



Winder

Comprehensive Plan

ADOPTED OCTOBER 2023 AMENDED NOVEMBER 2024





RESOLUTION

WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Assembly and I local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs, and

WHEREAS, the Comprehensive Plan Update for the City of Winder, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the City of Winder that the Comprehensive Plan Update for the City of Winder, Georgia dated 2023, as approved by the Georgia Department Community Affairn to hureby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 17th day of October , 2023.

City of Winder, Georgia

David Maynard, Mayor

City Clerk

A RESOLUTION OF THE CITY OF WINDER AMENDING THE 2023 WINDER COMPREHSNIVE PLAN; DESIGNATING THE R-1C: COTTAGE COURT, SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT INTO TWO CHARACTER AREAS

WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the 2023 Comprehensive Plan for the City of Winder, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

WHEREAS, the 2023 Comprehensive Plan was adopted by the City of Winder on October 17, 2023; and

WHEREAS, the City of Winder amended its Comprehensive Zoning Ordinance, October 8, 2024, becoming effective November 1, 2024, that established a new zoning district known as R-1C: Cottage Court, Single-family Residential; and

WHEREAS, the City of Winder is amending the 2023 Comprehensive Plan for the City of Winder, designating the R-1C: Cottage Court, Single-family Residential zoning district within the Glenwood character area and Mill Village character area.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Winder, Georgia, that the 2023 Comprehensive Plan for the City of Winder, Georgia dated October 17, 2023, as approved by the Georgia Department Community Affairs is hereby amended, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said amendment within seven (7) days of the adoption of this resolution.

SO RESOLVED, this 4th day of November 2024

ATTEST:

Anna Childs City Clerk Jimmy Terrel

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Acknowledgments

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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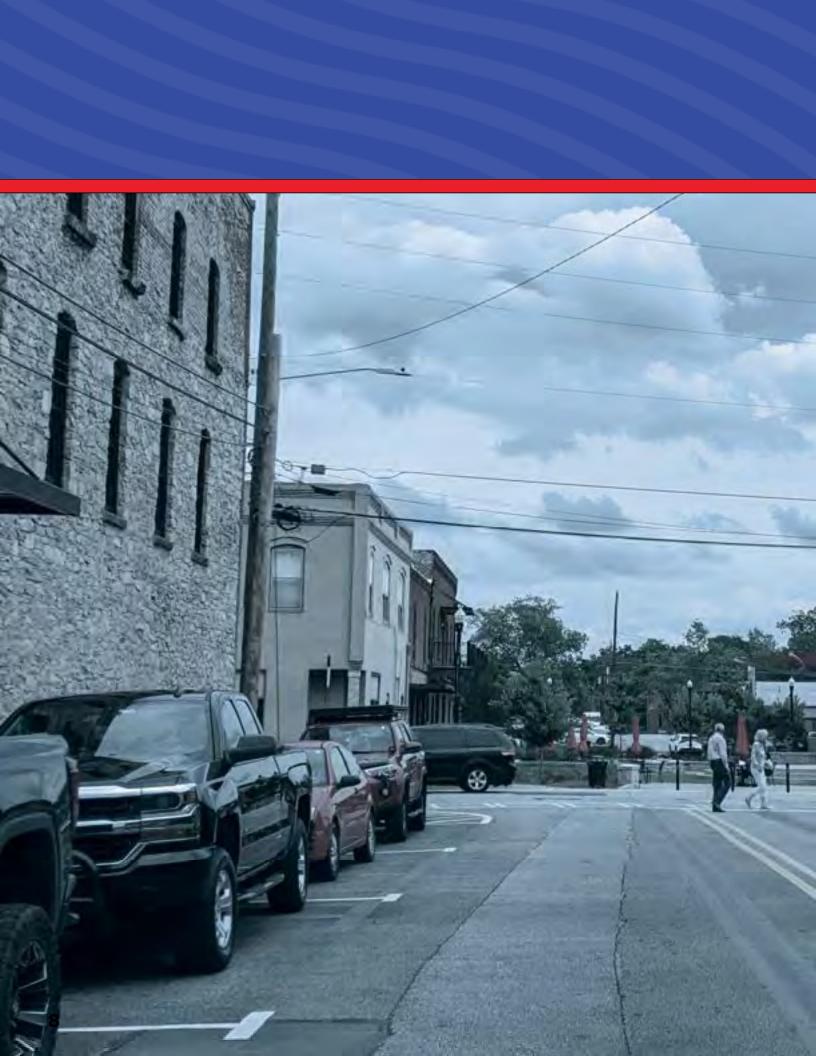


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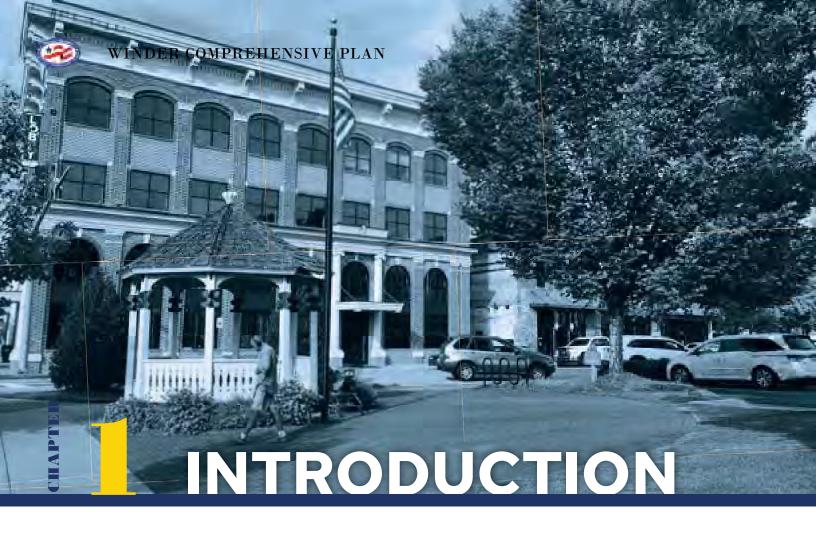
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INTRODUCTION

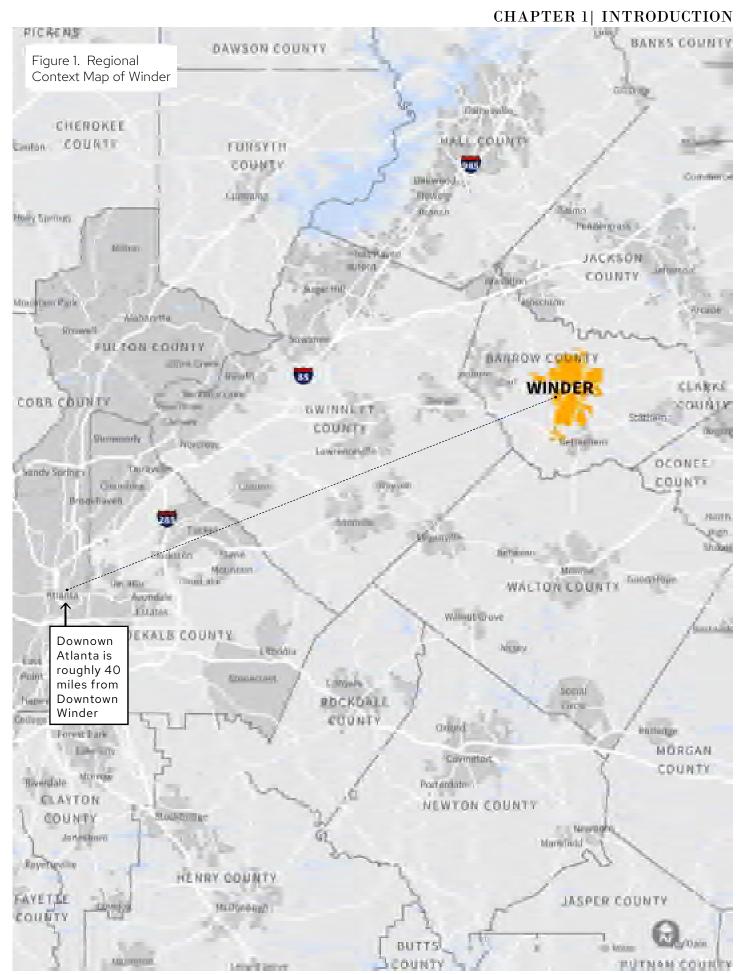


Winder is a small town nestled in the heart of Barrow County, surrounded by bucolic greenspace and neighborhoods. Its community is comprised of residents, workers, and businesses that, together, form the city's unique character.

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 upto-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.

RESEARCH

The planning process began by reviewing demographic data as well as previous and existing plans. This guided the planning team in understanding the community's underlying conditions.

2 VISION

This step identified areas of common interest as well as priority **needs** and opportunities. An overarching vision articulates the plan goals and objectives.

3 DEVELOP

Plan development began by addressing the identified needs and opportunities. Policies based on the plan goals were devised at this point. These **policies guide the City's decisions** and **prioritize resources** consistent with the community's vision.

4 DOCUMENT

The planning team prepared documentation of the process and implementation tools through a detailed narrative, maps, and graphics.

5 ADOPT

This final step involved **coordinating with review agencies and the City Council** to adopt the Winder
Comprehensive Plan.

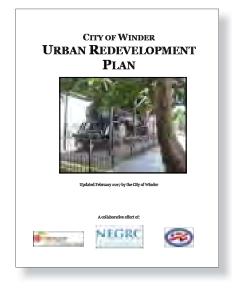


Previous Planning Efforts

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

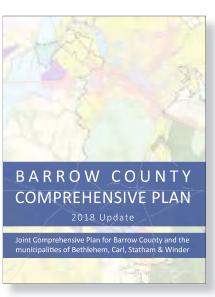


Winder which identified the negative conditions for redevelopment by three categories: (1) substandard, (2) standard, and (3) dilapidated. The plan offered several goals and objectives for implementing redevelopment in the City of Winder.

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 onstreet 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.

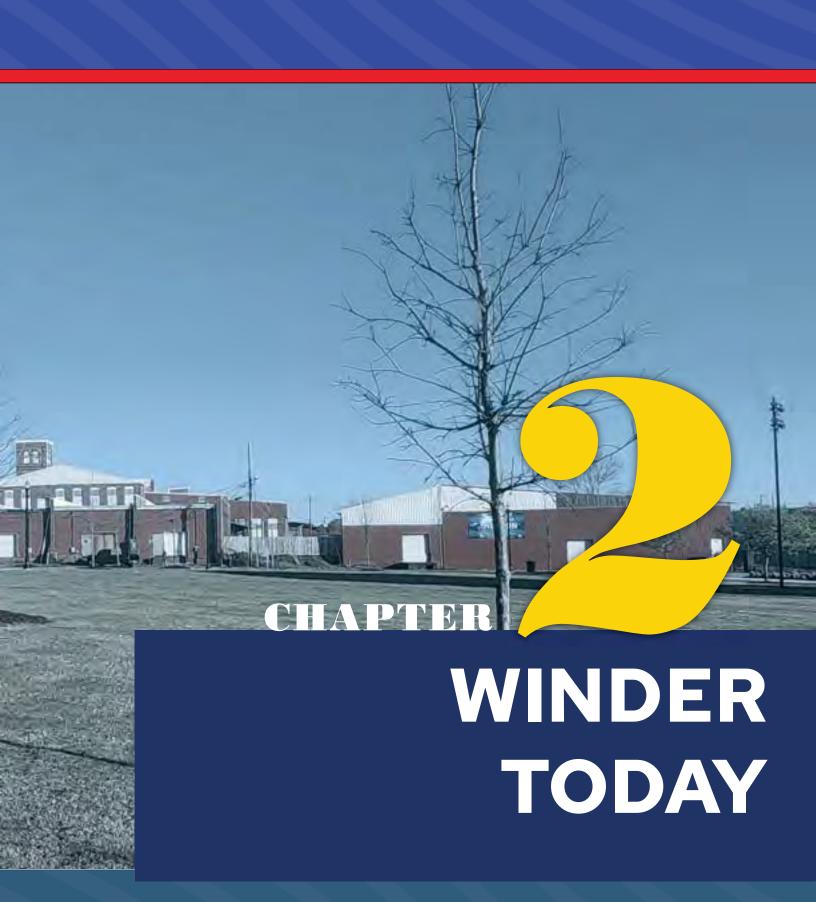
Rose Hill Cemetery Master Plan and Design Process (2022)

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.







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

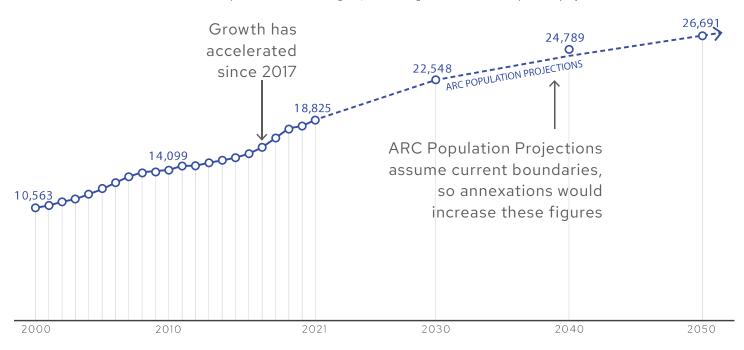
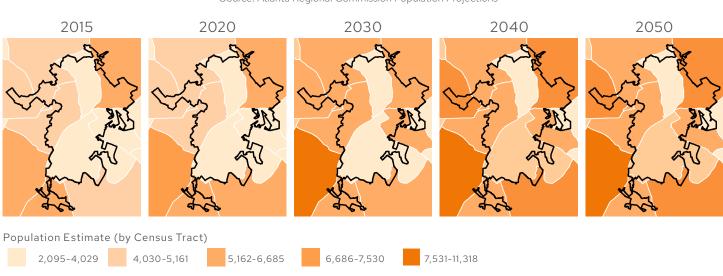


Figure 3. Population Density Projections

Source: Atlanta Regional Commission Population Projections

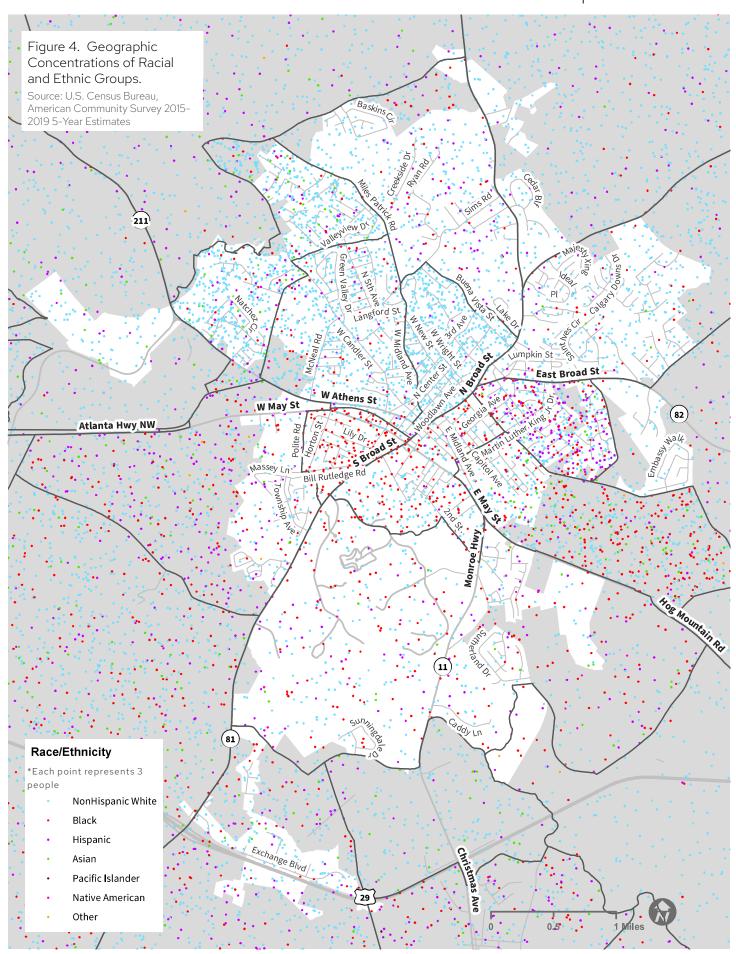




Race & Ethnicity

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.





