

**DATE:** May 23, 2022

**TO:** Mayor Gary Laggis, Town of Woolsey  
**FROM:** Mike Alexander, Director, ARC Center for Livable Communities

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** 2022 Town of Woolsey Comprehensive Plan Update

**Review Type:** Local Comprehensive Plan

**Description:** A regional review of the draft 2022 Town of Woolsey Comprehensive Plan Update.

**Submitting Local Government:** Town of Woolsey

**Action Under Consideration:** Approval

**Date Opened:** May 23, 2022

**Deadline for Comments:** June 13, 2022

**Earliest the Regional Review can be Completed:** Upon approval by Georgia DCA

**THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:**

ATLANTA REGIONAL COMMISSION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY  
SPALDING COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
FAYETTE COUNTY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
CLAYTON COUNTY

**Attached is information concerning this review.**

If you have any questions regarding this review, please contact Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or 470-378-1531. If ARC staff do not receive comments from you on or before **2022-06-13 00:00:00**, we will assume that your agency has no comments and will close the review. Comments via e-mail are strongly encouraged. The ARC review website is located at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>.

**NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY**

<b>Submitting Local Government:</b>	Town of Woolsey	<b>Date Received:</b>	May 23, 2022			
<b>Local Contact:</b>	Town of Woolsey					
<b>Phone:</b>	770-719-8711	<b>E-Mail:</b>				
<b>Fax:</b>		<b>Website:</b>	woolseyga.com			
<b>Street</b>	113 Hill Ave	<b>City State, Zip:</b>	Fayetteville, GA 30215			
<b>Department of Community Affairs Review Required</b>						
<b>Review Title:</b>	2022 Town of Woolsey Comprehensive Plan Update					
<b>Description:</b>	<p>A regional review of the draft 2022 Town of Woolsey Comprehensive Plan Update.</p> <p>Document can be viewed on the ARC website at: <a href="https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/">https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/</a> Under Plan Review, search for the Town of Woolsey.</p>					
<b>The submitted documents are available for review at ARC and the local government.</b>						
<b>Reviewing Regional Commission:</b>						
<p>Atlanta Regional Commission 229 Peachtree Street NE, Suite 100 Atlanta, GA 30303</p> <p>Phone 404-463-3100   Fax 404-463-3254</p>						
<b>Contact Person:</b>	Donald Shockey, Plan Review Coordinator					
<b>E-Mail</b>	<a href="mailto:dshockey@atlantaregional.org">dshockey@atlantaregional.org</a>					

# The Town of Woolsey Comprehensive Plan 2022



# Acknowledgements

## **Woolsey Town Council**

Mayor Gary Laggis  
Frank Carden  
Kenny Wright  
Ron Smith

## **Woolsey Plan Steering Committee**

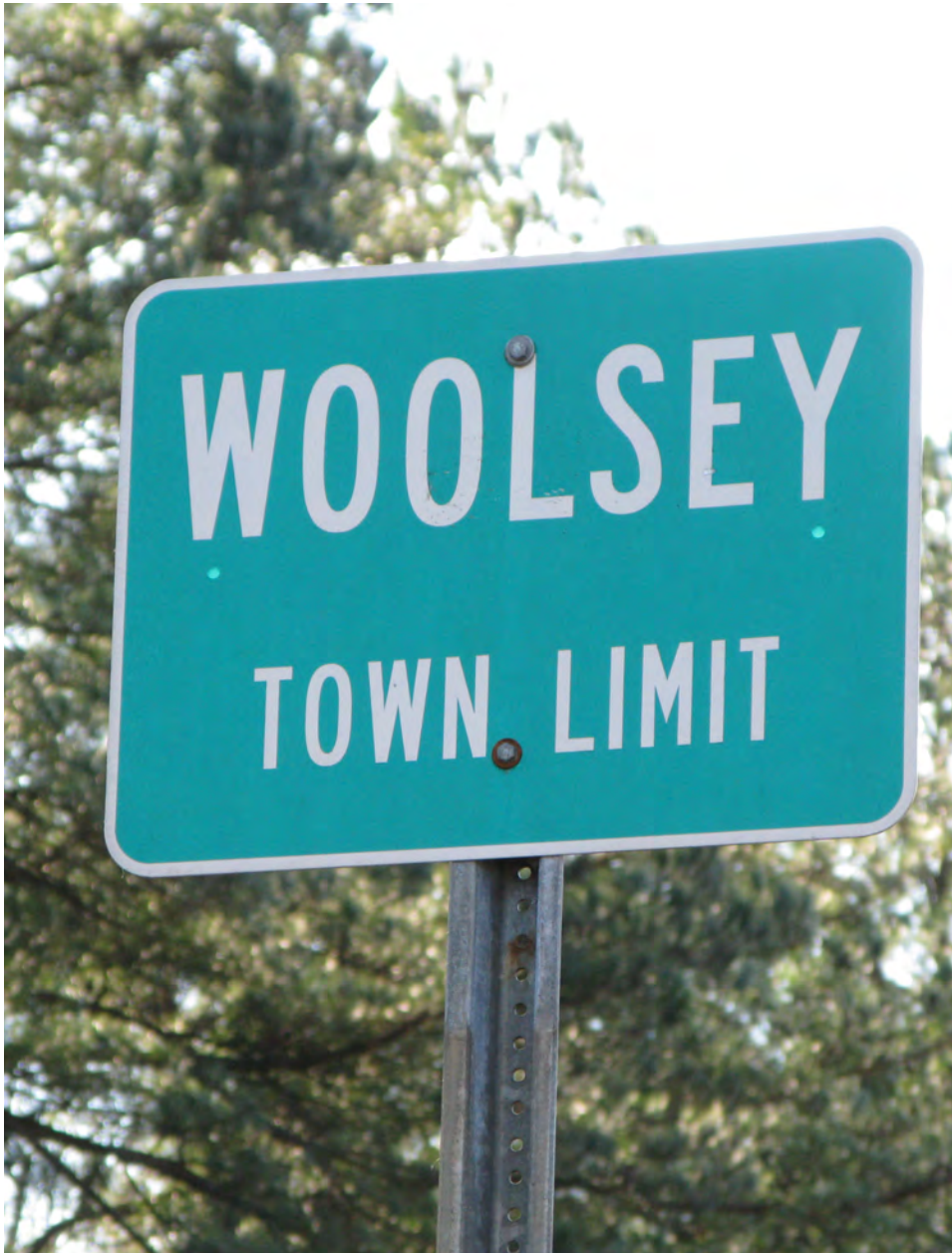
Councilman Ron Smith  
Mayor Gary Laggis  
Karen Graiser  
Cherie Morgan  
Valerie Akin  
Kia Wills  
Roy McKenny  
Mike Gumbinger

