

**TOWN of WOOLSEY**

113 Hill Avenue  
Fayetteville, GA 30215  
(770)719-8711

**Mayor: Gary Laggis**

**Councilmen: Frank Carden  
Jack Gilson  
Kenneth Wright**

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March 13, 2017

Douglas R. Hooker, Executive Director  
Atlanta Regional Commission  
40 Courtland Street, NE  
Atlanta, GA 30303

RE: Comprehensive Plan Update Submittal


The Town of Woolsey has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plans covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Councilman Jack Gilson at 770-845-6037 or [jackgilson47@gmail.com](mailto:jackgilson47@gmail.com).

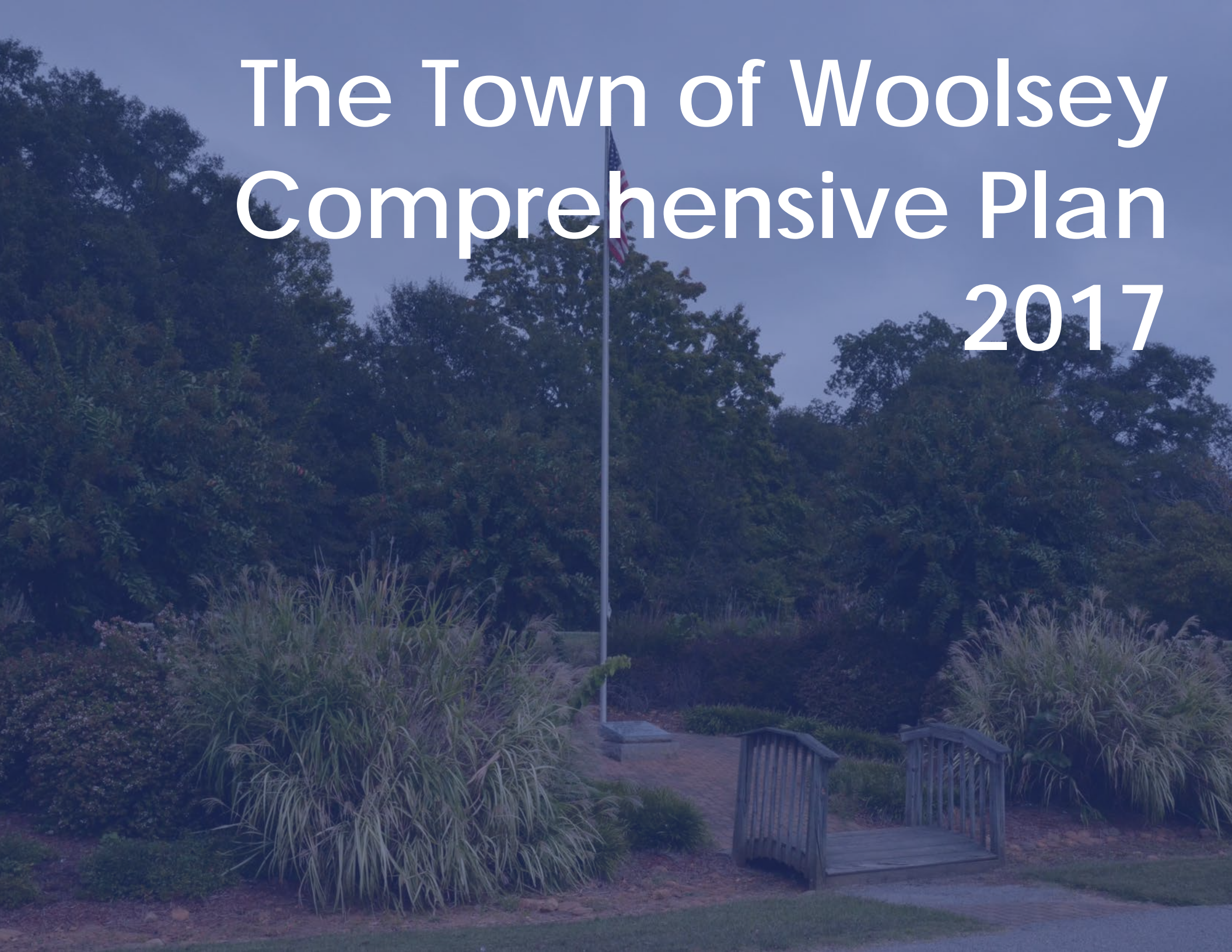
Sincerely,



Gary Laggis, Mayor  
Town of Woolsey

Enclosures

# The Town of Woolsey Comprehensive Plan 2017



# Acknowledgements

## **Woolsey Town Council**

Mayor Gary Laggis

Frank Carden

Kenny Wright

Jack Gilson

## **Woolsey Plan Steering Committee**

Chairman Jack Gilson

Mayor Gary Laggis

Peter Walker

Philip Schell

Valerie Akin

Ron Smith

Neva Burke

Mike Gumbinger

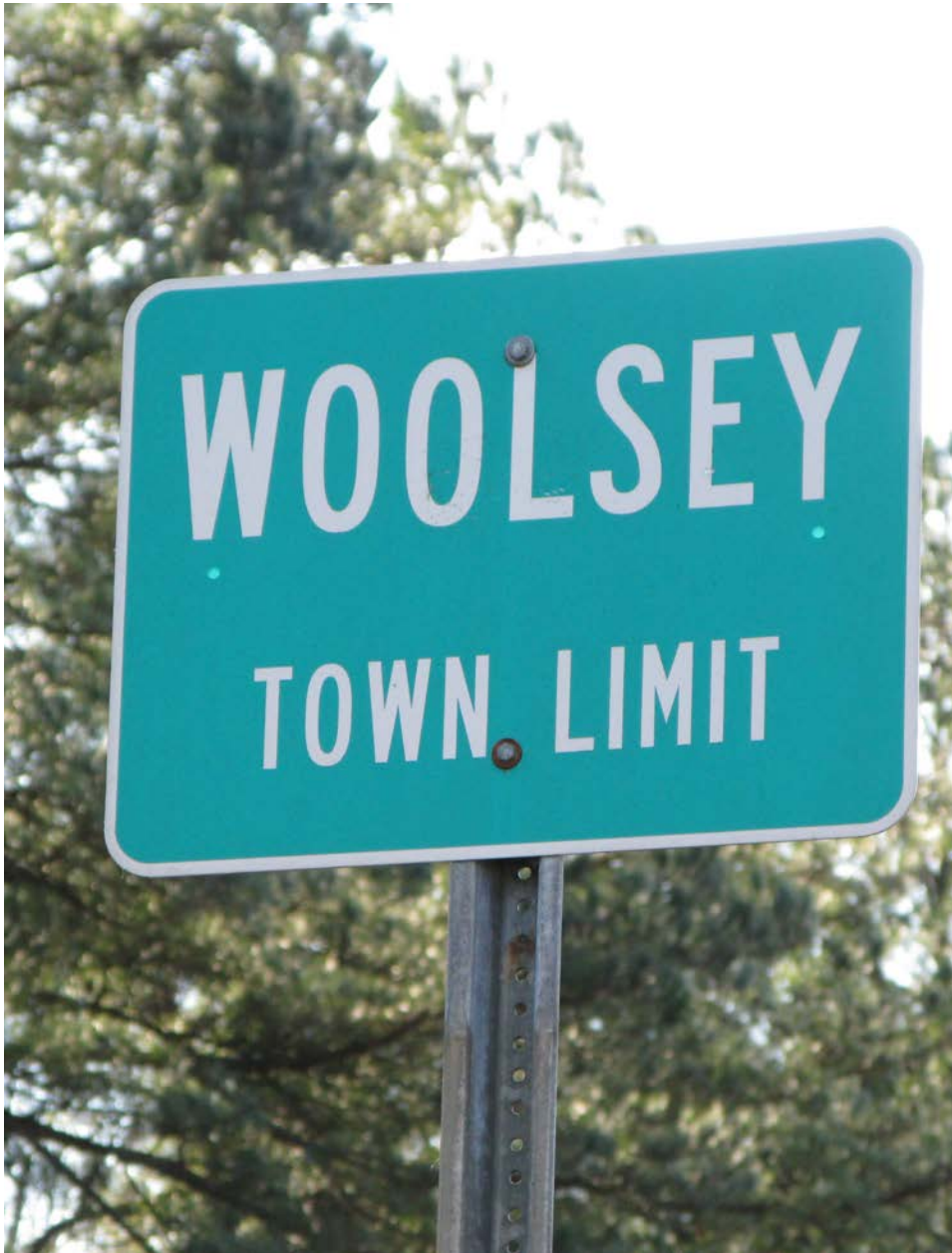
## **Atlanta Regional Commission**

Jared Lombard AICP

Allison Duncan AICP



# Table of Contents



- Executive Summary
- Who We Are
- The Economy of Woolsey
- Transportation
- Community Vision
- Land Use
- Work Program
- Appendix
- Community Survey
- Community Report

# Introduction

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

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

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

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

- Regulations
- Capital spending
- Programs

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

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

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

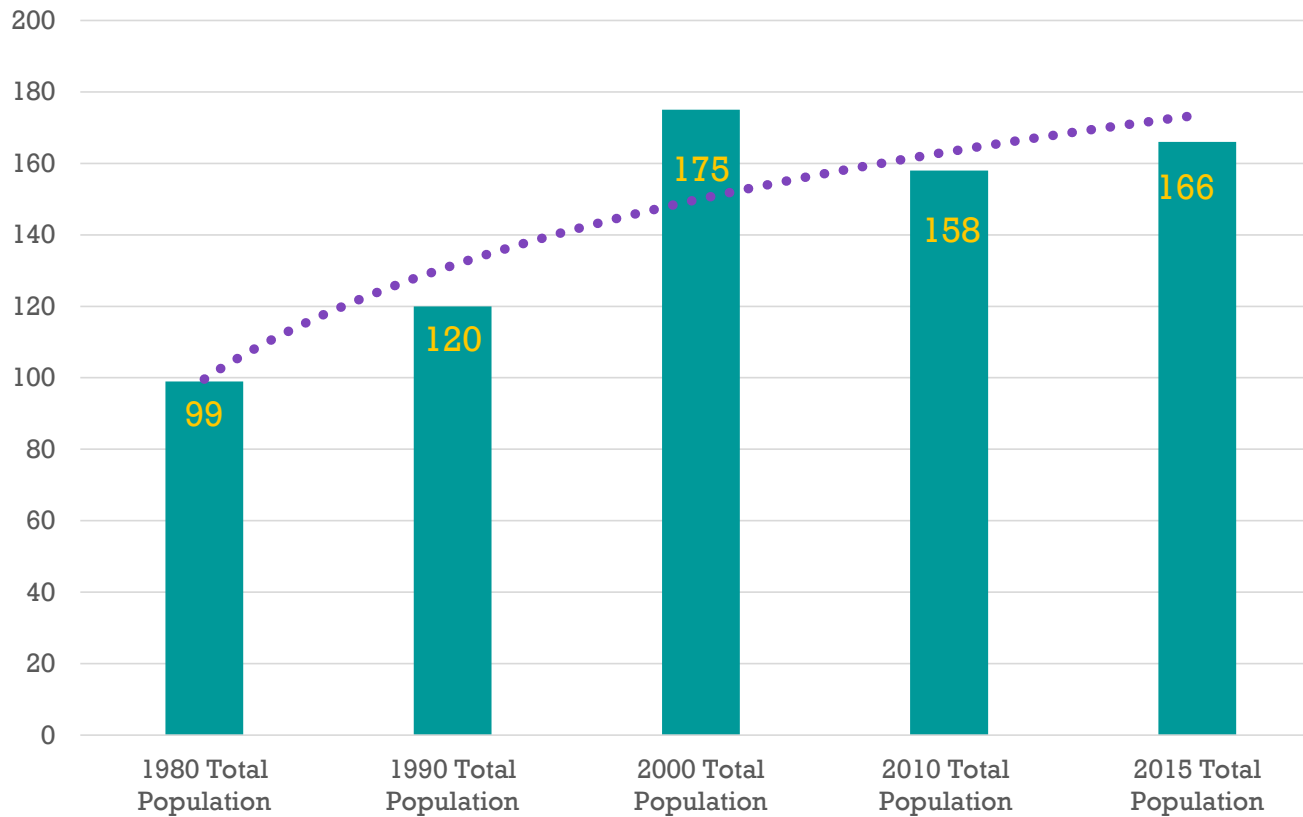
An Open House was held to allow for people to drop in to learn about the planning process. The Open House was designed which allowed for visitors to make a short stop to give valuable feedback to the Planning Team and Steering Committee.