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

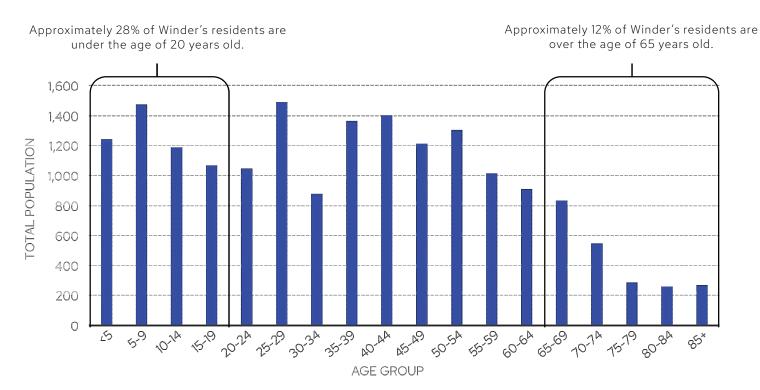


Figure 5. Age Distribution of Winder Residents







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.

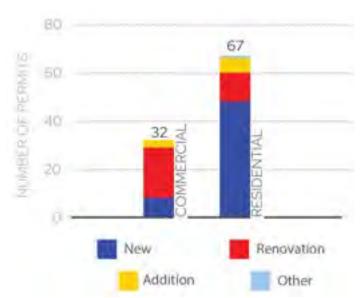
Land Use Trends

Recent growth has come in the form of many 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. PUD's have offered clustered density developments, preserved open spaces, included amenities, and offered new housing styles.

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.



The Royal Estates Master-Planned Community, annexed in May 2022, is planned to include 173 single-family homes on a 74-acre tract.

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:

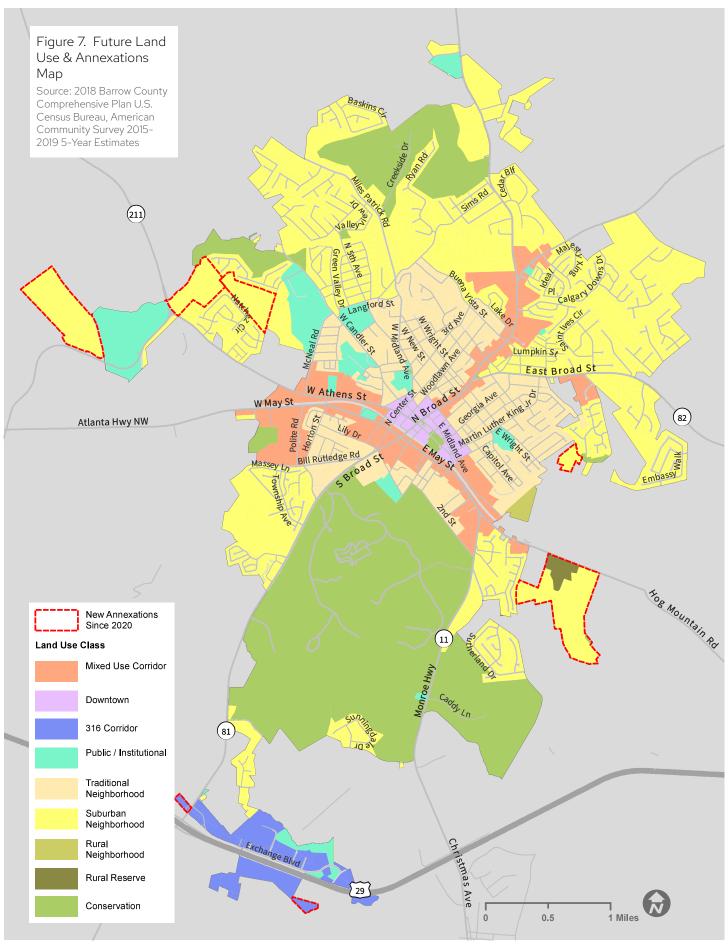
Create a transition between Rural Reserve areas and development in the Suburban Neighborhood areas and maintain the existing rural character of the county.

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.





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 lowdensity (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.

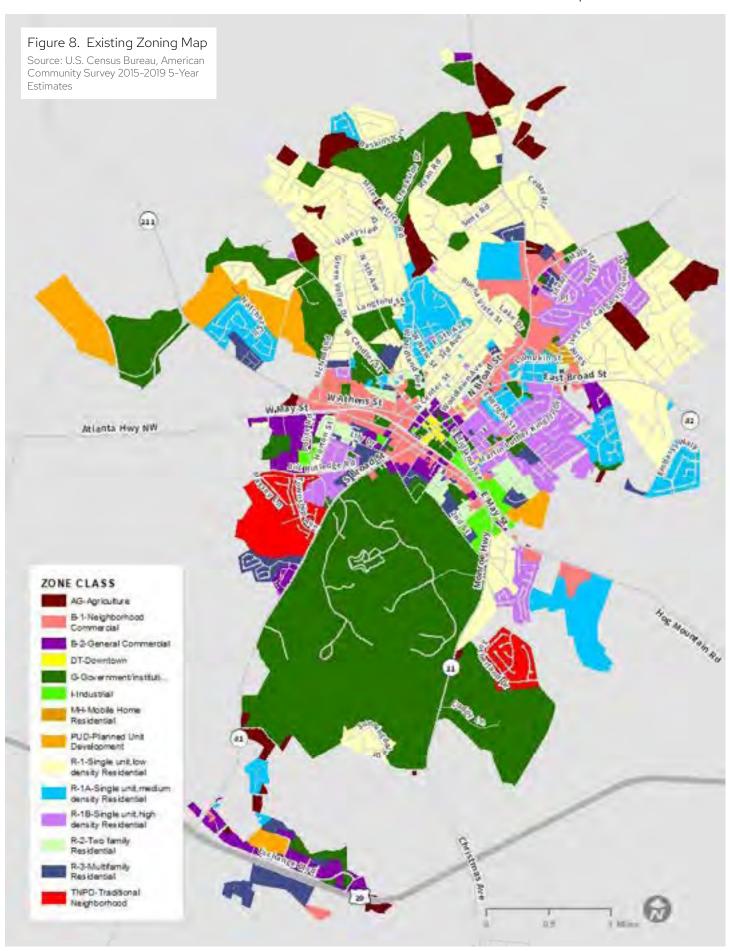
This flexibility allows the City and developers to test out new, innovative treatments. However, it also leads to a high burden of decision making for Council members. Other zoning classes could be modified or added to lighten the burden upon the PUD class and Council's responsibility to make decisions 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	ပ	_	ΙΣ	PUD	R-1	R-1A	R-1B	R-2	R-3	TNPD
Conservation					Х									
Rural Reserve	X								X					
Rural Neighborhood	X								X					
Suburban Neighborhood									X					
Traditional Neighborhood									X	Х				
Downtown		Х	Х											
Public/Institutional														
Commercial Corridor		Х	х											
316 Innovation Corridor		X	Х											

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







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 it's 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

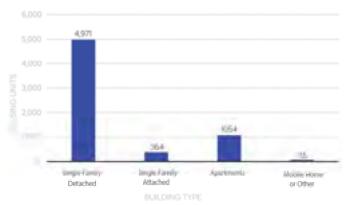


Figure 10. Age of Housing in Winder

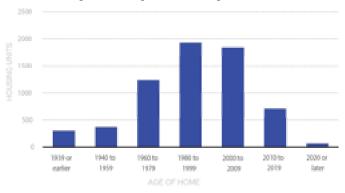
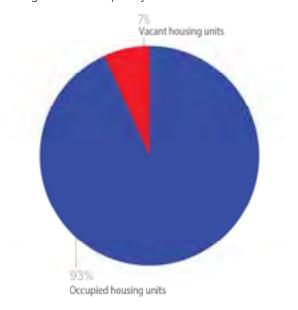


Figure 11. Occupancy of Homes in Winder



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.

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.

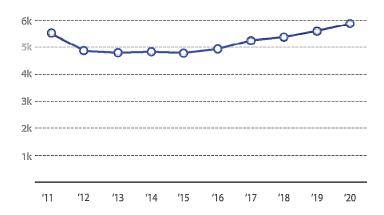
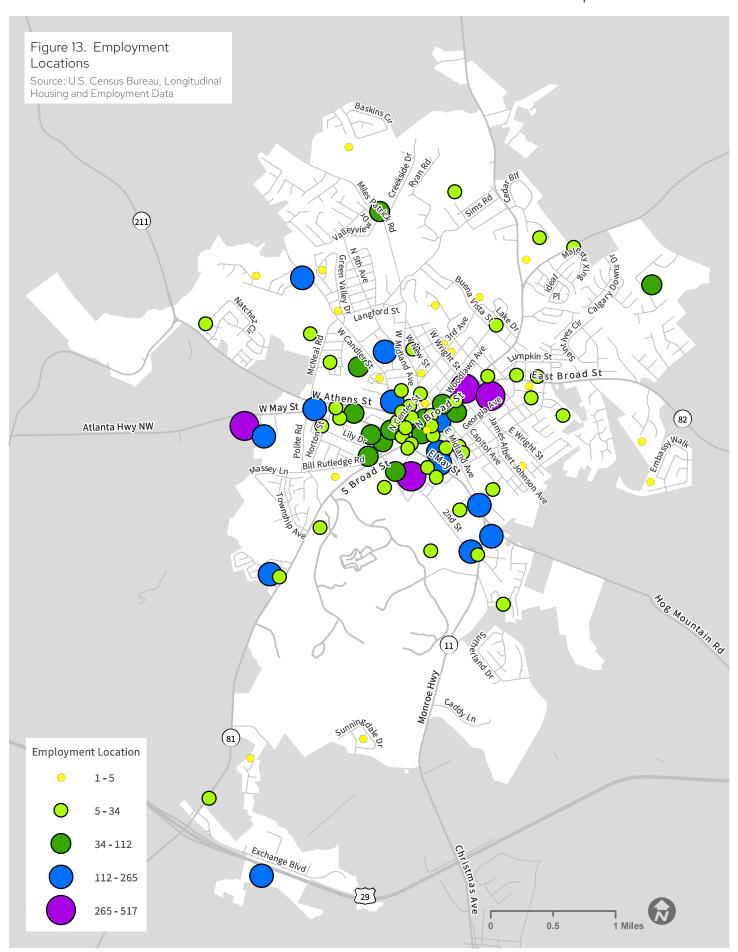


Figure 12. All Jobs in Winder 2011-2020 Source: U.S. Census Bureau, Longitudinal Housing and Employment Data

In terms of healthcare, Winder is home to a number of medical facilities, including one hospital, 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 near the intersection of E May Street and Atlanta Hwy. 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, and infrastructure improvements. 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, missing middle housing, quality of life, redevelopment of deteriorating areas, multimodal transportation, and other infrastructure can help address these challenges and foster long-term economic growth.

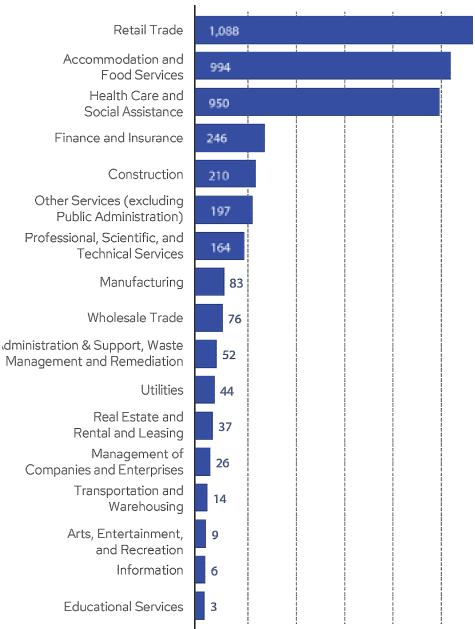


Figure 14. Winder Employment by Industry

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.

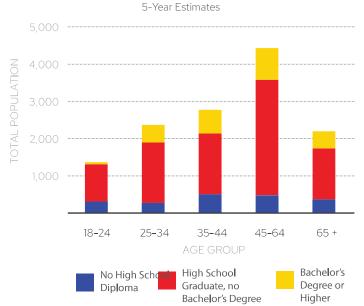
¹ US Census Bureau, American Community Survey, 5-Year Estimates, 2017-2021

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.

Figure 15. Educational Attainment by Age Group Source: U.S. Census Bureau, American Community Survey 2017-2021



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

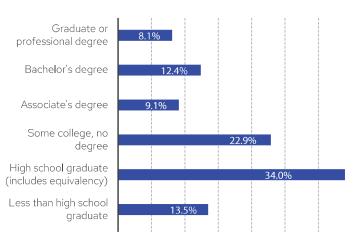
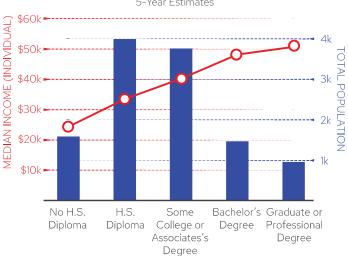


Figure 17. Income by Educational Attainment

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





Transportation

Mobility issues were the top priority expressed by community members throughout public engagement. Winder is a growing city that continues to rely on a historic street grid and eight state routes, six of which cross through the downtown area. Successful growth of the transportation network is therefore heavily dependent on planning and participation with GDOT. 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.