## **Atlanta Regional Commission**

Ryan Schlom  
Jared Lombard, AICP



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# Introduction

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

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

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

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

- Regulations
- Capital spending
- Programs

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

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

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

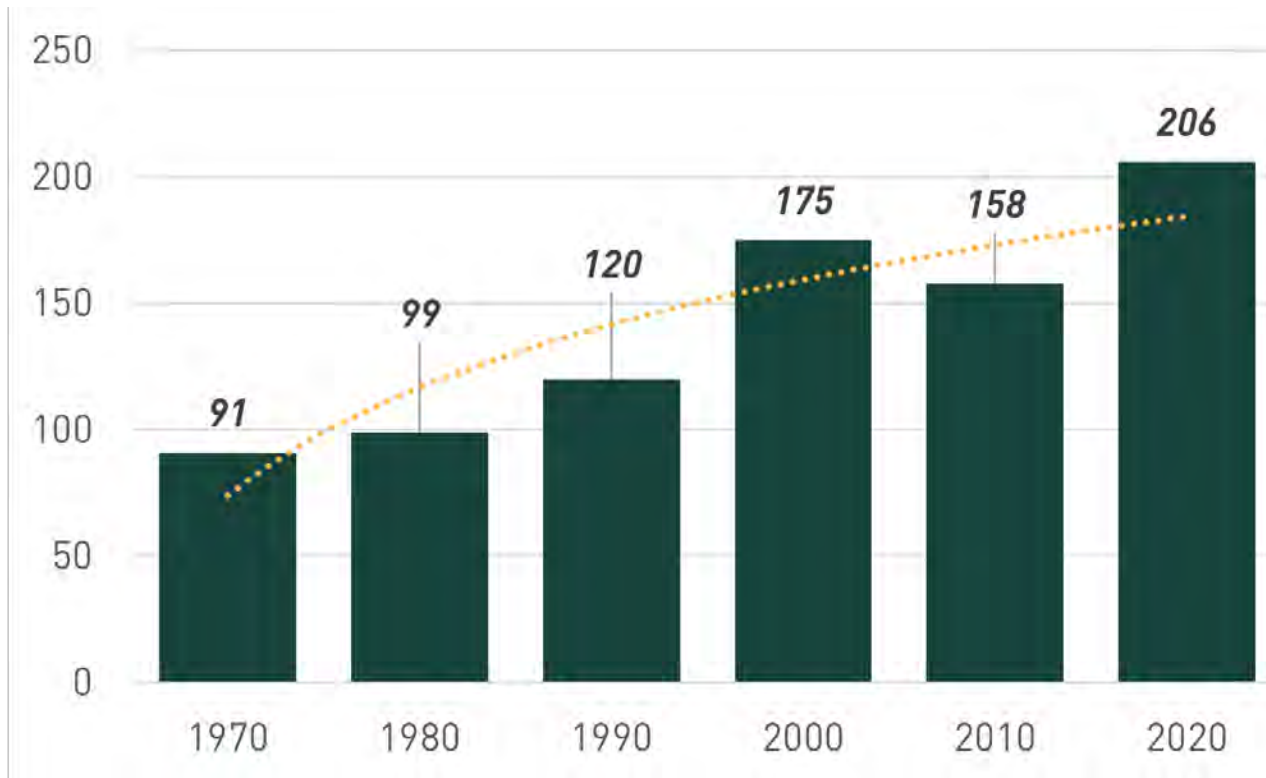
An Open House was held to allow for people to drop in to learn about the planning process. The Open House was designed to allow visitors to make a short stop to give valuable feedback to the Planning Team and Steering Committee.

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

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

# Who We Are

## Woolsey Population Changes



Source: U.S. Census Bureau, Decennial Censuses

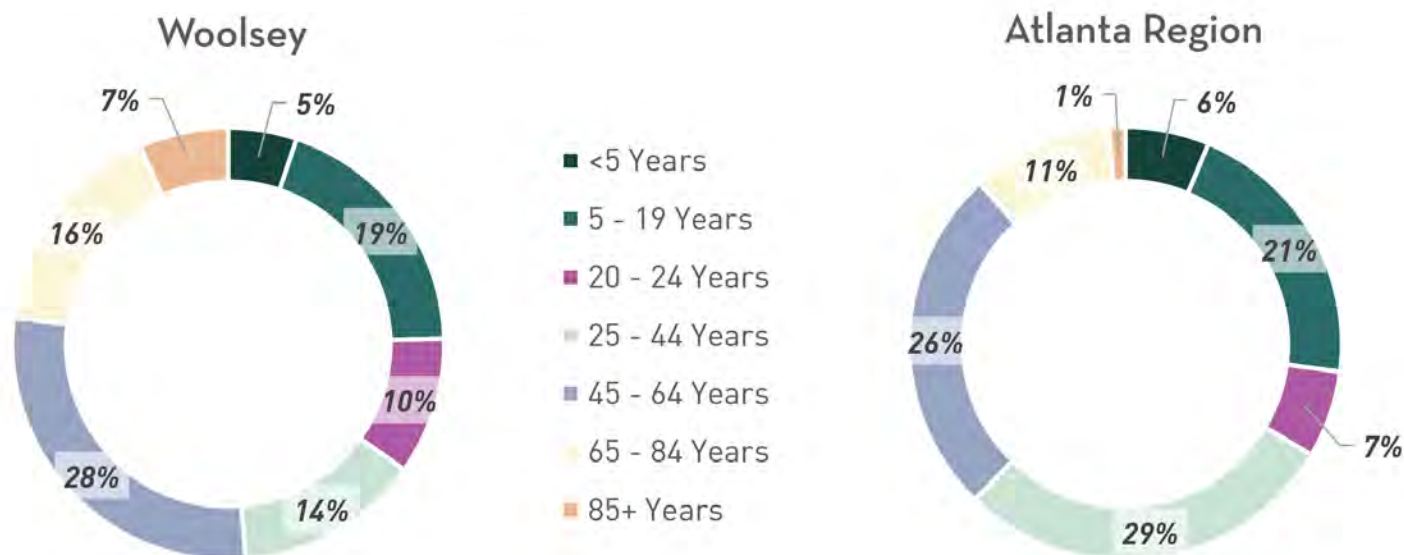
*Woolsey's population has varied by a few dozen people over the last 20 years, showing signs of moderate growth. Due to the Town's modest geographic footprint and being nearly built-out, the population should not be expected to grow much more in the future.*

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

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

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

## Age Profile of Woolsey



Source: ACS 2020, 5-year data

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



## Occupations of Workers in Woolsey



## Occupations of Woolsey Residents



Source: LEHD Origin-Destination Employment Statistics

## The Economy of Woolsey

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

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

# Commuting Patterns

Commute In  
To Woolsey



Live And Work  
In Woolsey



Commute Out  
From Woolsey



# Transportation

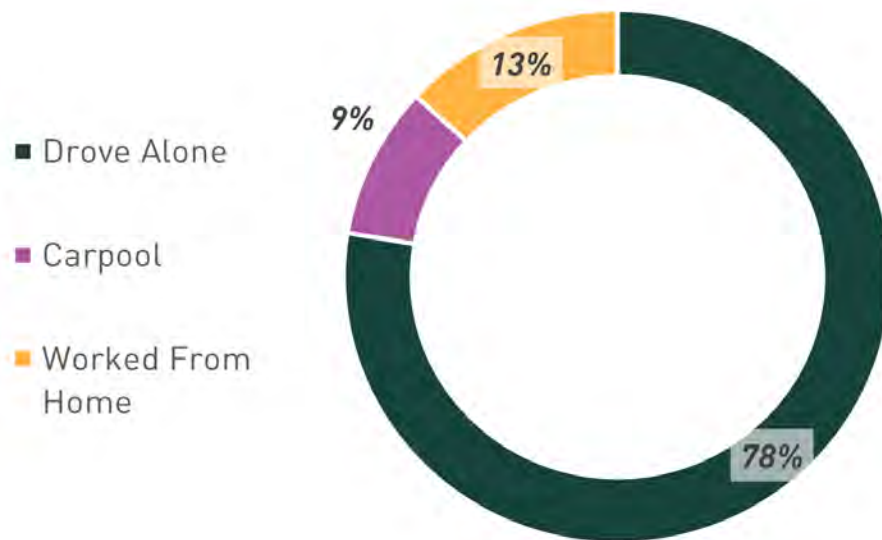
Woolsey is centered on the intersection of Hampton Road and GA-92. These two roadways serve as the main arterial transportation routes for residents of the Town and commuters passing through. All other streets are local streets serving individual residential areas and are dedicated streets maintained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

