

BRASELTON COMPREHENSIVE PLAN 2025

Adopted

October 13, 2025

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ACKNOWLEDGEMENTS

Mayor and Town Council

Kurt Ward, Mayor
Becky Richardson, District 1
Richard Harper, District 2
Tom Logan, District 3
James Murphy, District 4

Town Staff

Jennifer Scott, Town Manager
Kevin Keller, Planning Director

Advisory Committee

Curt Sigl
Dale Shapiro
Dede Leckie
Jennie Parr
Jim Kreinbrink
Lee Baker
Mark Huber
Michael Cronic
Michael Rotunda
Peter Trapp
Richard Mayberry
Sherri Holmes
Tyler Renje

Consultants

Marilyn Hall, Hall Consulting Inc.
Robert Sills, Nelsnick Enterprises, Inc

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How to use this plan

This Comprehensive Plan consists of a Community Agenda and Community Assessment. The Community Assessment is a comprehensive analysis of past trends and existing conditions and is the factual and conceptual basis on which the rest of the plan is built. The Community Agenda outlines the community's vision for the future through descriptive text and maps and provides a plan to implement that vision. This document is based on the findings of the Community Assessment and input gathered from multiple public involvement channels. The Advisory Committee played an important role in assuring that the resulting implementation program reflects both the public's will and the City's capacity. The complete Comprehensive Plan, including the Community Assessment and Community Agenda, is not only a mandated requirement of local governments but is also a critical road map for the future.

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TOWN OF BRASELTON

COMPREHENSIVE PLAN 2025

COMMUNITY AGENDA

SECTION 1 – BACKGROUND AND GOALS

The Community Agenda provides guidance for future rezoning decisions and the steps to be taken for the next five (5) years. The Agenda is based on the supporting documentation provided in the Community Assessment, including analysis of existing conditions, public input, advisory committee input, and elected officials guidance. It includes the Town's vision and goals, land use plan, and work program. The future land use section provides an overview of Braselton's future land use and takes a closer look at specific Planning Areas within the city. The Future Land Use Map and Planning Areas are intended to help guide current and future City Council for addressing rezoning and/or zoning variance requests. The short-term work program provides new facilities, activities, and/or programs over the next five (5) years to assist the Town of Braselton to meet the community vision. The overall plan covers a twenty (20) year period and is updated every five (5) years. However, since Braselton has implemented an impact fee program, the short-term work program is updated annually.

Note: DIFA requires cities to update their CIE annually (DCA Rules 110-12-2). As such, it is not necessary to embed this element directly into the comprehensive plan document; however, it must be consistent with and reflective of the other components of the comprehensive plan.

Comprehensive Plan Background

This Comprehensive Plan includes the identification of important issues that the residents and businesses owners of Braselton, Georgia expressed during an extensive public involvement process. This process included an initial overview of the comprehensive planning process at a public hearing on November 7, 2024. Three public workshops focused on visioning, identification of planning areas, and refinement of the issues. A second public hearing on the draft plan was presented on July 10, 2025. This plan represents the culmination of three public meetings, conducted to solicit input from residents and business owners, and three Advisory Committee meetings.

This plan is designed to meet the citizens' vision for the town, covering 20 years with detailed steps to implement over the next five (5) years. Put simply, we have summarized the citizens' thoughts of what Braselton would like to look like in the future. Now, how do we get there? The consulting team has worked with the Advisory Committee, city staff, and elected officials to refine the steps and work program items contained in this final plan.

To facilitate the use of this plan, it includes a Community Agenda and a Community Assessment. The Community Assessment provides a data-driven analysis of current conditions and trends, a summary of citizen input, and additional sections required by the Georgia Department of Community Affairs. The Community Agenda outlines the community's vision, goals, and strategies for the future. The Assessment helps identify key issues and opportunities, while the Agenda translates those findings into actionable policies and projects.

COMMUNITY VISION AND GOALS

The Community Vision is intended to paint a picture of what the community desires to become. It provides a complete description of the development patterns to be encouraged in the jurisdiction. The Vision was updated and refined as part of the Community Participation Program for this Comprehensive Plan Update and is presented below.

Figure 1 The Vision for Braselton

Braselton is a planned and evolving town that seeks to remain both a thriving regional destination and a connected vibrant hometown by:

- Implementing quality growth measures and clear design standards;
- Integrating new development with conservation of greenspace;
- Maximizing its economic resources; and
- Expanding the multi-modal transportation network.



Goals and Guiding Policies

This section is a quick reference to the goals and policies listed in the Community Work Program. They are further developed and described in more detail in the Community Assessment section of this plan.

GOALS

LAND USE & ZONING

Braselton will seek to achieve a balanced land use mix and will update regulations to reflect the vision.

TRANSPORTATION & MOBILITY

Braselton will seek to minimize traffic congestion by working with GDOT to make infrastructure improvements on all its major roadways, improving access management, and expanding its multimodal transportation alternatives. Braselton will also coordinate with neighboring counties and cities where applicable.

COMMUNITY FACILITIES & SERVICES

Braselton will seek to maximize the use of its existing facilities and services, connect these facilities through trails and other linkages, and plan for its future needs.

HOUSING

Braselton will seek to maintain its stock of primarily single-family housing options while encouraging the creation of more diverse housing types that can accommodate varying target markets.

PARKS & GREENSPACE

Braselton will seek to increase the amount and variety of greenspaces for residents, employees, and visitors.

ECONOMIC DEVELOPMENT AND FISCAL RESPONSIBILITY

Braselton will seek to leverage its existing economic resources, explore various funding opportunities, work to recruit new businesses, and keep existing businesses in town, and prepare for a changing economy.

COMMUNITY LEADERSHIP

Braselton's leadership will continue collaborations with the four counties, local and state agencies, businesses, and community organizations on Town issues and opportunities to create mutually beneficial solutions.

GUIDING POLICIES

The following guiding policies provide a framework for decision-making and investment, ensuring that future growth and development align with the community's shared vision and values. These policies apply to the entire town of Braselton. Any policies that apply only to select planning areas are listed on the page for that planning area.

- Support the creation of a community-wide pedestrian/bike path network.
- Engage in cooperative and/or coordinated planning with GDOT regarding state projects that may impact Braselton.
- Improve connectivity to reduce traffic congestion while discouraging cut-through traffic in residential neighborhoods.
- Pursue joint processes for collaborative planning and decision-making with neighboring Counties and the MPO.
- Consider how warehouses and other non-residential buildings could be re-used as they become vacant in the next couple of decades.
- Enforce development code standards with new development.
- Continue to support existing Community Improvement Districts (CIDs) while encouraging the creation of new ones.
- Create and enforce appropriate transitions between core warehousing/distribution areas and adjacent residential areas to minimize encroachment of these areas.
- Create pocket parks and other forms of greenspace within new developments.
- Ensure generous setbacks and buffers between future development and adjacent natural and greenfield areas.
- Minimize encroachment into natural areas such as the Mulberry River.
- Avoid conflicts between trucks and car traffic.

Land Use

DEFINITIONS

The following land use definitions provide guidance to the land use maps.

Residential. The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of gross[1] densities.

- Low
  - Up to 2 units per acre
  - Single-family detached homes
- Medium
  - Up to 4 units per acre
  - Single-family homes
- High
  - Over 4 units per acre
  - Single-family homes
  - Active senior housing

Note: Multi-family is appropriate in the context of mixed use development or in the downtown area. As such, this land use it not specifically shown in the future land use map to give council flexibility for location of such uses.







[1] Currently, the Town regulates residential density using gross density. Gross residential density means that if a parcel is 20 acres and a new residential development of 40 units is built, regardless of how much acreage is devoted to other uses (roads, utilities, amenities, etc), the gross residential density is still 2 units per acre even if those 40 units were actually built on 8 of the 20 acres. Compared to net residential density, which measures how many dwelling units are built in relation to the land designated as residential lots, this allows for greater open space preservation and more creative community design.

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.



Civic/Institutional. This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land use include colleges, churches, cemeteries, hospitals, etc. This does not include facilities that are publicly owned but would be classified more accurately in another land use category. For example, publicly owned parks and/or recreational facilities are in the park/recreation/conservation category; landfills are in the industrial category; and general office buildings containing government offices are in the commercial category.





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.



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.





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.

- Retail
- Office
- Entertainment









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.



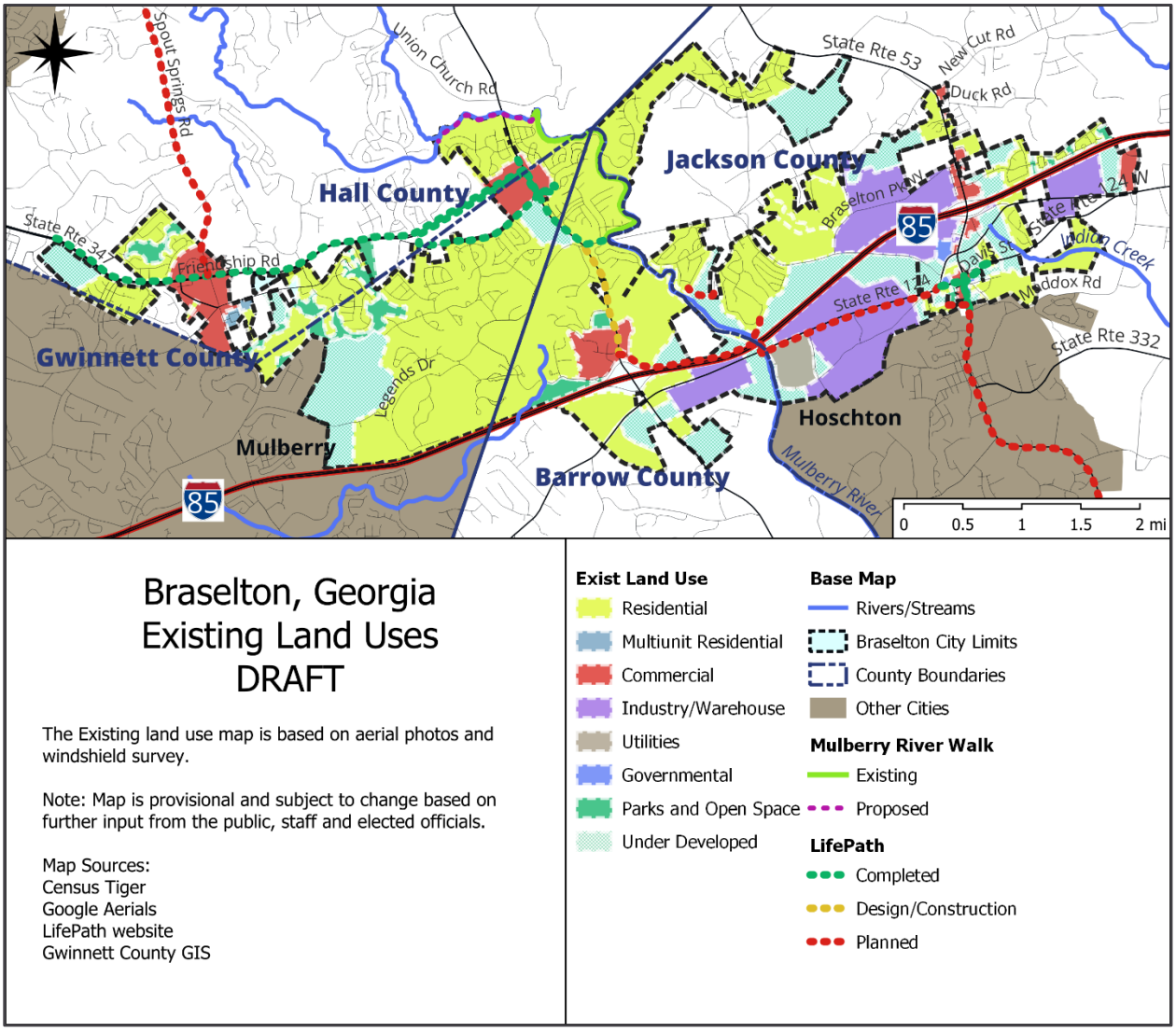



Undeveloped/Vacant. This category is for tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned. In Braselton, this land use category is included in the *Under Developed* category in the Existing Land Use Map. There is no Undeveloped/Vacant land in the Future Land Use Map.



Existing land use provides information on the current conditions of the Town of Braselton. The largest component of land use is residential (including low, medium, and high density), followed by industrial and commercial uses. An important aspect of a community is to balance employment opportunities with places to live. Some communities lean towards having higher residential resulting in residents working outside of the community. Under Developed land shown on the existing land use map includes undeveloped/vacant areas and low density uses that could be redeveloped.

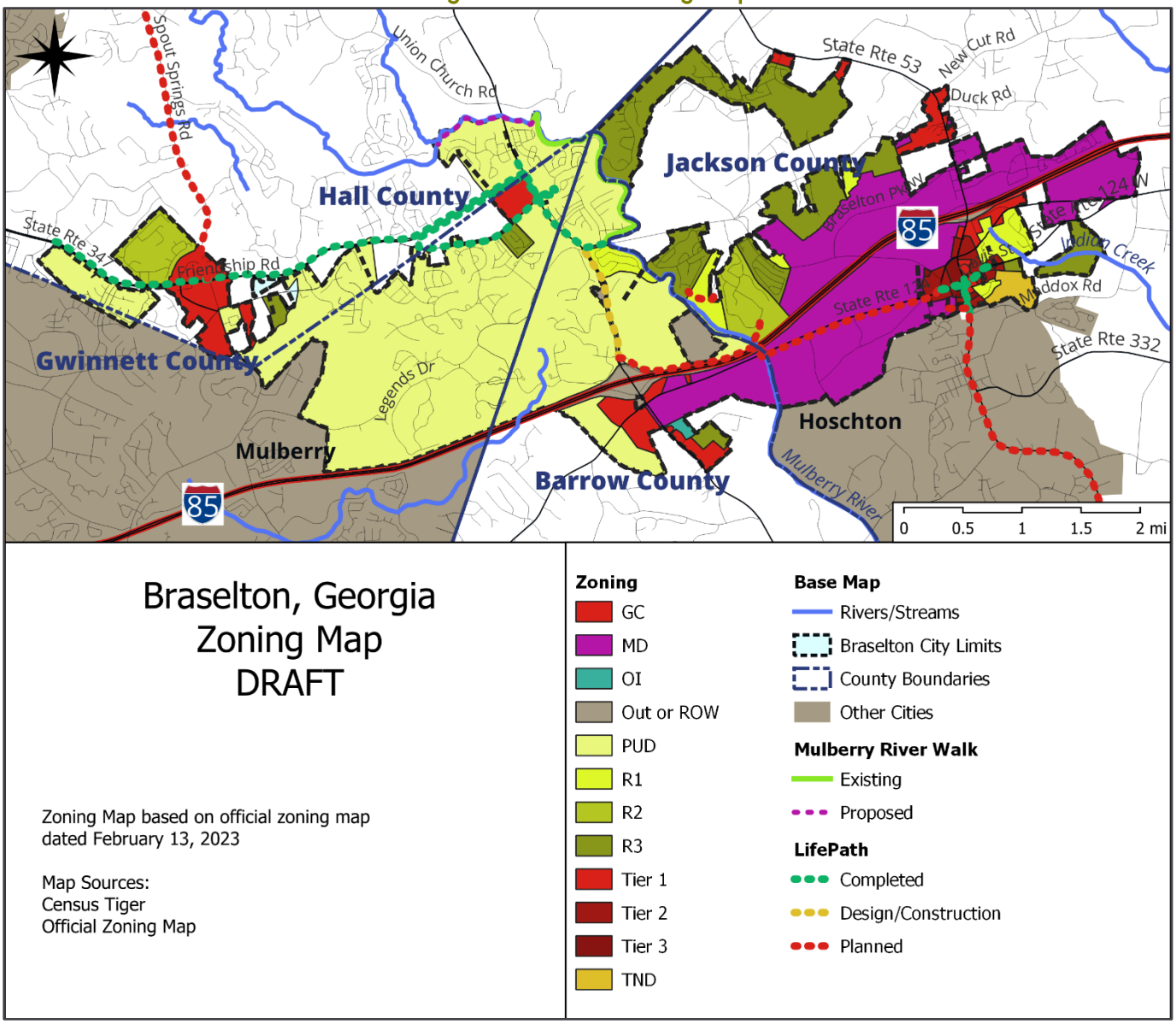
Figure 2 Town of Braselton Existing Land Use Map



CURRENT ZONING

The current zoning provides information that relates to potential redevelopment or new development under current zoning. It does not necessarily mean how the Town of Braselton will look, but the potential for how it could look in the future if zoning remains as it is.

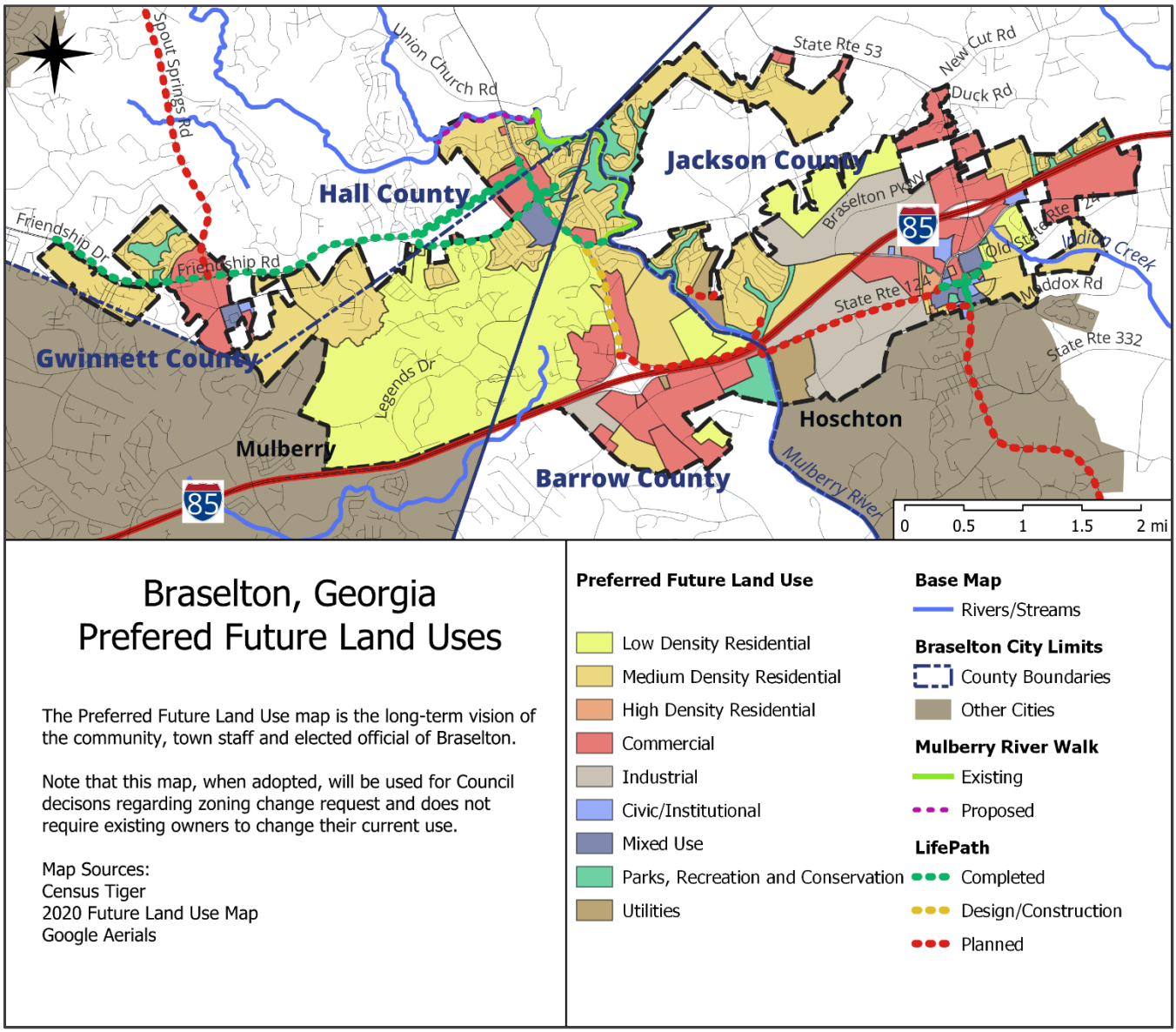
Figure 3 Current Zoning Map



FUTURE LAND USE

The future land use map shows the long-term vision of the community, staff, and elected officials of how the Town of Braselton could look in 20 years. It is used for rezoning requests and not a requirement of existing landowners to modify their current land use. Exact location for Undeveloped/Vacant land and multifamily residential are not shown to allow flexibility for future development based on market conditions.

