

Town of

Woolsey

Georgia

Comprehensive Plan Update

2007-2027

Town of Woolsey, Georgia
Comprehensive Plan Update
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EXHIBITS:

Exhibit 1: Town of Woolsey Character Area Map

Exhibit 2: Town of Woolsey Topography Map

Exhibit 3: Town of Woolsey Soils Map

Exhibit 4: Town of Woolsey Flood Plain Map

Exhibit 5: Future Land Use Map

Exhibit 6: Short Term Work Program 2007-2011

Exhibit 7: Town of Woolsey Opinion Survey

Exhibit 8: Town of Woolsey Community Survey Talley

Introduction

This Comprehensive Plan is being prepared in compliance with the Georgia Department of Community Affairs Chapter 110-12-1 Standards and Procedures for Local Comprehensive Planning "Local Planning Requirements" effective May 1, 2005. The Town of Woolsey views the Plan as an essential guide to the town's future, one that will be used to influence land use and zoning decisions, community services provisions and infrastructure investments over the next 20 years. Ideally, the Plan will be a vehicle for building public consensus on the near and long term future of Woolsey.

Relaxed planning standards have been adopted by the DCA to acknowledge the scale of small jurisdictions such as the Town of Woolsey relative to more complex urban areas such as Fayetteville. This document encompasses five sections: Section I: Community Assessment, Section II: Community Participation Program, Section III: Community Agenda. Section IV: Short Term Work Program and Section V: Long Term and On-going Activities.

Prior to preparing this Comprehensive Plan, a public hearing was held to review the planning process, describe various aspects of the Town, provide an explanation of the plan elements and solicit public input. This public hearing was conducted at Town Hall on September 11, 2006. A second public hearing was held on May 14th, 2007 following preparation of a draft Plan to inform the public of trends and conditions in Woolsey, and proposed community goals, objectives and strategies for implementing the Plan. The second public hearing was also intended to obtain final input prior to submittal of the draft Plan to the Atlanta Regional Commission and the Georgia Department of Community Affairs. The official Town of Woolsey Comprehensive Plan 2007-2027 will be adopted following a review by these agencies.

Background

Today, the hub of the town is the intersection of State Route 92 and Hampton Road. The U.S. Bureau of the Census recorded a 2000 population of 175 individuals. The corporate limits of the town encompass some 516 acres, excluding public rights-of-way.

SECTION I

Community Assessment

The Community Assessment identifies potential issues and opportunities; analyzes historic development patterns and compares community policies, activities and development to Quality Community Objectives adopted by the State. A map identifying “character areas” that describe a vision for the future is found in Exhibit 1. Character Area refers to specific geographic areas within the community that have the following attributes:

- Has unique or special characteristics to be preserved or enhanced (such as a downtown, an historic district, a neighborhood or a transportation corridor);
- Has the potential to evolve into a unique area with more deliberate guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into a more attractive village development pattern); or
- Requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.).

Each character area represents a planning area within the community where more detailed, small area planning and implementation of certain policies, investments, incentives or regulations may be applied in order to preserve, improve or otherwise influence the future development patterns in a manner consistent with the community vision.

Population Overview

Woolsey stands as one of a very few semi-rural communities in the Atlanta Region. While Woolsey remains a small town today, the population has virtually doubled since 1980, expanding from 99 individuals in 1980 to 175 in 2000. The age characteristics reveal a concentration in the younger age groups. In 2000, children under the age of 18 accounted for 28.0 percent of the total population. Persons in the 35-54 year old age cohort represented 35.4 percent of the population, and the elderly, person 55 years of age and older, some 21.7 percent. Individuals in the traditional “family-forming” age ranges, 18 to 34, were recorded at only 14.9 percent. Were the majority of children to remain in Woolsey, growth based on future births would be expected given the size of that cohort. However, Woolsey’s low density character, limited development opportunities and alternate locational options outside the town suggest this will not be the case. The 35-54 cohort is more likely to remain in Woolsey, as local roots are deep.

This suggests a higher concentration of the elderly in the town's future, consistent with the aging of the region and the nation.

Table P1: Town of Woolsey Population 1980 to 2000

Population	1980	1990	2000
Total population	99	120	175
Male population	NA	63	87
Female population	NA	57	88

Source: U.S. Bureau of the Census (SF1)

Table P2: Town of Woolsey Population by Age 1980 to 2000

Age	1980	1990	2000
0 – 4 Years Old	3	5	7
5 – 13 Years Old	19	25	27
14 – 17 Years Old	5	2	15
18 – 20 Years Old	2	2	5
21 – 24 Years Old	3	1	9
25 – 34 Years Old	11	15	12
35 – 44 Years Old	13	31	26
45 – 54 Years Old	13	10	36
55 – 64 Years Old	11	8	15
65 and over	19	21	23

Source: U.S. Bureau of the Census (SF1)

Table P3: Town of Woolsey Total Number of Households 1980 to 2000

Total Households	1980	1990	2000
Total households	39	46	57

Source: U.S. Bureau of the Census (SF1)

Household size is also an indicator of family formation, and as Woolsey's average HH size has grown considerably over the past two decades; presumably family formation is on the rise as well. A household size of 3.07 person per household for Woolsey in 2000 is significantly higher than the 2.88 in Fayette County and 2.65 in Georgia. Fulton County recorded even lower numbers with an average HH size of 2.44, while DeKalb was comparable to Georgia.

Table P4: Town of Woolsey Average Household Size 1980 to 2000

Place	1980	1990	2000
Woolsey	2.54	2.61	3.07
Fayette County	3.15	2.96	2.88
Fayetteville	2.94	2.44	2.48
Fulton	2.54	2.44	2.44
Dekalb	2.75	2.57	2.62
Georgia	NA	NA	2.65

Source: U.S. Bureau of the Census (SF1)

Table P5: Town of Woolsey Average Household Income (in dollars) 1990 to 2000

Category	1990	2000
Mean Household Income	\$36,724	\$122,854

Source: U.S. Bureau of the Census (SF3)

Table P6: Median Household Income (in dollars) 1990 to 2000

Median Household Income	Woolsey	Georgia	Fayette	Fulton	Clayton
1990	\$29,583	\$29,021	\$50,167	\$46,056	\$33,472
2000	\$84,103	\$42,433	\$71,227	\$74,933	\$42,697

Source: U.S. Bureau of the Census (SF3)

Table P7: **Per Capita Income (In dollars) 1980 to 2000**

Per Capita Income	1980	1990	2000
Woolsey	\$6,701	\$13,546	\$42,177
Fayette	\$8,776	\$19,025	\$29,464
Fulton	\$7,536	\$18,452	\$30,003
Clayton	\$7,294	\$13,577	\$18,098
Georgia	N/A	\$13,631	\$21,154

Source: U.S. Bureau of the Census (SF3)

Fayette County led the region in median household income nine out of 10 years between 1990 and 2000. Not surprisingly, Woolsey incomes have tracked those of Fayette and reflect an affluent population. An impressive 26.5 percent of all households recorded earnings of \$150,000 and above in 2000. Only 18.3 percent earned below \$30,000 in annual income in 2000, while 67.4 percent, more than two of three HH's, earned \$50,000 and above.

Table P8: **Town of Woolsey Household Income Distribution 1990 to 2000**

Income	1990	2000
Total	50	49
Income less than \$9999	5	2
Income \$10000 - \$14999	7	1
Income \$15000 - \$19999	3	3
Income \$20000 - \$29999	11	3
Income \$30000 - \$34999	6	2
Income \$35000 - \$39999	0	0
Income \$40000 - \$49999	4	5
Income \$50000 - \$59999	8	2
Income \$60000 - \$74999	4	3
Income \$75000 - \$99999	2	9
Income \$100000 - \$124999	0	2
Income \$125000 - \$149999	0	4
Income \$150000 and above	0	13

Source: U.S. Bureau of the Census (SF3)

Table P9: Town of Woolsey Percentage Household Income Distribution

Category	1990	2000
Total	100.0%	100.0%
Income less than \$9999	10.0%	4.1%
Income \$10000 - \$14999	14.0%	2.0%
Income \$15000 - \$19999	6.0%	6.1%
Income \$20000 - \$29999	22.0%	6.1%
Income \$30000 - \$34999	12.0%	4.1%
Income \$35000 - \$39999	0.0%	0.0%
Income \$40000 - \$49999	8.0%	10.2%
Income \$50000 - \$59999	16.0%	4.1%
Income \$60000 - \$74999	8.0%	6.1%
Income \$75000 - \$99999	4.0%	18.4%
Income \$100000 - \$124999	0.0%	4.1%
Income \$125000 - \$149999	0.0%	8.2%
Income \$150000 and above	0.0%	26.5%

Source: U.S. Bureau of the Census (SF3)

Table P10: Town of Woolsey Racial Composition 1980 to 2000

Category	1980	1990	2000
White alone	99	115	167
Black or African American alone	0	4	6
American Indian and Alaska Native alone	0	0	0
Asian or Pacific Islander	0	1	2
Other race	0	0	0

Source: U.S. Bureau of the Census (SF1)

Woolsey's population is predominantly white, recorded at 95.4 percent in 2000, down marginally from 95.8 percent in 1990. Individuals identifying themselves as Black in 2000 numbered 3.4 percent and Asians were recorded at 1.1 percent. Persons of Hispanic origin, not consider a population race, accounted for 0.6 percent of Woolsey's 2000 population.

Table P11: Town of Woolsey Hispanic Ethnic Composition 1980 to 2000

Category	1980	1990	2000
Persons of Hispanic origin	0	0	1

Source: U.S. Bureau of the Census (SF1)

Table P12: Town of Woolsey Educational Attainment 1980 to 2000

Category	1980	1990	2000
Less than 9th Grade	16	12	2
9th to 12th Grade (No Diploma)	14	10	4
High School Graduate (Includes Equivalency)	28	30	37
Some College (No Degree)	3	9	25
Associate Degree	NA	4	10
Bachelor's Degree	11	9	14
Graduate or Professional Degree	0	11	17

Source: U.S. Bureau of the Census (SF3)

Table P13: Town of Woolsey Percentage Educational Attainment 1980 to 2000

Category	1980	1990	2000
Less than 9th Grade	22%	14%	2%
9th to 12th Grade (No Diploma)	19%	12%	4%
High School Graduate (Includes Equivalency)	39%	35%	34%
Some College (No Degree)	4%	11%	23%

Associate Degree	0%	5%	9%
Bachelor's Degree	15%	11%	13%
Graduate or Professional Degree	0%	13%	16%

Source: U.S. Bureau of the Census (SF3)

Economic Overview

Employment within the town is very limited. Employment data provided by Census reports the employment by economic sector for Woolsey residents in 2000, that is, the industries in which residents are employed. This data does not represent employment in Woolsey, as the majority of jobs are outside the town and 37 percent were outside Fayette County. Consistent with regional and national trends is a decline in manufacturing jobs, decreasing from 10.7 percent in 1980 to only 2.7 percent by 2000. Surprising is the decline in jobs in Retail Trade, from 26.8 percent in 1980 to 6.8 percent in 2000. The regional trend has been an increase in this sector. Employment in Transportation and Utilities expanded substantially as employment growth at Hartsfield began to accelerate in the late 1980's. Woolsey residents engaged in the Educational, health and social services sector dropped significantly between 1980 and 2000, losing nearly 10 percentage points relative to other employment job sectors.