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

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

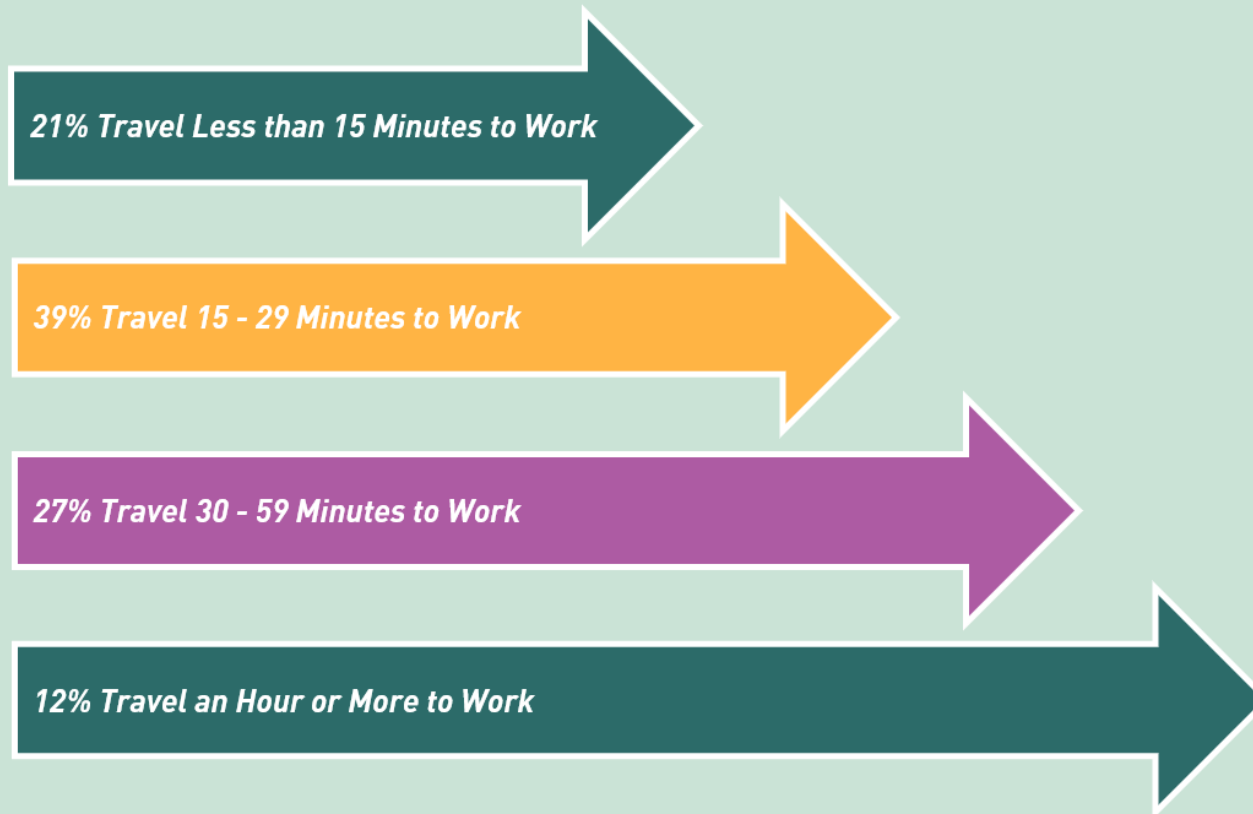
The community expressed a few concerns related to traffic during plan development. Principally, people are noticing more congestion and heavier use by freight vehicles, citing concerns about the intersection of Hampton Road and Highway 92 often being slowed and made more dangerous by freight vehicles.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

## Commuting Patterns

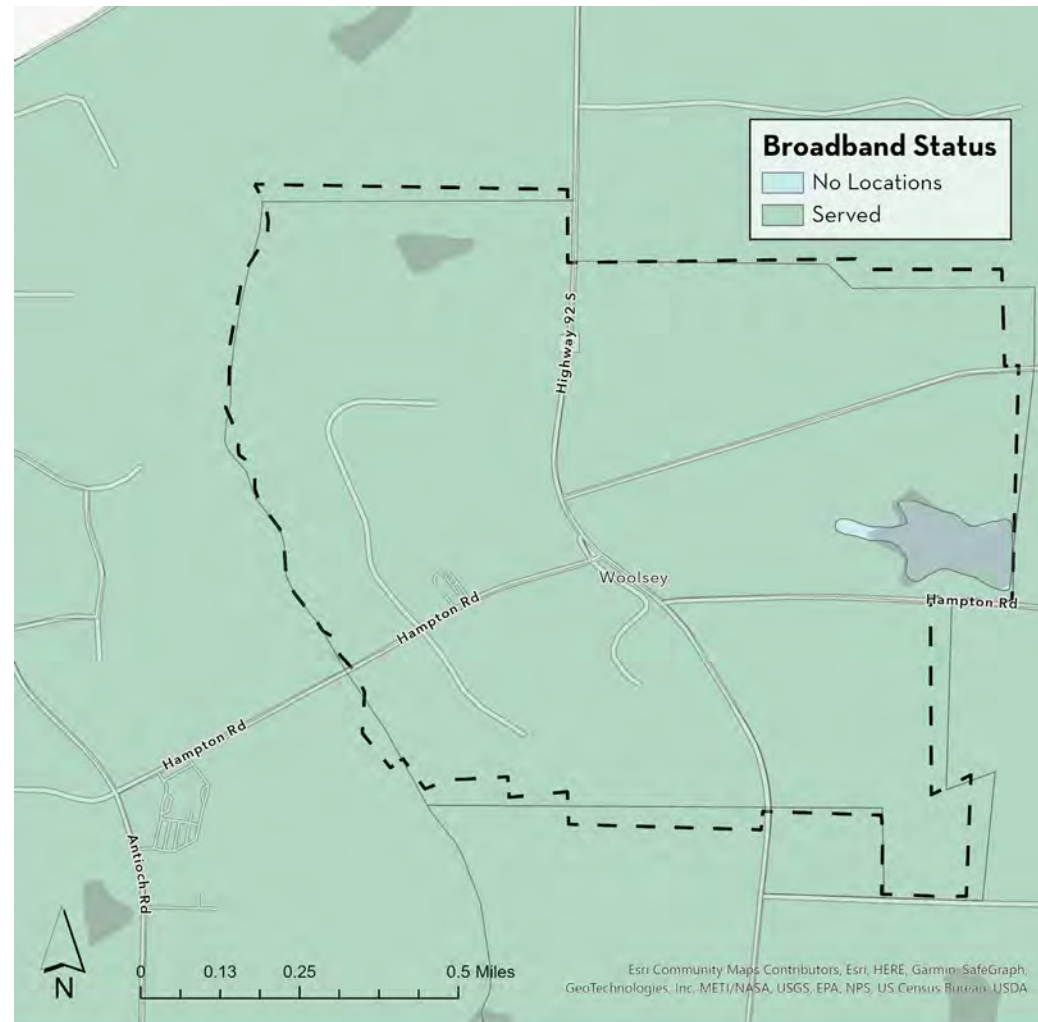


*All Woolsey residents who commute to work used a personal vehicle. 7 of 66 commuters carpooled. Note: these estimates predate the Covid-19 Pandemic's influence on commute and telework habits.*

## Commuting Patterns



# Broadband Availability



As students and workers transitioned to being at home every day in 2020, having reliable broadband internet became increasingly important to communities everywhere. According to the Georgia Broadband Center, all locations in the Town of Woolsey are served by fixed terrestrial broadband internet. While every residence in the Town may not have broadband internet, it is available at all locations. Ensuring quality broadband service will remain important to quality of life in Woolsey.



