comment]	0	0
3/31/2023	Parks & Open Space Idea	[Public Open House Comment]	0	0
3/31/2023	Transportation Improvement	[Public Open House Comment]	0	0
3/31/2023	Transportation Improvement	[Public Open House Comment]	0	0
3/31/2023	Parks & Open Space Idea	[Public Open House Comment]	0	0
3/31/2023	Parks & Open Space Idea	[Public Open House Comment]	0	0
3/31/2023	Other Opportunities & Ideas	[Public Open House Comment]	0	0
3/31/2023	Other Opportunities & Ideas	[Public Open House Comment]	0	0
3/31/2023	Parks & Open Space Idea	[Public Open House Comment]	0	0
3/31/2023	Parks & Open Space Idea	[Public Open House Comment]	0	0
3/31/2023	Parks & Open Space Idea	[Public Open House Comment]	0	0
3/31/2023	Park or Outdoor Entertainment	[Public Open House Comment]	0	0
3/31/2023	Park or Outdoor Entertainment	[Public Open House Comment]	0	0
3/31/2023	Park or Outdoor Entertainment	[Public Open House Comment]	0	0
3/31/2023	Park or Outdoor Entertainment	[Public Open House Comment]	0	0
3/31/2023	Retail/Commercial	[Public Open House Comment]	0	1
3/31/2023	Retail/Commercial	[Public Open House Comment]	0	1
3/31/2023	Park or Outdoor Entertainment	[Public Open House Comment]	0	0

3/31/2023	Park or Outdoor Entertainment	[Public Open House Comment]	0	0
3/31/2023	Natural	[Public Open House Comment]	0	0
3/31/2023	Area to Preserve	[Public Open House Comment]	0	0
3/31/2023	Area in need of Change	[Public Open House Comment]	0	0
3/31/2023	Area to Preserve	[Public Open House Comment]	0	0
3/31/2023	Area in need of Change	[Public Open House Comment]	0	0
3/31/2023	Area to Preserve	[Public Open House Comment]	0	0
3/31/2023	Area in need of Change	[Public Open House Comment]	1	0
3/31/2023	Area in need of Change	[Public Open House Comment]	0	0
3/31/2023	Area in need of Change	[Public Open House Comment]	0	0
3/31/2023	Area to Preserve	[Public Open House Comment]	0	0
3/31/2023	Area to Preserve	[Public Open House Comment]	0	0
3/31/2023	Area in need of Change	[Public Open House Comment]	0	0
3/31/2023	Area in need of Change	[Public Open House Comment]	0	0
3/31/2023	Area to Preserve	[Public Open House Comment]	0	0
3/31/2023	Area to Preserve	[Public Open House Comment]	0	0
3/31/2023	Area to Preserve	[Public Open House Comment]	0	0
3/31/2023	Area to Preserve	[Public Open House Comment]	0	0
3/31/2023	Area to Preserve	[Public Open House Comment]	0	0
3/31/2023	Area to Preserve	[Public Open House Comment]	0	0
3/31/2023	Area to Preserve	[Public Open House Comment]	0	0
3/31/2023	Area to Preserve	[Public Open House Comment]	0	0
3/31/2023	Development Concern	[Public Open House Comment]	0	0
3/31/2023	Environmental Concern	[Public Open House Comment]	0	0
3/31/2023	Bicycle & Pedestrian Safety Concern	[Public Open House Comment]	1	0
3/31/2023	Bicycle & Pedestrian Safety Concern	[Public Open House Comment]	0	0
3/31/2023	Bicycle & Pedestrian Safety Concern	[Public Open House Comment]	0	0
3/31/2023	Bicycle & Pedestrian Safety Concern	[Public Open House Comment]	0	0

