The Town of Woolsey Comprehensive Plan 2022



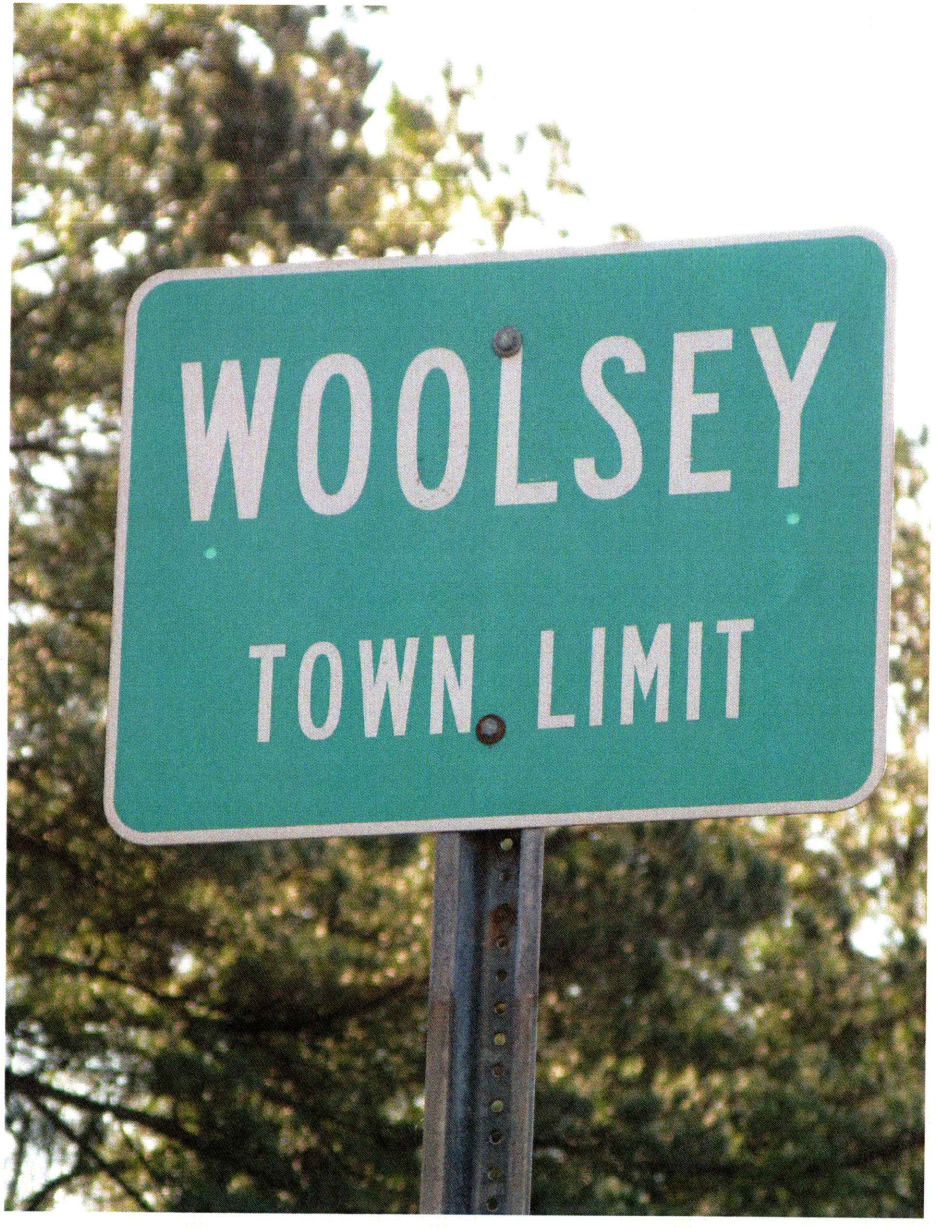
Acknowledgements

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Introduction

This is an exciting time for the Town of Woolsey. We're a great place to be in the Atlanta region - our residents love living here, with public surveys and community engagement reporting excellent quality of life.

Broadly speaking, a comprehensive plan is a way to guide investment, development and the allocation of services within a jurisdiction. But cities, towns and counties are complicated places, and they make decisions about the future every day, in response to new opportunities or unexpected problems. The Town of Woolsey's Comprehensive Plan is one tool for helping to guide these decisions, with three distinctive features:

- It is long-range, looking ahead 5, 10, or 25 years
- It is comprehensive, looking across many different facets of what the town does
- It is deliberative, looking within to understand the needs and desires of the town

Most of the work of shaping the Town of Woolsey's future will be done by the residents. The Town of Woolsey's government has a key role to play through these implementation tools:

- Regulations
- Capital spending
- Programs

The success of the vision of the Town of Woolsey depends on their being able to tap into the many voices of the town and weave their ideas, viewpoints, and thoughts into a common vision.

To meet the goal of an inclusive process meant creating multiple venues and opportunities to get involved. The Planning Team developed a number of communication tools and forums to ensure meaningful community involvement that would form the backbone of the plan.

A Steering Committee was convened to oversee the process and act as an instrument to guide the development of the plan. Steering Committee Members were appointed by the Mayor and Council.