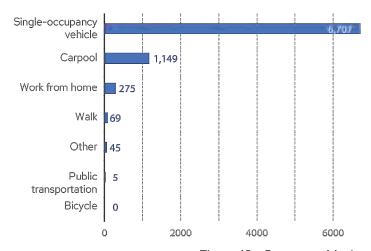
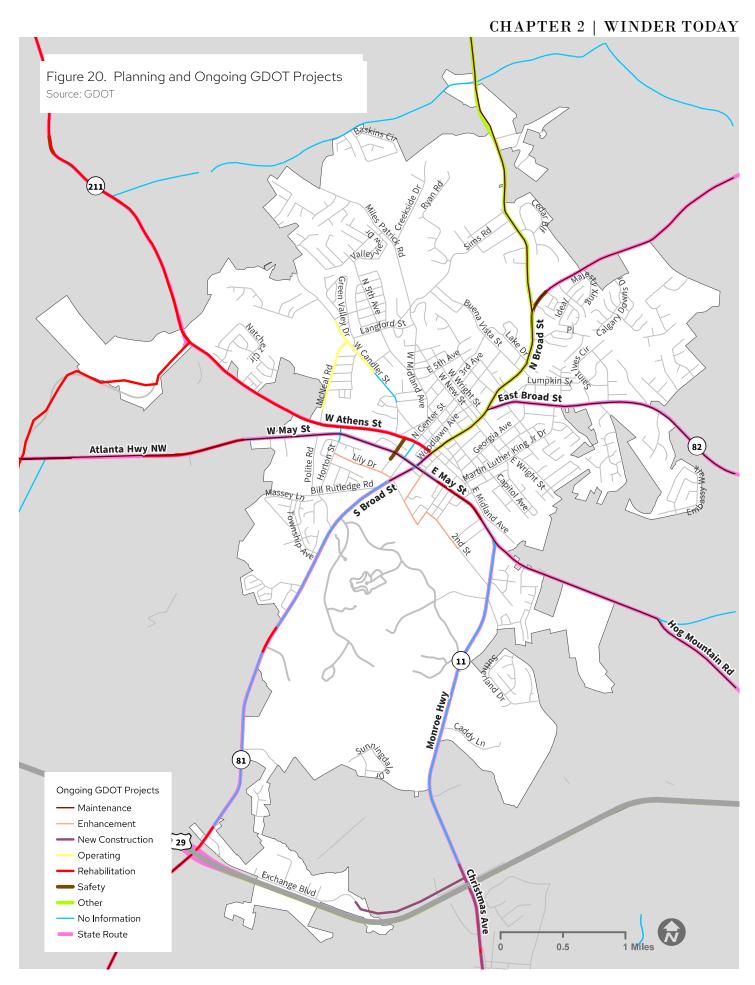


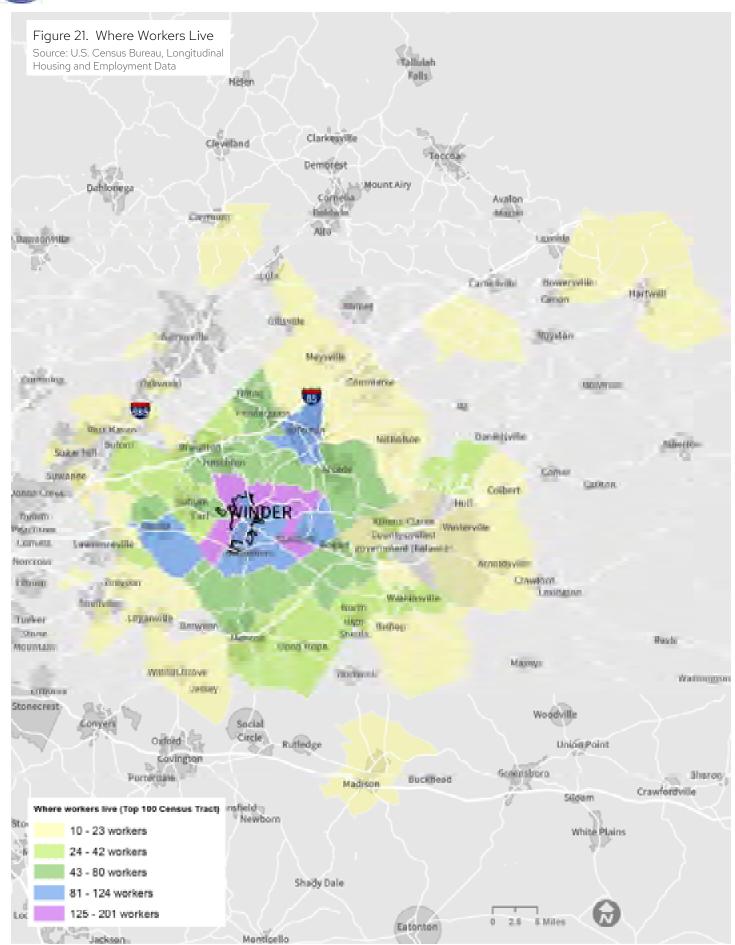
Figure 19. Commute Mode Source: US Census, American Community Survey 5-Year Estimates, 2017-2021

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
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 design improvements at MLK Street and

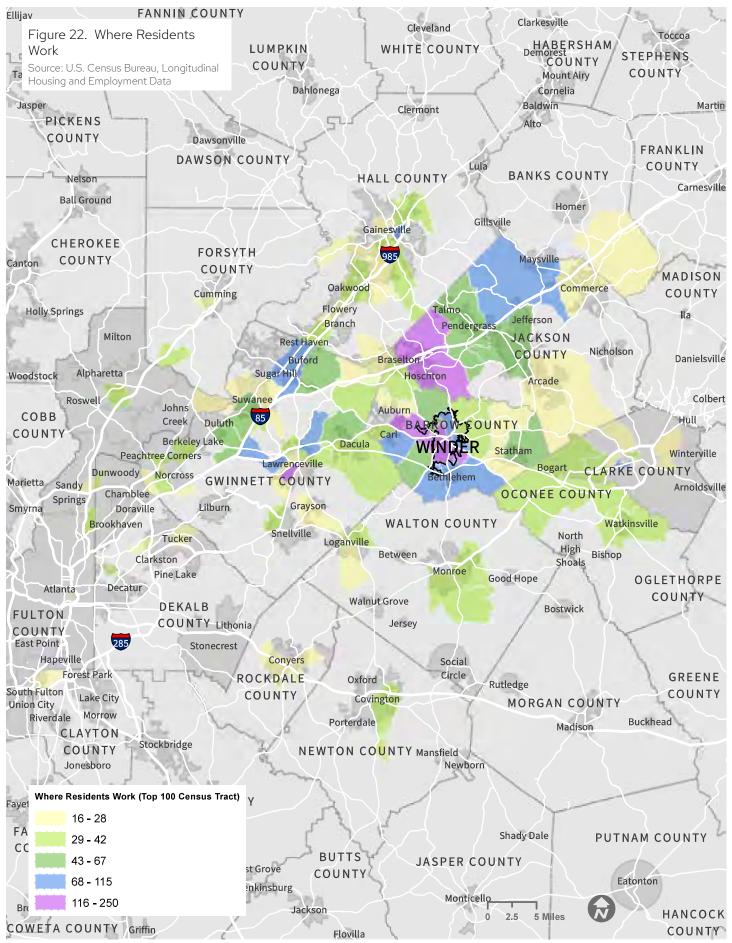




WINDER COMPREHENSIVE PLAN



CHAPTER 2 | WINDER TODAY





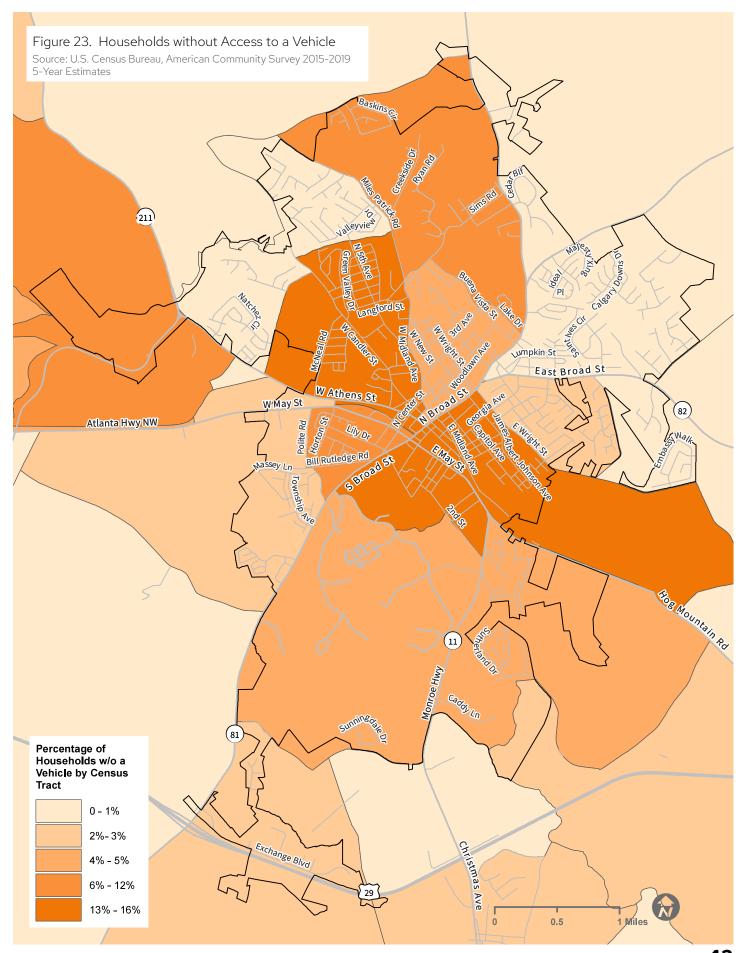
Multimodal Transportation

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. Many main roads have sidewalks, but there are long distances between crossings and lack of buffer space.



Wilkins Greenway trailhead



WINDER COMPREHENSIVE PLAN

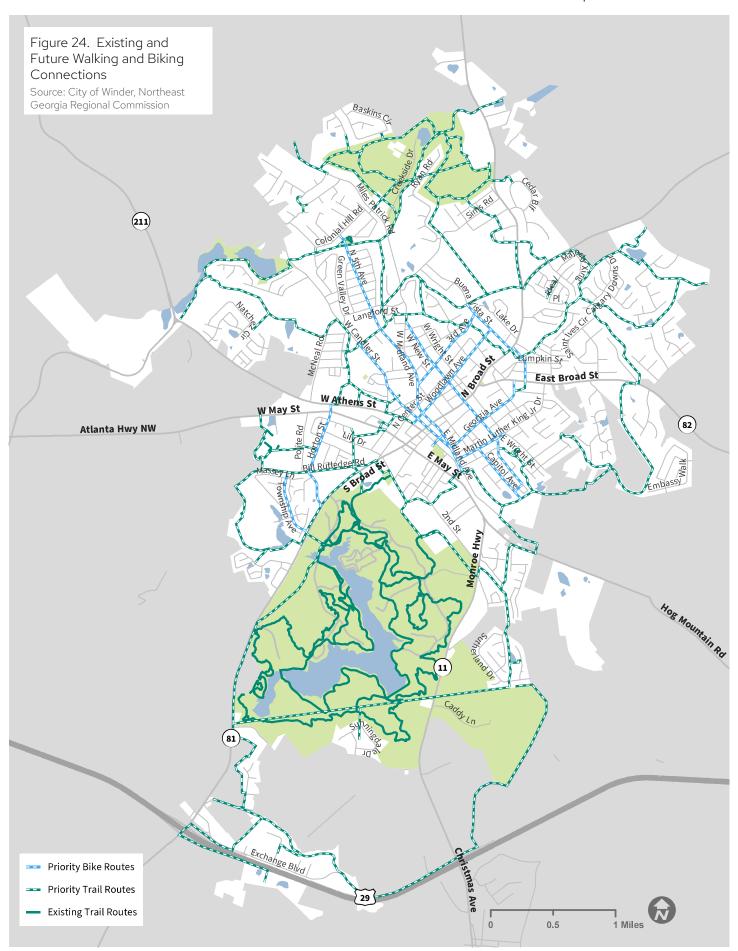


The Northeast Georgia Regional Commission developed the *Complete Streets and Trails Master Plan* for the City of Winder in 2021. The plan provides a prioritized citywide network of on-street bike routes and trails. The highest priority projects include:

- 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



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





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, most of which is covered by a locally-designated Historic District. 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 issues.

There are several high quality recreational assets. The greenspace network is anchored by Fort Yargo Park, a state park over 1,800 acres with 20.5 miles of trails. Wilkins Greenway connects Fort Yargo State Park to Lee Street, and the City has plans to further connect the greenway to downtown. White's Mill Park sits in the northern section of the city, offering passive recreational space and trails.

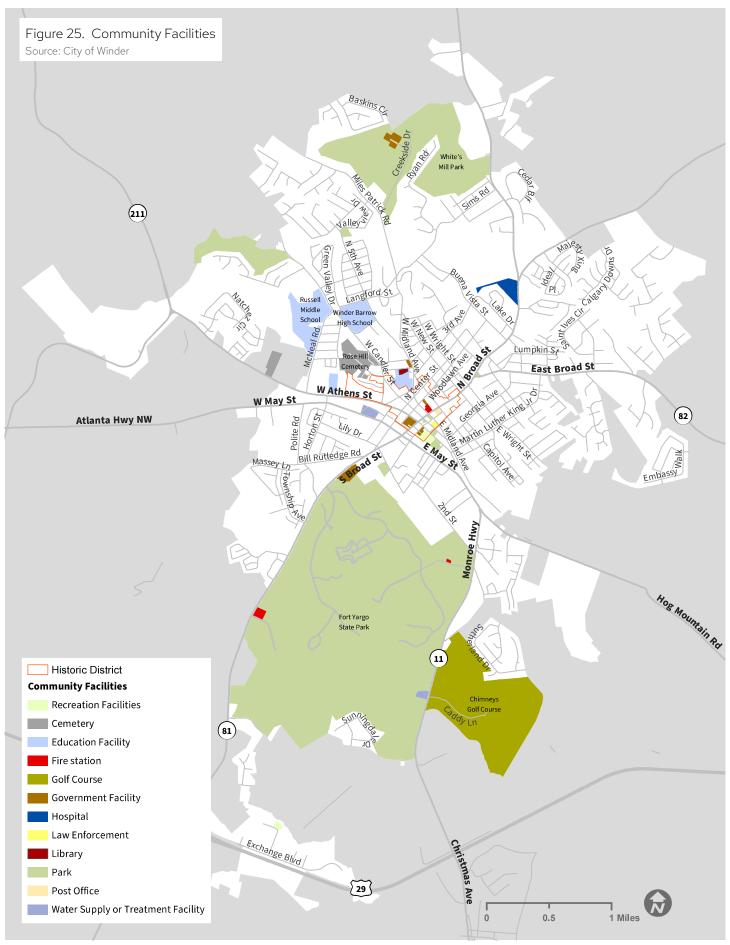
The City recently added Jug Tavern Park, a new downtown greenspace with an amphitheater and passive greenspace. Jug Tavern Park provides a casual gathering place for downtown visitors, as well as a space for organized events such as Celebrate Winder. Winder City Pond Park is another neighborhood park with a children's playground, paved walking path, and a lake where users can fish. The City owns and operate the Chimneys Golf Course, which is viewed as a major asset by residents and brings in revenue for the City. The Cultural Arts Center, located downtown, is home to the Colleen O. Williams Theatre. The City leases space in the Cultural

Arts Center for performances and other types of events. Additional recreation spaces owned by the City include: The Gazebo, Pine Shore Park, the Plaza at Jackson, and Veterans Commemorative Park.