3/31/2023	Bicycle & Pedestrian Safety Concern	[Public Open House Comment]	0	0
3/31/2023	Bicycle & Pedestrian Safety Concern	[Public Open House Comment]	0	0
3/31/2023	Environmental Concern	[Public Open House Comment]	0	0
3/31/2023	Traffic Congestion	[Public Open House Comment]	0	0
3/31/2023	Traffic Congestion	[Public Open House Comment]	0	0
3/31/2023	Traffic Congestion	[Public Open House Comment]	0	0
3/31/2023	Traffic Congestion	[Public Open House Comment]	0	0
3/31/2023	Traffic Congestion	[Public Open House Comment]	0	0
3/31/2023	Traffic Congestion	[Public Open House Comment]	0	0
3/31/2023	Traffic Congestion	[Public Open House Comment]	0	0
3/31/2023	Traffic Congestion	[Public Open House Comment]	0	0
3/31/2023	Traffic Congestion	[Public Open House Comment]	1	0
3/31/2023	Traffic Congestion	[Public Open House Comment]	0	0
3/31/2023	Traffic Congestion	[Public Open House Comment]	0	0
3/31/2023	Rural	[Public Open House Comment]	0	0
3/31/2023	Rural	[Public Open House Comment]	0	0
3/31/2023	Natural	[Public Open House Comment]	0	0
3/31/2023	Suburban	[Public Open House Comment]	0	0
3/31/2023	Suburban	[Public Open House Comment]	0	1
3/31/2023	Downtown Node	[Public Open House Comment]	0	0
3/31/2023	Downtown Node	[Public Open House Comment]	0	0
3/31/2023	Suburban	[Public Open House Comment]	0	0
3/31/2023	Suburban	[Public Open House Comment]	0	0

3/31/2023	Area to Preserve	<p>Small mill town community with historic homes near a historic school. Homes are in need of preserving. Some rental units are not being properly maintained (slum) with no incentive for property owners make improvements.</p> <p>Neighborhood needs a name decided by the community members.</p> <p>Neighborhood needs a transition from the DT/Commercial District for public/pedestrian safety. Sidewalks need better maintenance or to be installed for wheelchair accessibility.</p> <p>Walkable access to city amenities.</p>	1	0
3/31/2023	Area to Preserve	<p>Placemaking opportunity to incorporate a playground, walking trail, green infrastructure for water detention. Walkability to downtown amenities and new townhomes.</p>	2	0
3/31/2023	Area to Preserve	<p>These lots would make a nice Mixed Use Lot that could include a parking garage, storefront and apartments.</p>	1	0
3/31/2023	Area in need of Change	<p>Need a better use for the old jail. Prime real estate sitting vacant and unused.</p>	0	0
3/31/2023	Area in need of Change	<p>The roads are terrible and need to be repaired and redone completely, not just patchwork.</p>	1	0
3/31/2023	Area to Preserve	<p>Support the Barrow Community Foundation in the park building efforts.</p>	0	0
3/31/2023	Area to Preserve	<p>Stop building everywhere there is green space. I moved to Winder 20 years ago to be in the country. The country is being destroyed by big developments, townhomes, and apartments. STOP BUILDING!</p>	0	0
3/31/2023	Area to Preserve	<p>Stop building everywhere there is green space. I moved to Winder 20 years ago to be in the country. The country is being destroyed by big developments, townhomes, and apartments. STOP BUILDING!</p>	0	0
3/31/2023	Area to Preserve	<p>Stop building everywhere there is green space. I moved to Winder 20 years ago to be in the country. The country is being destroyed by big developments, townhomes, and apartments. STOP BUILDING!</p>	0	0
3/31/2023	Area to Preserve	<p>Stop building everywhere there is green space. I moved to Winder 20 years ago to be in the country. The country is being destroyed by big developments, townhomes, and apartments. STOP BUILDING!</p>	0	0