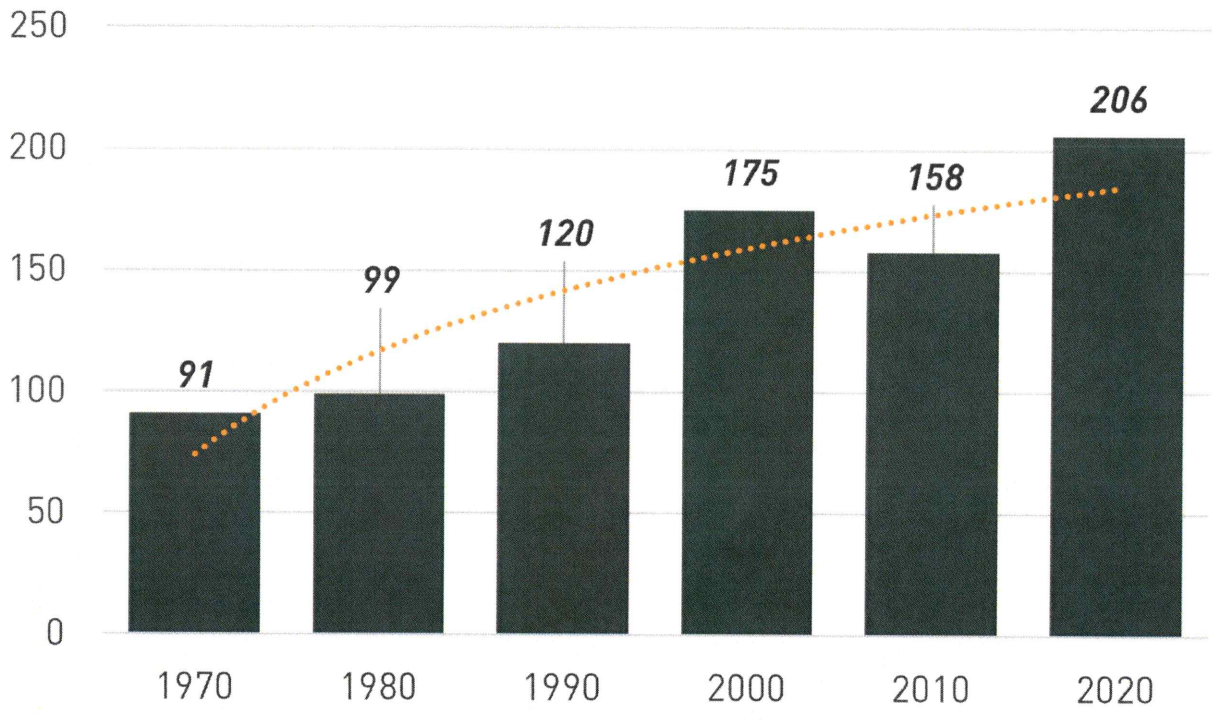
An Open House was held to allow for people to drop in to learn about the planning process. The Open House was designed to allow visitors to make a short stop to give valuable feedback to the Planning Team and Steering Committee.

An Online Community Survey was conducted to provide a forum for people to engage with the planning process from their own home. With similar content to the Open House, the purpose was to involve residents in the planning process and to solicit their input.

These inputs assisted the Steering Committee and the Planning Team in creating strategies for Town of Woolsey. These strategies recognize that the Town of Woolsey is a forward looking community, engaged in shaping its own future.

Who We Are

Woolsey Population Changes



Source: U.S. Census Bureau, Decennial Censuses

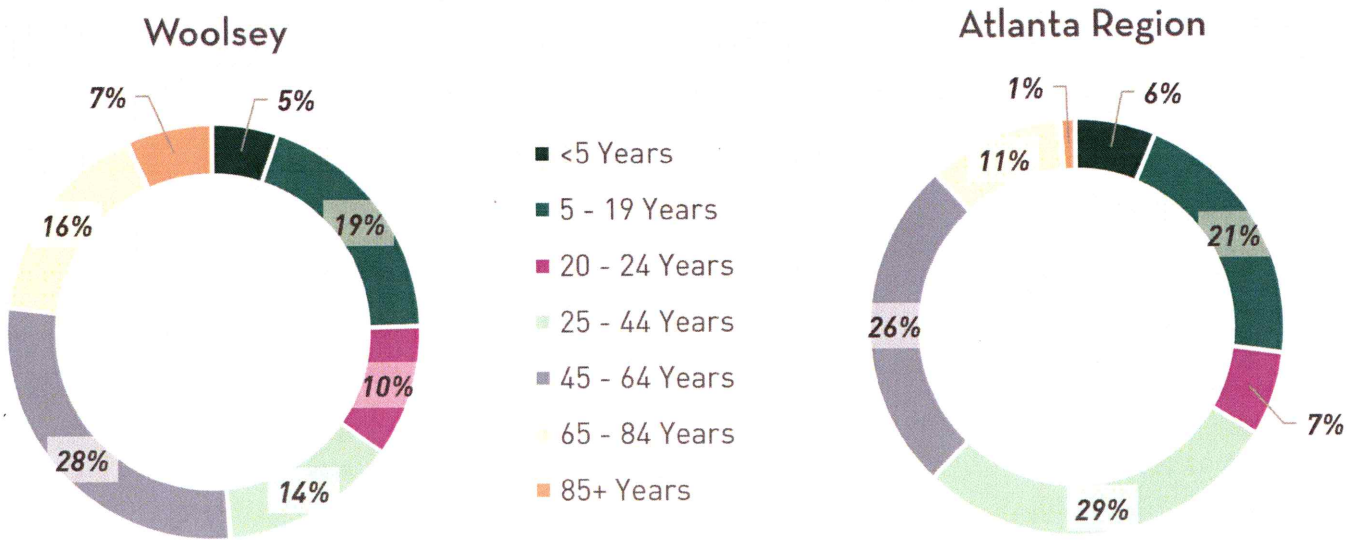
Woolsey's population has varied by a few dozen people over the last 20 years, showing signs of moderate growth. Due to the Town's modest geographic footprint and being nearly built-out, the population should not be expected to grow much more in the future.

The Town of Woolsey is one of metro Atlanta's smallest incorporated communities. Located in Southern Fayette County, Woolsey is a rural crossroad community centered on the intersection of Hampton Road and GA-92. Fayetteville, the seat of Fayette County, is 7 miles to the north, and Griffin is 18 miles to the southeast.