Table E1: Town of Woolsey Employment by Industry 1980 to 2000

Category	1980	1990	2000
Total Employed Civilian Population	56	59	73
Agriculture, Forestry, Fishing, hunting & mining	0	2	0
Construction	9	5	14
Manufacturing	6	3	2
Wholesale Trade	0	4	5
Retail Trade	15	10	5
Transportation, warehousing, and utilities	3	7	12
Information	NA	NA	2
Finance, Insurance, & Real Estate	2	10	4
Professional, scientific, management, administrative, and waste management services	3	3	6
Educational, health and social services	8	10	4
Arts, entertainment, recreation, accommodation and food services	0	0	6
Other Services	2	5	10
Public Administration	8	0	3

Source: U.S. Bureau of the Census (SF3)

Table E2: Place of Work County Level 2000

	Fayette	Percentage	Woolsey	Percentage
Total:	45,231	100%	73	100%
Worked in state of residence:	44,549	98%	71	97%
Worked in county of residence	16,977	38%	46	63%
Worked outside county of residence	27,572	61%	25	34%
Worked outside state of residence	682	2%	2	3%

Source: U.S. Bureau of the Census (SF3)

Table E3: Town of Woolsey Employment by Industry

Category	1980	1990	2000
Total Employed Civilian Population	100.0%	100.0%	100.0%
Agriculture, Forestry, Fishing, hunting & mining	0.0%	3.4%	0.0%
Construction	16.1%	8.5%	19.2%
Manufacturing	10.7%	5.1%	2.7%
Wholesale Trade	0.0%	6.8%	6.8%
Retail Trade	26.8%	16.9%	6.8%
Transportation, warehousing, and utilities	5.4%	11.9%	16.4%
Information	NA	NA	2.7%
Finance, Insurance, & Real Estate	3.6%	16.9%	5.5%
Professional, scientific, management, administrative, and waste management services	5.4%	5.1%	8.2%
Educational, health and social services	14.3%	16.9%	5.5%
Arts, entertainment, recreation, accommodation and food services	0.0%	0.0%	8.2%
Other Services	3.6%	8.5%	13.7%

Public Administration	14.3%	0.0%	4.1%
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Source: U.S. Bureau of the Census (SF3)

Personal Income

Only a slight majority of personal income earned by Woolsey residents in 2000 was wage or salary income, with self-employment income skyrocketing to 37.8 in 2000. Social Security income decreased significantly between 1990 and 2000, falling some 6.7 percent, accompanied by a substantial dip in retirement-aged population of 31 percent. Virtually no one in Woolsey received public assistance in 2000.

Table E4: Woolsey Personal Income by Type (in dollars) 1990 to 2000

Category	1990	2000
Total income	\$1,689,289	\$7,002,700
Aggregate wage or salary income for households	\$1,313,248	\$3,817,600
Aggregate other types of income for households	\$3,300	\$7,900
Aggregate self employment income for households	\$65,500	\$2,649,900
Aggregate interest, dividends, or net rental income	\$85,994	\$159,700
Aggregate social security income for households	\$140,345	\$114,600
Aggregate public assistance income for households	\$0	\$4,000
Aggregate retirement income for households	\$80,902	\$249,000

Source: U.S. Bureau of the Census (SF3)

Table E5: **Town of Woolsey Personal Income by Type (in dollars) 1990 to 2000**

Category	1990	2000
Total income	100.0%	100.0%
Aggregate wage or salary income for households	77.7%	54.5%
Aggregate other types of income for households	0.2%	0.1%
Aggregate self employment income for households	3.9%	37.8%
Aggregate interest, dividends, or net rental income	5.1%	2.3%
Aggregate social security income for households	8.3%	1.6%
Aggregate public assistance income for households	0.0%	0.1%
Aggregate retirement income for households	4.8%	3.6%

Source: U.S. Bureau of the Census (SF3)

Table E6: **Town of Woolsey Labor Force by Place of Work 1990 to 2000**

Category	1990	2000
Total population	120	175
Worked in State of residence	59	73
Worked in place of residence	0	4
Worked outside of place of residence	59	69
Worked outside of state of residence	0	0

Source: U.S. Bureau of the Census (SF1)

Woolsey residents travel outside the town to work, with only 4 residents employed in the town limits in 2000, up from no one employed locally in 1990. This indicates that even self-employed individuals conduct their businesses out of town. A total of 69 out of 73 employed, some 94.5 percent, traveled out of town for work in 2000.

Woolsey's 2000 Labor Force was comprised of 73 individuals, 40 males and 33 females. This represents a 2000 participation rate of 57.4 percent. This compares to Fayette County, which recorded a participation rate of 69.1 percent. No Armed Forces participation was recorded for Woolsey in 1990 or 2000.

Table E7: Town of Woolsey Labor Force Participation 1990 to 2000

Category	1990	2000	1990	2000
Total Males and Females	90	127	100%	100%
In labor force:	61	73	68%	57%
Civilian Labor force	61	73	68%	57%
Civilian Employed	59	73	66%	57%
Civilian unemployed	2	0	2%	0%
In Armed Forces	0	0	0%	0%
Not in labor force	29	54	32%	43%
Total Males	45	62	50%	49%
Male In labor force:	31	40	34%	31%
Male Civilian Labor force	31	40	34%	31%
Male Civilian Employed	29	40	32%	31%
Male Civilian unemployed	2	0	2%	0%
Male In Armed Forces	0	0	0%	0%
Male Not in labor force	14	22	16%	17%
Total Females	45	65	50%	51%
Female In labor force:	30	33	33%	26%
Female Civilian Labor force	30	33	33%	26%
Female Civilian Employed	30	33	33%	26%
Female Civilian unemployed	0	0	0%	0%
Female In Armed Forces	0	0	0%	0%

Source: U.S. Bureau of the Census (SF1)

Table E8: Fayette County Labor Force Participation 1990 to 2000

Category	1990	2000	1990	2000
Total Males and Females	46,266	68,129	100%	100%
In labor force:	33,162	47,090	72%	69%
Civilian Labor force	32,901	46,649	71%	68%
Civilian Employed	31,844	45,423	69%	67%
Civilian unemployed	1,057	1,226	2%	2%
In Armed Forces	261	441	1%	1%
Not in labor force	13,104	21,039	28%	31%
Total Males	22,500	32,638	49%	48%
Male In labor force:	18,508	25,673	40%	38%
Male Civilian Labor force	18,254	25,291	39%	37%
Male Civilian Employed	17,797	24,553	38%	36%
Male Civilian unemployed	457	738	1%	1%
Male In Armed Forces	254	382	1%	1%
Male Not in labor force	3,992	6,965	9%	10%
Total Females	23,766	35,491	51%	52%
Female In labor force:	14,654	21,417	32%	31%
Female Civilian Labor force	14,647	21,358	32%	31%
Female Civilian Employed	14,047	20,870	30%	31%
Female Civilian unemployed	600	488	1%	1%
Female In Armed Forces	7	59	0%	0%
Female Not in labor force	9,112	14,074	20%	21%

Source: U.S. Bureau of the Census (SF1)

Housing Overview

Housing by Type

All dwelling units in Woolsey in 2000 were single-family detached units. Four mobile homes and one duplex were recorded in 1980, and two mobile homes in 1990.

Table H1: Town of Woolsey Types of Housing

Category	1980	1990	2000
TOTAL Housing Units	44	49	62
Single Units (detached)	38	46	62
Single Units (attached)	0	0	0
Double Units	0	0	0
3 to 9 Units	2	0	0
10 to 19 Units	0	0	0
20 to 49 Units	0	0	0
50 or more Units	0	0	0
Mobile Home or Trailer	4	2	0
All Other	0	1	0

Source: U.S. Bureau of the Census (SF3)

Table H2: Town of Woolsey Types of Housing 1980 to 2000

Category	1980	1990	2000
TOTAL Housing Units	100.0%	100.0%	100.0%
Single Units (detached)	86.4%	93.9%	100.0%
Single Units (attached)	0.0%	0.0%	0.0%
Double Units	0.0%	0.0%	0.0%
3 to 9 Units	4.5%	0.0%	0.0%
10 to 19 Units	0.0%	0.0%	0.0%
20 to 49 Units	0.0%	0.0%	0.0%
50 or more Units	0.0%	0.0%	0.0%
Mobile Home or Trailer	9.1%	4.1%	0.0%
All Other	0.0%	2.0%	0.0%

Source: U.S. Bureau of the Census (SF3)

Age of Housing

Of the 62 units reported in the 2000 Census, 27 percent were built prior to 1939, rendering these units "historic" by most definitions. An error in reporting explains the additional 9 units "found" in 2000 that did not exist in 1990.

Table H3: Town of Woolsey Year Structure Built 1990 to 2000

Category	1990	2000
Total Housing Units	57	62
Built 1990 – 1999	N/A	11
Built 1985 - 1989	24	26
Built 1970 - 1979	14	2
Built 1960 - 1969	7	2
Built 1950 - 1959	2	2
Built 1940 - 1949	2	2
Built 1939 or earlier	8	17

Source: U.S. Bureau of the Census (SF3)

Table H4: Town of Woolsey Condition of Housing 1990 to 2000

Category	1990	2000
Total housing units	49	62
Complete Plumbing Facilities	57	62
Lacking Plumbing Facilities	0	0
Complete kitchen facilities	57	62
Lacking complete kitchen facilities	0	0

Source: U.S. Bureau of the Census (SF3)

Housing Conditions

Housing conditions in Woolsey were excellent based on the parameters used by Census. These parameters are “whether the dwellings had indoor plumbing and complete kitchens.” Field surveys confirm the excellent conditions, as well-maintained homes are in evidence throughout the town.

Table H5: Town of Woolsey Occupancy Characteristics 1990 to 2000

Category	1990	2000
TOTAL Housing Units Built	49	62
Housing Units Vacant	7	6
Housing Units Owner Occupied	47	48
Housing Units Renter Occupied	3	8

Source: U.S. Bureau of the Census (SF3)

This ratio slipped nearly nine points from a high of 94.0 percent in 1990. Renter occupancy expanded from 6.0 percent in 1990 to 14.3 percent in 2000.

Table H6: Town of Woolsey town Housing cost (in dollars) 1990 to 2000

Category	1990	2000
Median housing value	\$80,400	\$178,100
Median monthly rent	\$0	\$1,500

Source: U.S. Bureau of the Census (SF3)

Housing Values

Median housing values in Woolsey rose from \$80,400 in 1990 to \$178,100, an increase of 121.5 percent. Median value in Fayette County rose from \$116,600 to \$171,500, an increase of only 47.1 percent. Housing values in Fayetteville rose by 56.3 percent. Median rents were \$1,500 per month in 2000. No rental information was gathered for 1990.

Table H7: Median Housing Value 1990 to 2000

Census Year	Georgia	Clayton	Cobb	DeKalb	Fayette	Fulton	Fayetteville	Woolsey
Median value 1990	\$70,700	\$69,600	\$97,500	\$90,900	\$116,600	\$96,400	\$89,900	\$80,400
Median value 2000	\$111,200	\$92,700	\$147,600	135,100	\$171,500	\$180,700	\$140,500	\$178,100

Source: AJC Home Sales, 2004.

Table H8: Town of Woolsey Cost Burdened 1990 to 2000

Category	1990	2000
30% - 49%	16	0
50% and greater	N/A	2
Not computed	2	2

Source: U.S. Bureau of the Census (SF3)

Housing Costs Relative to Income

DCA has established criteria for measuring the impact of housing cost on household finances. "Cost burdened" households are defined as households allocating more than 30 percent of monthly household income on housing. "Severely cost burdened" is defined as households allocating more than 50 percent of monthly income on housing.

Of 57 households reported in 2000, only two, less than four percent were reported as severely cost burdened. Severely cost burdened figures are not available for 1990; however, 34.7 percent of households reported being somewhat cost burdened in 1990.