3/31/2023	Area to Preserve	Add walking signs, benches, add informational signs. Improve sidewalk experience to the cemetery. Add sidewalk on Melrose St. Install water fountains. Improve landscaping and water damage.	1	0
3/31/2023	Area to Preserve	Stop building everywhere there is green space. I moved to Winder 20 years ago to be in the country. The country is being destroyed by big developments, townhomes, and apartments. STOP BUILDING!	0	0
3/31/2023	Area to Preserve	Stop building everywhere there is green space. I moved to Winder 20 years ago to be in the country. The country is being destroyed by big developments, townhomes, and apartments. STOP BUILDING!	1	0
3/31/2023	Area to Preserve	Stop building everywhere there is green space. I moved to Winder 20 years ago to be in the country. The country is being destroyed by big developments, townhomes, and apartments. STOP BUILDING!	2	0
3/31/2023	Area to Preserve	Stop building everywhere there is green space. I moved to Winder 20 years ago to be in the country. The country is being destroyed by big developments, townhomes, and apartments. STOP BUILDING!	0	0
3/31/2023	Area to Preserve	Create a walking trail/public park along the sewer trail to improve neighborhoods and connectivity of the Rose Hill Cemetery, access to Winder-Barrow high school, Holly Hill Mall, and surrounding community.	1	1
3/31/2023	Area to Preserve	Stop building everywhere there is green space. I moved to Winder 20 years ago to be in the country. The country is being destroyed by big developments, townhomes, and apartments. STOP BUILDING!	0	0
3/31/2023	Area to Preserve	Depending on how much of this site Ace will be using for their new store, this empty parking lot would make a great skate park.	0	3
3/31/2023	Area to Preserve	Stop building everywhere there is green space. I moved to Winder 20 years ago to be in the country. The country is being destroyed by big developments, townhomes, and apartments. STOP BUILDING!	0	0
3/31/2023	Area in need of Change	This water detention pond is ugly. Surrounded by a fence and no green infrastructure used to beautify for the school or community.	1	0

3/31/2023	Area in need of Change	Please fix the roads through Winder...not just patch work.	0	0
3/31/2023	Area in need of Change	Sidewalks need trees and landscaping	1	0
3/31/2023	Area in need of Change	Entrance and exit into Mcdonalds is dangerous and congested.	0	0
3/31/2023	Natural	Stop building everywhere there is green space. The county is being destroyed by big developments, townhomes, and apartments. STOP BUILDING!	0	0
3/31/2023	Natural	Stop building everywhere there is green space. The county is being destroyed by big developments, townhomes, and apartments. STOP BUILDING!	0	0
3/31/2023	Natural	Stop building everywhere there is green space. The county is being destroyed by big developments, townhomes, and apartments. STOP BUILDING!	0	0
3/31/2023	Natural	Stop building everywhere there is green space. The county is being destroyed by big developments, townhomes, and apartments. STOP BUILDING!	0	0
3/31/2023	Area in need of Change	None of these parking lots join each other. Frustrating.	1	0
3/31/2023	Natural	Stop building everywhere there is green space. The county is being destroyed by big developments, townhomes, and apartments. STOP BUILDING!	0	0
3/31/2023	Natural	Stop building everywhere there is green space. The county is being destroyed by big developments, townhomes, and apartments. STOP BUILDING!	0	0
3/31/2023	Natural	I wish this was available before you already destroyed this beautiful area. I absolutely HATE what is going on here.	0	0
3/31/2023	Area in need of Change	Pedestrian Crossing and bike path needed to get from Appalachee Cycle to Winder Connecting Trail – Fort Yargo State Park	1	0
3/31/2023	Natural	Stop building everywhere there is green space. The county is being destroyed by big developments, townhomes, and apartments. STOP BUILDING!	0	0
3/31/2023	Natural	Stop building everywhere there is green space. The county is being destroyed by big developments, townhomes, and apartments. STOP BUILDING!	0	0