The Town of Woolsey has had a small, slow-growing population over the last 30 years. The 2020 Decennial Census estimates the population of Woolsey to be 206 people, which is a 30% increase from its 2010 population of 158, and a 18% increase from the 2000 population.

The town is majority white with just over 50% of the population above the age of 45 and 24% of the population under the age of 20.

Age Profile of Woolsey



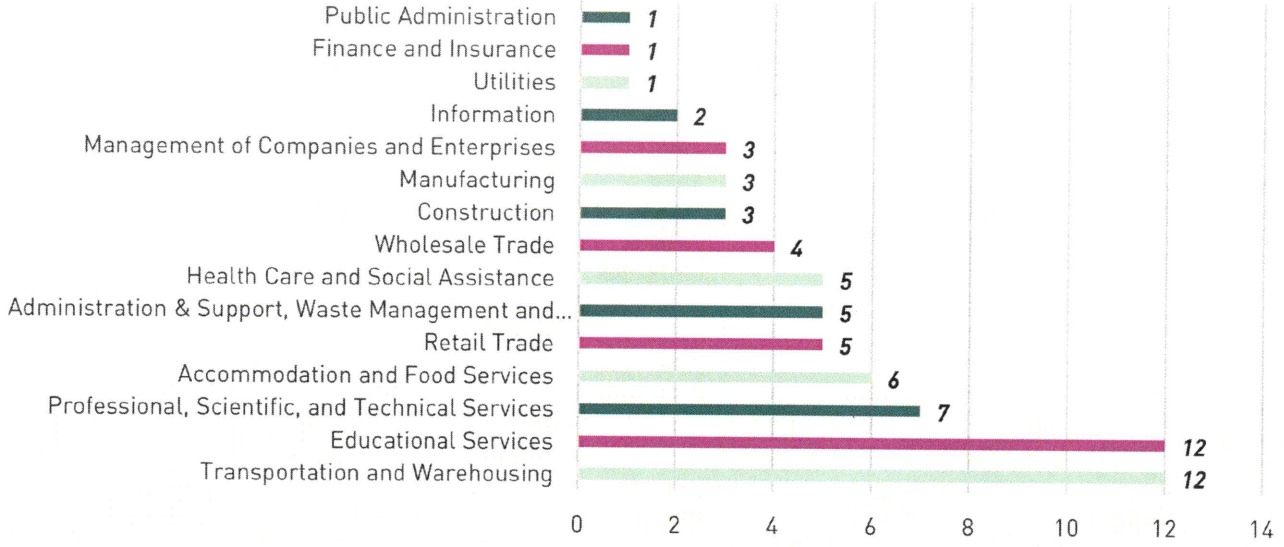
Source: ACS 2020, 5-year data

The greatest proportion (51%) of Woolsey's population consists of older families, with 28% of the population aged between 45 and 64 years and 23% of the population aged 65 and up. About a quarter of the Town's population is school-aged children and young adults, while another quarter are aged 20 to 44.

Occupations of Workers in Woolsey



Occupations of Woolsey Residents



Source: LEHD Origin-Destination Employment Statistics

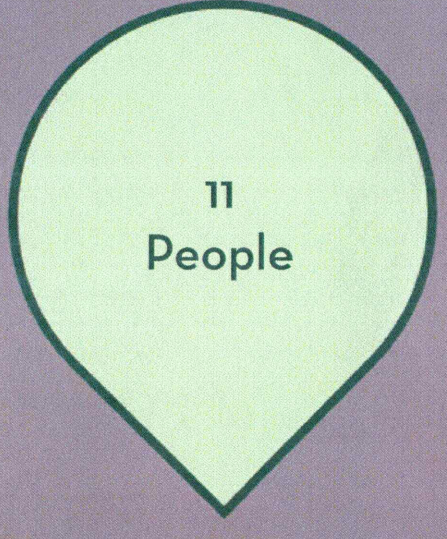
The Economy of Woolsey

The Town of Woolsey has employees in three different job sectors: Finance and Insurance, Retail Trade, and Construction. The jobs held by Woolsey residents are much more diverse than those within the town. Transportation and Warehousing is the most common industry among Woolsey residents, followed by Professional, Scientific and Transportation Services; and Accommodation and Food Services.

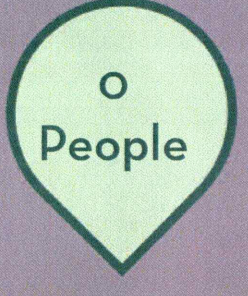
The Hartsfield-Jackson Atlanta International Airport Area employs the largest concentration of workers who are residents of Woolsey. The Fayetteville area and the intersections of I-285 with I-75 and I-85 north of Atlanta contain other concentrations of workers who live in Woolsey. However, the majority of Woolsey residents commute less than 10 miles to their job.