Table H9: Town of Woolsey Number of Households 1980 to 2000

Category	1980	1990	2000
Total HH's	39	46	57

Source: U.S. Bureau of the Census (SF1)

Table H10: **Woolsey town: Overcrowding**

Category	1990	2000
Total occupied housing units	50	56
More than 1 person per room	1	0

Source: U.S. Bureau of the Census (SF3)

U.S. Census considers any household in which the occupants comprise more than one person per room as “overcrowded.” Only one such unit was found in Woolsey in 1990, representing 2 percent of the total of 50 dwelling units. No such units were found in the town in 2000.

Natural and Cultural Resources Overview

The following information has been edited and reprinted from the 1995 to 2015 Comprehensive Plan:

Stream Water Quality

Woolsey is divided by a major ridgeline located along State Route 92 that defines the Woolsey Creek and Flint River drainage basins. Woolsey Creek watershed lies west of Highway 92 and flows into the Horton Creek water supply reservoir immediately south of Woolsey. The eastern portion of Woolsey lies in the Flint River drainage basin. Protection of Woolsey’s stream water quality is an important public policy.

The Town also lies in the Horton Creek small water supply watershed. The Georgia Department of Natural Resources Environmental Planning Criteria for Water Supply Watersheds (Chapter 391-3-15.01) defines Woolsey Creek as a small watershed. Local governments within 7 miles of a proposed reservoir must enforce the following requirements in approving new development:

- No impervious surface or septic tanks or drain fields shall be constructed within 150 feet of the perennial stream;
- Impervious surfaces shall cover no more than 25 percent of the land in the total watershed, including roads;
- No facilities treating or disposing of hazardous materials (such as gasoline, pesticides, etc.) shall operate on impermeable surfaces without leak and spill collection systems;

- A 100-foot buffer as measured from the stream banks shall be maintained on both sides of the stream;
- New sanitary landfills are allowed only with synthetic liners and leachate collection systems; and
- New hazardous waste treatment or disposal facilities are prohibited.

Soils and Slopes

The topography within the Town of Woolsey is gently sloping or nearly level. The general topography is shown in Exhibit 2. The topsoil is shallow with approximately six inches of depth and the underlying soil is basically clay. Some of the soils in the Woolsey are eroded. Most town soils are suitable for development, but do require moderate constraints for septic tank filtration. Septic tanks are permitted in Fayette County and the Town of Woolsey and are regulated by the Fayette County Environmental Health Department.

The areas of Woolsey not suitable for development are the floodplains along Woolsey Creek and its tributaries, and the intermittently flowing drainage features on the east side of Woolsey. The soils in these areas, shown in Exhibit 3 Wehadkee and Altavista alluvial soils where development is severely constrained. These areas are not suitable for septic tanks and are susceptible to erosion and sedimentation. Fayette County assists the Town of Woolsey in administering clearing, grading and land development permits. County regulations have been adopted to control sedimentation and erosion caused by development.

Flood Plains

Woolsey is bounded on the west side by Woolsey Creek, which contains a pronounced flood plain. The 100-year floodplain is identified in Exhibit 4. Woolsey Creek flows into the Horton Creek water supply reservoir immediately downstream from the town. Development in Woolsey is restricted within the flood plain areas and is regulated by Fayette County.

Wetlands

Wetlands are areas covered or saturated by water all or part of the time. Under normal conditions, plants adapted to saturated soils prevail, although standing water may not be visible. Wetlands provide critical breeding, nesting and feeding habitats for many species of mammals, reptiles, birds and fish. Wetlands protect and improve water quality by moderating surface runoff, recharging groundwater supplies and by trapping and filtering sediment, nutrients and pollutants. Wetlands also act as natural flood control areas and offer opportunities for observing nature, hunting, fishing and canoeing.

Wetlands occur in Woolsey within approximately 200 feet of both sides of Woolsey Creek and are identified by the National Wetlands Inventory. The Town of Woolsey currently prohibits disturbance of land within a 100-foot natural buffer along Woolsey Creek. Future development regulations will maintain the buffer as well as protect all wetlands.

Plant and Animal Habitats

Only four endangered animal species are protected by Federal and State law in the Atlanta Region, these are eagles, bats, falcons and woodpeckers. Only bats and woodpeckers are likely to be found within the Town's borders. None of these endangered species are likely to be impacted by the relatively small amount of development expected in the Town. The few rare and endangered plant species that may be located within the Town are those seeking wetland habitats. Wetlands are presently protected by Federal and State regulations and through enforcement of Fayette County's regulations, the Town of Woolsey prohibits wetlands disturbance.

Open Space, Forests and Trees

The stream buffer along Woosley Creek is the only protected forest and open space within the town. No parklands are located within the town and Fayette County contains no State or Federal parklands.

Prime Agricultural Areas and Scenic Views

Large lot and tract development characterizes Woolsey; a substantial portion of the town remains undeveloped. These undeveloped areas provide scenic vistas. Town Center, located at the intersection of Hampton Road and State Route 92, presents a unique collection of historic buildings.

Groundwater Recharge Areas

The Town of Woolsey is not located in a groundwater recharge area.

Major Parks and Recreation

Woolsey owns no parkland. Organized recreation is provided by Fayette County. The level of service provided the residents of Woolsey is deemed adequate for the present and throughout the planning period.

Historical

Woolsey's early history began with Thomas Bolling Gay becoming the owner of land comprising the town by purchasing the rights to the land from Thomas Walker who had acquired the land in the 1821 Land Lottery. The town was slow to develop, but momentum built with the arrival of Isaac Grey Woolsey in 1875. Isaac Woolsey relocated

to the Town from Locust Grove and soon became involved in the mercantile business. As a result of his business venture, the Town of Woolsey became a settlement around 1880. In 1886, a post office was established and the settlement became known as Woolseyville. Construction began on the Atlanta and Florida Railroad two years later with a depot located in the center of the settlement. Three Baptist Churches and cemeteries were established near the depot. The post office and jail shared a building with the general store. This building still stands in the town center.

In 1907, the Woolsey Bank opened, and by 1916, the town had several stores, an inn, a blacksmith shop, a gristmill, a buggy works, a millinery shop, a dressmaker's shop and a doctor's office. Woolsey's Women's League established a library.

In 1929, Woolsey built a brick elementary school on Hampton Road, which operated until 1966. The school was destroyed by fire and the site is the location of the Fayette County Fire Station.

The Georgia Department of Natural Resources and the Fayette County Historical Society sponsored a survey of old buildings in the county in 1991. The survey documents 23 buildings over fifty years old in Woolsey. Several of these could be considered community landmarks, such as the general store.

Community Services and Facilities Overview

Water Supply and Treatment

Currently the Fayette County Water System supplies water to Woolsey by a 10-inch water line located on SR 92 and an 8-inch water line located on Hampton Road, west of SR 92. Some large tracts in the Town are served by individual deep wells. The Fayette County System has provided the Town with an existing water supply infrastructure that is adequate for both present and future needs.

Sewerage System and Wastewater Treatment

As in most of Fayette County, there are no sewerage systems or wastewater treatment facilities serving the town. The existing sewer service is the individual septic tank system for both residential and commercial uses.

Solid Waste Management

The Town of Woolsey does not provide for solid waste management. The existing method of trash removal is either use of private disposal companies for pickup of trash or individual disposal at the County landfill.

Public Safety

Fayette County is the provider of all public safety services for Woolsey. The Fayette County Sheriff's department provides police services with headquarters located in Fayetteville, just 8 miles north of the town. Fire protection and emergency medical services are also provided by Fayette County with a fire station located in the Town's city limits on Hampton Road.

Hospital and Other Public Health Facilities

The Town of Woolsey, being located just seven miles south of Fayetteville receives most of the emergency services provided to residences from the Fayette Piedmont Medical Center located on Highway 54.

Recreation

The recreation needs of the city are served by Fayette County. Organized recreational activities and facilities are provided and sponsored but the County's Recreation department and are held at facilities at Redwine Road and McDonough Road in Fayetteville. Lake Horton, a passive recreation and picnic area, is the nearest such facility to Woolsey.

Education Facilities

The Town of Woolsey has no public or private educational facilities. Presently all educational needs from elementary school to high school are provided by the Fayette County Board of Education.

Libraries and other Cultural Facilities

Fayette County and Flint River Library System presently provide library service to residents. The closet library facility to the Town is located in Fayetteville.

Land Use Overview

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

This pattern is relatively stable, with only one 5-acre lot residential development on approximately 75 acres planned over the past 5 years. Few undeveloped tracts that are not associated with an adjacent property are found in the town. Resident preferences,

and lack of sanitary sewer service, indicate that the present semi-rural circumstance will continue through the planning horizon.

Transportation Overview

The Town of Woolsey is located at the intersection of a State highway (S.R. 92) and a County road, Hampton Road. These two roadways serve as the main arterial transportation routes for residents of the Town and commuters passing through. All other streets are local streets serving individual residential areas and are dedicated streets maintained by Fayette County.

Intergovernmental Overview

The Town of Woolsey operates as a Mayor/Council form of government. Town Council meetings are convened at Town Hall on a monthly basis. Many public services, including public safety services, are provided by Fayette County.

The Town will be accepting dedication of the historic "Old General Store" slated for re-use as Town Hall following renovation planned for 2007-2008. This will facilitate preservation of this structure located in Town Center. The dedication by a private owner will also eliminate a lease expense to the Town, as the Town will own this public facility.

SECTION II Community Participation Program

Summary of Survey Responses

Given Woolsey's population, a 100 percent survey can be accomplished. Citizen interest in land use and other community concerns is keen in Woolsey, as residents understand the town lies in the path of regional growth. Attendance at public hearings is substantial, with as many as 40 individuals participating. A high response rate is expected to a survey that was distributed to all households.

The survey is provided as Exhibit 7 and contains 32 questions formulated to obtain citizen perspectives across a range of topics. These topics encompass the issues the Town must address in preparing this Comprehensive Plan and in (1) guiding future land use, (2) provision of public services and (3) planning for infrastructure to accommodate future land uses.

The topics in the questionnaire are organized by categories of inquiry comprising comprehensive plans. Significant trends gleaned from the responses to the questionnaire are also presented in Exhibit 8.

While the survey is the principal means for soliciting participation, the Town also relied on public hearings to elicit citizen input in the Plan. These were held on September 11, 2006 and on May 14, 2006. A community profile was presented at the initial hearing as well as a summary of responses to the survey. This summary is reprinted below. The draft Comprehensive Plan was available in Town Hall prior to the final public hearing and was presented at the hearing.

Citizen comments at the hearings are also presented below:

Initial Public Hearing

Citizen comments were very limited. Mr. Kelly asked if the public would have a chance to look at the plan before it was finalized. He was told that the plan would be available prior to the second public hearing.

Final Public Hearing

The final public hearing was held on May 14, 2007. The draft Plan was available at town hall prior to the hearing to encourage review and comment by Woolsey residents and property owners.

SECTION III Community Vision

The Department of Community Affairs planning standards require that Woolsey "Devise a community vision for future development, including a map of unique character areas, with development strategies."

General Vision Statement

Woolsey is a semi-rural enclave in a sparsely populated portion of Fayette County. The community seeks to preserve this lifestyle. Accordingly, the following vision statement will guide future land use and public investment decisions:

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

Town Center

The town of Woolsey is characterized by a town center and surrounding estate and rural residential uses. Town Center is comprised of historic properties and institutional uses essential to the fabric of the community. Preservation of those historic properties that remain is important to Woolsey's sense of place. These structures are situated in and around Town Center and define Woolsey along Highway 92. The institutional uses are primarily places of worship, which help form the focus of this community for Woolsey residents and those who seek the sense of place these vital institutions represent. Commercial services in Town Center are not extensive, being limited to a crossroads convenience store at Hampton Road and Highway 92. Market demand has not been adequate to encourage development that would be compatible with the plans for Town Center. These are a walkable center of shops combined with residential development at a density of 4 units per acre. Such development proposals have not been offered and are not anticipated.