As the City's population has grown, so too has Winder's staff and operational needs. City staff and services are dispersed across several municipal buildings, including the City Hall, the Community Center, and the government services building at the Cedar Creek Campus. City Council has asked the staff to examine the publicly owned facilities to determine how they could be used to more efficiently house staff and services. In particular, the City is interested in the best way to use the Cedar Creek Campus.

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, and Winder Elementary School.

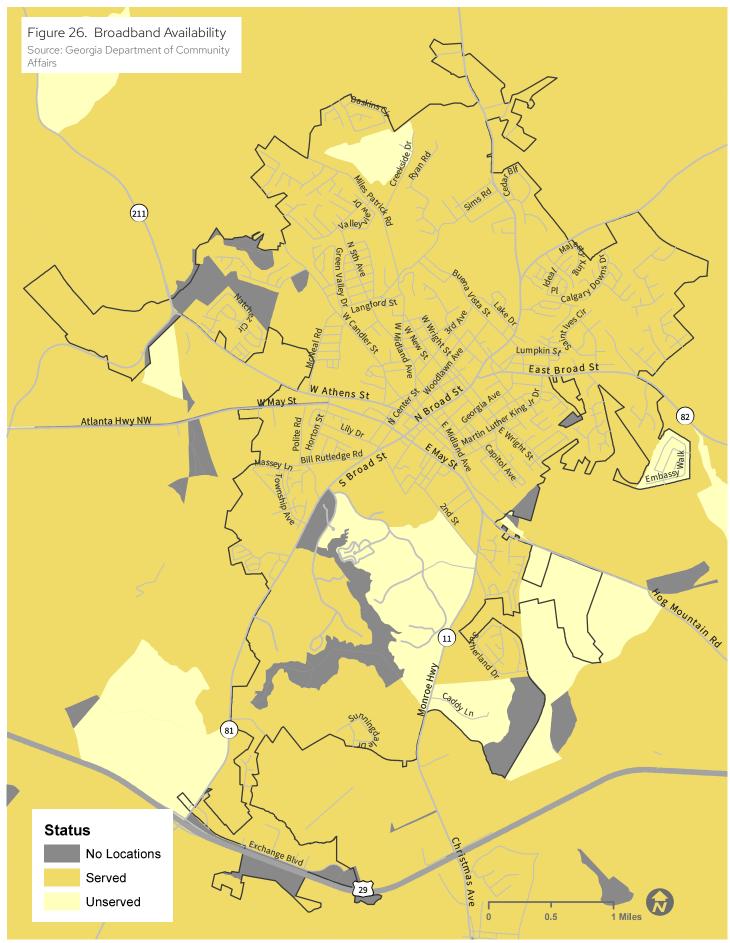
Winder residents have access to medical care at the Northeast Georgia Medical Center (NGMC) Barrow is located along State Highway 11. NGMC Barrow has been providing healthcare services to the county's residents for more than 65 years. Among the services provide by Barrow NGMC are: emergency care, surgery, 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.





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.





Needs & Opportunities

Land Use

Needs

- Land zoned for economic development
- Conserve rural land and limit 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 and along commercial corridors).
- 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.
- Conserve urban tree canopy, existing topography, and other naturally occurring elements.
- Protect the City's watershed.
- Cluster development to preserve naturally occurring environmental features.

- 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 placemaking transition from Downtown to surrounding neighborhoods.
- Placemaking along state corridors.
- Consider a Tax Allocation District for corridor redevelopment.
- Consider tree clearing ordinance.

Housing

Needs

- Expand "missing middle" housing typologies.
- Increase housing options for Winder's workforce and older/younger generations.
- 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.
- Expand housing options, lot sizes, price points to include mix of styles, densities, and architectural features to appeal to those seeking opportunities other than single-family detached models.
- Develop dilapidated housing structures.
- Ensure infill development is compatible in style and scale to existing development.

- Some existing building stock, including historic houses, can be rehabilitated.
- Underutilized parcels downtown have the potential to be vibrant residential or mixed use hubs.
- There are opportunities for housing infill in historic neighborhoods.
- Partner with Habitat for Humanity or other organizations for redevelopment and new build opportunities.
- Consider a Land Bank Authority.

Economic Development

Needs

- Protect undeveloped land by prioritizing development along corridors.
- Educate citizens on various forms and functions of developments within the City through education campaigns by partnering with communication team and other local stakeholders.
- Attract new businesses with a diversity of land uses to contribute to the tax base.
- Cultivate local businesses.
- Expand commercial base inside city limits.
- Expand mixed use areas and use no zoning designations.

- 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).
- Continue to expand communication channels between City staff and business community.
- Continue pro business, growth management processes and customer service.
- Consider Tax Allocation Districts for the redevelopment of key corridors.
- Consider Capital Assistance Program.

Transportation

Needs

- Improve walkability between residential neighborhoods, downtown, and other destination points.
- 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, level of service, and improving pedestrian infrastructure.
- Improve traffic management.
- Improve the level of service along collectors and commercial corridors.
- Identify dedicated funding sources.
- Eliminate the cause of flooding at Center St. railroad underpass.
- Improve shared parking.

- 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.
- Complete City Transportation Improvement Plan.
- Enhance relationships with GDOT and ARC to enhance project identification and funding opportunities.
- Implement recommendations of the City's traffic team.



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.
- Protect environmentally sensitive areas, watersheds, and drinking water sources.
- Address stormwater damage regulations.
- Stress form and function over use.
- Consider a more robust historic preservation program and certification status.
- Maintain tree canopy and natural environment.
- Consider more form-based or hybrid codes.
- Maintain WaterFirst designation.
- Consider additional design standards.

- 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.



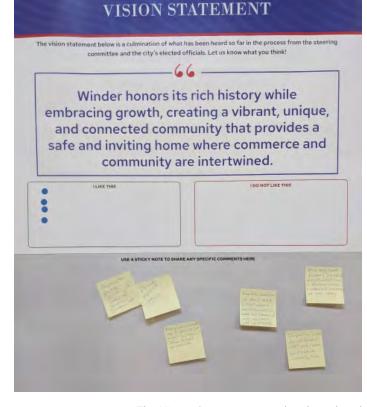




WINDER TOMORROW



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

66

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.
- 4. Preserve natural resources and beauty.
- 5. Expand multimodal transportation options.
- 6. Expand greenspaces and connectivity between them to 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.

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.

Table 2. Steering Committee Members

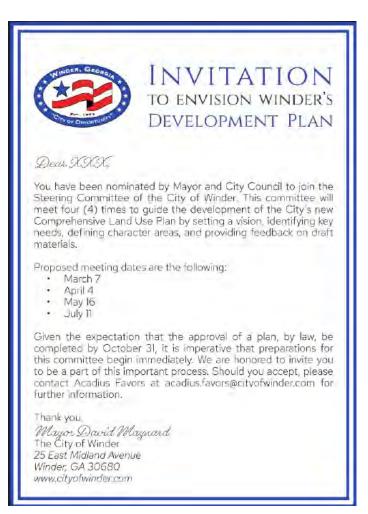
Table 2. Steering Committee Members	
Steering Committee Members	Organization
Mayor David Maynard	City of Winder
Steven Smith	Tandem Bank
Joe Perno	Barrow County
Patricia Stallings	Brockington and Associates
Ronnie McCranie	Peoples Equity Partners
Debbie Patrick	Keller Williams
Sonya Turner	Peggy Slappey Properties
Alex Hill	Hill's Supply Co.
Donnie Hall	Avyve
Tripp Reynolds	Reynolds Realty
Daniel Diaz	DLD Construction
Mike Rice	Premier Brokers of Georgia
Ben McDaniel	Barrow County
Wes Van Kirk	VanKlrk Electric
Chris Akins	Akins Ford
Kathy Hall	Winder Eye Care
Douglas Oliver	Winder Housing Authority

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 pan 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.



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.

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.

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



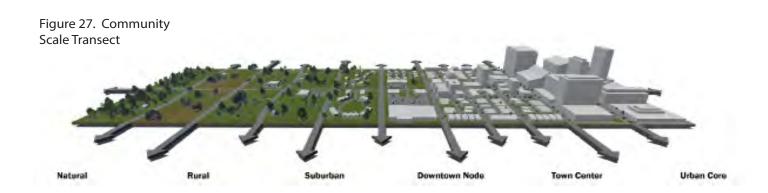
Participants review guiding policies at the second public open house on July 13, 2023.

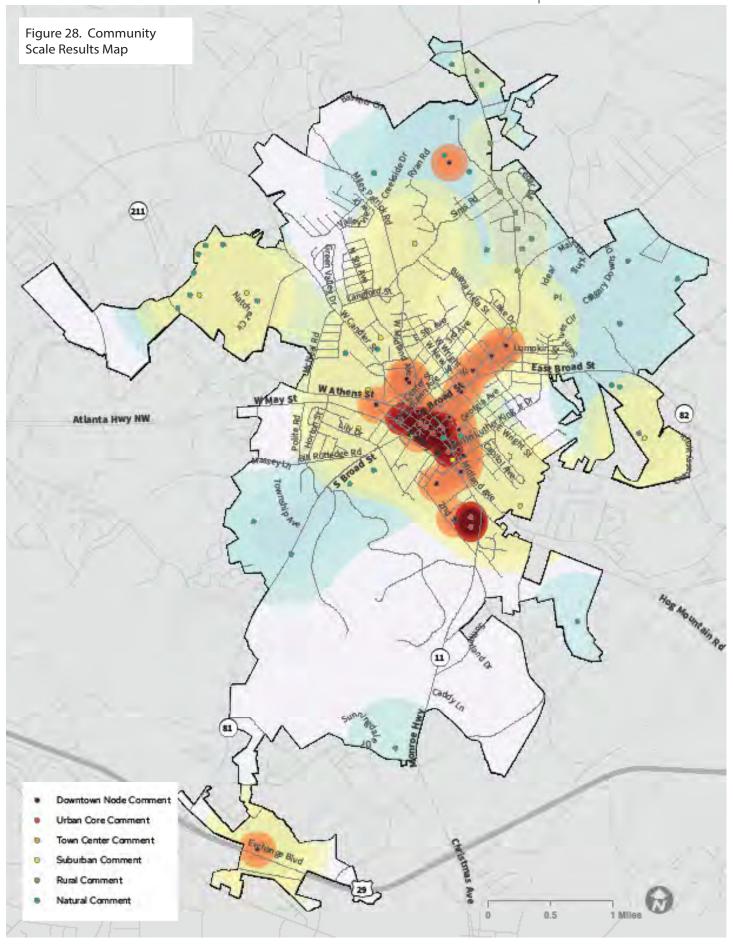
Community Scale Results

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 City Pond Park.





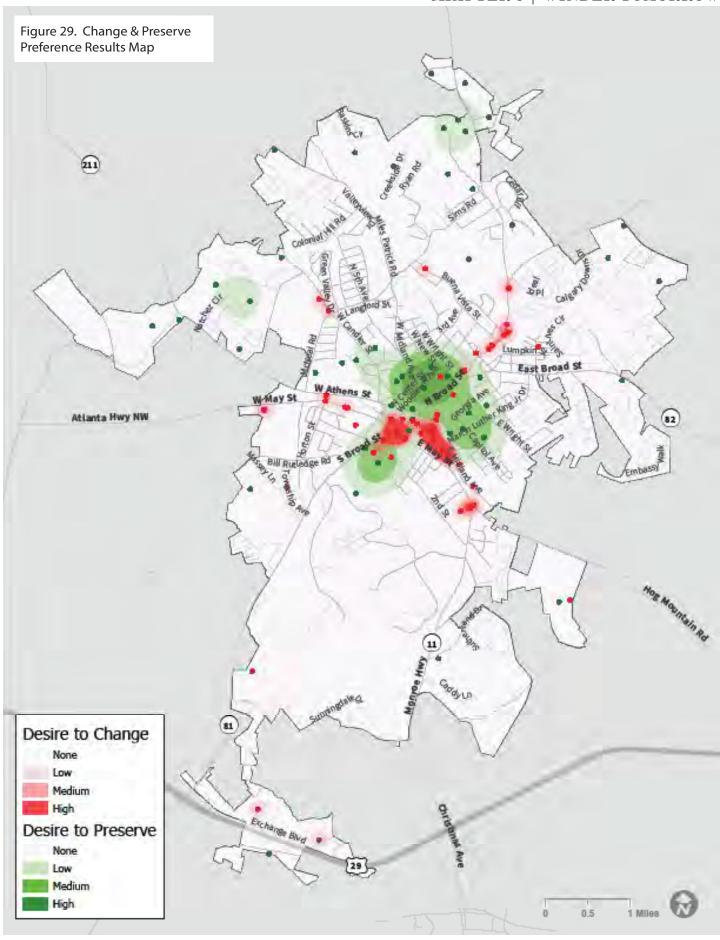


Change & Preserve Results

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 Winder, 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.





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, stormwater, 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.

LU10. Stress form and function over use.

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 a wider range of housing options and price-points 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 through the implementation of the Downtown Master Plan.

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 and address blight and deteriorating properties.

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.

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.
- T10. Continue to partner with the MPO to address regional transportation needs and funding.
- T11. Address the impacts of transportation issues with each new development and redevelopment.
- T12. Design standards for parking lots to limit large under-utilized surface areas and ensure adequate trees and other plantings to reduce heat and improve aesthetics, and install proper lighting for safety.
- T13. Implement access standards, curb-cut limitations, and other regulations to improve flow, reduce congestions, and improve safety and level of service.

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.

QL.9 Prioritize form, function, and design over use.

QL10. Address stormwater infrastructure issues to prevent flooding, erosion, and damage to private properties and public infrastructure.