Commuting Patterns

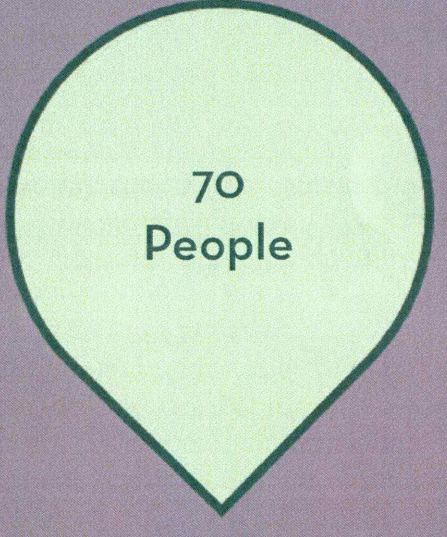
Commute In To Woolsey



Live And Work In Woolsey

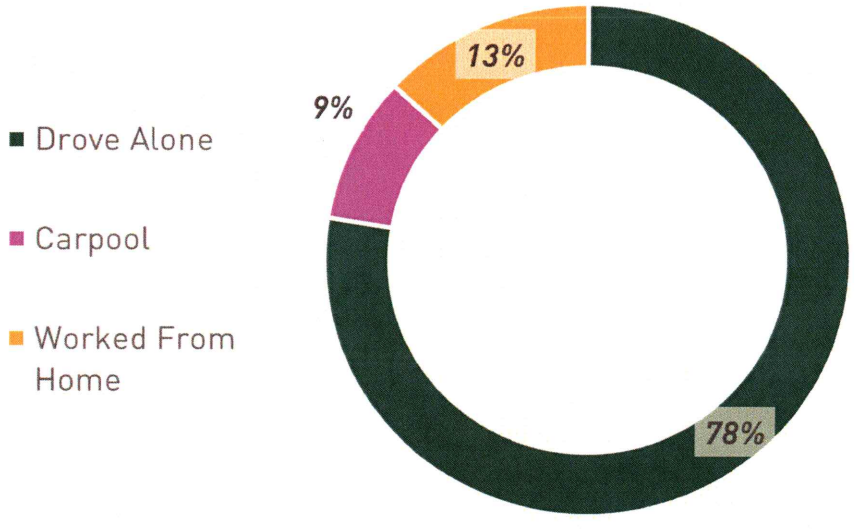


Commute Out From Woolsey



Source: LEHD Origin-Destination Employment Statistics

Commuting Patterns



All Woolsey residents who commute to work used a personal vehicle. 7 of 66 commuters carpooled. Note: these estimates predate the Covid-19 Pandemic's influence on commute and telework habits.

Source: ACS 2020, 5-year data

Transportation

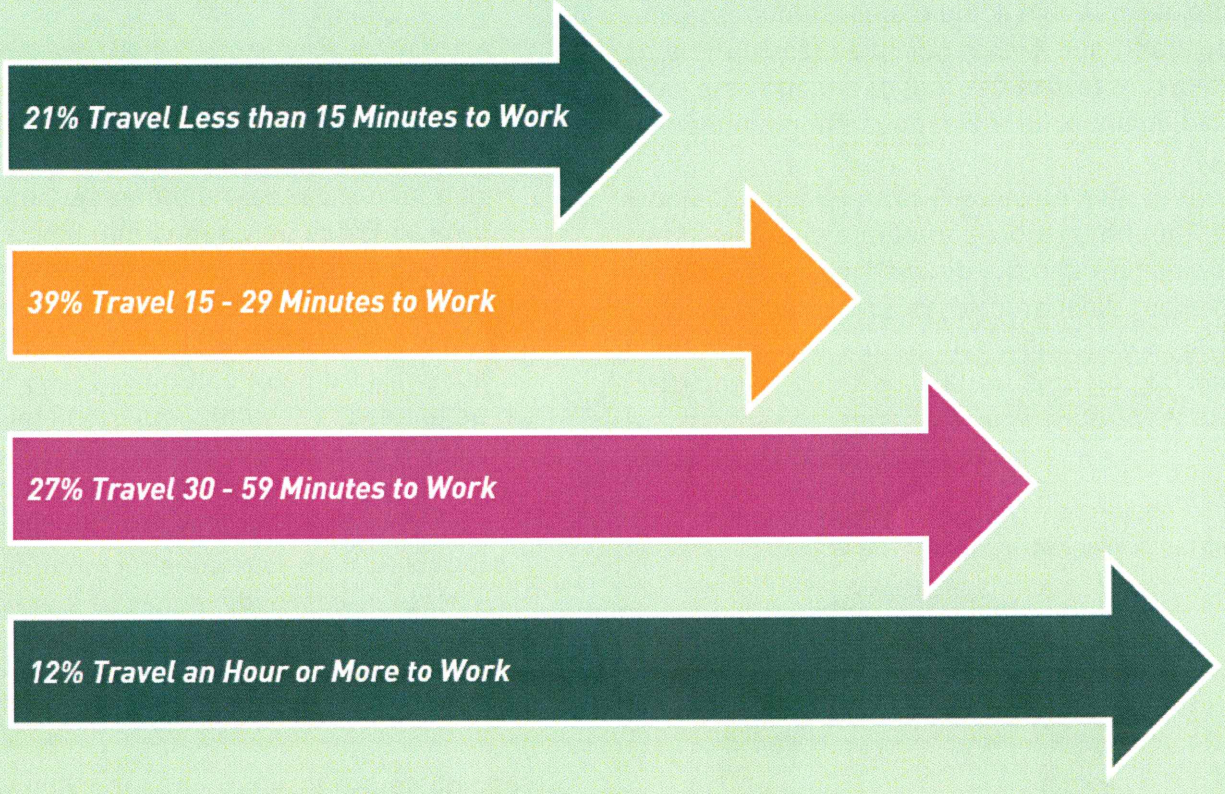
Woolsey is centered on the intersection of Hampton Road and GA-92. These two roadways serve as the main arterial transportation routes for residents of the Town and commuters passing through. All other streets are local streets serving individual residential areas and are dedicated streets maintained by Fayette County.

Two main transportation projects within the current Fayette County Transportation Plan would impact the Town of Woolsey. Both of these projects are in a long term planning phase and could be updated before the projects are built.

The county is currently planning on improving the intersections along Highway 92 from McBride Road south to the county line. This will include a roundabout.

The community expressed a few concerns related to traffic during plan development. Principally, people are noticing more congestion and heavier use by freight vehicles, citing concerns about the intersection of Hampton Road and Highway 92 often being slowed and made more dangerous by freight vehicles. Residents living along Hampton Road and Highway 92 also noted speeding as a concern.