Figure 4 Future Land Use Map



SECTION 2 – PLANNING AREA DETAILS

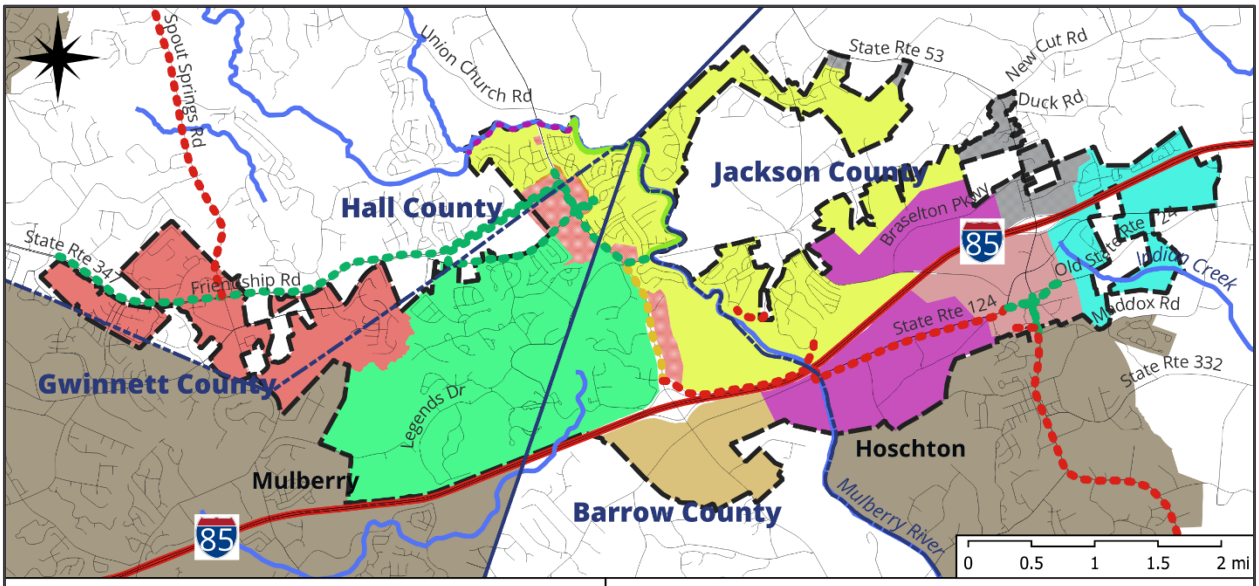
Planning Area Descriptions

Planning areas are geographic zones within Braselton where specific policies should guide land use decisions. Each planning area has a unique vision and distribution of land uses as described in the following pages. The following guiding policies provide a framework for decision-making and investment, ensuring that future growth and development align with the community's shared vision and values. These policies apply to the entire town of Braselton. Any policies that apply only to select planning areas are listed on the page for that planning area.

Support the creation of a community-wide pedestrian/bike path network.

- Engage in cooperative and/or coordinated planning with GDOT regarding state projects that may impact Braselton.
- Improve connectivity to reduce traffic congestion while discouraging cut-through traffic in residential neighborhoods.
- Pursue joint processes for collaborative planning and decision-making with neighboring Counties and the MPO.
- Consider how warehouses and other non-residential buildings could be re-used as they become vacant in the next couple of decades.
- Enforce development code standards with new development.
- Continue to support existing Community Improvement Districts (CIDs) while encouraging the creation of new ones.
- Create and enforce appropriate transitions between core warehousing/distribution areas and adjacent residential areas to minimize encroachment of these areas.
- Create pocket parks and other forms of greenspace within new developments.
- Ensure generous setbacks and buffers between future development and adjacent natural and greenfield areas.
- Minimize encroachment into natural areas such as the Mulberry River.
- Avoid conflicts between trucks and car traffic.

Figure 5 Planning Areas



Braselton, Georgia Planning Areas

This map shows the planning areas. Additional detail for each area is provided later in this report.

Map Sources:
Census Tiger
Public Input
Gwinnett County GIS

Planning Areas
- Braselton West
- Chateau Elan
- Conservation and Residential
- Eastern Gateway
- Highway 211 Commercial Corridor
- Highway 53 Commercial Coridor
- Historic Downtown
- Transitional Employment Center
- 211 Gateway South

Base Map
- Rivers/Streams

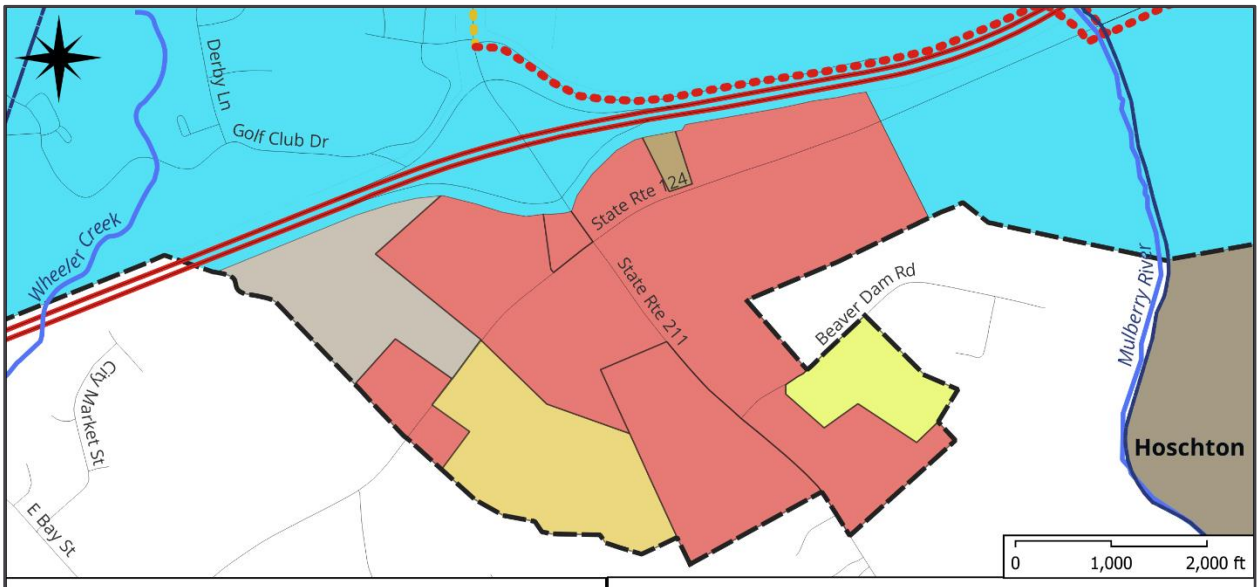
Braselton City Limits
- County Boundaries
- Other Cities

Mulberry River Walk
- Existing
- Proposed

LifePath
- Completed
- Design/Construction
- Planned

POLICIES

- Attract new neighborhood-scale and gateway commercial retail and office space to serve existing and future residents and visitors.
- Support new development that compliments Chateau Elan's existing character.
- Additional policies that apply to the entire town are included on page 8.



Braselton, Georgia
Gateway 211 South

VISION: The interchange at Interstate 85 and Highway 211 will be the southern gateway to Braselton, and will boast high-quality development and seamless access to the rest of the town

Map Sources:
Census Tiger
Public Input
LifePath

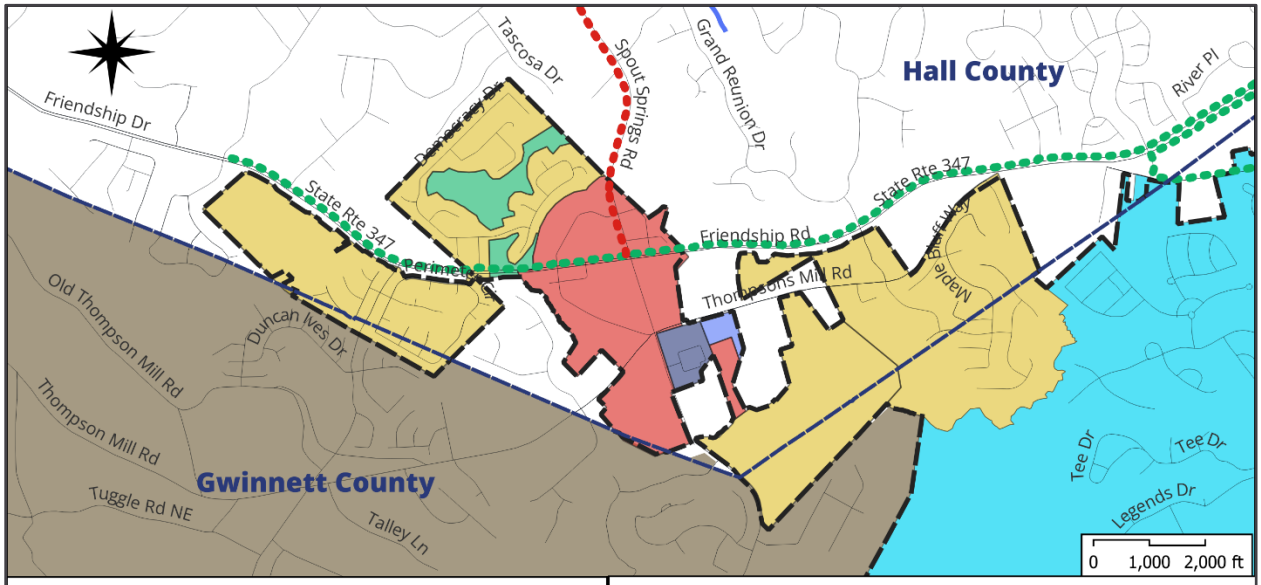
Preferred Future Land Use
- Low Density Residential
- Medium Density Residential
- Commercial
- Industrial
- Utilities

Base Map
- Rivers/Streams
- County Boundaries
- Other Cities

LifePath
- Design/Construction
- Planned

POLICIES

- Attract new neighborhood-scale and gateway commercial retail and office space to serve existing and future residents and visitors.
- Continue to attract new commercial retail and office space to serve existing and future residents and enhance the Town's tax digest with more sales taxes.
- Additional policies that apply to the entire town are included on page 8.



Braselton, Georgia
West Braselton Gateway

VISION: The West Braselton Gateway planning area will continue to serve local neighborhoods in a compact and cohesive environment.

Map Sources:
Census Tiger
Public Input
Gwinnett County GIS
LifePath

Preferred Future Land Use
- Medium Density Residential
- Commercial
- Civic/Institutional
- Mixed Use
- Parks, Recreation and Conservation

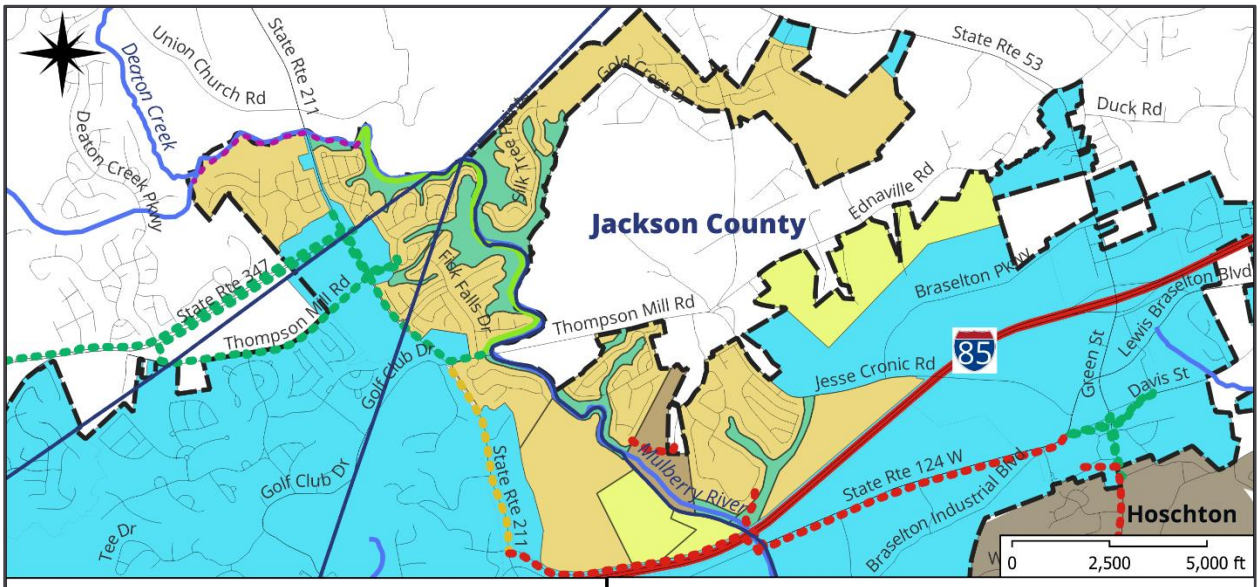
Base Map
- Braselton City Limits
- Rivers/Streams
- County Boundaries
- Other Cities

LifePath
- Completed
- Design/Construction
- Planned

Mulberry River Walk
- Existing
- Proposed

POLICIES

- Policies for this planning area and those applying to the entire town are included on page 8.



Braselton, Georgia
Conservation & Residential

VISION: As Braselton's primary residential and conservation areas, efforts to preserve the natural environment will be prioritized as new development comes to this area.

Map Sources:
Census Tiger
Public Input
LifePath

Preferred Future Land Use
- Low Density Residential
- Medium Density Residential
- Industrial
- Parks, Recreation and Conservation
- Utilities

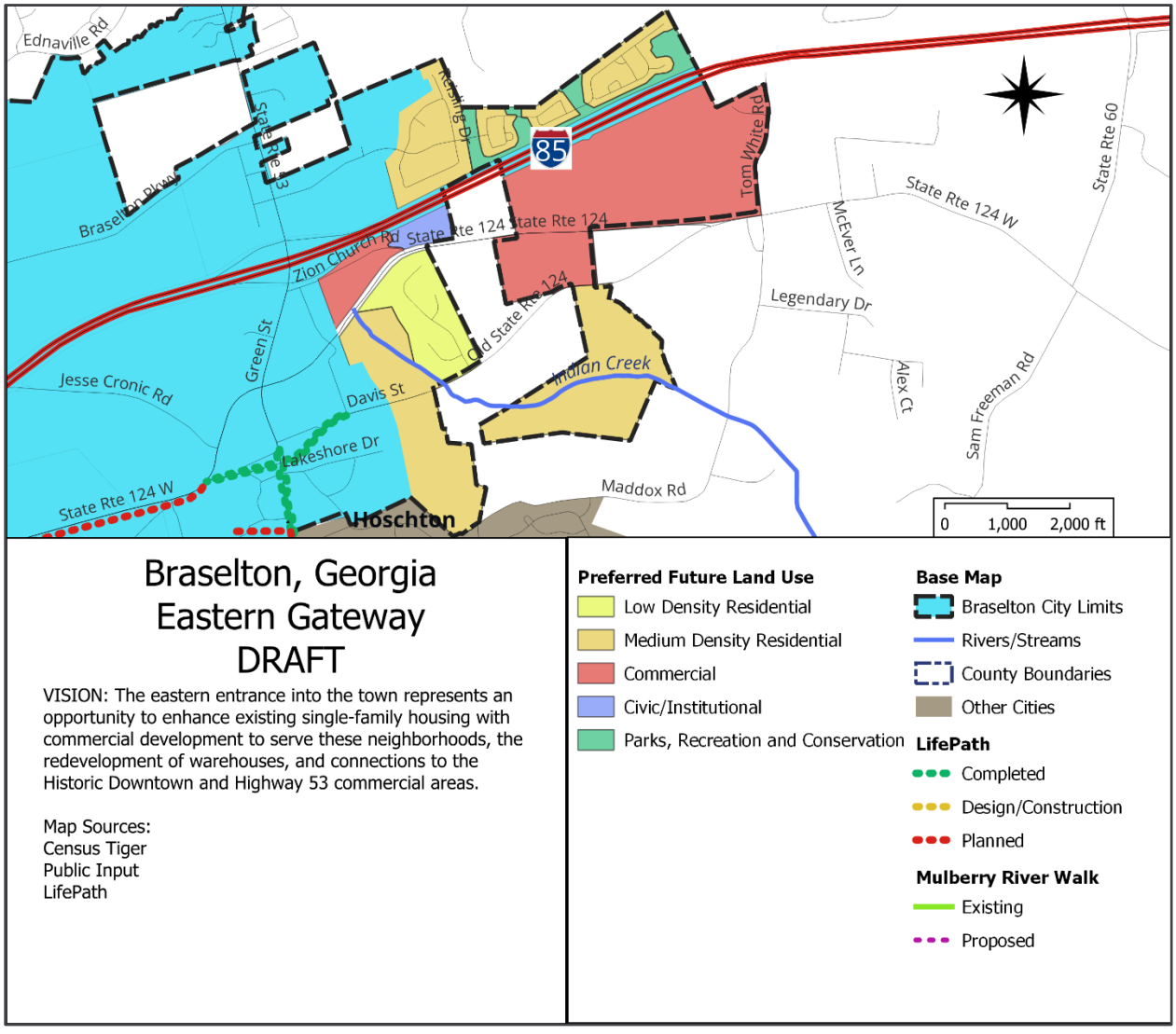
Base Map
- Braselton City Limits
- Rivers/Streams
- County Boundaries
- Other Cities

LifePath
- Completed
- Design/Construction
- Planned

Mulberry River Walk
- Existing
- Proposed

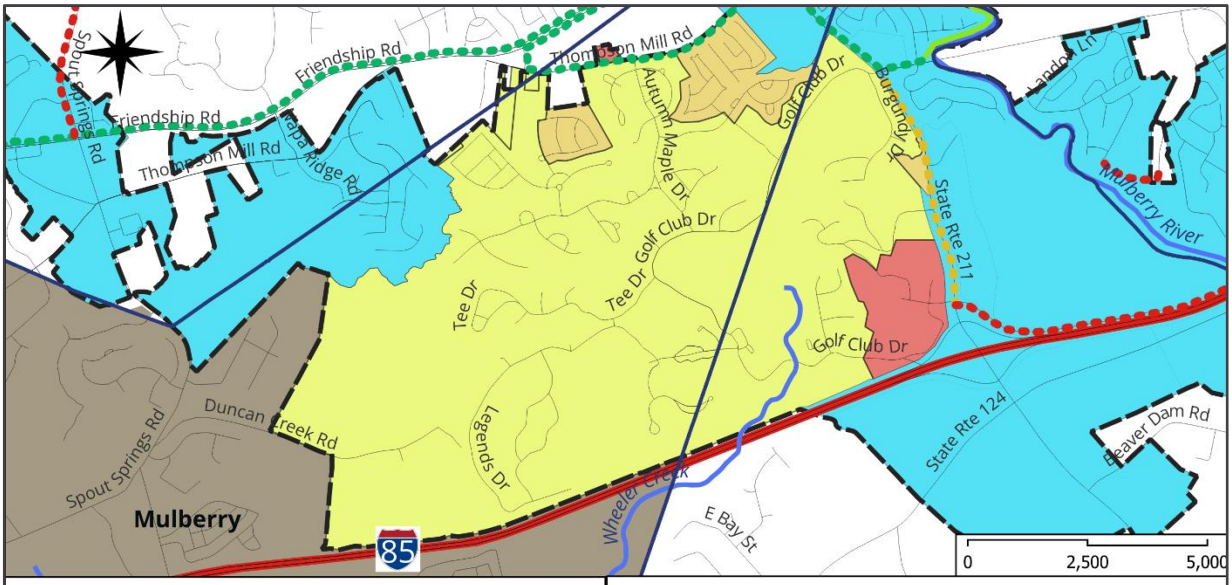
POLICIES

- Attract new neighborhood-scale and gateway commercial retail and office space to serve existing and future residents and visitors.
- Additional policies that apply to the entire town are included on page 8.