3/31/2023	Natural	Stop building everywhere there is green space. The county is being destroyed by big developments, townhomes, and apartments. STOP BUILDING!	0	0
3/31/2023	Natural	Stop building everywhere there is green space. The county is being destroyed by big developments, townhomes, and apartments. STOP BUILDING!	0	0
3/31/2023	Natural	Stop building everywhere there is green space. The county is being destroyed by big developments, townhomes, and apartments. STOP BUILDING!	0	0
3/31/2023	Natural	Stop building everywhere there is green space. The county is being destroyed by big developments, townhomes, and apartments. STOP BUILDING!	1	0
3/31/2023	Area to Preserve	Improve pedestrian experience. Loud traffic, exhaust, loud train horn, needs tree shade.	0	1
3/31/2023	Natural	Stop building everywhere there is green space. The county is being destroyed by big developments, townhomes, and apartments. STOP BUILDING!	1	0
3/31/2023	Natural	Stop building everywhere there is green space. The county is being destroyed by big developments, townhomes, and apartments. STOP BUILDING!	0	0
3/31/2023	Area in need of Change	Excessive litter from the gas station. Convenience stores should have more outdoor trash cans or pay for litter to be cleaned up.	0	0
3/31/2023	Traffic Congestion	Horrible Traffic congestion all day long	1	0
3/31/2023	Area to Preserve	Quality foods has served the community for a long time and deserves a facelift/remodel.	1	0
3/31/2023	Development Concern	This development was definitely against the communities wishes!	0	0
3/31/2023	Environmental Concern	All of the unnecessary building has caused issues for wildlife.	0	1
3/31/2023	Environmental Concern	All of the unnecessary building has caused issues for wildlife.	0	1
3/31/2023	Environmental Concern	All of the unnecessary building has caused issues for wildlife.	0	0
3/31/2023	Area in need of Change	Better Traffic pattern exiting entering Ingles. Transition from suburb to DT should be improved. Have design standards for this section of road to DT.	1	0
3/31/2023	Area in need of Change	Parking lots not connected. Frustrating.	0	0

3/31/2023	Area to Preserve	Homes in need of preserving.	0	0
3/31/2023	Area to Preserve	Small mill town community with historic homes near a historic school. Homes are in need of preserving. Some rental units are are not being properly maintained (slum) with no incentive for property owners make improvements. Neighborhood needs a name decided by the community members. Neighborhood needs a transition from the DT/Commercial District for public/pedestrian safety. Sidewalks need better maintenance or to be installed for wheelchair accessibility. Walkable access to city amenities.	0	0
3/31/2023	Area to Preserve	Small mill town community with historic homes near a historic school. Homes are in need of preserving. Some rental units are are not being properly maintained (slum) with no incentive for property owners make improvements. Neighborhood needs a name decided by the community members. Neighborhood needs a transition from the DT/Commercial District for public/pedestrian safety. Sidewalks need better maintenance or to be installed for wheelchair accessibility. Walkable access to city amenities.	0	0
3/31/2023	Park or Outdoor Entertainment	Need to leave some greenery somewhere along 316, you have already destroyed everything else.	1	0
3/31/2023	Area in need of Change	Blighted	0	0
3/31/2023	Area in need of Change	Many shops are sitting vacant. Could incentivize business to move into these shops. Great space for Escape rooms, tabletop game and hobby shop. Chico's OtR/Soma/WHBM, indie cinema, casual dining, bank branch, etc.	1	0
3/31/2023	Area in need of Change	needs better access to this shopping center or it is going to die.	1	0
3/31/2023	Area in need of Change	roundabout	1	0
3/31/2023	Area in need of Change	roundabout	3	0
3/31/2023	Area in need of Change	Better transition from DT to neighborhood. Visually needs to slow traffic down.	0	0
3/31/2023	Area in need of Change	Car Shops look junky	0	0
3/31/2023	Area in need of Change	large unused parking lot.	0	0