Commuting Patterns



Source: ACS 2020, 5-year data

What We Heard

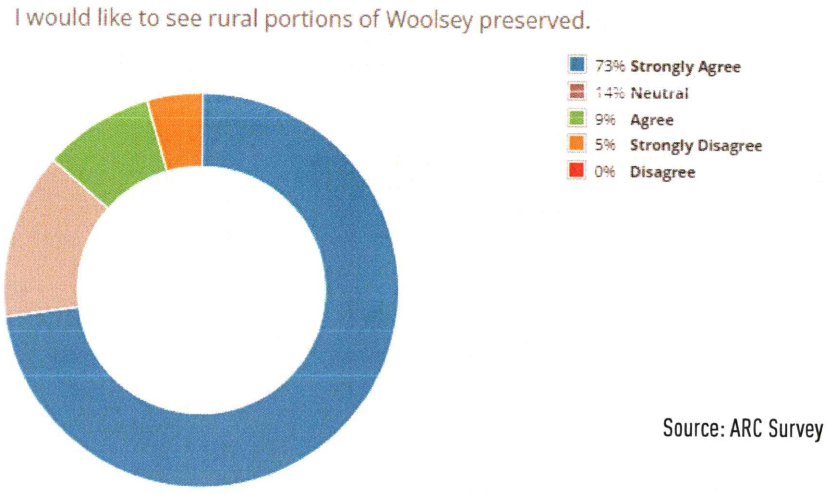
ARC and the town made an online survey available to all Woolsey residents in the spring of 2022. The survey was advertised through social media, and a postcard featuring a link and QR code to access the survey by spartphone was mailed to each household with a registered voter in town. Full survey results can be found in the appendix but a few general trends guided the Steering Committee.

Respondents overwhelmingly characterized quality of life in town as high, emphasizing its pastoral charm as a key asset. Residents cherish the Town's large lots and open spaces, quietness, and privacy, while noting that friendliness of their neighbors contribute to Woolsey's high quality of life.

Transportation and connectivity are among residents' key concerns. While residents noted that Woolsey's location on the intersection of Highway 92 and Hampton Road provides the balance of a quiet atmosphere with ample access to nearby shops, new apprehensions about traffic arose during community engagement. Several survey respondents expressed some concern with vehicular, biker, and pedestrian safety related to speeding and made comments about increased freight traffic volume. Some residents expressed a desire for improved sidewalk or multi-use path connectivity between residences and places in town, with multiple comments wishing for safer pedestrian access to Lake Horton.

Residents also want to prioritize the rehabilitation of historic houses that are at risk of or have fallen into disrepair.

On March 14, 2022, before the regular town meeting, ARC staff and town elected officials hosted a public meeting to get feedback on the plan. Fourteen residents attended the meeting and participated in exercises to assist the town in prioritizing information.



Source: ARC Survey

Residents of Woolsey are invested in maintaining the quiet, rural nature of the Town.

Woolsey's Community Feel

In a discussion about the Town's greatest assets and challenges, participants expressed interest in finding ways to cultivate a closer community feel with their neighbors and fellow townspeople. The top priority project to come from the in-person community engagement is to develop a group that can organize events that will bring people together more frequently, so Residents of Woolsey can be better connected with their neighbors.

An additional question about introducing potential businesses to town also elicited responses expressing desire to foster greater community connectivity. Survey and Open House respondents expressed interest in a place like a coffee shop or brewery in town, where they could connect with neighbors and friends. There was also some interest in a local hardware or country store. Residents do not want to see big businesses or chains in town.

In the 2017 Comprehensive Plan update, a high priority project was to develop a connection to Lake Horton from the town. This project remains a high priority, and the Town is working with Fayette County to make it a reality.

Community Vision

Woolsey will remain a semi-rural enclave comprised of estate and agricultural residential properties surrounding a pedestrian-scale town center which preserves the historic structures and institutional uses that define the town's sense of place.

Key issues identified in the survey center on questions of how to maintain and improve town assets and historic buildings, and how to continue to maintain the unique atmosphere that attracted the people who call the Town of Woolsey home.

Traffic, especially freight traffic on the intersection of Hampton Road and Highway 92, has emerged as an issue.

The strategies to address those issues and to implement the Community Vision are as follows:

- Create systems to assure the maintenance and enhancement of the Town's general appearance and atmosphere
- Improve the intrinsic value of the Town through historic preservation of key properties
- Continue encouraging any new development to align with the town's rural past
- Improve communications throughout the community, and between the town governments and citizens
- Explore opportunities to strengthen citizen involvement in the government