POLICIES

- Continue to market the winery and resort as a major tourist attraction to capture as many funds as possible.
- Support new development that compliments Chateau Elan's existing character.
- Additional policies that apply to the entire town are included on page 8.



Braselton, Georgia
Chateau Elan

VISION: The Town of Braselton should continue to advance the Chateau Elan Winery & Resort's role in the local and regional economy, while maintaining the residential nature of the surrounding neighborhood.

Map Sources:
Census Tiger
Public Input
LifePath
Gwinnett County GIS

Preferred Future Land Use
- Low Density Residential
- Medium Density Residential
- Commercial

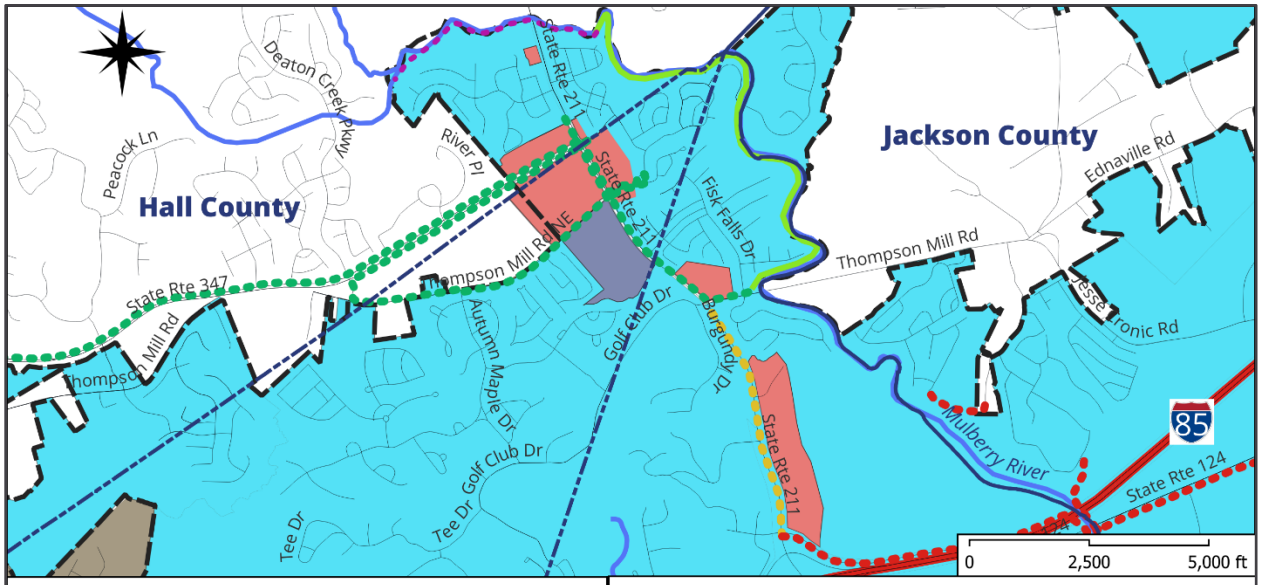
Base Map
- Braselton City Limits
- Rivers/Streams
- County Boundaries
- Other Cities

LifePath
- Completed
- Design/Construction
- Planned

Mulberry River Walk
- Existing
- Proposed

POLICIES

- Continue to attract new commercial retail and office space to serve existing and future residents and enhance the Town's tax digest with more sales taxes.
- Support new development that compliments Chateau Elan's existing character.
- Encourage the development of new housing in the context of mixed use development.
- Additional policies that apply to the entire town are included on page 8.



Braselton, Georgia
Hwy 211 Commercial Corridor

VISION: The creation of the Highway 211 Corridor Overlay and Braselton Community Improvement District has positively impacted new commercial development along the corridor. It is the intent of this planning area to build off these successes, while continuing to address both existing and future traffic concerns and economic development.

Map Sources:
Census Tiger
Public Input
LifePath
Gwinnett County GIS

Preferred Future Land Use
- Commercial
- Mixed Use

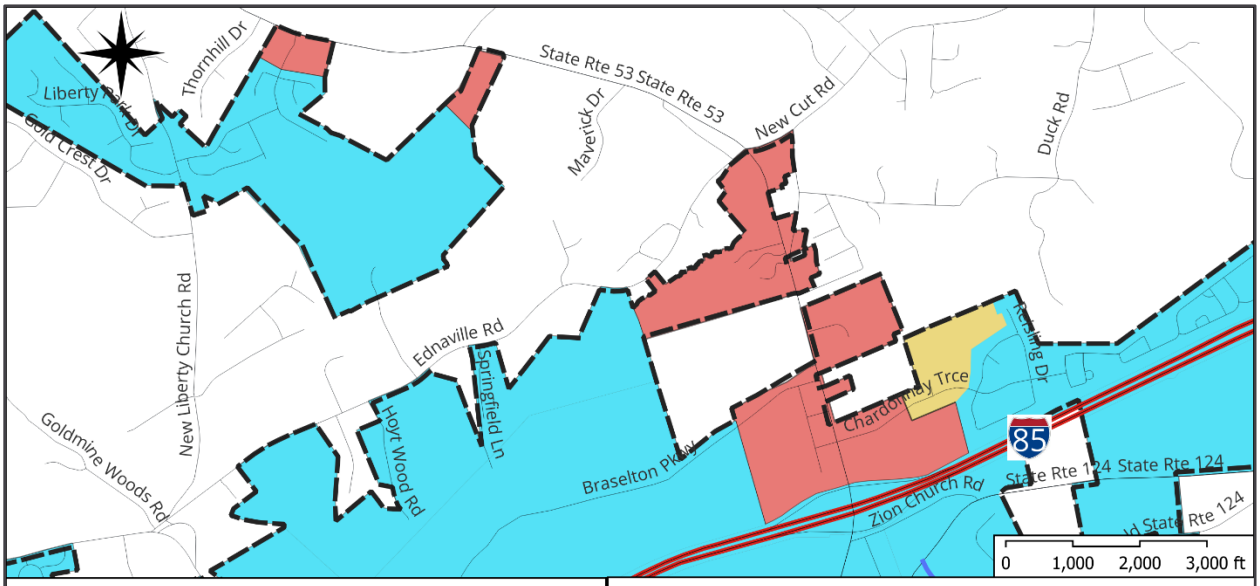
Base Map
- Braselton City Limits
- Rivers/Streams
- County Boundaries
- Other Cities

LifePath
- Completed
- Design/Construction
- Planned

Mulberry River Walk
- Existing
- Proposed

POLICIES

- Continue to attract new commercial retail and office space to serve existing and future residents and enhance the Town's tax digest with more sales taxes.
- Maintain and improve truck access to Interstate 85, while limiting conflict with automobiles and other transportation modes.
- Limit auto-oriented commercial to the corridor between Interstate 85 and Braselton Parkway and encourage more pedestrian-oriented commercial development beyond.
- Additional policies that apply to the entire town are included on page 8.



Braselton, Georgia
Hwy 53 Corridor

VISION: The Highway 53 corridor should be primarily commercial in its development and will have high quality architecture and landscaping along the corridor.

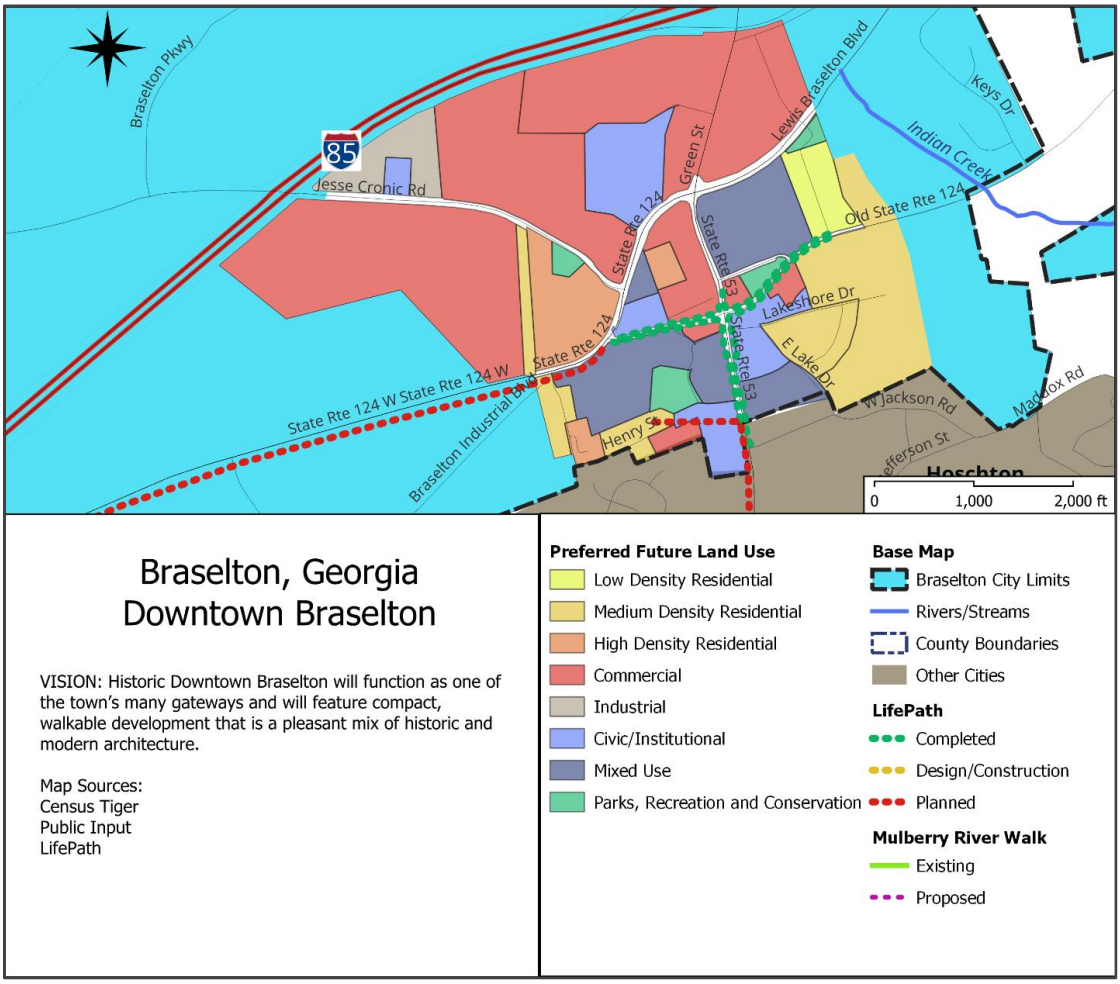
Map Sources:
Census Tiger
Public Input

Preferred Future Land Use
- Medium Density Residential
- Commercial

Base Map
- Braselton City Limits
- Rivers/Streams

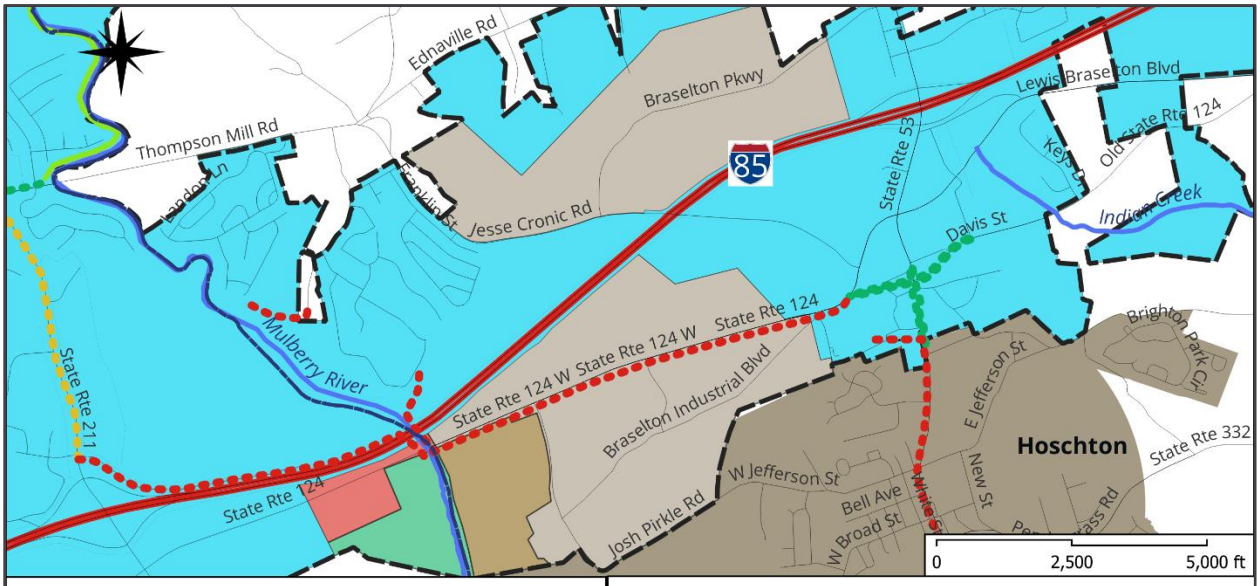
POLICIES

- Continue to attract new commercial retail and office space to serve existing and future residents and enhance the Town's tax digest with more sales taxes.
- Continue to program events for Downtown Braselton and explore new programming options for the town's growing and changing population.
- Encourage the development of new housing in the context of mixed use development.
- Encourage a mix of housing that appeals to a wide variety of target markets and can support the needs of existing and future Braselton employees.
- Encourage transitional development along Lewis Braselton Boulevard and Davis Street to create a seamless transition between Historic Downtown and new and existing residential development.
- Additional policies that apply to the entire town are included on page 8.



POLICIES

- Limit auto-oriented commercial to the corridor between Interstate 85 and Braselton Parkway and encourage more pedestrian-oriented commercial development beyond.
- Encourage transitional development along State Route 124 to create a seamless transition between Historic Downtown and new and existing residential development.
- Maintain and improve truck access to Interstate 85, while limiting conflict with automobiles and other transportation modes.
- Additional policies that apply to the entire town are included on page 8.



Braselton, Georgia
Transitional Employment Center

VISION: Currently the source of Braselton's most significant concentration of employment, the Transitional Employment Center planning area must consider how to leverage its existing warehousing and distribution jobs, while co-existing with Downtown Braselton and nearby residential areas and attracting new forms of commercial development.

Map Sources:
Census Tiger
Public Input
LifePath

Preferred Future Land Use
- Commercial
- Industrial
- Parks, Recreation and Conservation
- Utilities

Base Map
- Braselton City Limits
- Rivers/Streams
- County Boundaries
- Other Cities

LifePath
- Completed
- Design/Construction
- Planned

Mulberry River Walk
- Existing
- Proposed

SECTION 3 – COMMUNITY WORK PROGRAM

Short Term Work Program

Table 1: Short Term Work Program

#	Project	2026	2027	2028	2029	2030	Estimated Cost	Funding Source	Responsible Parties
COMMUNITY FACILITIES									
CF1	Debt Service for Civic Center 2019 Bonds	x	x	x			$4,926,802	SPLOST/Net Revenue	
CF2	Debt Service for Police Department & Library 2005 Bonds	x	x				$829,811	Impact Fees/Net Revenue	
CF3	Debt Service for Parking Deck 2016 Bonds	x	x	x	x	x	$4,721,025	SPLOST/Net Revenue	
CF4	Debt Service for Downtown Improvements/Green 2017 Bonds	x	x	x	x	x	$2,755,300	TAD/Net Revenue	
CF6	Recreation Facilities expansion	x		x			$880,000	General fund; SPLOST; DCA; QG; DNR; RTP; LWCF; IGA	Capital Improvement
CF7	Debt service for 2006 police/court facility and library in downtown area.	x	x	x	x	x	$1,492,833	Revenues; Impact fees	DDA/URA
CF8	Debt service for parking deck/civic center in downtown area	x	x	x	x	x	$24,132,322	General fund; SPLOST	DDA/URA
CF9	Police Vehicles/Equipment	x	x	x	x	x	$1,083,000	Reserves/Grants/Tourism	Capital Improvement
CF10	Trolley Barn	x					$50,000	Tourism	Capital Improvement
ECONOMIC DEVELOPMENT									
ED1	Town-wide Wayfinding Signage	x	x	x	x	x	$300,000	General fund; BVBA; CID; SPLOST; DDA; URA	Planning & Development; BVBA; DDA/URA
ED2	Continue administration of the Tax Allocation District	x	x	x	x	x	$5,000	General fund	Planning & Development

Short Term Work Program (continued)

#	Project	2026	2027	2028	2029	2030	Estimated Cost	Funding Source	Responsible Parties
TRANSPORTATION									
T01	General transportation repairs	x	x	x	x	X	$2,500,000	GDOT/SPLOST/LMIG/Grants	Public Works; Capital Improvement
T02	Hwy 211 Improvements		x				$5,000,000	Gwinnett/SPLOST/GDOT	Public Works; Capital Improvement
T03	LifePath Extension			x			$150,000	SPLOST	Public Works; Capital Improvement
T04	Hwy 211 Widening	x					$1,000,000	Reserves	Public Works; Capital Improvement
T05	Hwy 53 Improvements			x			$1,000,000	General Fund/DDA/BVBA/Donation	Public Works; Capital Improvement
T06	Signalization	x					$1,000,000	GDOT/SPLOST/Private	Public Works; Capital Improvement
T07	Drainage 1	x					$85,000	Revenue/Reserves/General/Grant Fund/LMIG	Public Works; Capital Improvement
T08	Drainage 2	x					$75,000	Revenue/Reserves/General/Grant Fund/LMIG	Public Works; Capital Improvement
T09	Jesse Cronic Widening	x	x				$2,185,000	LMIG/Grant/SPLOST/TSPLOST	Public Works; Capital Improvement
T10	Traffic Calming	x	x				$100,000	Reserves/General/Grant/TSPLOST Fund/LMIG	Public Works; Capital Improvement
T11	Riverwalk Phase II	x					$1,500,000	SPLOST/DNR/GRANTS/PRIVATE	Public Works; Capital Improvement
T12	Riverwalk Phase III		x	x			$3,000,000	SPLOST/DNR/GRANTS/PRIVATE	Public Works; Capital Improvement
T13	Signalization	x					$12,000	LMIG/GDOT/SPLOST/Reserves/General/ Grant Fund/LMIG	Public Works; Capital Improvement
T14	Pedestrian Improvements	x	x	x	x	x	$350,000	GDOT/SPLOST/Grant/LMIG/TSPLOST/SW Reserve	Public Works; Capital Improvement
T15	Summerall Circle Improvements	x					$115,000	Revenue/Reserves/Grant/Private Fund/LMIG	Public Works; Capital Improvement
T16	Corridor Study		x				$25,000	General Fund/Revenue	Public Works; Capital Improvement
T17	Road Analysis	x		x			$20,000	General Fund	Public Works;Capital Improvement
T18	LifePath Extension			x	x	x	$15,000,000	Grants/Bonds	Public Works;Capital Improvement
T19	Highway 53 Improvements		x	x			$300,000	GDOT	GDOT

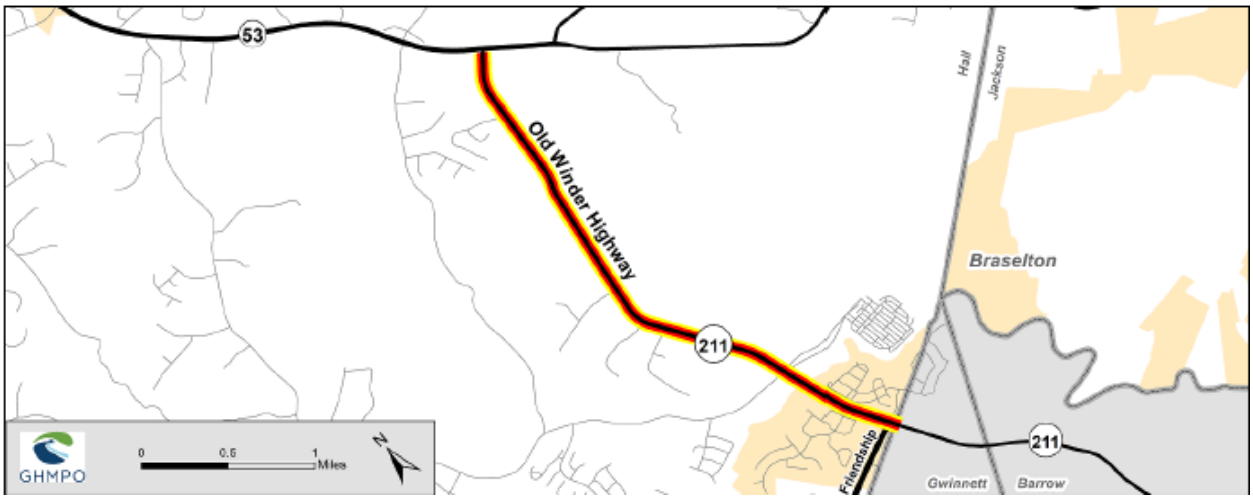
Short Term Work Program (continued)