Estate and Rural Residential

Surrounding Town Center are substantial building lots and tracts upon which estate residential and rural residential uses are established. These uses comprise a lifestyle that does not envision subdivision development as seen in neighboring portions of Fayette. Rather, Woolsey has maintained a unique identity that is more akin to semi-rural areas east of Woolsey on Hampton Road toward Atlanta Motor Speedway and south of Woolsey along 92 heading toward Griffin. These routes are characterized by vast expanses of rural uses entirely different from portions of Fayette to the west and north.

Public preferences in Woolsey are to preserve this semi-rural lifestyle. Development pressure has been met with a determination to fend off typical “small” lot development, as seen in recent public hearings. Here, residents turned out in force to oppose a 2 and 3-acre subdivision proposal on land planned for “Low Density Residential” and zoned as “Residential Agricultural.” This zoning classification establishes a minimum lot size of five acres. That property adjoins Town Center and will likely be developed as zoned, that is, in 5-acre building lots. Community surveys reinforce this sentiment, as 97 percent of respondents preferred subdivisions having a minimum lot size of 5 acres. Some 85 percent opposed such concepts as “conservation subdivisions” designed to preserve greenspace as undeveloped property held in common in exchange for smaller lot sizes.

Virtually all other property in Woolsey is occupied by residents seeking a semi-rural lifestyle. Re-subdivision of such properties is unlikely as residents of this close-knit community rely on one another for the preservation of this lifestyle. Should such subdivision occur, this will be as the R-A zoning would allow, that is, having a minimum lot size of five acres, and will be very limited in extent. Resident preferences, bolstered by agricultural property tax relief mechanisms and extraordinarily high incomes, are believed sufficient to ensure this future.

Woolsey has experienced considerable population growth in the past two decades, growing from 99 individuals in 1980 to 175 in 2000. The Department of Community Affairs projects a 2025 population of 270, an expansion of 54 percent. Measured against a small base of 175 persons, this increase still holds total population below 300 residents.

Future Development Map and Defining Narrative

As reflected on the Future Development Map, Woolsey’s future is consistent with the established, very low density development pattern. Many landowners maintain horses or cattle, and no indication of a change in that use is evident. The single vacant tract of any size in the town was recently approved for development of a 5-acre lot subdivision. This subdivision will bring the town’s population to 217 persons. Other sizeable properties that may be subdivided are located in the Low Density Residential land use category. In the event a number of such properties are developed in a similar manner, Woolsey’s population is expected to remain below 300 residents. This is consistent with the historic platting of the town and with DCA projections.

That platting is also consistent with small towns located in a semi-rural setting, that is, moderately-sized lots surrounding a compact town center, themselves surrounded by low and very low density residential and agricultural-residential uses.

Town Center

Town Center is described in the Woolsey Zoning Ordinance as

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

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

Town Center is planned to accommodate pedestrian-scale, commercial development as well as medium density residential uses. However, based on demand and the lack of public sewer, no such development proposals have been submitted. Public policy does not promote such development, as commercial services are readily available in nearby centers. The latter circumstance, combined with the absence of existing or planned "rooftops," is believed to discourage private investment in commercial development that would have to compete with established, sophisticated retailers. A recent proposal for creation of a charming, walkable town center was abandoned in favor of very low-density residential development.

Surrounding Residential Uses

Properties surrounding the limited number of 1 to 3-acre subdivisions near Town Center range from five acres to more than 20 acres. A 68-acre parcel located at the city limits is held as a single residence. These properties contain agricultural uses or estate residential uses with no indication of further platting. Neither land use, zoning or resident preference would allow such subdivision. Accordingly, the present development pattern is projected to continue as Woolsey preserves its rural lifestyle.

Issues and Opportunities Identified by the Community

As an enclave in development Fayette and the Atlanta Region, Woolsey recognizes specific threats to the present semi-rural lifestyle. This “enclave” status also bestows upon Woolsey a sense of place, a sought after, but rare commodity. These issues and opportunities are addressed below:

Issues

The issues faced by Woolsey are potential traffic impacts generated by the (1) proposed widening of Highway 92, (2) east-west road improvements designed to facilitate links to Atlanta Motor Speedway and points east, including I-75; and (3) possible re-platting of substantial tracts of land. These issues are addressed below:

Highway 92 Widening

The Fayette County Future Land Use Map identifies Highway 92, the main artery passing through Woolsey, as a proposed 4-lane route. This widening is a Georgia Department of Transportation proposal and is addressed in the County's Transportation Plan. The Transportation Plan is available on the County's website under the Public Works link. According to the Plan, the four-lane widening of Highway 92 from Jimmie Mayfield to McBride Road is included in the Regional Transportation Plan for 2025. The addition of turning lanes and intersection improvements from McBride Road south to the county line is included in the RTP for 2025 as well. It is likely that Highway 92 will be widened to a four-lane section through to Griffin at some point in the future.

Highway 92 is very likely used as a commuter route as it connects Griffin and Fayetteville as well as the Atlanta airport, among other northward destinations. Any improvement will only encourage greater use with attendant impacts on Woolsey. A four-lane through Town Center would have devastating effects on the historic character and on the semi-rural character of the town itself. Woolsey residents would have little opportunity to benefit in the proposed four-lane.

Atlanta Motor Speedway

AMS is situated well east of Woolsey. However, traffic volumes on Hwy 19/41 and Georgia 20 on “race weekends” is extreme. A recent proposal to re-align the intersection of Hampton Road is viewed as an incentive to race fans to travel through Woolsey. This would adversely impact the quiet character of the town and the historic character of Town Center with virtually no benefit to Woolsey. The town is already impacted by north-south commuter traffic on S.R. 92. Woolsey opposes any increase in traffic, particularly the kinds of peak traffic volumes associated with races at AMS.

At a “Southern Regional Accessibility Study” Technical Advisory Committee charette held at the Coweta County Centre for the Performing and visual Arts on June 27, 2006, local

and regional planners expressed keen interest in transportation improvements that would add roadway segments between Georgia 20 at U.S. Highway 19/41 and Fayette County. The proposed route could travel through or near Woolsey. Subdivisions in the county have developed at a density that actually exceeds that in Woolsey, and such enhanced access could likely spell more such development. This development could occur, despite a County land use policy of restricting future development to very low density.

Improvements designed to enhance access to either AMS or east-west movement in the southern region will adversely impact Woolsey given its policy of preservation of a semi-rural lifestyle. Transportation improvements are typically followed by development pressure for greater residential density and commercial development justified by those very improvements.

Re-platting of Substantial Tracts

Outside Town Center, very substantial tracts characterize Woolsey, particularly along Old Farm Road. While land use designations and zoning permit subdivision of these tracts into 5-acre building lots, the present development pattern features tracts that well exceed this minimum. These tracts support agricultural uses that even 5-acre lots would not support. This potential future re-platting forms one of the threats to the Woolsey semi-rural lifestyle.

One measure of protection the Town could consider is to encourage owners to place the properties in the Fayette County "conservation use covenant" program. This 10-year designation would encourage protection of these rural resources by providing property tax incentives to owners. The program allows properties of 10 acres or more containing a bona fide agricultural use to be assessed as "farm" use rather than the market value. The covenant is subject to renewal in 10-year increments and represents a substantial financial incentive.

A second measure is to encourage owners to cooperate in the adoption of covenants and deed restrictions aimed at preserving the rural lifestyle now present on these properties. Perhaps, a Town sponsored recognition program of this portion of Woolsey could inspire property owners to enact such restrictions on their property as an agreement to protect the common interest in such preservation.

Zoning mechanisms such as a "rural use district" or an "agricultural or conservation overlay" specifying minimum tract size as 10 or even more acres, among other use restrictions, could also be considered. This initiative would have to be rooted in a land

use designation on the Future Land Use Map, justifying the tract size based on open space and lifestyle preservation objectives.

Opportunities

Woolsey's development pattern presents an opportunity to integrate Town Center with surrounding semi-rural uses. This opportunity is explored below:

Enhancing the Small Town Experience

The Town also recognizes opportunities to enhance the livability of the Woolsey community, comprised of residents and worshippers who regularly visit the community. Social interaction is not limited to the shopping experience. Each week, a significant population converges at Woolsey's places of worship and lodges. In the past, outdoor recreation such as picnics and fairs formed the basis of social life. These low-impact pursuits could enhance the experience of residents and visitors to Town Center without generating commercial development and traffic incompatible with the scale of the town. Community festivals could tap this market that is delivered to Woolsey within a short walking distance of Town Center. One avenue for tapping into the resources necessary to host a small community fair is the places of worship. These institutions encompass the grounds upon which to stage community picnics, fairs and festivals. Such events help define the sense of place the public is seeking and that is driving the success of Town Centers across the region. These events would also serve to unify the town and reinforce Town Center as the focus of community life, particularly for Woolsey's youth and elderly who are more dependent on walking as a means of transportation.

Implementation Program for Achieving the Community Vision

The following strategies will be used to implement the Community Vision and address issues and opportunities:

Future Land Use Classifications

The land use classifications used in the 1995-2015 Comprehensive Plan as concerns residential development are "high density" and "low density." These classifications can be more descriptive of the Woolsey context and better define the preferred residential land uses that comprise 502.45 acres or 97.3 percent of all land in Woolsey. The following residential classifications are proposed:

- Rural Residential
- Estate Residential
- Low Density Residential

The remaining land use classifications track those established by the Department of Community Affairs as listed below:

- Commercial
- Industrial
- Institutional
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Agriculture/Forestry
- Undeveloped/Vacant

A mixed-use classification is being adopted to facilitate the mix of uses permitted in the Town Center zoning district and maintain the neo-traditional heritage espoused in the Zoning Ordinance.

Revise the Future Land Use Map

The Future Land Use Map adopted in the 1995-2015 Comprehensive Plan designates vast areas of the town as low density residential. These areas should be further differentiated by applying the three residential land use classifications proposed above.

Enhancing the Small Town Experience

The Town could be the catalyst for community picnics, fairs and festivals aimed at capitalizing on Woolsey's sense of place. These events would benefit residents and visitors now coming to the town. Coordination of such events by the Town Council could be accomplished through contacts with local places of worship and establishment of an events committee.

Highway 92 Widening/East-West Linkages/Atlanta Motor Speedway

Improvements geared toward enhancing east-west access to AMS could adversely impact Woolsey's semi-rural character. Similarly, any widening of Highway 92 from Fayetteville to Griffin can only serve to disrupt the quiet lifestyle characterizing Woolsey. Any improvements proposed should be closely evaluated to ensure local as well as regional benefit.

SECTION IV Community Agenda

The comprehensive plan must also include a community vision for the future as well as its strategy for achieving this vision. Issues of importance to Woolsey must also be identified. The Department of Community Affairs describes these Community Agenda topics as follows; application of the topics to Woolsey is also presented below:

- A community vision for the future physical development of the community, expressed in the form of a map indicating unique character areas, each with its own strategy for guiding future development patterns.
- A list of issues and opportunities identified by the community for further action.
- An implementation program for achieving the community's vision for the future and addressing the identified issues and opportunities.

