

**DATE:** January 8, 2024

**TO:** Mayor Allison Wilkerson, City of Grayson  
**ATTN TO:** Dan Pruehs, Administrator, City of Grayson  
**FROM:** Mike Alexander, COO, Atlanta Regional Commission

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:** 2023 City of Grayson Comprehensive Plan Update

**Description:** A regional review of the draft 2023 City of Grayson Comprehensive Plan Update.

**Submitting Local Government:** City of Grayson

**Action Under Consideration:** Approval

**Date Opened:** January 8, 2024

**Deadline for Comments:** January 29, 2024

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

ATLANTA REGIONAL COMMISSION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY  
CITY OF LOGANVILLE  
WALTON COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CITY OF LAWRENCEVILLE  
CITY OF DACULA

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
CITY OF SNELLVILLE  
GWINNETT COUNTY

**Review information is attached.**

Please submit comments to [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). For questions, please contact ARC Plan Review Manager Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or 470-378-1531. If no comments are received by **Monday January 29, 2024**, ARC will assume your agency has no input on the subject plan. The ARC review website is located at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>.



# GRAYSON COMPREHENSIVE PLAN 2040

CITY OF GRAYSON, GEORGIA | 2024 UPDATE





## ACKNOWLEDGEMENTS

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# INTRODUCTION & OVERVIEW

## INTRODUCTION

Comprehensive Planning is a process required by the state of Georgia to ensure that all communities achieve minimum planning standards and procedures, especially as they relate to physical infrastructure. A Comprehensive Plan becomes a decision-making guide for local government officials and community leaders. This guide is based on input from the public and a steering committee, and it identifies needs and opportunities, goals and policies, land use practices, and an implementation framework for key programs.

This document is the latest update to the City of Grayson's Comprehensive Plan Community Agenda that was adopted in 2019. This document reflects upon the City's accomplishments and challenges over the last four to five years, and affirms the City's big picture vision, defines goals and lays out a task list for city leaders, staff and citizens to address issues and to position the City of Grayson to be a more complete city by 2040. The Comprehensive Planning process was managed with the guidance and involvement of a Steering Committee, City Staff, Precision Planning, Inc., and the residents of Grayson.

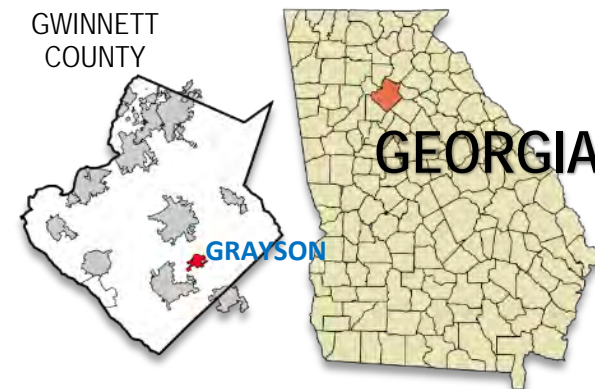
The Grayson City Council from the business community, civic leaders, residents, and other community involvement appointed the Steering Committee members. The Steering Committee was instrumental in overseeing the planning process and guiding the development of the plan through public survey input, committee work sessions, and public hearings.

The Steering Committee members and online survey participants focused on the challenges and opportunities for the City of Grayson moving forward, as well as defining the key assets and strengths of the City and, finally, why Grayson is a special and desirable place to live, work, and play. These challenges, opportunities, and assets are discussed in detail throughout this document.

This Comprehensive Plan and the planning process follows the Rules of the Georgia Department of Community Affairs (DCA), Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018.

The Comprehensive Plan is organized by the following state-mandated elements:

- Community Goals
- Need and Opportunities
- Community Work Program
- Land Use
- Transportation
- Housing
- Broadband Access



## BRIEF HISTORIC OVERVIEW OF GRAYSON

Reverend James Patterson McConnell founded the Gwinnett County community of Grayson, Georgia, circa 1879-1880. J.P. McConnell and his wife Susan Arendell McConnell purchased 90 acres of land from his uncle Stephen Billue in an area known then as the Bay Creek District (a Georgia Militia District). The property, located at the current intersection of Highway 20/Loganville Highway and Highway 84/Grayson Parkway, was quickly improved with the construction of a wood-framed house and adjacent store. The McConnell's store became home to a post office named "Trip" on April 5, 1881, with McConnell serving as the community's first postmaster. The name "Trip" was suggested by area merchant J.D. Spence, who commented that it was a "trip" from the county seat of Lawrenceville to the new post office.

Although the post office served as the first official organization of the early Grayson community, farmers and tradesman had settled the area as early as the 1820s. However, J.P. McConnell proved to be an effective developer of the area by selectively clearing land and constructing homes, thereby making the community more attractive to new residents and business people. Early families who settled in the community of Trip included the Billue, Chandler, Cooper, Tribble, Carroll, Rawlins, Kennerly, Cates, Jacobs, Gower, Ford, Petty and Hawthorne families.

Early families were members of area churches that functioned as the social and religious center for most in the community. Early churches included New Hope Methodist

Church (currently New Hope United Methodist) founded prior to 1829, as well as the Haynes Creek Primitive Baptist Church founded in 1826. In 1850, the Chestnut Grove Baptist Church was founded; J.P. McConnell was pastor of the Chestnut Grove church later in the century. One of the historic church buildings is still standing on the grounds of The Asbury Methodist Episcopal Church established in 1884 (now the Grayson United Methodist Church). In 1913, the Grayson Baptist Church was founded, later becoming the First Baptist Church of Grayson.



Bell from Grayson United Methodist Church

The growth and development of early Grayson was due in large part to the construction of the railroad through Grayson in 1898. The Loganville and Lawrenceville (L&L) Railroad passed through Grayson and neighboring farms on daily round trips between the two larger Gwinnett County towns. The train tracks ran in a northwest-



southeasterly direction through town near current Britt Street, crossing current Highway 20 northwest of the remaining historic homes fronting on Highway 20. The train hauled passengers, animals, mail, farm products and other freight and laid over nightly in Loganville. The train was operated initially by the Georgia, Carolina, and Northern Railway but was purchased in later years by Seaboard Airline Railroad. Although Grayson was never a major stop along the railroad, there was a small passenger station erected near the Grayson School (current site of Grayson Elementary) in the early twentieth century (1911 Map of Grayson, Georgia). However, most freight and passengers could be loaded along the railroad line anywhere the train could be flagged down on its trip.

In the first years of the twentieth century, there were several efforts to incorporate the town and change its name from Trip. The postmaster and a civic leader of the period, John Ellery Jacobs, successfully requested that the town's name be changed to Berkely in December 1901. However, it was discovered that another Georgia town had the same name of Berkely; subsequent suggestions for new town names included Graymont that was also already taken. Therefore, it was not until December 17, 1902, that the community was permanently incorporated as the Town of Grayson, based on a suggestion from Mrs. Ada McConnell Jacobs who had relatives in Grayson County, Texas. The first aldermen to serve the town were J.P. McConnell, W.P. Williams, J.S. Pate, A. Bennett and W.J. Trimble.

With convenient and timely transportation of goods made possible by the railroad, a small commercial and industrial economy was established and sustained in Grayson during

the late nineteenth and early twentieth centuries. By 1911, there was a series of attached commercial buildings, including a bank, constructed on the southwest side of Lawrenceville/Monroe Road (now Highway 20) along Stone Mountain/Dacula Road (now Grayson Parkway). The Grayson Post Office was a separate structure adjacent to the other commercial structures. A mill, a series of cottonseed houses, warehousing and a cotton gin were located near the railroad.

Education of the community's children was made possible from an early period due to the dedicated support of citizens. The first school recorded near town was Evergreen School, a log cabin with a stick and mud chimney, located on the south end of the Chestnut Grove Baptist Church cemetery. Smaller schools located further out included Harris and Roberts Academies as well as Midway, Ozora and Campground Schools. Trippe Academy was constructed in the early Grayson community in 1881. By the beginning of the twentieth century a two-story, wood-frame school building was constructed on the site where the current Grayson Elementary School resides. The new school was made possible by the involvement of many local citizens, including the Independent Order of Odd Fellows as well as Moses McConnell (brother of J.P. McConnell), who donated the property for the school. In 1913, the city issued bonds to fund a brick-veneered, two-story school in Grayson. Known as the Grayson School, this two-story was later expanded and consolidated as Grayson High School. A school bell for the Grayson School was a gift from ninth District Congressman Thomas M. Bell; citizens later purchased the bell from the school and it now resides in front of Grayson Elementary School.

An end of an era came on January 17, 1932, when the railroad through Grayson stopped running. The railroad succumbed to the multi-faceted challenges of county road improvements, the rise of the automobile, the effect of the boll weevil on cotton production, and the Great Depression. The demise of the daily train was an economic loss to Grayson, as well as a physical loss—the appearance of the town changed when the steel tracks themselves were subsequently removed for salvage. A surviving element from the historic railroad period is the railroad’s original stone livery stable located at the rear of the lot containing the McConnell-Webb House.



McConnell-Webb House



Stone livery stable converted to a dance studio

In 1956, Grayson High School was consolidated into South Gwinnett High School; the present Grayson High School is located on Hope Hollow Road in Loganville and opened in 2000. The original 1913 brick building in Grayson was demolished in 1957 and replaced by the current Grayson Elementary School building. However, a remnant of the historic Grayson School building remains with the presence of a stone building on the west side of Britt Street; this building was constructed during the mid-1940s to replace an earlier school building that burned in a fire.



Grayson School

The post office in Grayson has remained one constant in the history of the city. Postmasters over the years have included a long list of influential citizens. During the 1960s, the post office was threatened with closure by postal authorities. Local lobbying efforts successfully retained the local post office and provided a new home for it in the downtown area. A new post office was dedicated and an open house held on July 12, 1964. During the late 1980s or early 1990s, the downtown post office location sited at the corner of Grayson Highway and Britt Street was closed, and a new post office facility was constructed on Pine Grove Avenue. The former post office building still stands, and it has been reused as a café and is currently a frozen custard parlor.



Old Post Office and town shops

The City of Grayson today brings many changes to the physical landscape of the community, including significant commercial and residential growth. However, the core of the historic community is plainly evident in the small commercial block on Grayson Parkway, of which many of the buildings feature the use of indigenous stone. There are also many historic residences that are still intact near Rosebud Road, Rock Springs Road, Grayson Highway, and Georgia Highway 20. Many of these homes have been converted to commercial or institutional use, such as the Kennerly-Cox House, built at the turn of the twentieth century, purchased by the city in 2002 from Ms. Flora Kilgore Cox. This home, located in the 8-acre Grayson City Park, now functions as the Grayson Arts and History Center. Similarly, the J.J. and Effie Brooks Cofer home on Rosebud Road now houses the Grayson House



Restaurant. Further, the historic wood-framed church building and the historic cemetery of the Chestnut Grove Baptist Church are still intact and currently in use on the site of the church property.



Kennerly-Cox House (a.k.a. Arts & History Center)



Chestnut Grove Baptist Church



Whispering Firs

*Sources: Gwinnett Daily Post, April 24, 2002; Hinkle, Barbara and Jim. Interview by Diana Werling, September 14, 2007; Map of Grayson, Georgia, Showing Electrical Lighting System, 1911, The J.B. McCrary Company, Engineers, Atlanta, Georgia; Grayson Arts and History Center; Starling, Steven. Unpublished manuscript; Grayson Arts and History Center, undated. Starling, Steven and Beth V. Serrero. Historic Grayson, Georgia; City of Grayson website, website accessed September 2007; Vanishing Georgia Photograph Collection, Digital Library of Georgia, Athens, GA, 2004.*

*This brief historic overview of Grayson is taken from City of Grayson, GA Comprehensive Plan Community Agenda, 2009.*

## GET INTO GRAYSON

2019-2023

“Get Into Grayson” is the title of Grayson’s social media page. It is a great place to find out about the current and upcoming social and community events in the City. We find this as a fitting title to share the many advances in Grayson towards maturation into a complete livable small town and a great expression of the City’s policies, goals, and vision. Since the last plan update in 2018, Grayson’s population has grown, and there have been several new private and capital projects and land use improvements that have developed to accommodate this growth:

### Public Projects



- Grayson Barn & Public Works Facility opened in 2020



- Kennerly-Cox House Remodel







- Grayson Gateway Signage
- Pedestrian Lighting Program
- Citywide LED lighting Retrofit Program
- Grayson Industrial Park Sanitary Sewer Design



- Rosebud Road Median Installation & Traffic Calming Improvements

- Neighborhood Street Resurfacing Program

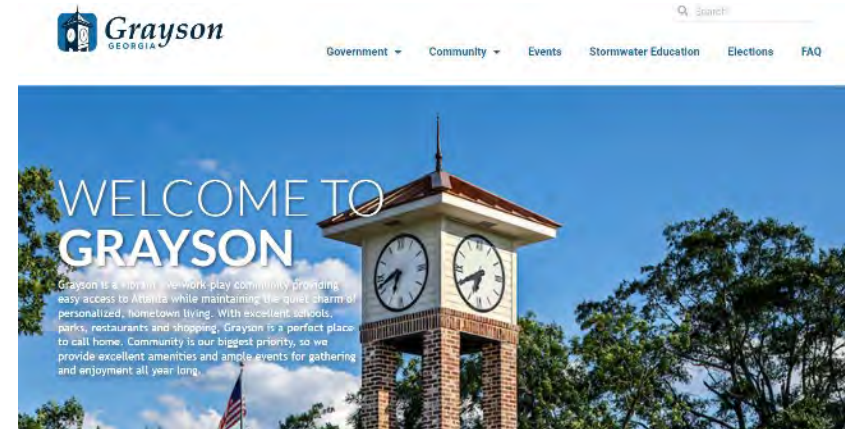


- Grayson City Hall & Park Signage & Message Board
- Neighborhood Storm Pipe Improvements





- Grayson Park Landscaping, Play Equipment, & WIFI Additions



- Updated Grayson Website



- Community Development Web-based Management Software

## Commercial / Retail Projects

The most popular commercial endeavor since the last Comprehensive Plan update in 2018 has been the development of The Railyard. The Railyard is a mixed-use development in the heart of Grayson's Uptown Center that houses retail, restaurants, professional offices, health & beauty, single-family residential and outdoor entertainment. The Railyard consists of new turn of the century style one and two-story buildings and rehabilitated and restored original buildings.

*"The Grayson community's growth at the turn of the century is contributed to the construction of the railroad in 1898. The L&L (Loganville and Lawrenceville) Railroad passed through with two stops in Grayson per day, carrying passengers, mail, animals, farm products, and other goods. The train tracks ran in an area by Britt Street, crossing over Highway 20.*

*There was a small passenger station built in the area of the then Grayson School (currently Grayson Elementary) in the early 1900's. Also located on Britt Street still stands the Fertilizer and Cotton Warehouse and Warehouse for the Railroad, built in the 1890's by Mr. W. V. Brownlee. Near the site of the passenger depot for the railroad, it is the last remaining building in a once vital business section of Grayson where citizens gathered for commerce, including the Grayson Cotton Gin across the intersection. The Depression shut the railroad down in 1932, but the location has remained the heart of Grayson to this day.*

*The Railyard was conceived to revive a sense of place and economic vibrancy in the heart of Grayson that the railroad established. Local business itself has changed a lot since*

*the beginning; you won't see boxcars full of livestock, but you will see the smiling faces of people prospering in their local community. By creating a unique, yet historically rooted environment, the development encourages an authentic community experience. The Railyard is the new stop in town located in the same place it was always meant to be."* Source: railyardgrayson.com



○ The Railyard during early development in 2018





○ The Railyard in 2022



○ Old buildings on Grayson Parkway



○ Brownstones and Ace Hardware at the Railyard in 2021



○ Old buildings renovations as part of The Railyard in 2023





○ Grayson Farmacy at The Railyard



○ Grayson Farmacy at The Railyard



○ Grayson Farmacy at The Railyard



○ Beren's Frozen Custard at The Railyard



○ Beren's Frozen Custard at The Railyard



○ The Railyard



○ The Railyard





○ The Railyard



○ The Railyard



○ VPR Real Estate Office Building at The Railyard



○ The Railyard Outdoor Entertainment District





○ Sam's on Main at The Railyard



○ Sam's on Main at The Railyard



○ Sam's on Main at The Railyard





○ San Lucas Tex-Mex & Cantina at The Railyard



○ San Lucas Tex-Mex & Cantina at The Railyard



○ San Lucas Tex-Mex & Cantina at The Railyard

The Railyard continues to grow with a new outdoor dining hall under construction, and several other community pleasing tenants including:

- Exhibit Ale
- Axemaster Axe Throwing
- Building One Event Hall
- The Industry Salon
- Pedispa & Nails
- Ace Hardware



Clark Lake Village Commercial Center is a traditional standalone retail center with eight individual lots. Half of the tenants are nearing completion of their construction. These tenants include:



- Starbucks Coffee



- Chipotle
- Panda Express
- JP Morgan Chase Bank



Clark Lake Village

Several other commercial establishments outside of these two centers include:



- Dairy Queen





- Grayson Sweet Home Cafe
- Scooter's Coffee
- Titan Solar



- Cottage 84 Events



○ Public Storage



○ Xavier Eye Care Optometrist



○ Wings Sports Grill



## Housing

While 2013-2018 saw the completion of single-family neighborhoods that were in various stages of development prior to the Great Recession of 2007-2009, 2019-2023 has seen the development of the following new single-family neighborhoods. The current trend is for Conservation Subdivisions with 50-60 feet wide lots and 40% common space. Dove Lake Phase I & II, Clark Lake Village, and Graystone Village represent this trend. Being a 21 unit townhouse development, Brownstones at The Railyard is unique and an exception to the trend.



○ Brownstones at The Railyard



○ Dove Lake Phase I



○ Dove Lake Phase II (under construction)





○ Clark Lake Village



○ Graystone Village

## GRAYSON AT A GLANCE

4,730 persons LIVED in Grayson in 2020, a 77% increase from 2010	2030 Population PROJECTION 6,100 UP 25% MEDIAN AGE 30.9 years in 2020	POPULATION White 36% Black 38% Asian 12% Hispanic 8%	1,569 HOUSING UNITS 96% OCCUPANCY
35% of RESIDENTS are FOREIGN born	34.7% of RESIDENTS are 19 and UNDER	29% of EMPLOYED residents WORK in MANAGEMENT, BUSINESS, SCIENCE or the ARTS	95% OWNER OCCUPIED UNITS
11.1% of residents are 65 and OLDER	22% of EMPLOYED residents WORK in SALES and OFFICE occupations	5.8% of EMPLOYED residents WORK from HOME	88% of RESIDENTS HAVE a high school diploma; 42% of RESIDENTS have at least a 4 year degree
12% of EMPLOYED residents WORK in TRANSPORTATION occupations; 7% in SERVICE occupations	6.9% of Grayson RESIDENTS are VETERANS	MEDIAN HOUSEHOLD INCOME \$113,652	30 MIN-AVERAGE COMMUTE TIME for Grayson RESIDENTS

Source: US CENSUS BUREAU GRAYSON GA PROFILE



# COMMUNITY INPUT

The City of Grayson established several different means for the public to provide input on the Plan Update, including forming a Steering Committee, which held regular meetings, conducting an online survey and holding the two mandated Public Hearings on June 19, 2023 and December 18, 2023. **See Appendix A for supporting documentation that confirms that these public hearings were properly advertised and indicates the attendance at these events.**

## STEERING COMMITTEE

The Comprehensive Plan Steering Committee was made up of local residents, business owners, retired citizens and provided a good cross section of interests within the community. The Steering Committee was comprised of:

- **LaShawn Alfred**, SCG Co-op, represented the Industrial Park and non-profits
- **Michael Bruce**, Grayson resident
- **Kimberly Edmunds**, Grayson resident
- **Regina Merriweather**, UPS Store manager
- **Dianne White**, Grayson resident
- **Gordon Wiles**, Grayson resident

## The Steering Committee met on the following dates:

**July 17, 2023** – topics included a general introduction and purpose of the project. Topics for discussion at this meeting included the 77% increase in population in Grayson from 2010 to 2020, the changing demographics of the city in the last five years (city getting younger and more diverse) and the increasing household income in the City. SC members brought up the idea to change the notion from the last plan that “Grayson Is a Great Place to Retire” – city is getting younger, more diverse and the plan needs to represent that trend. Members also discussed housing affordability and available land for development.

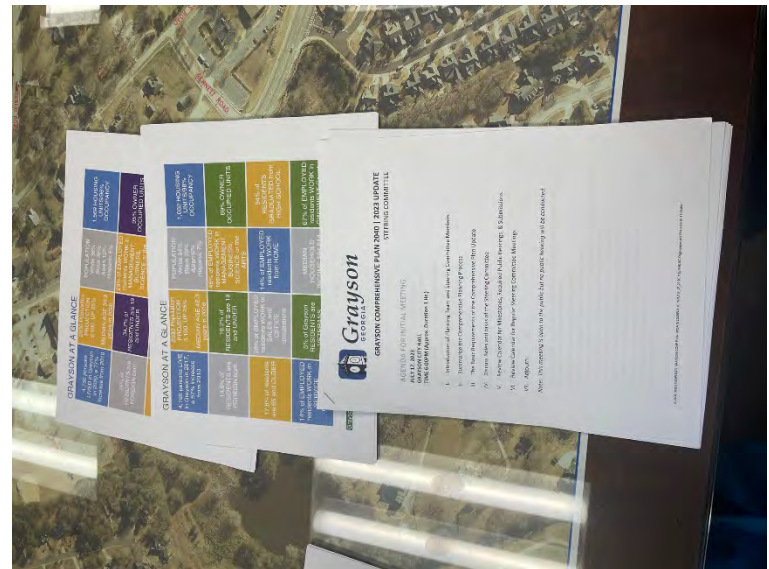
**August 21, 2023** – The SC members participated in a SWOT analysis exercise (detailed in the Results portion of this Section). Members also reviewed the Short Term Work Program from the previous plan to generate the draft Report of Accomplishments.

**September 18, 2023** – The SC members discussed the SWOT analysis again and then transitioned into an Issues and Policies discussion that highlighted these topics:

- Maintaining a small town feel
- Education – working with local schools
- Demographic trends and how to address
- Promoting Grayson as an entertainment destination
- Housing policy – promoting more affordable housing opportunities to attract younger residents
- Traffic and congestion/transit
- Accessibility and connectivity

**October 16, 2023** – Preliminary online survey results were discussed and additional issues/policies discussed, including:

- Walkability/crosswalks/accessibility to downtown area from neighborhoods
- Encouraging small business development opportunities
- Balancing growth with keeping the small town charm that makes Grayson feel special
- Increasing architectural standards to maintain appearance as City grows/changes
- Add parkland in addition to the Grayson City park
- More diverse entertainment at the amphavillion.



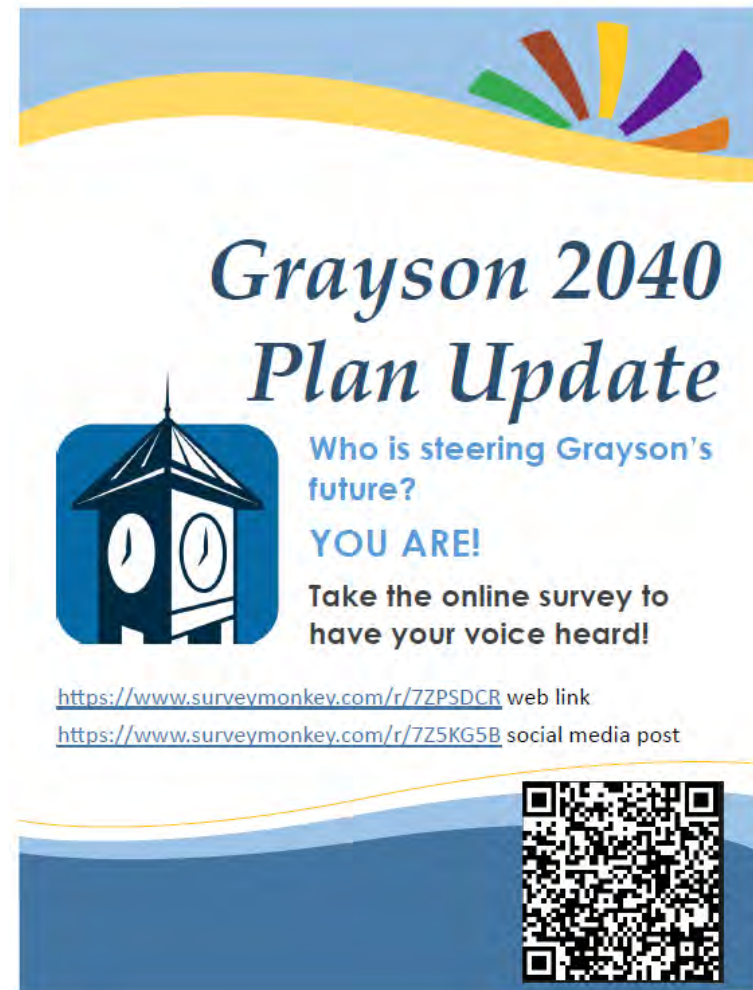


## ONLINE SURVEY

An online survey tool was used to gather input from the community about a variety of subjects. The survey tool was launched in October 2, 2023, and ran for about 45 days. The survey was publicized through:

- A flier with the survey link and QR code was handed out to several local businesses and were available at City Hall
- The survey link was emailed out to the Homeowners Associations (HOAs) in the City
- The link was posted on several social media platforms

The survey contained 18 questions and was structured similar to online surveys for adjoining communities. The survey yielded 77 responses. The preliminary results were presented at the October 16, 2023 Steering Committee meeting. One caveat is that the survey was open to all, so roughly 60% of the respondents live in the Grayson area but could not be positively identified (through checking their neighborhood location) as a resident of the City of Grayson. Therefore, many of these answers should be construed to represent the Grayson area more so than the City of Grayson.



## SURVEY RESULTS

The questions asked about a number of subjects, from the location of the respondent and the neighborhood they lived in; what they liked about Grayson; what they would like to change and the obstacles facing Grayson in the future. Here is a summary of some of the questions and answers:

**Residents** - 68 (90%) responded that they were a resident of Grayson. (Note that many of the responses came from residents with a Grayson zip code, but not a City resident).

**Age Groups** – The largest category of survey respondents fell into the 45-54 age group (22, or 28.95%), followed by the 35-44 age group (17, or 22.3%) and the 55-64 age group (16, or 21.05%).

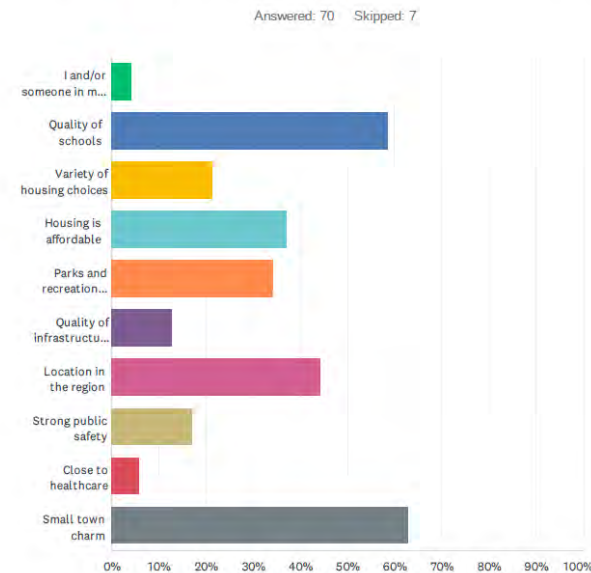
**When Did You Move to Grayson?** – The majority of the respondents (32) indicated they moved to Grayson between 2010 and 2019, followed by those that moved between 1999 and 2009 (21).