A Community Survey was conducted to provide a forum for people to engage with the planning process from their own home. Like a hard copy version of the Open House, the purpose was to involve residents in the planning process and to solicit their input.

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

## Who We Are

### Woolsey Population Changes



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

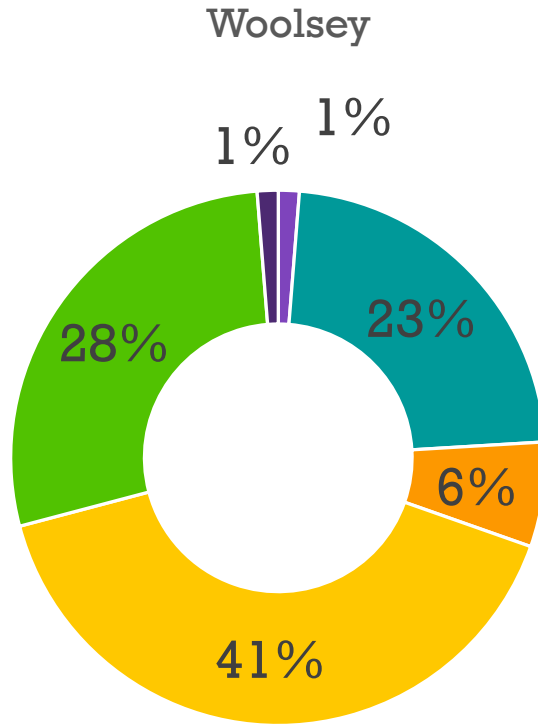
The Town of Woolsey has had a small but stable population over the last 15 years. Currently the US Census estimates the population of Woolsey to be 166 people, which is a 5% increase from its 2010 population of 158.

The town is majority white with 70% of the population over the age of 45 and 24% of the population under the age of 20.

**The population of Woolsey has varied by a few people over the last 15 years.**

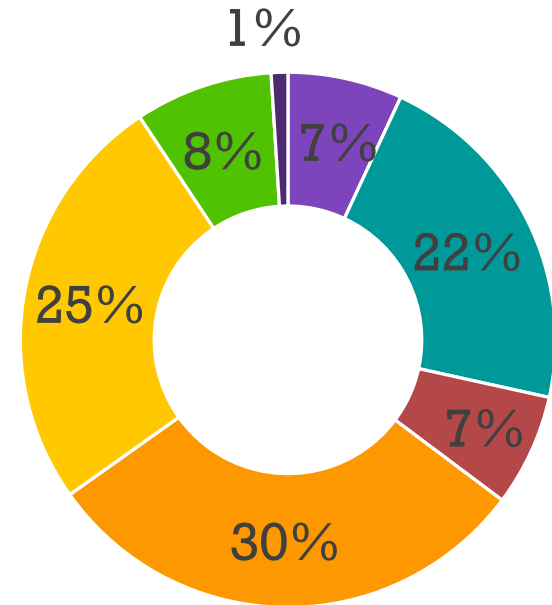
Data unavailable for 2005. All data from ESRI and US Census American Fact Finder.

# Age Profile of Woolsey



- <5 years
- 6--19 years
- 20-24 years
- 25-44 years
- 45-64 years
- 65-84 years
- 85+

## 10 County Atlanta Metro



The greatest proportion of the population of Woolsey consists of older families, with 41% of the population aged 45-64 years and 23% of the population being school-aged children. The majority of the remaining residents are aging adults between 65 and 84.

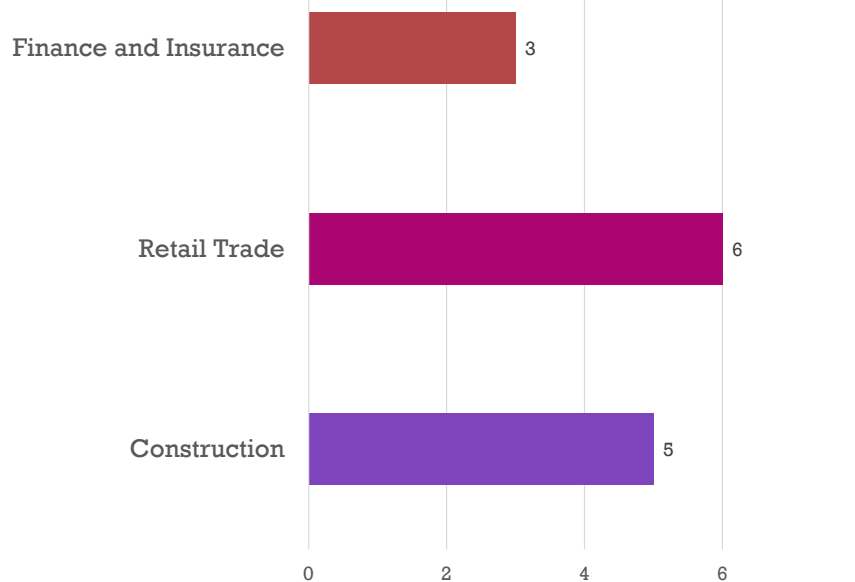
Data Source: ESRI Business Analyst Online

# The Economy of Woolsey

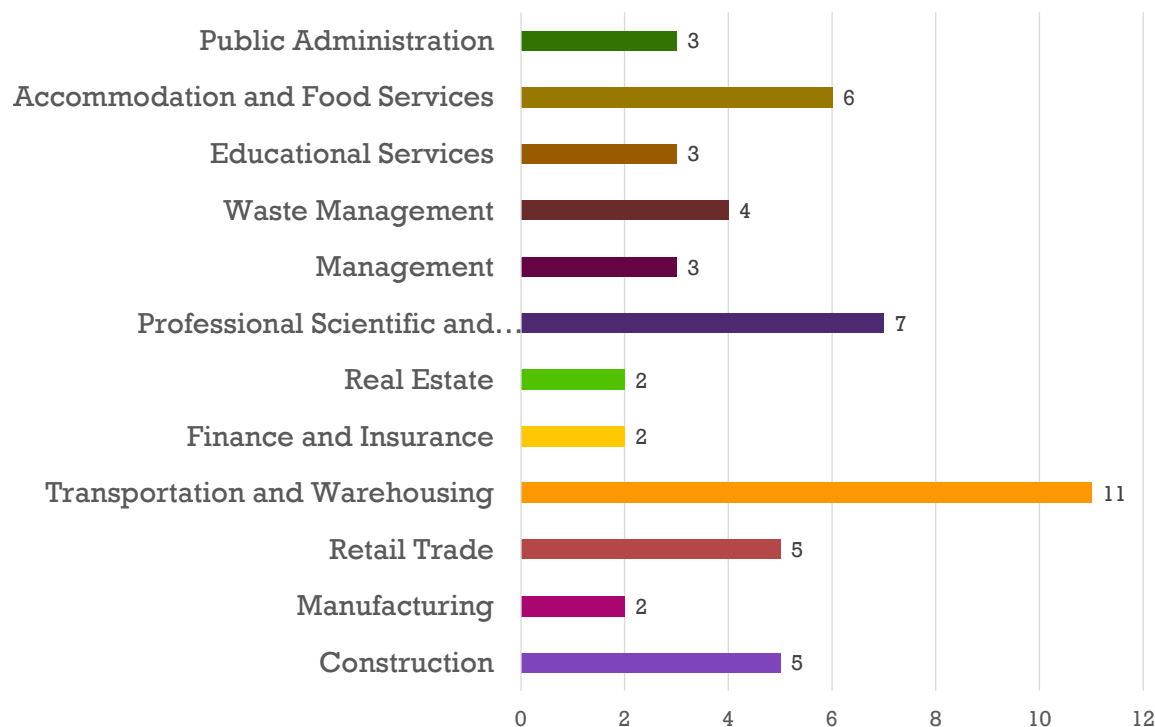
The Town of Woolsey has employees in three different job sectors: Finance and Insurance, Retail Trade, and Construction. The jobs held by Woolsey residents are much more diverse than those within the town. Transportation and Warehousing is the most common industry among Woolsey residents, followed by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

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

## Occupations of Workers in Woolsey



## Occupations of Residents in Woolsey





## Commuting Patterns

**Commute In**



**Live and Work  
In Woolsey**



**Commute Out**



# Transportation

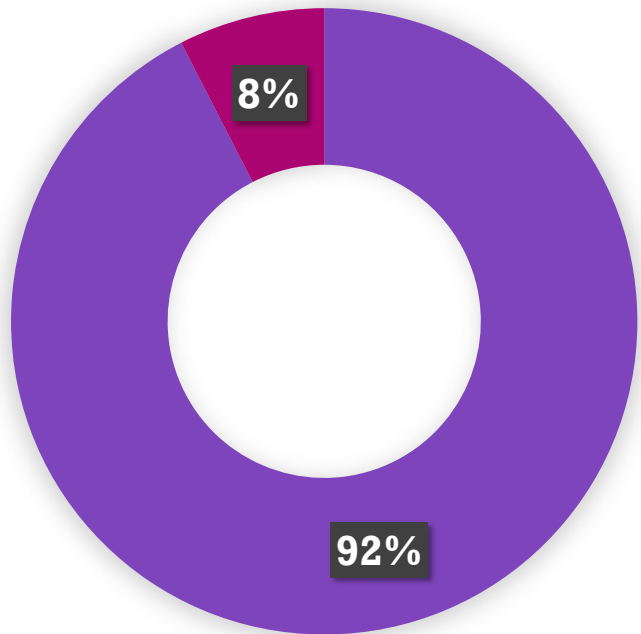
Woolsey is centered on the intersection of Hampton Road and GA-92. These two roadways serve as the main arterial transportation routes for residents of the Town and commuters passing through. All other streets are local streets serving individual residential areas and are dedicated streets maintained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

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

The county is currently planning on improving the intersections along Highway 92 from McBride Road south to the county line. This would include turn lanes. In addition, to the intersection improvements, the county is planning on relocating a portion of Hampton Road in Woolsey away from Historic properties and creates a direct connection to Brooks-Woolsey Road.