3/31/2023	Area in need of Change	Improve pedestrian crossing	1	0
3/31/2023	Area in need of Change	Need sidewalk/bike lane from appalachee cycle to Winder Connecting Trail – Fort Yargo State Park	0	0
3/31/2023	Area in need of Change	Needs turn lanes L&R. reduce some of the parking lot entrances that funnel to this intersection. Improve pedestrian safety.	1	0
3/31/2023	Area to Preserve	Historic church and cemetery should be better used and highlighted.	0	0
3/31/2023	Area to Preserve	Great location for a semi-trailer truck bypass	0	0
3/31/2023	Area in need of Change	Don't permit semi-trailer trucks in downtown.	2	0
3/31/2023	Area to Preserve	Great location for semi-trailer truck bypass	0	0
3/31/2023	Area to Preserve	Extend the bypass and don't allow semi-trailer trucks to pass through DT.	1	0
3/31/2023	Area in need of Change	Winder needs more affordable housing. Is this location available for apartments.	0	1
3/31/2023	Area to Preserve	Biking trail to the river	0	0
3/31/2023	Town Center	MU development	0	0
3/31/2023	Natural	Extend Jug Tavern Park Location to connect to Midland station park/water detention.	0	0
3/31/2023	Natural	Park / Water Detention connected to Jug Tavern Park	0	0
3/31/2023	Downtown Node	Neighborhood Walkable to downtown	0	0
3/31/2023	Downtown Node	Neighborhood Walkable to downtown	0	0
3/31/2023	Downtown Node	Neighborhood Walkable to downtown	0	0
3/31/2023	Downtown Node	Neighborhood Walkable to downtown	1	0
3/31/2023	Town Center	Shopping Restaurant destination	1	0
3/31/2023	Downtown Node	Use historic buildings for commercial	0	0
3/31/2023	Town Center	MU Development	0	0
3/31/2023	Urban Core	MU Development	0	0
3/31/2023	Town Center	MU Development	0	0
3/31/2023	Downtown Node	Crosswalk	0	0
3/31/2023	Suburban	Homes	0	0
3/31/2023	Town Center	Town Center / MU Development	0	0
3/31/2023	Downtown Node	apartments / Townhomes	0	0
3/31/2023	Town Center	Town Center/ Revitalization / Casual Dining	0	0
3/31/2023	Downtown Node	Homes	0	0
3/31/2023	Suburban	Homes	0	0
3/31/2023	Urban Core	Shops / revitalization	0	0
3/31/2023	Suburban	Homes	0	0
3/31/2023	Downtown Node	Shops that are walkable from the neighborhoods	0	0

3/31/2023	Downtown Node	Shops that are walkable from the neighborhoods	0	0
3/31/2023	Suburban	shops need a car to get to	0	0
3/31/2023	Urban Core	MU Development / dense housing	0	0
3/31/2023	Urban Core	MU Development / dense housing	0	0
3/31/2023	Urban Core	MU Development / dense housing	0	0
3/31/2023	Downtown Node	Park activities	1	0
3/31/2023	Natural	Connect a walking trail park to Rosehill Cemetery	1	0
3/31/2023	Natural	Wetland habitat is being threatened. Great location for a wetland nature hiking trail.	0	0
3/31/2023	Suburban	homes / apartments	0	1
3/31/2023	Natural	Wetland habitat is being threatened. Great location for a wetland nature hiking trail.	0	0
3/31/2023	Natural	Wetland habitat is being threatened. Great location for a wetland nature hiking trail.	1	0
3/31/2023	Natural	Wetland habitat is being threatened. Great location for a wetland nature hiking trail.	1	0
3/31/2023	Natural	Wetland habitat is being threatened. Great location for a wetland nature hiking trail.	0	0
3/31/2023	Natural	Wetland habitat is being threatened. Great location for a wetland nature hiking trail.	1	0
3/31/2023	Rural	Agriculture	0	0
3/31/2023	Natural	Expand park and add more trails	0	0
3/31/2023	Suburban	Homes	0	0
3/31/2023	Suburban	homes	0	0
3/31/2023	Bicycle & Pedestrian Safety Concern	Better pedestrian / Bike crossing	0	0
3/31/2023	Bicycle & Pedestrian Safety Concern	Better pedestrian / Bike crossing	0	0
3/31/2023	Bicycle & Pedestrian Safety Concern	Better pedestrian / Bike crossing	0	0
3/31/2023	Traffic Congestion	Accidents	0	0
3/31/2023	Bicycle & Pedestrian Safety Concern	Better pedestrian / Bike access	0	0
3/31/2023	Traffic Congestion	No semitrucks	1	0
3/31/2023	Other Issues & Concerns	More handicap and 15 min parking	0	1
3/31/2023	Other Issues & Concerns	More handicap and 15 min parking	0	0