**Staying In Grayson in 10 years?** – The majority of the respondents indicate they would still see themselves living in Grayson in 10 years. Many respondents who looked to live elsewhere indicated the overcrowding, congestion and growth of the area, especially the increase in apartments. There were also several respondents worried about crime. Note - The apartments referenced in the responses are all located outside of the City in unincorporated Gwinnett.

**Why Did You Move to Grayson?** – This question allowed the respondents to select from several answers. Small

town charm was the top vote getter with 44 total votes, followed by quality of the public schools (41 votes), location in the region (31 voted), affordable housing (26 votes) and parks and recreation opportunities (24 votes).

Q9 For what reason(s) did you decide to move to Grayson? (Check all that apply)



**What are your favorite things about Grayson)?** – 75 people answered this question with a variety of answers. Common things among the respondents were:

- Small town feel, yet close to Atlanta
- Grayson City Park
- Proximity of stores and shops
- The Railyard (mixed-use development)



- Walkability
- Community and schools

**Biggest Obstacle Facing Grayson today (besides traffic)?** – 73 respondents answered this question with their opinion. The types of answers varied, but several comments were mentioned multiple times:

- Crime (too much crime, high crime, etc.)
- Too many apartments!
- Growth (too fast, wrong type, etc.)
- Schools (poor quality, overcrowding of schools)
- Lack of shopping opportunities
- City is “losing its identity”

**What kinds of places do you visit in other communities, but do not exist in Grayson?** – 74 responses were collected for this answer with a wide variety of places. Common answers included:

- Vibrant downtowns
- Retail (malls, shopping centers, etc.)
- Cultural events
- A brewery or winery
- Restaurants (as in quality eating establishments)
- More active recreational opportunities
- Trails, parks and connected spaces

**Transit** – All 77 respondents answered the question about the how likely would you use public transit if it were more

available in Grayson. The majority of the respondents (31, 40%) indicated that it was “Very Unlikely” that they would use transit and an additional 19 respondents (24.6%) indicated that it was “Unlikely” that they would use transit.

**Parks and Recreational Facilities** – 73 respondents indicated what types of parks and recreational facilities they would like to see improve/expanded upon in the City. The question allowed for multiple responses, but walking trails and passive green space received the most votes.

ANSWER CHOICES	RESPONSES	
Walking trails	80.82%	59
Playgrounds	38.36%	28
Indoor recreation	53.42%	39
Recreational complex (fields, courts, etc.)	39.73%	29
Passive green space	67.12%	49
Total Respondents: 73		

**Quality of Life** – The survey asked the respondents to rank several items as to how they related to the quality of life in Grayson. The question asked the survey takers to rate on a scale of 1 to 5 (not important to very important) eight different factors. The highest rated factor was strong public safety (weighted average of 4.74 out of 5), followed by quality of public schools (4.62/5) sense of place (4.21/5, parks and recreation (4.17/5) and proximity to shopping and dining (4.03/5)

**If there was one thing that you could change about Grayson, what would it be?** – 71 survey takers answered this question and provided a wide range of answers. Appendix D includes the complete answers to this question, but some highlights include:

- Traffic
- Too many apartments (in the area)
- More fine dining and shopping
- Permitting golf carts in the community
- More sidewalks/connectivity
- More traffic controls (stop lights/roundabouts, etc.)

	NOT IMPORTANT	NOT VERY IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Walkable community	2.60% 2	9.09% 7	20.78% 16	33.77% 26	33.77% 26	77	3.87
Quality of schools	1.32% 1	0.00% 0	11.84% 9	9.21% 7	77.63% 59	76	4.62
Sense of place	2.67% 2	1.33% 1	14.67% 11	34.67% 26	46.67% 35	75	4.21
Parks and recreation	1.32% 1	1.32% 1	11.84% 9	50.00% 38	35.53% 27	76	4.17
Public safety (police, fire, EMS)	0.00% 0	1.30% 1	3.90% 3	14.29% 11	80.52% 62	77	4.74
Proximity to jobs	9.09% 7	18.18% 14	35.06% 27	27.27% 21	10.39% 8	77	3.12
Proximity to shopping, dining	2.60% 2	5.19% 4	16.88% 13	37.66% 29	37.66% 29	77	4.03
Diversity of the community	6.49% 5	7.79% 6	29.87% 23	24.68% 19	31.17% 24	77	3.66



## RESULTS OF COMMUNITY INPUT/SWOT

The effort to gain input from the community and interested parties yielded some important information to build on for the preparation of the Plan Update. The Steering Committee reviewed the results of the input gained from the online survey. The Steering Committee spent time reviewing the input from the surveys and from their own SWOT (Strengths, Weaknesses, Opportunities, & Threats) analysis and used the information to form the goals and policies outlined in this plan.



INTERNAL FACTORS		
STRENGTHS (+)		IMPORTANCE
1	Aesthetics	
2	Location	
3	Diverse Area	
4	People	
5	Safe, Not a lot of Transient People	
6	Warm, Friendly, Peaceful	
7	Good Place to Retire	
8	Culture (Friendly People)	
9	Small Town Vibe - Surrounded by Activities (Proximity to Larger Places, Attractions)	
10	Activities that Bring People from community into Grayson (events at Park, etc.)	
11	"Best Kept Secret"	
12	"Little Gem - Don't Tell Anybody"	
13	"Together We are Grayson" Mentality	
14	Grayson has a Reputation - Distinct	
15	Have the Co-Op (Helping Others)	
16	Co-Op has many other resources, such as Food Pantry, Utility Assistance, Senior Activities, Ministry	
17	Population Growth	
18	Enthusiasm of long time residents to "keep Grayson great"	
19	Connecting Walkways around the City	
20	Commitment of city officials to limit rental communities	
21	Average Household Income	

INTERNAL FACTORS		
WEAKNESSES (-)		IMPORTANCE
1	"Pockets of Poverty"	
2	English Only Signage	
3	Communication - How do We Communicate?...Not enough Communication...need more High Quality Communication	
4	Hard to Find Out What is Going On in Grayson...So people create their Own Narrative	
5	Not enough Greenspace - need more than the Park	
6	Need Passive Adult Greenspace (not more playgrounds)	
7	"Park does not feel Planned"	
8	Britt Street Traffic	
9	Traffic in General - what can City do?	
10	Safety (from a pedestrian standpoint - not necessarily crime-related)	
11	Limited influence on decisions made by officials for Grayson unincorporated (areas around Grayson)	
12	County Infrastructure unable to keep up with Growth of Grayson	
13	Overcrowded schools	
14	K-12 teacher vacancy rates	
15	Developers Making "Deals" with builders and tenants that negatively impact community.	
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EXTERNAL FACTORS		
OPPORTUNITIES (+)		IMPORTANCE
1	Messaging Platforms	
2	More Planning - planning for demographic that is moving to the City	
3	Planning for young people, Children	
4	Increase safety, more walkable neighborhoods	
5	Create spaces for young adult populations that will attract and retain living in Grayson city (collaborative work space for remote workers, entrepreneurs, gathering places that foster belonging, etc.)	
6	Improve lighting in the community - "be safe walking"	
7	Message the difference between Grayson City and the area around Grayson to better reflect the "goodness" of the city limits but also engage unincorporated citizens to work with county officials in getting voices heard for needed changes that will support all of Grayson.	
8	Strengthen relationships with GCPS Administration and Gwinnett County Commissioners	
9	Forum to get/give input from local high school (mentoring)	
10	Youth opportunities to serve - talk to you about their dreams	
11	Grayson/Archer schools	
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EXTERNAL FACTORS		
THREATS (-)		IMPORTANCE
1	Traffic, rental units, crime of unincorporated people negatively impacting Grayson city and deferring people wanting to live in Grayson City.	
2	Allowing too much control for developers	
3	Congestion	
4	Losing Culture	
5	Losing Distinctiveness	
6	Will Look Like Everywhere Else	
7	Needs to be recession proof	
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# COMMUNITY VISION

## THE CURRENT CONDITION

Over the last five years, Grayson has continued to see development of vacant land and redevelopment of older commercial structures. “Gwinnett’s Best Kept Secret” is no longer a secret, and the residents and business owners are concerned about the community losing its small town feel as the areas around the City continue to grow. Grayson only has a few vacant residential tracts in the City limits, totaling around 182 acres, which would translate to an additional 455 single-family lots. There are a few undeveloped commercial tracts along Hwy 20, such as the tract at Moon Road and Hwy 20, but for the most part the commercial corridor is developed.

As Gwinnett County continues to grow east and south of Grayson towards Loganville with the continued development of the Independence community, Grayson will face the pressure to allow higher densities of development. There has been a rapid increase in multifamily and townhome development around the City’s edges. The public input received during the Plan Update process indicated the concerns over the increased densities of development in the area, with the increases in congestions and perceived increase in crime. The public also expressed a desire to have more shopping, entertainment and dining options in the City, such as another Railyard-type development. Since Grayson’s population is becoming younger and more diverse, these types of uses, which are popular with younger age groups, may help retain residents after they finish high school.

## THE VISION

The vision for the City of Grayson moving forward is to promote more opportunities for local residents to shop, dine and recreate within the City. The City should also promote a mixture of uses in and around the City’s Uptown Center district to draw visitors in to the heart of the City, while also increasing walkability and accessibility from the neighborhoods. Traffic and congestion will continue to increase along Hwy 20 as the four lane is widened into a six lane, so improved sidewalks, trails and paths would allow the heart of the City to be accessible without having to use a car.

The City is a strong partner with the Gwinnett County School system and will continue to work with the local educational providers to support the development of the area’s youth. With Grayson Elementary School located in the Uptown Center district, and two other schools in the City limits, Grayson should endeavor to promote the schools’ vision for education.

THE VISION - Grayson should increase the amenities and opportunities for residents and businesses to “live, shop and play” locally; that the City should be better connected for people to access locations without having to fight traffic; that the City have more opportunities for public gatherings and unplanned encounters so that the residents feel a part of the City; and that the City promote housing and educational goals that will encourage the younger generations to stay in the area.

# COMMUNITY-WIDE GOALS

## COMMUNITY GOALS

Through the Plan Update process, the Steering Committee and stakeholders identified several community wide goals that the City wishes to work toward as to fulfill the overall vision for the City of Grayson to retain the small town charm while continuing to mature. The Community-wide Goals identified in this Plan Update are:

**Retain Small Town Charm:** Grayson is been known as Gwinnett Best Kept Secret, but there are developmental pressures that could reduce the small town feel that the residents enjoy and want to continue. Grayson should enact or improve policies to keep the feel of the traditional small town while the City grows and matures.

**Encourage Continued Growth of the Uptown Center:** The development of The Railyard has been successful in shaping Grayson's Uptown Center, and there is room for more mixed-use growth in an around the Uptown Center. People want more shopping, fine dining and entertainment spaces in the Uptown Center area so the City should promote goals that would encourage denser mixed use.

**Improve Walkability and Accessibility:** Grayson should continue to promote walkability from neighborhoods to the Uptown Center area. The City should also work with County and State partners to improve connectivity and functionality of local roads.

**Recognize the Maturing the Community Infrastructure:** Many of Grayson's neighborhoods have streets and drainage infrastructure that is approaching 50 years old. The City should plan for ongoing maintenance and

rehabilitation of local streets and drainage systems while working with other utility providers as they replace/renew their utilities. The City should also look to promote GI/LID practices where appropriate to reduce stormwater runoff.

**Embrace the Diversity of the Community:** The 2009 and 2018 Comprehensive Plans placed an emphasis on Grayson being a great location for senior housing and retirement communities. Since 2018, the City has seen an increase in younger age groups and a diversifying population. The City should promote activities and policies that recognizes the changing demographics of the City.





# COMMUNITY POLICIES

## NATURAL RESOURCES

1. **Environmentally Sensitive Areas.** Prevent development from occurring in, or significantly encroaching upon environmentally sensitive areas, such as floodplains and wetlands.
2. **Water Quality.** The location and intensity of development should be sited to minimize the negative effects of that development on water quality. The City should continue to promote and encourage Green Infrastructure and Low Impact Development (GI/LID) techniques for storm water management on public and private developments.
3. **Pervious Surfaces.** Encourage use of pervious surfaces whenever possible, to increase groundwater infiltration, such as the City Hall/Park parking lot expansion.



4. **Wetlands.** Preserve wetlands where they exist, or mitigate wetland loss through wetland mitigation banking.

5. **Flood Ways and Flood Plains.** Prohibit development within floodways and restrict or prohibit development in flood plains.
6. **Flood Insurance Program.** Continue the City's participation in the National Flood Insurance Program.
7. **Conservation Subdivisions.** Where opportunities exist, encourage conservation subdivision development to retain green space within the City.
8. **New Tree Planting.** Require the planting of trees in subdivisions and new land developments that provide canopy shading.
9. **Tree Protection and Replacement.** Restrict the cutting of trees, and require the replacement of trees lost to development with trees of like species and value.
10. **Open Space.** Require a certain percentage of land be set aside for green space in new land developments.
11. **Sustainability and Energy Efficiency.** Promote sustainable and energy-efficient development.

## HISTORIC RESOURCES

1. **Historic Preservation.** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character. This policy is especially important to apply to the Uptown Center character area.

2. **Protect Historic Resources.** Provide strategies to preserve and enhance historic resources. Older residential structures within the City should be preserved and renovated where practicable, instead of demolition.

## HOUSING

1. **Mixed Use Development.** Grayson should promote mixed-use development for vacant properties and areas where redevelopment is feasible. A variety of uses within one area, connected by pedestrian improvements, would improve the connectivity and walkability of the community while offering a variety of housing choices.
2. **Accessible Senior Housing.** Houses should continue to be made available for seniors and disabled persons that contain a single-level with no-step entrances and wide doorways.
3. **Housing for Persons with Disabilities.** Avoid regulations and practices that would discourage the provision of housing for persons with disabilities.



4. **Single-Family Residential Character.** Maintain the low-density character of Grayson's existing single-family residential neighborhoods.
5. **Incompatibilities.** Protect existing residential development from encroachment by incompatible land uses.
6. **Compatible Infill Development.** The development of vacant or underutilized land in single-family residential zoning districts must be compatible in terms of existing densities, housing types, and general character.
7. **Traditional Neighborhood Development.** Provide opportunities for traditional neighborhood development in locations between Uptown Center and established, low density, detached, single-family neighborhoods.
8. **Quality Architecture.** Residential zoning districts that allow more density will be required to have higher levels of architectural standards than those residential districts that allow less density.
9. **Location of Attached Housing.** Limit attached housing to the Uptown Center area, preferably as a part of a mixed-use project through stacked flats, granny flats or other types of attached houses.
10. **Apartments.** Freestanding apartments are discouraged, as there are numerous apartment complexes around Grayson in the County.
11. **Substandard Housing Units.** Encourage the rehabilitation and upgrade of substandard housing units, or encourage their redevelopment where it is not economical or appropriate to renovate such housing units.



12. **Property Maintenance** – Enforce current property maintenance ordinances and codes. Hire a code enforcement office to work with City staff to address complaints and promote the upkeep of neighborhoods.

## ECONOMIC DEVELOPMENT

1. **Employment Options.** A range of job types should be encouraged in Grayson to meet the diverse needs of the local workforce and to offer the opportunity to work locally.
2. **Educational Opportunities.** Educational and training opportunities should be readily available in and around Grayson to permit City residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.
3. **Mixed Use Commercial.** Encourage more mixed-use commercial developments such as The Railyard.



4. **Grayson as an Entertainment Destination.** Encourage higher end retail, dining and entertainment establishments to locate in Grayson, especially if they are located in, or near, a mixed-use development.
5. **Redevelopment along SR 20.** Encourage the redevelopment of single-family dwellings and older, less viable commercial buildings along SR 20, into compatible non-residential and/or mixed-use developments that are consistent with the vision for the City.
6. **Home Occupations.** Home occupations, when compatible with the neighborhood, are recognized as part of the overall City economic development strategy and are encouraged, subject to compliance with applicable zoning laws.

## LAND USE

1. **Land Use Guidance.** Use the Character Area Map as a guide to decision-making.
2. **Uptown Grayson.** New mixed use, pedestrian friendly development opportunities should be encouraged in the Uptown Center. These opportunities should connect to neighborhoods and other public spaces in Grayson through sidewalks and trails.
3. **Commercial Development along SR 20.** Encourage commercial development where appropriate in the City.
4. **Light Industry.** Discourage light industrial development outside of Grayson Industrial Park area.

5. **Update Planned Unit Development Requirements.** Continue to refine and update the Planned Unit Development (PUD) provisions of the Zoning Ordinance to reflect the desire for more mixed-use development within the City.
6. **Code Enforcement.** Increase code enforcement activities within the City.
7. **Storm Water Management Facility Maintenance.** Increase the enforcement activities related to maintaining storm water detention and water quality ponds by performing regular (annual or biennial) pond inspections.

## URBAN DESIGN

1. **Image and Character.** Enhance the City of Grayson's image as a unique community and retain that image in attractive and orderly development that preserves existing character.
2. **Architectural Theme.** Continue to maintain the look and feel of a turn-of-the-century (1880-1930) Georgia village through architectural styles, massing, themes, and details.
3. **Streetscapes and Aesthetic Enhancements.** Improve the visual quality of local streets and state routes through streetscape improvements (e.g., sidewalks, lighting, street furniture, etc.).
4. **Streetscape Standards.** Streetscape lighting, furniture and other standards should continue to be required to promote walkability and interconnectivity.



5. **Compatible Character.** Ensure that new developments respect the scale and character of nearby structures and minimize or mitigate abrupt and excessive differences, to maintain small town character.
6. **Lighting.** Continue to require lighting standards from the Zoning Ordinance that enhance pedestrian safety.
7. **Beautification.** Support community-based partnerships for streetscape beautification.



## COMMUNITY FACILITIES AND SERVICES

1. **Parks and Recreation.** Investigate areas around the Uptown Center area to expand or improve upon Grayson City Park as an additional amenity for citizens that is connected to neighborhoods and commercial opportunities.
2. **Ampavilion.** Continue to support the marketing and use of the new Ampavilion at Grayson City Park as an entertainment destination. Diversify the entertainment mix.



3. **History and Cultural Resources.** Continue to support historic preservation and promotion of the cultural heritage of the City of Grayson.



4. **Civic Space/City Hall.** Consider the long-term needs for administrative space for City government functions.
5. **Public Safety.** Continue to coordinate with Gwinnett County on law enforcement within the City.
6. **Water Conservation.** Promote the conservation of water by residents and businesses to meet regional and state objectives or directives. Participate in private and public educational efforts that are designed to assist in water conservation.





7. **Sewerage.** Coordinate with Gwinnett County to expand sewerage services, promoting increased opportunities for desired types of development, especially in the Uptown Center area.
8. **Solid Waste Management.** Implement the City's comprehensive solid waste management plan, including a systematic street cleaning program.
9. **Stormwater Management.** Continue to work with Gwinnett County on MS4 compliance and through the implementation of the 5-year stormwater management plan (SWMP). Prioritize the next neighborhoods to be evaluated for stormwater system rehabilitation.

## TRANSPORTATION

1. **Cooperative Planning.** Maintain active involvement in transportation planning activities by Gwinnett County, the Atlanta Regional Commission, and the Georgia Department of Transportation.
2. **Parking.** Ensure adequate off-street parking facilities in Uptown Center, including public parking. On street parking opportunities and shared parking opportunities should be explored and provided where appropriate.
3. **Sidewalk Improvements.** Improve the network of pedestrian facilities (sidewalks) in the City. Expand an accessible pedestrian network throughout the City. Connect "missing" sidewalk sections on public streets.
4. **Multi-use Trails.** Pursue opportunities to construct multi-use trails within designated greenways in the City as outlined in the City's Pedestrian Improvement Plan.

5. **Connectivity and Inter-parcel Access.** During site plan and development permit review, measures should be made to connect compatible land developments through inter-parcel access.
6. **Context-Sensitive Design.** Provide for street designs that pay appropriate attention to concepts of compatibility, livability, sense of place, and urban design, in addition to conventional traffic engineering considerations.
7. **Mast Arms for Traffic Signals.** When new traffic signals are installed, require that mast arms be used rather than cables to support the traffic signal.
8. **Public Transportation.** Monitor the implementation of the Gwinnett County Transit Plan and, where possible, work to set aside areas for future transit stops.





## ANNEXATION

1. **Opportunities.** Consider municipal boundary expansion opportunities as appropriate, including properties identified as potential annexation areas and when unincorporated property owners petition for annexation.
2. **Relation to Small Town Character.** Annexation should not take place if it would substantially transform the City or detract from the desire to retain small town charm.

## INTERGOVERNMENTAL COORDINATION

1. **Regional Cooperation.** Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources.
2. **Regional Solutions.** Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.
3. **Information.** Share information and resources with county government boards, agencies, departments, and authorities, as well as other local, regional, and state government agencies.
4. **Intergovernmental Agreements.** Periodically assess existing intergovernmental agreements and develop new agreements as appropriate.



5. **Conflict Resolution.** Resolve conflicts with other local governments through established mediation processes or other informal or formal means.
6. **Resolution of Land Use Conflicts.** Work with the Gwinnett County Board of Commissioners to avoid potential land use conflicts and service delivery issues in the areas surrounding the city limits.
7. **Water, Sewer, and Stormwater.** Work with the Metropolitan North Georgia Water Planning District to implement its adopted plans.
8. **Educational Support.** Continue to support local school in Grayson through participation/sponsorship in school activities.



# LAND USE

## FUTURE LAND USE & DEVELOPMENT

While all components of the Comprehensive Plan are central to implementation of the City's vision and policies, the land use element is the most influential in terms of everyday decision-making. The land use element is most often cited in support or denial of zoning and other land use changes. In lieu of a more conventional Future Land Use Map, the City of Grayson introduced its first Character Area Map in the 2009 Comprehensive Plan. Grayson's Character Area Map was revamped and refined during the 2018 update, and it remains mostly unchanged for this Plan Update.

## CHARACTER AREAS

A Character Area is defined as a specific geographic area or district that:

- has unique or special characteristics to be preserved or enhanced,
- has potential to evolve into a unique area with more intentional guidance, or
- requires special attention due to a unique development issue.

Each Character Area is a planning sub-area within the community where more detailed, focused planning and implementation of certain policies, incentives, or regulations may be applied in order to preserve, improve, or otherwise influence its future development patterns in a manner consistent with the community goals.

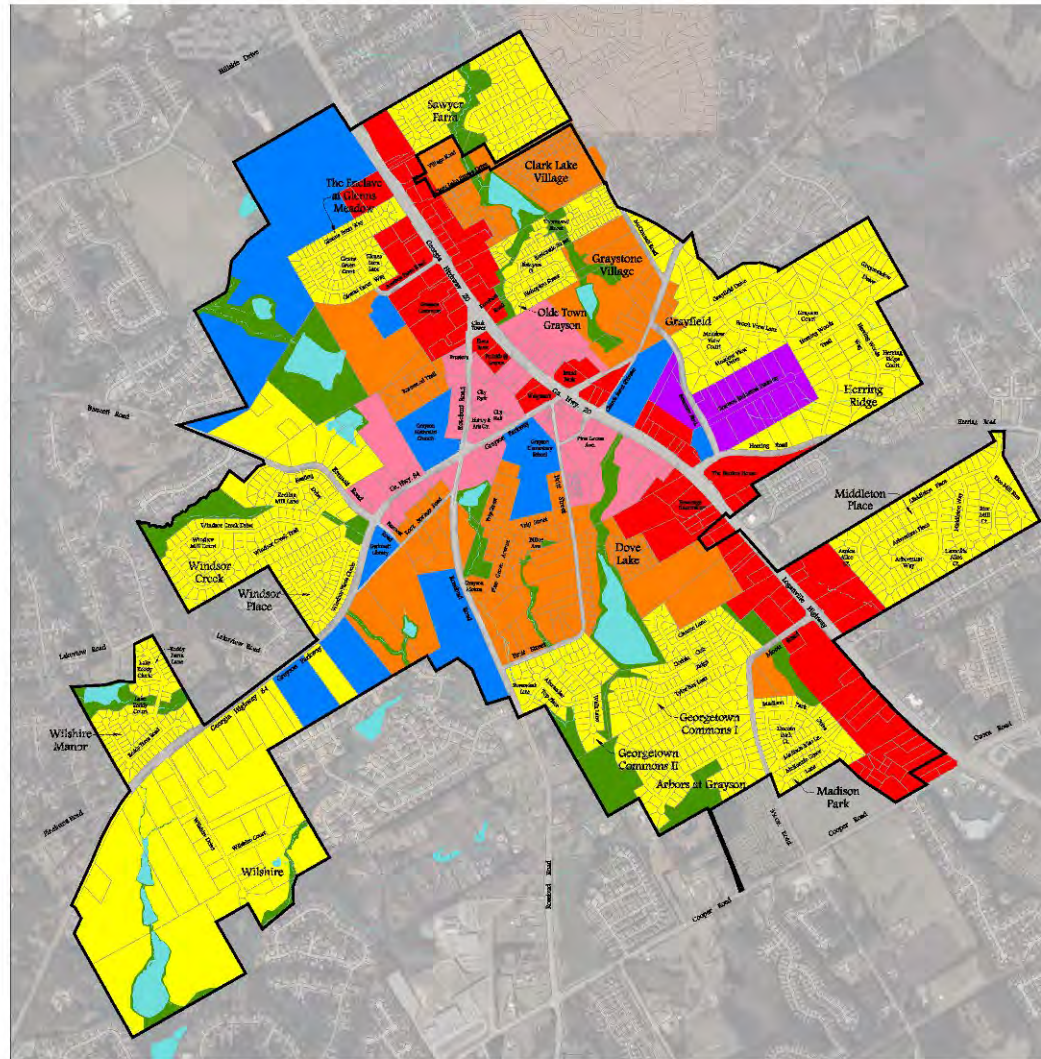
Grayson's Character Area Map is presented on the next page, and the remainder of this section presents the individually updated Character Areas. For each Character Area, a description of the area is provided including a section for Vision, Uses and Intensities, Major Features, Implementation Measures, and Policies.



*The unique purpose of geography is to seek comprehension of the variable character of areas in terms of all the interrelated features which together form that variable character.*

- Richard Hartshorne -





## LEGEND

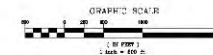
- Conservation
- Suburban Residential
- Traditional Neighborhood
- Institutional Campus
- S.R. 20 Commercial Corridor
- Uptown Center
- Industrial Campus

See Appendix for a higher resolution map.

Prepared by:



Date: December 7, 2023



**Grayson**  
GEORGIA

## Character Area Map City of Grayson, Georgia

Version: 1.0, 2023  
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## CONSERVATION

### VISION

A system of open space, environmentally sensitive lands and riparian corridors that protect the environment, enhance water quality, and provide active and passive recreational opportunities.