A concern brought up during plan development was the impact of traffic on race days at Atlanta Motor Speedway. While there is only one race weekend a year now, analysis by Atlanta Regional Commission shows that there is a slight delay impact of 5 minutes on a race weekend for trips going from Fayetteville to Hampton Road.

## Commuting Patterns



- Drive Alone
- Carpool
- Public Transit
- Work from Home
- Other

**All residents of Woolsey use a personal vehicle to get to work. 4 of 53 commuters carpool.**

Data Source: Census.gov American Fact Finder

## Commuting Patterns

**0% Travel more than 50 Miles**

**27.3% Travel 25-50 Miles**

**43.6% Travel 10-24 Miles**

**29.1% Travel less than 10 Miles**



# What We Heard

ARC and the town mailed out a paper survey to each registered voter within the Town of Woolsey in Fall of 2016. The full results of the survey are in the appendix but there are some general trends that guided the Steering Committee. The majority of responses like the Town of Woolsey as it exists today but with emphasis on beautification of corridors, and protecting the historic character of the town center area.

On February 13th 2017, before the regular town meeting, ARC staff and town elected officials hosted a public meeting to get feedback on the plan. Twenty-two residents attended the meeting and participated in exercises to assist the town in prioritizing information.

In identifying what develop style would fit best in the Town Center, the citizens selected this image by a large margin. This style of development would complement existing development within the town center and be similar in scale and materials.

The top priority project identified within the potential project list was to develop a connection to Lake Horton from the town. This project would have to be done in conjunction with Fayette County. This corresponds with comments from the survey. Another top project was to continue to work on the Woolsey Project, which will provide community space in a historic structure.



*This was the top image in the visual preference survey for town center development. New town center development should seek to match this style.*

# Community Vision

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

The key issues identified during the survey center around questions of how to maintain and improve town assets, and how to still maintain the unique atmosphere that drew the people who call the Town of Woolsey home.

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

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



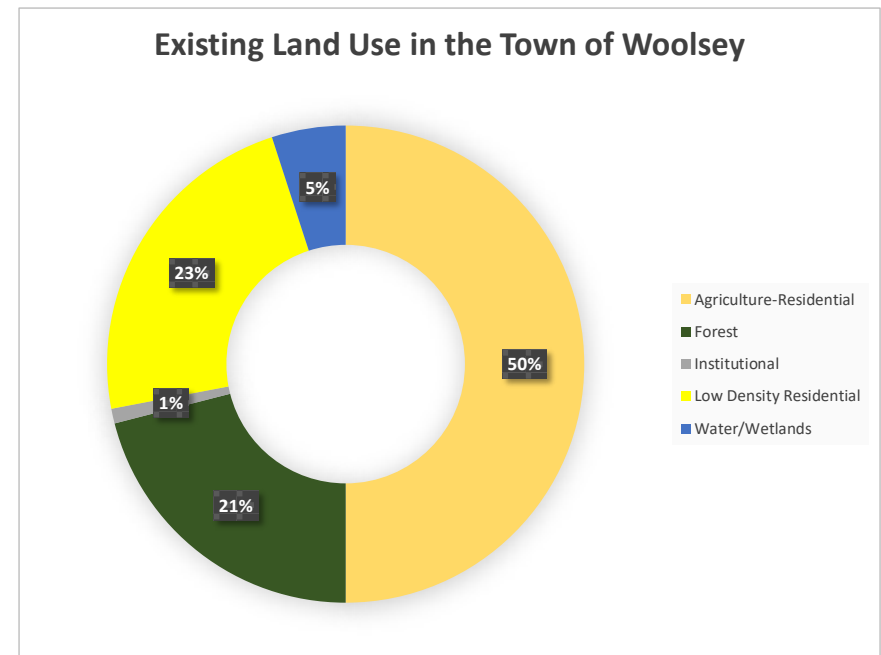
# Land Use

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

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

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

- Town Center
- Estate Residential
- Rural Residential







# Town Center

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

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

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

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



# Rural Residential

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

# Estate Residential

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

# Plan Implementation

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





# Short Term Work Program

## TOWN OF WOOLSEY COMPREHENSIVE PLAN SHORT TERM WORK PROGRAM FY2017-FY2021

Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
<i>Natural &amp; Cultural Resources</i>					
Research the adoption a tree preservation ordinance	FY2008	FY2018	1,000	GF	Town of Woolsey
<i>Community Facilities and Services</i>					
Accept dedication and plan for renovation of the "Old General Store for re-use as the Town Hall and Community Center	FY2009	FY2017	\$275,000-\$300,000	Future SPLOST & GF, Grants or Gifts	Town of Woolsey
<i>Transportation</i>					
Work with ARC to identify areas for sidewalk construction and future funding oppertunities for new sidewalks	FY2010	FY2020	\$10,000	TE/GF	Town of Woolsey
<i>Other</i>					
Conduct a zoning code audit to esure the zoning code matches the town vision	FY2017	FY2018	\$2,000	ARC	Town of Woolsey
Develop a Town Website and Social Media Channels to include a Town Logo or Tag Line	FY2017	FY2018	1,500	GF	Town of Woolsey
Create Committee to tackle issues such as historic preservation, planning and zoning,and/or communications	FY2017	FY2021	0	0	Town of Woolsey

## Potential Projects for Implementation

### ***Create systems to assure the maintenance and enhancement of town, and improve the general aspect of the town.***

Apply for Roadside Enhancement and Beautification Council Grant for landscape improvements along Highway 92 to promote Woolsey  
Work with Fayette County on providing trail connections to Lake Horton  
Work with ARC to identify areas for sidewalk construction and new sidewalks for future funding opportunities

### ***Improve the intrinsic value of the town through historic preservation of key properties.***

Continue to work on the Woolsey Project to illustrate the potential of Historic Preservation in Woolsey  
Identify opportunities to list Woolsey on the National Register of Historic Places  
Create awareness about Woolsey with historic markers or historic plaques  
Promote awareness of historic tax credits for the opportunities for reinvestment

### ***Encourage any new development to align with the town's rural past.***

Conduct a zoning code audit to ensure the zoning code matches the intent Town's vision and to ensure that development meets the expectations of the town

### ***Improve communications throughout the community, and between the town governments and citizens.***

Develop a Town Website and Social Media Channels

### ***Explore opportunities to strengthen citizen involvement in the government.***

Create committees to tackle town issues such as historic preservation, planning and zoning, or communications

WOOLSEY, GEORGIA

FOUNDED 1893

BY

REV. DR. ISAAC GRAY WOOLSEY

DEDICATED

THIS CENTENNIAL YEAR

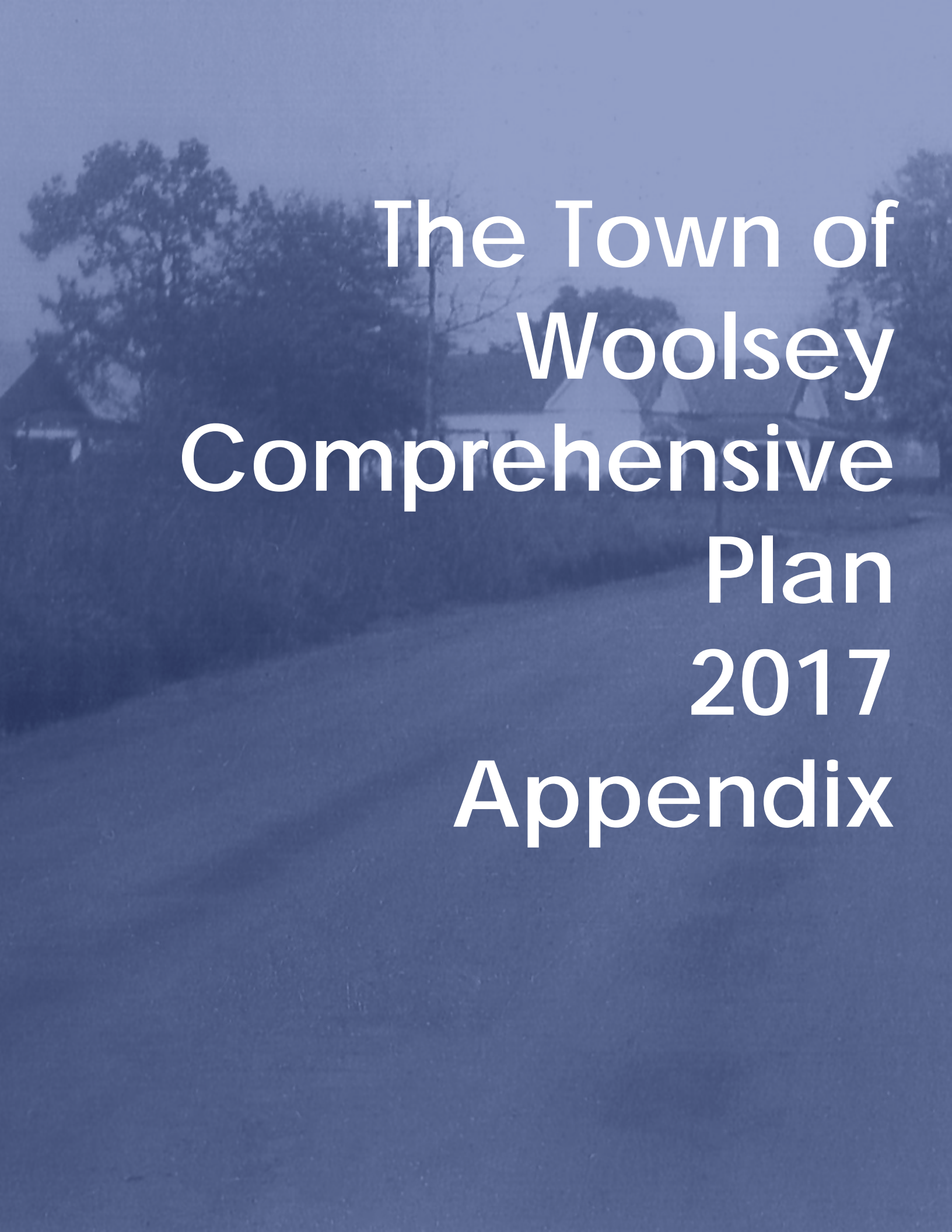
TO OUR CITIZENS;

PAST, PRESENT AND FUTURE

OCT. 16, 1993





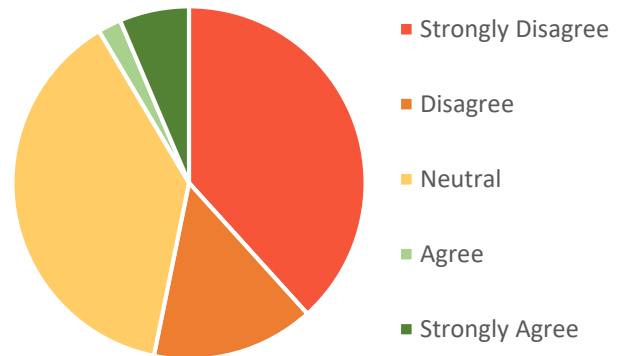


# The Town of Woolsey Comprehensive Plan 2017 Appendix



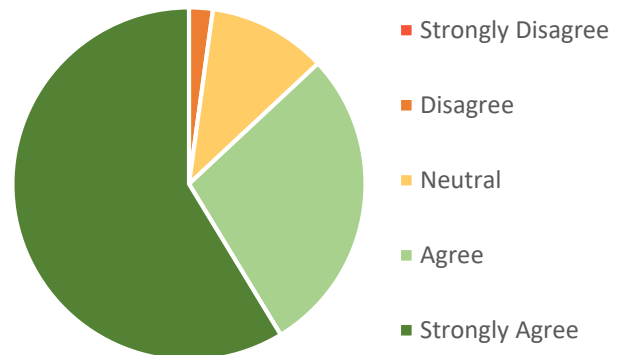
1. Population growth in Woolsey would be desirable.