# What We Heard

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

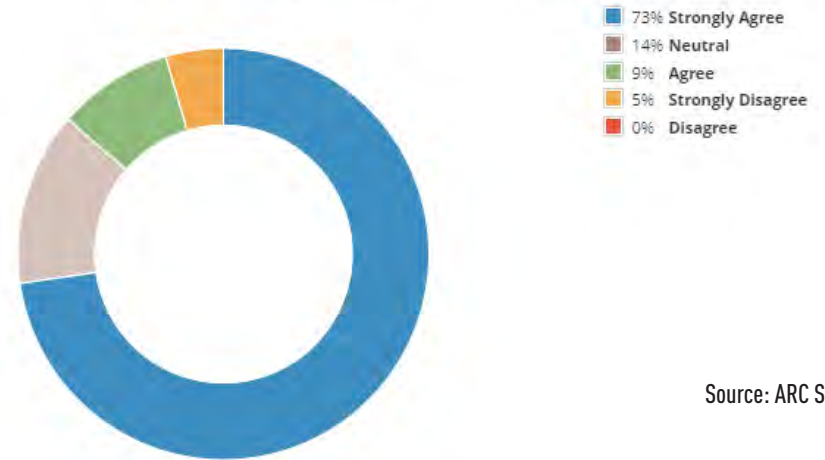
Respondents overwhelmingly characterized quality of life in town as high, emphasizing its pastoral charm as a key asset. Residents cherish the Town's large lots and open spaces, quietness, and privacy, while noting that friendliness of their neighbors contribute to Woolsey's high quality of life.

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

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

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

I would like to see rural portions of Woolsey preserved.



Source: ARC Survey

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

## Woolsey's Community Feel

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

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

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

# Community Vision

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

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

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

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

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

# Land Use

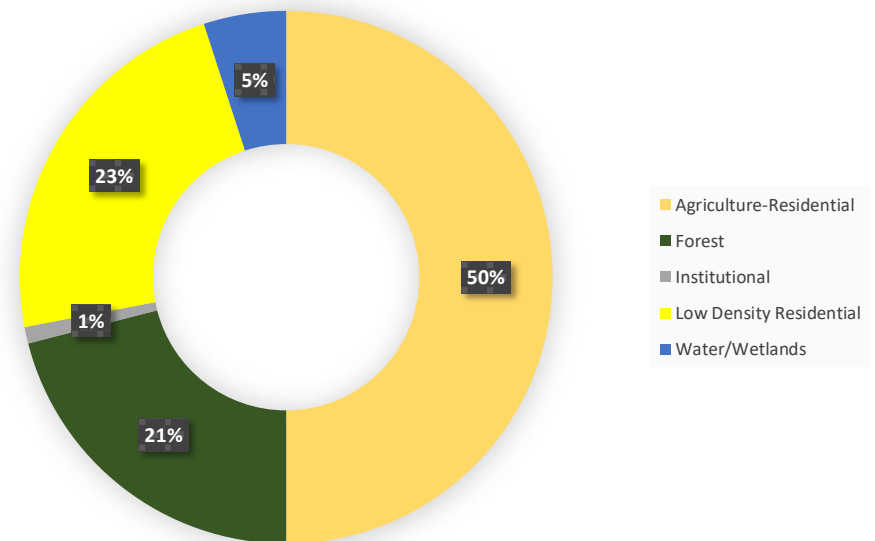
The Town of Woolsey is a semi-rural crossroads community situated in southeastern Fayette County. A Town Center comprises a small portion of the 473.5-acre community that is characterized by a number of institutional uses at the core, a convenience store in Town Center and low and very low density residential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

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

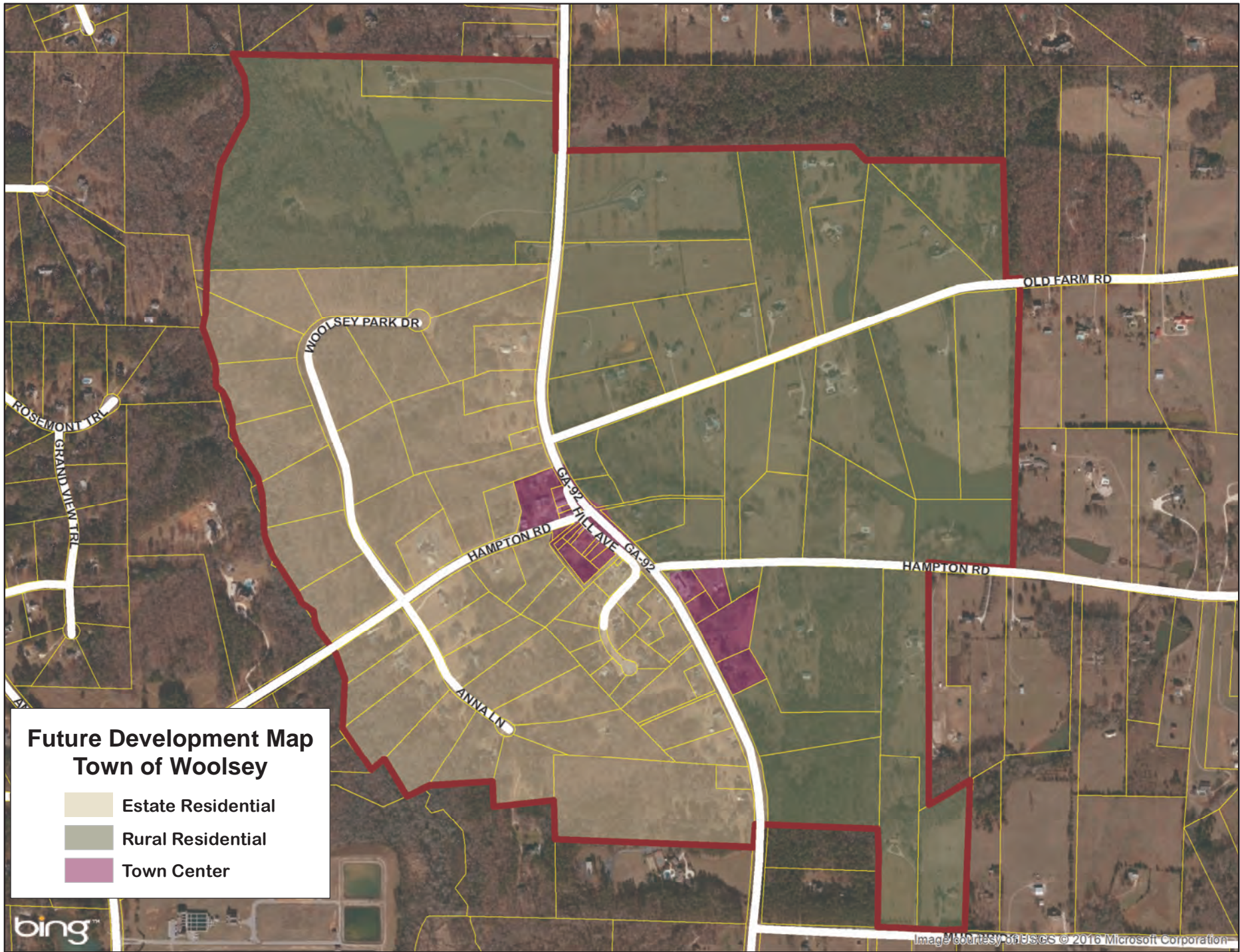
As a first step in creating an appropriate development atmosphere, the town has developed "Character Areas." These Character Areas are intended to ensure compatible and unified development within specified areas of the City. The Future Development Map is broken into the following Character Areas:

- Town Center
- Estate Residential
- Rural Residential




**Existing Land Use in the Town of Woolsey**







**Future Development Map  
Town of Woolsey**

-  Estate Residential
-  Rural Residential
-  Town Center

# 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

<i>Project Description</i>	<i>Initiation Year</i>	<i>Completion Year</i>	<i>Total Estimated Cost</i>	<i>Funding Sources</i>	<i>Responsibility</i>
<b><i>Natural and Cultural Resources</i></b>					
Adopt tree preservation ordinance.	2022	2024	\$1,000	GF	Town of Woolsey
<b><i>Transportation</i></b>					
Work with ARC and Fayette County to identify areas for sidewalk repairs and additions. Work with Fayette County to repair/extend sidewalk network along Hampton Road. Expand bike and pedestrian infrastructure along busy roadways. Seek to connect sidewalks to Lake Horton.	2022	2026	\$10,000	TE/GF/Future SPL0ST	Town of Woolsey
Work with Fayette County to identify if Hampton Rd can be designated as a no-truck route. Seek a way to alleviate freight traffic on Hampton Rd.	2022	2024	\$0	Staff Time	Town of Woolsey
<b><i>Community Resources</i></b>					
Establish a group to bring community together and organize events, foster connectivity and strengthen bonds between neighbors and townspeople.	2022	2023	\$500 (Kickoff Event)	GF	Town of Woolsey to Establish; Community Volunteer(s) to Run
Reestablish Woolsey's Community Directory to facilitate communication between Town and residents.	2022	2023	\$0	Staff Time	Town of Woolsey
Support an independent non-profit's renovation of Old Woolsey Church to former condition.	2022	Unknown	\$0	Staff Time	Town of Woolsey

## ***Potential Projects for Implementation***

*Create systems to assure the maintenance and enhancement of the Town's general appearance and atmosphere*

Apply for Roadside Enhancement and Beautification Council Grant for landscape improvements along Highway 92 to promote Woolsey

Work with Fayette County on providing bike/pedestrian connections to Lake Horton

Work with ARC to identify areas for sidewalk construction and new sidewalks for future funding opportunities

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

Continue to work on the Woolsey Project to illustrate the potential of Historic Preservation in Woolsey

Identify opportunities to list Woolsey on the National register of Historic Places

Create awareness about Woolsey with historic markers or historic plaques

Promote awareness of historic tax credits for the opportunities for reinvestment

*Improve communications throughout the community, and between the town government and residents*

Develop a Town social media page

*Explore opportunities to strengthen resident involvement in government*

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

# Report of Accomplishments

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



WOOLSEY, GEORGIA

FOUNDED 1893

BY

REV. DR. ISAAC GRAY WOOLSEY

DEDICATED

THIS CENTENNIAL YEAR

TO OUR CITIZENS;

PAST, PRESENT AND FUTURE

OCT. 16, 1993

# Appendix

## Contents:

Public Hearing Notices

Community Survey Responses







## LEGAL NOTICES

## PUBLIC AUCTION

Sale is subject to cancellation in the

Sale is subject to cancellation in the event of settlement between owner and obligated party.  
04/20/27

quired, the good

having expired, the goods will be sold to the highest bidder or otherwise disposed of at a public auction to be held online at [www.StoreTreasures.com](http://www.StoreTreasures.com), which will end on Tuesday, May 24, 2022 at 10:00am.

Space No. Customer's Name  
Inventory  
1034 Chester Brown  
Hsld. Gds./Furn.;TV/Stereo Equip.  
1508 Rodney Walker  
Hsld. Gds./Furn.  
3066 Angela J Miller  
Hsld. Gds./Furn.  
7510 Tywon Coad  
Hsld. Gds./Furn.  
9035 Yolanda Martin  
Hsld. Gds./Furn.  
9502 Tawanna Hunter  
Hsld. Gds./Furn.; TV/Stereo Equip.

04/27,05/04

## CE OF BUDGET HEAR

In accordance with O.C.G.A. 50-14-1(d), notice is hereby given to the qualified electors of the School

the qualified electors of the School District of Liberty Tech Charter School that a public hearing on the Fiscal 2022-23 budget will be held on the 25th day of April 2022 at 7:00 PM. The meeting will be held at Liberty Tech Charter School, 1915 Price Road, Brooks, GA 30205. More

Price Road, Brooks, GA 30205. More information may be found online at [www.libertytechcharter.org](http://www.libertytechcharter.org).

# YOU



## HEARD?

**Work!**  
FAYETTE COUNTY **NEWS CLASSIFIEDS**  
770.461.6317 • [Legals@Fayette-News.Net](mailto:Legals@Fayette-News.Net)





# Survey Responses



# Woolsey Comprehensive Plan Update 2022

## Project Engagement

VIEWS

98

PARTICIPANTS

27

RESPONSES

388

COMMENTS

94

SUBSCRIBERS

21

---

**What is Woolsey's greatest asset?**

---

Small town atmosphere and large properties and almost no sub divisions

one month ago

[!\[\]\(339a16584d5da0f0a3ca4e9ec17bf6a1\_img.jpg\) 10 Agree](#)

Land, privacy, and a respectable community.

one month ago

[!\[\]\(3211b5d1d968fc1665909b34f9f16010\_img.jpg\) 7 Agree](#)

Privacy, no major developments/neighborhoods, and no commercial store fronts

one month ago

[!\[\]\(6a9b39b98eb945faa14c645ec99e4eaa\_img.jpg\) 5 Agree](#)

It's open space

11 days ago

[!\[\]\(f60b7a900783ac3fd531bfd9c111be6d\_img.jpg\) 2 Agree](#)

Nice, quiet, rural community.

19 days ago

[!\[\]\(eabd9f9ababee93effadc3b380fe65fd\_img.jpg\) 2 Agree](#)

The small community feel , quietness ,

19 days ago

[!\[\]\(291e070cef6c4d5e78fefe4696ef53be\_img.jpg\) 2 Agree](#)

small but not too far away from things you need

one month ago

[!\[\]\(a8ff699ced33317c53c86f9bf3171905\_img.jpg\) 2 Agree](#)

The ability to decide our future as far as growth.

19 days ago

[!\[\]\(b9742ff0bb3da904abeeee81c2bcb456\_img.jpg\) 1 Agree](#)

Small town atmosphere but still close to shops

19 days ago

[!\[\]\(1adebd97b172010e8ebc985144647a7c\_img.jpg\) 1 Agree](#)

Out small town atmosphere.... no large sub division

one month ago

[!\[\]\(6cb062c5b0ba577de9349a509584b7fe\_img.jpg\) 1 Agree](#)

It's rural location with access to Lake Horton, Fayetteville, and Peachtree City. Historic properties are also a huge asset but some of our buildings need repair or a plan for the future.

one month ago

[!\[\]\(7fc7a78d681c65e5eab75b70bb438816\_img.jpg\) 2 Agree](#)

The people, Land , safe, Construction of the houses

one month ago

[!\[\]\(98c78cd2a2ac28d8c69439852e303d4f\_img.jpg\) 1 Agree](#)

Small town with good quality of housing primarily on larger lots

one month ago

Small town feel. History

one month ago

**What is Woolsey's greatest challenge?**

---

Traffic due to the overly development of communities surrounding Woolsey.

one month ago

[👍 12 Agree](#)

I agree traffic is a big thing but I am more concerned with development of small condominium type homes like the ones taking over Fayetteville currently.

one month ago

[👍 7 Agree](#)

speeding and the intersection of 92 and Hampton Road

one month ago

[👍 6 Agree](#)

Handling traffic on highway 92

one month ago

[👍 2 Agree](#)

Combatting the traffic and development of the area.

one month ago

[👍 2 Agree](#)

New construction leading to a diminishing small town appeal.

one month ago

[👍 1 Agree](#)

Speeding traffic

one month ago

[👍 1 Agree](#)

The backup on 92

And the cable/internet

11 days ago

combatting traffic and stopping further developement

19 days ago

The dilapidated historic structures that are falling down

19 days ago

Keeping our historic houses and building from being torn down.