### USES & INTENSITIES

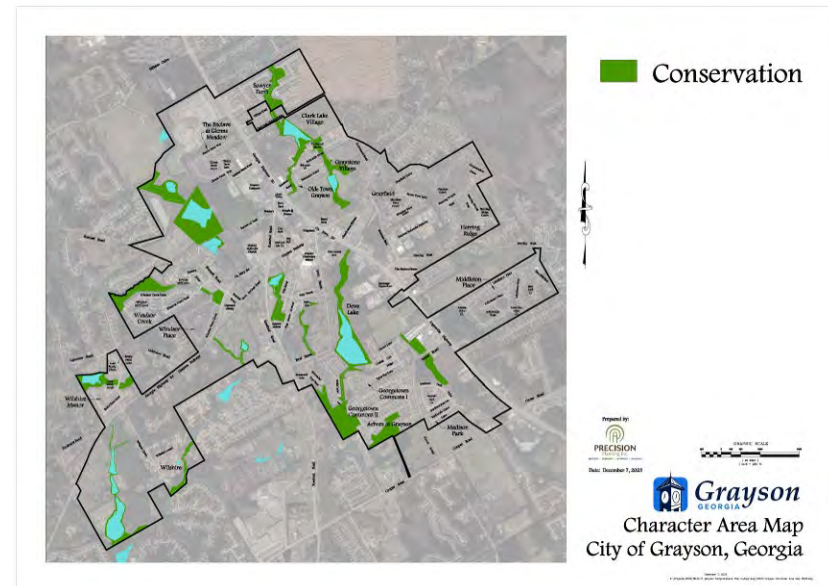
Since these are lands that are or should be set aside for open space, uses are limited to preserve natural features such as parks, recreation, and conservation uses. Access and development are limited to conservation-compatible activities such as trails and greenways and buffers between dissimilar uses in natural areas. Intensity and impervious surface limitations should remain low.

### MAJOR FEATURES

Neighborhood parks and open spaces, environmentally sensitive areas such as wetlands or riparian corridors, connected to facilitate habitat movement and providing for maximum water quality enhancement. Access is limited to conservation-compatible activities and may include trails, 8-12' wide, and zoning buffers in natural areas.

### IMPLEMENTATION

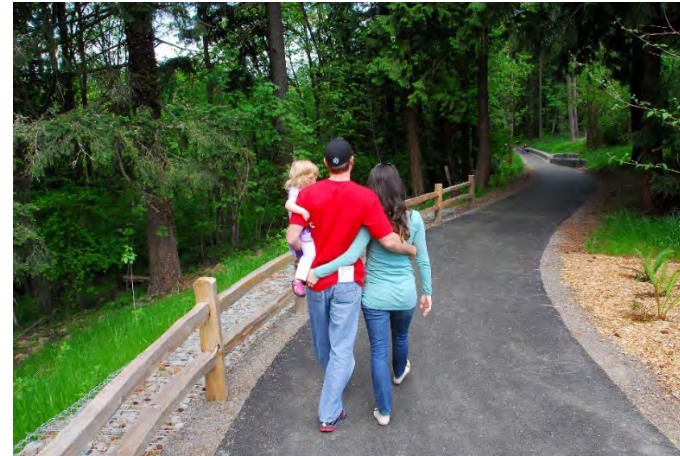
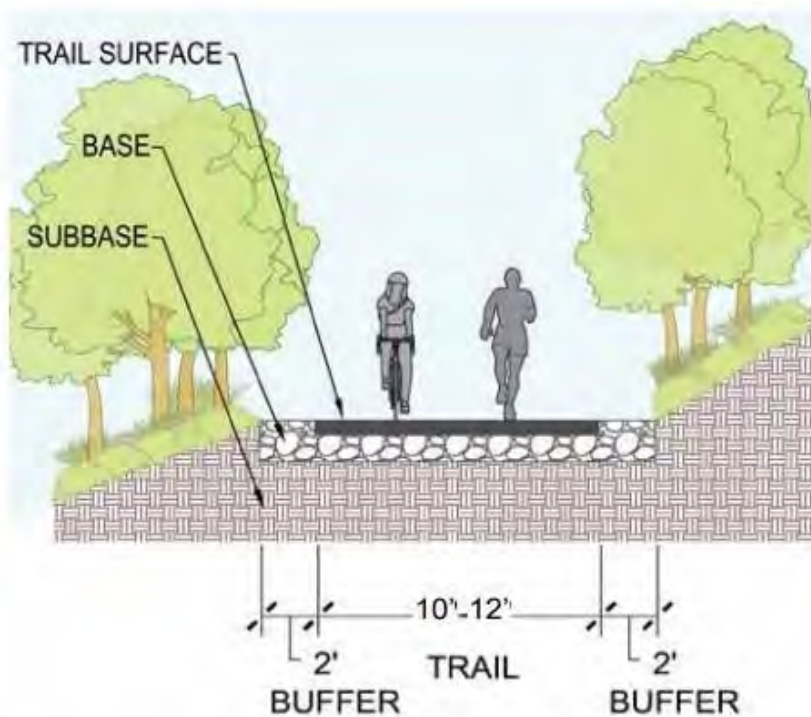
Stormwater management ordinance, relevant portions of zoning ordinance, flood plain management regulations, acquisition of land; stream bank stabilization and repair programs; low impact development and green infrastructure programs.





## CONSERVATION CHARACTER AREA POLICIES

1. Lands are set aside for open space and recreation.
2. Land uses are limited to those that preserve natural features and provide for trails and greenways and buffers between dissimilar land uses.
3. Acquisition of land or protection through conservation easement.



Develop a Comprehensive Greenway Plan as a framework for the City of Grayson and project partners to establish a network of greenways through the community and in connection with Gwinnett's 2018 Countywide Trail Master Plan. Gwinnett recognizes the S.R. 20 and S.R. 84 corridors through Grayson as "Priority Trails".



## SUBURBAN RESIDENTIAL

### VISION

Conventional Suburban Neighborhood is predominantly single-family, detached housing within protected neighborhoods. Most neighborhoods are less than three dwelling units per acre, and are designed with cul-de-sacs and curvilinear streets. Lots vary in size based on whether they are connected to public water and sanitary sewer.

### USES & INTENSITIES

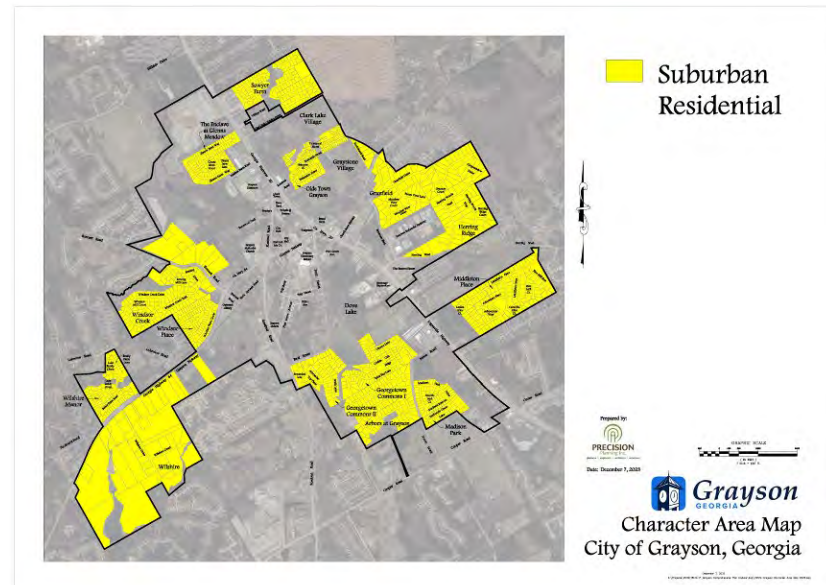
Conventional Suburban Neighborhoods uses are almost exclusively single-family detached residences, though some civic and recreational uses integrated into subdivision plans may be acceptable. Townhouses, multi-family, and accessory apartments are not permitted. Densities are in the range of 1-3 units per acre.

### MAJOR FEATURES

Conventional Suburban Neighborhoods have houses setback from streets. Transportation is dependent on automobile access. Most homes have front or side entry garages that are typically visible in the street scene. Most neighborhoods are designed with swimming and recreational amenities exclusively for that neighborhood's residences. Improved pedestrian connectivity is a goal.

### IMPLEMENTATION

The following zoning districts: R-100 Single-Family Residence, R-100 Modified Single-Family Residence, and R4 PUD Planned Unit Development (formerly R4).



## SUBURBAN RESIDENTIAL CHARACTER AREA POLICIES

1. Maintain and preserve stable neighborhoods.
2. Applications for Special Use Permits and Home Occupation Licenses should be carefully considered and monitored to ensure compatibility with the neighborhood's residential character.
3. New residential neighborhoods should provide for recreational opportunities such as swimming pools, nature trails, green space and outdoor/indoor community gathering spaces.
4. New and established neighborhoods should have improved pedestrian connectivity throughout the neighborhood and with the surrounding community as a goal.



Grayson's Existing Suburban Residential Character



## TRADITIONAL NEIGHBORHOOD

### VISION

Higher density, urban living environments limited to existing locations and/or as shown on the Character Area Map.

### USES & INTENSITIES

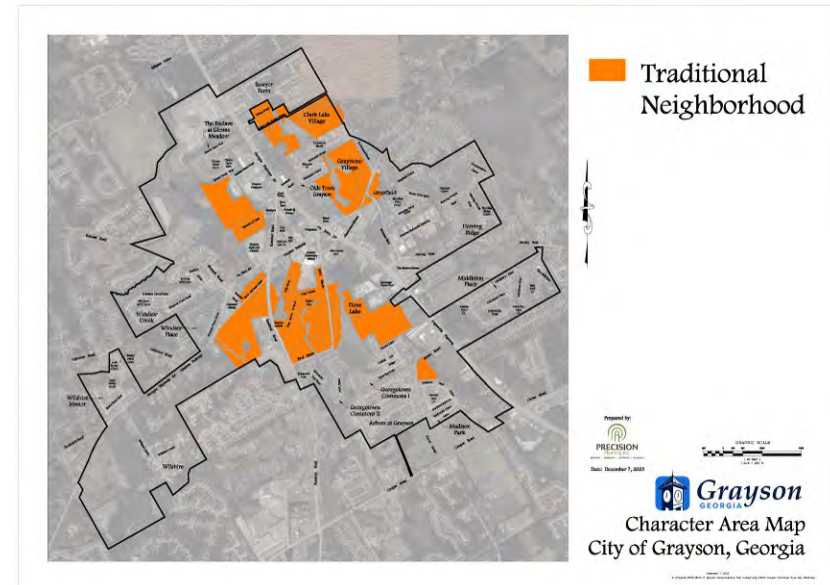
Predominantly detached and attached single-family dwellings, neighborhood shops and offices, supportive civic, institutional, and recreational uses. Densities to six units per acre and perhaps higher as city policies and marketing trends toward living closer to the developing Uptown Center increases.

### MAJOR FEATURES

Master planned communities with high quality architecture, landscaping, and amenities, both recreational and supportive.

### IMPLEMENTATION

The following zoning districts: CS Conversation Subdivision Single-Family Residence District, PUD Planned Unit Development, O-I Office-Institutional, and C-1 Neighborhood Business.



## TRADITIONAL NEIGHBORHOOD CHARACTER AREA POLICIES

1. Homeownership shall be a primary goal when considering Traditional Neighborhood land use decisions.
2. Housing is to be predominantly detached single-family residences with a gridded and connected street pattern that are generally smaller lots with houses built closer to the street than those in suburban subdivisions. Streets are to be lined with sidewalks and shade trees. Most houses are to have front porches and rear-entry garages.
3. Traditional Neighborhoods may have a mixture of housing types and land uses if part of a PUD Planned Unit Development. These mixtures are to be located within convenient walking distance to the Uptown Center and are to be self-contained neighborhoods that have neighborhood shops and offices, supportive civic, institutional, and recreational uses that provide a sense of place for its residences.
4. Since Traditional Neighborhoods have higher densities than suburban subdivisions, they should be aligned with multiple transportation options, such as automobiles, walking, biking, and transit.
5. Traditional Neighborhoods should have high and clear design standards to maximize and protect the value of both public and private investments.
6. Amenities such as neighborhood convenient stores, coffee shops, bakeries, offices, and recreational

facilities should support the density of the neighborhood.



Pine Grove Village



Brownstones at The Railyard





Typical traditional cottage



Traditional Neighborhood with local shops



Traditional cottage and close proximity to sidewalk & street





Cottage 84 Events



Cottage 84 Events



Grayson Sweet Home Cafe





Example of a Traditional Neighborhood market



Example of a Traditional Neighborhood with housing, shops & open space

# INSTITUTIONAL CAMPUS

## VISION

The need for this Character Area is grounded in the existence of large schools, places of public assembly, worship, and their supporting uses in the City helping to anchor residential neighborhoods.

## USES & INTENSITIES

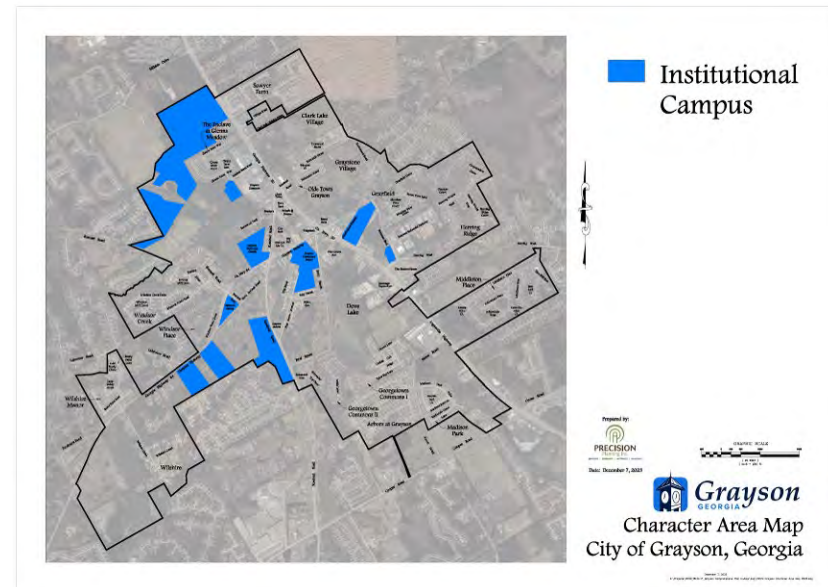
Places of public assembly, libraries, religious institutions, public and private schools, post offices, fire stations, and other public or institutional uses. The uses are generally single-function uses and are usually separated from other uses. Offices are appropriate as a secondary or supporting use. Intensities in the range of 0.22 to 0.34 FAR, not to exceed a height limit of 40 feet.

## MAJOR FEATURES

This area recognizes the existing and evolving uses and accommodates new public and institutional developments that are compatible with abutting residential neighborhoods and that provide greater interconnections and pedestrian access.

## IMPLEMENTATION

The following zoning districts: O-I Office Institutional, C-1 Neighborhood Business, and to some extent with a Special Use Permit, R-100 Single-Family Residence.



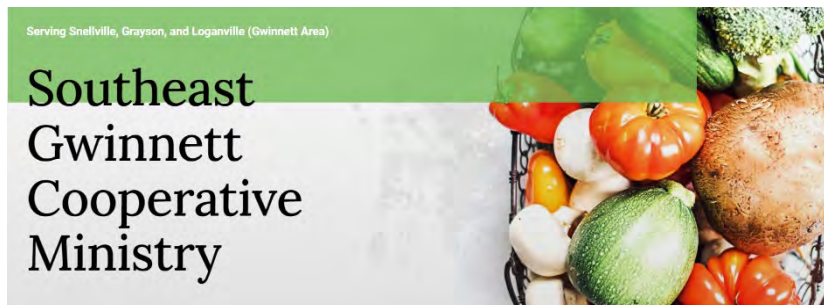


## INSTITUTIONAL CAMPUS CHARACTER AREA POLICIES

1. The character of this area is compatible for places of public assembly, public service, and supporting uses.
2. Grayson should continue coordination with Gwinnett County School System, Library System, and Fire Services in the City to promote and foster their continued success.



Gwinnett County Fire Station 8, Grayson, GA



## S.R. 20 COMMERCIAL CORRIDOR

## VISION

Accessible centers of businesses, services, and complementary uses. This may include mixed-use developments (with residential as a secondary or supporting use) in an activity center pattern concentrated in a linear pattern along State Route 20, and contributing extensively to the economic base of the City. Exclusively commercial shopping centers that already exist may be redeveloped as mixed-use activity centers during the planning horizon. Such areas will eventually be transformed into less automobile reliant and more pedestrian-friendly places, with better connections to neighborhoods.

## USES & INTENSITIES

Dominated by commercial uses but also intended to accommodate business parks, office parks, and mixed-use developments. A wide range of uses is contemplated in this Character Area, except for heavy industry and suburban single-family residential. Commercial intensities are within a range 0.34 to 0.85 FAR, not to exceed a height limit of 40 feet.

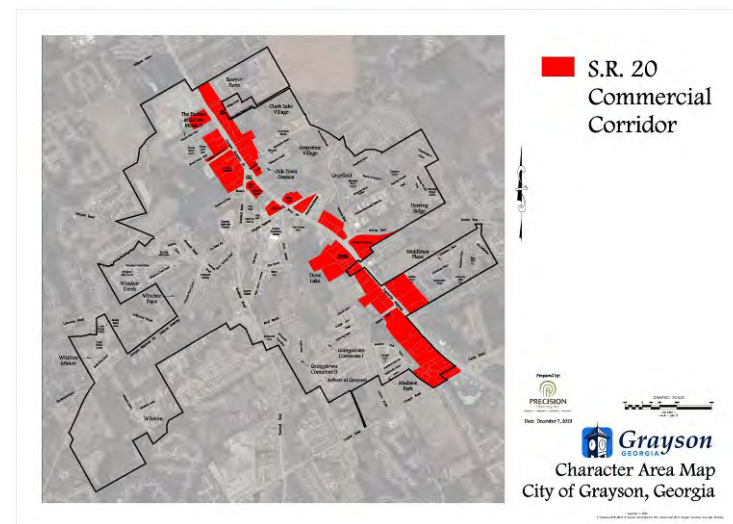
## MAJOR FEATURES

A state highway route and a network of collector roads serve developments. Pedestrian accessibility is promoted, although most activity is via the automobile for access. Entrances, frontages, and building façades are softened with landscaping and low-lying monument signs. Open

space for large developments is provided via plazas and greens. Inter-parcel access is required to encourage pedestrian and automobile flow from development to development without the need for getting back on the highway.

## IMPLEMENTATION

The following zoning districts: C-1 Neighborhood Business; C-2 General Business; C-3 Central Business; PUD Planned Unit Development; O-I Office Institutional; and M-1 Light Industry with a Special Use Permit. Corridor-specific quality development regulations such as the Grayson/Highway 20 Overlay and Uptown Center Overlay.

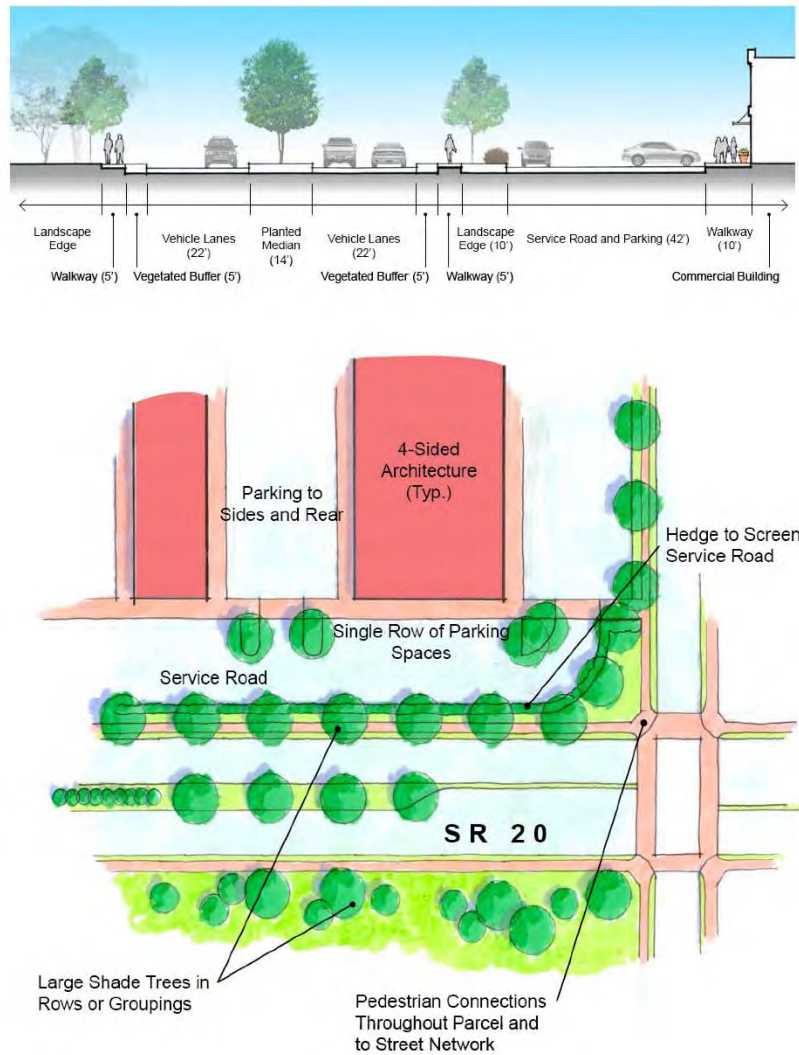




## S.R. 20 COMMERCIAL CORRIDOR CHARACTER AREA POLICIES

1. Within an activity center along the S.R. 20 Commercial Corridor, a logical hierarchy of building forms should be created. Building heights and masses should be greatest in the focus area and inner portion of the support area (the part closest to the focus area), and should transition to lower heights and less mass outward from the focus area to the outer edge of the support area. Building massing should be varied to create a logical hierarchy of building forms, to break up long expanses of façade, and to create shade and shadow. Buildings at the outer edge of an activity center's support area should be comparable in height and mass with the surrounding neighborhood beyond the support area.
2. As far as practicable, buildings along the S.R. 20 Commercial Corridor should not be separated from fronting streets by large parking lots. At a minimum, placement of outparcel buildings between a large parking lot and the street should be used to help define the streetscape, and lessen the visual impact of the parking lot from the street.
3. Auto service facilities should not have their service bays facing the street, and parking for all uses should be located to the side or rear of the building rather than in the front yard. Regardless, service areas and/or service bays should be screened or sited so they are not visible from the street. Auto serves should be limited to areas outside of the Uptown Center Overlay District, and only in areas southeast of the S.R. 20 and Herring Road intersection.
4. Perimeter and security fencing, when needed, should be constructed of attractive materials, which are compatible with the design, and materials used throughout the project. Razor wire or electric fencing should not be used, and chain link fencing is discouraged but if used should be vinyl coated. Separate structures (canopy, car wash, cashier's booth, etc.) on the site should have consistent architectural detail and design elements to provide a cohesive project site.
5. All areas devoted to the outside storage of vehicles, merchandise, and/or equipment not intended for display for public rent, lease, or sale, should be screened from view from the right-of-way of the highway or public road along the entire property frontage, except in areas where access crossings have been approved.
6. As far as practicable, activity centers along the S.R. 20 Commercial Corridor should provide inter-parcel access with similar adjacent uses. The inter-parcel access include a landscape zone along the highway for softening and screening drives and parking areas, a vehicular zone that has a service drive and single staggered row of storefront parking, a pedestrian zone between the vehicular zone and storefront that has walkways, site furnishings, and landscaping.

## SR 20 COMMERCIAL CORRIDOR



Typical activity center frontage along the S.R. 20 Commercial Corridor

## SR 20 COMMERCIAL CORRIDOR - CHARACTER IMAGES



(Top Left) Avoid landscape that is out of scale with development and corridor. This results in blocked signage of commercial buildings and little shade for large surface parking lots.



(Top Right) New landscape enhancements within developments along the corridor should emphasize large trees to provide shade relief, minimize the scale of both large paved areas and allow visibility to storefronts.



(Middle & Bottom Left) Landscape treatments along the roadway of the SR 20 corridor should utilize large trees to minimize the scale of wide roadways yet maintain visibility. Where smaller ornamental trees are used, they should be tightly spaced to make a strong visual impact.

(Bottom Right) Minimal parking (drive aisle plus one side of parking) should be located in the front of new development. Large parking areas should be located to the rear and sides.

Desirable landscaping along the S.R. 20 Commercial Corridor





Champion Storage



Clark Lake Village (currently under construction)



Grayson Public Storage



The Railyard





Parkside Grayson



Grayson Clock Tower Plaza in center of S.R. 20 Commercial Corridor



Example of desirable modern shopping center with emphasis on walkability



Example of desirable modern shopping center with emphasis on open space & connectivity



## UPTOWN CENTER

### VISION

Compact, pedestrian-friendly, mixed-use area corresponding with the City's historic and revitalizing center of town along Grayson Parkway, S.R. 20, and Rosebud Road. The design and land use of this area should be generally consistent with preserving and reestablishing the center of town as a community focal point for social interaction and a commerce destination.

### USES & INTENSITIES

Acceptable uses include residential uses vertically or horizontally mixed with other uses in the same building, offices, retail and services, restaurants, civic/institutional, and open space or recreation areas. Residential densities up to 6 units per acre and perhaps higher as City policies and marketing trends toward living closer to the developing uptown center increases, not to exceed height limits of 40 feet. The Uptown Center is to be mostly comprised of commercial, civic, office, public open spaces, and residential mixed uses that attract citizens to the core of the City. Additional uses, intensities and densities as described in the Planned Unit Development section of the City's Zoning Ordinance.

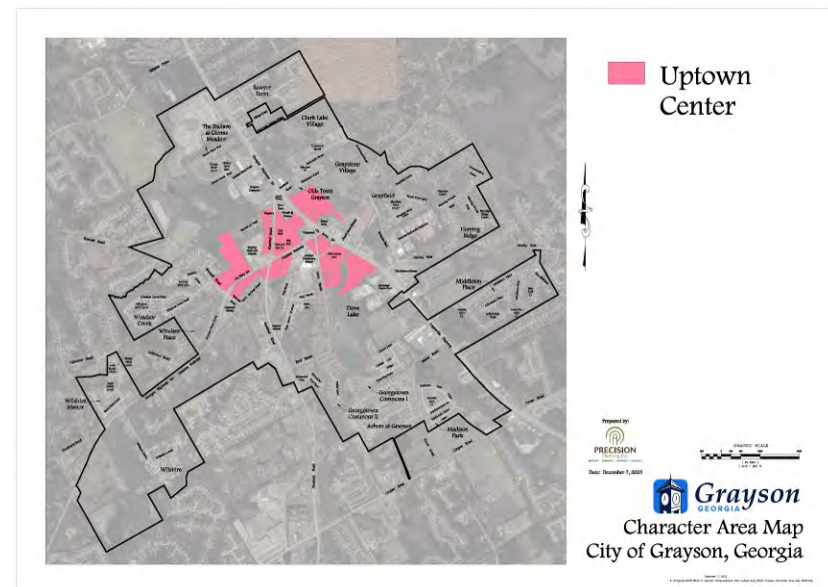
### MAJOR FEATURES

Grid block pattern, narrow streets with inter-parcel access where possible, sidewalks and streetscapes with site furnishings, pedestrian light, and trees, distinctive materials

(e.g., stamped concrete) with variable widths. Developments are at a pedestrian-friendly scale and include open space. Open space is typically provided in the form of landscaping and public gathering plazas.

### IMPLEMENTATION

The following districts: C-1 Neighborhood Business; C-2 General Business; C-3 Central Business; PUD Planned Unit Development; and O-I Office Institutional.