18	38%	Strongly Disagree
7	15%	Disagree
18	38%	Neutral
1	2%	Agree
3	6%	Strongly Agree



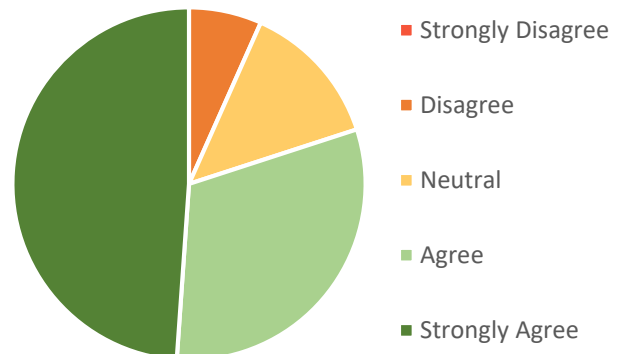
2. Housing options in Woolsey are satisfactory.

0	0%	Strongly Disagree
1	2%	Disagree
5	11%	Neutral
13	28%	Agree
27	59%	Strongly Agree



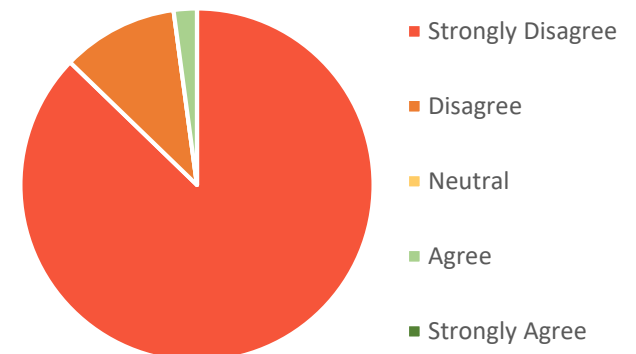
3. Housing values in the city are acceptable.

0	0%	Strongly Disagree
3	7%	Disagree
6	13%	Neutral
14	31%	Agree
22	49%	Strongly Agree



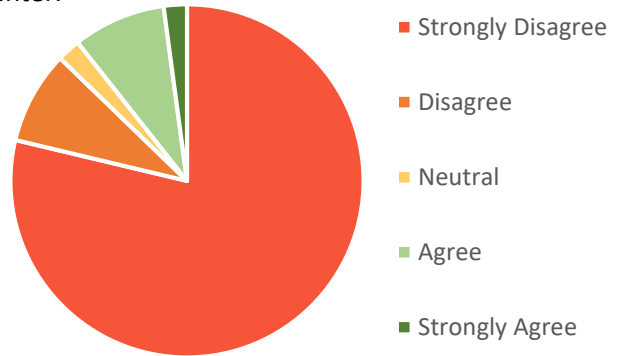
4. Apartments should be built in Woolsey.

41	87%	Strongly Disagree
5	11%	Disagree
0	0%	Neutral
1	2%	Agree
0	0%	Strongly Agree



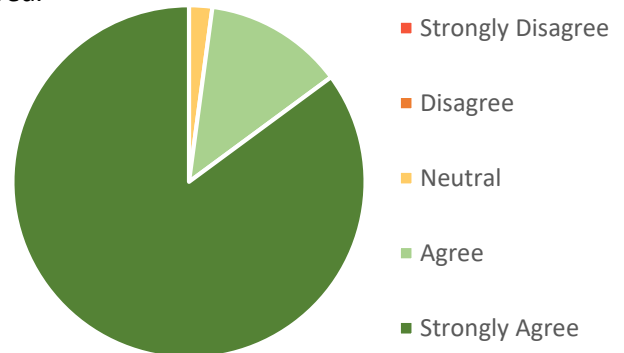
5. Townhouse development is desirable in the town center.

37	79%	Strongly Disagree
4	9%	Disagree
1	2%	Neutral
4	9%	Agree
1	2%	Strongly Agree



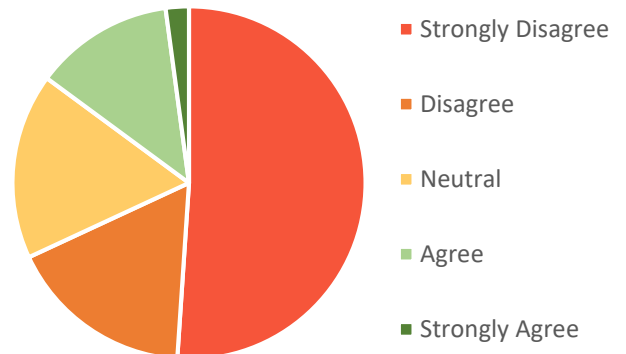
6. I would like to see rural portions of Woolsey preserved.

0	0%	Strongly Disagree
0	0%	Disagree
1	2%	Neutral
6	13%	Agree
40	85%	Strongly Agree



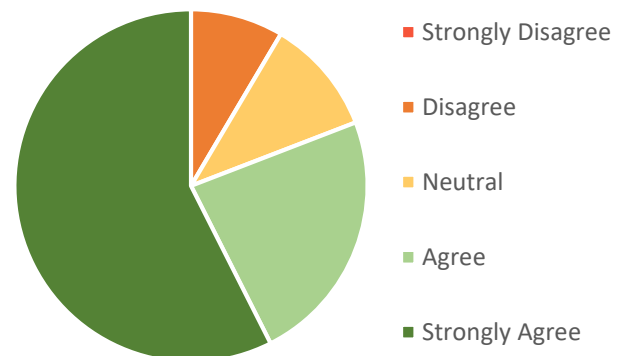
7. New residential development should be approved on small lots as long as common greenspace is preserved.

24	51%	Strongly Disagree
8	17%	Disagree
8	17%	Neutral
6	13%	Agree
1	2%	Strongly Agree



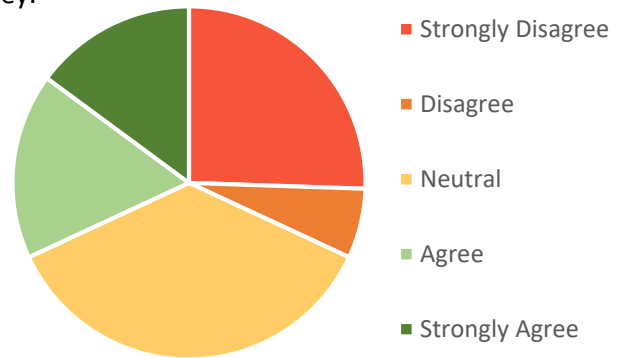
8. I prefer subdivisions with a minimum lot size of 5 acres rather than smaller lot developments with greenspace.

0	0%	Strongly Disagree
4	9%	Disagree
5	11%	Neutral
11	23%	Agree
27	57%	Strongly Agree



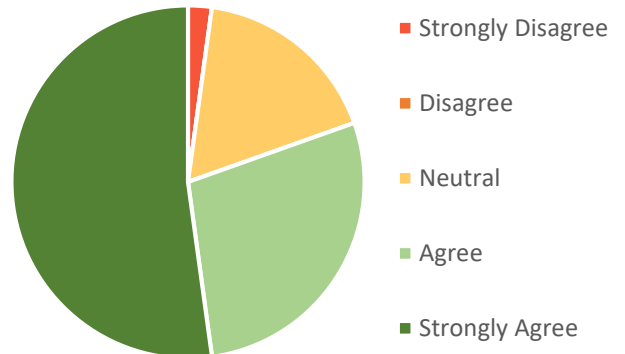
9. A mixed-use town center would be good for Woolsey.

12	26%	Strongly Disagree
3	6%	Disagree
17	36%	Neutral
8	17%	Agree
7	15%	Strongly Agree



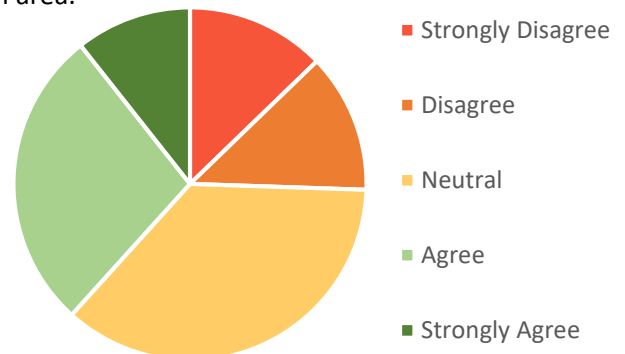
10. Trees and other landscaping along town streets are important to me.

1	2%	Strongly Disagree
0	0%	Disagree
8	17%	Neutral
13	28%	Agree
24	52%	Strongly Agree



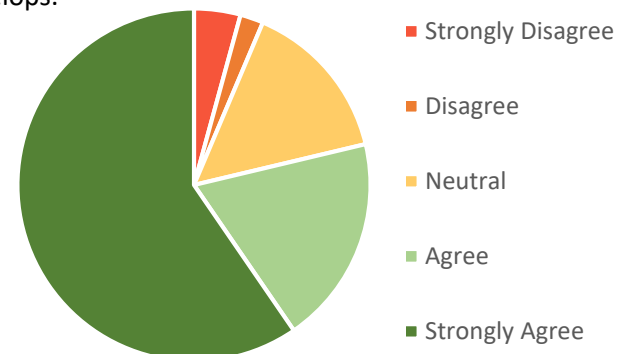
11. Woolsey needs more parks and a passive recreation area.

6	13%	Strongly Disagree
6	13%	Disagree
17	36%	Neutral
13	28%	Agree
5	11%	Strongly Agree



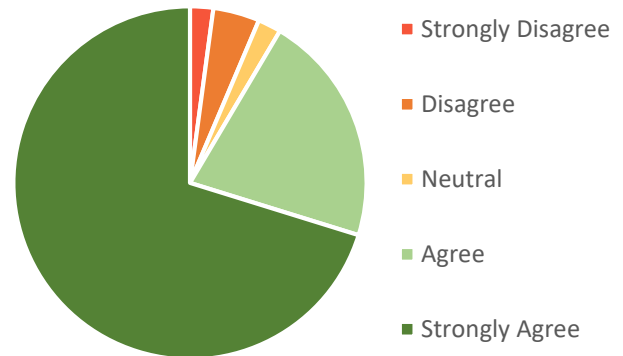
12. Open spaces should be preserved as the town develops.