#	Project	2026	2027	2028	2029	2030	Estimated Cost	Funding Source	Responsible Parties
WATER RESOURCES									
WR01	Mulberry basin outfall repair	x					$100,000	Local Reserves	Wastewater
WR02	Wastewater reuse		x	x	x		$800,000	GEFA Green Project; reuse line fees	Wastewater
WR03	Distribution system improvements	x	x				$180,000	Reserves	Water
WR04	Well House repair	x					$130,000	Reserves/NR/GEFA	Water
WR05	Groundwater Development	x	x				$2,817,000	Net Revenue/GEFA/SFR/ARPA	Water
WR06	Transmission main extension	x	x	x			$7,247,000	Federal/GEFA/grants/reserves	Water
WR07	Waterline replacement	x	x				$250,000	Reserves/GEFA	Water
WR08	SCADA improvements	x					$20,000	Net Revenues	Wastewater
WR09	WRF Expansion	x	x	x	x	x	$44,030,000	Reserves/GEFA/Bonds/Grants	Wastewater
WR10	Clearwater improvements	x	x	x			$5,170,000	Reserves/GEFA	Wastewater
WR11	Power Supply improvements	x	x	x	x	x	$250,000	Revenues/Reserves	Wastewater
WR12	Stabilization Project #1	x	x				$1,080,000	GEFA Green Project/Local/EPA 319	Wastewater
WR13	Stabilization Project #2		x	x			$3,210,000	GEFA Green Project/Local/EPA 319 Grant/SPLOST	Wastewater
WR14	Pump Station upgrades	x	x	x	x	x	$14,650,000	Revenues/Reserves/other governments	Wastewater
WR15	WRF Equipment	x	x	x	x	x	$400,000	Reserves/GEFA	Wastewater
WR16	DOT Relocations	x	x	x	x	x	$1,550,000	Revenues/Reserves	Water/WW
WR17	Vehicles	x	x	x	x	x	$600,000	Net Revenues/Reserves	Water/WW
WR18	WTP Equipment	x					$150,000	Net Revenues/Reserves	Water
WR19	Water service line replacement	x					$75,000	Revenues/Reserves/Grants	Water
WR20	Stormwater Master Plan	x	x	x			$175,000	Net Revenues/Reserves	Stormwater

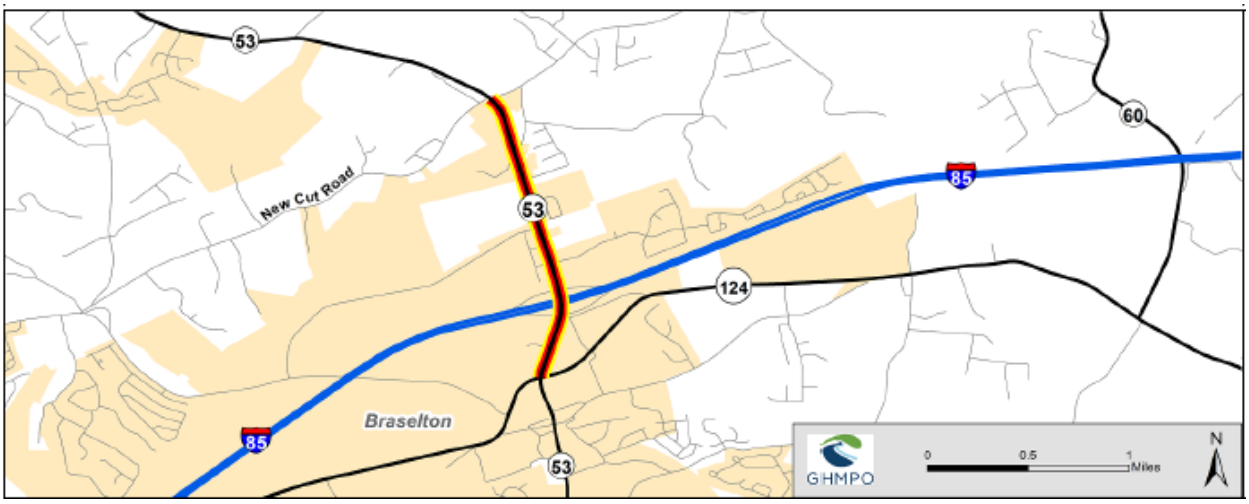
Long-Term Work Program

Projects and programs beyond the 5-year short-term program are typically added in the 5-year update. However, since Braselton has an impact fee program, the STWP is updated annually. As such, many projects that are known beyond the 5-year STWP will be added over the next 5 years prior to the next Comprehensive Plan update. Currently, only transportation projects have been identified beyond the next 5 years and include the following.

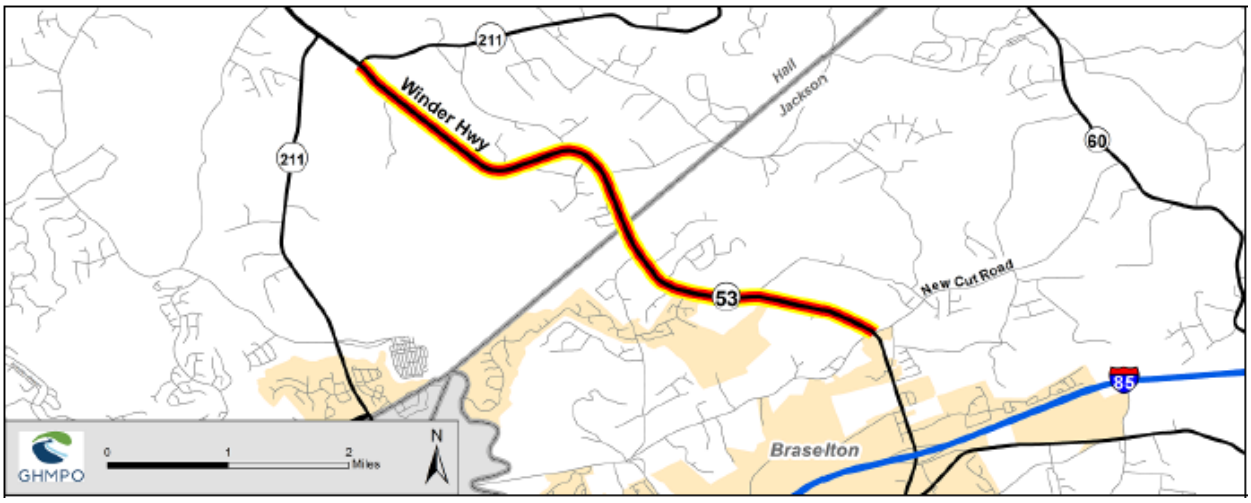
2030 - Widening of State Route 211/Old Winder Highway from State Route 53/Winder Highway to State Route 347/Friendship Road (no local funds identified at this time; however, utility upgrades/extensions should consider impact).



2030 - Widening of State Route 53/Winder Highway from State Route 124 to New Cut Road. (no local funds identified at this time; however, utility upgrades/extensions should consider impact).



2051 – Widening of SR 53 from SR211 to New Cut Road. Note pre-engineering to start in 2030 (no local funds identified at this time; however, utility upgrades/extensions should consider impact).



Beyond 2055 – Widening of 124 from Henry Braselton Road to SR 332. Note pre-engineering to start in 2026 with ROW acquisition in 2028 and utilities in 2029. (no local funds identified at this time; however, utility upgrades/extensions should consider impact)

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TOWN OF BRASELTON

COMPREHENSIVE PLAN 2025

COMMUNITY ASSESSMENT

COMMUNITY ASSESSMENT

The purpose of the Community Assessment is to lay the groundwork for the Community Agenda of the Comprehensive Plan. This Community Assessment document provides a comprehensive review of the issues and opportunities that will affect the future growth of the community. This analysis is based on a review and inventory of existing conditions, land use patterns, public policies, and planned improvements as well as a critique of the Town of Braselton's consistency with the state's core planning objectives.

Another purpose of this report is to meet the intent of the "Standards and Procedures for Local Comprehensive Planning" as established by the Georgia Department of Community Affairs (DCA) on October 1, 2018. Preparation of a Comprehensive Plan in accordance with these standards is a core requirement in maintaining Braselton's status as a Qualified Local Government.

ABOUT BRASELTON

Braselton, Georgia, is a town located in the northeastern part of the state of Georgia. It spans across four counties: Barrow, Gwinnett, Hall, and Jackson. The town is served by Interstate 85, and two major state routes, Highway 53 and Highway 211, which provide residents, employees, and visitors with easy access to and from the town. Braselton is known for its blend of small-town charm and modern amenities, making it an attractive place to live and visit.

History

Braselton was founded in the late 19th century and officially incorporated in 1916. The town is named after William Harrison Braselton, who, along with his family, established a successful farming and mercantile business in the area. Over the years, Braselton grew as a rural agricultural community.

Today, Braselton is home to Chateau Elan Winery & Resort and nearby Road Atlanta, both are major attractions that each draw hundreds of thousands of visitors each year. The town's location in metropolitan Atlanta and its intersection with I-85 has made it an attractive location for large medical campuses and industrial facilities and logistics hubs. The town has experienced significant growth, attracting businesses, new residents, and industries while maintaining its historical roots.

Neighboring Towns

Braselton shares a border with the towns of Hochton and Mulberry. Mulberry became Georgia's newest city on January 1, 2025, following a successful referendum in May 2024, where 57% of Gwinnett County voters approved its incorporation . With an estimated population of around 41,000, it is now Gwinnett's second-largest city, covering approximately 30 square miles in the northeastern part of the county. Hoschton is a city in Jackson County, incorporated in 1891. Located to the south of Braselton. As of the 2020 census, Hoschton had a population of 2,666, with estimates suggesting growth to over 5,000 in recent years. The city has experienced significant development, with projections indicating a population increase to 10,000 within five years.

PUBLIC ENGAGEMENT

Public engagement and input are the cornerstone of a successful comprehensive planning process. The Town of Braselton kicked off the process by laying out the foundation of a community engagement plan. The purpose of the Comprehensive Plan and the plan for community engagement was introduced to the City Council at a work session on November 7, 2024.

Website

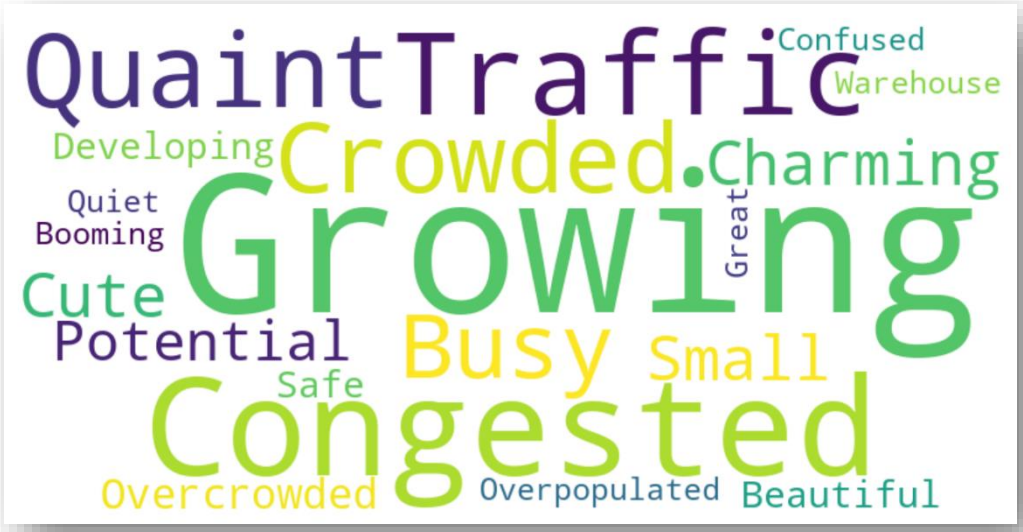
The project website www.braseltoncompplan.com was launched at the project kick off and provided meeting content and planning documents to the public throughout the life of the project. The website housed the online survey, meeting materials, participation schedule, documents, and an overview of comprehensive planning.



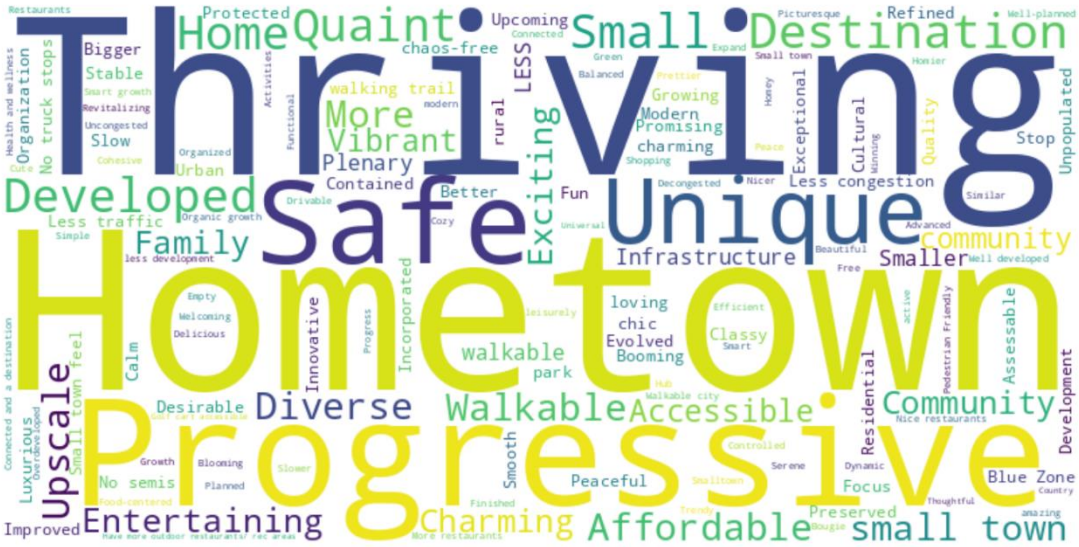
Online Survey

The online survey asked a series of questions about the community and the vision for the future. Almost 250 people completed the online survey. About 12% of those people did not work or live in Braselton and are excluded from the survey results shown below.

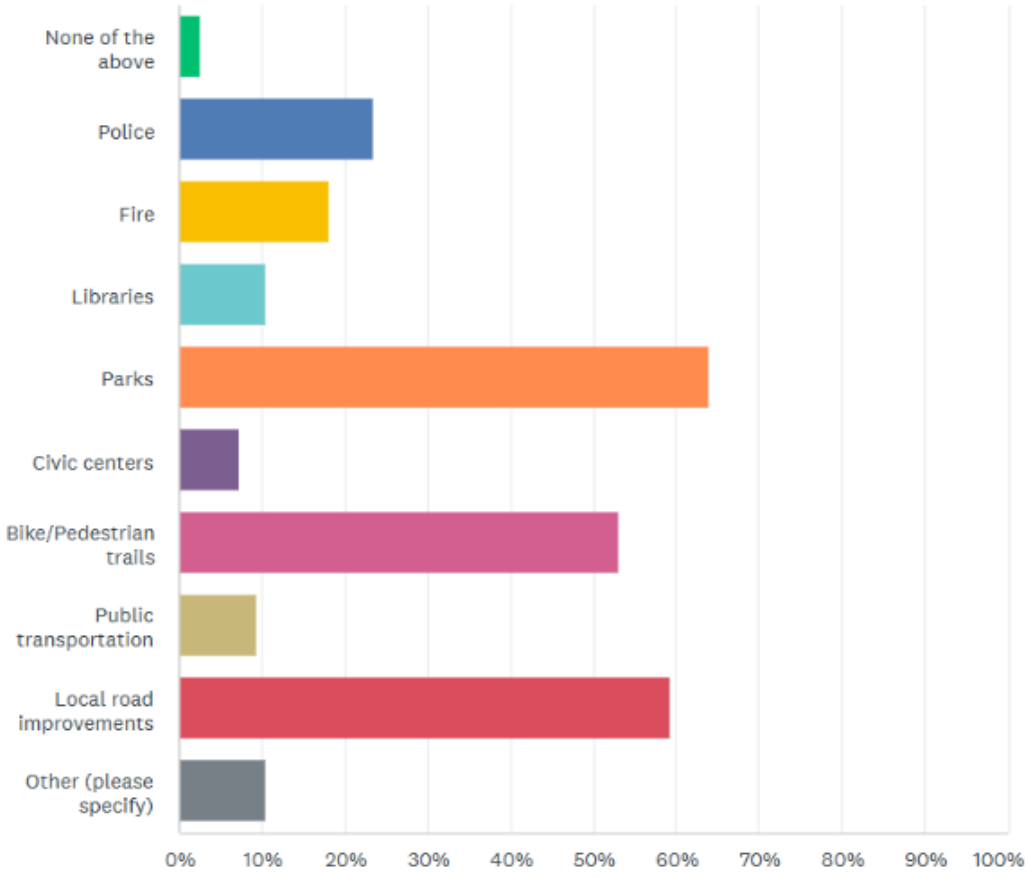
What one word would you use to describe Braselton today?

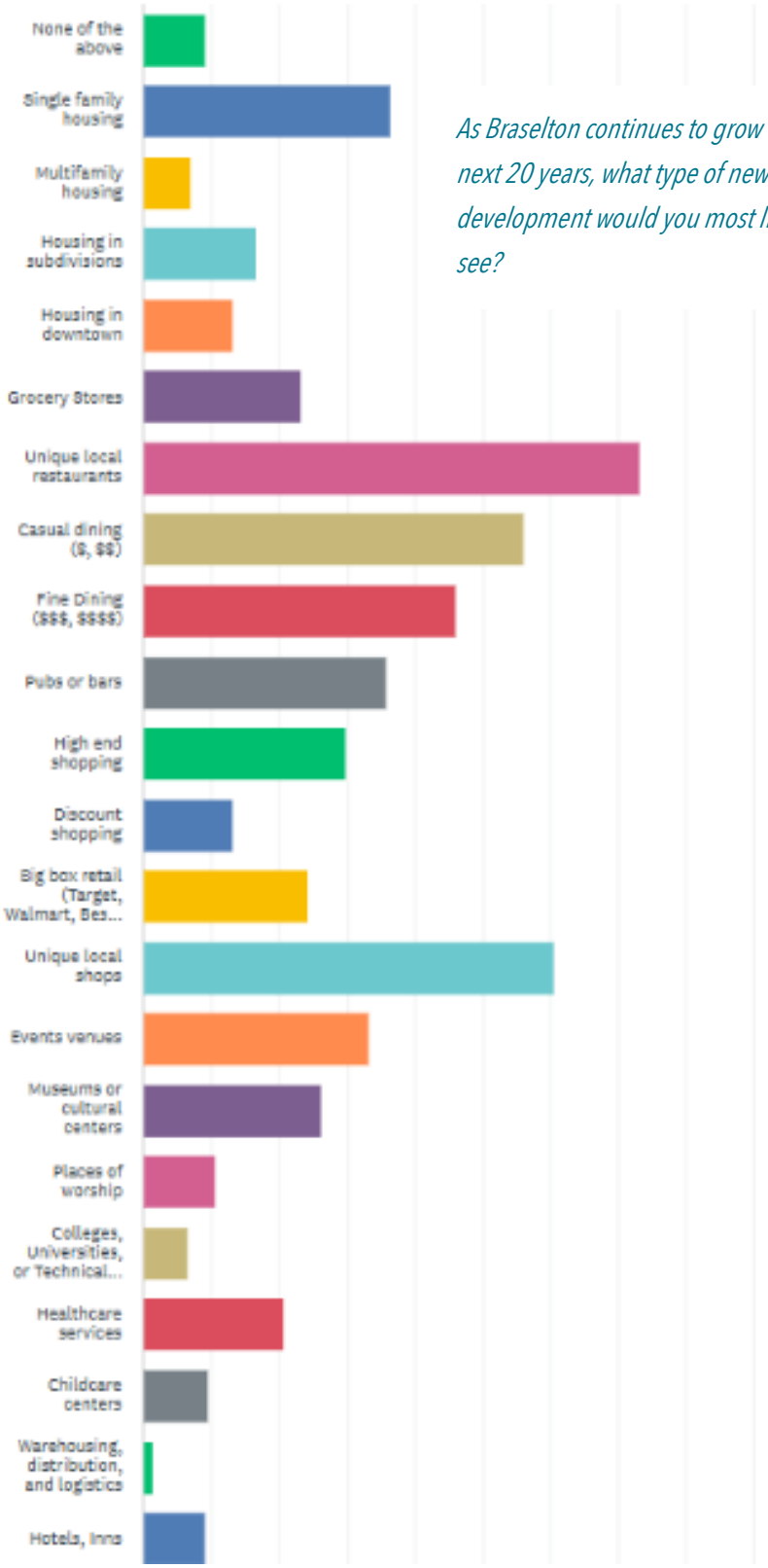


What one word best describes what you would like to see Braselton be tomorrow?