## UPTOWN CENTER CHARACTER AREA POLICIES

1. Land use and zoning decisions within the Uptown Center Character Area should be generally consistent with the current Grayson Uptown Concept Plan that was developed in 2011; however, much attention should be placed on updating this plan since new development patterns have emerged in this area.
2. The updating of the Grayson Uptown Concept Plan should be the outcome of a real estate market analysis program. As of 2023, this 2011 Concept Plan continues to provide conceptual land development guidance.
3. The Planned Unit Development section of the City's Zoning Ordinance should provide the basis parameters for land use mixes and development regulations.
4. In 2023, The Railyard PUD is well into development in the Uptown Center. This development is a great example of reestablishing a vibrant Uptown Center, and The Railyard is developing very closely to its Development Proposal and associated Master Plan that provides a good ratio of land use mixes to consider while further developing the Uptown Center. The Railyard land use ratios: 5% existing historic commercial remodel space, 15% restaurants, 18% retail space, 22% office space, and 40% residential townhomes. This development also contains project dedicated parking, shared parking, and 46% of the land area is open space.
5. The Uptown Center should provide an outdoor entertainment district similar to that at The Railyard.



The Railyard restaurants & open space plaza



The Railyard commercial building & open space plaza



Town Homes



Aerial View From Southwest



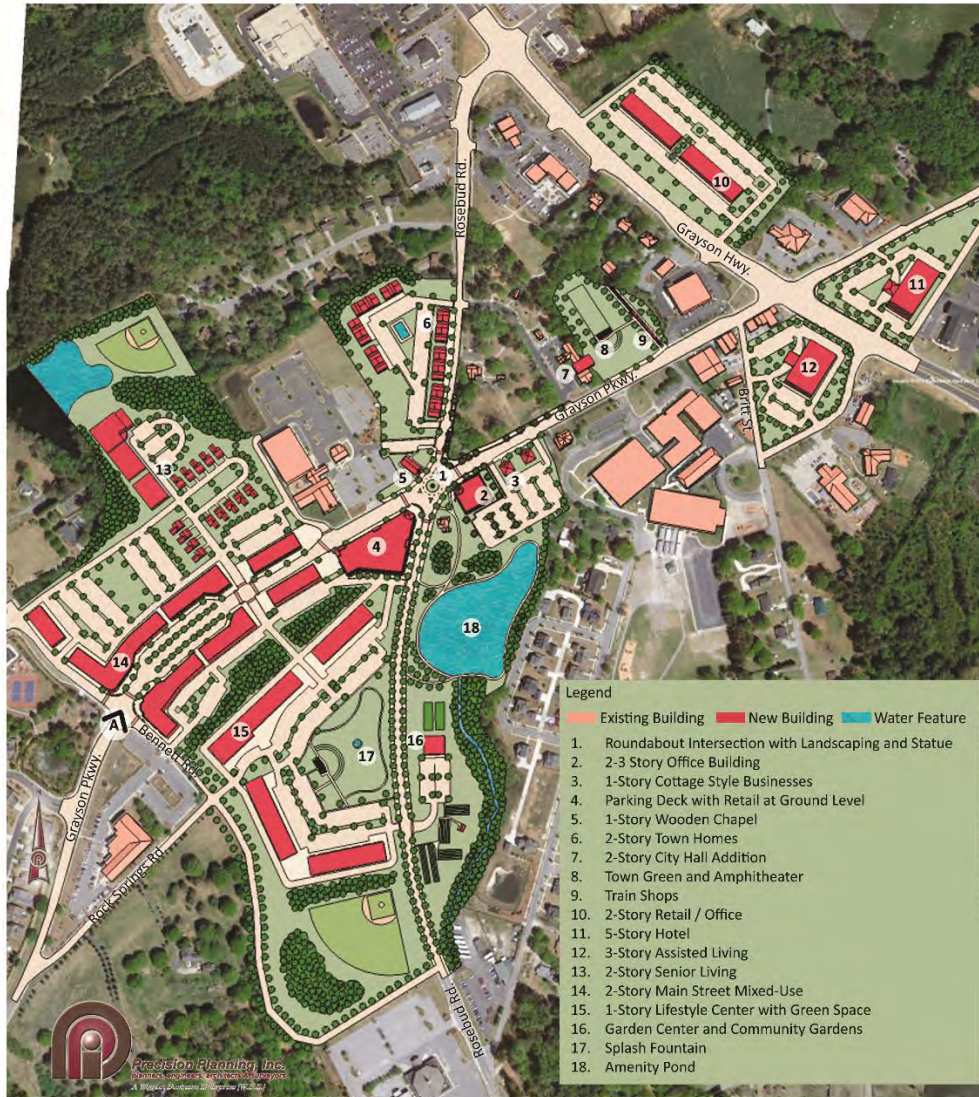
Senior Living



Lifestyle Center



GRAYSON  
UPTOWN  
CONCEPT  
PLAN



Hotel



Assisted Living



Parking Deck



Amenity Pond



Splash Fountain







Grayson Ampavilion & City Park public open space



Brownstones at The Railyard



Example of desirable housing (Cornerstone in Lawrenceville)



Example of desirable Uptown Center streetscape





Example of desirable Uptown Center “Main Street”



Example desirable Uptown Center “Main Street” with on street parking



Example desirable Uptown Center “Main Street” with on street parking

## INDUSTRIAL CAMPUS

### VISION

This character area corresponds with existing industrial properties, manufacturing uses, and surrounding parcels that have a similar potential use. This Character Area functions as a concentration of employment and job activity, contributing to the economic base of the City.

### USES & INTENSITIES

This Character Area is intended for light and heavy industrial, manufacturing, transportation, communication, and utility facilities. Building intensities are within a range of approximately 0.34 to 0.6 FAR, not to exceed a height limit of 40 feet.

Although places of public assembly are not directly compatible with industrial uses, several ministries, churches, and gymnasiums have found homes within this Character Area, largely due to the large individual lots that do not share parcel-to-parcel interconnection. Many of these uses do not require general population exposure that comes with traditional commercial districts along busy roadways, and settling within an industrial campus setting has served these uses with their basic low-intense needs.

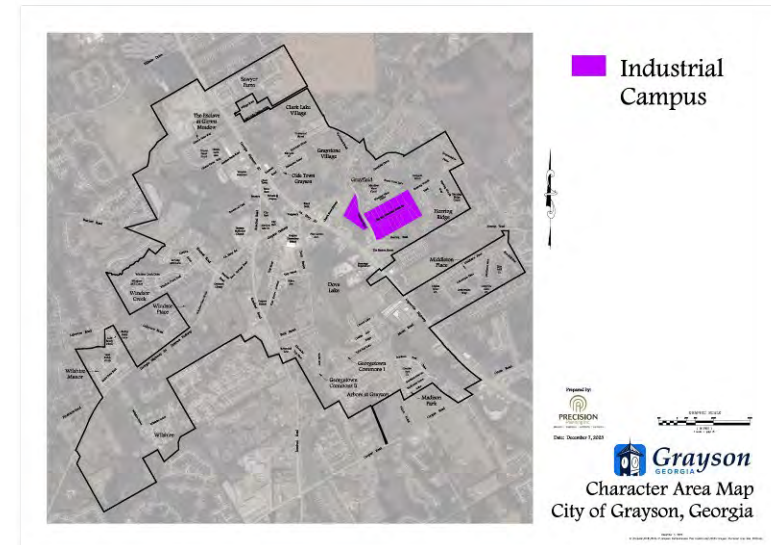
### MAJOR FEATURES

Truck traffic is frequent, and individual manufacturing establishments are not necessarily connected with one another. Driveways and curb radii are designed to

accommodate large trucks. Pedestrian accessibility is generally not anticipated, though pedestrian access is required along road frontages. Entrances, frontages, and building façades are softened with landscaping and low-lying identification signs.

### IMPLEMENTATION

M-1 Light Industry District. Recent public sanitary sewer service has been installed to this district with the anticipation of converting existing uses from individual septic systems to public sewer as their systems age. As of 2023, sanitary sewer is designed throughout the industrial park, and easements for construction are in negotiations.





## INDUSTRIAL CAMPUS CHARACTER AREA POLICIES

1. Light industrial land uses should be limited to the Industrial Campus Character Area that offers relatively level topography, adequate water supply, easy access to arterial roads, across from a fire station, and currently provides public sanitary sewer.
2. New industrial operations should be limited to the Industrial Campus Character Area, and should be limited to light industrial uses that are not objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors or radiation and that do not create fire or explosion hazards or other objectionable conditions.
3. Grayson's Industrial Campus Character Area is not conducive to heavy industrial uses since it is surrounded by single-family residential uses.



Grayson Industrial Park & potential undeveloped industrial land along Brannan Boulevard



Grayson Industrial Park

# TRANSPORTATION

The City of Grayson is participating in the development of *Destination 2050*, Gwinnett's Comprehensive Transportation Plan.



Gwinnett's Comprehensive Transportation Plan facilitates the mobility of people and goods safely and efficiently across all modes of transportation.

## DESTINATION 2050 GOALS

- **Improve Connectivity**
  - Improve overall connectivity within Gwinnett County by tying activity centers to each other and by enhancing cross county movements
  - Improve connectivity between Gwinnett County and the rest of the region
  - Improve connectivity and reliability regardless of mode or purpose
- **Leverage the County's Transportation System to Improve Economic Vitality and Quality of Life**
  - Connect people to jobs and educational opportunities through coordinated transportation and land use investment decisions
  - Use transportation investments to encourage development/redevelopment in strategic locations throughout the County
- **Facilitate the efficient movement of goods**
  - Preserve community livability and attractiveness; respect and value existing community open spaces and prioritize transportation projects that positively impact the human and natural environment
- **Improve Safety and Mobility for All People Across All Modes of Travel**
  - Prioritize projects and programs that improve safety, acknowledging all users in project design
  - Continue to evaluate innovative design as well as improved technologies and products for use in the County's transportation network
  - Consider mobility needs of all population groups when investing in the transportation system
- **Proactively Embrace Future Transportation Opportunities**
  - Anticipate and plan for technological advances in transportation
  - Educate the community about transportation options, funding, and processes
  - Work with local, regional, state, and federal partners to plan future improvements
  - Integrate long range comprehensive transportation plan with other County planning efforts
  - Build additional capacity into transportation corridors, when feasible, to anticipate future needs
- **Continue to Serve as Responsible Stewards of Transportation Resources**
  - Invest in rehabilitation and maintenance of existing transportation infrastructure
  - Prioritize projects that maximize the benefit of taxpayer dollars and alternate funding sources





## ONGOING PROJECTS IN GRAYSON

The Recommendations Report element of *Destination 2050* identified several tiers of projects to be included in the County's future planning and funding efforts. These projects do not yet appear on the Atlanta Region's Federal Transportation Improvement Plan (TIP) list. The projects that fall within the Grayson City limits are as follows:

### Rosebud Road – GRA 169

Roadway Safety and Alignment Project from SR 84/Grayson Parkway to SR 20/Loganville Highway

Project Priority: Level 1 – Short-Range (6-year)

Funding: Gwinnett - \$617,486 & Grayson - \$144,842

**COMPLETE**

### SR84/Grayson Parkway @ Lakeview Road – Gcint. 088

Intersection Improvements – GDOT #0016352

Project Priority: Level 2 – Mid-Range (9-year)

Funding: Gwinnett County SPLOST & other sources

**ONGOING**



### SR20/Grayson Highway – GCmri 306

Widen from 4 lanes to 6 lanes from Ozora Road to Webb Gin House Road

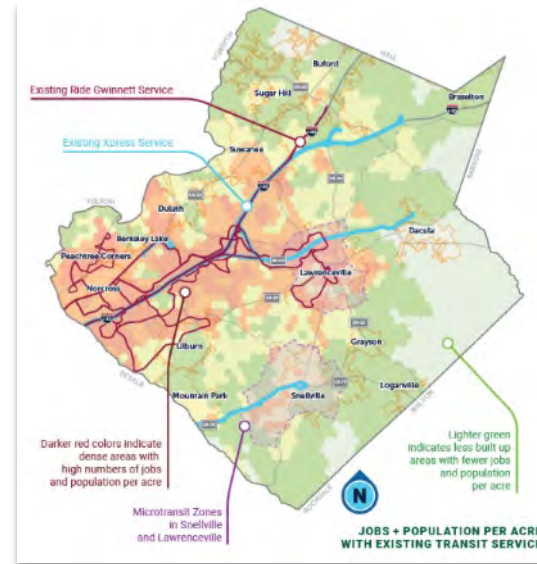
Project Priority: Level 3 – Long-Range (15-year)

Funding: set-asides for large projects may require many years to collect appropriate levels for implementation

## TRANSIT

Currently, public transit service does not include the City of Grayson. The population density and employment opportunities in the Grayson area are lower than the central and western portions of the county, and concurrently, a lower need/desire for public transit. Grayson area residents without access to automobiles or bicycles, have to use other options for getting to work, doctor's appointments or to shop.

Gwinnett County recently completed an updated transit development plan, entitled "Ride Gwinnett." As the County continues to mature, transit development will become increasingly necessary to move citizens around the community and to connect to other transit sources like MARTA and XPress. The new transit development plan envisions adding several levels of service countywide, which would include Hwy 20 in Grayson. The proposed "County Ride" route would extend through the city limits along Hwy 20 with a bus every 30 minutes seven days a week. The service schedule would vary between 12-18 hours per day. Riders would be able to travel along the route to one of several transit transfer facilities to continue their ride towards Atlanta or Athens. The "County Ride" fixed routes are expected to start service in 2027 and be fully implemented by 2043.



Gwinnett Transit Existing Conditions



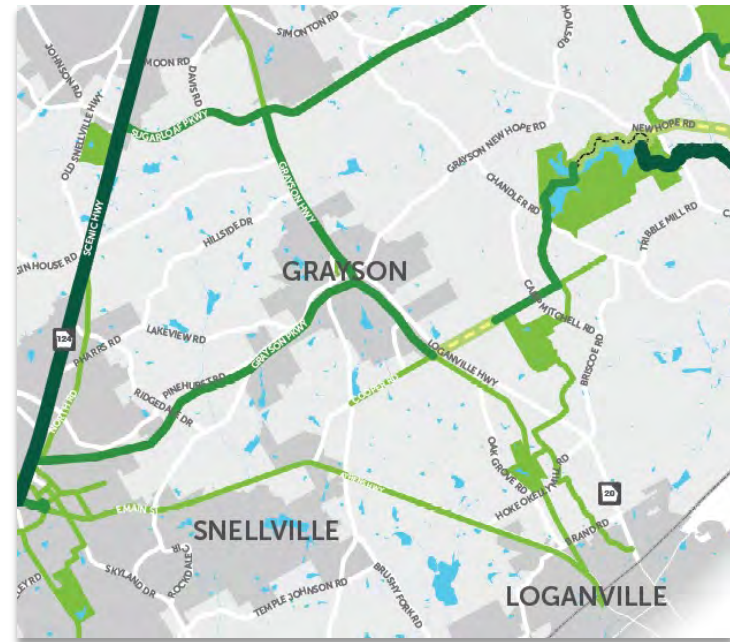
Gwinnett Transit Proposed Service



## TRAILS

Gwinnett completed an update to their Countywide Trails Master Plan in April of 2018. Gwinnett County currently has 145 miles of trail in sue. The Master Plan lays out a core trail network between major population/activity centers to be developed first, shown as thick, dark green lines on the image to the right. Priority trail segments will be developed after the core trail network is established and are depicted as a medium green line on the image. The lightest green lines are trails that are proposed to be developed with partners, such as local governments and/or development or redevelopment opportunities.

Two types of multi-use trails are envisioned in the most recent update, off road trails and side paths. Side paths are multiuse trails that run adjacent to a roadway with a buffer separation from the travel lane. These trails are typically 12-14 feet wide and constructed of asphalt. Trails will be signalized where possible. The plans shows two Priorty trail segments passing through Grayson: (1) Hwy 20 multiuse path, extending from Sugarloaf Parkway to Cooper/Ozora Road intersection; and (2) Hwy 84 multiuse path, extending form the Hwy 20/84 intersection westward to Snellville via Pinehurst Rd. Local trail segments, if developerd, could tie into these two path once they are constructed. The funding for this effort would come through a variety of sources. The plans does not include a specific timetable for development for the segments passing through Grayson.



Trail Master Plan Route Map



Side Path Typical Section



# HOUSING

## HOUSING PATTERNS

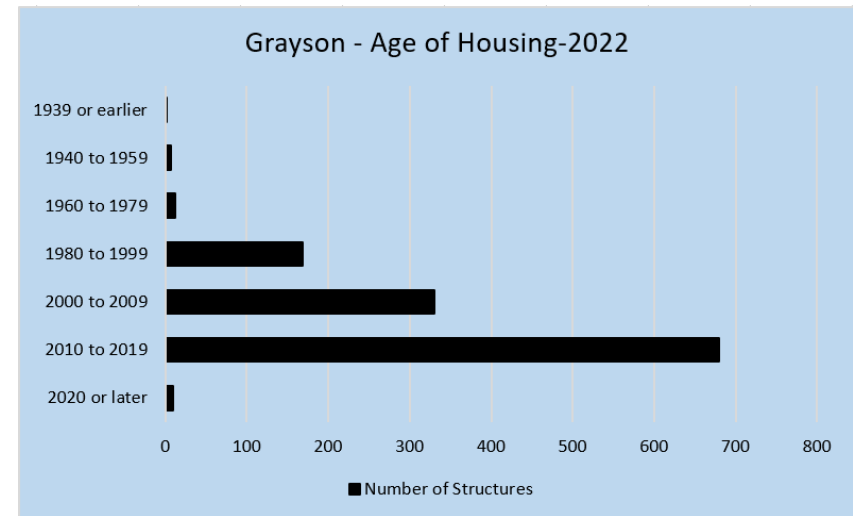
**Housing Units and Vacancy Rates** - According to the 2022 American Community Surveys, there were 1,209 housing units in Grayson with a vacancy rate of around 3% (37 units), which is lower than the Gwinnett County vacancy rate of 6%. Grayson's small town charm and good schools are thought to be contributing factors to the lower vacancy rates. Note the margin of error for the ACS for housing units is +/- 406. The 2020 decennial census indicates 1,569 total housing units in Grayson.

**Owner Occupied Units** – Using the same housing data, approximately 1,138 units (94%) of the occupied units are owner-occupied and 71 of the total occupied units (6%) are renter-occupied. Gwinnett County's occupancy rates for the same data years are 67% owner-occupied and 33% renter occupied units.

**Age of Housing** – Using the 2022 American Community Survey data, the majority of the 1,209 housing units in the City of Grayson were built between 2010 and 2019, when the City's population grew by 77% from 2,666 to 4,730. The next largest category is structures built between 2000 and 2009. The majority of the housing growth in the 2010-2019 timeframe occurred along Britt Street, Pine Grove Avenue, Rosebud Road and along Hwy 20. At the time of this Plan Update, new subdivisions off Britt Street, McConnell Road and Clarke Lake Estates are being developed.

**Single Family and Multi-Family Units**- Single-family detached housing units account for 94% of the total housing units within Grayson. The lack of sewer in Grayson until

recent years, combined with the development patterns of the County in general, have limited single-family attached and multi-family housing within the City. The Railyard development in the Uptown Center area added single-family attached units to the housing inventory.



**Housing Values** – According to the American Community Survey 5 year estimates (2022), the median household value in Grayson was \$398,200. The most recent Zillow data (December 2023) indicates that home values are trending upward with a median home value of \$423,970.

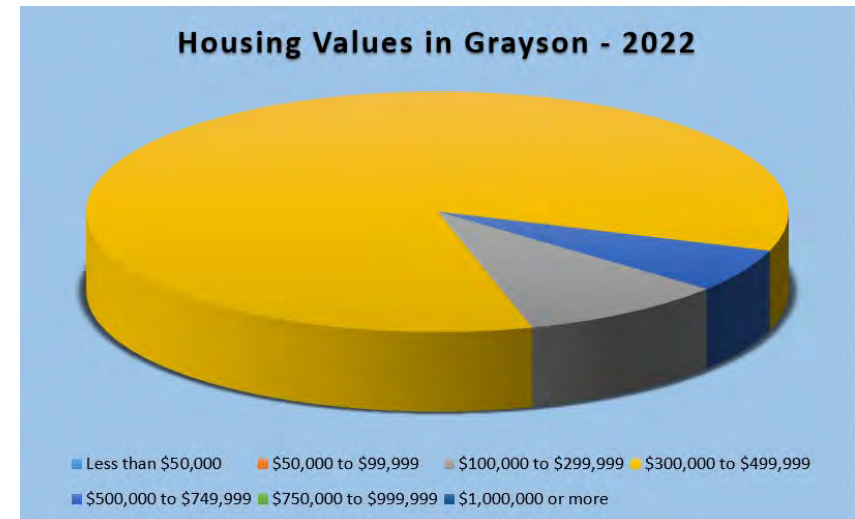




Almost 85% of the owner-occupied houses in Grayson were valued between \$300,000 and \$499,000, with 10% of the units valued from \$100,000 to \$299,999 and an additional 6% of the units valued from \$500,000 to \$749,999.

Grayfield Subdivision on McConnell Road is an area where there are houses that would be valued at around \$100,000. The houses in these surrounding subdivisions were built in the 1980s, and they are a mix of split-level and ranch-style houses. The houses in this neighborhood are mainly renter occupied.

**Housing Affordability** - The Gwinnett County 2030 HUD Consolidated Plan identifies affordable housing as a problem affecting the County's low- and moderate-income households. One-third of Gwinnett households cannot afford to purchase a home. Grayson's higher home values and limited multi-family options would tend to price low and moderate income families out of the market for most housing in the City. As the City continues to develop and mature, housing affordability may become a larger issues as younger families and single residents wish to locate (or remain) in the area. An additional complicating factor is the aging of Grayson's population may also factor into affordability. As the residents move into the retired or post-employment years and rely on savings and social security incomes to make housing payments, the types of housing they can afford may become more limited.



*Brownstones at the Railyard – new attached housing*

# BROADBAND ACCESS

The City of Grayson must address broadband access and availability in this planning document as a requirement of Senate Bill 402, known as the ACE ACT (Achieving Connectivity Everywhere). The City of Grayson must make an objective determination whether it is adequately served by broadband service. If it is determined that there is insufficient broadband connectivity, then the City must include steps in this document to address improving connectivity for residents and businesses.

Per the ACE Act, broadband services means “a wired or wireless terrestrial service that consists of the capability to transmit at a rate of not less than 25 megabits per second in the downstream direction and at least 3 megabits per second in the upstream direction to end users and in combination with such service providers:

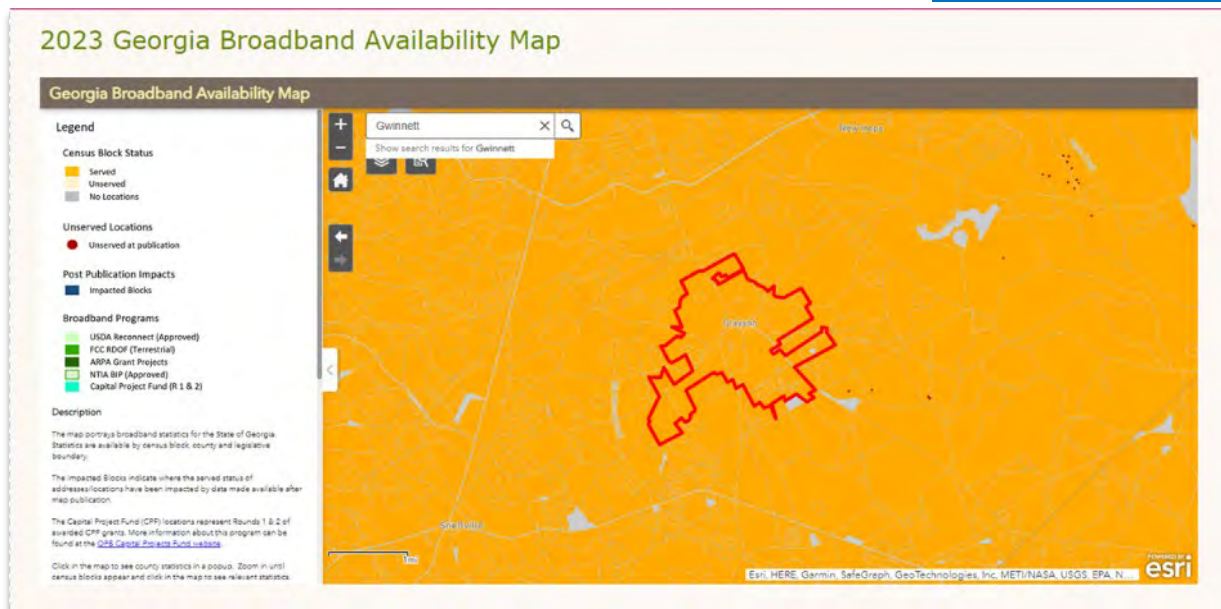
- Access to the Internet; or
- Computer processing, information storage, or protocol conversion.”

## Broadband Services Provider

Any provider of broadband services or a public utility or any other person or entity that builds or owns a broadband network project.

As the map indicates, Grayson enjoys widespread broadband access in the city limits by multiple providers. As the technology changes, Grayson should continue to promote improvements to the network by service providers.

The City recently completed the installation of Wi-Fi in the Grayson City park so users would be able to enjoy enhanced connectivity to the wider world.





# COMMUNITY WORK PROGRAM

## IMPLEMENTATION RESPONSIBILITIES

The City of Grayson's consulting City Planner is the primary administrative agent responsible for implementation of the Comprehensive Plan. The City Council must approve funding at levels appropriate to carry out programs called for in the community work program.

The Grayson Planning and Zoning Commission provides overall support for plan implementation and should periodically investigate the progress of plan implementation. Other agencies also have roles in plan implementation. Ad-hoc committees can be formed, such as the Steering Committee created for preparing the current Grayson 2040 Comprehensive Plan – 2024 Update, as needed to help guide the process of implementation. At any time, a particular program, task or project may rise in level of importance such that the Mayor and City Council address the program particulars directly, or through committees.

The following table reflects the Community Work Program accomplishments over the past five years, and provides the specific actions needed to implement programs, tasks or projects that have been identified in this current update as important to implement over the next 5 years (2024-2028).