2	4%	Strongly Disagree
1	2%	Disagree
7	15%	Neutral
9	19%	Agree
28	60%	Strongly Agree



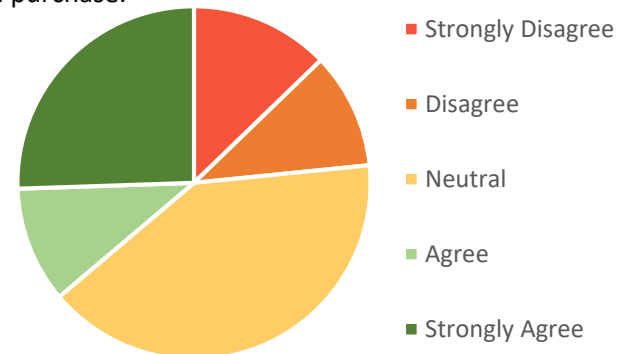
13. When new subdivisions are built, open space or natural areas should be reserved.

1	2%	Strongly Disagree
2	4%	Disagree
1	2%	Neutral
10	21%	Agree
33	70%	Strongly Agree



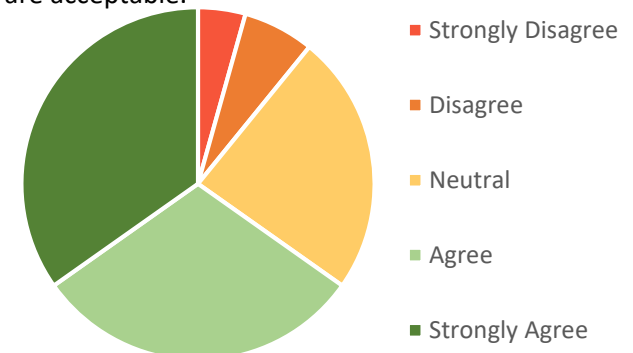
14. Woolsey should acquire open space through land purchase.

6	13%	Strongly Disagree
5	11%	Disagree
19	40%	Neutral
5	11%	Agree
12	26%	Strongly Agree



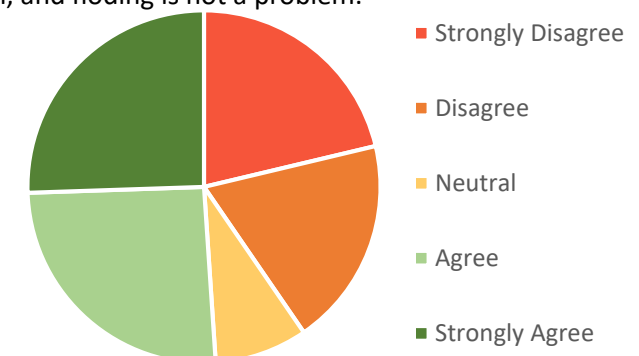
15. I believe household waste collections in Woolsey are acceptable.

2	4%	Strongly Disagree
3	7%	Disagree
11	24%	Neutral
14	30%	Agree
16	35%	Strongly Agree



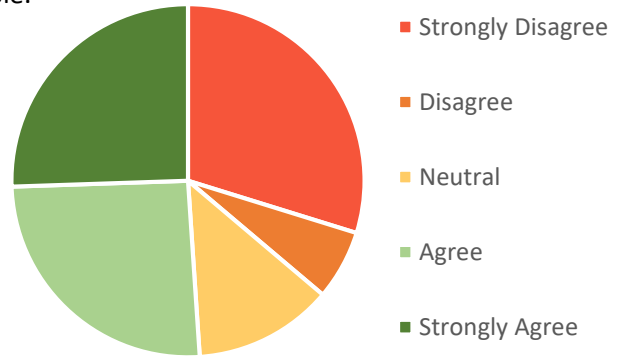
16. Storm water is handled well throughout the town, and flooding is not a problem.

10	21%	Strongly Disagree
9	19%	Disagree
4	9%	Neutral
12	26%	Agree
12	26%	Strongly Agree



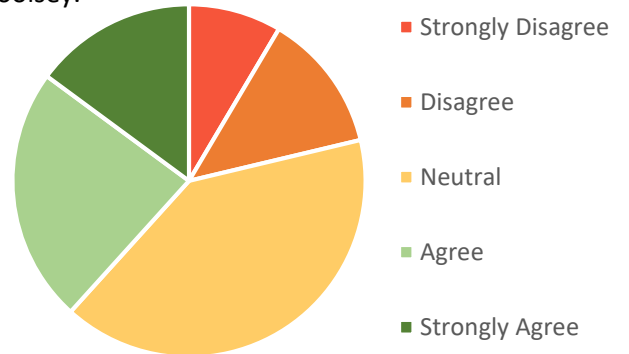
17. I would use local library services if they were available.

14	30%	Strongly Disagree
3	6%	Disagree
6	13%	Neutral
12	26%	Agree
12	26%	Strongly Agree



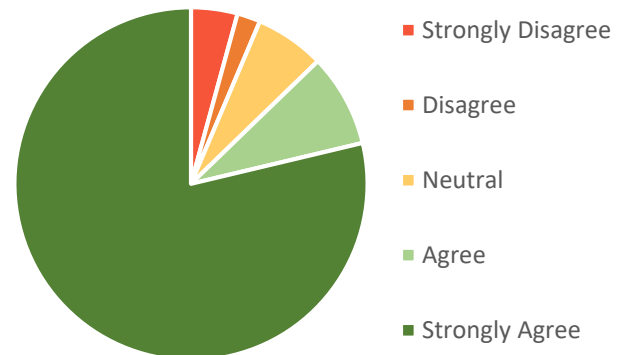
18. Community services and facilities are adequate in Woolsey.

4	9%	Strongly Disagree
6	13%	Disagree
19	40%	Neutral
11	23%	Agree
7	15%	Strongly Agree



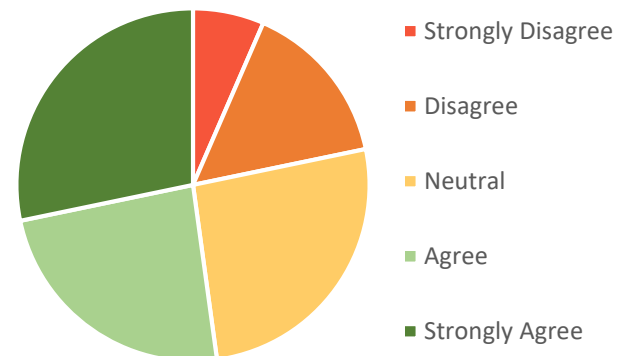
19. Fire protection in Woolsey is satisfactory.

2	4%	Strongly Disagree
1	2%	Disagree
3	6%	Neutral
4	9%	Agree
37	79%	Strongly Agree



20. Police services in Woolsey are sufficient.

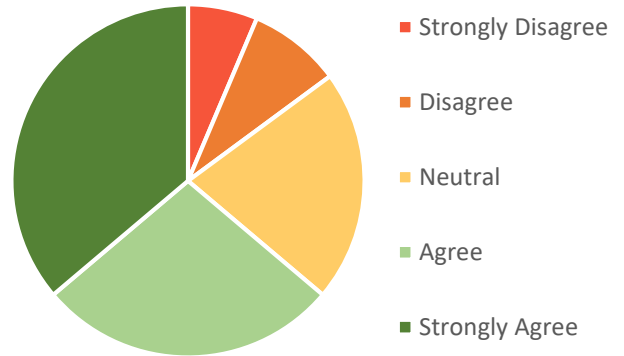
3	7%	Strongly Disagree
7	15%	Disagree
12	26%	Neutral
11	24%	Agree
13	28%	Strongly Agree





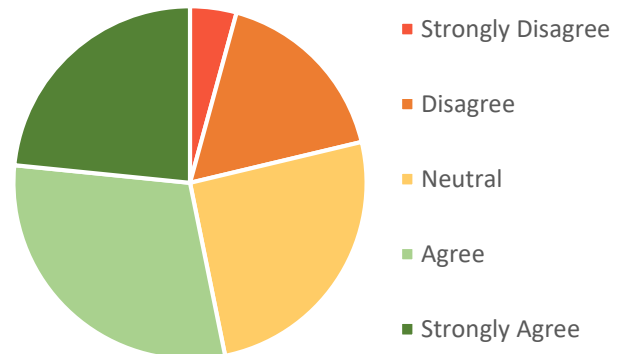
21. I am satisfied with code enforcement in Woolsey.

3	6%	Strongly Disagree
4	9%	Disagree
10	21%	Neutral
13	28%	Agree
17	36%	Strongly Agree



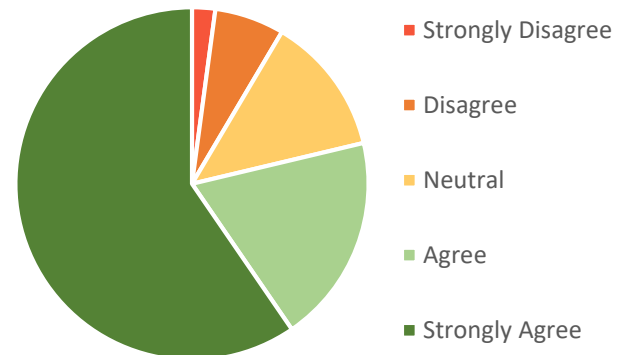
22. Street maintenance in Woolsey is adequate.

2	4%	Strongly Disagree
8	17%	Disagree
12	26%	Neutral
14	30%	Agree
11	23%	Strongly Agree



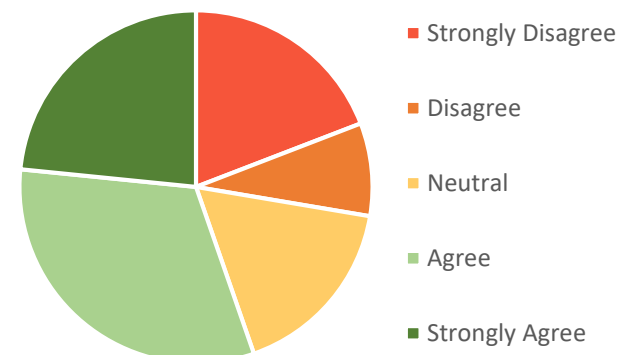
23. Commuter traffic on Highway 92 concerns me.

1	2%	Strongly Disagree
3	6%	Disagree
6	13%	Neutral
9	19%	Agree
28	60%	Strongly Agree



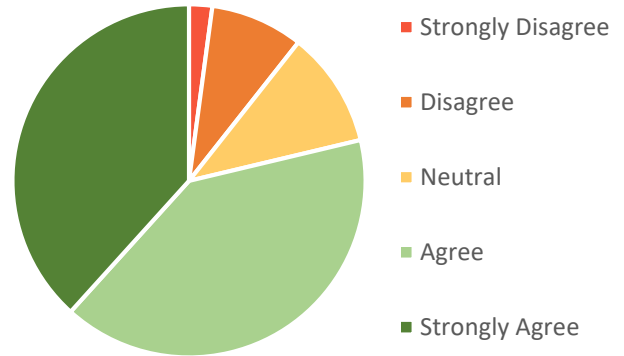
24. I would like to see more bike paths.