3/31/2023	Other Issues & Concerns	More handicap and 15 min parking	0	0
3/31/2023	Development Concern	Historic Church	0	0
3/31/2023	Development Concern	1800s home looks like it was going to be demolished.	0	0
3/31/2023	Bicycle & Pedestrian Safety Concern	improve walkability from DT to Holly Hill / Bike lane	0	0
3/31/2023	Bicycle & Pedestrian Safety Concern	sidewalk to rosehill cemetery	0	0
3/31/2023	Bicycle & Pedestrian Safety Concern	shade trees on sidewalks	0	0
3/31/2023	Bicycle & Pedestrian Safety Concern	Pedestrian / bike Buffer from traffic	0	0
3/31/2023	Bicycle & Pedestrian Safety Concern	Pedestrian / bike Buffer from traffic	0	0
3/31/2023	Bicycle & Pedestrian Safety Concern	Pedestrian / bike Buffer from traffic	0	0
3/31/2023	Bicycle & Pedestrian Safety Concern	Pedestrian / bike Buffer from traffic	0	0
3/31/2023	Bicycle & Pedestrian Safety Concern	Pedestrian / bike Buffer from traffic more shade trees	0	0
3/31/2023	Bicycle & Pedestrian Safety Concern	More shade trees	0	0
3/31/2023	Bicycle & Pedestrian Safety Concern	More shade trees	0	0
3/31/2023	Bicycle & Pedestrian Safety Concern	More shade trees	0	0
3/31/2023	Bicycle & Pedestrian Safety Concern	More shade trees	0	0
3/31/2023	Bicycle & Pedestrian Safety Concern	Pedestrian / bike Buffer from traffic more shade trees	0	0

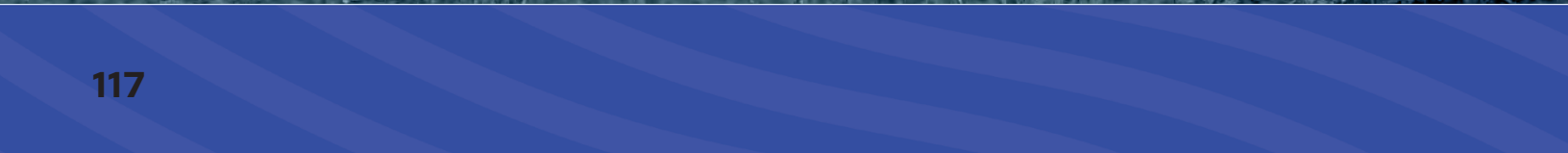
3/31/2023	Development Concern	Water detention in blighted neighborhood. Needs to have green infrastructure and park to serve neighborhood	0	0
3/31/2023	Development Concern	Small mill town historic homes in blighted neighborhood. Many longtime residents may be priced out of their neighborhood due to gentrification and property tax increases.	0	0
3/31/2023	Traffic Congestion	roundabout	2	0
3/31/2023	Traffic Congestion	People speed in he neighborhood and cut through to get to E Broad St. Also Pedestrian Safety Concern	0	0
3/31/2023	Bicycle & Pedestrian Safety Concern	People speed in he neighborhood and cut through to get to E Broad St. Also Pedestrian Safety Concern	0	0
3/31/2023	Bicycle & Pedestrian Safety Concern	Pedestrian / bike Buffer from traffic	0	0
3/31/2023	Other Issues & Concerns	Needs face lift remodel. Serves many non-driving citizens in blighted neighborhood.	0	0
3/31/2023	Environmental Concern	wetland is being threatened. Would make great nature hike.	0	0
3/31/2023	Environmental Concern	wetland is being threatened. Would make great nature hike.	0	0
3/31/2023	Environmental Concern	wetland is being threatened. Would make great nature hike.	0	0
3/31/2023	Environmental Concern	wetland is being threatened. Would make great nature hike.	0	0
3/31/2023	Environmental Concern	wetland is being threatened. Would make great nature hike.	0	0
3/31/2023	Development Concern	beautiful high point destroyed for the community.	0	0
3/31/2023	Environmental Concern	wetland on west side of harry mcarty	0	0
3/31/2023	Bicycle & Pedestrian Safety Concern	Needs handicap accessible sidewalks. Wheelchair bound resident.	0	0
3/31/2023	Development Concern	No buffer zones for pedestrians, telephone poles TOO close to road, storefront parking too close to sidewalk, road is too congested for middle turn lane and too many crossroads and storefronts accessing this section of road.	1	0
3/31/2023	Development Concern	Needs retail incentives so shopping center doesn't die	0	0
3/31/2023	Development Concern	Not a good location for auto shop	0	0