2019-2023 WORK PLAN ACCOMPLISHMENTS TO DATE	PROJECT STATUS				REFLECTS 5-YEAR WORK PROGRAM REPORT OF ACCOMPLISHMENTS 2019-2023
PROGRAM, TASK OR PROJECT	COMPLETE	UNDERWAY	POSTPONED	DISCONTINUED	STATUS NOTES
<b>NATURAL RESOURCES</b>					
Retention of tree canopy					
Preserve greenspace through conservation developments and mixed use developments					
Continue to promote Green Infrastructure/Low Impact Development (GI/LID) stormwater policies for new public and private projects in the City.					
<b>HISTORIC RESOURCES</b>					
As a part of the development of a Unified Development Ordinance, review the architectural requirements of the Uptown Grayson overlay district to ensure that infill development in this district will respect the historical character of the area.					
<b>HOUSING</b>					



2019-2023 WORK PLAN ACCOMPLISHMENTS TO DATE	PROJECT STATUS				REFLECTS 5-YEAR WORK PROGRAM REPORT OF ACCOMPLISHMENTS 2019-2023
PROGRAM, TASK OR PROJECT	COMPLETE	UNDERWAY	POSTPONED	DISCONTINUED	STATUS NOTES
Adjust PUD regulations in the Zoning Ordinance to promote more mixed use development, including denser housing options					
Continue to support the development of senior/accessible housing in Grayson, similar to Benton House and Dogwood Forest					
<b>COMMUNITY FACILITIES &amp; SERVICES</b>					
Install new sidewalk segments to improve connectivity within Grayson					
Design and install first phase of the multi-use trail system					
Establish Code Enforcement procedures & a City Marshal position					
<b>URBAN DESIGN &amp; AESTHETIC IMPROVEMENT</b>					
Conduct a rebranding program					

2019-2023 WORK PLAN ACCOMPLISHMENTS TO DATE	PROJECT STATUS				REFLECTS 5-YEAR WORK PROGRAM REPORT OF ACCOMPLISHMENTS 2019-2023
PROGRAM, TASK OR PROJECT	COMPLETE	UNDERWAY	POSTPONED	DISCONTINUED	STATUS NOTES
Additional gateway features & way-finding signage at select locations					
Continue streetscape program (based on directions from updated Grayson Uptown Concept Plan)					
<b>ECONOMIC DEVELOPMENT &amp; REDEVELOPMENT</b>					
Appoint or hire an Economic Development Officer to manage database of available properties in the City and to work with business and development community					
Conduct a real estate market analysis for the uptown Grayson area					
<b>LAND USE &amp; CHARACTERS AREA</b>					
Update Grayson Uptown Concept Plan					
Rewrite City's ordinances & codes into a modernized Unified Development Ordinance					



2019-2023 WORK PLAN ACCOMPLISHMENTS TO DATE	PROJECT STATUS				REFLECTS 5-YEAR WORK PROGRAM REPORT OF ACCOMPLISHMENTS 2019-2023
PROGRAM, TASK OR PROJECT	COMPLETE	UNDERWAY	POSTPONED	DISCONTINUED	STATUS NOTES
Annexation of commercial property along SR 20 as requests come in from owners					
Draft microbrewery ordinance					
Additional regulations to reserve land for future roads & greenways					
TRANSPORTATION					
Identify parcels to acquire/obtain easements for greenways/multi-use trails					
Further develop and implement greenway master plan as initially begun by Jimmy Adams					
Continue Road surfacing program (LMIG)					
Capital plan for sidewalk/walkway installation					
Impact fee establishment for implementing elements of connection concept plan					

2019-2023 WORK PLAN ACCOMPLISHMENTS TO DATE	PROJECT STATUS				REFLECTS 5-YEAR WORK PROGRAM REPORT OF ACCOMPLISHMENTS 2019-2023
PROGRAM, TASK OR PROJECT	COMPLETE	UNDERWAY	POSTPONED	DISCONTINUED	STATUS NOTES
<b>INTERGOVERNMENTAL COORDINATION</b>					
Continue to support local schools through partnerships and participating in school events					
Update plans & ordinances recommended by Metropolitan North Georgia Water Planning District					
Update intergovernmental agreements					



2024-2028 SHORT TERM WORK PROGRAM	SCHEDULED TIMEFRAME					
PROGRAM, TASK OR PROJECT	2024	2025	2026	2027	2028	RESPONSIBILITY AND COSTS
<b>NATURAL RESOURCES</b>						
Continue to promote Green Infrastructure/Low Impact Development (GI/LID) stormwater policies for new public and private projects in the City.						Costs will vary - City staff
Retention of tree canopy						Continue tree bank program-City staff
Preserve greenspace through conservation developments and mixed use developments						Costs will vary – City staff
<b>HISTORIC RESOURCES</b>						
Review the architectural requirements of the Uptown Center overlay district to ensure that infill development in this district will respect the historical character of the area.						Costs will vary – City staff
<b>HOUSING</b>						
Support HOA/neighborhood efforts to limit the percentage of rental single family dwellings						Costs will vary – City staff and HOA
Continue to enforce property maintenance ordinance to promote upkeep of existing neighborhoods						Costs will vary – City staff/code enforcement officer

2024-2028 SHORT TERM WORK PROGRAM	SCHEDULED TIMEFRAME					
PROGRAM, TASK OR PROJECT	2024	2025	2026	2027	2028	RESPONSIBILITY AND COSTS
<b>COMMUNITY FACILITIES &amp; SERVICES</b>						
Install new sidewalk segments to improve connectivity within Grayson						Costs will vary by segment – SPLOST and LMIG will be used – City Council and staff
Install first phase of the multi-use trail system in Grayson City Park						\$250,000 – SPLOST
Continue program of evaluation and rehabilitation of aging segments of the stormwater system						\$2,000,000 - SPLOST
<b>URBAN DESIGN &amp; AESTHETIC IMPROVEMENT</b>						
Continue program of installing pedestrian lighting on local roadways						Costs will vary - SPLOST
Work with Georgia Power to convert existing pedestrian and street lights to LED						\$1,200,000 - Georgia Power
<b>ECONOMIC DEVELOPMENT &amp; REDEVELOPMENT</b>						
Hire new Community Development Director for economic development and management of City events						Competitive Salary – City Council
Promote new mixed use developments along SR 20 and Uptown Center using The Railyard concept						Costs will vary (market conditions) – City Council



2024-2028 SHORT TERM WORK PROGRAM	SCHEDULED TIMEFRAME					
PROGRAM, TASK OR PROJECT	2024	2025	2026	2027	2028	RESPONSIBILITY AND COSTS
LAND USE & CHARACTER AREAS						
Annexation of commercial property along SR 20 as requests come in from owners						Costs will vary – City staff
Update Grayson Uptown Concept Plan						\$35,000– Steering committee & consultant
Rewrite City’s ordinances & codes into a modernized Unified Development Ordinance						\$30,000 - Consultant
Additional regulations to reserve land for future roads & greenways						Costs will vary – City staff
TRANSPORTATION						
Continue Road surfacing program (LMIG)						\$100,000/yr. – LMIG & SPLOST
Capital plan for sidewalk/walkway installation						\$60,000 – Consultant & City Council
Coordinate with GDOT to lower speed limits throughout Grayson city limits						Costs will vary – City Council
Continue the implementation of the greenway master plan initially begun by Jimmy Adams						Costs will vary – City staff

2024-2028 SHORT TERM WORK PROGRAM	SCHEDULED TIMEFRAME					
PROGRAM, TASK OR PROJECT	2024	2025	2026	2027	2028	RESPONSIBILITY AND COSTS
<b>INTERGOVERNMENTAL COORDINATION</b>						
Continue to support local schools through partnerships and participating in school events						City staff- costs may vary
Update plans & ordinances recommended by Metropolitan North Georgia Water Planning District						City staff- costs may vary
Update intergovernmental agreements						City staff- costs may vary

# APPENDIX A

## PUBLIC PARTICIPATION SUPPORTING DOCUMENTATION

The City of Grayson provided the following opportunities for public participation during the Comprehensive Planning process:

- Public Hearing held at the Grayson Senior Center on June 19, 2023 @7:00pm.
- Second Public Hearing held at the Grayson Senior Center on December 18, 2023 @7:00pm.

Sign in sheets and proof of advertisement are attached to this Appendix. Additional opportunities for public involvement occurred at the Steering Committee meetings, which were open to the public. Steering Committee minutes are also included in this Appendix.







Grayson  
GEORGIA

#### AGENDA

#### CITY OF GRAYSON

#### REGULAR COUNCIL MEETING

#### GRAYSON SENIOR CENTER

JUNE 19, 2023

7:00 PM

#### CONVENING OF THE COUNCIL

*ALL PRESENT*

INVOCATION: Steve Mason with Faith Community Church ✓

PLEDGE OF ALLEGIANCE: ✓

APPROVAL OF THE AGENDA: (A)

(A) = APPROVED

CITIZEN INPUT: **\*\*NOTE- Public Comments are limited to 3 minutes per person.**

PUBLIC HEARING: **\*\* Please Sign-in before you leave the meeting\*\***

1. Comprehensive Plan 2040 – 5-Year update (A)
  - Steering Committee Organization & Overview
  - 2023 Update Schedule
  - Announcement of Steering Committee Members

#### ADJOURNMENT OF PUBLIC HEARING (A)

#### NEW BUSINESS

1. New Alcohol License for Sale of Packaged Beer, Wine, & Distilled Spirits – due to change of ownership of Beverage Superstore (A)

#### CONSENT AGENDA: (A)

1. Speed Hump IGA with Gwinnett County
2. Approval of 2040 Comprehensive Plan 5-Year Update Steering Committee
3. Tax Millage Rate Meetings set for July 10<sup>th</sup> at 9:00am & 6:00pm and July 17<sup>th</sup> at 7:00pm
4. May 15, 2023, Work Session Minutes
5. May 15, 2023, Council Meeting Minutes
6. May 2023 Financials

#### REPORTS: STAFF, MAYOR, AND COUNCIL:

#### ADJOURNMENT OF COUNCIL MEETING:



# Grayson

GEORGIA

## Grayson Comprehensive Plan Update 2023

PUBLIC HEARING SIGN-IN SHEET

June 19, 2023

NAME	ADDRESS	REPRESENTS
Davidson, Deborah	P.O. Box 189	Self
M.T. Beckman		Self
Lisa Northman	3475 Pigwacket Ste 1640 Atlanta GA	JEC Grayson Univar
JAMES LEE	1105 CUREY DR. ATLANTA GA 30319	JEC GRAYSON UNIV
ERI GUR LEE	120 PINECREST AVE DUBLIN GA 30097	JEC GRAYSON UNIV
Tracey Lawrence	2120 Railway Ave	Brownstones @ Grayson
Deanne White	205 Peachtree Ave	Brunswick
Kimberly Edmunds	1661 Pine Grove Ave	Pine Grove Village Resident
Steve Mason	200 Grayson Parkway	Faith Community Church
Joshua Alford	816 Old Johnson Rd 30065	
Deanda Jackson	2625 Apple Ave Ct.	Middleton Self
STEVE CAMPBELL	400 PIKE BLVD.	CITY OF GRAYSON
Daniel J FRENCH	475 BRADSON PIKE	CITY OF GRAYSON
James Gillespie	965 Windsor Place Cir	Grayson 30617

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P. O. BOX 208  
GRAYSON GA 30221

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Times Ord: 1 Times Run: \*\*\*  
LEGLV 1.00 X 2.48 Words: 100  
Total LEGLV 2.48  
Class: 9003 PUBLIC HEARING  
Rate: LEGL Cost: 10.00  
Ad Descript: GDP2022 6/19 PUBLIC HRG  
Descr Cont: GDP2022 GPN16 NOTICE OF P  
Given by: DANIEL J. PRUEHS  
P.O. #:  
Created: jfutc 05/23/23 07:21  
Last Changed: jfutc 05/23/23 07:26

Contact: GRAYSONCITYOF  
Phone: (770) 963-8017  
Fax#:  
Email: admin@cityofgrayson.org  
Agency:

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GDP A 95 S 05/31

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type) DANIEL J PRUEHS

Name (signature)  CITY ADMINISTRATION

GDP2022  
GPN16  
NOTICE OF PUBLIC  
HEARING  
City of Grayson Comprehensive Plan Partial  
Update

In accordance with the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, the City of Grayson will hold a public hearing on Monday, June 13, 2023 at 7:00pm at the Grayson Senior Center for the purpose of discussing the Grayson Comprehensive Plan Update. The public is invited to attend this meeting to become informed about the timeline and process to update the Comprehensive Plan, as well as opportunities to provide input about the City's future growth and development.





# Grayson

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## GRAYSON COMPREHENSIVE PLAN 2040 | 2023 UPDATE

### STEERING COMMITTEE MEETING MINUTES 7/17/2023

MEMBERS:	Email:	In Attendance
Alberto Sierra	<a href="mailto:asierra@iwbranding.com">asierra@iwbranding.com</a>	
LaShawn Alfred	<a href="mailto:1lashawn.quinn@gmail.com">1lashawn.quinn@gmail.com</a>	✓
Regina Merriwether	<a href="mailto:rmerriwether@yahoo.com">rmerriwether@yahoo.com</a>	✓
Gordon Wiles	<a href="mailto:wilesgo@bellsouth.net">wilesgo@bellsouth.net</a>	✓
Kimberly Edmunds	<a href="mailto:kimberlyedmunds@comcast.net">kimberlyedmunds@comcast.net</a>	✓
Walter Elliot	<a href="mailto:zcewbe@gmail.com">zcewbe@gmail.com</a>	
Diane White	<a href="mailto:docnurs@gmail.com">docnurs@gmail.com</a>	✓
Michael Bruce	<a href="mailto:michaelabruce@gmail.com">michaelabruce@gmail.com</a>	✓
City Staff	Email	In Attendance
Dan Pruehs, City Administrator	<a href="mailto:admin@cityofgrayson.org">admin@cityofgrayson.org</a>	✓
Steve Sappington, PPI	<a href="mailto:740ss@ppi.us">740ss@ppi.us</a>	✓
Joe Walter, PPI	<a href="mailto:jwalter@ppi.us">jwalter@ppi.us</a>	✓

*These minutes are based upon handwritten notes taken during the course of discussion and memories of the conversation. They should not be read as a transcript of the meeting.*

The first Grayson Comprehensive Plan Update Steering Committee meeting was held at Grayson City Hall Conference Room from 6:00PM-7:20PM EST. Steve Sappington and Joe Walter of PPI led the discussion and took notes.

#### A. Introduction of Planning Team and Steering Committee members

- PPI's Planning Team was introduced

#### B. Summarize the Comprehensive Planning Process

- Georgia's Planning Standards were described
- The planning requirements were discussed
- Define Community Vision
- Outline Community Goals
- Community Policies
- Define (Redefine Character Areas)
- Identify Needs and Opportunities
- Economic Development, Land Use, and Transportation elements to be worked into plan update.



**Grayson**  
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- Develop new community work program

**C. Describe committee role and role of consultant**

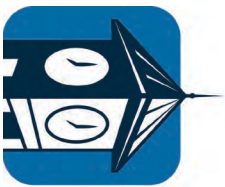
- Attend meetings of the committee and provide input
- Review reports and briefing materials
- Review and suggest changes or improvements to the community agenda document
- Plan update is due to be adopted by February, 2024

**D. Establish schedule and milestones**

- Some upcoming steering committee meeting dates are:
  - August 21, 2023
  - September 18, 2023
  - October 16, 2023
  - November 20, 2023 (Tentative Date for Public Hearing for the Community Participation Program document)

**E. General Discussion about the Community and the Planning process**

- The changing demographic trends in Grayson were discussed at length. Grayson's population is getting younger, more diverse and has a larger median household income in 2023 than in 2018 (last Comp. Plan)
- Grayson's population increased to 4,730, a 77% increase from 2010.
- Committee members brought up the following topics/concerns, points of discussion for future meetings
  - Grayson needs more opportunities for younger persons (youth and younger workers)
  - Statistics point to more workers in the "gig economy" – how will that affect Grayson in the future (office space, broadband, wi-fi hot spots?)
  - City Park is a great asset but needs more enhancements (wi-fi)
  - Younger people want more experienced-oriented entertainment opportunities, how will Grayson adapt (more recreation opportunities, connectivity?)



**Grayson**  
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- Grayson was previously seen as a “great place to retire.” Committee feels that that concept needs updating since the population is getting younger. Committee members feel that the secret is out about Grayson as a great place to live and that the City should update their vision on growing and accommodating a younger, more diverse community.
- Education was discussed at length in the meeting. Many of the committee members moved to Gwinnett for the schools, but see that the schools have to work harder to stay up to speed with the changing world. Demographic and economic shifts are pressuring the schools and committee members pointed to drops in the performance of the schools in the area. Also, overcrowding is and has been a problem with the local schools.
- Crime and public safety was discussed – Grayson has a police precinct at the Bay Creek Park nearby. Dan Pruehs pointed out that the crime statistics for Grayson are low (the Mayor and Council receive regular updates from the Precinct commander).
- Housing affordability and availability was discussed – how do you address affordability? Committee had concerns about density of development and how much land is available for development in the City. Steve Sappington pointed out that Councilmember Gene Ussery had brought up the same point at an earlier Council meeting. \*Planning staff will come up with a map and some data to show the amount and location of undeveloped land in the City. \*

#### **F. Topics for the August 21, 2023 Steering Committee Meeting**

- Review List of Accomplishments from the 2018 Comprehensive Plan Update
- SWOT exercise
- Discuss/roll out online survey through “Survey Monkey”

Submitted By:

Joseph H. Walter, AICP





## GRAYSON COMPREHENSIVE PLAN 2040 | 2023 UPDATE

### STEERING COMMITTEE MEETING MINUTES 8/21/2023

MEMBERS:	Email:	In Attendance
Lashawn Alfred	<a href="mailto:1lashawn.quinn@gmail.com">1lashawn.quinn@gmail.com</a>	✓
Regina Merriwether	<a href="mailto:rmerriwether@yahoo.com">rmerriwether@yahoo.com</a>	✓
Gordon Wiles	<a href="mailto:wilesgo@bellsouth.net">wilesgo@bellsouth.net</a>	
Kimberly Edmunds	<a href="mailto:kimberlyedmunds@comcast.net">kimberlyedmunds@comcast.net</a>	✓
Walter Elliot	<a href="mailto:zcewbe@gmail.com">zcewbe@gmail.com</a>	
Diane White	<a href="mailto:docnurs@gmail.com">docnurs@gmail.com</a>	
Michael Bruce	<a href="mailto:michaelabruce@gmail.com">michaelabruce@gmail.com</a>	
City Staff	Email	In Attendance
Dan Pruehs, City Administrator	<a href="mailto:admin@cityofgrayson.org">admin@cityofgrayson.org</a>	✓
Steve Sappington, PPI	<a href="mailto:740ss@ppi.us">740ss@ppi.us</a>	✓
Joe Walter, PPI	<a href="mailto:jwalter@ppi.us">jwalter@ppi.us</a>	✓

The second Grayson Comprehensive Plan Update Steering Committee meeting was held on Monday, August 21, 2023 at Grayson City Hall Conference Room from 6:00PM-7:15PM EST. Steve Sappington and Joe Walter of PPI led the discussion and took notes.

*These minutes are based upon handwritten notes taken during the course of discussion and memories of the conversation. They should not be read as a transcript of the meeting.*

#### Reminder - Schedule and Milestones

- September 18, 2023
- October 16, 2023
- November 20, 2023 (Tentative Date for Public Hearing for the Community Participation Program document)

#### July 17<sup>th</sup> Meeting Recap

The committee reviewed the meeting minutes from the 7-17-23 meeting and discussed how to proceed with the current meeting. Update - Alberto Sierra will not be able to participate in the Steering Committee due to other commitments.

#### SWOT Analysis

The committee members spent most of the meeting time going through the SWOT Analysis (Strengths, Weaknesses, Opportunities, Threats). The SWOT Analysis



framework is attached to these minutes from the members present as well as the input from Diane White, who was unable to attend the meeting in person.

- Highlights from the Discussion
  - Strength - Grayson is a “Little Gem – Best Kept Secret)
  - Strength - Diversity is a strength
  - Strength – Friendly, Warm People
  - Strength - Lots of activities (Park, Ampavilion, Railyard, etc.)
  - Strength – Safe
  - Weakness – No enough greenspace
  - Weakness – Traffic, Congestions, concerns about areas around Grayson
  - Weakness – signage in English only, communication and messaging from City
  - Weakness – overcrowded schools, teacher vacancies, etc.
  - Opportunity – More Planning for chancing culture in the City (youth, children, increased diversity)
  - Opportunity – Improve walkability and greenspaces
  - Opportunity - Differentiate City from surrounding area & message the difference
  - Opportunity – Strengthen relationships with Gwinnett Schools and Gwinnett County.
  - Threats – Growth, congestion, traffic with Growth
  - Threat – Growth around city may increase pace of change so the City loses what makes Grayson special, different
  - Threat – increasing rental properties around the city

#### **Review Short Term Work Program**

The group reviewed the previous Grayson Short Term Work Program to develop the List of Accomplishments for the new Plan Update. The draft List of Accomplishments is attached to these minutes.

#### **Discuss Community Survey methodology – CONTINUED TO 9/18/2023**

Submitted By:



Joseph H. Walter, AICP

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# Grayson

GEORGIA

## GRAYSON COMPREHENSIVE PLAN 2040 | 2023 UPDATE

### STEERING COMMITTEE MEETING MINUTES 9/18/2023

MEMBERS:	Email:	In Attendance
Lashawn Alfred	<a href="mailto:1lashawn.quinn@gmail.com">1lashawn.quinn@gmail.com</a>	✓
Regina Merriwether	<a href="mailto:rmerriwether@yahoo.com">rmerriwether@yahoo.com</a>	✓
Gordon Wiles	<a href="mailto:wilesgo@bellsouth.net">wilesgo@bellsouth.net</a>	
Kimberly Edmunds	<a href="mailto:kimberlyedmunds@comcast.net">kimberlyedmunds@comcast.net</a>	
Walter Elliot	<a href="mailto:zcewbe@gmail.com">zcewbe@gmail.com</a>	
Diane White	<a href="mailto:docnurs@gmail.com">docnurs@gmail.com</a>	
Michael Bruce	<a href="mailto:michaelabruce@gmail.com">michaelabruce@gmail.com</a>	✓
City Staff	Email	In Attendance
Dan Pruehs, City Administrator	<a href="mailto:admin@cityofgrayson.org">admin@cityofgrayson.org</a>	✓
Steve Sappington, PPI	<a href="mailto:740ss@ppi.us">740ss@ppi.us</a>	✓
Joe Walter, PPI	<a href="mailto:jwalter@ppi.us">jwalter@ppi.us</a>	✓

The second Grayson Comprehensive Plan Update Steering Committee meeting was held on Monday, September 18, 2023 at Grayson City Hall Conference Room from 6:00PM-7:15PM EST. Steve Sappington and Joe Walter of PPI led the discussion and took notes.

*These minutes are based upon handwritten notes taken during the course of discussion and memories of the conversation. They should not be read as a transcript of the meeting.*

#### Reminder - Schedule and Milestones

- October 16, 2023
- November 20, 2023 – will need to be rescheduled
- December (Tentative Date for Public Hearing for the Community Participation Program document)

#### August 21<sup>st</sup> Meeting Recap

- The committee reviewed the meeting minutes from the 8-21-23 meeting and discussed how to proceed with the current meeting.

#### Issues and Opportunities/Proposed Policies

There was free form discussion on the SWOT analysis and eventually a progression into Issues and Opportunities/Proposed Policies. A summary of the discussion points is as follows:

- Maintain small town feel
  - Zoning – keep enforcing zoning laws





# Grayson

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- Balance density (apartments around Grayson but not in Grayson – maybe more PUD developments)
  - Independence development south of Grayson is a big game changer
  - How much undeveloped land is left in Grayson
- Education – working with local schools
  - More people working from home/future careers (what type for changing economy?)
  - Schools and mentor programs to encourage students to come back to Grayson (have a forum locally for students' input)
- Demographics (aging/ethnicity) projections
  - What is future makeup of Grayson's population and how should the city adapt to the changing population?
  - Trends show Grayson getting younger and more diverse
- Promote Grayson as an Entertainment Destination
  - Diverse entertainment to the park
  - Entertainment destination (more places like the Railyard)
- Housing
  - Promote “Affordable Housing” opportunities
  - Bridge Bedroom community with new technology to attract young folks
- Traffic and congestion/transit
  - Improve sidewalks
  - encourage multi-use paths
  - How can Grayson (can Grayson) alleviate congestion, and/or work with Gwinnett Co. to alleviate congestion?

**All of these concepts, together with online survey feedback, will need to be transformed into new policies**

**Discuss Community Survey methodology – Online survey will go live the week of 10/2/23**

Submitted By:

Joseph H. Walter, AICP

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# Grayson

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## GRAYSON COMPREHENSIVE PLAN 2040 | 2023 UPDATE

### STEERING COMMITTEE MEETING MINUTES 10/16/2023

MEMBERS:	Email:	In Attendance
Lashawn Alfred	<a href="mailto:1lashawn.quinn@gmail.com">1lashawn.quinn@gmail.com</a>	
Regina Merriwether	<a href="mailto:rmerriwether@yahoo.com">rmerriwether@yahoo.com</a>	
Gordon Wiles	<a href="mailto:wilesgo@bellsouth.net">wilesgo@bellsouth.net</a>	
Kimberly Edmunds	<a href="mailto:kimberlyedmunds@comcast.net">kimberlyedmunds@comcast.net</a>	✓
Walter Elliot	<a href="mailto:zcewbe@gmail.com">zcewbe@gmail.com</a>	
Diane White	<a href="mailto:docnurs@gmail.com">docnurs@gmail.com</a>	
Michael Bruce	<a href="mailto:michaelabruce@gmail.com">michaelabruce@gmail.com</a>	✓
City Staff	Email	In Attendance
Dan Pruehs, City Administrator	<a href="mailto:admin@cityofgrayson.org">admin@cityofgrayson.org</a>	
Steve Sappington, PPI	<a href="mailto:740ss@ppi.us">740ss@ppi.us</a>	✓
Joe Walter, PPI	<a href="mailto:jwalter@ppi.us">jwalter@ppi.us</a>	✓

The final Grayson Comprehensive Plan Update Steering Committee meeting was held on Monday, October 16, 2023 at Grayson City Hall Conference Room from 6:00PM-7:15PM EST. Steve Sappington and Joe Walter of PPI led the discussion and took notes.

*These minutes are based upon handwritten notes taken during the course of discussion and memories of the conversation. They should not be read as a transcript of the meeting.*

#### Reminder - Schedule and Milestones

- October 16, 2023
- November 20, 2023 – will need to be rescheduled due to Council schedule
- December 18, 2023 - Date for Public Hearing for the completed plan and transmittal to ARC/DCA

#### September Meeting Recap

- The committee reviewed the meeting minutes from the 9-18-23 meeting and discussed how to proceed with the current meeting.