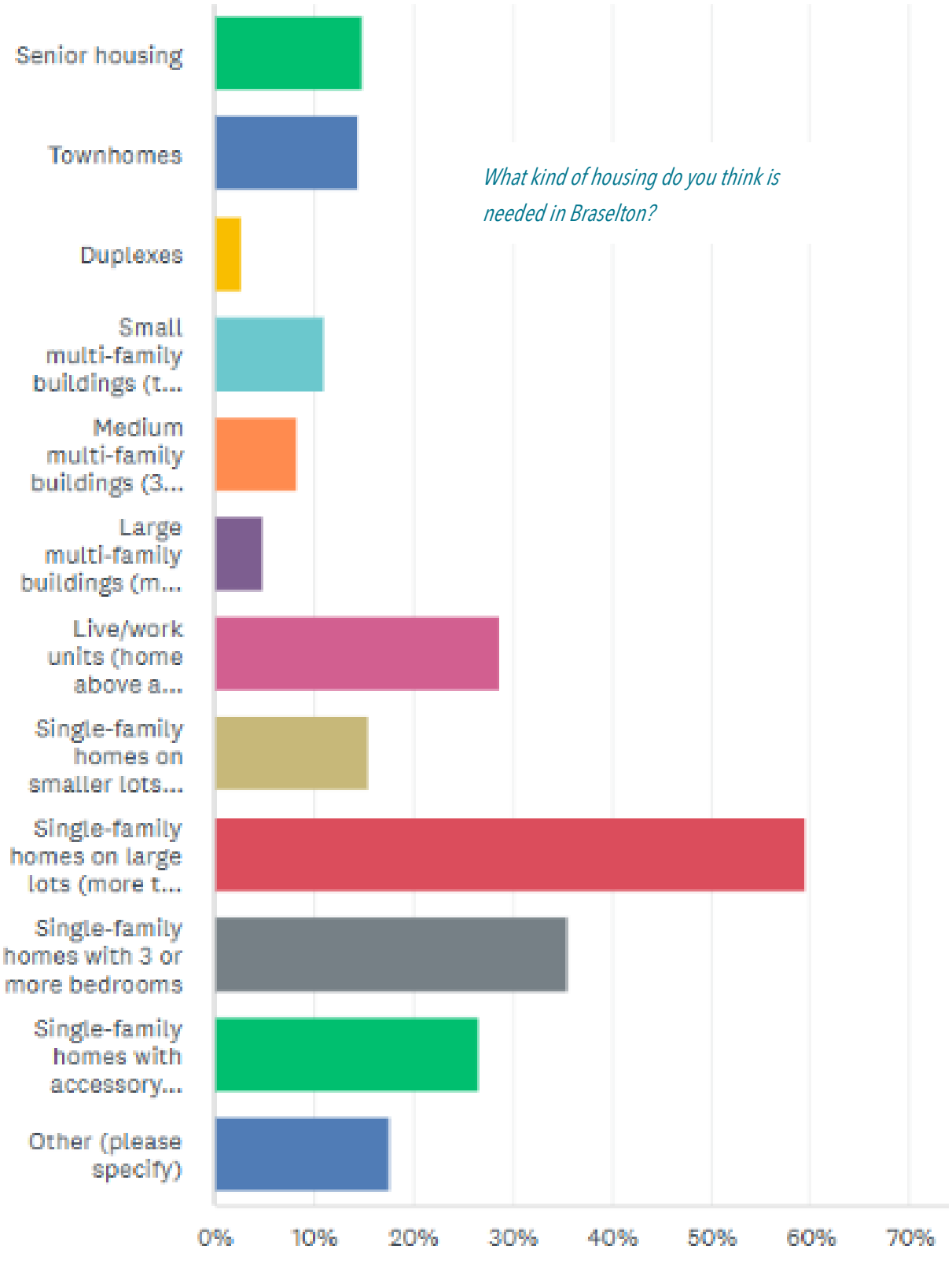


What kind of public facilities would you like the Town of Braselton to invest in for the next 5 years?



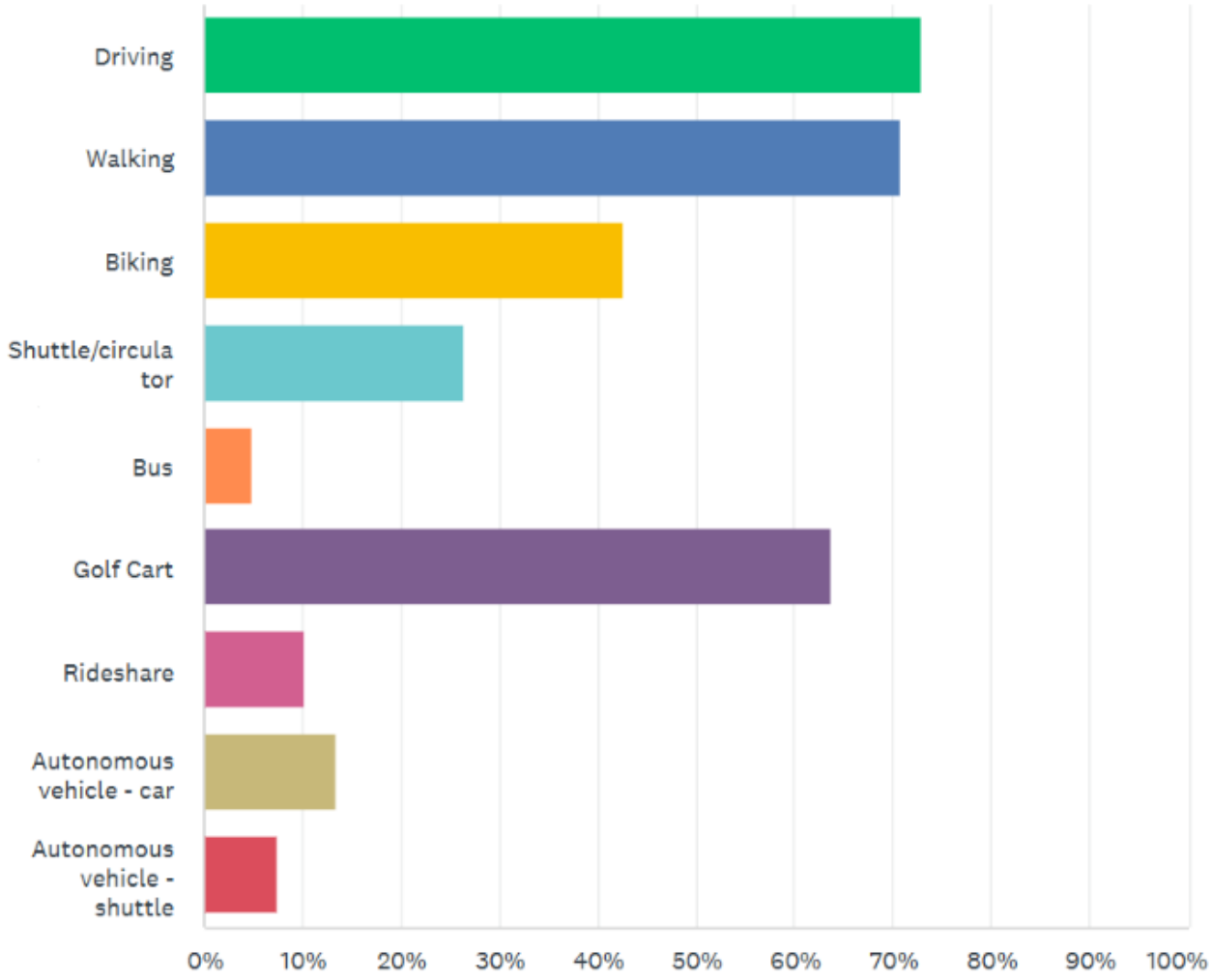


As Braselton continues to grow over the next 20 years, what type of new development would you most like to see?

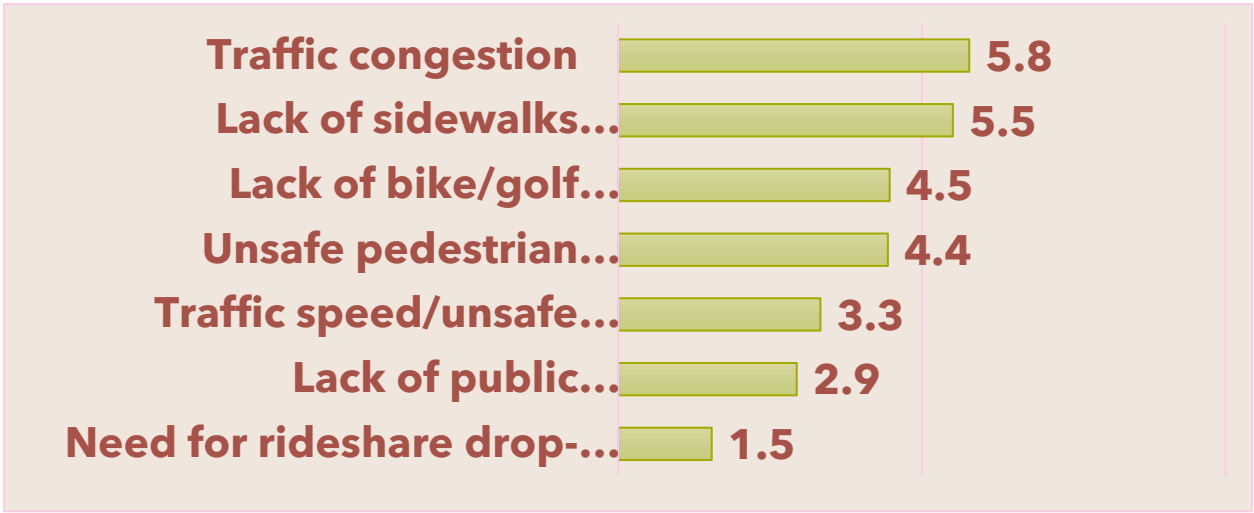


What kind of housing do you think is needed in Braselton?

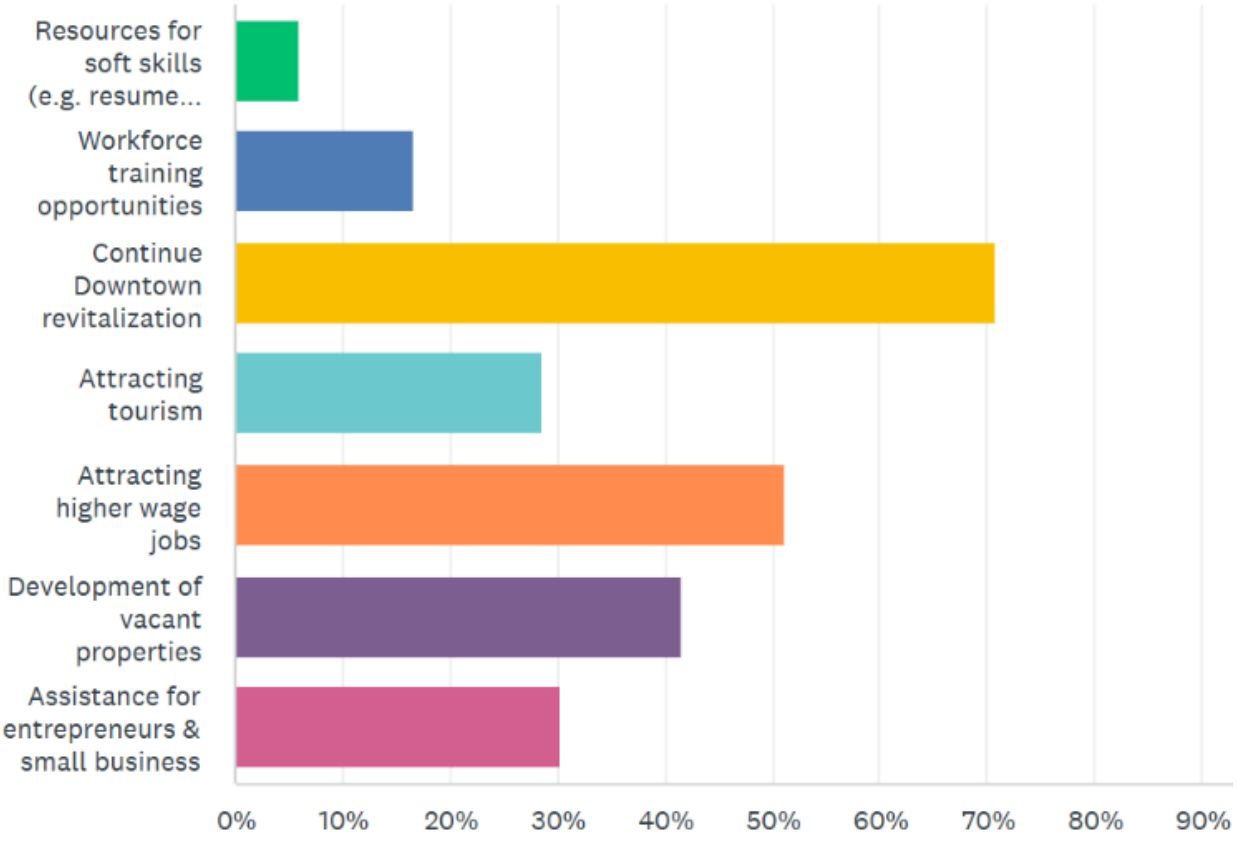
How would you like to get around Braselton if all modes were easy and safe? Check all that apply.



What do you see as Braselton's biggest transportation issues? Rank these in order from biggest (1) to issue (7).



What do you think are some of the top needs for economic development in Braselton?



Which recreational amenities does Braselton need more of? Choose up to three.

Multi-use trails for pedestrians and cyclists	*52.0%*
Large community parks	*50.9%*
Large, open greenspaces	*37.3%*
Small neighborhood parks	*33.9%*
Dog parks	*28.8%*
Playgrounds	*27.1%*
Community garden	*22.6%*
Sports fields	*17.0%*
Senior center	*15.8%*
Pool	*14.7%*
Wi-Fi in parks	*14.1%*
Youth center	*13.6%*
I think we have enough recreation amenities already	*6.8%*
Skate park	*6.2%*
Rock climbing wall	*6.2%*
Outdoor classroom	*4.0%*

Are there any other foreseeable issues that may impact the Braselton community that you'd like us to keep in mind in preparing the Comprehensive Plan?

Summary of open ended question

- Account for transportation needs before building new housing or warehouses.
- Pedestrian access and safety on the hwy 53 corridor, including downtown.
- Vineyard neighborhood needs better access/entrance/exit.
- Truck traffic.
- Traffic in general.
- Internet and cell service.
- Cart path
- Open space and trees
- More services for locals, fewer warehouses

Flyers

The City and the Advisory Committee distributed flyers for public meetings with two examples shown below.

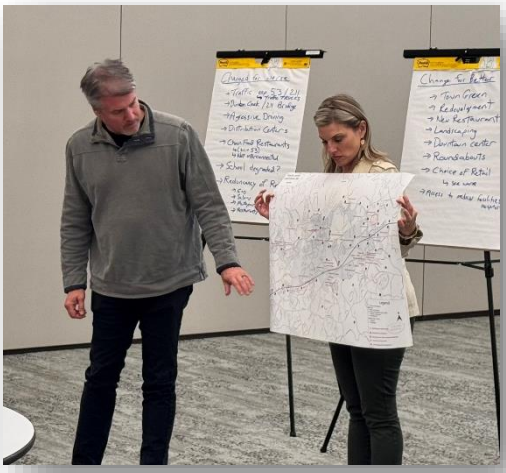


Public Hearing #1- Kickoff

A public hearing must be held at the inception of the local planning process. Per the DCA procedures, the purpose of the hearing is to brief the community on the process to be used, share the opportunities for public participation and gain input on the overall proposed planning process. The Town of Braselton's public hearing was held at the Braselton Police and Municipal Court Building on November 7, 2024.

Visioning Workshop

The Visioning Workshop was held on February 3, 2025, at the Braselton Civic Center. The format included a brief questionnaire followed by a PowerPoint presentation. The primary exercise was conducted using large maps of the city that participants used to identify areas where things should be within the city limits using color stars, crayons, and markers.



Strategic Framework Workshop

Also held at the Braselton Civic Center, the second public workshop was held on March 18, 2025. The format of this meeting consisted of a PowerPoint presentation, voting activity, and discussion of strategies that were developed by the consultant team as a result of interviews, advisory committee meetings, survey results and the visioning workshop. The interactive exercise consisted of a draft planning area map where the participants were divided into teams again. They discussed the proposed Planning Area names and attributes as well as the policies and guidance that would be associated with each area. Each team presented a summary of their maps to the group.

Open House

The final public workshop was held on April 16, 2025, at the Braselton Civic Center and was conducted in a drop-in, open house format.

Advisory Committee

The advisory committee included residents representing a variety of organizations and backgrounds and met three times over the course of the planning process. Regular meetings of town staff were held in addition to the formal advisory committee meetings with residents.

1. January 23, 2025 – Kick off, Overview of planning process and expectations, SWOT analysis
2. Tuesday, February 18, 2025 – Review visioning workshop results, issues and opportunities vetting, begin discussions of Planning Areas
3. April 22, 2025 – Key highlights of the Comprehensive Plan and Work Program

Advisory Committee Members

Curt Sigl	Michael Cronic
Dale Shapiro	Michael Rotunda
Dede Leckie	Peter Trapp
Jennie Parr	Richard Mayberry
Jim Kreinbrink	Sherri Holmes
Lee Baker	Tyler Renje
Mark Huber	

Interviews

The town's mayor and council members were interviewed individually. Each interview included conversations regarding the following questions.

- How has the City Changed in the last 20 years?
- What have been the City's greatest achievements in the past 4-5 years?
- What has been the City's biggest lost opportunity in the past 4-5 years?
- What do you believe are the most important issues the City of Braselton should address in the Comprehensive Plan Update?
- Which characteristics of the City should be maintained for the future?
- Which characteristics of the City should be changed as it moves forward?
- What activities or goals should be the City's primary focus in the near term (5 years)?
- What long-range (10-20 years) activities or goals should the City focus on?
- Do you have any additional information that may be helpful for us to know or understand?

Public Hearing #2 – Draft Plan Review

The final public hearing was held on July 10, 2025. The purpose of the hearing was to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions, or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review.

DEFINITIONS AND SOURCES OF DATA

This section provides definitions and a list of data sources used throughout this document

Definitions

- Responsible Party – A person or organization who takes the responsibility of leading the implementation of a work program item. Preferably, the Responsible Entity is someone who is motivated or interested in the particular item.
- Vision Statement – A description of how the community will look in the future. The vision statement may describe physical (parks, roads, libraries) or nonphysical (education levels, job type) properties of the community.
- Goal – A broad statement describing a target that a community desires to achieve. For example, a community may have a goal to have more accessible housing for first time buyers.
- Policy – A statement that guides decisions or work processes. Policies are designed to realize goals of a community or to avoid problems.