Community Vision

The future of Woolsey can be represented by the Character Area Map. The Town is comprised of three character areas: (1) Town Center, (2) Estate Residential and (3) Rural Residential. Each character area is described below:

Town Center Character Area

The Town Center character area is at the geographic and social center of the Woolsey community. Historically, Town Center played a vital role in local affairs. However, the demise of the railroad and introduction of cars, has removed the emphasis on Town Center. Renewed interest in settings that form a sense of place may propel a focus on Town Center and activities that will sharpen that focus. Commercial and institutional uses are found here, residential uses lie adjacent, but mixed use is not established. The Town Center character area is more fully described in the Town Center District of the Zoning Ordinance, the primary implementation tool.

Estate Residential Character Area

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

Rural Residential

As recognized in the Fayette County Comprehensive Plan, the southern portion of the county is more like the rural portion of Coweta and Spalding counties. True agricultural operations are not found here, but very large homesteads are interspersed with pastures. Tracts of 10-20 acres are common, particularly east of Highway 92, away from Town Center.

Community Issues

Woolsey residents and property owners seek to preserve the enclave characterizing the town. The last undeveloped tract was recently the subject of a rezoning application. Virtually, no community support was seen at public hearings hosted for consideration of the application. The property has been subdivided in five-acre building lots without a property rezoning and will be developed in 2006. In terms of land use, the local preference is to maintain the present estate residential, semi-rural character.

Support for preservation of Town Center is evidenced by adoption of the Town Center zoning district. However, residential densities and commercial intensities that would spell a change in local circumstances are not possible without sanitary sewer, and none is actually planned. A survey of public opinion findings is presented in Appendix as Exhibit 8.

Themes important to residents are (1) enhancing the sense of place potentially found in Town Center, and (2) preservation of the semi-rural character that lends Woolsey its regional identity. These form the issues and opportunities of importance and were identified in the resident survey.

Woolsey residents responding to the survey appear content with the present state of the town. A total of 27 surveys were completed and returned, representing nearly half of all Woolsey households. Some 67 percent of those responding, nearly two in three respondents, oppose population growth. On the issue of annexation, growth through incorporation of unincorporated land outside the Woolsey town limits, 44 percent were undecided. Only half that favored such border expansion. Eighty-two percent opposed commercial growth and an even higher 85 percent opposed industrial development in Woolsey.

Support for preservation of rural portions of Woolsey was universal. Similarly, support for trees, landscaping and open space preservation was strong. However, public acquisition of greenspace was endorsed by only 22 percent of respondents. Only 41 percent recorded interest in trails, and 48 percent in more bike paths. Support for more sidewalks was higher at 63 percent.

The survey results suggest that residents are generally satisfied with public services. Eighty-two percent of respondents believe that solid waste collection is acceptable, and 72 percent believe that storm water is well managed by the Town. Fire protection received high marks, with 89 percent registering a satisfactory opinion of these services, and 82 percent of respondents judge police services to be sufficient. Street maintenance is deemed adequate by 74 percent of respondents.

Commuter traffic on Highway 92 concerns 9 out of 10 respondents. Residents appear split on the issue of Hampton Road realignment, with 41 percent favorable, 41 unfavorable and 15 percent undecided.

Introduction of mixed use in Town Center received mixed reviews with no clear majority. Nearly 90 percent opposed townhouse development in town center. Some 67 percent of residents responding are satisfied with the Town's retail services and expansion of commercial services is opposed by a majority of respondents.

Housing options in the town are satisfactory according to 93 percent of respondents and 82 percent believe that housing values are acceptable. Fully 100 percent oppose construction of multifamily units in Woolsey. While all respondents support or strongly support preservation of rural portions of Woolsey, 85 percent oppose such concepts as "conservation subdivisions" popular in planning circles as a means for doing so. Subdivisions having a minimum lot size of 5 acres are preferred by 97 percent of respondents.

Community Strategy

One initiative that may be pursued over the next five years is an emphasis on community festivals and fairs that would combine the congregations of local churches with the resident population. The fairs can be championed by a citizen committee and can begin with a date that recognizes a significant event in Woolsey history. As the grounds of local churches could be the venue for such fairs, the leadership of the churches is expected to play a central role. The events could become popular, as they would lend a stronger identity to Town Center.

Woolsey Land Use Classifications

The Department of Community Affairs establishes land use classifications spanning nine categories. These classifications are used to describe various land uses and to identify the locations of these land uses on the Future Land Use Map. The nine land use classifications are presented below:

- Residential. The predominant use of land within the residential category is for single family and multifamily dwelling units organized into general categories of net densities.
- Commercial. This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.
- Industrial. This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
- Public/Institutional. This category includes certain state, federal or local government uses, and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the Park/Recreation/Conservation category; include landfills in the Industrial category; and include general office buildings containing government offices in the Commercial category.
- Transportation/Communication/Utilities. This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.
- Park/Recreation/Conservation. This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.

- **Agriculture/Forestry.** This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.
- **Undeveloped/Vacant.** This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.
- **Mixed Use.** For a detailed, fine-grained mixed land use, or one in which land uses are more evenly balanced, mixed land use categories may be created and applied at the discretion of the community. If used, mixed land use categories must be clearly defined, including the types of land uses allowed, the percentage distribution among the mix of uses (or other objective measure of the combination), and the allowable density of each use.

The Town of Woolsey seeks to further delineate land use categories within the residential land use classification in particular. Such delineation better directs future land use and sends a clear signal to property owners and other interested parties. The following land use categories are proposed:

Rural Residential

Rural residential properties in Woolsey support limited agricultural and equestrian uses on substantial lots. Residential densities exceed 10 acres per dwelling unit and pastures and orchards are mixed with single-family detached dwellings. Setbacks are deep and the designation can be described as pastoral.

Estate Residential

Estate residential properties in Woolsey are suburban in nature with densities in the range of one dwelling per 3-5 acres. Institutional uses are found in the estate residential portions of Woolsey.

Low Density Residential

Low-density residential properties in Woolsey are more typical of suburban development in unincorporated Fayette and the Atlanta region in general. Densities fall in the range of one dwelling unit per acre, which is the smallest parcel size that can be developed without sanitary sewer. This will be a limiting factor in Woolsey for the foreseeable future. Institutional uses are also found in the low-density residential portions of Woolsey.

Commercial

Commercial uses are now and are expected to be very limited in the future. A single active commercial use is established at the intersection of Hampton Road and Highway 92. Commercial development in Woolsey is encompassed in the Town Center, and commercial development outside the center is not projected. This land use class is folded into the "Mixed Use" designation on the Future Land Use Map.

Industrial

No industrial uses, as described above, are present or anticipated.

Institutional

Institutional uses in Woolsey include town hall, a fire station, a lodge, places of worship and cemeteries. This category is identified on the Future Land Use Map as "Public Facility/Institutional."

Transportation/Communication/Utilities

No TCU uses, as described above, are present or anticipated.

Park/Recreation/Conservation

Park, recreation and conservation areas are not found in Woolsey as privately owned "greenspace" is established on developed, residential lots. The phenomenon of "today's greenspace and scenic vistas becoming tomorrow's subdivision" does not characterize Woolsey precisely because these properties are platted as homesteads. High household incomes indicate that the sizeable tracts can remain, and only one significant tract, for example individual holdings in excess of 50 acres, is present. Residents enjoy private park and recreation options or nearby facilities established by Fayette County.

Agriculture/Forestry

Woolsey's semi-rural character, influenced by proximity to urban centers such as Fayetteville, preclude true agricultural or forestry uses. Individual parcels held in agricultural use are limited in area and are associated with adjacent residential uses.

Undeveloped/Vacant

A number of vacant or abandoned properties are found in Woolsey. Such properties are actually limited in number and acreage, and are projected on the Future Land Use Map to be used in a manner similar to that of adjacent properties.

Mixed Use

Town Center and the Town Center zoning district are conceived as a mixed-use district. Market demand and public policy favor small-scale intensity as neither the market nor the desire for intense uses is present. Absence of public sewer will continue to limit the establishment of higher density residential and higher intensity commercial development in Town Center. The Town Center zoning district accommodates attached dwelling types, compact commercial development and institutional uses. Residential densities may not exceed four dwelling units per acre and commercial development may be limited to a maximum floor area of 3,000 square feet. Approximately 50 percent of the town center is expected to be developed in residential uses, with 30 percent in commercial use, primarily retail establishments, and the remaining 20 percent allocated to community institutional uses. The likelihood that such uses will be developed in the next five years is considered low.

A mixed-use land use classification is appropriate to Town Center and a Town Center zoning district has been adopted. The intent of the district is to: *“to maintain its neo-traditional heritage while accepting the realities of current water and sewer standards for the safety and well-being of its citizens.”*

Future Land Use Map

The Future Land Use Map is a graphic depiction of the location of planned uses, reflecting the 11 land use classes adopted by the Town. The Map is found in Exhibit 5 and a larger version is available in Town Hall. The designations are parcel based. Table LU1 identifies the distribution of acreage by land use classification. Residential land use, specifically rural residential land uses, dominate the town and comprise 324.26 acres or 62.83 percent, nearly two-thirds, of the entire town.

Estate residential land uses occupy some 19.99 percent of the town and low density residential uses account for 14.54 percent. Land in Public Facility/Institutional use totals 3.66 acres or 0.71 acres. Mixed Use, the designation supporting the Town Center District of the Zoning Ordinance, encompasses some 9.96 acres or 1.93 percent of the total acreage.

Table LU1. **Future Land Use Town of Woolsey**

Land Use	Acres	Percentage
Rural- Residential	324.26	62.83 %
Estate Residential	103.15	19.99 %
Low Density Residential	75.04	14.54 %

Public Facility/Institutional	3.66	0.71 %
Mixed Use	9.96	1.93 %
Total	516.06	100.0 %

Source: Fayette County, 2006.

Unique Character Areas

DCA standards require that the town be divided into groupings of similar land uses. These roughly track the land use designations but are more generalized and do not necessarily run along property boundaries. Woolsey can be organized into three character areas, a town center, estate residential and rural residential areas. Each is described below:

Town Center

Town Center is also the approximate geographic center of the community, surrounding the intersection of Highway 92 and Hampton Road. This character area encompasses most of the historic properties in Woolsey. Nearby homes with a similar architectural style complement the rural character of Town Center. Town Center is walkable and is adjacent to some of the most recent subdivision development in the town. The Center is linear and is established primarily on the west side of Highway 92. Town Center is the logical focus of any community festivals the Town may plan as certain institutional uses that draw residents are found here. City Hall is also located in Town Center and the Center forms the identity of Woolsey as a small town in a semi-rural setting. Future uses in this character area could include restaurants, shops and dwellings above storefronts provided public sewer becomes available.

Estate Residential

The western portion of Woolsey is primarily very low-density residential development, including Woolsey Park Estates, which is planned as a 5-acre lot subdivision. The feel of this character area is much more suburban than the eastern portion as subdivisions are found in Woolsey and in adjoining unincorporated areas of Fayette County. Little vacant land remains and increases in density are not anticipated, as the large lots appear to be the drawing card for residents.

Rural Residential

The eastern portion of Woolsey is comprised of very large lots, with active agricultural uses present in combination with homesteads. This rural-agricultural character is reinforced by semi-rural character in Clayton County rather than the subdivisions bordering Woolsey's western border. Re-subdivision in smaller lots is not indicated, and any such

redevelopment would likely be on substantial lots with a reservation of greenspace to preserve the equestrian and rural character now found here.

Unique Character Areas Map

In addition to the Future Land Use Map, a more generalized Unique Character Areas Map must be generated. The Town has been organized into the above Character Areas: Town Center, Estate Residential and Rural Residential. These areas convey a sense of the land use and setting comprised by these land uses. Character areas help define this setting, but are not used in guiding land use and zoning decisions concerning specific properties. This can be found in Section III Community Agenda. The Unique Character Areas Map is found in Exhibit 1.