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

Natural Rural Suburban Downtown Node Town Center Urban Core

Suburban Residential Commerce Corridor

Conservation Old Winder Downtown Gateway

Glenwood Downtown

Mill Wilage

Figure 30. Character Areas Transect Diagram

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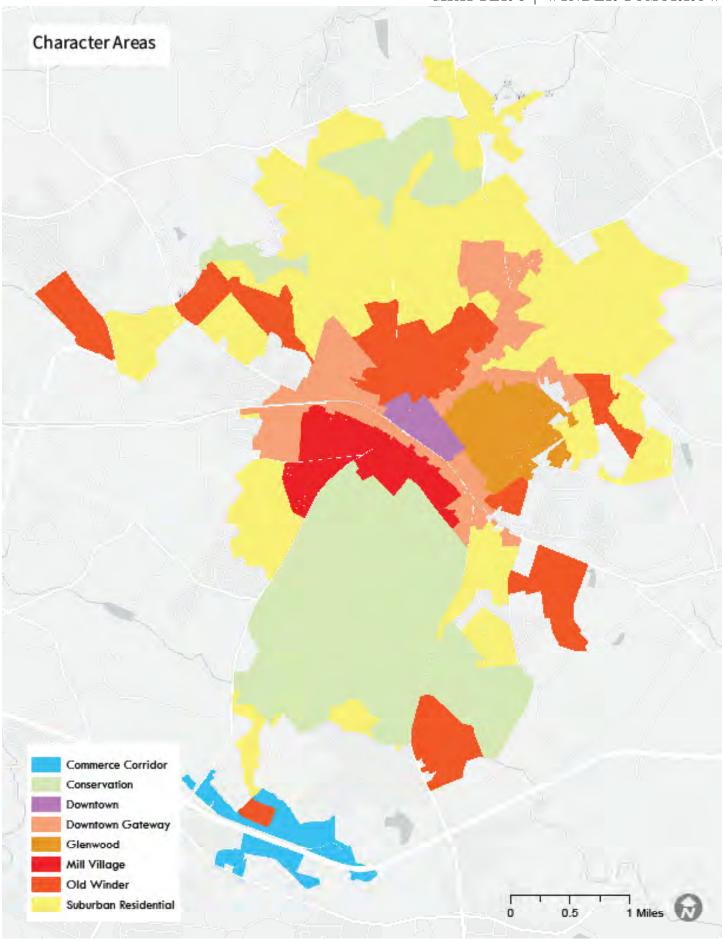




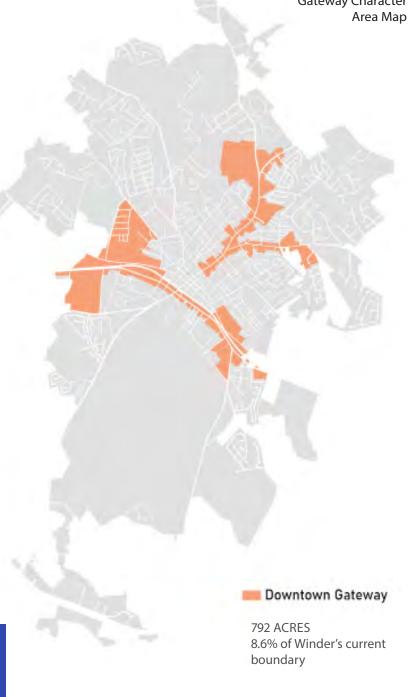
Figure 32. Downtown
Gateway Character
Area Map

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





Downtown gateways provide daily needs such as grocery stores.



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.



- 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.

- Balance screening and buffering between neighborhoods and surrounding commercial/industrial uses with connectivity and neighborhood access.
- Manage ingress/egress points.
- Create inter-parcel connectivity and appropriate pedestrian links to adjacent residential districts.

Zoning

Table 3. Appropriate Zoning Categories for Downtown Gateway Character Area

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

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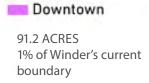
Figure 33. Downtown Character Area Map

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 pedestrianoriented, 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







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.



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.

- 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.
- 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.
- Balance screening and buffering between neighborhoods and surrounding commercial/industrial uses with pedestrian connectivity and neighborhood access.
- 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.
- Utilize redevelopment tools and Downtown Development Authority.

Zoning

Table 4. Appropriate Zoning Categories for Downtown

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

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 zoned 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
- Mulit-family residential



Existing vacant commercial spaces present redevelopment opportunities.



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



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



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



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



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



- 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, with appropriate connections to maintain pedestrian connectivity.
- Manage ingress/egress points.

Zoning

Table 5. Appropriate Zoning Categories for Commerce Corridor

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

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Figure 35. Glenwood Character Area Map

Glenwood

This character area will accommodate small-lot single-family and multifamily residential near neighborhood 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







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



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



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



Glenwood would benefit from increased active recreation and greenspace.



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



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

- 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 welldesigned 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?
AG: Agricultural	
B-1: Neighborhood Commercial	YES
B-2: General Commercial	
DT: Downtown	
G: Governmental/ Institutional	YES
I: Industrial	
MH: Mobile Home Residential	
PUD: Planned Unit Development	YES
R-1: Single unit, low density residential	
R-1A: Single-unit, medium density residential	YES
R-1B: Single-unit, high density residential	YES
R-1C: Cottage Court, Single- family 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
- Neighborhood commercial and services
- Government facilities
- Parks





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



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.

- 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

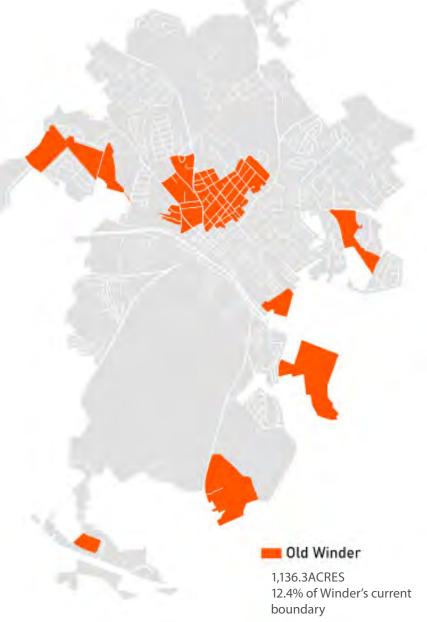
	Appropriate for Mill Village?
AG: Agricultural	
B-1: Neighborhood Commercial	YES
B-2: General Commercial	YES
DT: Downtown	
G: Governmental/ Institutional	YES
I: Industrial	
MH: Mobile Home Residential	
PUD: Planned Unit Development	YES
R-1: Single unit, low density residential	
R-1A: Single-unit, medium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

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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





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



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



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



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



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



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

- This area should included 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 welldesigned 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

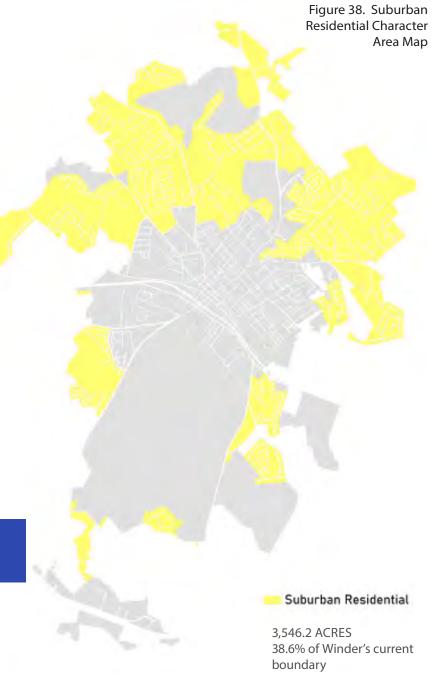
	Appropriate for Old Winder?
AG: Agricultural	
B-1: Neighborhood Commercial	YES
B-2: General Commercial	
DT: Downtown	
G: Governmental/ Institutional	YES
I: Industrial	
MH: Mobile Home Residential	
PUD: Planned Unit Development	YES
R-1: Single unit, low density residential	YES
R-1A: Single-unit, medium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

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





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



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.

- Development should typically be singlefamily 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, preserve existing trees, and respect existing environmental conditions, such as topography, watersheds, and elevations.
- 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?
AG: Agricultural	
B-1: Neighborhood Commercial	
B-2: General Commercial	
DT: Downtown	
G: Governmental/ Institutional	YES
I: Industrial	
MH: Mobile Home Residential	
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
R-2: Two-family residential	
R-3: Multifamily residential	

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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 Cityowned 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







White Mill Park features the 2.1-mile, soft-surface Overlook Trail loop for walking and bicycling.



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.

- 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

Table 10. Appropriate Zoming C	ategories for conservation
	Appropriate for Conservation?
AG: Agricultural	YES
B-1: Neighborhood Commercial	
B-2: General Commercial	
DT: Downtown	
G: Governmental/ Institutional	YES
I: Industrial	
MH: Mobile Home Residential	
PUD: Planned Unit Development	
R-1: Single unit, low density residential	
R-1A: Single-unit, medium density residential	
R-1B: Single-unit, high density residential	
R-2: Two-family residential	
R-3: Multifamily residential	

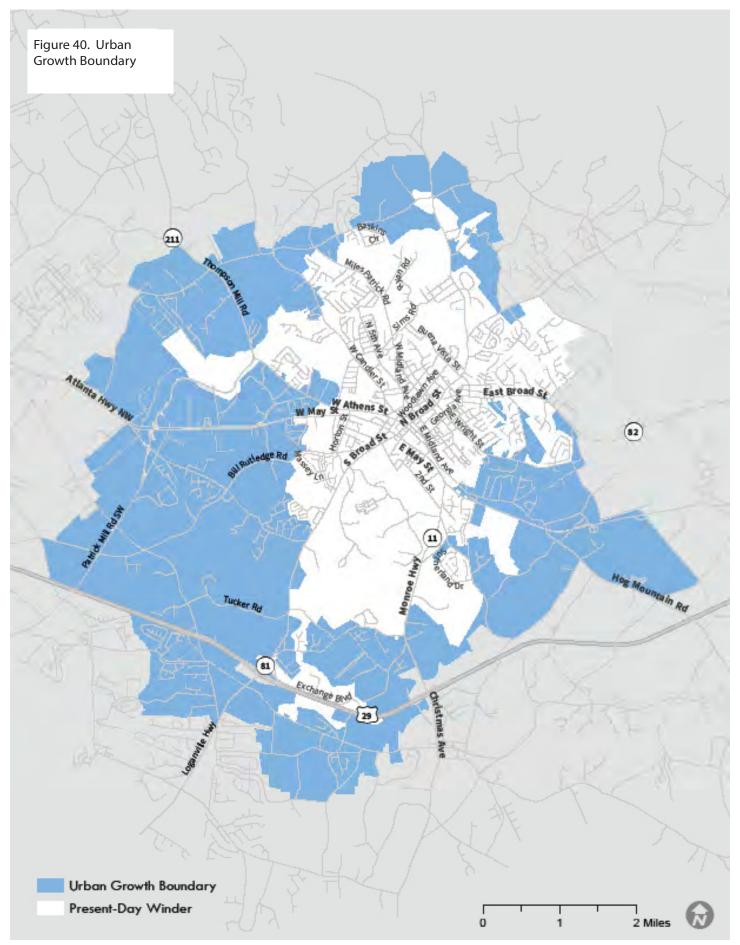


Urban Growth Boundary

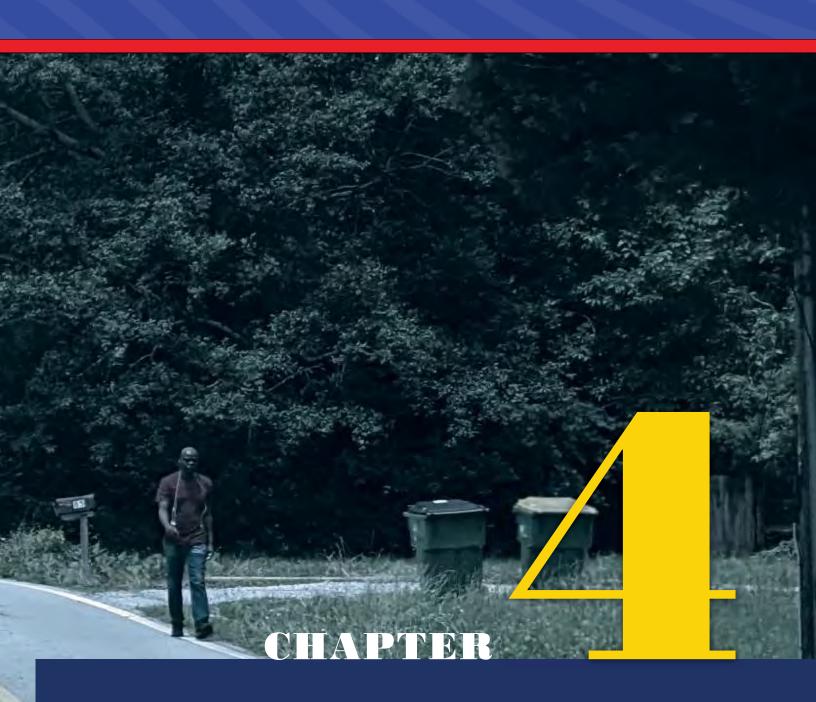
An Urban Growth Boundary (UGB) is a planning tool commonly used in Georgia and across the country to manage growth and land development. It is a physical or regulatory boundary established by local governments to define the limits of urban development and prevent the uncontrolled expansion of cities 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:

- 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.
- 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, service, and development. By focusing growth within a defined boundary, local governments can prioritize the provision of essential services such as roads, schools, public safety, including fire and police stations, 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 boundary. 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.







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 creation of an Engineering Department, has brought the Public Works Department in house 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, preserve natural resources, address stormwater impacts and ensure the provision of quality, safe drinking water.