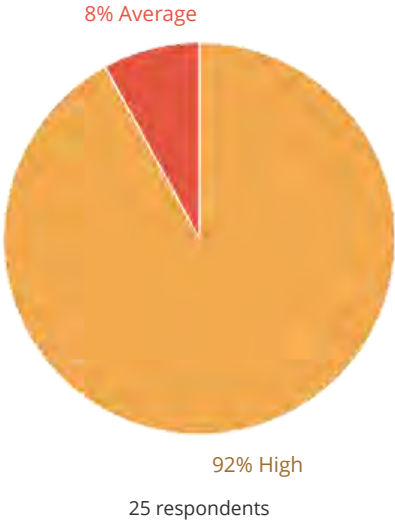
19 days ago

[👍 1 Agree](#)

Preserving historic properties and addressing traffic concerns

one month ago

Quality of life is defined as the standard of health, comfort, and happiness experienced by an individual or group. How would you rate the quality of life that you experience in Woolsey?



Friendly community members, safe environment, and beautiful community.  
one month ago [⊕ 2 Agree](#)

I love the friendliness of the people the parks for walking, and safety  
one month ago [⊕ 1 Agree](#)

I love the country small town atmosphere  
11 days ago

Country living but close to amenities.  
19 days ago [⊕ 1 Agree](#)

It's great! But I would love more sidewalks  
one month ago

**Are there any historically or culturally significant buildings or sites in Woolsey that you feel are in danger of being lost or altered? And what role should the Town play in helping to preserve and protect these?**

---

To me, any house/ building over 100 years old, we should attempt to save. Keep the old small town atmosphere

one month ago

[👍 5 Agree](#)

The antiques/fruit stand - I would like to see something go in there to preserve the building. I'm not sure the town should take part, it should be up to the owner to want to preserve it or a new owner to make it something new.

one month ago

[👍 4 Agree](#)

Several of the houses along 92 need to have a plan in place to preserve them or make room for something else. The town hall is a wonderful space and we need to emphasize our history while updating key structures. The old church is another example.

one month ago

[👍 3 Agree](#)

Structures that are salvageable and within Town Center should be preserved as possible but those expenses will need to be private. The Town should not provide those funds. The Town could be instrumental in tree preservation at a minimal expense

8 days ago

[👍 2 Agree](#)

The brick building across the street from Town Hall and the old Post Office.

17 days ago

[👍 2 Agree](#)

We do have a house on Hampton that is vacant and not well kept. Other than that I am unaware of any changes at this time that need to be addressed.

one month ago

[👍 1 Agree](#)

That house is owned by a firm in Florida.

one month ago

Keep the fruit stand on hampton

11 days ago

The post office is in need of repairs or it might fall in. Designating historic buildings.

19 days ago

Yes, various older homes and a couple businesses. The town should pursue available avenues to save these properties

one month ago

There are some old homes in need of renovations. Unfortunately, they are the responsibilities of the families and/or estate. Would love for those to be rebuilt. Old buildings should be restored with a possibility of being reopened and made into some type of community center.

one month ago

The church!

one month ago

**What are the most significant natural and environmental resources in the area? What role should the Town play in helping to preserve and protect these? Natural and environmental resources can include bodies of water, wildlife and wildlife habitat, forests, undeveloped land, etc.**

I feel like protecting undeveloped land should be a priority. Woolsey will lose a lot of its appeal if it becomes another suburban community overloaded with housing and developments.

one month ago 🗳️ 9 Agree

Lake Horton and Woolsey creek need to be preserved to help the wildlife feel safe. The country feel was a large reason we chose our home here.

one month ago 🗳️ 4 Agree

Protecting undeveloped land.... buy it up and hold on to it

one month ago 🗳️ 2 Agree

The town is only 1 square mile so too much development ie houses would turn us into a large subdivision.

19 days ago 🗳️ 1 Agree

Trees and natural areas should be maintained

8 days ago

All undeveloped land and conservations should be protected

11 days ago

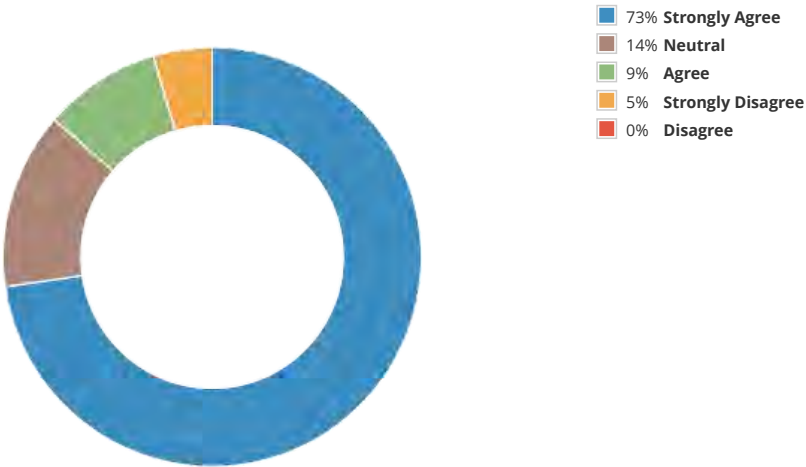
Lake Horton is a close and accessible park that the town should try to find a trail or sidewalk means to access.

one month ago

I don't know

one month ago

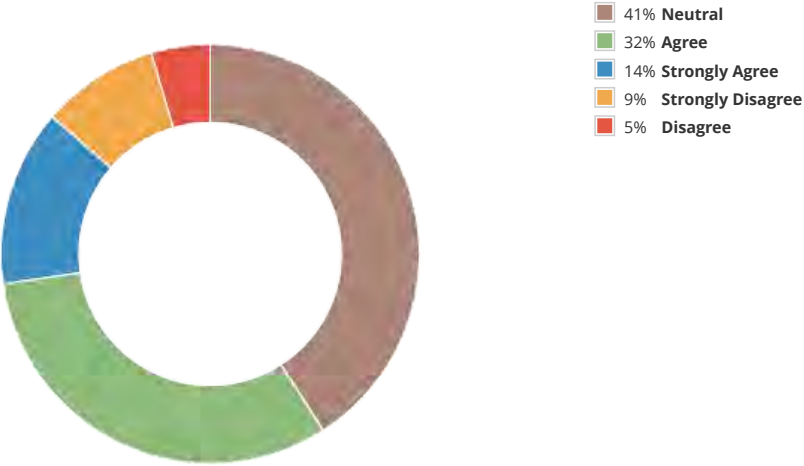
I would like to see rural portions of Woolsey preserved.



22 respondents



Do you agree or disagree with the following statement? A mixed-use town center would be good for Woolsey,



22 respondents

Are there any businesses you would like to see introduced to Woolsey?

Less businesses, less traffic, what do we desperately need out here that we can't travel a short distance for.

one month ago

5 Agree

No, once you start commercializing Woolsey it will turn into another Senoia.

one month ago

4 Agree

No chain or box stores

one month ago

3 Agree

I like the town center idea but no chain retail or dollar stores ect.

11 days ago

1 Agree

Country store and coffe

19 days ago

1 Agree

A bait and tackle store this close to the lake would be a nice addition.

one month ago

1 Agree

a small community/produce store.

one month ago

1 Agree

a clean country store

19 days ago

Country store, coffee shop

19 days ago

Small sandwich shop or tea room.