SECTION V Short Term Work Program

Identify implementation actions Woolsey or other entities intend to take during the next 5 years. The Short Term Work Program is presented in Appendix as Exhibit 8.

SECTION VI Solid Waste Management Plan

A Solid Waste Management Plan is an important companion document that establishes the methods and approaches for addressing Woolsey's solid waste. This 10-year plan concerns the collection, disposal and recycling of solid waste. Importantly, the SWMP contains a "Full Cost Accounting Report" that informs ratepayers of the cost of handling the community's solid waste stream. The SWMP will be prepared by Fayette County Department of Public Works and forwarded to Atlanta Regional Commission as soon as it becomes available.

SECTION VII Long-term and On-going Activities

Long-term activities to be implemented beyond the first 5-year period are described in this section.

The Town of Woolsey provides public services to residents and property owners through contracts with Fayette County. Police and emergency medical services are dispatched from downtown Fayetteville. Fire Station No. 7 serves the town from its location on Hampton Road. The County also handles development plan review, building and site inspections and code enforcement. Woolsey's youth attend Sara Harp Minter Elementary, White Water Middle School and White Water High School. Each is operated by the Fayette County Board of Education.

Woolsey does not operate a public library. Fayette County and Flint River Library System presently provide library service to residents. The nearest library facility to the Town is located in Fayetteville.

As Woolsey elected officials expect, and the population projections indicate, Woolsey's future is characterized by only marginal increases in the number of residents. A recent development approval on one of the few remaining parcels to be developed features an additional 14 building lots on a 75-acre site or 5-acre lot development. This will yield approximately 42 residents to a population base of 168, or a 25 percent expansion.

Opportunities for further such expansion are extremely limited, particularly given the rural character residents have established in the development pattern and seek to preserve. The majority of the remainder of Woolsey has been developed in very low density rural-

residential uses. Annexation is a potential source of municipal growth, however, Woolsey has not been active in annexation and no change in public policy is anticipated.

Accordingly, Long Term and On-going Activities are also limited. Re-alignment of Hampton Road to eliminate the impact of increased traffic on Brooks Woolsey Road comprises the single transportation improvement expected in the future. This east-west route and north-south Highway 92 are the only arterials serving the town. No expansion of either route is contemplated by the Town and local roads are considered adequate to serve present needs with only repaving planned. However, Fayette County has slated Highway 92 for widening to a four-lane from Jimmie Mayfield to McBride Road. This project is included in the Regional Transportation Plan for 2025. In addition, regional planners are eyeing east-west improvements that would route AMS traffic through or near Woolsey. These improvements represent substantial threats to Woolsey's enclave status.

Key to limits on expansion is the lack of public sanitary sewer. Residential densities preclude the need for public sewer, and future density will as well. In the absence of public sewer, commercial development is also expected to be limited. Nearly every Woolsey resident travels outside the town for employment. Opportunities for retail, office or industrial development are few and no expansion in such uses is planned.

The lifestyle in Woolsey typifies rural-residential locales with little demand for public park or recreational facilities. Many residents are situated on very substantial lots and active recreational facilities are available in nearby Fayetteville.

Accordingly, with Woolsey content as a nearly built out bedroom and estate residential community, proximate to employment and retail centers as well as recreational and cultural services in nearby Fayetteville and beyond, virtually no Long Term and On-going Activities are projected.