Data Sources

PUBLIC INVOLVEMENT

- Surveys – In conjunction with development of this plan, the City/Consultant conducted a survey to collect input from a broad spectrum of residents. Respondents were asked to rate needs for various types of future growth and development in categories such as transportation, housing, economic development, natural and cultural resources, community facilities, and infrastructure. In all, 240 survey responses were received.
- Stakeholder Interviews – Key community stakeholders were identified, contacted, and invited to participate in individual interviews.
- Advisory Committee Meetings – The committee included residents representing a variety of organizations and backgrounds.
- Community Meetings – Public meetings were convened at several points during the plan development process. An introduction and overview of the planning process was presented at a public hearing during a City Council work session to start the planning process. Two (2) workshops and an open house presented the planning team's work in progress and to obtain additional public feedback.

DECENNIAL CENSUS DATA

Data collected by the Decennial Census for 2020, 2010, and 2000 is used in this plan (older Census data is only used in conjunction with more recent data to illustrate trends). The U.S. Census Bureau uses the Decennial Census data to create several different datasets:

- 2020, 2010, and 2000 Census Summary File 1 (SF 1) – This dataset contains what is known as "100% data," meaning that it contains the data collected from every household that participated in the Census and is not based on a representative sample of the population. Though this dataset is very broad in terms of coverage of the total population, it is limited in the depth of the information collected. Basic characteristics such as age, sex, and race are collected, but not more detailed information such as disability status, occupation, and income. The statistics are available for a variety of geographic levels with most tables obtainable down to the census tract or block group level.
- 2000 and 1990 Census Summary File 3 (SF 3) – Containing sample data from approximately one in every six U.S. households, this dataset is compiled from respondents who received the "long form" Census survey. This comprehensive and highly detailed dataset contains information on such topics as ancestry, level of education, occupation, commute time to work, and home value. The SF 3 dataset was discontinued for the 2010 Census, but many of the variables from SF 3 are included in the American Community Survey.

AMERICAN COMMUNITY SURVEY (ACS)

The American Community Survey is an ongoing statistical survey that samples a small percentage of the U.S. population every year, thus providing communities with more current population and housing data throughout the 10 years between

censuses. This approach trades the accuracy of the Decennial Census Data for the relative immediacy of continuously polled data from every year. ACS data is compiled from an annual sample of approximately 3 million addresses rather than an actual count (like the Decennial Census's SF 1 data) and therefore is susceptible to sampling errors.

- ACS Multi-Year Estimates – For geographies with fewer than 20,000 residents, ACS data is only available as 5-year estimates. ACS 5-year estimates are based on survey responses compiled over a rolling 60-month period and are released annually. This data is more current than Decennial Census data but subject to some sampling error due to being based on responses from a sample of households rather than a survey completed by every household in the county. The 2018-2022 ACS 5-year estimates are the most current estimates available as of the date of this plan.

PREVIOUS WORKS OF RESEARCH

This plan is supported by, and in some cases builds upon, other plans and works of local or regional research conducted for or by the Town of Braselton or nearby local, county, or regional agencies. These include the following:

- Town of Braselton Comprehensive Plan, Amended January 9, 2023
- County Comprehensive Plans for Barrow, Gwinnett, Hall, and Jackson Counties.
- Braselton Trail Feasibility Study Final Report – January 2022
- Braselton Public Art Master Plan
- Comprehensive Housing Market Analysis, Atlanta Metropolitan Area Series Focus On: Northern Atlanta Suburbs, Georgia, July 1, 2023
- Gainesville, Hall County MPO Transportation plan (2020) – Currently being updated

NOTES

There are notes embedded throughout this Comprehensive Plan document to inform the reader of applicable required and/or optional elements from Official Code of Georgia Annotated (O.C.G.A) and the Department of Community Affairs' minimum standards and procedures for local comprehensive planning. These notes will assist DCA and NEGRC in evaluating the completeness of the document. An example note is provided below.

Note: O.C.G.A. 45-12-200 Legislative findings and purpose. Coordinated and comprehensive planning by all levels of government within the State of Georgia is of vital importance to the state and its citizens. The state has an essential public interest in promoting, developing, sustaining, and assisting coordinated and comprehensive planning by all levels of government. This article is intended to provide for the coordination of planning, at the direction of the Governor, by departments, agencies, commissions, and other institutions of the state, and this article shall be liberally construed to achieve that end.

NEEDS AND OPPORTUNITIES

Through analyses and conversations with town staff, elected officials, the Advisory Committee, and the community, a summarized list of needs and opportunities was developed to guide policy and project recommendations. Some of these needs and opportunities have been carried over from the previous comprehensive plan due to their relevance today.

NEEDS

- The Comprehensive Plan should be simple, concise, and free of ambiguities or redundant content.
- Short Term Work Program (STWP) projects should be more evenly distributed across all areas of Braselton.
- Traffic calming measures are needed to deter cut-through traffic and reduce high-speed driving in neighborhoods.
- The town needs public transportation options. This includes both regional and local options.
- Need improvements to the trolly system so it runs more regularly and connects other transportation hubs.
- Improvements to arterial roads are needed to better move traffic through with safety in mind.
- Improved growth management is necessary to balance new development with existing infrastructure capacity.
- There is ongoing demand for more diverse goods and services, particularly dining and entertainment options, both in the town core and beyond.
- Residents are concerned about warehouses and distribution centers being built near residential areas, increasing truck traffic. The Town must balance the benefits of industrial growth with community concerns.
- Since Braselton does not levy residential property taxes, alternative funding sources for local projects should be explored.
- The sidewalk network needs expansion to improve connectivity and fill existing gaps.
- Bicycle facilities should be developed to support both current and potential cyclists.
- Traffic congestion, particularly during rush hour, remains a major issue.
- Due to Braselton's proximity to Atlanta and its interstate access, truck traffic is a persistent challenge. Efforts should focus on reducing congestion, especially near the Highway 53 interchange and the Pilot truck stop.
- LifePath needs additional access points to some neighborhoods.
- There is a need for basketball courts and other family recreation spaces for locals.
- The eastern part of the town needs to be connected to the western part of the town.
- There is a need for cafés, restaurants, and shops that serve residents.
- Lack of Economic Development Department that recruits businesses or reaches out to local business development
- Stormwater issues such as flooding and erosion need to be better addressed.

OPPORTUNITIES

- Recent downtown investments create opportunities to attract new businesses.
- The new downtown parking deck and civic center are bringing more events and visitors to Braselton.
- Regional attractions such as Road Atlanta and Chateau Elan draw a significant number of visitors.
- The area around Northeast Georgia Medical Center presents opportunities for complementary development, including medical offices, services, and housing.
- Vacant warehouses and distribution centers could be repurposed for office space or Georgia's growing film and television industry.
- The town's residential growth has created opportunities for retail expansion, with the potential for up to 1 million square feet of new retail space.
- Downtown Braselton offers prime opportunities for mixed-use residential development.
- A growing and aging population will increase demand for walkable, low-maintenance housing.
- The town's high quality of life will continue to attract new residents.
- Expanding the LifePath, with support from the Community Improvement District (CID), will strengthen connections between neighborhoods and key destinations.
- Widening Highway 211 and other major roads will help alleviate congestion.
- Continued investment in recreational trails, parks, and community spaces will enhance residents' quality of life.
- The Gwinnett County Trails Master Plan map shows existing and proposed future priority trail segments going through Braselton. The County is currently updating its Trail Master Plan. Coordinate future County-led trail efforts with Gwinnett Parks and Recreation and Gwinnett County DOT.
- Infrastructure improvements are essential to support growth and maintain high service levels.
- Additional transportation studies should evaluate traffic calming measures, signage upgrades, and repaving needs.

LIST OF ACCOMPLISHMENTS

Table 2 List of Accomplishments

Braselton Comprehensive Plan Short Term Work Plan (2021-2025)
LIST OF ACCOMPLISHMENTS

In Progress
Not started and rolled over to new plan
Not started and abandoned
Accomplished

#	Project	2021	2022	2023	2024	2025	Estimated Cost	Funding Source	Responsible Parties	In Progress	Not started and Rollover to new STWP	Not started and Abandoned	Accomplished	Comments
	LAND USE, ZONING, & DEVELOPMENT													
LU.1	Continue downtown revitalization plan and related items	x	x	x	x	x	$200,000	General fund; DCA; QG; CDBG; GDOT	DDA/URA				X	
LU.2	Development Code Rewrite	x	x				$155,000	General fund	Planning & Development				X	Adopted 2024
LU.3	Construct downtown Civic Center	x					$9,450,000	SPLOST; URA bonds	URA/DDA; Capital Improvement				X	
LU.4	Library addition	x	x	x	x		$2,000,000	General fund; SPLOST; Grants; Private funds	Capital Improvement				X	
LU.5	Construct a 71-acre recreational facility on Highway 124	x	x				$1,650,000	Revenues; SPLOST; DNR; DCA; Grants; Private funds	Capital Improvement			X		Project has been abandoned due to a reprioritization of funding.
LU.6	Acquire and construct additional parks and recreation facilities			x	x		$880,000	General fund; SPLOST; DCA; QG; DNR; RTP; LWCF; IGA	Capital Improvement		X			ID Changed to CF6 - Project has been abandoned due to a reprioritization of funding.
LU.7	Update downtown master plan			x			$100,000	General fund; DDA/URA; TPD	DDA/URA				X	

Braselton Comprehensive Plan Short Term Work Plan (2021-2025)
LIST OF ACCOMPLISHMENTS

In Progress
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Not started and abandoned
Accomplished

#	Project	2021	2022	2023	2024	2025	Estimated Cost	Funding Source	Responsible Parties	In Progress	Not started and Rollover to new STWP	Not started and Abandoned	Accomplished	Comments
LU.8	Town Green Enhancement				x		TBD	General fund; SPLOST; URA bonds; Private funds	DDA/URA; Capital Improvement				X	
LU.9	Debt service for new police/court facility and library in downtown area.	x	x	x	x	x	$1,631,070	Revenues; Impact fees	DDA/URA	X				ID changed to CF2
LU.10	Debt service for parking deck in downtown area	x	x	x	x	x	$5,525,995	General fund; SPLOST	DDA/URA	X				Includes Civic Center, ID changed to CF3
	TRANSPORTATION													
ADDITIONAL STUDIES														
T.1	Road Inventory & Pavement Condition Analysis	x					$10,000	General fund; Revenue; Reserves	Capital Improvement	X				ID changed to T17
T.2	Traffic calming measures	x	x	x	x	x	$75,000	General fund; SPLOST	Capital Improvement	X				ID changed to T10
ROADWAY														
T.3	Chardonnay Trace Widening & Reconstruction	x	x				$1,200,000	General fund; Revenue; Reserves; GDOT	Capital Improvement				X	2022
T.4	Braselton Parkway Ext. West (Braselton cost only)	x	x				$150,000	General fund; GDOT; Grants	Planning & Development; Public Works; Capital Improvement				X	

Braselton Comprehensive Plan Short Term Work Plan (2021-2025)
LIST OF ACCOMPLISHMENTS

In Progress
Not started and rolled over to new plan
Not started and abandoned
Accomplished

#	Project	2021	2022	2023	2024	2025	Estimated Cost	Funding Source	Responsible Parties	In Progress	Not started and Rollover to new STWP	Not started and Abandoned	Accomplished	Comments
T.5	Highway 211 Widening (Braselton cost only)	x	x				$1,000,000	General fund; SPLOST; LMIG	Planning & Development; Public Works; Capital Improvement	X				ID changed to T04
BICYCLE/PEDESTRIAN														
T.6	Brassie Lane Sidewalk and Drainage Improvements		x				$150,000	General fund	Public Works				X	
T.7	LifePath Extension - Dunbar Rd - SR 347 to Reflections Entrance	x					$250,000	SPLOST	Public Works; Capital Improvement		X			ID Changed to T03 - Projects delayed due to other priorities and will be considered in new Community Work Program.
T.8	Continue Downtown Pedestrian Zone to include street-lighting and streetscape improvements	x	x	x	x	x	$1,400,000	General fund; SPLOST; TAD; Hotel/Motel Tax; URA Bonds; SPLOST	Public Works; Capital Improvement				X	
T.9	Jessie Cronic Bike Path/Pedestrian System				x	x	$2,500,000	General fund; SPLOST	Public Works; Capital Improvement		X			ID Changed to T09 and made part of lane widening project.
T.10	Highway 124 Sidewalk Extension: From Highway 211 to Davis Street				x	x	$1,000,000	General fund; SPLOST; GDOT	Public Works; Capital Improvement			X		Project abandoned due to other priorities.
T.11	Highway 53 Sidewalk Extension: Filling gaps in the existing sidewalk within Town Limits				x	x	$1,500,000	General fund; SPLOST; GDOT	Public Works; Capital Improvement		X			ID changed to T19 Project delayed due to other priorities and will be considered in new Community Work Program.

Braselton Comprehensive Plan Short Term Work Plan (2021-2025)
LIST OF ACCOMPLISHMENTS

In Progress
Not started and rolled over to new plan
Not started and abandoned
Accomplished

#	Project	2021	2022	2023	2024	2025	Estimated Cost	Funding Source	Responsible Parties	In Progress	Not started and Rollover to new STWP	Not started and Abandoned	Accomplished	Comments
T.12	Thompson Mill Rd Sidewalk Extension and Bike Path: From Highway 211 to Jesse Cronic Rd				x	x	$1,500,000	General fund; SPLOST	Public Works; Capital Improvement			X		Project abandoned due to other priorities.
T.13	Sprout Springs Rd Sidewalks					x	$400,000	General fund; SPLOST	Public Works; Capital Improvement			X		Project abandoned due to other priorities.
T.14	RiverWalk Phase II - from Liberty Church Rd to south of SR 124. Repair flood damage	x	x				$3,000,000	SPLOST; DNR; DCA; Grants; Net Revenues Private funds	Public Works; Capital Improvement		X			Project ID changed to T11 - Phase III being done first, move out to 2027/2028
T.15	RiverWalk Phase III - from Mulberry Park to Riverstone	x	x				$1,200,000	SPLOST	Public Works; Capital Improvement	X				ID Changed to T12 and modified. Currently in design to be built in 2027/28
T.16	Local Road Sidewalk Additions			x	x	x	$100/ft	General fund; SPLOST	Public Works; Capital Improvement	X				ID Changed to T14 and includes repair/replace where needed.
T.17	Multi-Use Trail to link key destinations within the town	x	x	x	x		$750,000	GDOT; Grants	Public Works; Capital Improvement			X		Project abandoned due to other priorities.
T.18	HWY 211 Multi-Use Bridge	x	x				$1,500,000	Gwinnett County; SPLOST; GDOT	Public Works; Capital Improvement		X			Project ID changed to T02 - Project delayed due to other priorities and will be considered in new Community Work Program.
ADDITIONAL IMPROVEMENTS														
T.19	Address transportation maintenance needs in the Town on an as needed basis (including drainage)	x	x	x	x	x	$1,250,000	GDOT; SPLOST	Public Works; GDOT	X				ID Changed to T01

Braselton Comprehensive Plan Short Term Work Plan (2021-2025)
LIST OF ACCOMPLISHMENTS

In Progress
Not started and rolled over to new plan
Not started and abandoned
Accomplished

#	Project	2021	2022	2023	2024	2025	Estimated Cost	Funding Source	Responsible Parties	In Progress	Not started and Rollover to new STWP	Not started and Abandoned	Accomplished	Comments
T.20	Roadway sign improvements on Highway 53 at Interstate 85	x	x				$20,000	GDOT; SPLOST; Grants	Public Works; GDOT				X	
T.21	Relocate utilities for road improvements	x					$100,000	General fund; GDOT; Grants	Public Works; Capital Improvement	X				ID Changed to WR16
	STORMWATER & UTILITIES													
U.1	Mulberry Riverbank stabilization (planning, design, and construction)	x	x	x			$2,050,000	Reserves; SPLOST; GEFA; EDA; ARC; EPA	Public Works; Capital Improvement	X				ID Changed to WR13 - Phase 1 Complete
U.2	Identify and plan long term water supply	x	x	x	x	x	$331,060	General fund; GEFA	Public Works; Capital Improvement	X			X	
U.3	Wastewater treatment plant enhancements to ensure it is sufficiently capable to handle the expected growth.	x	x	x	x	x	TBD	TBD	Public Works; Capital Improvement	X				ID Changed to WR09 – Construction in 2026/27/28
U.4	Expand urban re-use water program and install infrastructure as part of water conservation efforts		x	x	x		$875,000	General fund; GEFA, DCA, ARC	Public Works; Capital Improvement	X				ID Changed to WR02

Braselton Comprehensive Plan Short Term Work Plan (2021-2025)
LIST OF ACCOMPLISHMENTS

In Progress
Not started and rolled over to new plan
Not started and abandoned
Accomplished

#	Project	2021	2022	2023	2024	2025	Estimated Cost	Funding Source	Responsible Parties	In Progress	Not started and Rollover to new STWP	Not started and Abandoned	Accomplished	Comments
U.5	Improve and expand the wastewater collection systems, as needed, to ensure the effectiveness of collection systems and their ability to accommodate growth in accordance with the wastewater long term plan.	x	x	x	x	x	$5,232,000	General fund; ARC; DCA; CDBG; GEFA; USDA; IGA; EDA	Public Works; Capital Improvement; Intergovernmental agreement				X	
	ECONOMIC DEVELOPMENT													
ED.1	Town-wide Wayfinding Signage	x	x	x	x	x	$300,000	General fund; BVBA; CID; SPLOST; DDA/URA	Planning & Development; BVBA; DDA/URA	X				
ED.2	Create a public art master plan			x	x		$45,000	General fund; BVBA	Planning & Development; BVBA				X	
ED.3	Continue administration of the Tax Allocation District	x	x	x	x	x	$5,000	General fund	Planning & Development				X	

POPULATION, DEMOGRAPHICS AND HOUSING

Population

Located 53 miles northeast from downtown Atlanta, Braselton, Georgia is a growing town with rich history and a revitalizing downtown. Covering around 34 square miles, Braselton is unique in that it is located in four counties: Barrow, Gwinnett, Hall, and Jackson Counties. The Census Bureau estimates that the population of Braselton was 15,538 in July of 2023. This represents an increase of 16% from 2020. This annual growth rate of 5.31% over the last few years dramatically outpaces Hall, Gwinnett, and Barrow Counties as well as the State of Georgia. Jackson County is the only county in the area with a similar population growth rate. (Table 3)

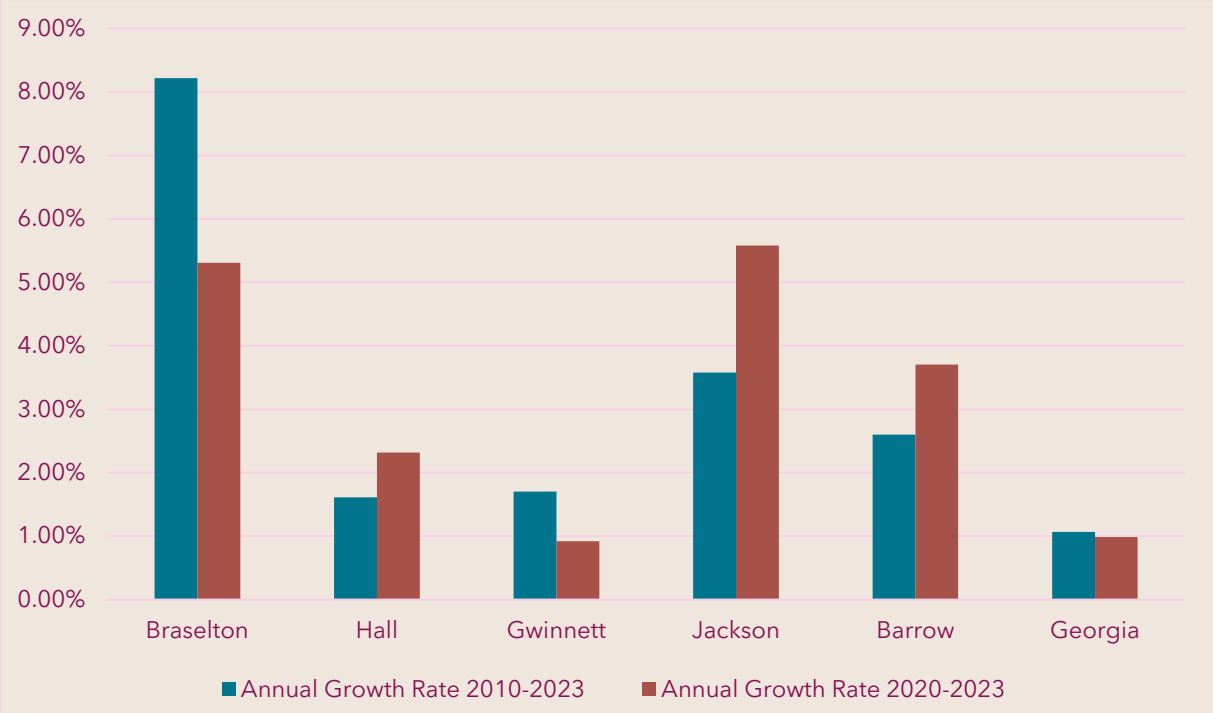
Table 3 Recent Trends in Population Growth

	County					
Year	Braselton	Hall	Gwinnett	Jackson	Barrow	Georgia
2010	7,511	179,684	805,321	60,485	69,367	9,687,653
2020	13,403	203,136	957,062	75,907	83,505	10,711,908
2023 (estimate)	15,538	217,267	983,526	88,615	92,792	11,029,227
% change 2010-2023	106.87%	20.92%	22.13%	46.51%	33.77%	13.85%
% change 2020-2023	15.93%	6.96%	2.77%	16.74%	11.12%	2.96%
Annual Growth Rate 2010-2023	8.22%	1.61%	1.70%	3.58%	2.60%	1.07%
Annual Growth Rate 2020-2023	5.31%	2.32%	0.92%	5.58%	3.71%	0.99%

Source: US Census Quickfacts, November-18-2024

The annual growth rate from 2010-2023 was more than 8% in Braselton, more than twice the growth rate of the fastest growing of the four counties. (Jackson, 3.5%) (Figure 6) Much of the dramatic population growth in Braselton is attributable to annexation. Over the last 15 years, the town has expanded from 7.2 square miles to approximately 12.5 square miles. These annexations have supported both residential and commercial development.