19 days ago

Brewery

one month ago

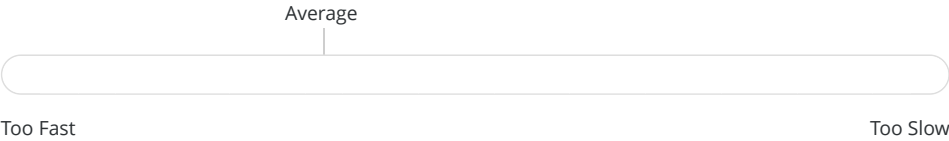
Locally owned restaurant and hardware store

one month ago

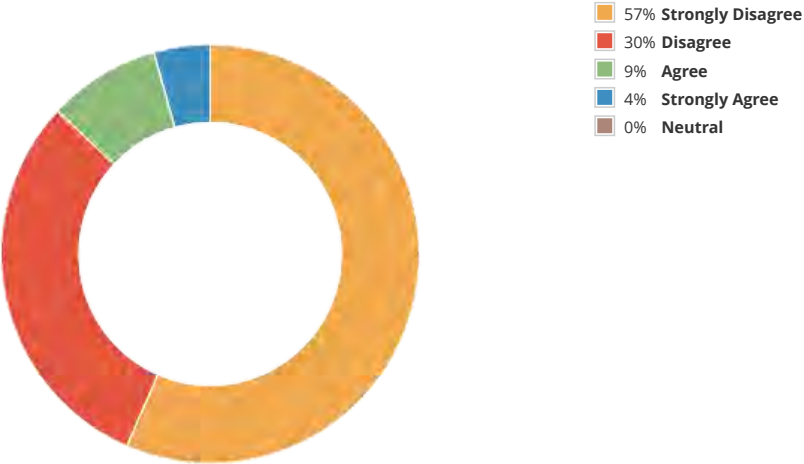
Coffee shop or brewery

one month ago

How would you characterize your perception of the pace of development in Woolsey in recent years?

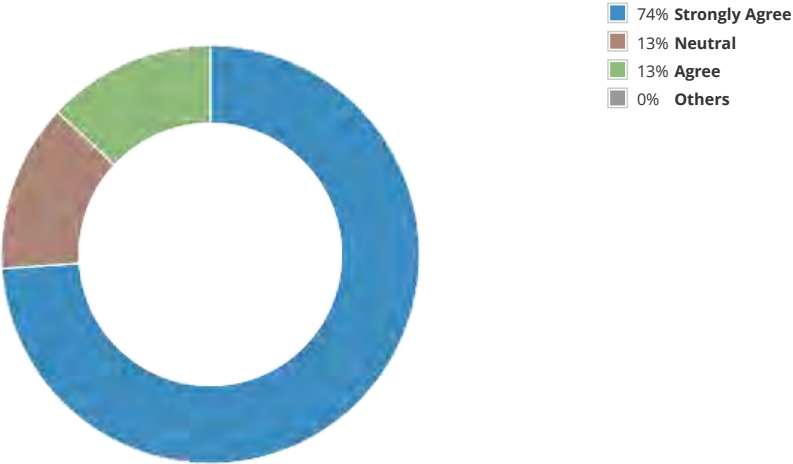


Do you agree or disagree with the following statement? New residential development should be approved on small lots as long as common greenspace is preserved.



23 respondents

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



23 respondents

What would you describe as the most important housing need in Woolsey? What role should the Town play in helping to meet these?

We do not need any more new buildings. Just restore those that exist that are in need of some TLC.

one month ago [7 Agree](#)

No new housing is needed.

one month ago [5 Agree](#)

Renovate/ restore existing buildings. We don't need new buildings

one month ago [4 Agree](#)

I don't feel there is a housing need in Woolsey. I know that we chose Woolsey over Peachtree City and Fayetteville because of the space, privacy, large land plots and small community.

11 days ago [1 Agree](#)

None

19 days ago [1 Agree](#)

is more housing really needed?

one month ago [1 Agree](#)

No new housing is needed. There are several buildings and lots that need to be repurposed or saved.

one month ago [1 Agree](#)

The restoration of the old houses that are vacant now.

19 days ago

No needs as current housing is adequate

one month ago

I don't know

one month ago

How would you rank your satisfaction with the Town's transportation system?

	Poor	Below Average	Adequate	Good	Excellent	No Opinion
Traffic Safety	9% Poor	27% Below Average	41% Adequate	18% Good	- Excellent	5% No Opinion
Traffic Congestion	23% Poor	55% Below Average	18% Adequate	5% Good	- Excellent	- No Opinion
Road Conditions	- Poor	5% Below Average	36% Adequate	45% Good	14% Excellent	- No Opinion
Pedestrian and Bicycle Safety	45% Poor	36% Below Average	9% Adequate	5% Good	- Excellent	5% No Opinion

22 respondents

**Are there any locations in Town that you feel are particularly dangerous for pedestrians, bicyclists, or cart riders? Please list specific locations and what makes them dangerous (traffic, traffic signals, lack of crosswalks, quality of road surface etc.).**

Route 92/Hampton Road: speeders and no side walks.

one month ago [👤 9 Agree](#)

I don't feel safe riding a bike or waking to lake Horton. Hampton Rd speed limit is never observed and there's not much shoulder to keep pedestrians and riders out of the road.

one month ago [👤 3 Agree](#)

All of Hwy 92 is bad for bicyclists. Their attempt to use the road creates additional hazards. A trail to Lake Horton off the main roadway would be nice

8 days ago [👤 2 Agree](#)

riding a bike on 92 is a suicide mission - make bike lanes on less busy side streets.

one month ago [👤 2 Agree](#)

I would really like to see more sidewalks. It would be nice to be able to walk to Lake Horton and not risk life and limb on Hampton Road.

one month ago [👤 2 Agree](#)

I was not aware that there were any sidewalks or pedestrian/cycle locations in Woolsey but we were ok with that when we moved here. I would love to be able to walk to lake Horton then take the 3 min drive but I will go either way.

11 days ago [👤 1 Agree](#)

92/Hampton rd

19 days ago

No crosswalks or sidewalks.

19 days ago

Hampton roads

one month ago

Hampton road has bikers and big trucks. Can get dangerous  
Sidewalks to connect Woolsey Baptist to the historic one would be nice.