#### Discussion on Transforming Issues/Opportunities to Goals and the Work Program

- Steering committee members feel that retaining the small town charm of Grayson is extremely important.
  - Aesthetics – continue to keep the feel of an older downtown in the Uptown Grayson area



**Grayson**  
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- Increase architectural standards
- City needs to improve pedestrian accessibility and safety at crosswalks (especially on SR 20).
  - Are bike paths and bike lanes a possibility?
  - Open space/greenways multi use paths are important as the town grows.
  - More sidewalks/repair sidewalks
  - Committee would like more parkland in the city (passive green space)
- Encourage diversity of economic opportunities (more mom and pop businesses)
  - More diverse dining and shopping experiences
  - Promote Grayson as an entertainment destination (around Ampavillion events – expand variety of events)
- Housing
  - City wants to maintain a lower density of development than the surrounding unincorporated community
  - City in interested in a limited amount of attached residential development as a part of a PUD (brownstones)

**Discuss Community Survey methodology** – Online survey went live the week of 10/2/23 – 61 responses to date

Submitted By:



Joseph H. Walter, AICP

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AGENDA  
CITY OF GRAYSON  
REGULAR COUNCIL MEETING  
GRAYSON SENIOR CENTER  
December 18, 2023  
7:00 PM

CONVENING OF THE COUNCIL *ALL PRESENT*

INVOCATION: Jonas Chambliss w/ The Living Word Baptist ✓

PLEDGE OF ALLEGIANCE: ✓

OATHS OF OFFICE: Council Members James J. Gillespie & Gene L. Ussery, Jr. ✓

APPROVAL OF THE AGENDA: *(X)*

CITIZEN INPUT: **\*\*NOTE- Public Comments are limited to 3 minutes per person.** *NA*

PUBLIC HEARING *(X)*

1. SUP 23-02 Building 1 Events *(A)*
2. Zoning Ordinance Amendment – Section 1100 & 1101 Day Care *(A)*
3. Plumbing Code Amendment *(X)*
4. Comp Plan 2024 *(A)*

ADJOURN PUBLIC HEARING

CONSENT AGENDA: *(A)*

1. Ampavilion Camera Quote
2. Unified Fee Schedule Update
3. Grayfield Subdivision Storm System Project
4. October 16, 2023 Work Session Minutes
5. October 16, 2023 Council Meeting Minutes
6. December 6, 2023 Special Called Meeting Minutes
7. October & November 2023 Financials

REPORTS: STAFF, MAYOR, AND COUNCIL:

ADJOURNMENT OF COUNCIL MEETING: *(A)*



# Grayson Comprehensive Plan Update 2023

# PUBLIC HEARING SIGN-IN SHEET

**December 18, 2023**

NAME	ADDRESS	REPRESENTS
STEVE SAPPINGTON	400 MIKE BLVD.	CITY OF GRAYSON / PPT
DAVID J. PARENTS	1175 GATSON PARKWAY	CITY OF GRAYSON
ETHEL PAGE	BARNESON PLACE CIR.	CITY OF GRAYSON
ALISON WILLIAMS	828 GUNDSOFT PLACE CIRCLE	CITY OF GRAYSON
DEANWORTH HONELWAY	381 BAUGER HONELWAY PL	CITY OF GRAYSON
JONAS CHAMBLISS	3314 HICKORY LN	CITY OF GRAYSON
DEANDA JACKIE	2625 AARON ALBERT	GRAYSON
BOB FORDMAN	518 BISHOP ST	CITY OF GRAYSON
JAMES GILLESPIE	945 WINDSOR PLACE CIRCLE	CITY OF GRAYSON
KATIE GILLESPIE	945 WINDSOR PLACE CIRCLE	SELF
ROBERT T. BAKER	1336 ANA PAUL BLVD	GRAYSON
MARK BAKER	1485 BAYVIEW PARKWAY	CITY OF GRAYSON
FRANK W. BAKER	1230 GRAYSON PARKWAY	GRAYSON
DAVID BAKER	2445 SWEETEN BLVD	CITY OF GRAYSON

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Phone: (770) 963-8017  
Fax#:   
Email: admin@cityofgrayson.org  
Agency:

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Ad Descript: GDP7105 DEC. 18TH PUB HRG  
Descr Cont: GDP7105 GPN16 NOTICE OF P  
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P.O. #: GRAYSON COMPREHENSIV  
Created: bingl 11/07/23 12:33  
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AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

DANIEL J PRUEHS  
Name (print or type)

DANIEL J PRUEHS CITY ADMINISTRATOR  
Name (signature)

GDP7105  
gpn16  
NOTICE OF PUBLIC  
HEARING

Grovsion Comprehensive  
Plan 2040 - 2023 Update  
In accordance with the  
Minimum Planning Standards and Procedures for  
Local Comprehensive  
Planning established by  
the Georgia Planning Act  
of 1989, the City of  
Grovsion will hold a public hearing on Monday,  
December 18, 2023 at  
7:00pm at the Grovsion  
Senior Center for the  
purpose of discussing the  
Grovsion Comprehensive  
Plan 2040 - 2023 Update.  
The public is invited to  
attend this meeting to  
become informed and offer  
comments on the  
projects outlined in the  
Update. Following the  
Public Hearing, the Mayor  
and Council will authorize  
transmittal of the  
Grovsion Comprehensive  
Plan 2040 - 2023 Update to  
the Atlanta Regional  
Commission for review.  
11:12:22,2023



COUNTY OF GWINNETT  
STATE OF GEORGIA

**A RESOLUTION OF THE MAYOR AND COUNCIL AUTHORIZING THE TRANSMITTAL OF  
THE GRAYSON COMPREHENSIVE PLAN 2040 – 2023 UPDATE TO THE ATLANTA  
REGIONAL COMMISSION FOR REVIEW AND COMMENT PURSUANT TO STATE OF  
GEORGIA LOCAL PLANNING REQUIREMENTS**

**WHEREAS**, a Comprehensive Plan is required for municipalities and counties in Georgia in order to maintain their Qualified Local Government Status; and

**WHEREAS**, the Comprehensive Plan must be updated from time to time per State law; and

**WHEREAS**, the City of Grayson has prepared a Comprehensive Plan Update with the assistance of the citizens and other interested parties; and

**WHEREAS**, the Department of Community Affairs requires that the City of Grayson submit the Comprehensive Plan Update for regional and state review; and

**WHEREAS**, the City of Grayson held an advertised public hearing on December 18, 2023, the purpose of which was to obtain input on the Update and notify the community of when the Update will be transmitted to the Atlanta Regional Commission for review;

**NOW THEREFORE IT IS HEREBY RESOLVED** by the Mayor and Council of the City of Grayson that the Grayson Comprehensive Plan 2040 – 2023 Update shall be submitted for regional and state review.

RESOLVED this 18<sup>th</sup> day of December, 2023.

  
Allison Wilkerson, Mayor

ATTEST

  
Dan Pruehs/ City Administrator



**Grayson**  
GEORGIA

475 Grayson Parkway | Grayson, Georgia 30017

December 19, 2023

Atlanta Regional Commission  
229 Peachtree Street #100  
Atlanta, GA 30303

RE: Comprehensive Plan Update Submittal

The City of Grayson 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 Plan<> 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 Steve Sappington, City Planner at [740ss@ppi.us](mailto:740ss@ppi.us) or 770-338-8149.

Sincerely,

A handwritten signature in blue ink, appearing to read "Allison Wilkerson", is written over the typed name.

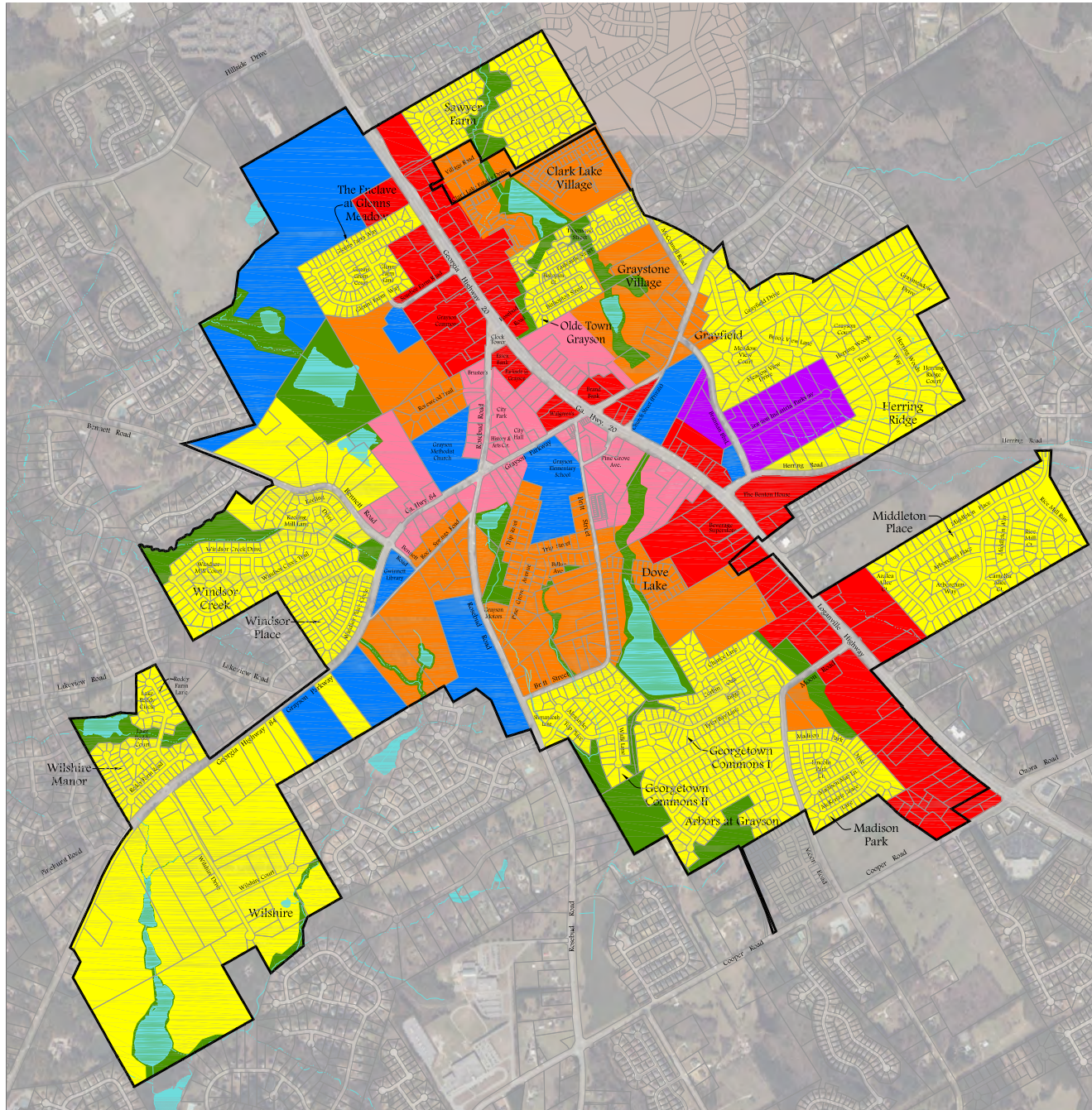
Allison Wilkerson  
Mayor  
City of Grayson

Enclosures

# APPENDIX B

## CHARACTER AREA MAP





## LEGEND

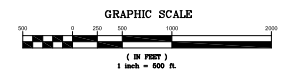
- Conservation
- Suburban Residential
- Traditional Neighborhood
- Institutional Campus
- S.R. 20 Commercial Corridor
- Uptown Center
- Industrial Campus



Prepared by:



Date: December 7, 2023



**Grayson**  
GEORGIA

# Character Area Map City of Grayson, Georgia

# APPENDIX C

## SWOT ANALYSIS

## GRAYSON SWOT ANALYSIS 8/21/23

INTERNAL FACTORS		
STRENGTHS (+)		IMPORTANCE
1	Aesthetics	
2	Location	
3	Diverse Area	
4	People	
5	Safe, Not a lot of Transient People	
6	Warm, Friendly, Peaceful	
7	Good Place to Retire	
8	Culture (Friendly People)	
9	Small Town Vibe - Surrounded by Activities (Proximity to Larger Places, Attractions)	
10	Activities that Bring People fro community into Grayson (events at Park, etc.)	
11	"Best Kept Secret"	
12	"Little Gem - Don't Tell Anybody"	
13	"Together We are Grayson" Mentality	
14	Grayson has a Reputation - Distinct	
15	Have the Co-Op (Helping Others)	
16	Co-Op has many other resources, such as Food Pantry, Utility Assistance, Senior Activities, Ministry	
17	Population Growth	
18	Enthusiasm of long time residents to "keep Grayson great"	
19	Connecting Walkways around the City	
20	Commitment of city officials to limit rental communities	
21	Average Household Income	

INTERNAL FACTORS		
WEAKNESSES (-)		IMPORTANCE
1	"Pockets of Poverty"	
2	English Only Signage	
3	Communication - Howe do We Communicate?...Not enough Communication...need more High Quality Communication	
4	Hard to Find Out What is Going On in Grayson..So people create their Own Narrative	
5	Not enough Greenspace - need more than the Park	
6	Need Passive Adult Greenspace (not more playgrounds)	
7	"Park does not feel Planned"	
8	Britt Street Traffic	
9	Traffic in General - what can City do?	
10	Safety (from a pedestrian standpoint - not necessarily crime-related)	
11	Limited influence on decisions made by officials for Grayson unincorporated (areas around Grayson)	
12	County Infrastructure unable to keep up with Growth of Grayson	
13	Overcrowded schools	
14	K-12 teacher vacancy rates	
15	Developers Making "Deals" with builders and tenants that negatively impact community.	
16		
17		
18		
19		
20		
21		



EXTERNAL FACTORS		
OPPORTUNITIES (+)		IMPORTANCE
1	Messaging Platforms	
2	More Planning - planning for demographic that is moving to the City	
3	Planning for young people, Children	
4	Increase safety, more walkable neighborhoods	
5	Create spaces for young adult populations that will attract and retain living in Grayson city (collaborative work space for remote workers, entrepreneurs, gathering places that foster belonging, etc.)	
6	Improve lighting in the community - "be safe walking"	
7	Message the difference between Grayson City and the area around Grayson to better reflect the "goodness" of the city limits but also engage unincorporated citizens to work with county officials in getting voices heard for needed changes that will support all of Grayson.	
8	Strengthen relationships with GCPS Administration and Gwinnett County Commissioners	
9	Forum to get/give input from local high school (mentoring)	
10	Youth opportunities to serve - talk to you about their dreams	
11	Grayson/Archer schools	
12		
13		
14		
15		
16		
17		
18		
19		
20		

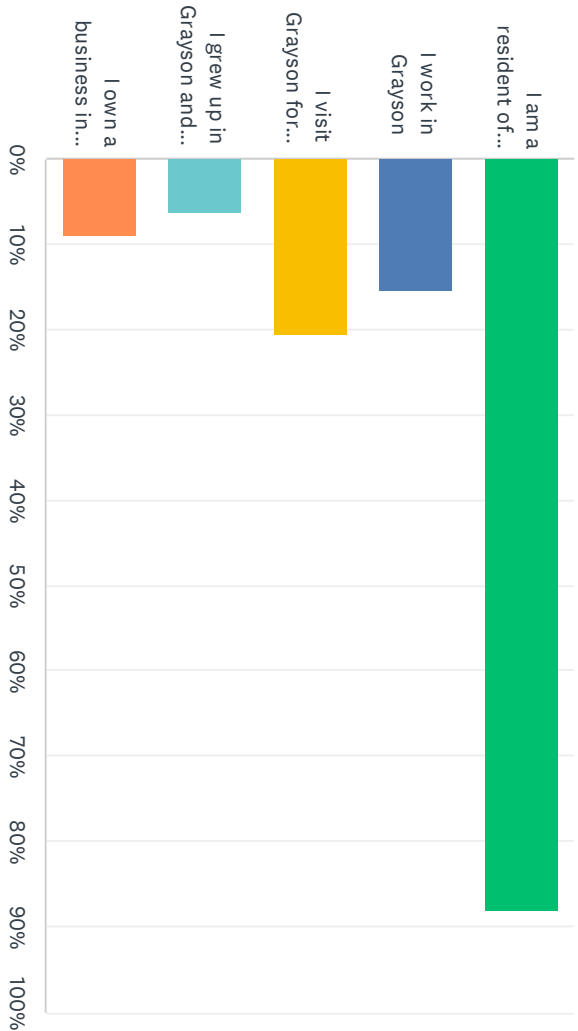
EXTERNAL FACTORS		
THREATS (-)		IMPORTANCE
1	Traffic, rental units, crime of unincorporated people negatively impacting Grayson city and deferring people wanting to live in Grayson City.	
2	Allowing too much control for developers	
3	Congestion	
4	Losing Culture	
5	Losing Distinctiveness	
6	Will Look Like Everywhere Else	
7	Needs to be recession proof	
8		
9		
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# APPENDIX D

## ONLINE SURVEY DOCUMENTATION

Q1 What is your relationship to Grayson? (check all that apply)

Answered: 77    Skipped: 0



ANSWER CHOICES	RESPONSES
I am a resident of Grayson	88.31% 68
I work in Grayson	15.58% 12
I visit Grayson for entertainment purposes (i.e., concerts, festivals, shopping, dining, etc.)	20.78% 16
I grew up in Grayson and return to visit family and/or friends	6.49% 5
I own a business in Grayson	9.09% 7
Total Respondents: 77	



## Q2 What is your Zip Code?

Answered: 77    Skipped: 0

#	RESPONSES	DATE
1	30017	11/8/2023 10:15 AM
2	30017	11/7/2023 1:18 AM
3	3001	10/31/2023 3:35 PM
4	30017	10/30/2023 5:50 PM
5	30017	10/30/2023 5:31 PM
6	30017	10/30/2023 5:29 PM
7	30017	10/30/2023 2:33 PM
8	30017	10/28/2023 2:22 PM
9	30017	10/28/2023 12:20 PM
10	30017	10/27/2023 11:41 AM
11	30017	10/26/2023 11:38 AM
12	30017	10/26/2023 6:59 AM
13	30017	10/25/2023 4:03 PM
14	30017	10/25/2023 3:41 PM
15	30017	10/25/2023 3:32 PM
16	30017	10/25/2023 3:29 PM
17	30017	10/25/2023 3:17 PM
18	30017	10/25/2023 2:27 PM
19	30017	10/24/2023 8:49 AM
20	30017	10/23/2023 10:02 AM
21	30017	10/22/2023 7:46 PM
22	30017	10/22/2023 6:17 PM
23	30017	10/22/2023 5:45 PM
24	30017	10/22/2023 5:08 PM
25	30017	10/22/2023 8:28 AM
26	30017	10/22/2023 7:47 AM
27	30017	10/21/2023 9:56 PM
28	30017	10/21/2023 6:59 PM
29	30017	10/21/2023 6:17 PM
30	30045	10/21/2023 3:15 PM
31	30017	10/21/2023 7:27 AM
32	30017	10/20/2023 10:37 PM
33	30017	10/20/2023 1:48 PM

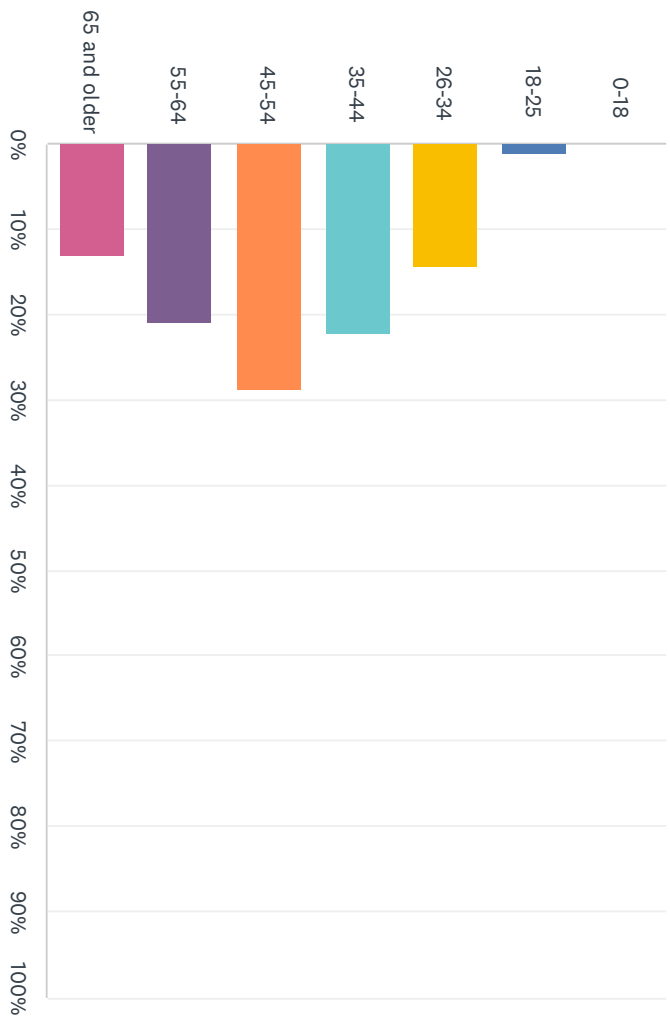
34	30017	10/20/2023 12:04 PM
35	30052	10/20/2023 10:59 AM
36	30017	10/20/2023 10:46 AM
37	30017	10/20/2023 10:42 AM
38	30017	10/20/2023 10:37 AM
39	30017	10/20/2023 10:26 AM
40	30017	10/19/2023 9:12 AM
41	30017	10/18/2023 9:40 PM
42	30017	10/17/2023 7:55 PM
43	30017	10/17/2023 6:48 PM
44	30017	10/17/2023 4:56 PM
45	30017	10/17/2023 4:37 PM
46	30017	10/17/2023 4:11 PM
47	30017	10/17/2023 4:02 PM
48	30017	10/17/2023 1:24 PM
49	30017	10/16/2023 9:48 AM
50	30017	10/16/2023 1:14 AM
51	30045	10/13/2023 1:58 PM
52	30052	10/12/2023 8:05 PM
53	30017	10/12/2023 3:21 PM
54	30017	10/12/2023 1:00 PM
55	30017	10/12/2023 7:34 AM
56	30017	10/12/2023 6:31 AM
57	30017	10/12/2023 12:10 AM
58	30017	10/11/2023 1:53 PM
59	30017	10/10/2023 11:04 PM
60	30017	10/10/2023 9:28 PM
61	30319	10/10/2023 8:09 PM
62	30017	10/10/2023 7:32 PM
63	30017	10/10/2023 4:43 PM
64	30052	10/10/2023 2:50 PM
65	30017	10/10/2023 1:24 PM
66	30017	10/10/2023 12:12 PM
67	30017	10/10/2023 7:53 AM
68	30017	10/10/2023 3:54 AM
69	30017	10/10/2023 2:16 AM
70	30052	10/9/2023 9:13 PM
71	30045	10/9/2023 6:55 PM

Who is Steering Grayson's Future?		SurveyMonkey
72	30017	10/9/2023 6:25 PM
73	30017	10/9/2023 6:02 PM
74	30017	10/9/2023 5:04 PM
75	30052	10/9/2023 3:56 PM
76	30052	10/9/2023 3:42 PM
77	30017	10/2/2023 3:44 PM



Q3 Please indicate your age group

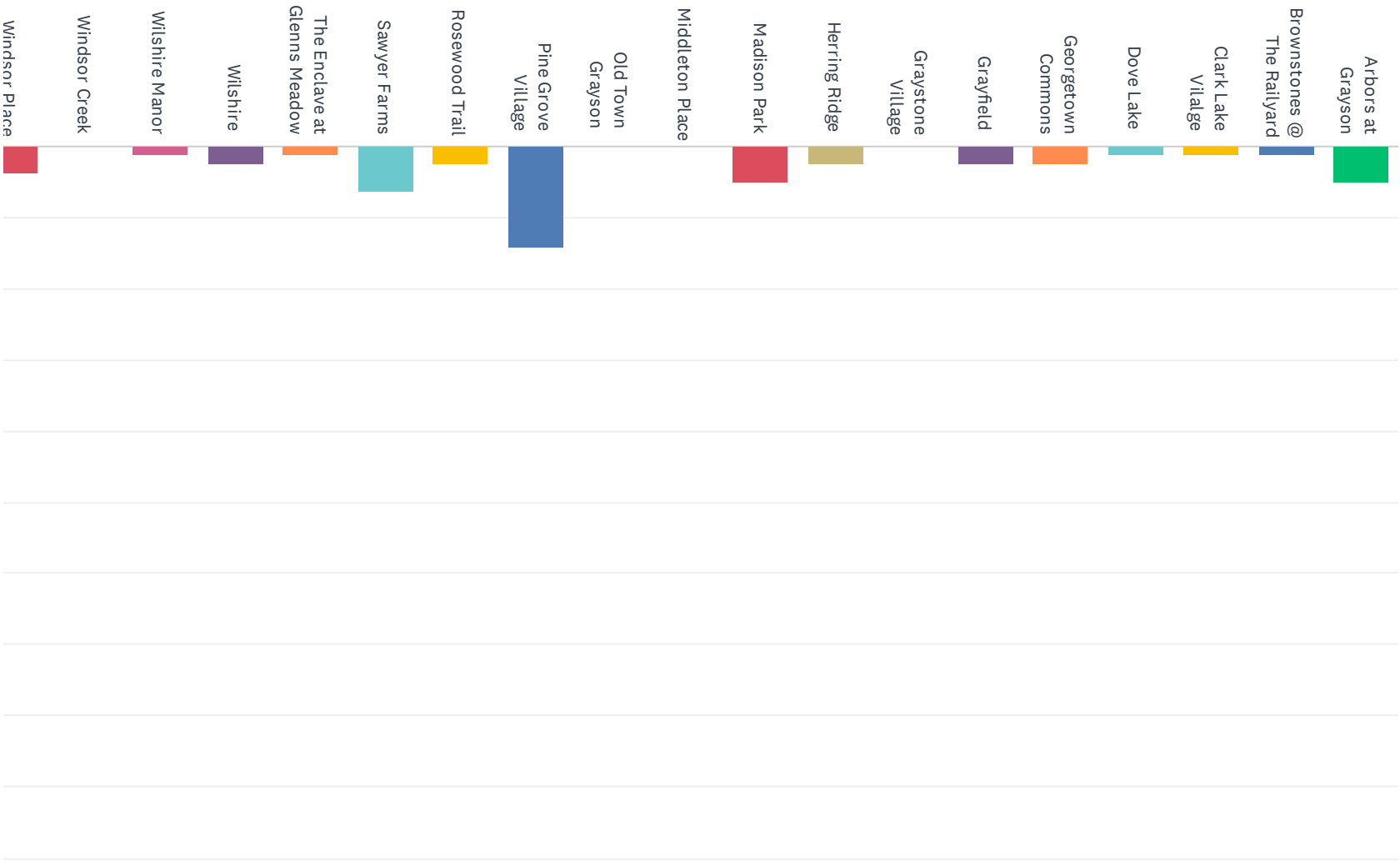
Answered: 76 Skipped: 1

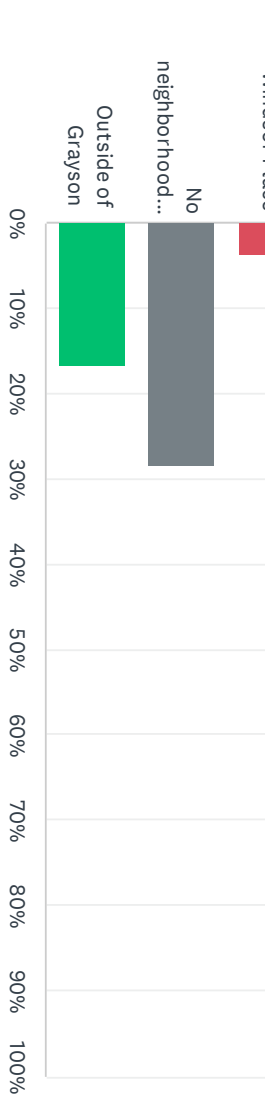


ANSWER CHOICES	RESPONSES
0-18	0
18-25	1
26-34	11
35-44	17
45-54	22
55-64	16
65 and older	10
Total Respondents: 76	

Q4 If you live in Grayson, what neighborhood do you live in?