Figure 6 Average Annual Population Growth Rate, Braselton, Four Counties, and Georgia



Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

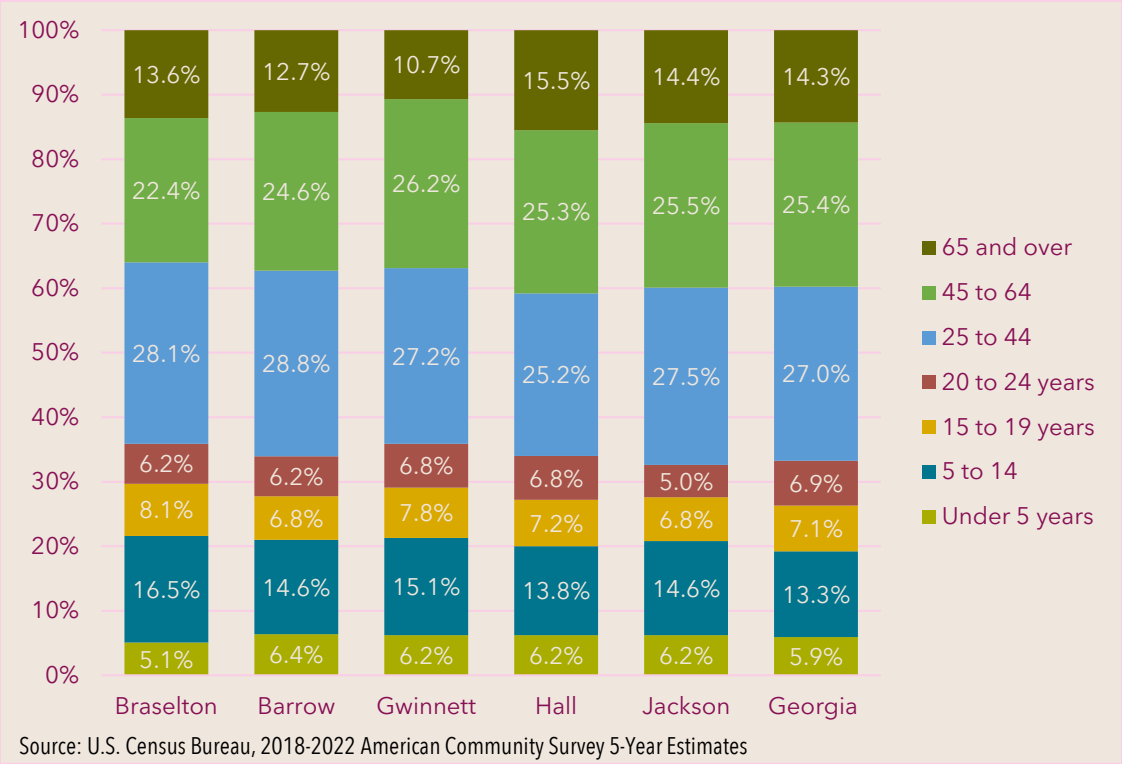
Table 4 Population Projections

	2023	2025	2030	2040	2050	2025 vs 2050
Georgia	11,029,227	11,269,572	11,823,402	12,711,597	13,371,813	19%
Barrow	92,792	96,874	107,457	127,159	144,908	50%
Gwinnett	983,526	1,001,883	1,049,047	1,143,043	1,214,629	21%
Hall	217,267	222,938	236,607	261,806	284,051	27%
Jackson	88,615	92,103	101,974	122,187	142,467	55%
Braselton	15,538	16,054	17,384	19,922	22,271	39%
Source: Governor's Office of Planning and Budget, County Comprehensive Plans, Hall Consulting, Inc.						

AGE

Braselton has a higher percentage of school age children, ages 5-14, than the state and the four counties. Not surprisingly, it also has a higher percentage of adults ages 25-45. People in Georgia and four counties tend to be older, reflecting national trends.(Figure 7) The combination of economic opportunity, recreational amenities, and a supportive community environment has made Braselton a magnet for families seeking a high quality of life.

Figure 7 Percent of Population by Age Group, Braselton, Four Counties, and Georgia

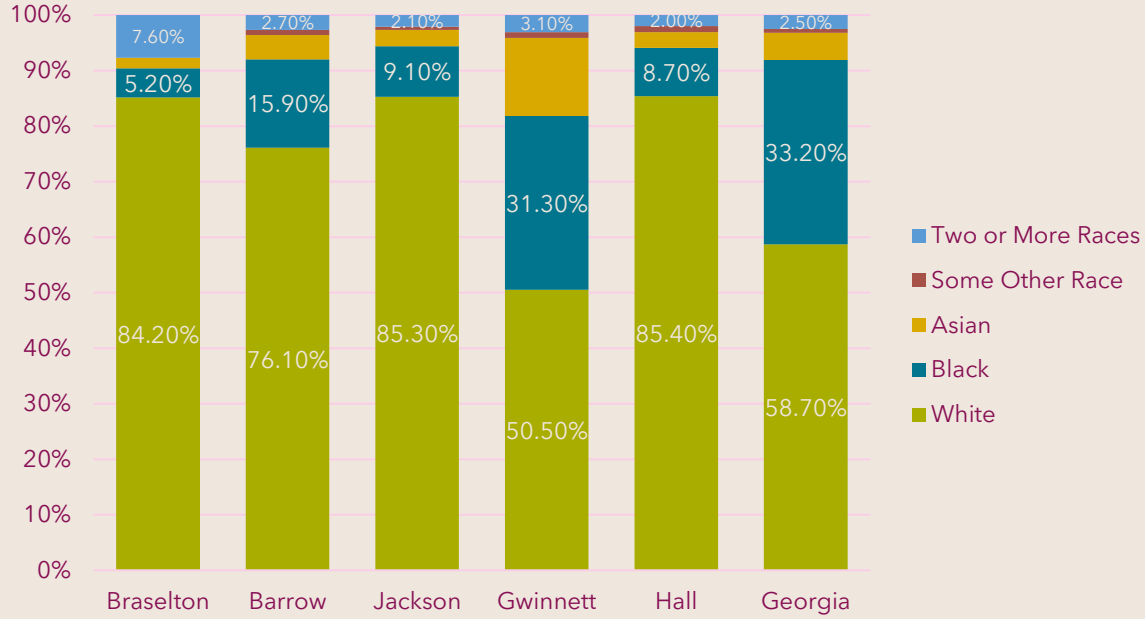


Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

RACE AND ETHNICITY

White residents make up 85% of the population of Braselton. Residents that identify as two or more races and black residents account for 13%. There is a higher percentage of black residents in the four adjacent counties and the state than in Braselton.(Figure 8) Braselton also has a much smaller percentage of Hispanic residents.

Figure 8 Percent of Population by Race, Braselton, Four Counties, and Georgia



Percent of Population by Race, Braselton, 4 Counties, and Georgia

	County					
	Braselton	Barrow	Jackson	Gwinnett	Hall	Georgia
Hispanic	8.10%	16.30%	11.50%	23.80%	29.40%	11.10%

INCOME

U.S. Census data reveals that the median household income in Braselton was $111,080, well above Georgia's $71,355 and all the four counites. As such, the number of people in poverty is significantly lower. (5.6% vs. 13.6% for the state). (Table 4)

Table 4 Income and Poverty, Braselton, Four Counties, and Georgia

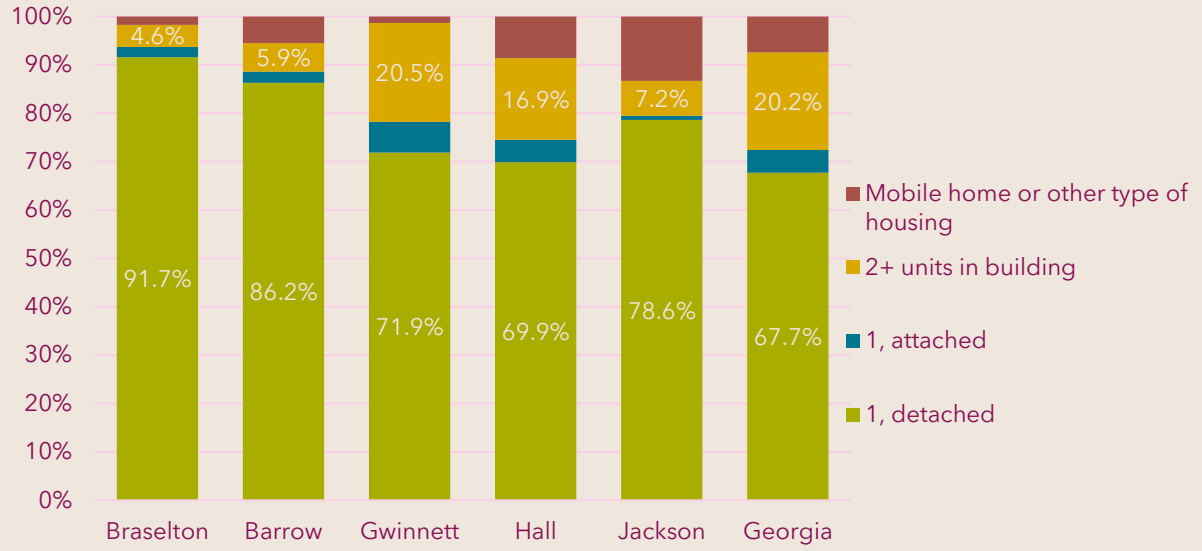
	County					
	Braselton	Barrow	Jackson	Gwinnett	Hall	Georgia
Median household income	$111,080	$75,053	$82,056	$82,296	$74,153	$71,355
Per capita income in past 12 months	$55,465	$30,899	$34,703	$36,778	$35,624	$37,836
Persons in poverty, percent	5.60%	9.30%	7.30%	8.90%	11.70%	13.60%

Source: Census Quick Facts 2018-2022, Accessed November 18, 2024, monetary amounts are in 2022 dollars.

Housing

Single-family, detached homes are the most common housing type in Braselton (91.7%), significantly higher than the four counties and the state of Georgia (67.7%). A single-family house is contained within walls extending from the basement (or the ground floor if there is no basement) to the roof. Single-family attached refers to a housing unit connected to another housing unit, with a shared wall, which provides living space for one household or family. Attached houses are considered single-family if they feature no more than one housing unit and an independent outside entrance. Townhouses, rowhouses, and duplexes are considered single-family attached housing units, unless there is a household living above another one within unit's separating walls. Braselton's vacancy rate is lower than Georgia and any of the four counties. (Table 5)

Figure 9 Structure Type, Braselton, Four Counties, and Georgia



U.S. Census Bureau, U.S. Department of Commerce. "Physical Housing Characteristics for Occupied Housing Units." American Community Survey, ACS 1-Year Estimates Subject Tables, Table S2504, 2023,Accessed on November 20, 2024.

Table 5 Occupancy Rates, Braselton, Four Counties, and Georgia

	Counties					
	Braselton	Barrow	Gwinnett	Hall	Jackson	Georgia
Total:	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Occupied	95.30%	94.81%	96.01%	89.56%	91.25%	89.15%
Vacant	4.70%	5.19%	3.99%	10.44%	8.75%	10.85%

Source: U.S. Census Bureau (2018-2022). Occupancy Status American Community Survey 5-year estimates. Retrieved from <https://censusreporter.org>

In 2023, owner-occupied housing in the town comprised 81% of the total (state average=66%). As such, renter-occupied housing (19%) is well below the state average of 34%. (Table 6) Per the Census Quick Facts, the median value of owner-occupied housing units (2018-2022) was $395,200 for Braselton and $245,900 for the State of Georgia. Median gross rent in Braselton was $1,527 per month, which is much higher than the Georgia average.

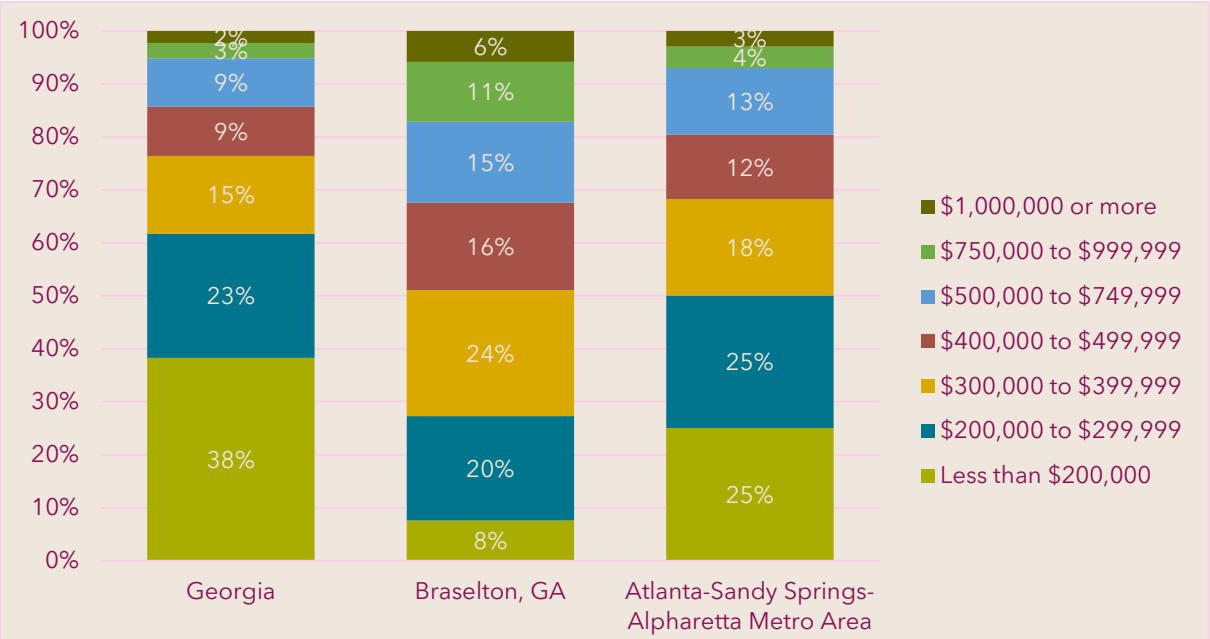
Table 6 Homeownership Rates, Braselton, Four Counties, and Georgia

	Counties					
	Braselton	Barrow	Gwinnett	Hall	Jackson	Georgia
Occupied Housing Units	5,070	32,217	330,254	76,413	30,300	4,150,138
Percent owner-occupied	81%	80%	67%	67%	75%	66%
Percent renter-occupied	19%	20%	33%	33%	25%	34%

Source: U.S. Census Bureau, U.S. Department of Commerce. "Physical Housing Characteristics for Occupied Housing Units." American Community Survey, ACS 1-Year Estimates Subject Tables, Table S2504, 2023, https://data.census.gov/table/ACSST1Y2023.S2504?q=S2504&g=040XX00US13_050XX00US13013,13135,13139,13157_160XX00US1310076. Accessed on November 20, 2024.

Home values in Braselton are dramatically higher than the state of Georgia and the Atlanta Metro Area. According to Census estimates, from 2018 to 2022 about 17% of the homes in Braselton were valued at more than $750,000. (Figure 10) Median gross rent in Braselton was $1,527 per month, which is much higher than the Georgia average. (Figure 10)

Figure 10 Home Values, Georgia, Braselton, and Metro Atlanta



Source: U.S. Census Bureau (2018-2022). Value American Community Survey 5-year estimates. censusreporter.org, accessed 11/21/2024

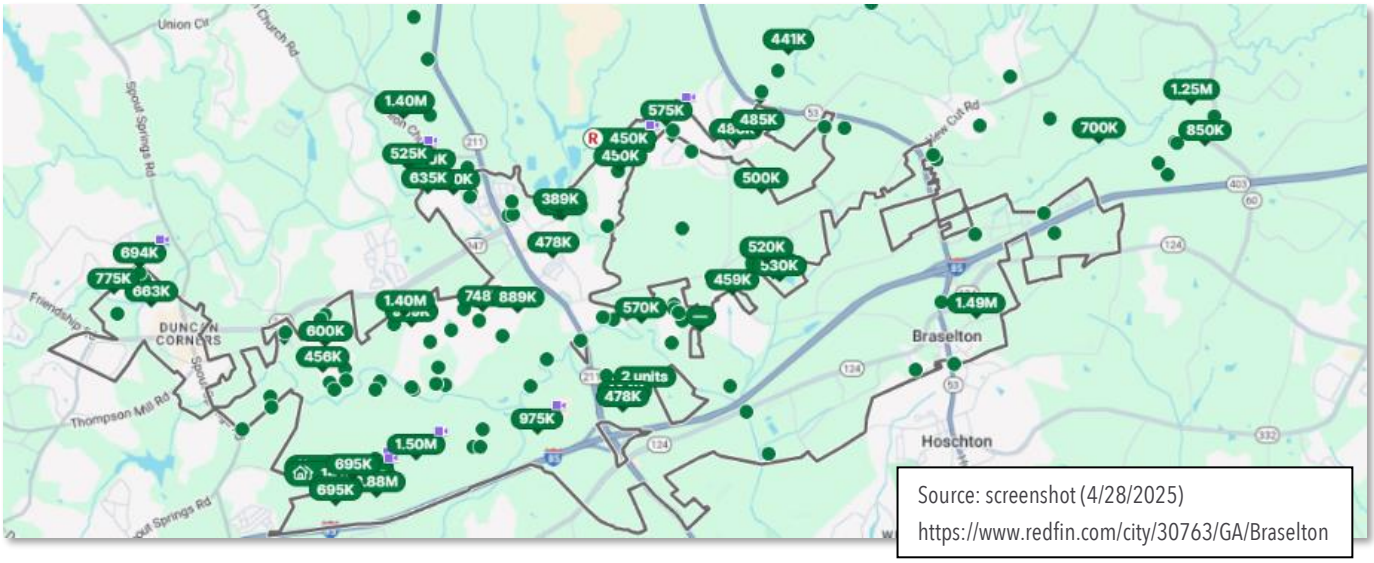
Table 7 Median Housing Costs, Persons per Household, and New Residents

	County					
	Braselton	Barrow	Gwinnett	Hall	Jackson	Georgia
Median value of owner-occupied housing units	$395,200	$228,400	$307,300	$277,900	$280,600	$245,900
Median selected monthly owner costs -with a mortgage	$2,152	$1,442	$1,845	$1,603	$1,643	$1,640
Median selected monthly owner costs -without a mortgage	$677	$467	$604	$512	$503	$493
Median gross rent	$1,527	$1,137	$1,594	$1,179	$1,007	$1,221
Persons per household	2.72	2.92	3.00	2.92	2.96	2.65
Living in the same house 1 year ago, percent of persons age 1 year+	81.10%	88.10%	88.50%	86.70%	87.80%	86.40%

Source: US Census Quickfacts, Estimates 2018-2022, Accessed Nov-18-2024

According to the Redfin housing market outlook for Braselton, in February 2025, Braselton home prices were down 7% compared to the previous year, selling for a median price of $473,000K. On average, homes in Braselton sell after 64 days.