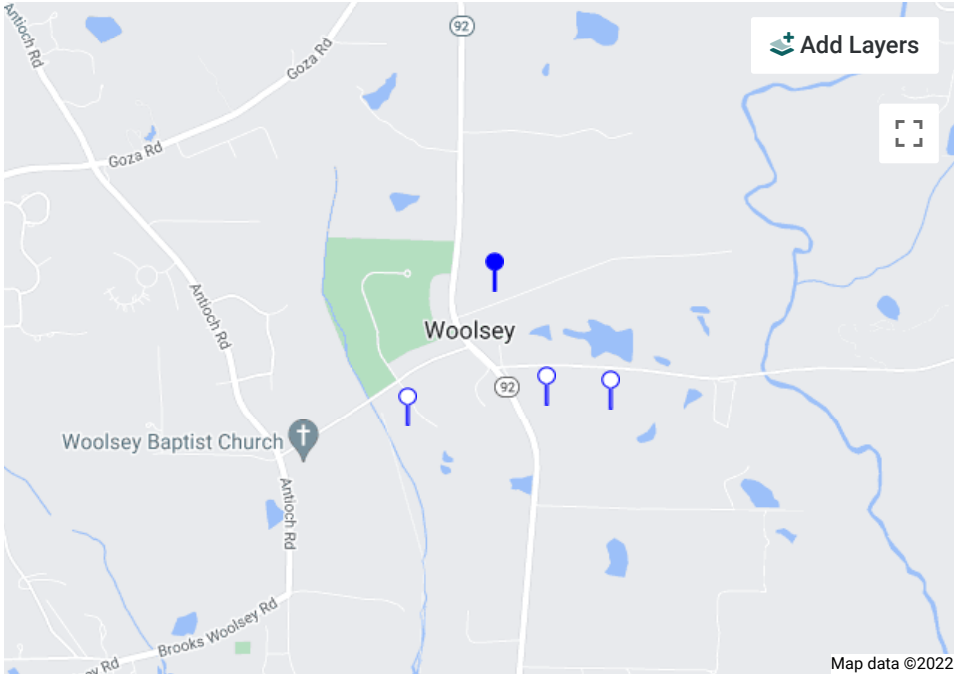
one month ago

**What is your experience with broadband access?**

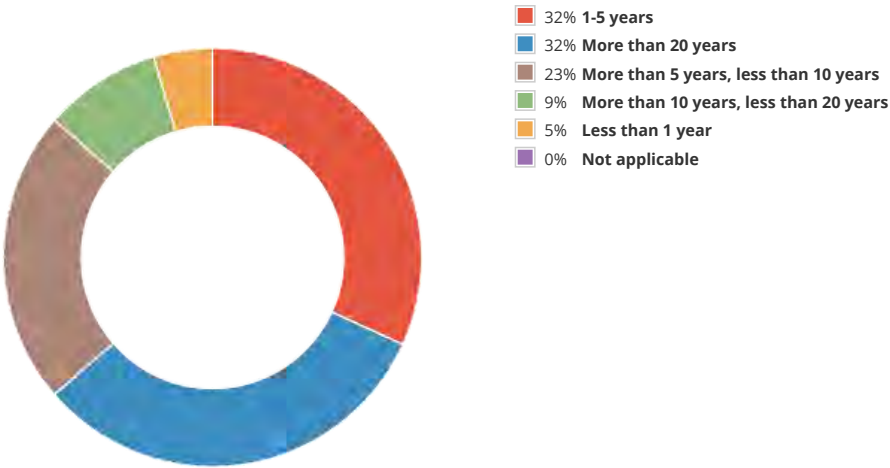




If you have issues with internet in Woolsey, please place a pin on the map indicating where the issue is experienced. You can also leave a comment about the nature of the issue.



How long have you lived in Woolsey?



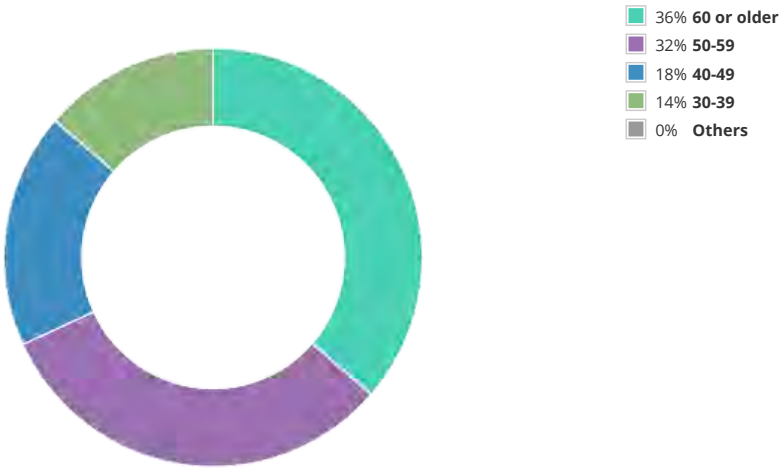
22 respondents

What is your race/ethnicity?

68%	White	15 ✓
23%	I prefer not to answer	5 ✓
5%	Black or African-American	1 ✓
5%	Hispanic, Latino, or Spanish	1 ✓
0%	Multiple races	0 ✓
0%	Asian	0 ✓
0%	American Indian or Alaska Native	0 ✓
0%	Native Hawaiian or Other Pacific Islander	0 ✓
0%	Other	0 ✓

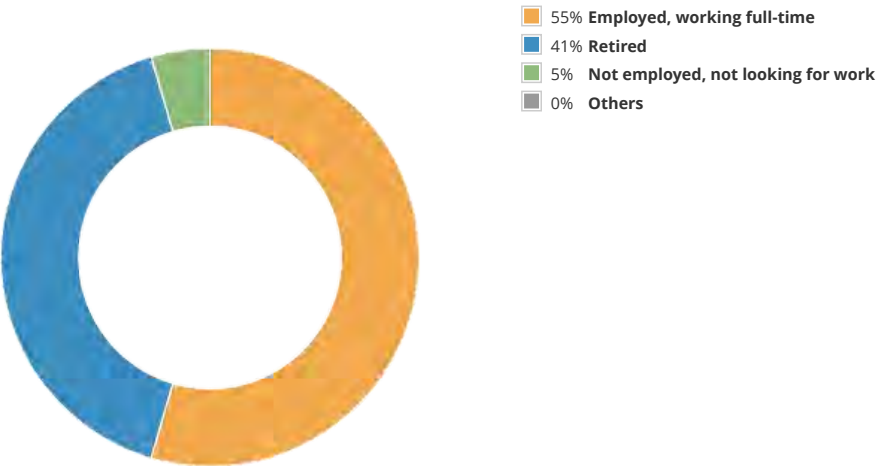
22 Respondents

What is your age?



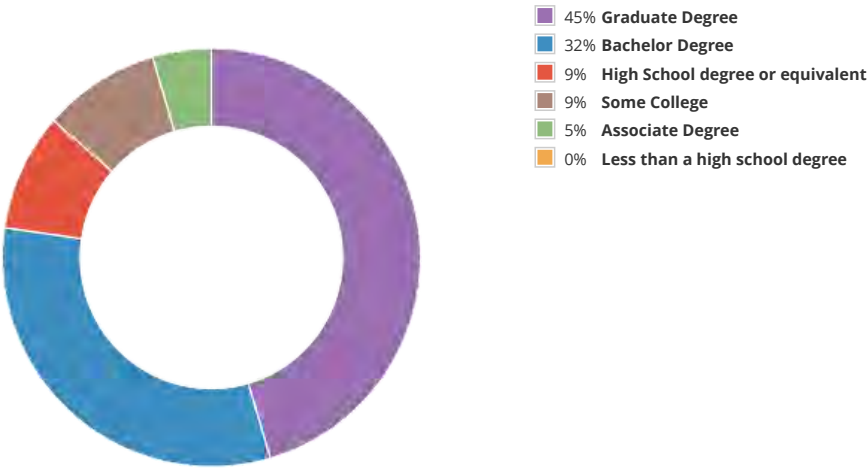
22 respondents

Which of the following categories best describes your employment status?



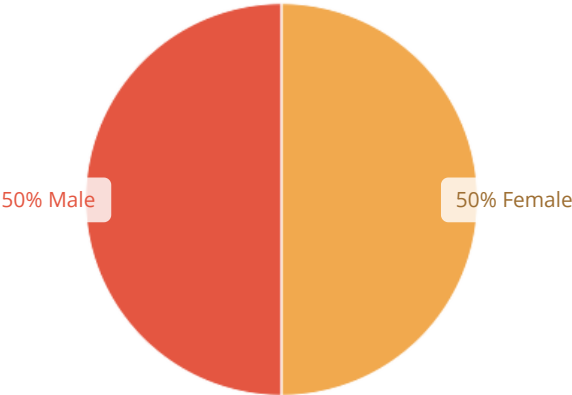
22 respondents

What is the highest level of school you have completed or the highest degree you have received?



22 respondents

What is your gender identity?



22 respondents

What best describes your housing status?



22 respondents

If desired, please use the space below to list anything else you would like to be considered in future planning efforts for Woolsey that was not covered by the previous survey questions.

Try to preserve individual property rights as much as possible. Try to avoid ordinances that infringe on those rights.

17 days ago

[2 Agree](#)

restore a few buildings with small purposeful businesses, no chains, work faster to push for a plan with GDOT to improve traffic and enforce speed limits and get people knock off the fireworks after 10 pm all summer, some of us have to work regardless of whatever holiday it might be.

one month ago

[2 Agree](#)

I agree with Frank 100%

11 days ago

Need to have a kids fishing event

one month ago

Addition of sidewalks on Hampton and improvements to existing ones.

one month ago

Thanks for all you do

one month ago

Contact Us!

No data to display...

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