Answered: 77    Skipped: 0



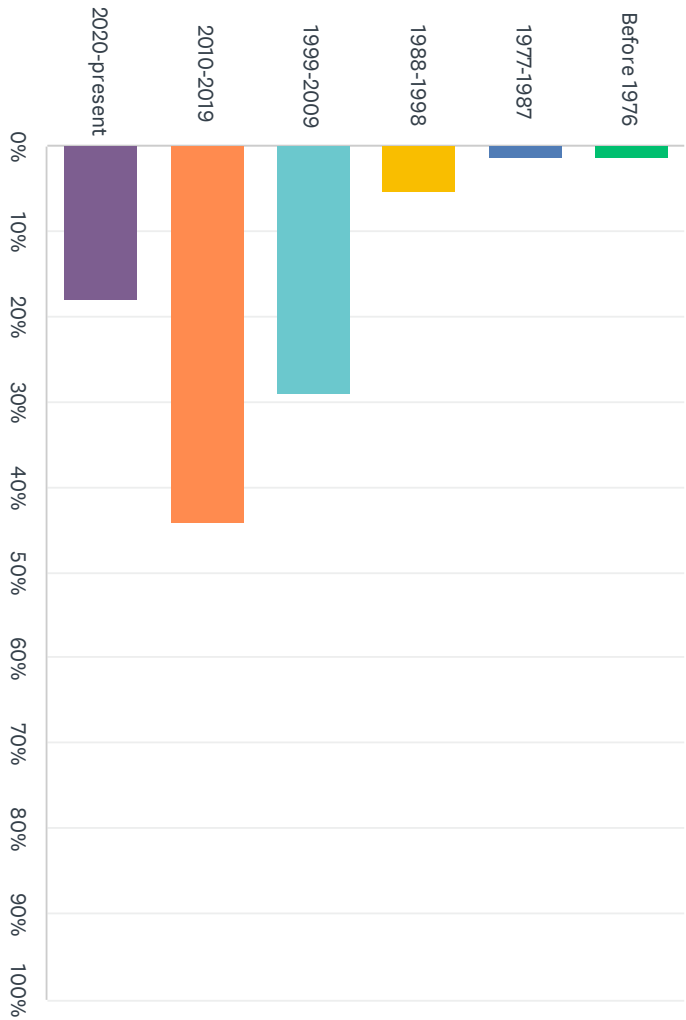


ANSWER CHOICES	RESPONSES	
Arbors at Grayson	5.19%	4
Brownstones @ The Railyard	1.30%	1
Clark Lake Vialge	1.30%	1
Dove Lake	1.30%	1
Georgetown Commons	2.60%	2
Grayfield	2.60%	2
Graystone Village	0.00%	0
Herring Ridge	2.60%	2
Madison Park	5.19%	4
Middleton Place	0.00%	0
Old Town Grayson	0.00%	0
Pine Grove Village	14.29%	11
Rosewood Trail	2.60%	2
Sawyer Farms	6.49%	5
The Enclave at Glens Meadow	1.30%	1
Wilshire	2.60%	2
Wilshire Manor	1.30%	1
Windsor Creek	0.00%	0
Windsor Place	3.90%	3
No neighborhood specified	28.57%	22
Outside of Grayson	16.88%	13
TOTAL		77



Q5 What Year did you Move to Grayson? If you do not live in Grayson, leave this answer blank.

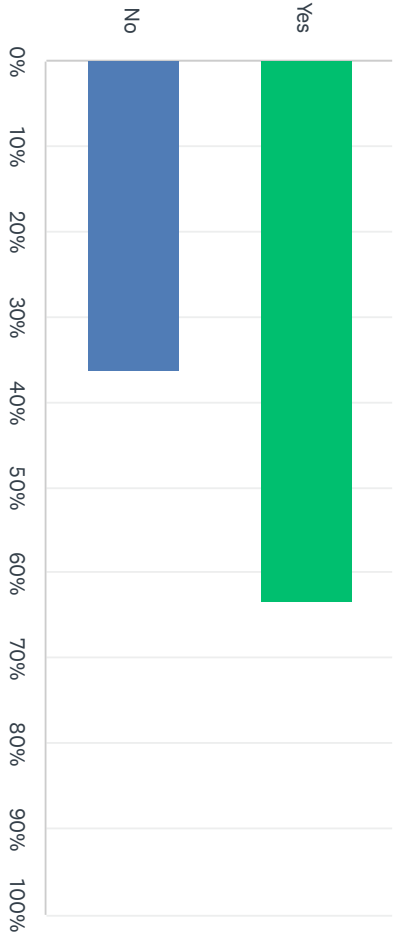
Answered: 72 Skipped: 5



ANSWER CHOICES	RESPONSES
Before 1976	1.39%1
1977-1987	1.39%1
1988-1998	5.56%4
1999-2009	29.17%21
2010-2019	44.44%32
2020-present	18.06%13
TOTAL	72

Q6 Do you see yourself living in Grayson ten years from now?

Answered: 77 Skipped: 0



ANSWER CHOICES		RESPONSES
Yes		49
No		28
TOTAL		77

Q7 If you answered yes to Question #6, please say why.

Answered: 52    Skipped: 25

#	RESPONSES	DATE
1	We love our neighborhood	11/8/2023 10:15 AM
2	Grew up in great community, culture, and schooling. Hopefully I can do the same for my kids if things are still good	11/7/2023 1:18 AM
3	Na	10/31/2023 3:35 PM
4	Its a small quiet suburban town	10/30/2023 5:50 PM
5	Na	10/30/2023 5:31 PM
6	Because I love where I live.	10/30/2023 2:33 PM
7	Lived here most of my whole life	10/28/2023 2:22 PM
8	House paid off and we've fixed it up to everything we need.	10/27/2023 11:41 AM
9	Will be retiring in a few years, and purchased the new home we're living in with retirement in mind.	10/26/2023 11:38 AM
10	Raising children	10/26/2023 6:59 AM
11	I love the small town and the traditions of grayson like the Christmas decoration and theme	10/25/2023 4:03 PM
12	The neighborhood and city is nice. We'll stay as long as they stay nice.	10/25/2023 3:41 PM
13	Love the Community	10/25/2023 3:29 PM
14	Love it	10/25/2023 3:17 PM
15	Planning to stay until retirement at least....	10/23/2023 10:02 AM
16	Home paid for	10/22/2023 7:46 PM
17	It's great	10/22/2023 6:17 PM
18	Community	10/22/2023 5:45 PM
19	I love the small town community and feel. It's also the perfect distance from Atlanta	10/22/2023 5:08 PM
20	We love this area and my commute to work from Grayson is still tolerable.	10/22/2023 8:28 AM
21	We own our home. This area is most convenient for now	10/21/2023 9:56 PM
22	I bought my forever home here and plan to retire here. I also have elementary age children and will be here for the good schools.	10/21/2023 6:59 PM
23	Too old to move	10/21/2023 3:15 PM
24	Love the area	10/21/2023 7:27 AM
25	Great place to raise a family	10/20/2023 10:37 PM
26	Own a home	10/20/2023 1:48 PM
27	Has the small town feel, but everything I need close by.	10/20/2023 10:59 AM
28	It's still one of the best kept secrets in Gwinnett County.	10/20/2023 10:46 AM
29	The community, small town feel	10/20/2023 10:42 AM
30	It's home now.	10/20/2023 10:37 AM
31	Great friendly environment with a lot of activities. The area is growing and there is a lot that	10/20/2023 10:26 AM



Grayson has to offer.		
32	It's a great city to live in. Everything is nearby.	10/17/2023 7:55 PM
33	I have to stay in this general area until my wife fulfills retirement benefits	10/17/2023 6:48 PM
34	We will be in Grayson as long as the schools remain good.	10/17/2023 4:11 PM
35	No plans to move, enjoy the city.	10/17/2023 4:02 PM
36	Access to things, people, general safety, proximity to family	10/17/2023 1:24 PM
37	I love my neighborhood.	10/16/2023 9:48 AM
38	My grandfather was born in the White House in the corner of Grayson Hwy and Rosebud. I love the area.	10/12/2023 8:05 PM
39	Like the small town feeling and schools	10/12/2023 1:00 PM
40	We love the community	10/12/2023 6:31 AM
41	When I first moved here, it wasn't very crowded. But now it seems to be getting very crowded over too many homes being built. I still love it because of this brightness.	10/12/2023 12:10 AM
42	Family nearby	10/11/2023 1:53 PM
43	Great small town, and pretty decent amenities.	10/10/2023 11:04 PM
44	Moving sucks.	10/10/2023 8:09 PM
45	Quiet area and good schools	10/10/2023 1:24 PM
46	We have put down roots here	10/10/2023 12:12 PM
47	Beautiful	10/10/2023 7:53 AM
48	Quiet community, lower crime, new developments, sense of family community.	10/10/2023 3:54 AM
49	Great town	10/9/2023 9:13 PM
50	We will live here at least until we retire, which is more than 10 years away.	10/9/2023 6:25 PM
51	n/a	10/9/2023 6:02 PM
52	It's home and it has everything I need.	10/2/2023 3:44 PM

Q8 If you answered no to Question #6, please say why?

Answered: 50    Skipped: 27

#	RESPONSES	DATE
1	NA	11/7/2023 1:18 AM
2	I believe I'll be living in another state due to moving for the ministry	10/31/2023 3:35 PM
3	NA	10/30/2023 5:50 PM
4	To many new houses/apartments being built schools over crowded	10/30/2023 5:31 PM
5	Moving back to home area	10/30/2023 5:29 PM
6	N/a	10/28/2023 2:22 PM
7	Less safe, H.S. is not good, traffic.	10/28/2023 12:20 PM
8	If we move, it will be because the rapid growth in a city already way overcrowded (at least the roads, Kroger, etc).	10/27/2023 11:41 AM
9	N/A	10/26/2023 11:38 AM
10	N/a	10/26/2023 6:59 AM
11	NA	10/25/2023 3:41 PM
12	There are too many apartments and townhomes being built, which is causing too much traffic and over crowded schools.	10/25/2023 3:32 PM
13	N/A	10/25/2023 3:29 PM
14	Retirement to FL	10/25/2023 2:27 PM
15	Too many rentals, & apartments. Crime is getting too high!	10/24/2023 8:49 AM
16	n/a	10/23/2023 10:02 AM
17	NA	10/22/2023 7:46 PM
18	I said yes	10/22/2023 6:17 PM
19	Getting to busy	10/22/2023 7:47 AM
20	Na	10/21/2023 9:56 PM
21	N/A	10/21/2023 6:59 PM
22	Need more small businesses	10/21/2023 6:17 PM
23	N/a	10/21/2023 7:27 AM
24	Not sure if we will be here or not. Depends on the school system	10/20/2023 12:04 PM
25	NA	10/20/2023 10:46 AM
26	Gwinnett is the only thing wrong with Grayson.	10/19/2023 9:12 AM
27	Traffic and over building. Soon there will be no green spy	10/18/2023 9:40 PM
28	Poor management company for PGV neighborhood. Town Center growing too slowly Need asap upscale restaurants and shops; NO nail salons and NO Ax Game store	10/17/2023 4:56 PM
29	Pine Grove Village not being kept up well; not enough downtown restaurants and other businesses	10/17/2023 4:37 PM
30	N/A	10/17/2023 1:24 PM

## Who is Steering Grayson's Future?

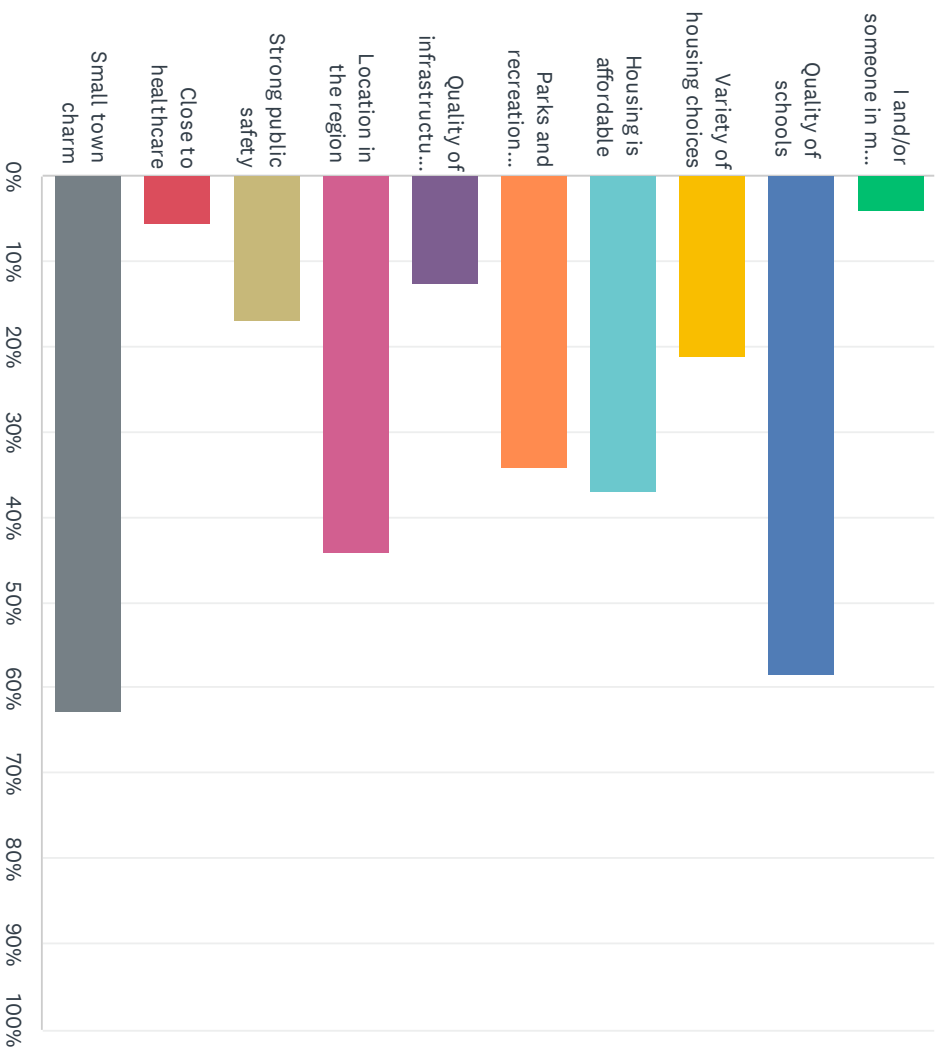
SurveyMonkey

31	N/a	10/16/2023 9:48 AM
32	Less congestion	10/16/2023 1:14 AM
33	We live one block over from Grayson city limits!	10/13/2023 1:58 PM
34	Getting too crowded and we will both be retired	10/12/2023 3:21 PM
35	too much congestion and becoming a younger community	10/12/2023 7:34 AM
36	N/A	10/12/2023 6:31 AM
37	Because I like it I like where I live	10/12/2023 12:10 AM
38	N/a	10/10/2023 11:04 PM
39	So developed. Neighborhoods popping up everywhere	10/10/2023 9:28 PM
40	We are planning on retiring to a coastal town.	10/10/2023 7:32 PM
41	To much growth	10/10/2023 4:43 PM
42	Retire to a quieter area	10/10/2023 2:50 PM
43	N/a	10/10/2023 1:24 PM
44	Not applicable	10/10/2023 12:12 PM
45	Increase in crime	10/10/2023 2:16 AM
46	Will retire and move.	10/9/2023 6:55 PM
47	Don't like the way it is changing and to much traffic	10/9/2023 6:02 PM
48	Too many changes, much traffic, uniformed and gun carrying officer at Grayson Kroger, loss of small town friendliness, loss of small town feel	10/9/2023 5:04 PM
49	Taxes	10/9/2023 3:56 PM
50	Too much new construction; becoming too crowded; quality of schools has decreased	10/9/2023 3:42 PM



## Q9 For what reason(s) did you decide to move to Grayson? (Check all that apply)

Answered: 70 Skipped: 7



ANSWER CHOICES	RESPONSES	
I and/or someone in my household work(s) in Grayson	4.29%	3
Quality of schools	58.57%	41
Variety of housing choices	21.43%	15
Housing is affordable	37.14%	26
Parks and recreation opportunities	34.29%	24
Quality of infrastructure (roads, water, sewer, etc.)	12.86%	9
Location in the region	44.29%	31
Strong public safety	17.14%	12
Close to healthcare	5.71%	4
Small town charm	62.86%	44
Total Respondents: 70		

Q10 What are your favorite things about Grayson?

Answered: 75    Skipped: 2

#	RESPONSES	DATE
1	Small neighborhood, turn lane out of subdivision, convenient location	11/8/2023 10:15 AM
2	Proximity to everything, good schools , quiet neighborhood, and great community	11/7/2023 1:18 AM
3	The proximity of stores and shopping. As well as the people in the city. Friendly.	10/31/2023 3:35 PM
4	The amount of single family homes	10/30/2023 5:50 PM
5	Na	10/30/2023 5:31 PM
6	Quietness	10/30/2023 5:29 PM
7	Small town, railyard, exhibit ale!	10/28/2023 2:22 PM
8	The railyard, the park, small businesses	10/28/2023 12:20 PM
9	I love the community feel from the locals who have been around a long time like I have.	10/27/2023 11:41 AM
10	Small town feeling, however with all the new home development, that seems to be changing.	10/26/2023 11:38 AM
11	Ethnic diversity	10/26/2023 6:59 AM
12	Grayson park and grayson Christmas decorations and the name	10/25/2023 4:03 PM
13	Safety and things to do	10/25/2023 3:41 PM
14	Go to the events in City of Grayson	10/25/2023 3:32 PM
15	The Mayor	10/25/2023 3:29 PM
16	Everything	10/25/2023 3:17 PM
17	The park, free and paid for events.	10/25/2023 2:27 PM
18	The park has been maintained & updated well. My neighborhood is relatively quiet.	10/24/2023 8:49 AM
19	Small town feel, still close to Atlanta	10/23/2023 10:02 AM
20	Quiet	10/22/2023 7:46 PM
21	Middle point to Atlanta, Buford, Lawrenceville, etc	10/22/2023 6:17 PM
22	Community, schools, sports,	10/22/2023 5:45 PM
23	Grayson Park events, the rail yard	10/22/2023 5:08 PM
24	Small town feeling, but that's being lost with all of the development.	10/22/2023 8:28 AM
25	The small town that it used to be	10/22/2023 7:47 AM
26	It's still a small town feel. Regardless of the new builds	10/21/2023 9:56 PM
27	Small town feel, Grayson Park, my home on a couple acres, safe place.	10/21/2023 6:59 PM
28	Being able to walk to restaurants and bars	10/21/2023 6:17 PM
29	It was because it was the best kept secret. Unfortunately the secret is out	10/21/2023 3:15 PM
30	All the town activities and our church	10/21/2023 7:27 AM
31	Close community, great schools, and lots of great restaurants	10/20/2023 10:37 PM
32	Community feel	10/20/2023 1:48 PM
33	I can walk to everything. My neighbors	10/20/2023 12:04 PM



34	The events that are held every month (movies, concerts), yet still has the small town feel. I enjoy the fact that Grayson Days is still celebrated unlike a nearby city which shall remain unnamed.	10/20/2023 10:59 AM
35	It's always about the people. Love the small town atmosphere.	10/20/2023 10:46 AM
36	Small town feel, proximity to larger cities, community	10/20/2023 10:42 AM
37	Small town feel	10/20/2023 10:37 AM
38	The wide variety of activities and events that are hosted throughout the year along with having that small town charm is great.	10/20/2023 10:26 AM
39	The bubble	10/19/2023 9:12 AM
40	The park /the entertainment offered	10/18/2023 9:40 PM
41	Local events, community I live in, shopping, restaurants	10/17/2023 7:55 PM
42	Growth in the city is allowing for more walkable options for dining and leisure	10/17/2023 6:48 PM
43	personable mayor; Town Center, IF it had been more developed by now; close to high quality county parks	10/17/2023 4:56 PM
44	Intown neighborhood	10/17/2023 4:37 PM
45	The schools and parks	10/17/2023 4:11 PM
46	Park, railyard area	10/17/2023 4:02 PM
47	Access, proximity to family, ease to healthcare	10/17/2023 1:24 PM
48	Everything is close to travel to shop.	10/16/2023 9:48 AM
49	Park and nearby parks	10/16/2023 1:14 AM
50	City park!	10/13/2023 1:58 PM
51	The Railyard and the sense of family	10/12/2023 8:05 PM
52	The many things to do right in town	10/12/2023 3:21 PM
53	Neighborhood, schools, location	10/12/2023 1:00 PM
54	The railyard and retail and restaurant owners knowing community	10/12/2023 7:34 AM
55	Small town, city government that engages with the community, community activities	10/12/2023 6:31 AM
56	Small town atmosphere	10/12/2023 12:10 AM
57	Walk to local restaurants	10/11/2023 1:53 PM
58	Small town feel with suburban amenities, parks/rec	10/10/2023 11:04 PM
59	Small town,	10/10/2023 9:28 PM
60	The diversity. I have great neighbors.	10/10/2023 8:09 PM
61	Schools, railyard businesses	10/10/2023 4:43 PM
62	Small town with suburban convenience, diversity, friendships	10/10/2023 2:50 PM
63	Family friendly and safe	10/10/2023 1:24 PM
64	Family friendly events	10/10/2023 12:12 PM
65	Location	10/10/2023 7:53 AM
66	No buses or mass transportation. Town center family activities	10/10/2023 3:54 AM
67	Grayson Day	10/10/2023 2:16 AM
68	Parks, restaurants, etc	10/9/2023 9:13 PM
69	Small town feel.	10/9/2023 6:55 PM

70	Bodyplex, close to lawrenceville square	10/9/2023 6:25 PM
71	the park	10/9/2023 6:02 PM
72	The beauty and quiet in the early morning hours. The occasional small town feel. Grayson Days!	10/9/2023 5:04 PM
73	Nothing now	10/9/2023 3:56 PM
74	Family oriented community	10/9/2023 3:42 PM
75	Park , walk ability, shopping, restaurant	10/12/2023 3:44 PM

## Q11 In your opinion (other than traffic/congestion) what is the single biggest obstacle facing Grayson right now?

Answered: 73    Skipped: 4

#	RESPONSES	DATE
1	High density housing is closing in on Grayson	11/8/2023 10:15 AM
2	Too much new construction focused on getting way too many people in for a "small town"	11/7/2023 1:18 AM
3	The increase in people moving to Grayson without the proper road infrustructure	10/31/2023 3:35 PM
4	Too many homes are being build. It's getting crowded like to city	10/30/2023 5:50 PM
5	Schools	10/30/2023 5:31 PM
6	Too many fast food restaurants	10/30/2023 5:29 PM
7	Population is growing, we need more stop light in congested areas.	10/30/2023 2:33 PM
8	The high school isn't doing great. Too many fights, worried about my daughter's safety there	10/28/2023 2:22 PM
9	The schools, violence/crime.	10/28/2023 12:20 PM
10	Grocery stores. Publix too expensive. Kroger a complete zoo. We drive to Loganville.	10/27/2023 11:41 AM
11	Overdevelopment given the number of single family homes being built.	10/26/2023 11:38 AM
12	Too rapid growth in and around Grayson, lower-priced and poorer quality homes bringing down property value and making Grayson and area loose its charm	10/26/2023 6:59 AM
13	Finance to keep the city infrastructure at top standard	10/25/2023 4:03 PM
14	Nothing	10/25/2023 3:41 PM
15	Too many new builts, which is causing the city to be like downtown Atlanta. It doesn't feel like the suburbs anymore.	10/25/2023 3:32 PM
16	Increasing Crime	10/25/2023 3:29 PM
17	Walk ability	10/25/2023 3:17 PM
18	Too many businesses opening up that are fast food type, Grayson is loseing the small town charm	10/25/2023 2:27 PM
19	Crime is increasing at an alarming rate due to all the building that's allowed! It needs to STOP! Otherwise Grayson will be like Atlanta with crime and home values will plummet!!	10/24/2023 8:49 AM
20	Way too many new apartments and new subdivisions...the schools are getting crowded again	10/23/2023 10:02 AM
21	Influx of more people	10/22/2023 7:46 PM
22	Not enough food options	10/22/2023 6:17 PM
23	Overflowing schools and apartments	10/22/2023 5:45 PM
24	All of the new housing developments	10/22/2023 5:08 PM
25	Crime and losing its identity (oops that's 2)	10/22/2023 8:28 AM
26	Too much building going on	10/22/2023 7:47 AM
27	Too many apts being build no update to roads and infrastructure	10/21/2023 9:56 PM
28	Very large neighborhood built in Loganville - Independence that is zoned for GES, aiding for overcrowding rather than having their own elementary school.	10/21/2023 6:59 PM
29	Losing small town charm and speeding	10/21/2023 6:17 PM



30	No information to citizens regarding restaurants/businesses coming	10/21/2023 3:15 PM
31	Over crowding. There are too many apartment complexes being build.	10/21/2023 7:27 AM
32	Not having the resources to keep up with the growth (schools, etc.)with fast growth	10/20/2023 10:37 PM
33	Growth of apartment. Typically these complexes do not attract individuals dedicated to the community	10/20/2023 1:48 PM
34	Schools	10/20/2023 12:04 PM
35	Lack of sit down restaurants.	10/20/2023 10:59 AM
36	The over development of the area. It's good to have a few more housing development but not every inch of land has to be a new development. Some of the area should have been kept passive use for more recreations area.	10/20/2023 10:46 AM
37	Crime	10/20/2023 10:37 AM
38	Overall the amount of growth that will be experienced and the infrastructure being able to keep up with that growth is something that could be a problem. Traffic definitely will be one of the main obstacles.	10/20/2023 10:26 AM
39	Gwinnett	10/19/2023 9:12 AM
40	Citizens involvement in the city government.	10/18/2023 9:40 PM
41	None that I can think of other than traffic	10/17/2023 7:55 PM
42	Within the city limits the greatest obstacle seems to be a lack of foresight in development planning	10/17/2023 6:48 PM
43	Not much to do here..lacking high quality, upscale restaurants and shops	10/17/2023 4:56 PM
44	Town Center growing too slowly	10/17/2023 4:37 PM
45	School overcrowding/decline	10/17/2023 4:11 PM
46	Need more businesses	10/17/2023 4:02 PM
47	Community feel/visibility and transparency of leadership/vision	10/17/2023 1:24 PM
48	Traffic	10/16/2023 9:48 AM
49	You know congestion is the biggest. Lack of interaction between long time residents and newer residents.	10/16/2023 1:14 AM
50	Traffic	10/12/2023 8:05 PM
51	Overcrowding	10/12/2023 3:21 PM
52	Too many homes being built which take away from small charm and adds to traffic	10/12/2023 1:00 PM
53	overcrowding of schools	10/12/2023 7:34 AM
54	Growth	10/12/2023 6:31 AM
55	Too many homes being built and not enough quality schools to accommodate the homes.	10/12/2023 12:10 AM
56	Growing unique businesses in the area	10/10/2023 11:04 PM
57	Congested schools	10/10/2023 9:28 PM
58	The leadership.	10/10/2023 8:09 PM
59	The changing demographics	10/10/2023 7:32 PM
60	Not able to keep up with fast growth	10/10/2023 4:43 PM
61	Lack of community participation, lack of support for small businesses	10/10/2023 2:50 PM
62	Too many apartment buildings	10/10/2023 1:24 PM
63	Growing too fast to keep up	10/10/2023 12:12 PM

64	Traffic	10/10/2023 7:53 AM
65	Side walks and bike lane, Tesla supercharger. Town center lacks parking and social events	10/10/2023 3:54 AM
66	Crime and quality of school decreasing	10/10/2023 2:16 AM
67	Need more gluten free dining	10/9/2023 9:13 PM
68	Transient housing.	10/9/2023 6:55 PM
69	Need more unique sit down restaurants	10/9/2023 6:25 PM
70	continues unchecked growth	10/9/2023 6:02 PM
71	Crime, lack of respect/responsibility/accountability of residents who behave this way and who do not appear to be from Grayson	10/9/2023 5:04 PM
72	Affordable housing	10/9/2023 3:56 PM
73	Overbuilding; declining quality of schools due to teacher shortage and student behaviors	10/9/2023 3:42 PM

Q12 What kinds of places do you visit in other communities that are not found in Grayson?