3/31/2023	Other Issues & Concerns	Is this a church or residence?	0	0
3/31/2023	Development Concern	needs development	0	0
3/31/2023	Development Concern	This block connects DT to Jug Tavern Park. Should be developed accordingly.	0	0
3/31/2023	Development Concern	Landscaping at the Post Office needs a refresh	0	0
3/31/2023	Development Concern	good location for apartment development?	0	1
3/31/2023	Development Concern	good location for apartment development?	0	1
4/1/2023	Area in need of Change	It would be wonderful if Winder could lead the charge on light pollution in the area. Many people are moving to smaller towns and we should try to preserve them. This does not mean we need to stop development. But we can be smart. Light pollution is good for the environment, humans, and animals in the area. Smart lighting and development is important. Green space is also needed for trails and to help bridge area's of the city. I would be happy to talk about how to help with light pollution.	0	0
4/1/2023	Area in need of Change	This space could be used as a 'square' with green space and parking around it. I am thinking more along the squares in Savannah.	1	0
4/1/2023	Environmental Concern	It would be wonderful if Winder could lead the charge on light pollution in the area. Many people are moving to smaller towns and we should try to preserve them. This does not mean we need to stop development. But we can be smart. Light pollution is good for the environment, humans, and animals in the area. Smart lighting and development is important. Green space is also needed for trails and to help bridge area's of the city. I would be happy to talk about how to help with light pollution.	0	0
4/1/2023	Bicycle/Pedestrian Infrastructure	Winder needs a greenway that connects all parts of the city and parks with pedestrian/bike paths. Think about the Suwannee greenway. Eventually having all greenways connect to other cities would be amazing.	1	0

4/1/2023	Other Opportunities & Ideas	Open carry for beer and wine during the day. Once the brewery opens this will be a good opportunity to have people walk around downtown and enjoy the entire city. I also think having a few bicycle walking police men in the downtown area would be good.	0	0
4/1/2023	Other Issues & Concerns	I think having two police men dedicated to walking/bicycling the downtown historic area would be a good idea. This would not only foster a relationship between the community and the police force, but would also deter crime in the downtown area as we grow. If we wanted to be adventurous we could also do police on horse back on weekends! This while could be seen as a gimmick would definitely put Winder on the map for tourist to visit.	1	0
4/1/2023	Area in need of Change	Another building for creative saving/ restoration. Its currently just an eye sore.	1	0
4/1/2023	Bicycle & Pedestrian Safety Concern	There is no safe way for pedestrian or bikes to get to Exchange Blvd, without crossing this weird intersection, walking in the grass across a private business, or on the side of the busy highway. Sidewalks and better marked crossings are needed so that the neighborhoods in the area can be better connected without using cars.	1	0
4/1/2023	Transportation Improvement	This intersection was poorly built when the neighborhood was doing their work.	1	0
4/1/2023	Transportation Improvement	Lots of traffic incidents in this area. This double road/ wye intersection is poorly designed with all of the added traffic from the neighborhoods along Punkin Junction.	1	0
4/1/2023	Downtown Node	There are gaps in the sidewalk along Exchange. It would be great to be able to walk along here to all of the stores with out walking in the weeds and dirt.	0	0
4/1/2023	Area in need of Change	Tired of the dirt patches, weeds, trash, etc. Develop or require better maintaintence of the parcels in this area. General unkept area doesn't help entice other businesses or patronage.	1	0
4/1/2023	Area to Preserve	As part of the older/historical part of Winder, ordinances should be updated to increase the curb appeal of residences, as unkempt homes detract from the marketability of our town.	1	0