		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	×				\$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 and consider certification of historic structures					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 Administration	
LU.f	Use Character Area Map to appropriately designate future land uses of annexed parcels.	х	х	х	Х	х	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	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 as part of ongoing zoning updates.	x	X				Staff time	N/A	Public Works, City of Winder Planning & Development Services	
LU.k	Review Urban Redevelopment Plan annually to track implementation.	X	X	X	Х	X	Staff time	N/A	City of Winder Planning & Development Services	
LU.I	Evaluate pursuing the Tree City USA designation.		X				Staff time	N/A	City of Winder Administration	

		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
LU.m	Review Sign ordinance as part of the ongoing zoning updates.	x					Staff time	N/A	City of Winder Planning & Development Services
LU. n	Research steep slope development standards.		Х				Staff time	N/A	City of Winder Engineering Department
LU.o	Amend historic demolition code.					х	Staff time	N/A	City of Winder Planning & Development Services Historic Preservation Commission
			Н	ousi	ing				
H.a	Evaluate allowable housing types in the City of Winder within the ongoing zoning updates.	x	х				Staff time	N/A	City of Winder Planning & Development Services
H.b	Allow flexibility for infill development through the zoning update.	Х					Staff time	N/A	City of Winder Planning & Development Services
H.c	Educate developers about new allowable housing types.		Х	Х			Staff time	N/A	City of Winder Planning & Development Services
	Ec	ono	mic	De	velo	pm	ent		
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.		Х				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	Х	Staff time	N/A	City of Winder Planning & Development Services
ED.d	Evaluate need for City economic development program.			×	x		Staff time	N/A	City Administration, Winder Downtown Development Authority



		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
ED.e	Evaluate highest and best use for city owned properties.	Х	Х	Х	х	х	Staff time	N/A	City Administration
ED.f	Continue development team meetings and developer forums to educate developers and businesses about regulations and processes.	×	×	X	X	x	Staff time	N/A	City of Winder Planning & Development Services
		Ti	ans	por	tat	ion			
T.a	Develop and adopt a Transportation Improvement Plan.	х	х				\$350k	ARC, General Fund	City of Winder Engineering Department
T.b	Implement MLK/Athens Street improvements (oval-about).			x	x		\$2.5m	ARC, T-SPLOST, General Fund	City of Winder Engineering Department
T.c	Develop design for connecting existing trailhead (Wilkens Greenway) with Downtown area.	х	х				\$400k	ARC, General Fund	City of Winder Engineering Department
T.d	Develop strategy for signal timing of major corridors.				Х		Staff time	N/A	City of Winder Engineering Department, GDOT
T.e	Require new development to include appropriate pedestrian infrastructure.	x	x	×	X	X	Staff time	N/A	City of Winder Public Works Department, Planning & Development Services, City of Winder Engineering Department
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.		х				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.				Х		\$100k	General Fund, SPLOST	City of Winder Public Works Department

		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
T.h	Develop enforcement plan for freight circulation through and around Winder.		х				Staff time	N/A	City of Winder Public Works Department
T.i	Study traffic operations improvements and pedestrian safety enhancements.	Х	х				\$250k	General Fund, SPLOST	City of Winder City of Winder Engineering Department
T.j	Review Winder Complete Streets and Trails Plan annually to track implementation progress.	Х	Х	Х	Х	Х	Staff time	N/A	City of Winder Planning & Development Services
T.k	Evaluate and update parking standards in the zoning ordinance as needed.		Х				Staff time	N/A	City of Winder Planning & Development Services
T.I	Adopt a complete streets policy.		х				Staff time	N/A	City Administration, Public Works Department, Engineering Department
T.m	Identify high priority railroad crossing improvements.			Х	Х		Staff time	N/A	City of Winder Public Works Department
T.n	Identify staff person(s) for interagency coordination (GDOT, CSX, Barrow County MPO Transportation Department).	x					Staff time	N/A	City of Winder Public Works Department, Engineering Department
T.o	Develop a program for traffic calming requests and prioritization on local neighborhood streets.		х				Staff time	N/A	City of Winder Public Works Department
Т.р	Review Downtown Master Plan Action Plan annually to track implementation to transportation recommendations.	Х	Х	Х	Х	Х	Staff time	N/A	City of Winder Public Works Department
T.q	Develop Engineering Department.	Х	Х	х			Staff time	N/A	City of Winder Engineering Department
T.r	Evaluate interparcel access requirements as part of the ongoing zoning updates.	Х	Х				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
T.t	Prepare a Railroad Grade Separation Feasibility Study as part of the upcoming Transportation Improvement Plan.	X	X				See item T.a	ARC, General Fund	City of Winder Engineering 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
QL.c	Develop Public Art Program.			х			\$150k	General Fund	City of Winder Planning & Development Services
QL.d	Conduct a Jackson Street shared street study & concept design.		x	x			Staff time	General Fund, SPLOST, TSPLOST	City of Winder Engineering Department
QL.e	Implement recommendations from Rose Hill Cemetery Master Plan.	×	x				\$5m	General Fund, SPLOST	City of Winder Planning & Development Services, Friends of Rose Hill
QL.f	Prepare a master plan for Cedar Creek Campus and identify locations on site for a combined public safety training facility.		×	X			\$125k	Special Facilities Fund	City Administration
QL.g	Improve city gateways (Hwys 211, 53, 8, and 11) with new signage and landscaping.			×	×		\$1.5m	General Fund, TSPLOST, SPLOST,	City of Winder Public Works Department
QL.h	Perform a needs analysis for a City Hall building and services.		Х	х			\$100k	General Fund	City Administration

		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
QL.i	Plan and evaluate for a Fire Station #3.		Х	Х			\$100k	General Fund	City Administration
QL.j	Plan and evaluate for possible Police Department station #2 and/or substations.		Х	х			\$100k	General Fund	City Administration
QL.k	Evaluate needed improvements to Cultural Arts building to accommodate expanded cultural offerings and programs and possible addition of city services to the space.		Х	Х			\$100k	Special Facilities Fund	City Administration
QL.I	Evaluate flooding at Community Center and its relationship to addressing basins 3 and 4 design and infrastructure issues.		Х				\$125k	Stormwater Fund	City of Winder Utilities Department
QL.m	Construct Winder Auburn reservoir to address water and sewer demand.		X	×	X		\$33.4m	General Fund/ Governor's Grant	City of Winder Public Works Department, Planning & Development Services, City of Winder Engineering Department
QL.n	Expand and rehabilitate Highway 53 water treatment plant for necessary upgrades and ensure safety and permit compliance.	×					\$21m	Water Fund	City of Winder Utilities Department
QL.o	Evaluate two remaining waste water treatment plants for necessary upgrades and ensure safety and permit compliance.		×	X	x		\$100k	Water Fund	City of Winder Utilities Department
QL.p	Develop Local Issuing Authority (LIA) staff and processes to address stormwater, erosion, and other environmental protections.			X	x		Staff time	N/A	City Administration, City of Winder Planning & Development Services
QL.q	Continue and expand utilization of community facilities for public and private events.	X	X	Х	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
QL.r	Review and update building materials standards and guidelines as part of ongoing zoning updates.	х					Staff Time	N/A	City of Winder Planning & Development Services
QL.s	Review updated (June 2023) Upper Oconee Regional Water Plan to determine action items.			X	Х	х	Staff Time	N/A	City of Winder Water Department

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Public Notices Continued

fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Joshua Andrew Fawcett or tenant or tenants.

Nationstar Mortgage LLC dh'a Mr. Cooper is the entity or individual designated, who shall have full authority. have full authority to negotiate, amend and modify all terms of

the mortgage. Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 1-888-480-2432

Note, however, that such en-tity or individual is not required by law to neootiate, amend or

modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority. (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinanc-es, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the resoission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foredosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately

Nationstar Mortgage LLC as

agent and Atlomey in Fact for Joshua Andrew Fawcett Aldridge Pite, LLP, Six Pied-mont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1006-332A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COL-LECT A DEBT. ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PURPOSE 1006-332A /OC9, 16 23, 30 B/12587-

cordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of Barrow County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order ale of the vehicle to satisfy the debt. The present location of the vehicles is: 1045 Atlanta Hwy SE Winder, GA 30680. Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: 11/06/24

Answer forms may be found in the Magistrate Court Clerkis of-fice located at: 652 Barrow Park

Winder, Georgia Forms may also be obtained online at www.georgiamagis-

tratecouncil.com.

Vehicle; Vehicle; Magistrate
Year, Model, Vehicle ID, #,

Make License# Court Case

GMC 2012 2GKALMEK7C6190120 2024MCV2609

Hyundai FRHT 2016 2010 Accent M2-106 KMHC-T4AE7GU948934 1FVACWD-T0ADAR3235 2024MCV2610 2024MCV2611

WDBRF52H36F762507

2024MCV2612 Acura 2008 TL 19UUA66278A055241

2024MCV2613 KW 2017 Construc-6 1XKYD49X5HJ148752 2024MCV2614

Polaris Toyota Volkswage a 2023 2010 2012 2015 Ranger Corolla Jetla Forte 4XAT6E99XP8438229 JTD-BU4EE3A9116153 3VWDX-7AJ7CM351998 KNAFX-4A67F5263157 2024MCV2615 2024MCV2617 2024MCV2618 2024MCV2620

Volkswage Toyota Chevrolet 2016/2009/2011 Jetta Carrry Traverse 3VW267AJXGM413071 4T1BE46K39U379426 1GNKRGED2BJ377503 2024MCV2621 2024MCV2623

2024MCV2624 Chevrolet 2004 Tahoe 1 G N E K 1 3 Z 2 4 R 1 6 6 8 9 8

2024MCV2626 Lexus 2000 ES 300 JT8BF-

28G1Y5074710 2024MCV2627 Honda 1998 Civ-ic 2HGEJ8642WH609883 2024MCV2628

Mazda 2014 Maz-6 JM1GJ1U60E1131138 2024MCV2629

Nissan 2009 Altima 1N4AL24E49C172014

2024MCV2811

ries should be directed to: Cindy Clack, Senior Buyer Barrow County Board of ommissioners

30 North Broad Street Winder, GA 30680 Email: cclack@barrowga.

org

Each proposal must be submitted in a sealed envelope addressed to the Owner. The sealed envelopes containing the proposals must be plainly marked with 'RFP2025-13 Design-Build Contractor Service—Park Maintenance Building," If a proposal is forwarded by mail, sealed envelope containing in another envelope to the attenfion of the Owner at the address previously given and also plainly marked as shown above with the applicable RFP number and de-scription.

Owner reserves the right to waive any informality or to reject any or all proposals, to evaluate proposals, and to accept any proposals which in its opinion may be in the best interest of the Own-er. No proposal will be rejected without just cause.

Srikanth Yamala, County

Manager BARROW COUNTY BOARD OF COMMISSIONERS (OC2, 16 B/11693-60) I

Notice of Public

Hearing
The City of Winder Mayor and City Council will have a Work Session & Public Hearing on Tuesday October 29, 2024, at .00 pm and a Public Hearing & Meeting on Monday, November 4. 2024, at 6.00 pm, to receive

Applicant Suzanne Buchanan has submitted an application for a Variance from the City of Winder's Comprehensive Zoning Ordinance requesting relief from Sec. 3-21 (D) (2) maximum height requirement for a fence in a R-1A: Medium Density Single-Family Residential Zone for a property located at 232 W. Midland Ave., Winder, Georgia, 30680, also known as Map/Parcel#WN11 232

Applicant Raven Knight has submitted an application for a Variance from the City of Winder's Comprehensive Zoning Ordinance requesting relief from Sec. 3-17 (E) (Roofing Materials) in a R-1: Low Density Single-Family Residential Zone for a property located at 693 North Ave., Winder, Georgia, 30680, also known as MapiParcel # WN11A 029.

Applicant Joe Moon has submitted an application for a

sions and Meetings are held in the Council Chambers of the City of Winder Community Center, 113 E Athens Street, Winder, Georgia 30680 Please check the City of Winder website www. cityofwinder.com for more infor-

(Oct 16, 23)

Abandoned Motor Vehicle Notice

2019 Ford Explorer 1FM5K-RDR1KGA48286

Located at 118 E Midland Ave., Winder GA 30680. This vehicle is deemed aban doned and will be disposed of if not claimed by 10-23-2024.

This is in accordance with O.C.G.A. 40-11-10 (B) (2) vehicle is subject to a lien and a petition can be filed in Barrow

ounty Magistrate court. (OC9, 16 B/13725-30)

Advertisement for Proposals

Project (RFP2025-16) County TSPLOST Batch 1 Design Services

Owner: Barrow County
Board of Commissioners
Sealed proposals will be
received by the Barrow County
Board of Commissioners, Barrow County

ty Board of Commissions, Winder, Georgia, for County TSPLOST Batch 1 Design Ser-

Proposals will be received in the office of the Barrow County Board of Commissioners, County Clerk's Office, at 30 North Broad Street, Winder, Georgia 30680, until 2:00 PM ('Local time"), Thursday, November 14,

Any proposals received after said time and date will not be considered by Owner. Propos-als will be opened in the Historic Courthouse Commission Meeting Room at the above ad-dress at 2:00 p.m. (Local Time), Thursday, November 14, 2024 All proposals will be evaluated and project will be awarded, if it is awarded, within 60 days of the proposal openings. Specifications are available

from the Barrow County website at www.barrowga.org; all inqui-ries should be directed to:

Cindy Clack, Senior Buyer Barrow County Board of Commissioners 30 North Broad Street

Winder, GA 30680 cdack@barrowga.

Each proposal must be submitted in a sealed envelope addressed to the Owner. The sealed envelopes containing the proposals must be plainly

The Barrow County Board of Commissioners will hold a Public Hearing on December 10, 2024 at 6.00 pm at the Barrow County Historic Courthouse, 30 North Broad Street, Winder, GA 30680; 2nd floor in the Board Room. Applications & specific de-

scription of properties are on file and available for review and upon written request a free copy is available at the Barrow County Planning Department. Cases can also be viewed online: https://www.barrowcountyplan-

ning org/planning-and-zoning
All persons interested in these matters are invited to the meetings. (Oct 16, 23, 30, Nov 6, 13, 20) |

Notice of Sale NOTICE OF SALE UNDER POWER. BARROW COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by William S. Cal-cagno to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for United Wholesale Mortgage, LLC, its successors and assigns dated 12/20/2021 and recorded in row County, Georgia records; as last transferred to or acquired by UNITED WHOLESALE MORTGAGE, LLC., conveying the after-described property to secure a Note in the original principal amount of \$210,826.00,

with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Barrow County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on November 5, 2024 (being the first Tuesday of said month un-less said date falls on a Federal Holiday, in which case being the first Wednesday of said month),

the following described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BE-ING IN THE 1741ST GMD OF BARROW COUNTY GEORGIA AND BEING LOT 93, BLOCK B OF SMITH MILL SUBDIVISION ACCORDING TO THAT PLAT OF SURVEY RECORDED IN PLAT BOOK 54, PAGES 218-222. AS REVISED AT PLAT BOOK 56. PAGES 168-170, WHICH PLAT IS INCORPO-RATED HEREIN AND MADE PART HEREOF BY REFER-

SUBJECT TO ALL EASE-MENTS, RIGHTS OF WAY, AND RESTRICTIVE COVENANTS OF RECORD (HEREINAFTER REFERRED TO AS THE "EX-

above.
UNITED WHOLESALE
MORTGAGE, LLC. as agent
and Attorney in Fact for William

S. Calcagno Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1006-383A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COL-LECT A DEBT. ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1006-383A (OC9 16, 23, 30 B/12587-

120)1

Public hearing

Notice of Intent
The Town of Bethlehem will
hold a public hearing on Monday,
Nov. 4 at 7 p.m. at the Bethlehem
Town Hall located at 750 Manger Ave. for the following item:

Increasing the compensa-tion for the mayor and council after the election of 2025. The increase would be \$250 per meet-ing for the Mayor and \$100 per meeting for the council. The in-(Oct 16, 23, 30) |

Notice of Foreclosure of Right of Redemption STATE OF GEORGIAN COUNTY OF BARROW

TO: 1) Eshai Uthman, 2) Unknown Heirs and Assigns of Eshai Uthman, 3) City of Auburn, Georgia, 4) Barrow County Tax Commissioner, 5) all Tenants/ Residents/Occupants, and 6) All Persons Known or Unknown who may claim an interest in property known as 0 Main Street, Auburn, Georgia 30011 TAKE NOTICE THAT:

The right to redeem the described property as 0 Main Street, Auburn, Georgia 30011 (Tax Parcel AU11 042), as fol-

All and only that parcel of tand designated as Tax Parcel AU11 042, lying and being in the City of Auburn, Barrow County, Georgia, being a portion of the property described in Deed Book 2209, Page 117, the description contained therein being incorporated herein by this reference, located on Main Street.