Exhibit 1: Town of Woolsey Character Area Map

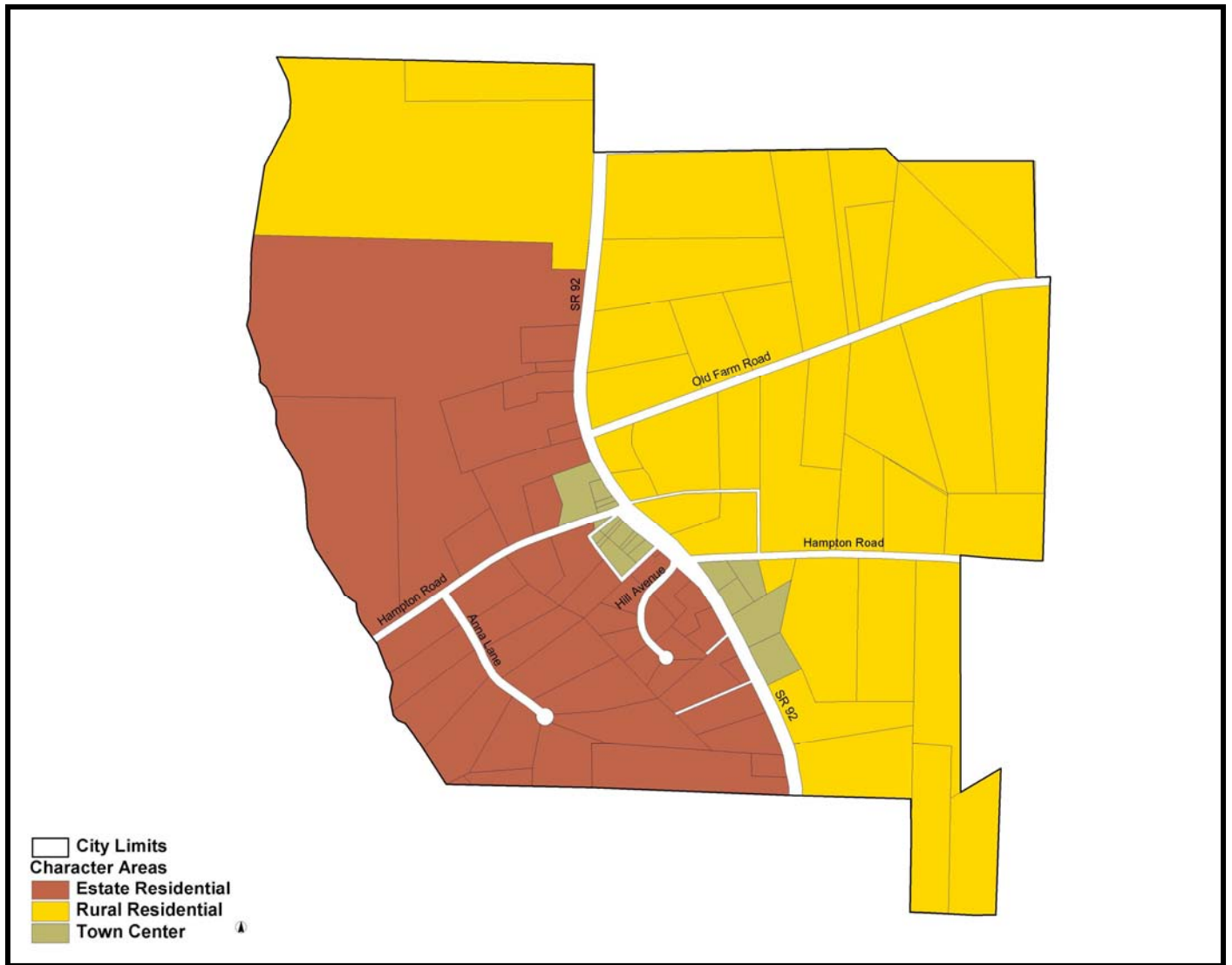


Exhibit 2: Town of Woolsey Topography Map

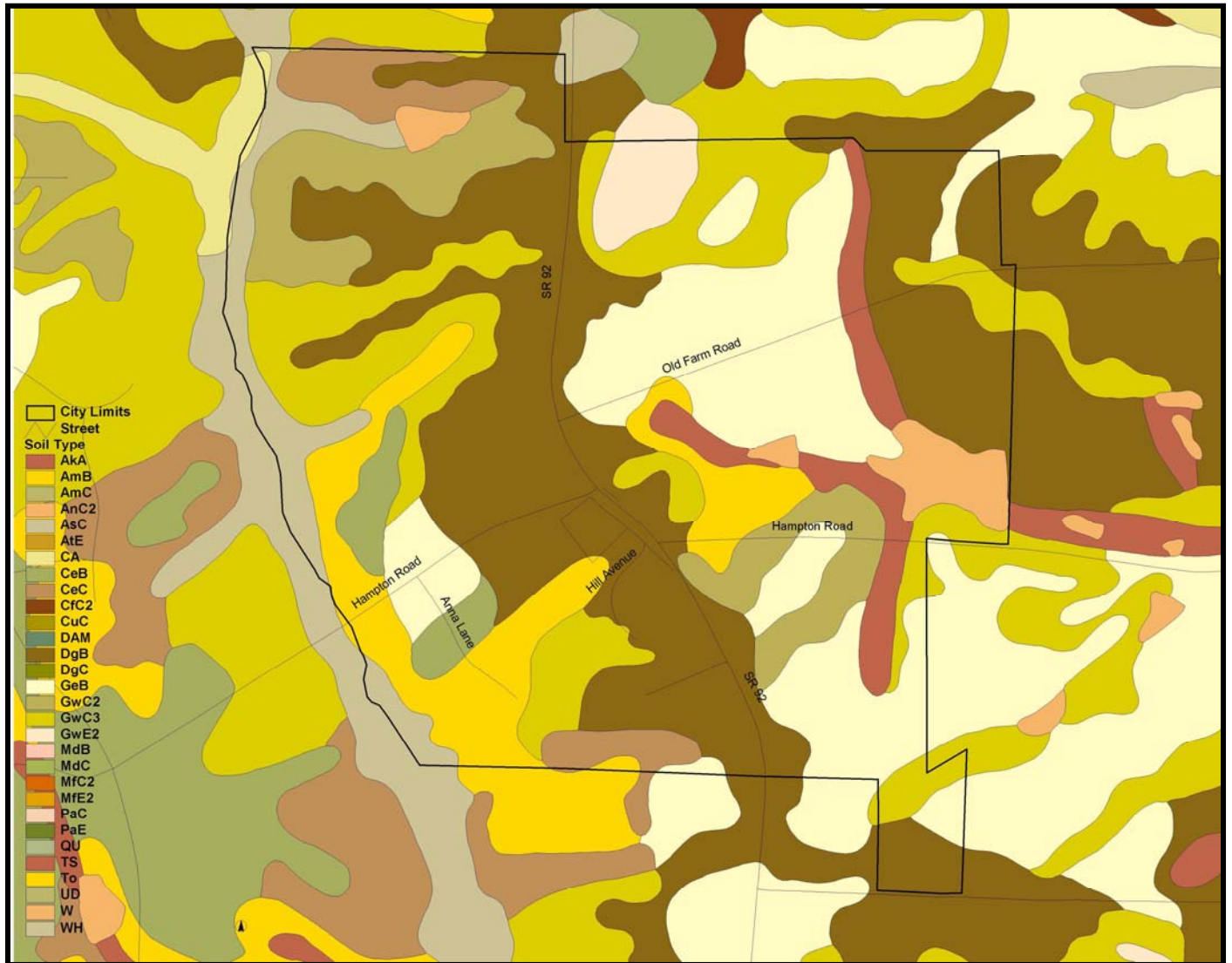


Exhibit 3: Town of Woolsey Soils Map

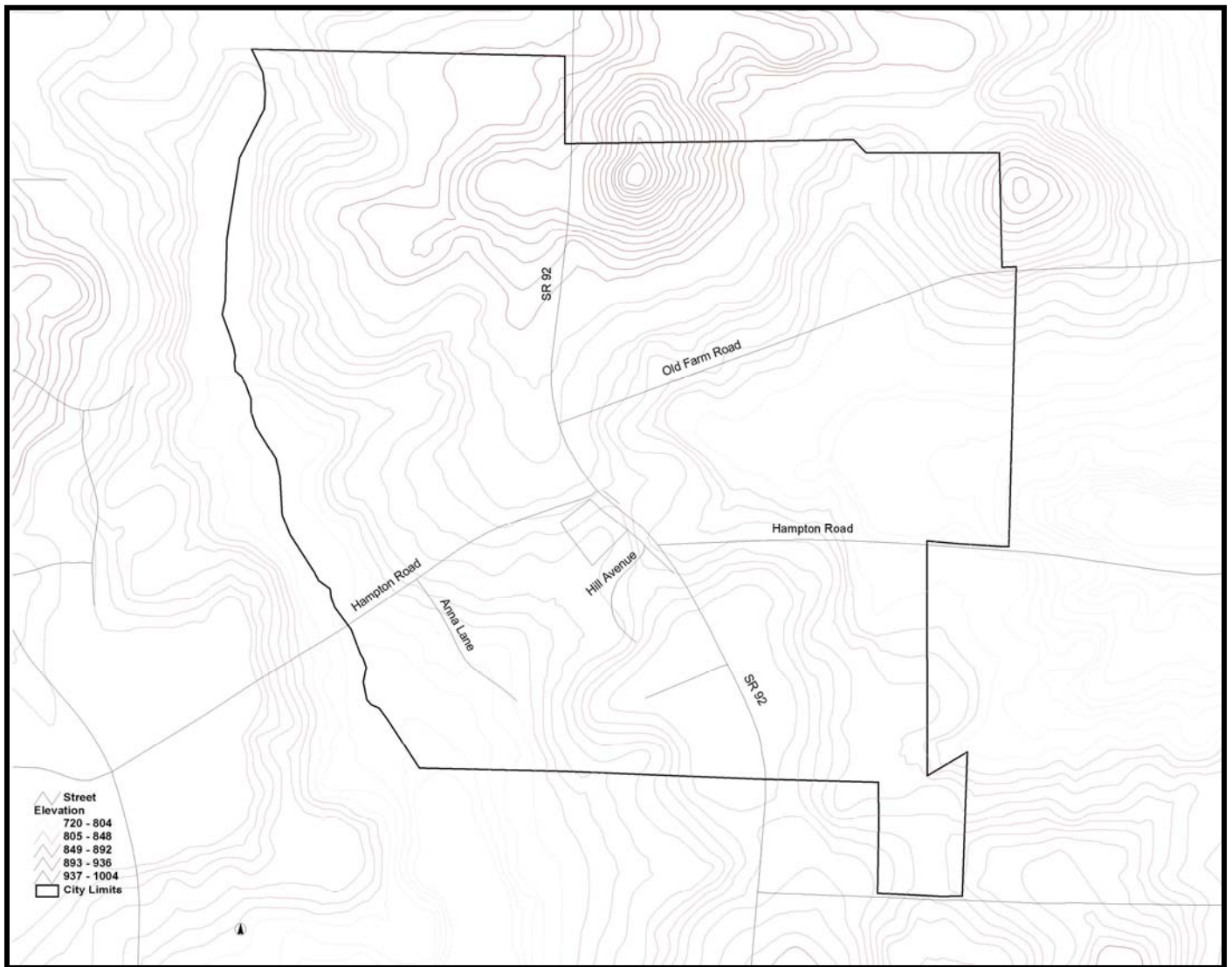


Exhibit 4: Town of Woolsey Flood Plain Map

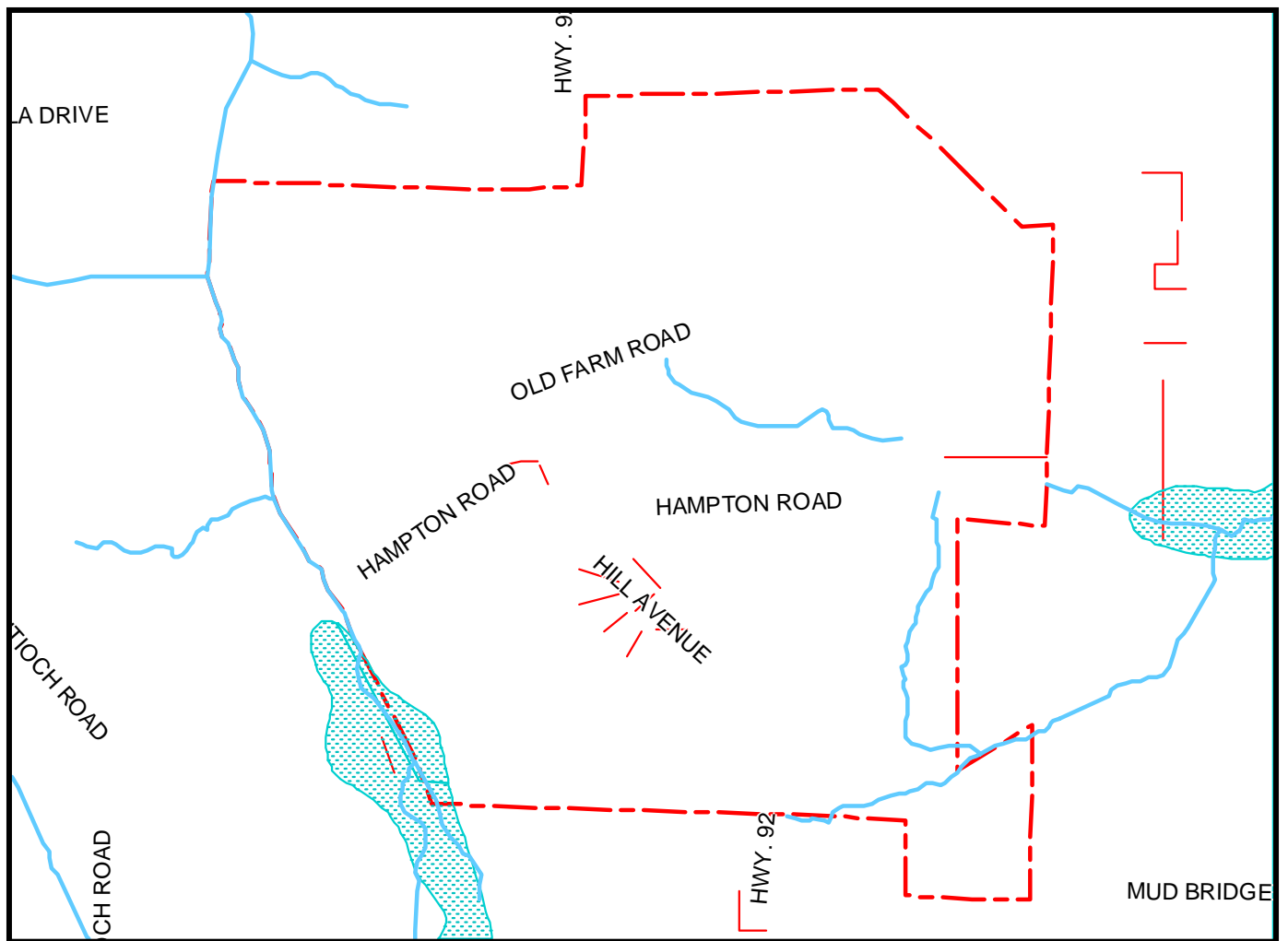


Exhibit 5: Town of Woolsey Future Land Use Map

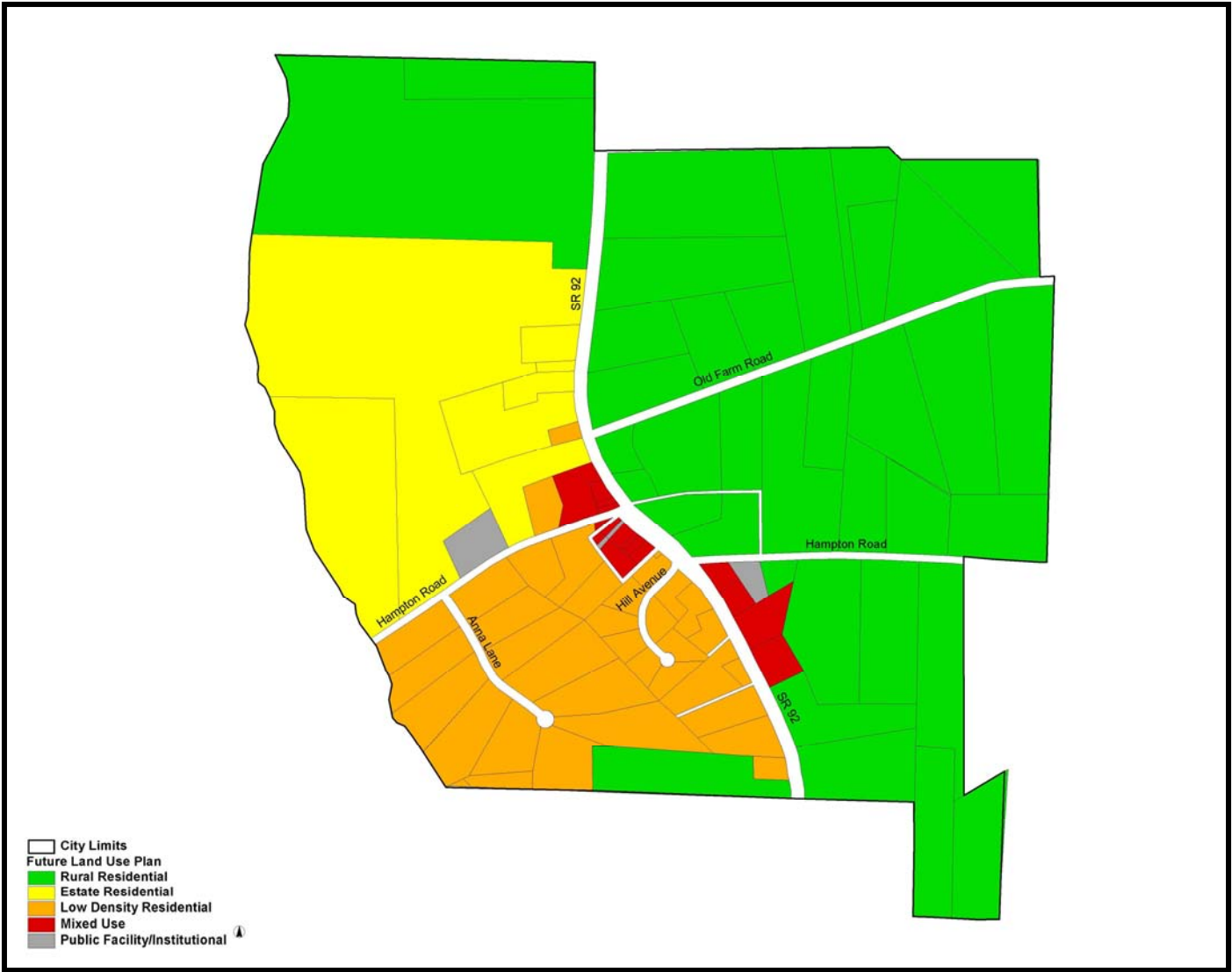


Exhibit 6: *Town of Woolsey Short Term Work Program 2007-2011*

Planning Element & Associated Tasks	2007	2008	2009	2010	2011	Agency¹	Source²	Funding³
<i>Economic Development</i>								
No tasks are planned								
<i>Natural and Cultural Resources</i>								
No tasks are planned								
<i>Community Facilities and Services</i>								
Accept dedication and plan for renovation of the "Old General Store" for re-use as the Town Hall	X	X						\$20,000
<i>Housing</i>								
No tasks are planned								
<i>Land Use</i>								
No tasks are planned								
<i>Intergovernmental</i>								
No tasks are planned								
<i>Transportation</i>								
No tasks are planned								

Footnotes: ¹ Source of funding.

²Implementing department or agency.

³Estimated cost.