4/1/2023	Area in need of Change	Broad Street from Wright to Buena Vista is an unsightly corridor/gateway into town that needs a dramatic change. New aesthetic ordinances are in order.	1	0
4/1/2023	Area in need of Change	Construct a pedestrian bridge and path that would connect downtown to Yargo.	0	0
4/1/2023	Area in need of Change	Construct sidewalks in historical district to facilitate safe walking corridors for downtown residents.	0	0
4/1/2023	Area in need of Change	A gateway/corridor through town that desperately needs aesthetic ordinance updated to reflect the vision for our city.	0	0
4/1/2023	Area in need of Change	Another gateway/corridor that desperately needs aesthetic ordinance updates.	0	0
4/1/2023	Bicycle/Pedestrian Infrastructure	Improve sidewalks	1	0
4/1/2023	Bicycle/Pedestrian Infrastructure	Sidewalks needed. Very dangerous intersection/area and a fair amount of pedestrian traffic. They don't mix.	1	0
4/1/2023	Other Issues & Concerns	Would be great to address the flooding under the bridge	0	0
4/1/2023	Area in need of Change	Tired of the dirt patches, weeds, trash, etc. Develop or require better maintenance of the parcels in this area. General unkept area doesn't help entice other businesses or patronage.	1	0
4/1/2023	Area in need of Change	[Public Open House Comment]	0	0
4/1/2023	Area in need of Change	[Public Open House Comment]	0	0
4/2/2023	Rural	[Public Open House Comment]	0	0
4/2/2023	Rural	[Public Open House Comment]	0	0
4/2/2023	Rural	[Public Open House Comment]	0	0
4/2/2023	Urban Core	[Public Open House Comment]	0	0
4/2/2023	Urban Core	[Public Open House Comment]	0	0
4/2/2023	Suburban	[Public Open House Comment]	0	0
4/2/2023	Transportation Improvement	[Open house public comment]	0	0
4/2/2023	Parks & Open Space Idea	[Open house public comment]	0	0
4/2/2023	Bicycle/Pedestrian Infrastructure	[open house public comment]	0	0
4/2/2023	Bicycle/Pedestrian Infrastructure	[Open house public comment]	0	0
4/2/2023	Bicycle/Pedestrian Infrastructure	[open house public comment]	0	0

4/2/2023	Bicycle/Pedestrian Infrastructure	[open house public comment]	0	0
4/2/2023	Bicycle/Pedestrian Infrastructure	[open house public comment]	0	0
4/2/2023	Bicycle/Pedestrian Infrastructure	[open house public comment]	0	0
4/2/2023	Bicycle/Pedestrian Infrastructure	[open house public comment]	0	0
4/2/2023	Bicycle/Pedestrian Infrastructure	[open house public comment]	0	0
4/2/2023	Bicycle/Pedestrian Infrastructure	[open house public comment]	0	0
4/2/2023	Bicycle/Pedestrian Infrastructure	[open house public comment]	0	0
4/3/2023	Area to Preserve	Any area bordering Fort Yargo Park should have a couple thousand foot buffer where only single family home should be built. No high density residential or commercial. Obviously the north side of the park should be the exception, but it is mainly bordered by recreations. Don't crush the park!	0	0
4/3/2023	Area to Preserve	[Public Open House Comments]	0	0
4/3/2023	Downtown Node	[Open House Public Comment]	0	0
4/3/2023	Natural	[Open house Public Comment]	0	0
4/3/2023	Downtown Node	[Open house public comment]	0	0
4/3/2023	Downtown Node	[Open House Public Comment]	0	0
4/3/2023	Downtown Node	[open house public comment]	0	0
4/4/2023	Environmental Concern	[Public Open House Comment]	0	0
4/4/2023	Development Concern	[Public Open House Comment]	0	0
4/4/2023	Traffic Congestion	[Public Open House Comment]	0	0
4/4/2023	Traffic Congestion	[Public Open House Comment]	0	0





APPENDIX

COMPLIANCE WITH REGIONAL WATER PLAN & ENVIRONMENTAL PLANNING CRITERIA



COMPLIANCE WITH REGIONAL WATER PLAN & ENVIRONMENTAL PLANNING CRITERIA

The City of Winder is in the Upper Oconee Regional Water Planning Region. The Upper Oconee Regional Water Planning Council prepared an updated Regional Water Plan in June 2023 that has been adopted by Georgia Environmental Protection Division (GAEPD).

The City of Winder Public Works Department complies with National and State standards set forth by the United States Environmental Protection Agency (EPA) and Georgia State Department of Natural Resources (DNR), Environmental Protection Division (EPD). The Department also follows recommendations set forth in the Regional Water Plan through water conservation efforts aimed at both residents and businesses including education, zoning regulations, and ordinances related to watershed management and preservation.

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