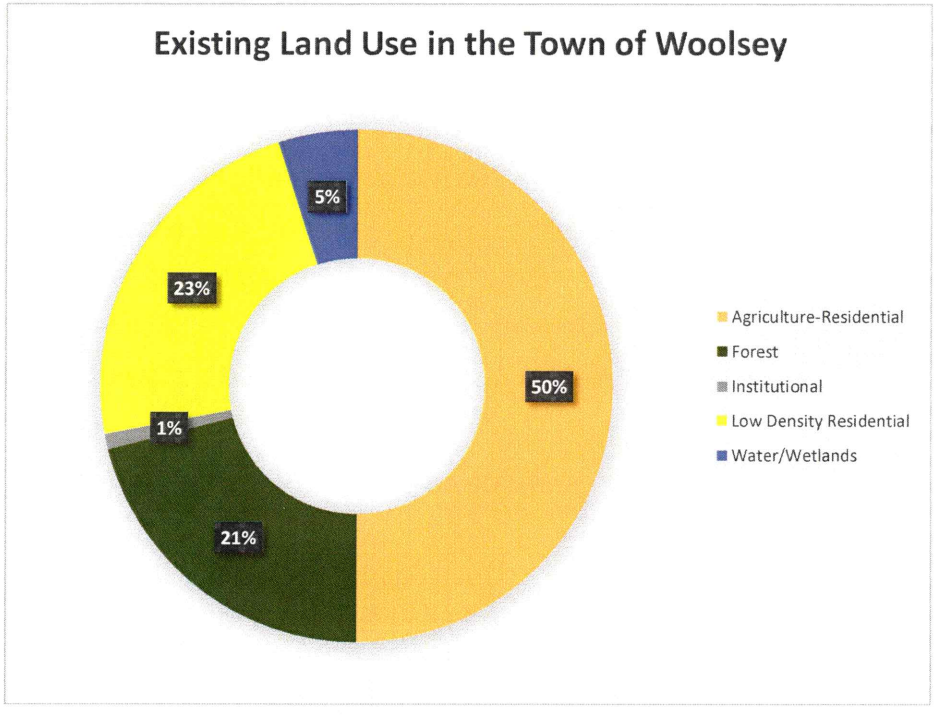
Land Use

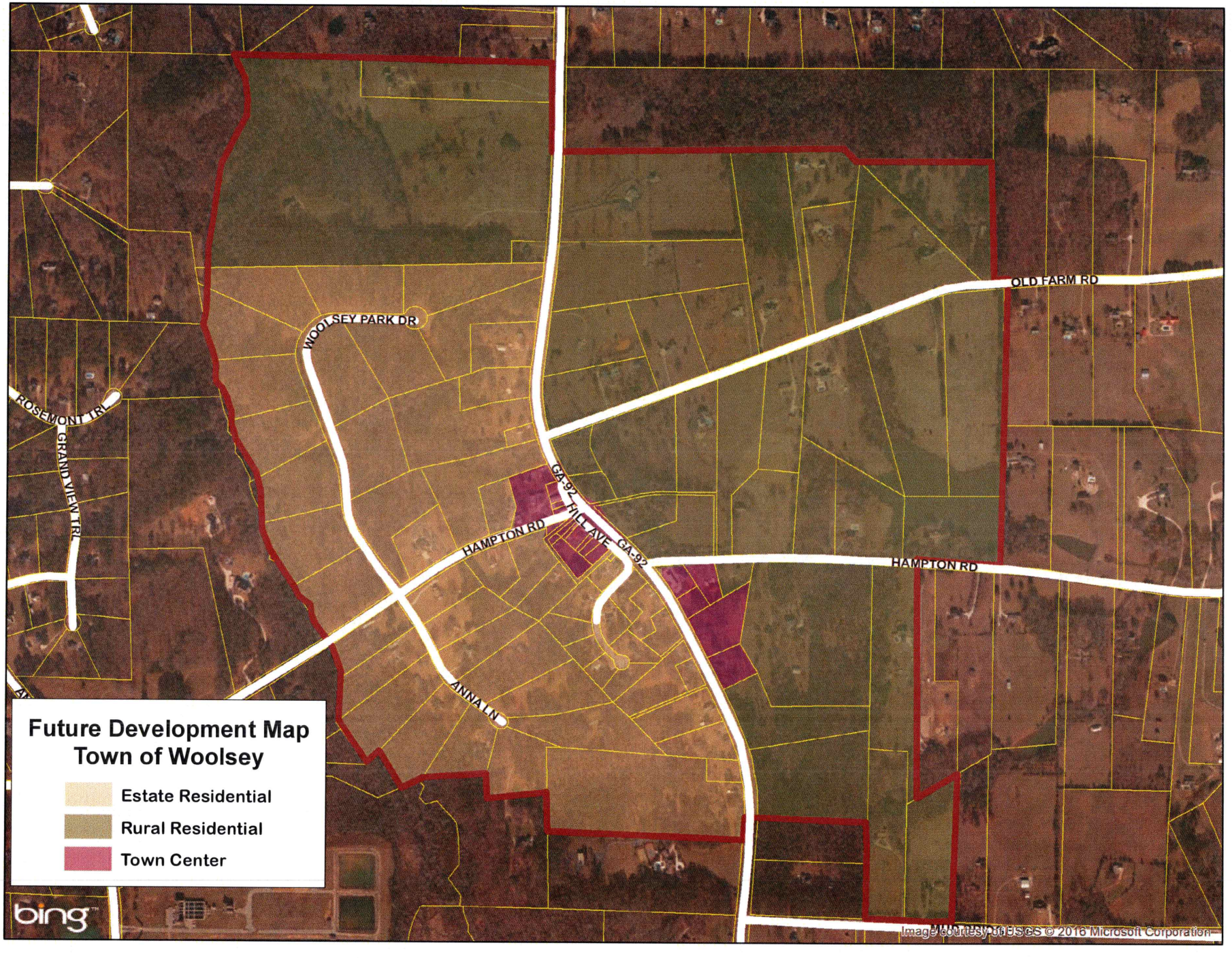
The Town of Woolsey is a semi-rural crossroads community situated in southeastern Fayette County. A Town Center comprises a small portion of the 473.5–acre community that is characterized by a number of institutional uses at the core, a convenience store in Town Center and low and very low density residential uses surrounding the Center. The low density is defined as development established on one to five acre lots. Rural residential and equestrian activities are found on larger lots, most in the range of 10 – 20 acres.

There are a variety of ways to achieve the Town of Woolsey's goals for the future. From an urban design standpoint, the key is to avoid dispersed development projects that are unrelated to one another and exist in isolation at random locations. Instead, by focusing appropriate development within the distinct character areas, and arranging these areas within a comprehensive circulation system that incorporates multiple modes of transportation, the town will achieve a desirable development pattern that will carry them through to the year 2040.