Exhibit 7: TOWN OF WOOLSEY, GEORGIA OPINION SURVEY

The Town of Woolsey is planning it's future. You are an important part of that future and we would like to hear your ideas and opinions. Please take a few minutes to complete this survey.

1. Population growth in Woolsey would be desirable.

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree

Comments _____

-

2. Housing options in Woolsey are satisfactory.

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree

Comments _____

-

3. Housing values in the city are acceptable.

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree

Comments _____

-

4. Apartments should be built in Woolsey.

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree

Comments _____

-

5. Townhouse development is desirable in the town center.

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree

Comments _____

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

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree

Comments _____

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

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree

Comments _____

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

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree

Disagree

Comments _____

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

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree

Comments _____

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

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree

Comments _____

11. Woolsey needs more parks and passive recreation area.

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree

Comments _____

12. Open space should be preserved as Town of Woolsey develops.

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree

Comments _____

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

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree

Comments _____

14. Woolsey should acquire open space through land purchase.

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree

Comments _____

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

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree

Comments _____

-

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

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree
Comments_____

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

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree
Comments_____

18. Community services and facilities are adequate in Woolsey.

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree
Comments_____

19. Fire protection in Woolsey is satisfactory.

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree
Comments_____

20. Police services in Woolsey are sufficient.

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree
Comments_____

21. I am satisfied with code enforcement in Woolsey.

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree
Comments_____

22. Street maintenance in Woolsey is adequate.

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree
Comments_____

23. Commuter traffic on Highway 92 concerns me.

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree
Comments_____

24. I would like to see more bike paths.

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree
Comments_____

25. I would like to see more sidewalks.

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree
Comments_____

26. I would like to see more trails.

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree
Comments_____

27. Woolsey should expand its borders through annexation.

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree
Comments_____

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

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree
Comments_____

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

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree
Comments_____

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

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree
Comments_____

31. Light industrial development should be encouraged in Woolsey.

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree
Comments_____

32. Hampton Road, east of Hwy 92, should be relocated south of Town Center in alignment with Brooks Woolsey Road.

☐ Strongly Agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly Disagree
Comments_____

What would you like to say about the future of Woolsey? Please include any other comments.

Thank you very much for your participation!

Exhibit 8: Town of Woolsey Comprehensive Plan Survey Talley

Question	Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree	No Response
Question 1. Population growth in Woolsey would be desirable.	1	2	6	8	10	0
Question 1. Population growth in Woolsey would be desirable.	4%	7%	22%	30%	37%	0%
	11%			67%		
Question 10. Trees and other landscaping along town streets are important to me.	8	19	0	0	0	0
Question 10. Trees and other landscaping along town streets are important to me.	30%	70%	0%	0%	0%	0%
	100%			0%		
Question 11. Woolsey needs more parks and passive recreation area.		8	5	10	4	0
Question 11. Woolsey needs more parks and passive recreation area.	0%	30%	19%	37%	15%	0%
	30%			52%		
Question 12. Open space should be preserved as Town of Woolsey develops.	6	20	1	0	0	0
Question 12. Open space should be preserved as Town of Woolsey develops.	22%	74%	4%	0%	0%	0%
	96%			0%		
Question 13. When new subdivisions are built, open space or natural areas should be reserved.	9	16	2	0	0	0
Question 13. When new subdivisions are built, open space or natural areas should be reserved.	33%	59%	7%	0%	0%	0%
	92%			0%		
Question 14. Woolsey should acquire open space through land purchase.	2	4	16	3	1	1
Question 14. Woolsey should acquire open space through land purchase.	7%	15%	59%	11%	4%	4%
	22%			15%		
Question 15. I believe household waste collections in Woolsey are acceptable.	4	18	5	0	0	0
Question 15. I believe household waste collections in Woolsey are	15%	67%	19%	0%	0%	0%

Exhibit 8: Town of Woolsey Comprehensive Plan Survey Talley

acceptable.						
	82%			0%		
Question 16. Storm water is handled well throughout the town, and flooding is not a problem.	5	14	1	4	3	0
Question 16. Storm water is handled well throughout the town, and flooding is not a problem.	19%	52%	4%	15%	11%	0%
	71%			26%		
Question	Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree	No Response
Question 17. I would use local library services if they were available.	1	13	4	7	2	0
Question 17. I would use local library services if they were available.	4%	48%	15%	26%	7%	0%
	52%			33%		
Question 18. Community services and facilities are adequate in Woolsey.	3	14	3	6	1	0
Question 18. Community services and facilities are adequate in Woolsey.	11%	52%	11%	22%	4%	0%
	63%			26%		
Question 19. Fire protection in Woolsey is satisfactory.	11	13	1	1	1	0
Question 19. Fire protection in Woolsey is satisfactory.	41%	48%	4%	4%	4%	0%
	89%			8%		
Question 2. Housing options in Woolsey are satisfactory.	7	18	1	0	0	1
Question 2. Housing options in Woolsey are satisfactory.	26%	67%	4%	0%	0%	4%
	93%			0%		
Question 20. Police services in Woolsey are sufficient.	5	17	2	2	1	0
Question 20. Police services in Woolsey are sufficient.	19%	63%	7%	7%	4%	0%
	82%			11%		
Question 21. I am satisfied with code enforcement in Woolsey.	3	19	5	0	0	0
Question 21. I am satisfied with code enforcement in Woolsey.	11%	70%	19%	0%	0%	0%
	81%			0%		
Question 22. Street maintenance in Woolsey is adequate.	2	18	3	2	2	0

Exhibit 8: Town of Woolsey Comprehensive Plan Survey Talley

Question 22. Street maintenance in Woolsey is adequate.	7%	67%	11%	7%	7%	0%
	74%			14%		
Question 23. Commuter traffic on Highway 92 concerns me.	11	14	2	0	0	0
Question 23. Commuter traffic on Highway 92 concerns me.	41%	52%	7%	0%	0%	0%
	93%			0%		
Question 24. I would like to see more bike paths.	4	7	8	4	3	1
Question 24. I would like to see more bike paths.	15%	26%	30%	15%	11%	4%
	41%			26%		
Question	Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree	No Response
Question 25. I would like to see more sidewalks.	4	13	3	5	2	0
Question 25. I would like to see more sidewalks.	15%	48%	11%	19%	7%	0%
	63%			26%		
Question 26. I would like to see more trails.	3	10	3	8	3	0
Question 26. I would like to see more trails.	11%	37%	11%	30%	11%	0%
	48%			41%		
Question 27. Woolsey should expand its borders through annexation.	2	4	12	7	2	0
Question 27. Woolsey should expand its borders through annexation.	7%	15%	44%	26%	7%	0%
	22%			33%		
Question 28. The Town should promote redevelopment of the town center.	0	11	6	7	1	2
Question 28. The Town should promote redevelopment of the town center.	0%	41%	22%	26%	4%	7%
	41%			30%		
Question 29. I am satisfied with the retail services in the town.	4	14	4	4	1	0
Question 29. I am satisfied with the retail services in the town.	15%	52%	15%	15%	4%	0%
	67%			19%		
Question 3. Housing values in the city are acceptable.	5	17	2	2	1	0
Question 3. Housing values in the city are acceptable.	19%	63%	7%	7%	4%	
	82%			11%		

Exhibit 8: Town of Woolsey Comprehensive Plan Survey Talley

Question 30. I would like to see more commercial development in the town.	1	0	4	11	11	0
Question 30. I would like to see more commercial development in the town.	4%	0%	15%	41%	41%	0%
	4%			82%		

Question 31. Light industrial development should be encouraged in Woolsey.	0	2	2	10	13	0
Question 31. Light industrial development should be encouraged in Woolsey.	0%	7%	7%	37%	48%	0%

	7%			85%		
Question	Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree	No Response
Question 32. Hampton Road, east of Hwy 92, should be relocated south of Town Center in alignment with Brooks Woolsey Road.	6	5	4	5	6	1
Question 32. Hampton Road, east of Hwy 92, should be relocated south of Town Center in alignment with Brooks Woolsey Road.	22%	19%	15%	19%	22%	4%
	41%			41%		

Question 4. Apartments should be built in Woolsey.	0	0	0	6	21	0
Question 4. Apartments should be built in Woolsey.	0%	0%	0%	22%	78%	0%
	0%			100%		

Question 5. Townhouse development is desirable in the town center.	0	1	2	6	18	0
Question 5. Townhouse development is desirable in the town center.	0%	4%	7%	22%	67%	0%
	4%			89%		

Question 6. I would like to see rural portions of Woolsey preserved.	17	10	0	0	0	0
Question 6. I would like to see rural portions of Woolsey preserved.	63%	37%	0%	0%	0%	0%
	100%			0%		

Question 7. New residential development should be approved on small lots as long as common greenspace is preserved.	0	0	3	10	13	1
Question 7. New residential development should be approved on small lots as long as common greenspace is preserved.	0%	0%	11%	37%	48%	4%
	0%			85%		

Exhibit 8: Town of Woolsey Comprehensive Plan Survey Talley

Question 8. I prefer subdivisions with a minimum lot size of 5 acres rather than smaller lot developments with greenspace.	18	8	0	1	0	0
Question 8. I prefer subdivisions with a minimum lot size of 5 acres rather than smaller lot developments with greenspace.	67%	30%	0%	4%	0%	0%
	97%			4%		

Question 9. A mixed-use town center would be good for Woolsey.	0	6	11	5	3	0
Question 9. A mixed-use town center would be good for Woolsey.	0%	22%	41%	19%	11%	0%
	22%			30%		

Exhibit 8: Town of Woolsey Comprehensive Plan Survey Talley

Woolsey residents responding to the survey appear content with the present state of the town. A total of 27 surveys were completed and returned, representing nearly half of all Woolsey households. Some 67 percent of those responding, nearly two in three respondents, oppose population growth. On the issue of annexation, growth through incorporation of unincorporated land outside the Woolsey town limits, 44 percent were undecided. Only half that favored such border expansion. Eighty-two percent opposed commercial growth and an even higher 85 percent opposed industrial development in Woolsey.

Support for preservation of rural portions of Woolsey was universal. Similarly, support for trees, landscaping and open space preservation was strong. However, public acquisition of greenspace was endorsed by only 22 percent of respondents. Only 41 percent recorded interest in trails, and 48 percent in more bike paths. Support for more sidewalks was higher at 63 percent.

The survey results suggest that residents are generally satisfied with public services. Eighty-two percent of respondents believe that solid waste collection is acceptable, and 72 percent believe that storm water is well-managed by the Town. Fire protection received high marks, with 89 percent registering a satisfactory opinion of these services, and 82 percent of respondents judge police services to be sufficient. Street maintenance is deemed adequate by 74 percent of respondents.

Commuter traffic on Highway 92 concerns 9 out of 10 respondents. Residents appear split on the issue of Hampton Road realignment, with 41 percent favorable, 41 unfavorable and 15 percent undecided.

Introduction of mixed use in Town Center received mixed reviews with no clear majority. Nearly 90 percent opposed townhouse development in Town Center. Some 67 percent of residents responding are satisfied with the Town's retail services and expansion of commercial services is opposed by a majority of respondents.

Housing options in the town are satisfactory according to 93 percent of respondents and 82 percent believe that housing values are acceptable. Fully 100 percent oppose construction of multifamily units in Woolsey. While all respondents support or strongly support preservation of rural portions of Woolsey, 85 percent oppose such concepts as "conservation subdivisions"

Exhibit 8: Town of Woolsey Comprehensive Plan Survey Talley

popular in planning circles as a means for doing so. Subdivisions having a minimum lot size of 5 acres are preferred by 97 percent of respondents.