Will expire and be forever foredosed and barred on and after the 22nd day of November, 2024, or 30 days from service of

The tax deed to which this notice relates is dated the 2nd day of May, 2023, and is reAuto Auction

All County Towing's auto auction will be held at www. eakauloauctionsga hibid.com Ahides being auctioned are as

2000 Mazda 4F4YR16V4YTM31296, Jiangsu Baodiao Locomo-L2BB2NCC6MB621172 2014 Dodge Grand Caravan 2C4RDGEGXER179042, 2010 BMW 3-Series WBAPH-7C54AA176100, 1990 Honda Accord 1HGCB7553LA094251. Sea Ray SERV6591F595, 2000 Toyota 4Runner JT3H-N85RXY0297657, 2008 Chevrolet Suburban 1GN-FK16358R271940 (OC9, 16 P2) I

Thompson Estate

NOTICE LOIS E THOMPSON, DE-

CEASED ESTATE NO. 2021-ES-2620 PETITION FOR LETTERS
OF SUCCESSOR ADMINISTRATION NOTICE

TO: TO WHOM IT MAY CONCERN

JAMES DAVID HERNDON has petitioned to be appointed Successor Administrator of the estate of LOIS E. THOMPSON deceased, of said County. The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/ or grant of certain powers con-tained in O.C.G.A.§ 53-12-261. All interested parties are hereby notified to show cause why said pettion should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections and must be filed with the court and must be free with the court on or before, OCTOBER 21, 2024. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filling fees must be tendered with your pleadings/ objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. TAMMY S. BROWN

PROBATE JUDGE By: Amy Whitlock PROBATE CLERK 652 Barrow Park Dr., Suite D Winder, Georgia 30680 770-307-3045 (SE25, OC2, 9, 16 P4) [

Abandoned Motor Vehicle Petition

Advertisement

You are hereby notified, in ac-

1C4HJWDG6HL721511 5XXGN4A76FG403295 1GYFK63818R159460 2024MCV2812 2024MCV2813 2024MCV2815

Honda 2014 Accord 1 H G C R 2 F 8 9 E A 1 9 2 6 3 2 2024MCV2816

Hyundai Toyota GMC Sona-ta 5NPE24AF6GH4100342016 2016 Highlander 5TDJKRF-HXGS503090 Sierra 3GT-P2VE78DG1753522013 2024MCV2818 2024MCV2820 2024MCV2822

Ford 2010 F-150 1FTFW-1CV8AFB08290 2024MCV2824 Mazda 2007 CX-JM3ER293370131932

2024MCV2825

Dodge Volkswage Freight Ram 2010 Challenger 2B3CJ4DV7AH111179 Jetta 283CJ9DV/AH11179 Jetta 3VW1K7AJXDM2421632013 Tractor 1FVACWDT8DH-FA76282013 1500 1C6RD-6 K T 9 C S 3 0 6 4 1 2 2 0 1 2 2024MCV2826 2024MCV2828 2024MCV2829 2024MCV2830

Honda 2011 Civ-ic 2HGFA1F54BH525935 2024MCV2832

(OC9, 16 B/13046-45) |

Advertisement for

Proposals Project (RFP2025-13) Design-Build Contractor Service-

Park Maintenance
Owner: Barrow County
Board of Commissioners

Sealed proposals will be re-ceived by the Barrow County Board of Commissioners, Wind-er, Georgia, for design-build contractor service—park mainte-

nance building.
Proposals will be received in the office of the Barrow County Board of Commissioners, County Clerk's Office, at 30 North Broad Street, Winder, Georgia 30680, until 2:00 PM (Local time*), Thursday, October 31, 2024.

Any proposals received after said time and date will not be considered by Owner. Propos-als will be opened in the Hisas wife operation in the mission to continuous Commission Meeting Room at the above address at 2:00 pm. (Local Time), Thursday, Odober 31, 2024. All proposals will be evaluated and project will be avarded, if it is supported with the operation of the accordance of the continuous and the second with the operation of the continuous and awarded, within 60 days of the

proposal openings.

Barrow County Parks &
Recreation will offer an on-site optional pre-proposal conference which will be held at the Barrow County Parks & Recreation
Department Offices, 175 2nd
Street, Winder, GA 30680 on
Monday, October 21, 2024 at
9:00 am. Proposers are highly
encouraged to altered but not re-

quired to attend to be eligible to submit a Response Specifications are available from the Barrow County website at www.barrowga.org; all inquiCity of Winder's Subdivision Ordinance for a property located at 0 Maynard St., Winder, Georgia, 30680, also known as Map/Parcel # WN13 092A requesting to subdivide the property into seven lots in a PUD. Planned Unit Dement Zone

Applicant BSA Dealership LLC., has submitted an application for a Rezone from the City of Winder's Comprehensive Zoning Ordinance requesting a rezone from B-2. General Commercial Zone to I: Industrial Zone for a 22.332 portion of a property lo-cated at 234 W. May St., Winder, Georgia, 30680, also known as Map/Parcel # WN04 002. The applicant has also submitted an application for a Preliminary Plat approval per the City of Winder's Subdivision Ordinance to subdi-vide the 64.92 acre property into 2 lots in a B-2: General Commercial Zone and a for a property lo-cated at 234 W. May St., Winder, Georgia, 30680, also known as Map/Parcel # WN04 002.

Applicant Sulfins Engineering LLC has submitted an application for a Rezone (Modification of Conditions) in a R-3. Multifamily Residential Zone per the City of Winder's Comprehensive Zon-ing Ordinance for a property lo-caled at 55 S. Center St., Winder, Georgia, 30680, also known as Map/Tax Parcel # WN13 159.

The Zoning Administrator for the City of Winder is petitioning the Mayor and City Council to remove the PUD. Planned Unit Development zoning for a prop-erty located at 0 Hal Jackson Rd., Winder, Georgia, 30680, also known as Map.Parcel #s WN03 123 & WN03 124 from the Official Zoning Map and to assign the foregoing property the zoning classification of R-1: Low-density, Single-family Residential per Section 9A-12 of the City of Winder's Comprehensive Zoning Ordinance. Notice is hereby given of a public hearing to be held on the Zoning Administrator's re-quest at a Work Session & Public Hearing on Tuesday, October 29. 2024, at 6.00 pm and a Public Hearing & Meeting on Monday, November 4, 2024, at 6.00 pm

A Public Hearing will be held for an amendment to the City of Winder's 2023 Comprehensive Plan, adopted October 17, 2023 designating the R-1C: Cottage-Court, Single-family Residential zoning district to the Glenwood racter area and Mill Village character area.

The public is invited to attend and provide comments and sug-gestions on the amendment.

A copy of the draft of the amended 2023 Winder Compre-hensive Plan can be viewed or obtained during normal business hours, M-F, 8:00 a.m.- 5:00 p.m., at City Hall, by email to renee, vansickle@cityofwinder.com or by calling City Hall at 678-425-6816

County TSPLOST Batch 1 Design Services." If a proposal is forwarded by mail, the sealed envelope containing the proposa must be enclosed in another envelope to the attention of the Owner at the address previously given and also plainly marked as shown above with the applicable RFP number and description.

Owner reserves the right to waive any informality or to reject any or all proposals, to evaluate proposals, and to accept any pro-posals which, in its opinion, may be in the best interest of the Own er. No proposal will be rejected

Srikanth Yamala, County Manager BARROW COUNTY

BOARD OF COMMISSIONERS (Oct 16, 30) |

PUBLICNOTICE

PUBLIC NOTICE
The Barrow County Planning
Board of Commissioners will hold
a Public Hearing on November
21, 2024 at 6.00pm at the Barrow County Historic Courthouse
for the following items:
1. RZ 2024-032 (XX091 034)
301 E Midland Ave.; Bob Trefren, Applicant; Bob Trefren / Bot
holdings, LLC, Owner, Request
to rezone +/- 3.43 acres from
C3 (Intensive Commercial) to
R-1 (Low Density Single Family R-1 (Low Density Single Family Residential) to allow for three (3) single family residential tracts. 2. SU 2024-033 (XX027)

006A) 1412 Dee Kennedy Rd.; Jean Paceline, Applicant / Owner. Special Use request to UDC 89-179 (a)(2) and table 2.3 to allow up to 4 residents in a group

personal care home. 3. RZ 2024-034 (XX053 122, XX053 122A, XX053 122B, XX053 122C); 1127 & 1129 Loganville Hwy, Blue River Devel-opment, Applicant / Phetvixay Manyvanh / Reese Norm, Ownres. Request to rezone +/- 12.63 acres from AG (Agricultural) and R-1 (Low Density Single Family Residential) to R 3 (High Den sity Single Family) to construct townhomes. Variance request to UDC 89-403 table 4.1 to allow front vehicular access. Variance request to UDC 89-403 table 4.1 to reduce rear building set-backs. Variance request to UDC 89-469(c) to reduce the required personal space per unit. Vari-ance request to UDC 89-863 to grade and replant the required 25' buffers. Variance request to UDC 89-1188 and UDC 89-1605

the Highway Corridor Overlay for proposed lots 1-4.

PURPOSES ONLY PROPERTY ADDRESS IS: 630 SKYLAND CT. WINDER, GA 30680

PARCEL XX108C 093 The debt secured by said Security Deed has been and is hereby declared due because of among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of pay-ing the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having

Said property is commonly known as 630 Skyland Ct, Winder, GA 30680 together with all fodures and personal property attached to and constituting a anached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or par-ties) in possession of the subject property is (are). William S. Caloagno or tenant or tenants.

Nationstar Mortgage LLC d/b/a Mr. Cooper is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of

the mortgage.
Nationstar Mortgage LLC
d/b/a Mr. Cooper 8950 Cypress Waters Blvd.

Coppell, TX 75019 1-888-480-2432

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a fien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of re-demption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the

Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescis-sion of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately

County, Georgia, in Deed Book 2765 Page 566.

The property may be re-deemed at any time before the 22nd day of November, 2024, or 30 days from service of notice, by payment of the redemption price payment of the recemption index as fixed and provided by law to the undersigned at the following address: David A. Basil, LLC, 301 Bradley Street, Suite B-7, Carrollon, Georgia, 30117.

Please be governed accord-

(OC2, 9, 16, 23 P4) |

Public Notice Summaries of Proposed Constitutional Amendments

Pursuant to requirements of the Georgia Constitution, Attor-ney General Christopher Carr, Secretary of State Brad Raffensperger, and Legislative Counsel Betsy Howerton hereby provide the summaries of the proposed the summanes of the proposed constitutional amendments that will appear on the November 5, 2024, general election ballot for consideration by the people of Georgia (short captions are those adopted by the Constitutional Amendments Publication Board):

Provides for a general law state-wide homestead exemp-tion that may differentiate among political subdivisions.

House Resolution No. 1022 Ga. L. 2024, p. 1191

() YES () NO

Shall the Constitution of Georgia be arriended so as to authorize the General Assembly to provide by general law for a state-wide homestead exemption that serves to limit increases in the assessed value of homesteads, but which any county, consolidated government, mu-niopality, or local school system may opt out of upon the comple-tion of certain procedures?"

Summary

This proposal amends Article
VII, Section II, Paragraph II of
the Georgia Constitution to add a new subparagraph (a.1) to authorize the General Assembly to provide by general law for a state-wide uniform homestead exemption. The law may limit this exemption to different political subdivisions that do not already have existing homestead ex-emptions, and may provide for political subdivisions to opt out, or for future political subdivisions

Acopy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public inspection.

Provides for a state-wide Georgia Tax Court

continued on following page

Public Notices Continued

acquired by The Bank of New York Melfon Trust Company, N.A. as successor-in-interest to all permitted successors and assigns of JPMorgan Chase Bank, as Trustee for certificateholders of ACF Se curities Corp. Home Equity Loan Trust, Series 2004-HS1 Asset Backed Pass-Through Certificates, conveying the after-described prop-erty to secure a Note in the original principal amount of \$110,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Barrow County, Georgia (or such other area as designated by Order of the Superior Court of said county). within the legal hours of sale on November 5, 2024 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property

ALL THAT TRACT OR ALL THAT TRACT OR PARCEL OF LAND lying and being in the 243rd G.M.D., Barrow County, Georgia, containing 5.00 acres, being more specifically shown by a survey entitled "Survey for Homer L. Deaton, Jr.," dated May 1, 1992, prepared by Borders and Associates, cer-tified to by Paul E. Borders, Georgia Registered Surveyor No. 1995, and being of re-cord in the Office of the Clerk of Superior Court of Barrow County, in Plat Book 39, page 77, which said plat and the recording thereof are by ref-erence hereto incorporated herein for a more complete. and detailed description

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as pro vided in the Security Deed and by law, including attor-ney's fees (notice of intent to collect attorney's fees having been given).

Said property is common-ty known as 209 Cliff Day Road, Winder, GA 30680

Macy LeAnne Deaton Aldridge Pite, LLP, Six Piedmont Center, 3525 Pied-mont Road, N.E., Suite 700, Allanta, Georgia 30305, (404) 994-7400.