As a first step in creating an appropriate development atmosphere, the town has developed "Character Areas." These Character Areas are intended to ensure compatible and unified development within specified areas of the City. The Future Development Map is broken into the following Character Areas:

- Town Center
- Estate Residential
- Rural Residential




Future Development Map
Town of Woolsey
Estate Residential
Rural Residential
Town Center
WOOLSEY PARK DR
ROSEMONT TRL
GRAND VIEW TRL
HAMPTON RD
GA-92
HILL AVE
GA-92
HAMPTON RD
OLD FARM RD
ANNA LN
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Image courtesy of USGS © 2016 Microsoft Corporation

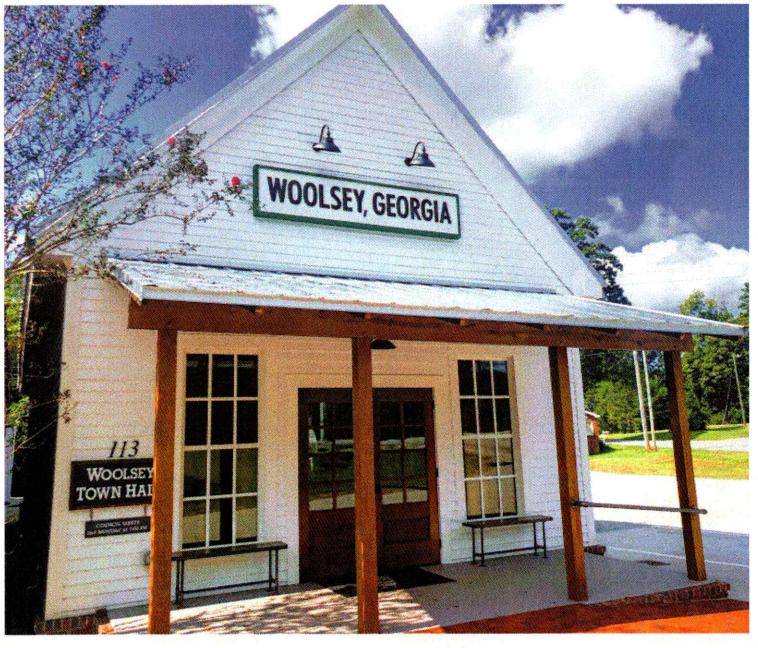
Town Center

The Town of Woolsey is characterized by a town center and surrounding estate and rural residential uses. The Town Center is comprised of historic properties and institutional uses essential to the fabric of the community. Preservation of those historic properties that remain is important to Woolsey's sense of place. Town Center is described in the Woolsey Zoning Ordinance as

".. Although the railroad tracts have long been removed, the Town of Woolsey retains its neo-traditional heritage and has maintained an historic town center. The Town further recognizes that the arrival of water and sewer service to the town center is not expected within the next 10 to 20 years. With these factors in mind, the Town intends to maintain its neo-traditional heritage while accepting the realities of current water and sewer standards for the safety and well being of its citizens. Essential characteristic for the neo-traditional town center of Woolsey shall include

- Stores and workplaces
- Modestly sized buildings
- A hierarchy of streets
- Greens and parks
- Civic buildings
- A visually unified commercial area."

Town Center is planned to accommodate pedestrian-scale, commercial development.



Rural Residential

The eastern portion of Woolsey is comprised of very large lots, with active agricultural uses present in combination with homesteads. This rural-agricultural character is reinforced by semi-rural character in Clayton County rather than the subdivisions bordering Woolsey's western border. Re-subdivision in smaller lots is not indicated, and any such redevelopment would likely be on substantial lots with a reservation of greenspace to preserve the equestrian and rural character now found here.

Estate Residential

The Estate Residential character area is comprised of properties on large lots. Residential properties in Woolsey range from one to five acre lots, the majority of which are located in subdivisions. These surround the Town Center, and are within easy walking distance. Common open space and site amenities are not typical in Woolsey, as residents appear to favor a less structured environment.

Plan Implementation

A key component of the Comprehensive Plan is to identify projects that the Town of Woolsey will undertake to implement the goals of the plan. The following pages lists projects the town will undertake in the next five years as well as longer term projects that may not yet be fully developed.