Answered: 74    Skipped: 3

#	RESPONSES	DATE
1	We can find most things we need in Snellville, Lawrenceville, and Loganville, so Grayson is a convenient location. All our family lives at least an hour away.	11/8/2023 10:15 AM
2	Food selection and parks	11/7/2023 1:18 AM
3	I visit the mall of Georgia which we do not have in Grayson	10/31/2023 3:35 PM
4	Restaurants	10/30/2023 5:50 PM
5	Restaurants, Walmart, target, movies	10/30/2023 5:31 PM
6	Eat in restaurants with different options and style of meals	10/30/2023 5:29 PM
7	Parks, breweries, malls, shopping	10/28/2023 2:22 PM
8	Soccer fields, restaurants, healthcare	10/28/2023 12:20 PM
9	Bars/restaurants with decent food and good prices (and people actually inside).	10/27/2023 11:41 AM
10	Although I go to other communities for some of the larger chain restaurants, as well as Costco, and several other retailers, that doesn't mean that we need those additional retailers in Grayson. We have more than our share of traffic congestion as it is.	10/26/2023 11:38 AM
11	Stores, nice restaurants, natural parks/trails	10/26/2023 6:59 AM
12	Parks in other city, no big hall for events inside, golf cart friendly	10/25/2023 4:03 PM
13	NA	10/25/2023 3:41 PM
14	N/A	10/25/2023 3:32 PM
15	Restaurants and Entertainment Choices	10/25/2023 3:29 PM
16	None	10/25/2023 3:17 PM
17	Entertainment, Sports	10/25/2023 2:27 PM
18	N/A no time right now	10/24/2023 8:49 AM
19	n/a	10/23/2023 10:02 AM
20	Shops and stores	10/22/2023 7:46 PM
21	Restaurants	10/22/2023 6:17 PM
22	More entertainment, restaurants, shopping	10/22/2023 5:45 PM
23	Restaurants/ entertainment venues	10/22/2023 5:08 PM
24	Authentic restaurants (not chains)	10/22/2023 8:28 AM
25	I don't, try and stay local	10/22/2023 7:47 AM
26	A few more adult place to hang out on weekends	10/21/2023 9:56 PM
27	Restaurants in Snellville and Lawrenceville.	10/21/2023 6:59 PM
28	Breweries and wineries	10/21/2023 6:17 PM
29	Businesses or restaurants that use existing buildings instead of building new and tearing down trees	10/21/2023 3:15 PM

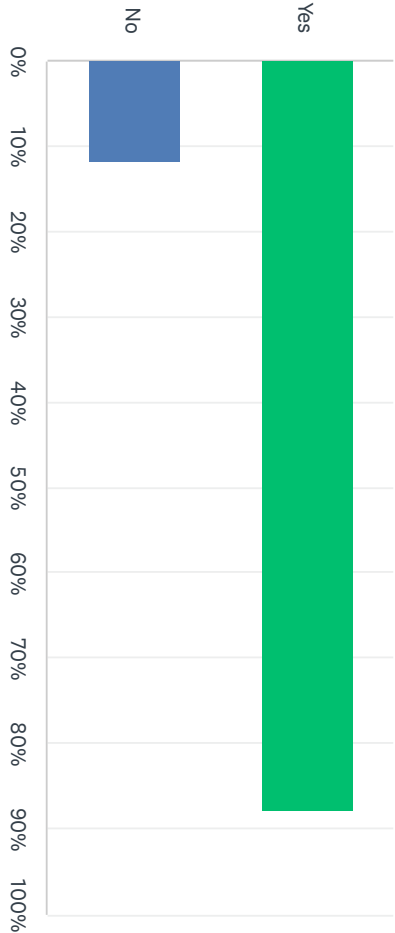


30	Mountains and hiking trails. We visit the mountains often.	10/21/2023 7:27 AM
31	Shopping areas, walking trails & parks, athletic facilities, concert venues	10/20/2023 10:37 PM
32	Restaurants, Wineries	10/20/2023 1:48 PM
33	Breweries, restaurants	10/20/2023 12:04 PM
34	Sit down restaurants	10/20/2023 10:59 AM
35	Suwannee Town Park on occasions. Downtown Lawrenceville. Just due the close proximity of work and home.	10/20/2023 10:46 AM
36	Restaurants, shops	10/20/2023 10:42 AM
37	Shopping, restaurants, doctors	10/20/2023 10:37 AM
38	Mainly shopping areas and select restaurants that are not found in Grayson.	10/20/2023 10:26 AM
39	Quality restaurants	10/19/2023 9:12 AM
40	Neighborhood pool, tennis courts, disc frisbee, neighborhood groups like book club, or bridge, etc	10/18/2023 9:40 PM
41	Restaurants and shopping plazas	10/17/2023 7:55 PM
42	I visit restaurants In Lawrenceville primarily.	10/17/2023 6:48 PM
43	walking and biking trails; high quality restaurants and shops	10/17/2023 4:56 PM
44	More good restaurants; better HOA/management attached toneighborhood	10/17/2023 4:37 PM
45	Better grocery stores and more local, non-chain restaurants	10/17/2023 4:11 PM
46	Larger downtowns e.g. DT Lawrenceville	10/17/2023 4:02 PM
47	Restaurants	10/17/2023 1:24 PM
48	Hospital	10/16/2023 9:48 AM
49	Restaurants	10/16/2023 1:14 AM
50	Splash pad	10/13/2023 1:58 PM
51	Performing Arts places	10/12/2023 8:05 PM
52	Different restaurants and breweries	10/12/2023 3:21 PM
53	Swimming pools, larger parks/trails	10/12/2023 1:00 PM
54	Lawrenceville square has more eating varieties	10/12/2023 7:34 AM
55	Nothing really. Just different shops. IE Home Depot/Lowes vs Ace, etc...	10/12/2023 6:31 AM
56	7, I see people walking around with	10/12/2023 12:10 AM
57	Nothing	10/11/2023 1:53 PM
58	Restaurants, parks	10/10/2023 11:04 PM
59	Trader Joe's, Whole Foods, Restaurants	10/10/2023 9:28 PM
60	Voting in 1 location for City, State and County elections, pools, pocket parks, greenways, natural waterways or structures, recreation centers with scheduled programs, decent website and YouTube videos with city business documents including minutes. A council who are actually knowledgeable and active in municipal business, online line item budget, greater transparency, babysitter so people can attend city meetings, conservation, Accessibility, proper signage on roads, and etc.	10/10/2023 8:09 PM
61	Restaurants, stores	10/10/2023 7:32 PM
62	Restaurants and entertainment	10/10/2023 4:43 PM
63	Outdoor activity spaces, shopping other than groceries, entertainment places	10/10/2023 2:50 PM

64	Trader Joe's and Costco	10/10/2023 1:24 PM
65	Auburn had free weekly crafts for kids in their city park once a week over the summer and we drove there for that each week. It would be great to do more of that sort of thing in Grayson city park.	10/10/2023 12:12 PM
66	Diversity	10/10/2023 7:53 AM
67	Town center at Peachtree corners. Awesome playground and mix restaurants and entertainment	10/10/2023 3:54 AM
68	More restaurants not fast food, shopping	10/10/2023 2:16 AM
69	Pickleball court, gluten free restaurants, trader Joe's/whole foods, chick fil a, large parks	10/9/2023 9:13 PM
70	Trader Joes	10/9/2023 6:55 PM
71	unique restaurants	10/9/2023 6:25 PM
72	n/a	10/9/2023 6:02 PM
73	Nice restaurants, lots of Green space, less traffic/congestion, polite/engaging residents	10/9/2023 5:04 PM
74	Major retail stores, family recreational activities, Costco, Trader Joe's	10/9/2023 3:42 PM

Q13 Would you like the opportunity to live in a community where you could conveniently use non-automobile modes of transportation (i.e., walking, golf carts, biking)

Answered: 76 Skipped: 1

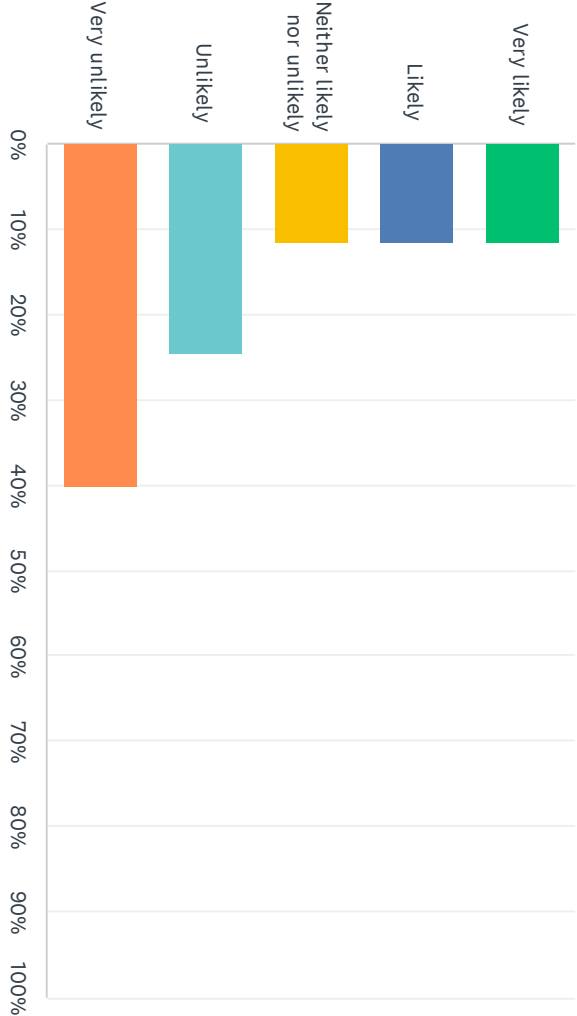


ANSWER CHOICES	RESPONSES
Yes	88.16%67
No	11.84%9
Total Respondents: 76	



Q14 How Likely would you be to use transit if it was more available in Grayson?

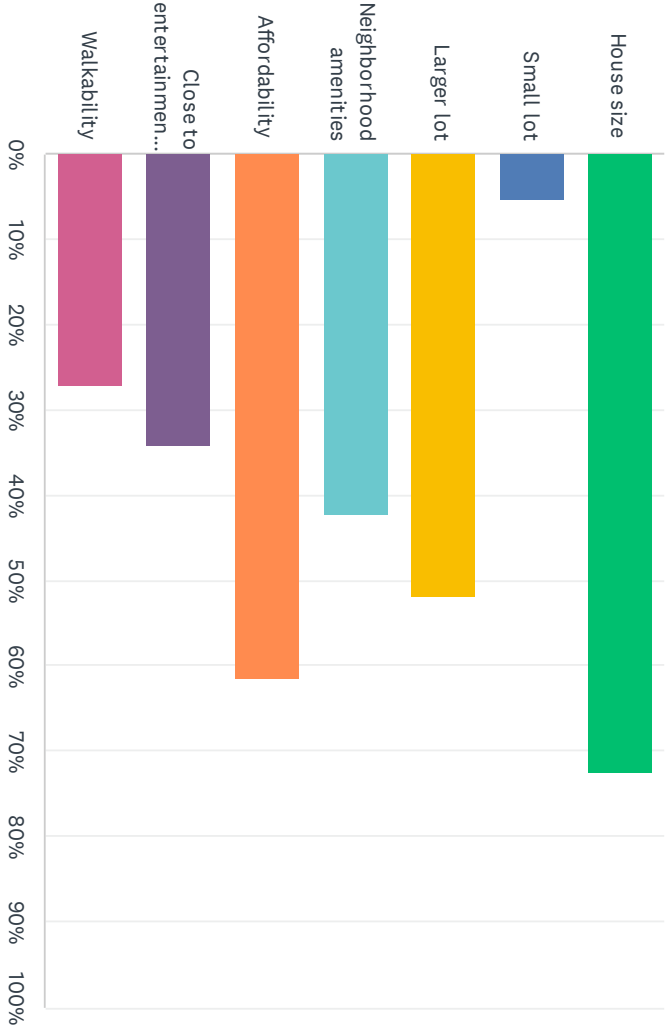
Answered: 77    Skipped: 0



ANSWER CHOICES	RESPONSES
Very likely	11.69% 9
Likely	11.69% 9
Neither likely nor unlikely	11.69% 9
Unlikely	24.68% 19
Very unlikely	40.26% 31
TOTAL	77

Q15 What types of features did you consider when choosing a home in Grayson ?(check all that apply)

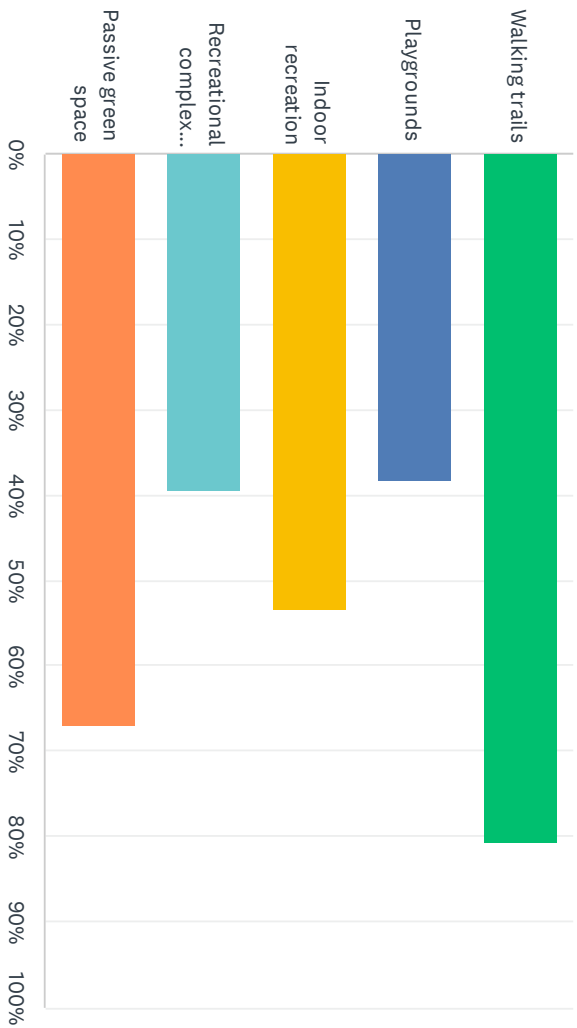
Answered: 73 Skipped: 4



ANSWER CHOICES	RESPONSES
House size	5372.60%
Small lot	45.48%
Larger lot	3852.05%
Neighborhood amenities	3142.47%
Affordability	4561.64%
Close to entertainment/park/etc.	2534.25%
Walkability	2027.40%
Total Respondents: 73	

Q16 What types of park and recreational facilities would you like to see in Grayson, or what could be improved/expanded, etc.? (check all that apply)

Answered: 73 Skipped: 4



ANSWER CHOICES	RESPONSES
Walking trails	80.82%59
Playgrounds	38.36%28
Indoor recreation	53.42%39
Recreational complex (fields, courts, etc.)	39.73%29
Passive green space	67.12%49
Total Respondents: 73	



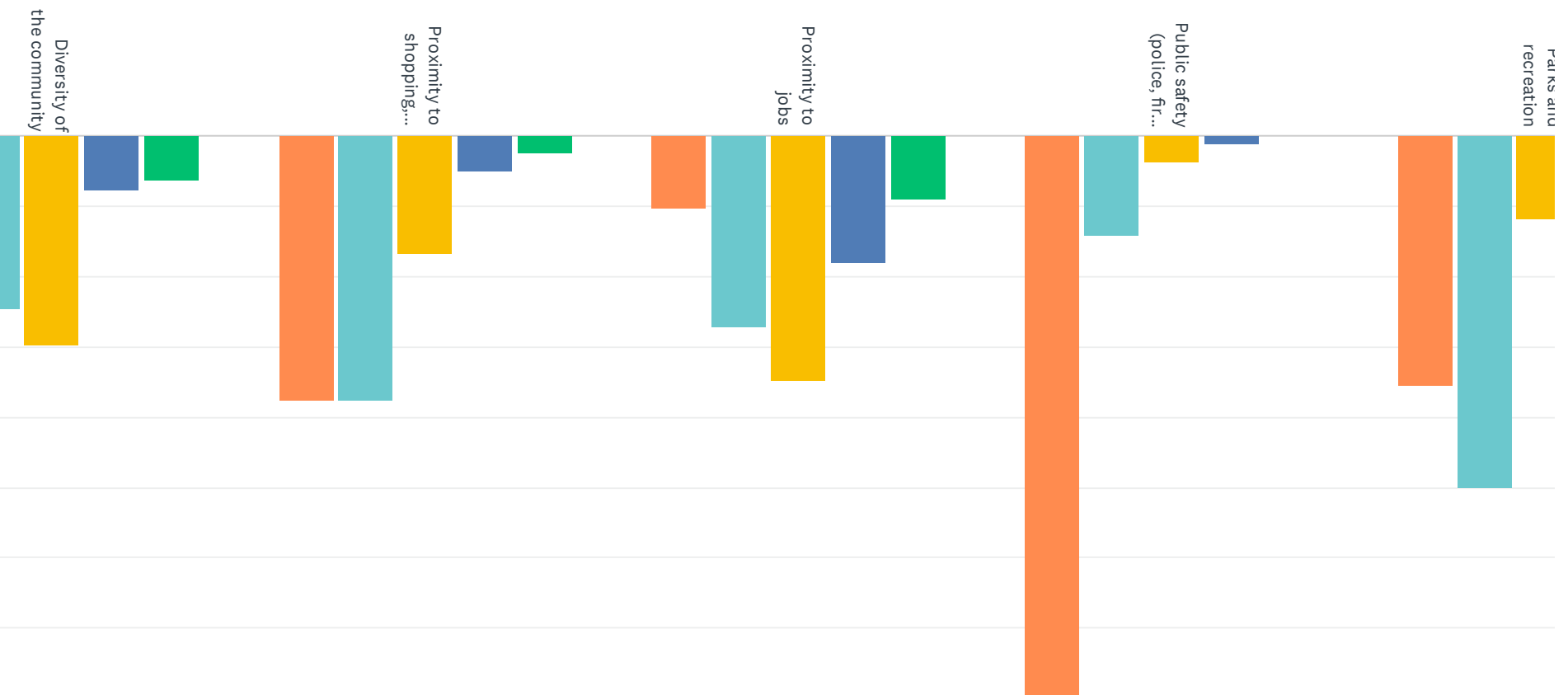
Q17 From a score of 1 (not important) to 5 (very important), please rank the items below in how they relate, or could relate, to your quality of life in Grayson?

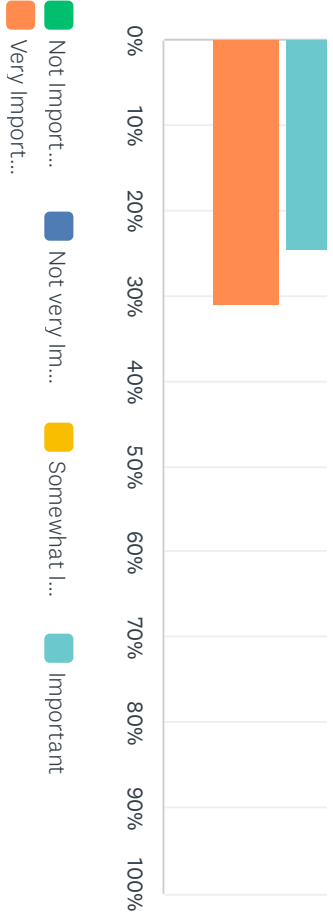
Answered: 77 Skipped: 0



# Who is Steering Grayson's Future?

SurveyMonkey





	NOT IMPORTANT	NOT VERY IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Walkable community	2.60% 2	9.09% 7	20.78% 16	33.77% 26	33.77% 26	77	3.87
Quality of schools	1.32% 1	0.00% 0	11.84% 9	9.21% 7	77.63% 59	76	4.62
Sense of place	2.67% 2	1.33% 1	14.67% 11	34.67% 26	46.67% 35	75	4.21
Parks and recreation	1.32% 1	1.32% 1	11.84% 9	50.00% 38	35.53% 27	76	4.17
Public safety (police, fire, EMS)	0.00% 0	1.30% 1	3.90% 3	14.29% 11	80.52% 62	77	4.74
Proximity to jobs	9.09% 7	18.18% 14	35.06% 27	27.27% 21	10.39% 8	77	3.12
Proximity to shopping, dining	2.60% 2	5.19% 4	16.88% 13	37.66% 29	37.66% 29	77	4.03
Diversity of the community	6.49% 5	7.79% 6	29.87% 23	24.68% 19	31.17% 24	77	3.66



Answered: 71    Skipped: 6

Q18 If there was one thing you could change about Grayson, what would that be?

#	RESPONSES	DATE
1	Nothing I can think of right now (except for increasing traffic congestion)	11/8/2023 10:15 AM
2	The influx of people moving in	11/7/2023 1:18 AM
3	Keep increasing road size. Example: from two lanes to four to support the increase in traffic	10/31/2023 3:35 PM
4	Too many homes are being built. We don't need anymore residence.	10/30/2023 5:50 PM
5	Limit new housing development	10/30/2023 5:29 PM
6	Put a Stop light at end of Moon Road & 20.	10/30/2023 2:33 PM
7	I love the elementary schools but the high school needs help	10/28/2023 2:22 PM
8	The School has become terrible	10/28/2023 12:20 PM
9	Less apartments	10/27/2023 11:41 AM
10	Better traffic management, which I realize is more of a County and State function, however I wonder if our voices are being heard relative to this issue. I live off of Moon Road, and there is no traffic management for safely pulling off of this road onto eitherGrayson Highway, nor Cooper Road. It's a wonder that there haven't been several casualties at these intersections.	10/26/2023 11:38 AM
11	Stop/slow down growth. Develop smaller, more quant and intentional neighborhoods (not big box buidlers like DR Horton, etc.)	10/26/2023 6:59 AM
12	Golf car and bike friendly roads. Entire city certified for golf cart. It will also reduce traffic	10/25/2023 4:03 PM
13	Nothing	10/25/2023 3:41 PM
14	The overcrowding.	10/25/2023 3:32 PM
15	Change the speed limit on state roads in the city to a maximum of 35 mph.	10/25/2023 3:29 PM
16	Walk ability	10/25/2023 3:17 PM
17	Stop building houses and apartments on every inch of land! Everyone complains about climate issues but let the trees get cut down! Makes NO SENSE! Also the increasing crime here is growing at an alarming rate! We also need enforcement of properties that homeowners are letting fall apart. Maybe create something that can help people if they can't afford to fix certain things. Get volunteers together! Involve the middle or high school kids to be mentored by adults and possibly learn a trade at the same time. This gives kids a sense of purpose! I'm turn this could help turn kids from otherwise getting in trouble.	10/24/2023 8:49 AM
18	Stop the out of control growth and somehow control the traffic jams on Hwy 84....	10/23/2023 10:02 AM
19	Limit the number of rentals - housing and apartments	10/22/2023 7:46 PM
20	Less housing, more food/entertainment, parks and recreation.	10/22/2023 6:17 PM
21	Addition of more walking/running trails, new elementary school	10/22/2023 5:45 PM
22	Just to keep it as Gwinnett's best kept secret	10/22/2023 5:08 PM
23	To better plan for or slow down developments as we cannot accommodate traffic. GA20 is a parking lot every afternoon. With the rapid influx of newcomers, Grayson is also at risk of losing its small town charm and identity.	10/22/2023 8:28 AM
24	Traffic	10/22/2023 7:47 AM

25	Too many apts	10/21/2023 9:56 PM
26	Traffic and congestion managed with expansion/homes being built and schools zoned accordingly so Grayson schools do not become overcrowded.	10/21/2023 6:59 PM
27	Make it a golf cart community	10/21/2023 6:17 PM
28	No more apartments!	10/21/2023 3:15 PM
29	Traffic on Grayson Parkway in the afternoon.	10/21/2023 7:27 AM
30	Better traffic flow	10/20/2023 1:48 PM
31	The diversity in schools (my children are in the minority	10/20/2023 12:04 PM
32	Parks area	10/20/2023 10:59 AM
33	The traffic. Some way to divert traffic around Grayson.	10/20/2023 10:46 AM
34	Traffic during rush hour	10/20/2023 10:42 AM
35	More fine dining and shopping.	10/20/2023 10:37 AM
36	Having more walking trails would be nice. Potentially a walk over bridge or something to walk over from the Rail Yard that goes over Grayson Parkway to access Grayson Park instead of having to cross the street would be one thing that would be nice especially during events.	10/20/2023 10:26 AM
37	Ability to drive golf carts	10/19/2023 9:12 AM
38	City officials more visible	10/18/2023 9:40 PM
39	Traffic	10/17/2023 7:55 PM
40	We need a plan for the growth. There should be less focus on "historic" blight.	10/17/2023 6:48 PM
41	More recreational things to do in the community, especially upscale, GOOD restaurants. Take away nail salons, Ax game store, hair salon, beer store.	10/17/2023 4:56 PM
42	Better quality Town Center with establishments that attract upscale residents (really good restaurants, NO nail salon and No Ax establishment, no more day care centers, no rooftop rental venue)	10/17/2023 4:37 PM
43	Traffic/congestion	10/17/2023 4:11 PM
44	More restaurants, walking areas, etc	10/17/2023 4:02 PM
45	More sidewalks and more control of traffic, pedestrian lane, bike lane	10/17/2023 1:24 PM
46	Nothing	10/16/2023 9:48 AM
47	Inside the of the city limits, some areas look nice and other areas look like hell. Recommended a honest assessment of how the city looks overall, then the city needs to act on that assessment.	10/16/2023 1:14 AM
48	Variety of restaurants	10/12/2023 8:05 PM
49	That it was still a "secret"!	10/12/2023 3:21 PM
50	More roundabouts, fewer apts and houses development	10/12/2023 1:00 PM
51	Have the railyard be more like Lawrenceville....variety of eateries	10/12/2023 7:34 AM
52	Slow the growth. Starbucks is nice, the traffic issues it will cause is not.	10/12/2023 6:31 AM
53	The lack of concern brought to brought upon the fact that people speed up and down the road	10/12/2023 12:10 AM
54	We need golf cart paths. Less traffic / people.	10/11/2023 1:53 PM
55	Amount of new food options, and expansion of walking trails	10/10/2023 11:04 PM
56	Whoever approved this terrible survey. Did anyone even read it? Are they even from Grayson?	10/10/2023 8:09 PM
57	Better infrastructure for traffic	10/10/2023 7:32 PM
58	More businesses	10/10/2023 4:43 PM

59	Community Support for small businesses	10/10/2023 2:50 PM
60	Less multi-unit housing that would hopefully cut down on the congestion and traffic	10/10/2023 1:24 PM
61	Stop growing so fast	10/10/2023 12:12 PM
62	Traffic	10/10/2023 7:53 AM
63	Town center needs to be modern to mimic Peachtree corners town center. Its lacking in all areas.	10/10/2023 3:54 AM
64	Loosing the small town charm and the declining demographics. Too many home rental management companies grabbing homes causing good neighborhoods to decline	10/10/2023 2:16 AM
65	Stop building more neighborhoods, apartments, etc. Getting overcrowded very quickly.	10/9/2023 9:13 PM
66	The u-turn I have to make every single day.	10/9/2023 6:55 PM
67	more sit down restaurants	10/9/2023 6:25 PM
68	Help the new residents respect, maintain, and enjoy the small town that Grayson was in the not too distant past	10/9/2023 5:04 PM
69	Affordable housing	10/9/2023 3:56 PM
70	Fewer car washes and construction of apartments.	10/9/2023 3:42 PM
71	The complainers	10/2/2023 3:44 PM