9	19%	Strongly Disagree
4	9%	Disagree
8	17%	Neutral
15	32%	Agree
11	23%	Strongly Agree



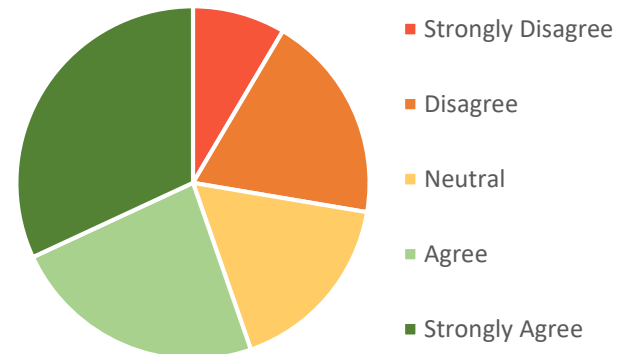
25. I would like to see more sidewalks.

1	2%	Strongly Disagree
4	9%	Disagree
5	11%	Neutral
19	40%	Agree
18	38%	Strongly Agree



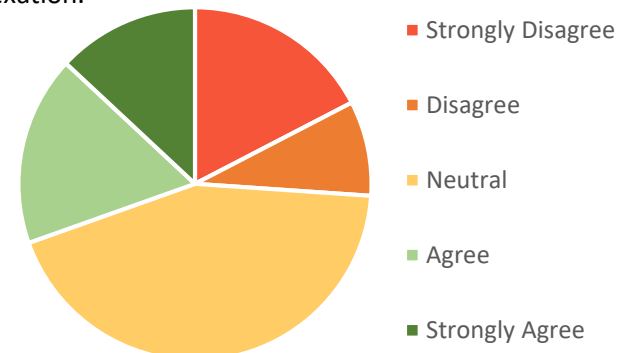
26. I would like to see more trails.

4	9%	Strongly Disagree
9	19%	Disagree
8	17%	Neutral
11	23%	Agree
15	32%	Strongly Agree



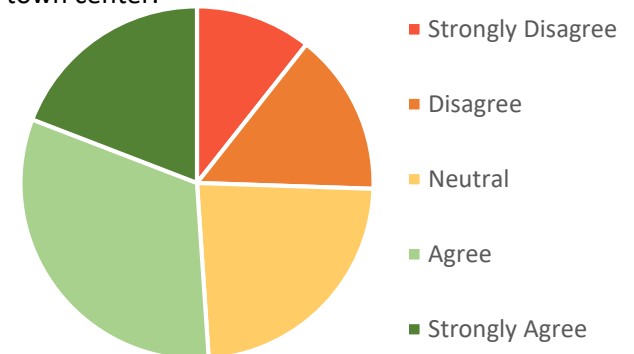
27. Woolsey should expand its borders through annexation.

8	17%	Strongly Disagree
4	9%	Disagree
20	43%	Neutral
8	17%	Agree
6	13%	Strongly Agree



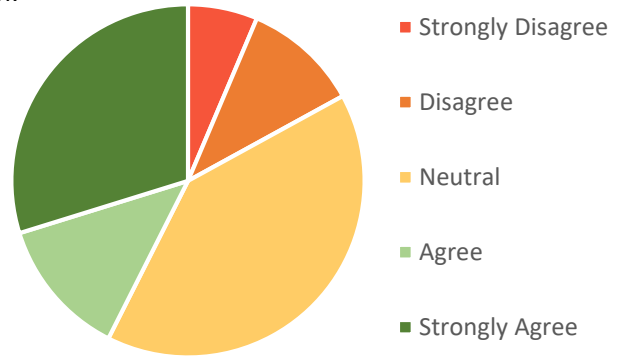
28. The Town should promote redevelopment of the town center.

5	11%	Strongly Disagree
7	15%	Disagree
11	23%	Neutral
15	32%	Agree
9	19%	Strongly Agree



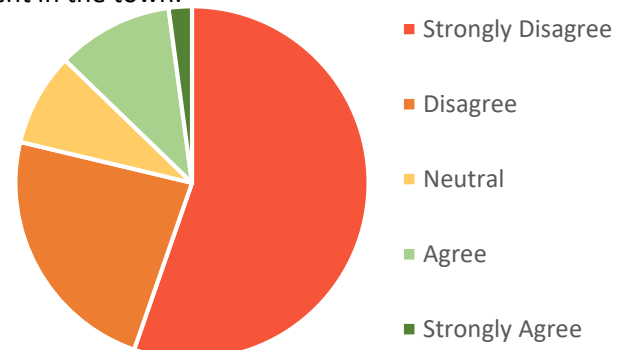
29. I am satisfied with the retail services in the town.

3	6%	Strongly Disagree
5	11%	Disagree
19	40%	Neutral
6	13%	Agree
14	30%	Strongly Agree



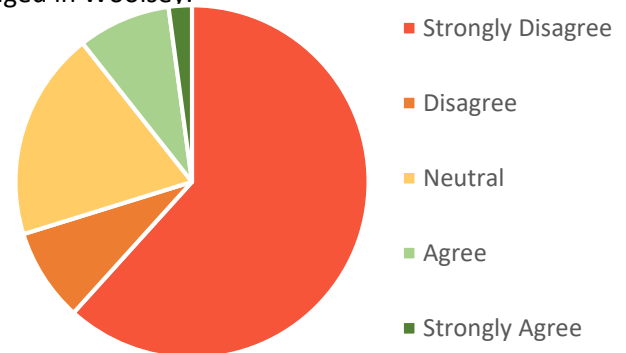
30. I would like to see more commercial development in the town.

26	55%	Strongly Disagree
11	23%	Disagree
4	9%	Neutral
5	11%	Agree
1	2%	Strongly Agree



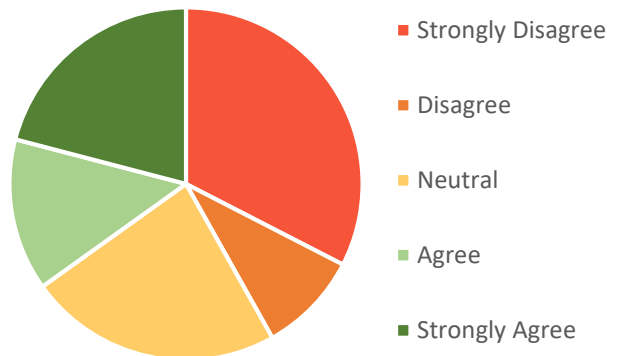
31. Light industrial development should be encouraged in Woolsey.

29	62%	Strongly Disagree
4	9%	Disagree
9	19%	Neutral
4	9%	Agree
1	2%	Strongly Agree



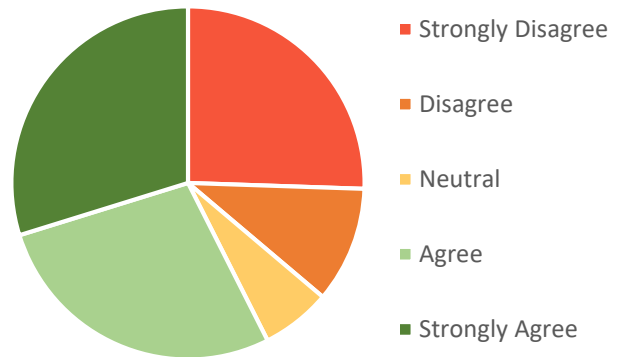
32. Hampton Road, east of Hwy 92, should be relocated south of the town center in alignment with Brooks Woolsey Road.

14	33%	Strongly Disagree
4	9%	Disagree
10	23%	Neutral
6	14%	Agree
9	21%	Strongly Agree



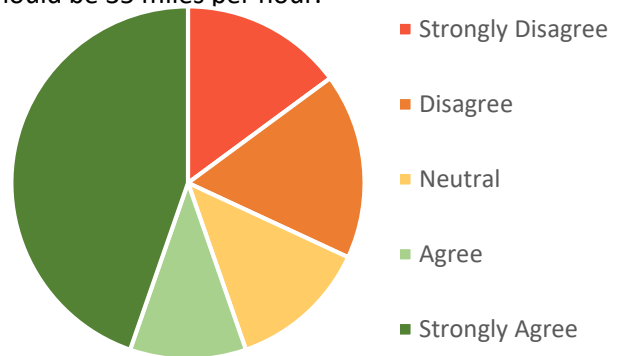
33. The Town should explore adding a light or a roundabout to the intersection of Hwy 92 and Hampton Rd.

12	26%	Strongly Disagree
5	11%	Disagree
3	6%	Neutral
13	28%	Agree
14	30%	Strongly Agree



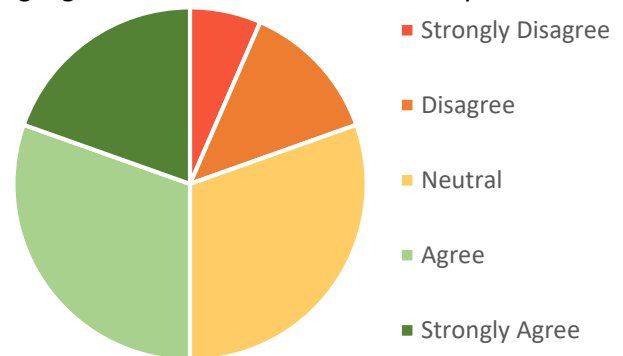
34. The speed limit on Hwy 92 through Woolsey should be 35 miles per hour.

7	15%	Strongly Disagree
8	17%	Disagree
6	13%	Neutral
5	11%	Agree
21	45%	Strongly Agree



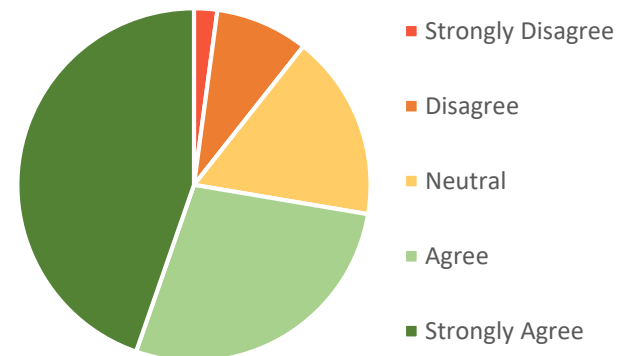
35. The Town should explore developing gateway signage to show visitors where Woolsey is on Highway

3	7%	Strongly Disagree
6	13%	Disagree
14	30%	Neutral
14	30%	Agree
9	20%	Strongly Agree



36. The Town should invest and promote the restoration of the older vacant properties in the Town Center.

1	2%	Strongly Disagree
4	9%	Disagree
8	17%	Neutral
13	28%	Agree
21	45%	Strongly Agree



Comments:

What would you like to say about the future of Woolsey

1. Don't get too carried away with developments or projects, HWY 92 and the intersections to it are my biggest concerns. The amount and speed of traffic is increasing and becoming at times dangerous.
2. Stay relatively small, encourage specialty retail, bike lanes and sidewalks on all roads. but also diversify the tax base
3. A town park would be an asset located within town limits, not at lake. Would like a path to connect streets within town for cart use. Need a community center for town use.
4. Excited to be a part of it!
5. I like it as it is.
6. I chose to live in Woolsey because of the rural, small town atmosphere. I still want these attributes to be what defines and draws people to our town.
7. Traffic issues, I believe, are most important right now. I am content to be a bedroom community as opposed to encouraging businesses or industry. We are in a good location to be convenient to businesses in Griffin (10 miles), Fayetteville (8 miles), PTC and further out as well as small stores closer in.
8. Please, no commercial development should be allowed within the City limits. A small structure may be ok with the citizens, but a larger structure will not match the current lay-out of the city. The citizens of Woolsey have shown, they do not want larger commercial structures built within the city limits.
9. Everything is good for a small town. Hwy 92 and cut through traffic needs to be addressed.
10. #16- Come to 125 Anna Lane during a downpour and see where the storm water goes!!
11. I would like to learn the history and progress we have accomplished so far, before I can make comments on future. Let me do my homework first, then I will make my suggestions.
12. We would like to keep Woolsey a small and safe community. After the long battle over the property in Woolsey Park we do not need to go through that again.
13. I would like business such as Chevron to have codes such as Clean store from area, land. Older buildings at corner of Hill Ave and Hampton Rd. should be cleaned up and look better, preserve history. Buildings on Hampton Rd. across from Hill Ave should be cleaned/preserved. People using the store from of that building need t clean up/put away at end of business hours
14. Quality over quantity. We should focus on developing the small town feeling while retaining the older, historic aspects. Woolsey is a pleasant little two with great people. That should be our draw, not commercial development.
15. The homes and businesses along 92 should keep their property clean and neat. Eyesore now including the Chevron Station.
16. That with a little more investment of time and monies into the right areas this could be the best small/small town in all of Georgia.
17. Woolsey should remain a small community but develop the town square to encourage visitors as well as provide for its citizens.
18. Woolsey's town center area should be developed with small retail businesses and offices that would benefit the local community

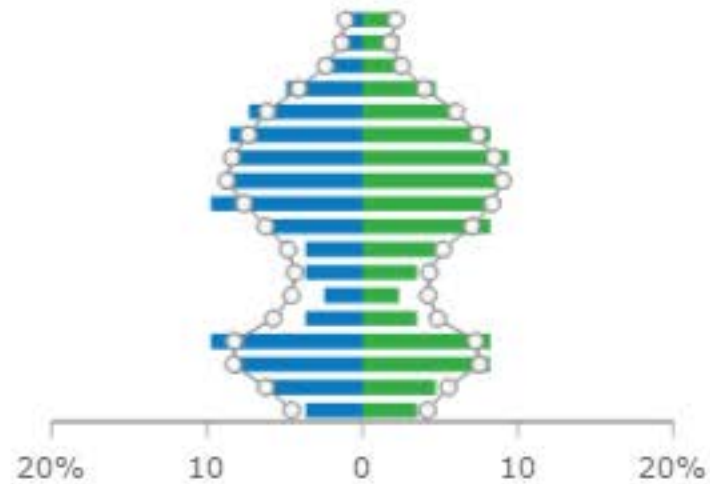
19. OUR town has been the most appreciating part of Fayetteville since 1990. Decades of making right decisions and tough choices. Most of my neighbors and myself included, would deduce to say [sic], we choose to live here because of what are [sic] town represents and the town's integrity. Only sacrificing a 4 mile drive to town for commercial and consumer needs/goods.
20. Quality over quantity in development. I could be wrong, but I don't think retail convenience is important to the residents. Otherwise, there are options much closer to Fayetteville. I want Woolsey and the surrounding area to remain rural and quiet, to the degree possible.
21. I would like there to be controlled development but still maintain the very small town feel. Maintain it as a more exclusive place to live but maybe a grocery store and library would be good. Some light industry and solve the 92 problem in whatever way is feasible but still allows Hampton Rd. to go through. Too much development will attract an undesirable element.
22. Woolsey is a rural area, that is why people moved here, no one is that far away from Fayetteville or Griffin. We certainly don't need apartments or townhomes.
23. Please keep the town small. Small development is not a bad idea, just small. Small local owned stores or eateries.
24. We would like it to stay quiet and peaceful with the ability to enjoy nature.
25. I think its handled well to much commercial brings in crime. We already have enough going on at Hwy 92 and Hampton Rd.
26. I am relatively a new resident in Woolsey. It was known to me as Fayetteville when I bought the property. I will be interested in participating town development for desirable progress.
27. Keep our community quiet and rural. No big business should be allowed in the small area. It would bring more traffic/congestion/noise.
28. Please, any commercial development being considered should be of a scale and size that best fits the way things are now and where it should go in the future. I don't see big chain stores as a good idea for a positive step for growth but maybe smaller family or independently owned businesses.
29. I realize this is difficult to do (regarding my previous statement) but I feel this is the direction we should go. Considering that Woolsey doesn't have the money to fund these things I am not hopeful.
30. It would be nice if household waste collection (from all vendors) included recycling of items.
31. Not sure how #32 is possible
32. Woolsey should look into ways to preserve, renovate vacant buildings in town
33. People travel/venture etc. to see preservations historical sites, etc. THAT IS OUR HISTORY and its important. No one takes a class on a field trip to Dollar General stores. What we have in our town, is rare. Some things and places in life are worth the fight. We set a high standard to our city. The only thing constant, of course, is change. That doesn't have to equate to drastic... [sic]
34. We pay the same taxes as everyone in Fayetteville and we don't receive the services that most people have- no county water, don't see too many sheriffs riding through.
35. I have lived in Woolsey for more than 20 years and I enjoy the peace and quiet here. Adding more subdivisions and businesses would take away from the quietness. If I wanted more hustle and bustle, I would have opted to live closer to Fayetteville or Atlanta. The crime rate here is low and building more would certainly up that rate. Having Lake Horton close provides bike trails as well as walking trails. I don't think we need any more. I love Woolsey and its residents just like the are. I certainly don't want to become another Peachtree City!



36. We moved to Woolsey because of how small it is. I would also like to point out the fruit and vegetable stand causes a huge traffic concern. Vehicles park on road to make purchases and can cause an accident.

## Age Pyramid

This area



The largest group:  
2016 Males Age 15-19

The smallest group:  
2016 Males Age 80-84

Dots show comparison to  
Fayette County



## INTERNET ACCESS



89%

Use Computer



63%

Use Cell Phone

## ANNUAL LIFESTYLE SPENDING



\$2,614  
Travel



\$79  
Theatre/Operas/  
Concerts



\$82  
Movies/Museums/  
Parks



\$76  
Sports Events



\$4  
Online Games

## ANNUAL HOUSEHOLD SPENDING



\$2,418  
Apparel &  
Services



\$209  
Computers &  
Hardware



\$3,626  
Eating Out



\$5,537  
Groceries



\$6,379  
Health Care

## Race and Ethnicity

This area

The largest group: White Alone (89.82)

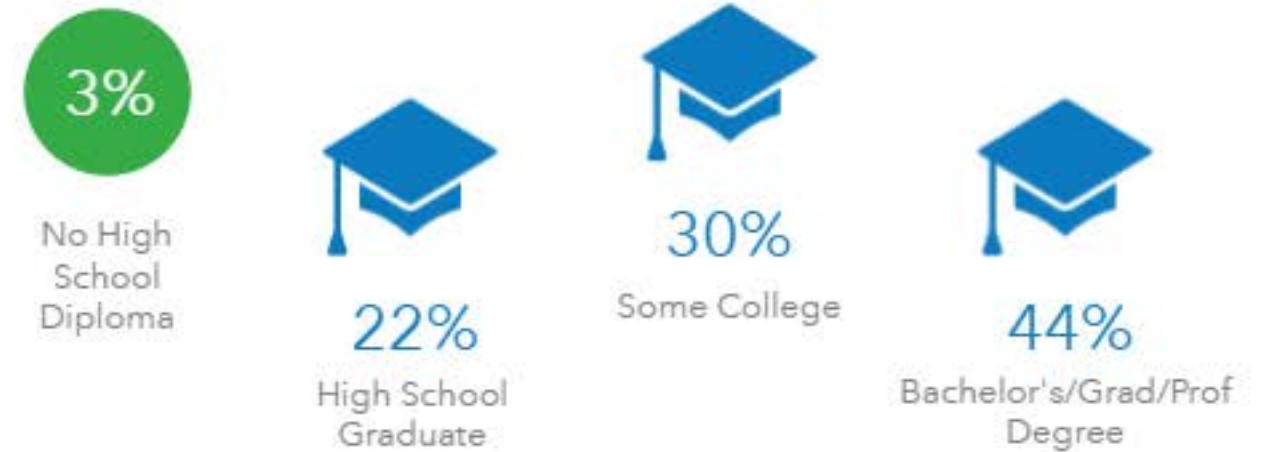
The smallest group: American Indian/Alaska Native Alone (0.00)

Indicator	Value	Difference
White Alone	89.82	+22.57
Black Alone	5.39	-17.06
American Indian/Alaska Native Alone	0.00	-0.33
Asian Alone	1.80	-2.72
Pacific Islander Alone	0.00	-0.11
Other Race	0.60	-2.11
Two or More Races	2.40	-0.21
Hispanic Origin (Any Race)	3.01	-4.33

## KEY FACTS



## EDUCATION



## BUSINESS



## EMPLOYMENT



## INCOME



## Households By Income

This area

The largest group: \$100,000 - \$149,999 (21.7%)

The smallest group: \$15,000 - \$24,999 (3.3%)

Indicator	Value	Difference
<\$15,000	8.3%	+2.5%
\$15,000 - \$24,999	3.3%	-3.0%
\$25,000 - \$34,999	10.0%	+2.4%
\$35,000 - \$49,999	8.3%	-2.8%
\$50,000 - \$74,999	13.3%	-1.0%
\$75,000 - \$99,999	18.3%	+3.5%
\$100,000 - \$149,999	21.7%	+1.2%
\$150,000 - \$199,999	10.0%	0
\$200,000+	8.3%	-1.3%

# Community Profile

Woolsey Town, GA  
Woolsey Town, GA (1384288)  
Geography: Place

Prepared by ARC - Source ESRI

	Woolsey town,...
<b>Population Summary</b>	
2000 Total Population	114
2010 Total Population	158
2016 Total Population	166
2016 Group Quarters	0
2021 Total Population	175
2016-2021 Annual Rate	1.06%
2016 Total Daytime Population	102
Workers	11
Residents	91
<b>Household Summary</b>	
2000 Households	41
2000 Average Household Size	2.78
2010 Households	57
2010 Average Household Size	2.77
2016 Households	60
2016 Average Household Size	2.77
2021 Households	63
2021 Average Household Size	2.78
2016-2021 Annual Rate	0.98%
2010 Families	48
2010 Average Family Size	3.04
2016 Families	53
2016 Average Family Size	2.94
2021 Families	55
2021 Average Family Size	2.98
2016-2021 Annual Rate	0.74%
<b>Housing Unit Summary</b>	
2000 Housing Units	46
Owner Occupied Housing Units	84.8%
Renter Occupied Housing Units	4.3%
Vacant Housing Units	10.9%
2010 Housing Units	66
Owner Occupied Housing Units	81.8%
Renter Occupied Housing Units	4.5%
Vacant Housing Units	13.6%
2016 Housing Units	69
Owner Occupied Housing Units	79.7%
Renter Occupied Housing Units	7.2%
Vacant Housing Units	13.0%
2021 Housing Units	73
Owner Occupied Housing Units	79.5%
Renter Occupied Housing Units	6.8%
Vacant Housing Units	13.7%
<b>Median Household Income</b>	
2016	\$83,298
2021	\$92,147
<b>Median Home Value</b>	
2016	\$342,857
2021	\$325,000
<b>Per Capita Income</b>	
2016	\$33,726
2021	\$37,570
<b>Median Age</b>	
2010	49.0
2016	46.5
2021	47.7