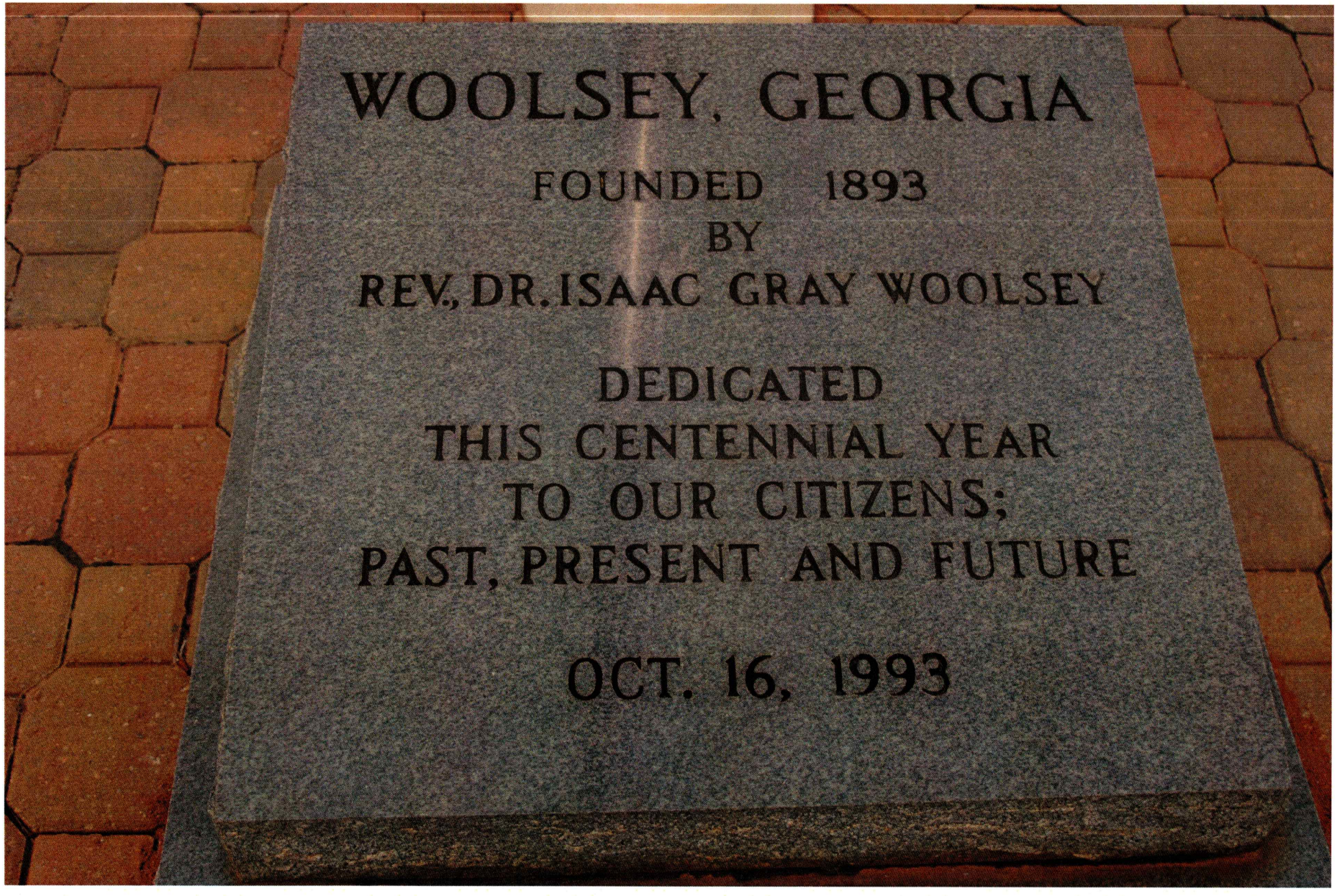
Short Term Work Program

Project Description	Initiation Year	Completion Year	Total Estimated Cost	Funding Sources	Responsibility
Natural and Cultural Resources					
Adopt tree preservation ordinance.	2022	2024	$1,000	GF	Town of Woolsey
Transportation					
Work with ARC and Fayette County to identify areas for sidewalk repairs and additions. Work with Fayette County to repair/extend sidewalk network along Hampton Road. Expand bike and pedestrian infrastructure along busy roadways. Seek to connect sidewalks to Lake Horton.	2022	2026	$10,000	TE/GF/Future SPLOST	Town of Woolsey
Work with Fayette County to identify if Hampton Rd can be designated as a no-truck route. Seek a way to alleviate freight traffic on Hampton Rd.	2022	2024	$0	Staff Time	Town of Woolsey
Community Resources					
Establish a group to bring community together and organize events, foster connectivity and strengthen bonds between neighbors and townspeople.	2022	2023	$500 (Kickoff Event)	GF	Town of Woolsey to Establish; Community Volunteer(s) to Run
Reestablish Woolsey's Community Directory to facilitate communication between Town and residents.	2022	2023	$0	Staff Time	Town of Woolsey
Support an independent non-profit's renovation of Old Woolsey Church to former condition.	2022	Unknown	$0	Staff Time	Town of Woolsey

Potential Projects for Implementation
Create systems to assure the maintenance and enhancement of the Town's general appearance and atmosphere
Apply for Roadside Enhancement and Beautification Council Grant for landscape improvements along Highway 92 to promote Woolsey
Work with Fayette County on providing bike/pedestrian connections to Lake Horton
Work with ARC to identify areas for sidewalk construction and new sidewalks for future funding opportunities
Improve the intrinsic value of the town through historic preservation of key properties
Continue to work on the Woolsey Project to illustrate the potential of Historic Preservation in Woolsey
Identify opportunities to list Woolsey on the National register of Historic Places
Create awareness about Woolsey with historic markers or historic plaques
Promote awareness of historic tax credits for the opportunities for reinvestment
Improve communications throughout the community, and between the town government and residents
Develop a Town social media page
Explore opportunities to strengthen resident involvement in government
Create committees to tackle town issues such as historic preservation, planning and zoning, or communications

Report of Accomplishments

2017 Comprehensive Plan Work Item	Status	Notes
Natural & Cultural Resources		
Research the adoption of a tree preservation ordinance	Ongoing	Discussion with the town's planning consultant has been initiated.
Community Facilities and Services		
Accept dedication and plan for renovation of the "Old General Store" for re-use as the Town Hall and Community Center	Complete	
Transportation		
Work with ARC to identify areas for sidewalk construction and future funding opportunities for new sidewalks	Ongoing	Town has worked with Fayette County engineers to include a large portion of sidewalk renovation and replacement in the design plans currently in place for roundabout construction in the main part of town. Initial plans include the remaining sidewalk needs as Woolsey's project in the tentatively planned SPLOST renewal vote in late 2022.
Other		
Conduct a zoning code audit to ensure the zoning code matches the town vision and to ensure that development meets the expectations of the town	Complete	Revisions to existing ordinance completed in 2021.
Develop a town wesite and social media channels to include a town logo or tag line	Complete/ Ongoing	Website complete; logo to be completed.
Create committee to tackle issues such as historic preservation, planning and zoning, and/or communications	Ongoing	Planning and zoning committee completed. Historic preservation and communications committees ongoing.


WOOLSEY, GEORGIA
FOUNDED 1893
BY
REV. DR. ISAAC GRAY WOOLSEY
DEDICATED
THIS CENTENNIAL YEAR
TO OUR CITIZENS;
PAST, PRESENT AND FUTURE
OCT. 16, 1993