1017-7012A

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

PURPOSE, 1017-7012A (OC9, 16, 23, 30 B/12587-135) |

Notice of Sale NOTICE OF FORECLO-SURE SALE UNDER POW-

BARROW COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by ZACHARIAH YOUNG TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as grantee, as nominee for United Community Bank, dated January 12, 2022, and recorded in Deed Book 2618, Page 280, Barrow County, Georgia Records, subse-Georgia Records, subsequently modified by a Loan Modification Agreement re-corded April 10, 2024 in Book 2836, Page 502 in the amount of Two Hundred Seven Thou-sand Six Hundred Fifty-Eight and 74/100 (\$207.658.74) Barrow County, Georgia Re-cords, as last transferred to United Community Bank by assignment recorded on February 10, 2023 in Book 2727 Page 519 in the Office of the Clerk of Superior Court of Barrow County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Ninety-Five Thousand and 0/100 dollars (\$195,000.00), with interest thereon as sel forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Barrow County, Georgia,

within the legal hours of sale on November 5, 2024, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 1740TH GM DISTRICT OF BAR-ROW COUNTY, GEORGIA, BEING LOT 7 OF THE WIL-I OW GATE SUBDIVISION. UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK

B&S file no.: 23-01249 (OC9, 16, 23, 30 B/15144-90) I

Simpson Estate NOTICE JEFFREY SCOTT SIMP-

ESTATE NO. 2024-ES-3791 SON DECEASED

PETITION FOR LET-TERS OF ADMINISTRA-

TO: TO WHOM IT MAY

CONCERN: NED E. MORRIS, has

petitioned to be appointed Administrator of the estate of JEFFREY SCOTT SIMP-SON, deceased, of said County. (The petitioner has also applied for waiver of bond, waiver of reports, waiv-er of statements, and/or grant of certain powers contained în O.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writsetting forth the grounds of any such objections and must be filed with the court on or before, NOVEMBER 4, 2024. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/tele-phone number for the required amount of filing fees.
If any objections are filed a hearing will be scheduled at a later date. If no objections are filed, the petition may be

> TAMMY'S BROWN PROBATE JUDGE By: Amy Whitlock PROBATE CLERK 652 Barrow Park Dr., Suite D Winder, Georgia 30680 770-307-3045

granted without a hearing

(OC9, 16, 23, 30 B/12683-

Public Notice

The BARROW COUNTY BOARD OF APPEALS will hold a Public Hearing on No-vember 14, 2024 at 6:00pm at the Barrow County Historic Courthouse Building for the

Cournouse Building for the following items:

1. BOA 2024-016 (XX052E 018); 750 Tucker Rd.; TractoAuto, LLC/ Silverback Development, LLC/ Owner Variance request to be exempt from the Highway Corridor Overlay require-

not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumassesments, ilens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-ctuding, but not limited to, those superior to the Secu-rity Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the aboverecourse against the above

named or the undersigned. NewRez LLC d/b/a Shellpoint Mortgage Servicing (f/k/a Specialized Loan Ser-vicing LLC) is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authe entry that has full au-thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servic-ing, 75 Beattie Place, Suite 300, Greenville, SC 29601, (800) 365-7107.

Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan.

To the best knowledge and belief of the under-signed, the party in possession of the property is Lance D Leff or a tenant or tenants and said property is more commonly known as 510 Greenfield Drive, Statham, Georgia 30666. Should a conflict arise between the property address and the legal description the legal description will control.
The sale will be conduct-

ed subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

NewRez LLC d/b/a Shellpoint Mortgage Servicing vicing LLC) as Attorney in Fact for Lance D Leff

McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road Roswell GA 30076 www.foreclosurehotline

EXHIBIT 'A' ALL THAT TRACT OR PARCEL OF LAND, lying and being in the City of Statham, 1742nd District G.M., Barrow

County, Georgia designated as Lot 44, Block A, Unit Three of Woodberry Place, as shown by blat and survey entitled min Vlad, Owners, Request to rezone +/- 5.38 acres from AG (Agricultural) to R-1 (Low Density Single Family Resi-dential). Variance request to UDC 89-1604 to be exempt from the Highway Corridor Overlay for proposed lots

The Barrow County Board of Commissioners will hold a Public Hearing on Decem-ber 10, 2024 at 6:00 pm at the Barrow County Historic Courthouse, 30 North Broad Street, Winder, GA 30680; 2nd floor in the Board Room

Applications & specific description of properties are on file and available for review and upon written request a free copy is available at the Barrow County Planning Department. Cases can also be viewed online: https://www. barrowcountyplanning.org/ planning-and-zoning All persons interested in

these matters are invited to the meetings. (Oct 16, 23, 30, Nov 6, 13,

20)

Public Notice

New liquor store for Bra-selton, GA ready to start developing!

Types of licenses being plied for: Wine Package Retail,

Malt Beverage Package Re-tail, Distilled Spirits Package Retail, Distilled Spirits Sunday Sales, Malt Beverage Sunday Sales, Wine Sunday Sales

Location of business: 5557 Hwy 53, Braselton, GA 30517

Name of corporation: BRASELTOWN SPIRITS INC

Names of Owners: Mihir Patel (President), 3173 Jackson creek drive.

Stockbridge, GA 30281
Jigar Patel, MD (Vice
President)- 2434 Eudora
Way, Duluth, GA 30097
GA State code: O.C.G.A.
3-4-27 (2010) 3-4-27. Notice

of intention to secure retail dealer license for sale of distilled spirits

Mihir Patel 678-230-2334 Oct 16, 23) |

Notice of

Self Storage Sale Please take notice USA STORAGE CENTERS - STA-THAM at 370 Sunset Dr. Statham GA 30666 intends to hold a public sale to sell the property stored in the follow-ing units stored at the Facility. requesting relief from Sec. 3-17 (E) (Roofing Materials) in a R-1: Low Density Single-Family Residential Zone for a property located at 693 North Ave., Winder, Georgia, 30680, also known as Map/Parcel # WN11A 029.

Applicant Joe Moon has submitted an application for a Preliminary Plat approval per the City of Winder's Subdivision Ordinance for a prop-erty located at 0 Maynard St., Winder, Georgia, 30680, also known as Map/Parcel # WN13 092A requesting to subdivide the property into seven lots in a PUD: Planned

Unit Development Zone. Applicant BSA Dealership LLC., has submitted an application for a Rezone from the City of Winder's Comprehen-Zoning Ordinance questing a rezone from B-2: General Commercial Zone to I: Industrial Zone for a 22.332 portion of a property located at 234 W. May St., Winder, Georgia, 30680, also known as Map/Parcel # WN04 002. as Map/Parcel # WNO4 002.
The applicant has also sub-mitted an application for a Preliminary Plat approval per the City of Winder's Subdi-vision Ordinance to subdivide the 64.92 acre property into 2 lots in a B-2: General Commercial Zone and a for a property located at 234 W. May St., Winder, Georgia, 30680, also known as Map/ Parcel # WN04 002

Applicant Sullins Engi-neering LLC has submitted an application for a Rezone (Modification of Conditions) in a R-3: Multifamily Residential Zone per the City of Winder's Comprehensive Winder's Comprehensive Zoning Ordinance for a property located at 55 S. Center St., Winder, Georgia, 30680, also known as Map/Tax Par-cel # WN13 159.

The Zoning Administrator for the City of Winder is pe-titioning the Mayor and City Council to remove the PUD: Planned Unit Development zoning for a property located at 0 Hal Jackson Rd., Winder, Georgia, 30680, also known as Map/Parcel #s WN03 123 & WN03 124 from the Official Zoning Map and to assign the foregoing property the zoning classification of R-1: Low-density. Single-family Residential per Section 9A-12 of the City of Winder's Comprehensive Zoning Ordinance. Notice is hereby given of a public hearing to be held on the Zoning Administrator's request at a Work Session & Public Hearing on Tuesday,

personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Macy LeAnne Deaton and Patty Sue/Ross Deaton or

nant or tenants.
PHH Mortgage Corporation is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms

of the mortgage. PHH Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518

Note, however, that such entity or individual is not required by law to negotiate amend or modify the terms of

Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (includ-ing taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an ac curate survey and inspection of the property, and (e) any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out

The sale will be conduct-ed subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided immediately

The Bank of New York Mellon Trust Company, N.A. as successor-in-interest to all permitted successors and assigns of JPMorgan Chase Bank, as Trustee for certifi-cateholders of ACE Securities Corp. Home Equity Loan Trust, Series 2004-HS1 As-set Backed Pass-Through Certificates as agent and At-torney in Fact for Patty Sue Ross Dealon NKA Patty Sue Ross Deaton Roberts

COUNTY RECORDS SAID PROPERTY BEING KNOWN AS 1512 WILLOW GATE WAY ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN BAR-

ROW COUNTY, GEORGIA. PARCEL ID # AU06 251 The debt secured by sald

Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having

been given).

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: United Commu-nity Bank they can be con-tacted at (866) 397-5370 for Loss Mitigation Dept, or by writing to 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047, to discuss possible alternatives to avoid foreclosure.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record uperior to the Security Deed

first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Zachariah Young or tenant(s); and said property is more commonly known as 1512 Willow Gate Way,

Auburn, GA 30011. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclo-

United Community Bank as Attorney in Fact for Zacha-

riah Young. Brock & Scott, PLLC 4360 Chamblee Dunoody Road Suite 310 Atlanta, GA 30341 404-789-2661

tenance based on UDC 89 1602(b)(2).
Applications & specific de-

scription of properties are on file and available for review and upon written request a free copy is available at the Barrow County Planning De-partment. Cases can also be viewed online: https://www. barrowcounty planning.org/ planning-and-zoning

All persons interested in these matters are invited to the meetings. (OC9, 16, 23, 30, NV6, 13

B/12557-30) [Notice of Sale

NOTICE OF SALE UN-DER POWER BARROW GEORGIA.

Under and by virtue of the Power of Sale contained in a Security Deed given by LANCE D LEFF TO WELLS FARGO HOME MORT-GAGE, INC., dated October 22, 2002, recorded in Deed Book 738, Page 224, Bar-row County, Georgia Re-cords, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 2248. Page 187, Barrow County, Geor-gia Records, conveying the after-described property to secure a Note in the origi-nal principal amount of ONE HUNDRED ELEVEN THOU-SAND EIGHT AND 0/100 DOLLARS (\$111,008.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Barrow County, Georgia, or at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in November, 2024, the follow

ing described property: SEE EXHIBIT "A" AT-TACHED HERETO AND MADE A PART HEREOF

The debt secured by said The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all penses of this sale, as provided in the Security Deed and by law, including attor ney's fees (notice pursuant to O.C.G.A. § 13-1-11 having

been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but

for Woodberry Place -Unit Three", prepared by W. T. Dunahoo and Associates, Inc., certified by W. T. Duna-hoo, GRLS No. 1577, dated January

28, 2002, recorded in Plat Book 54, Page 57, Barrow County, Georgia records; which plat and the recording thereof are

hereby incorporated herein by reference for a more de-tailed description of the prop-

erty. MR/ca 11/5/24 Our file no. 21-06057GA

(OC9, 15, 23, 30 B/12587-105) |

PUBLIC NOTICE

The BARROW COUNTY PLANNING BOARD OF COMMISSIONERS will hold a Public Hearing on Novem-ber 21, 2024 at 6:00pm at the Barrow County Historic Courthouse for the following

RZ 2024-032 (XX091 034) 301 E Midland Ave.: Bob Trefren, Applicant; Bob Trefren / BT Holdings, LLC, Owner. Request to rezone +/- 3.43 acres from C-3 (In-tensive Commercial) to R-1 (Low Density Single Family Residential) to allow for three (3) single family residential

2. SU 2024-033 (XX027 2. SU 2024-033 (XX027 006A) 1412 Dee Kennedy Rd.; Jean Paceline, Appli-cant / Owner. Special Use request to UDC 89-179 (a)(2) and table 2.3 to allow up to 4 residents in a group personal

care home. 3. RZ 2024-034 (XX053 3, RZ 2024-034 (XX053 122, XX053 122A, XX053 122B, XX053 122C); 1127 & 1129 Loganville Hwy; Blue River Development, Appli-cant / Phetvixay Manyvanh / Reese Norm, Owners. Request to rezone +/- 12.63 acres from AG (Agricultural) acres from Ac (Agricultural) and R-1 (Low Density Single Family Residential) to R-3 (High Density Single Fam-ily) to construct townhomes. Variance request to UDC 89-403 table 4.1 to allow front vehicular access. Variance request to UDC 89-403 table 4.1 to reduce rear building setbacks. Variance request to UDC 89-469(c) to reduce the required personal space per unit. Variance request to UDC 89-863 to grade and re-plant the required 25' buffers. Variance request to UDC 89-1188 and UDC 89-1605 for

sidewalk requirements. 4. RZ 2024-036 (XX050 019) 0 Atlanta Hwy NW.; Zachary Garrett, Applicant / Dumitru Stinca and Benja-

DIVIDE WE OLLUF AT AN UNITE auction via www.storageauctions.com on 11/6/2024 at 10:00AM. Unless stated 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Kathy Impled unit #A005; Julie Hunter unit #A030. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

(Oct 16, 23) I

Notice of Self Storage Sale

Please take notice USA STORAGE CENTERS - HOSCHTON located at 110 Industrial Blvd., Hoschton, GA 30548 intends to hold a public sale to sell the property stored in the following units stored at the Earlife units stored at the Facility The public sale to the highest bidder will occur at an online auction via www.storageaucauction via www.storageauc-tions.com on 11/6/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and gagoods, furnishings and ga-rage essentials. Ian Ardelle unit #1CO4; Shantel Rags-dale units #2B03 & #2B09; Aleksandr Maryn unit #2G11. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

(Oct 16, 23) I

Notice of Public Hearing

The CITY OF WINDER MAYOR AND CITY COUN-CIL will have a Work Session & Public Hearing on Tuesday. October 29, 2024, at 6:00 pm and a Public Hearing & Meet-ing on Monday, November 4, 2024, at 6:00 pm, to receive

public input and consider the following items: Applicant Suzanne Buchanan has submitted an application for a Variance from the City of Winder's Comprehensive Zoning Ordinance requesting relief from Sec. 3-21 (D) (2) maximum height 3-21 (D) (2) maximum neight requirement for a fence in a R-1A: Medium Density Sin-gle-Family Residential Zone for a property located at 232 W. Midland Ave., Winder, Georgia, 30680, also known

as Map/Parcel # WN11 232 Applicant Raven Knight has submitted an application for a Variance from the City of Winder's Compre-hensive Zoning Ordinance

ing on Monday, November 4, 2024, at 6:00 pm. A Public Hearing will be held for an amendment to the City of Winder's 2023 Comprehensive Plan, adopted October 17, 2023, designat-ing the R-1C; Cottage-Court Single-family Residential zoning district to the Glen-wood character area and Mril Village character area

The public is invited to at-tend and provide comments

and suggestions on the amendment.

A copy of the draft of the amended 2023 Winder Comprehensive Plan can be viewed or obtained during normal business hours. M-F. 8.00 a.m.- 5.00 p.m., at City Hall, by email to renee. vansickle@cityofwinder.com

vansickle@cityofwinder.com or by calling City Hall at 678-425-6816.
All City Council Work. Sessions and Meetings are held in the Council Cham-bers of the City of Winder Community Center, 113 E Athens Street. Winder, etc. gia 30680. Please check the City of Winder website www. cityofwinder.com for more in-

(Oct 16, 23)]

Public Hearing Notice of Intent

The TOWN OF BETHLE-HEM will hold a public hear-ing on Monday, Nov. 4 at 7 p.m. at the Bethlehem Town Hall located at 750 Manger Ave. for the following item:

Increasing the compensa-tion for the mayor and coun-cil after the election of 2025, The increase would be \$250 per meeting for the Mayor and \$100 per meeting for the council. The increase would take effect in 2026. (Oct 16, 23, 30) |

Notice of Petition NOTICE IN RE: ESTATE OF

ESTATE NO. 2024-ES-3815 RANDALL DAVID GAB-BARD

DECEASED

THE PETITION TO PRO-BATE WILL IN SOLEMN FORM IN THE ABOVE REF-ERENCED ESTATE,

TO: JAMES LANCE ED-WARD GABBARD, DAVID RANDALL GABBARD, AND TO WHOM IT MAY CON-

CERN:
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before NOVEMBER 12,

continued on following page