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

March 01, 2017

## Community Profile

Woolsey Town, GA  
Woolsey Town, GA (1384288)  
Geography: Place

Prepared by ARC - Source ESRI

### Woolsey town,...

#### 2016 Households by Income

Household Income Base	61
<\$15,000	8.2%
\$15,000 - \$24,999	3.3%
\$25,000 - \$34,999	9.8%
\$35,000 - \$49,999	8.2%
\$50,000 - \$74,999	13.1%
\$75,000 - \$99,999	18.0%
\$100,000 - \$149,999	21.3%
\$150,000 - \$199,999	9.8%
\$200,000+	8.2%
Average Household Income	\$97,477

#### 2021 Households by Income

Household Income Base	64
<\$15,000	7.8%
\$15,000 - \$24,999	3.1%
\$25,000 - \$34,999	7.8%
\$35,000 - \$49,999	3.1%
\$50,000 - \$74,999	14.1%
\$75,000 - \$99,999	18.8%
\$100,000 - \$149,999	26.6%
\$150,000 - \$199,999	10.9%
\$200,000+	7.8%
Average Household Income	\$109,108

#### 2016 Owner Occupied Housing Units by Value

Total	54
<\$50,000	1.9%
\$50,000 - \$99,999	1.9%
\$100,000 - \$149,999	3.7%
\$150,000 - \$199,999	9.3%
\$200,000 - \$249,999	11.1%
\$250,000 - \$299,999	16.7%
\$300,000 - \$399,999	13.0%
\$400,000 - \$499,999	22.2%
\$500,000 - \$749,999	16.7%
\$750,000 - \$999,999	3.7%
\$1,000,000 +	0.0%
Average Home Value	\$375,463

#### 2021 Owner Occupied Housing Units by Value

Total	59
<\$50,000	1.7%
\$50,000 - \$99,999	0.0%
\$100,000 - \$149,999	1.7%
\$150,000 - \$199,999	8.5%
\$200,000 - \$249,999	13.6%
\$250,000 - \$299,999	22.0%
\$300,000 - \$399,999	10.2%
\$400,000 - \$499,999	22.0%
\$500,000 - \$749,999	15.3%
\$750,000 - \$999,999	5.1%
\$1,000,000 +	0.0%
Average Home Value	\$383,051

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

March 01, 2017



## Community Profile

Woolsey Town, GA  
Woolsey Town, GA (1384288)  
Geography: Place

Prepared by ARC - Source ESRI

		Woolsey town,...
<b>2010 Population by Age</b>		
Total		158
0 - 4		3.8%
5 - 9		6.3%
10 - 14		7.6%
15 - 24		10.8%
25 - 34		3.2%
35 - 44		10.8%
45 - 54		20.3%
55 - 64		17.1%
65 - 74		8.2%
75 - 84		9.5%
85 +		2.5%
18 +		75.9%
<b>2016 Population by Age</b>		
Total		167
0 - 4		3.6%
5 - 9		5.4%
10 - 14		8.4%
15 - 24		12.6%
25 - 34		6.0%
35 - 44		11.4%
45 - 54		18.0%
55 - 64		17.4%
65 - 74		11.4%
75 - 84		4.2%
85 +		1.8%
18 +		76.0%
<b>2021 Population by Age</b>		
Total		177
0 - 4		3.4%
5 - 9		5.1%
10 - 14		8.5%
15 - 24		11.9%
25 - 34		5.6%
35 - 44		11.3%
45 - 54		16.4%
55 - 64		17.5%
65 - 74		13.0%
75 - 84		5.6%
85 +		1.7%
18 +		76.8%
<b>2010 Population by Sex</b>		
Males		66
Females		92
<b>2016 Population by Sex</b>		
Males		82
Females		85
<b>2021 Population by Sex</b>		
Males		88
Females		89

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

March 01, 2017

## Community Profile

Woolsey Town, GA  
Woolsey Town, GA (1384288)  
Geography: Place

Prepared by ARC - Source ESRI

		Woolsey town,...
<b>2010 Population by Race/Ethnicity</b>		
Total		158
White Alone		94.9%
Black Alone		3.2%
American Indian Alone		0.0%
Asian Alone		0.0%
Pacific Islander Alone		0.0%
Some Other Race Alone		0.0%
Two or More Races		1.9%
Hispanic Origin		1.3%
Diversity Index		12.0
<b>2016 Population by Race/Ethnicity</b>		
Total		167
White Alone		89.8%
Black Alone		5.4%
American Indian Alone		0.0%
Asian Alone		1.8%
Pacific Islander Alone		0.0%
Some Other Race Alone		0.6%
Two or More Races		2.4%
Hispanic Origin		3.6%
Diversity Index		23.7
<b>2021 Population by Race/Ethnicity</b>		
Total		175
White Alone		88.0%
Black Alone		6.3%
American Indian Alone		0.0%
Asian Alone		2.3%
Pacific Islander Alone		0.0%
Some Other Race Alone		0.6%
Two or More Races		2.9%
Hispanic Origin		4.0%
Diversity Index		28.1
<b>2010 Population by Relationship and Household Type</b>		
Total		158
In Households		100.0%
In Family Households		94.3%
Householder		30.4%
Spouse		25.9%
Child		31.0%
Other relative		5.1%
Nonrelative		1.9%
In Nonfamily Households		5.7%
In Group Quarters		0.0%
Institutionalized Population		0.0%
Noninstitutionalized Population		0.0%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

March 01, 2017

## Community Profile

Woolsey Town, GA  
Woolsey Town, GA (1384288)  
Geography: Place

Prepared by ARC - Source ESRI

		Woolsey town,...
<b>2016 Population 25+ by Educational Attainment</b>		
Total		115
Less than 9th Grade		0.0%
9th - 12th Grade, No Diploma		3.5%
High School Graduate		19.1%
GED/Alternative Credential		2.6%
Some College, No Degree		23.5%
Associate Degree		7.0%
Bachelor's Degree		22.6%
Graduate/Professional Degree		21.7%
<b>2016 Population 15+ by Marital Status</b>		
Total		137
Never Married		27.0%
Married		55.5%
Widowed		8.0%
Divorced		9.5%
<b>2016 Civilian Population 16+ in Labor Force</b>		
Civilian Employed		97.4%
Civilian Unemployed		2.6%
<b>2016 Employed Population 16+ by Industry</b>		
Total		75
Agriculture/Mining		0.0%
Construction		4.1%
Manufacturing		12.2%
Wholesale Trade		1.4%
Retail Trade		8.1%
Transportation/Utilities		9.5%
Information		0.0%
Finance/Insurance/Real Estate		6.8%
Services		52.7%
Public Administration		5.4%
<b>2016 Employed Population 16+ by Occupation</b>		
Total		74
White Collar		74.3%
Management/Business/Financial		20.3%
Professional		27.0%
Sales		14.9%
Administrative Support		12.2%
Services		13.5%
Blue Collar		12.2%
Farming/Forestry/Fishing		0.0%
Construction/Extraction		1.4%
Installation/Maintenance/Repair		4.1%
Production		2.7%
Transportation/Material Moving		4.1%
<b>2010 Population By Urban/ Rural Status</b>		
Total Population		158
Population Inside Urbanized Area		0.0%
Population Inside Urbanized Cluster		0.0%
Rural Population		100.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

March 01, 2017

## Community Profile

Woolsey Town, GA  
Woolsey Town, GA (1384288)  
Geography: Place

Prepared by ARC - Source ESRI

		Woolsey town,...
<b>2010 Households by Type</b>		
Total		57
Households with 1 Person		15.8%
Households with 2+ People		84.2%
Family Households		84.2%
Husband-wife Families		71.9%
With Related Children		28.1%
Other Family (No Spouse Present)		12.3%
Other Family with Male Householder		0.0%
With Related Children		0.0%
Other Family with Female Householder		12.3%
With Related Children		1.8%
Nonfamily Households		0.0%
All Households with Children		29.8%
Multigenerational Households		5.3%
Unmarried Partner Households		1.8%
Male-female		1.8%
Same-sex		0.0%
<b>2010 Households by Size</b>		
Total		57
1 Person Household		15.8%
2 Person Household		40.4%
3 Person Household		15.8%
4 Person Household		12.3%
5 Person Household		12.3%
6 Person Household		1.8%
7 + Person Household		1.8%
<b>2010 Households by Tenure and Mortgage Status</b>		
Total		57
Owner Occupied		94.7%
Owned with a Mortgage/Loan		56.1%
Owned Free and Clear		38.6%
Renter Occupied		5.3%
<b>2010 Housing Units By Urban/ Rural Status</b>		
Total Housing Units		66
Housing Units Inside Urbanized Area		0.0%
Housing Units Inside Urbanized Cluster		0.0%
Rural Housing Units		100.0%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

March 01, 2017

# Community Profile

Woolsey Town, GA  
Woolsey Town, GA (1384288)  
Geography: Place

Prepared by ARC - Source ESRI

Woolsey town,...		
<b>Top 3 Tapestry Segments</b>		
	<b>1.</b>	Savvy Suburbanites (1D)
	<b>2.</b>	Top Tier (1A)
	<b>3.</b>	Professional Pride (1B)
<b>2016 Consumer Spending</b>		
Apparel & Services: Total \$		\$145,204
Average Spent		\$2,420.06
Spending Potential Index		120
Education: Total \$		\$124,453
Average Spent		\$2,074.21
Spending Potential Index		147
Entertainment/Recreation: Total \$		\$213,603
Average Spent		\$3,560.05
Spending Potential Index		122
Food at Home: Total \$		\$332,441
Average Spent		\$5,540.69
Spending Potential Index		111
Food Away from Home: Total \$		\$217,715
Average Spent		\$3,628.58
Spending Potential Index		117
Health Care: Total \$		\$383,020
Average Spent		\$6,383.67
Spending Potential Index		120
HH Furnishings & Equipment: Total \$		\$131,840
Average Spent		\$2,197.33
Spending Potential Index		124
Personal Care Products & Services: Total \$		\$53,678
Average Spent		\$894.64
Spending Potential Index		122
Shelter: Total \$		\$1,140,001
Average Spent		\$19,000.02
Spending Potential Index		122
Support Payments/Cash Contributions/Gifts in Kind: Total \$		\$176,962
Average Spent		\$2,949.36
Spending Potential Index		127
Travel: Total \$		\$156,959
Average Spent		\$2,615.99
Spending Potential Index		141
Vehicle Maintenance & Repairs: Total \$		\$73,727
Average Spent		\$1,228.80
Spending Potential Index		119

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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