Figure 11 Current (as of October 2024) Houses and Range of Prices Per Redfin.com



PUBLIC HOUSING

There are two providers of public housing in or near Braselton. The Winder Housing Authority (WHA) manages 322 rental units in Barrow and Jackson Counties, including some in Braselton. The WHA offers affordable housing solutions and serves over 800 individuals, including many children and seniors. The Dunaway Massey Homes at Braselton is Located at 33 Piedmont Street, Braselton, GA 30517, this property has 12 units of family living with 1, 2, and 3 bedrooms. It also has a playground.

POPULATION AND HOUSING TRENDS IN BARROW, GWINNETT, HALL, AND JACKSON COUNTIES

The following sections provide general summaries of the latest population and housing information included in the most recent comprehensive plans for the four counties.

BARROW COUNTY

The *Barrow in Balance Comprehensive Plan* was adopted on October 23, 2023, and is the joint plan for the municipalities of Bethlehem, Carl, and Statham. Barrow County has experienced significant population growth in recent years, with an increase of over 10,000 residents between 2015 and 2021, a 14.1% growth rate. This builds on prior growth from 2010 to 2015 as the county recovered from the Great Recession. The City of Winder, the largest jurisdiction, grew by more than 30% since 2010 to reach 18,338 residents in 2020. Auburn and Braselton also saw marked increases, while the unincorporated areas expanded by over 27%. Conversely, the Town of Carl was the only jurisdiction to experience a population decline. Compared to neighboring counties, Barrow's growth rate is higher than most but slower than Jackson and Oconee Counties, reflecting a regional trend of faster growth in exurban areas.

Population projections indicate continued growth for Barrow County, with an estimated 141,369 residents by 2050, a 69% increase from 2020, with Winder potentially doubling its population by 2050. The county's demographic composition is also anticipated to shift, with an aging population and a decreasing proportion of residents under 19 years old. This signals a growing need for senior-friendly housing and services. The overall number of people below age 19 is expected to increase. As such, an expanded educational infrastructure to accommodate an increasing number of school-aged children will be needed.

Housing in Barrow County has undergone significant changes, with a net gain of 2,628 units from 2016 to 2021, of predominantly single-family homes. The housing market has tightened, with a drop in vacancy rates from 11% to 5%, accompanied by a sharp rise in home values that outpaced income growth.

GWINNETT COUNTY

The 2045 Unified Plan is the most recent Comprehensive Plan for Gwinnett County. Gwinnett County's 2045 Unified Plan is the County's blueprint for the future. It sets the policy agenda for growth and development over the next 20 years by examining the County's current opportunities, challenges, and anticipating new ones. Most of all, it is a tool that provides guidance for County staff, elected officials, and other leaders as they work to improve Gwinnett County for all residents.

Gwinnett County is no stranger to change. It has grown quickly and steadily over the past several decades, transforming from a primarily rural and suburban county on the outskirts of Atlanta to an urbanizing place with a distinct identity. The County's plan focuses on how to accommodate Gwinnett's growing population while maintaining its high quality of life, encouraging development that is intentional and beneficial for communities. The plan is oriented around the idea of the Daily Community framework that imagines how Gwinnett's shopping centers and hubs of activity could be redeveloped to support new housing, connections, and amenities.

The Land Use described in Gwinnett's future development map that is directly adjacent to Braselton includes Traditional +, Neighborhood Low Mix, and Suburban Residential future development types and are called the Braselton Halo Daily Community.

The Gwinnett Plan expects population growth to continue on a linear path. The county population may increase by over 50% by 2045, eclipsing 1.5 million residents. The Gwinnett Plan states that up to a third of Gwinnett's population in 2050 will be 55 or older, compared to 20% of the population in 2015. With a decreasing share of young people choosing to locate in Gwinnett County immediately after high school or college graduation, Gwinnett will need to pursue intentional strategies to maintain an active workforce and its current median age of 35.7.

HALL COUNTY

Hall County / Forward is Hall County's latest comprehensive plan, adopted on November 14, 2024. According to the Hall Plan, the county's population is growing faster than Georgia's, with over 70,000 new residents added in the last two decades and a projected increase to 383,214 by 2050. The county's 2022 population was estimated at 210,802, with a growth rate of 1.9% since 2000, compared to Georgia's 1.3%. Over two-thirds of residents live in unincorporated areas, while Gainesville, the largest municipality, houses more than 20% of the population. Hall County has a more significant proportion of Hispanic/Latino residents (30%), and a smaller share of Black/African American residents compared to Georgia. Nearly 20% identify as "Some Other Race Alone," reflecting a diverse, multicultural community, while the age distribution is similar to the state overall.

Median household incomes in Hall County are higher than in Georgia. Hall County has fewer households earning less than $35,000 annually than Georgia. The median annual household income is $75,245, and most households fall into the categories of $50,000 - $100,000 or $100,000 - $250,000.

JACKSON COUNTY

Jackson County is in the final stages of adopting their Comprehensive Plan Update. Their most recent plan was adopted on Dec. 7, 2020, and is more than 5 years old.

Housing Strategies

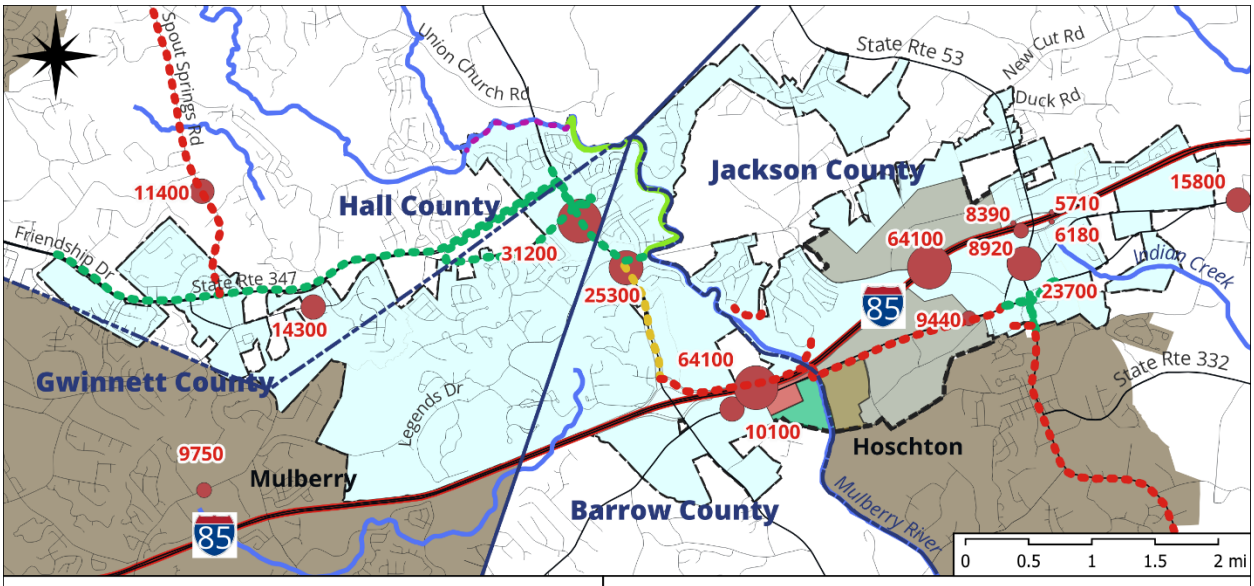
The primary housing goal of the town is to maintain the prominence of single family housing while encouraging mixed use developments in the following planning areas: Braselton West, Highway 211 Corridor, and Historic Downtown. These mixed use areas are intended to balance the land use mix and provide amenities such as shops, restaurants, and office space to serve residents.

Encouraging mixed-use development can enhance the town's economic vitality, walkability, and overall quality of life. Key strategies to promote this type of development are shown below. Many of the strategies are included in the Short Term Work Program as indicated by the code in parenthesis. The code matches back to specific items in the short term work program and are described in detail in the relevant sections of this community assessment:

- Zoning & Policy Adjustments
    - Offer density bonuses or expedited permitting for developers who include a mix of residential and commercial spaces.
    - Allow for adaptive reuse of existing structures to encourage small businesses and housing in formerly single-use buildings.
- Infrastructure & Public Investment
    - (T.11, T.12, T.14, T.18) Invest in pedestrian-friendly streetscapes, the LifePath, and sidewalks to make mixed-use areas more accessible. These strategies are further developed in the transportation section of this plan.

TRANSPORTATION

The Town of Braselton is part of the Metropolitan Planning Organization, and a full assessment has been completed and a new plan adopted on May 6, 2025. Additional strategies have been identified and are consistent with the regional plan.



Braselton, Georgia Traffic Count Map

Daily traffic counts provided by Georgia DOT for 2023.

Map Sources:
Georgia DOT
Census Tiger
LifePath
Gwinnett County GIS

Base Map
- Rivers/Streams
- Braselton City Limits
- County Boundaries
- Other Cities

Mulberry River Walk
- Existing
- Proposed

LifePath
- Completed
- Design/Construction
- Planned

TrafficCounts
- 5710 - 8602
- 8602 - 9968
- 9968 - 17380
- 17380 - 28840
- 28840 - 64100

Transportation Strategies

The Town of Braselton has several proposed projects to address its transportation needs as expressed in the Needs and Opportunities section. The following strategies have been added to the short-term work program to address the needs related to transportation and mobility. These strategies are in addition to those in the regional plan but are specific to Braselton's needs.

Strategy	Title	Description
T01	General transportation repairs	Address transportation maintenance needs in the Town on an as needed basis (including drainage)
T02	Hwy 211 Improvements	Hwy 211 Multi-Modal Crossing
T03	LifePath Extension	LifePath Extension - Dunbar Rd - SR 347 to Reflections Entrance
T04	Hwy 211 Widening	Highway 211 Widening Pinot Noir to 347 (Braselton Cost Only)
T05	Hwy 53 Improvements	Hwy 53 multimodal crossing
T06	Signalization	Signal at Jesse Cronic/SR124
T07	Drainage	Democracy Double Box Culvert
T08	Drainage	Democracy Drive Triple Box Culvert
T09	Jesse Cronic Widening	Jesse Cronic Lane Widening and Base Reconstruction (SR 124 to city limits)
T10	Traffic Calming	Traffic Calming Measures
T11	Riverwalk Phase II	Riverwalk Phase II - from Liberty Church Rd to Gwinnett Co Line
T12	Riverwalk Phase III	Riverwalk Phase III - North end of walk to Braselton Hospital Campus
T13	Signalization	Signal Controller Upgrade-Spr/Th Mill
T14	Pedestrian Improvements	Sidewalk Repair/Replace/Install
T15	Summerall Circle Improvements	Summerall Circle Stream Crossing Repairs and Reconstruction
T16	Corridor Study	Henry St/Piedmont Corridor Study
T17	Road Analysis	Road Inventory and Pavement Condition Analysis
T18	LifePath Extension	Extend the Lifepath from 211 to Downtown
T19	Highway 53 Improvements	Highway 53 Sidewalk Extension: Filling gaps in the existing sidewalk within Town Limits

NATURAL RESOURCES

Braselton is rich in natural resources, including numerous water bodies such as ponds, rivers, streams, and wetlands. The Mulberry River, Wheeler Creek, and Duncan Creek are within the boundaries of Braselton. These features, along with the town's floodplains, may impact future development, especially near the Mulberry River and Wheeler Creek, which the Georgia Environmental Protection Division has identified as not meeting state water quality standards. Careful planning will be necessary to protect these areas and avoid exacerbating existing environmental concerns.

The town also boasts a wealth of cultural and community resources that enhance residents' quality of life and draw visitors. Highlights include the Town Green, Chateau Elan, Braselton Brewing Company, and the RiverWalk, as well as a calendar of popular events. Historic Downtown Braselton is a key cultural asset with its mix of historic buildings like the Braselton Brothers Department Store and Town Hall, alongside local restaurants and shops. This area offers opportunities for further development, including additional businesses and residential spaces.

UPPER OCONEE REGIONAL WATER PLAN

The City of Braselton is included in the Upper Oconee Regional Water Plan (UORWP). The UORWP was last updated in June 2023 and outlines management practices as reasonable methods for managing water demand, supply, wastewater, and water quality while considering technology and economic factors. The Council selected 35 management practices across four categories: Water Conservation, Water Supply, Wastewater, and Water Quality. These practices were reviewed and revised in 2017 and remain applicable, though 2023 revisions were limited due to vacant Council seats.

Recognizing the diverse water needs across the region, the Council avoided a "one size fits all" approach and prioritized management practices based on their benefits. The top practices in each category include:

- **Water Conservation**: Conservation pricing and setting water conservation goals.
- **Water Supply**: Expanding existing reservoirs and constructing new ones.
- **Wastewater**: Encouraging centralized sewer systems in developing areas and developing local wastewater master plans.
- **Water Quality**: Promoting comprehensive land use planning and local government participation in erosion control.

Implementation responsibilities primarily fall on local governments, utilities, and Regional Commissions, with state support from agencies like GAEPD. The Council also set measurable benchmarks to track progress, such as annual surveys and water quality monitoring.

METROPOLITAN NORTH GEORGIA WATER PLANNING DISTRICT

The Metropolitan North Georgia Water Planning District does not include Braselton as a member of the district. However, the district does include parts of Braselton that are in Gwinnett County. Water sold to the Town of Braselton remains within the Gwinnett County portion of the town.

The Metropolitan North Georgia Water Planning District was established in 2001 for the purpose of establishing policy, creating plans, and promoting intergovernmental coordination for all water-related issues in the District. The goal of the District is to develop comprehensive regional water resources plans that protect water quality and water supply in and downstream of the region, protect recreational values of the waters in and downstream of the region, and minimize potential adverse impacts of development on waters in and downstream of the region. The Planning District also facilitates multi-jurisdictional water-related projects and enhances access to funding for water-related projects among local governments in the district area. The District develops regional and watershed-specific plans for stormwater management, wastewater treatment, water supply, water conservation, and the general protection of water quality. The Planning District comprises all local governments within a 15-county area, including Gwinnett. The Town is in compliance with the requirements put upon it by the Planning District.

The Mulberry River flows near Braselton and services as a significant natural waterway. It is part of the larger Oconee River Basin and provides water for agricultural, recreational, and ecological purposes. Smaller creeks and tributaries, like Walnut Creek and others in the area, contribute to the local hydrology.

The 303(d) list, part of Georgia's Integrated 305(b)/303(d) Report. It identifies water bodies that do not meet water quality standards for their designated uses, such as fishing or recreation. For streams in and around Braselton, GA, sections have been flagged for issues such as elevated bacteria levels, low dissolved oxygen (DO), or other pollutants.

Braselton lies within the Upper Oconee watershed, part of the 13 County Oconee River basin. In this watershed 24% of water demands (2020) are used for industrial uses, 48% used for municipal. Key Water Resource Issues in the Upper Oconee watershed that apply to Braselton include:

1. Efficient use of the water by all sectors, recognizing the diverse characteristics of the Upper Oconee.

2. Strategic wastewater management in fast growing counties (Barrow, Clarke, Greene, Jackson, Morgan, Oconee, and Walton Counties).

3. Potential limitations placed on future surface water supplies in existing impoundments.

4. Protecting water quality by reducing both point and nonpoint source nutrient loads.

Summary of Management Practices in the Upper Oconee Regional Water Plan that are relevant to Braselton:

1. Water Conservation: To address potential challenges in meeting future water needs, the Upper Oconee Plan encourages conservation pricing and development of water conservation goals.
2. Water Supply: Practices include expansion of existing reservoirs and development of new sources,

3. Wastewater and Water Quality: The Upper Oconee Plan calls for implementation of centralized sewer in developing areas where density warrants and development of local wastewater master plans to evaluate wastewater treatment and disposal options to meet future demands. Comprehensive land use planning and local government participation in construction erosion and sediment control are also encouraged.

Water Resources Strategies

The Town of Braselton also has water, wastewater, and stormwater facilities. The most notable need is the expansion and upgrade of the wastewater reclamation facility. Additional facility upgrades and renewal and replacements have been identified. These are provided in the following strategies.

Strategy	Title	Description
WR01	Mulberry basin outfall repair	Inspection & testing existing facilities at Mulberry basin outfall
WR02	Wastewater reuse	Reuse Distribution Extension
WR03	Distribution system improvements	Pressure transducers in distribution system and mag meters
WR04	Well House repair	Well House Building Upgrade/Repair
WR05	Groundwater Development	Groundwater Development - 2 wells - Charlie Smith Rd
WR06	Transmission main extension	SR124 Water Transmission Main with booster pump (1 MGD)
WR07	Waterline replacement	Replace waterline from Fleurie Ln to Burgundy Dr (aerial stream crossing)
WR08	SCADA improvements	SCADA Upgrade for 5 lift stations
WR09	WRF Expansion	WRF Expansion and Facilities Upgrade
WR10	Clearwater improvements	Evaluate & Upgrade Reflections and Clearwater Pumping Facilities
WR11	Power Supply improvements	Generator Upgrades/Replacements
WR12	Stabilization Project #1	Plant Riverbank Stabilization
WR13	Stabilization Project #2	Mulberry River Streambank Stabilization Phase II
WR14	Pump Station upgrades	Pump Station replacement/upgrade as needed
WR15	WRF Equipment	Wastewater Treatment Plant Equipment Upgrade/Replacement
WR16	DOT Relocations	Water/Sewer Relocation for Road Projects
WR17	Vehicles	Water/Sewer Service Vehicles (new & replacement)
WR18	WTP Equipment	Water Service Equipment (Hydraulic Digging Equipment)
WR19	Water service line replacement	Water Service Line Upgrade
WR20	Stormwater Master Plan	Stormwater Asset Inventory and Master Plan Development

OTHER NATURAL FEATURES

- Groundwater Recharge Areas: None in Braselton.
- Protected Mountains: None in Braselton.
- Protected River Corridors: None in Braselton.
- Wetlands: Wetlands, primarily near the Mulberry River and Duncan Creek, are minimal concerns for the town. However, FEMA-designated 100-year flood zones may impact future development.
- Floodplains: Floodplains are abundant along the Mulberry River and its tributaries.

COMMUNITY AND CULTURAL RESOURCES

CHATEAU ÉLAN WINERY & RESORT

Château Élan Winery & Resort spans 3,500 acres and offers luxurious amenities such as a spa, golf course, winery, tennis courts, and conference facilities. Established in 1981 by Donald and Nancy Panoz, the resort is renowned for its vineyard and winery, which produces a variety of wines ranging from rich reds to crisp whites and sweet Muscadines. The winery's Tuscan-inspired tasting room and guided tours provide an immersive experience for wine enthusiasts.

The resort features a luxurious 329-room inn, a collection of private villas, and an array of culinary delights at its multiple on-site restaurants, which serve diverse cuisines from farm-to-table Southern fare to Mediterranean-inspired dishes. Château Élan also boasts an extensive spa offering rejuvenating treatments, as well as an equestrian center, tennis courts, and a championship golf course designed for players of all skill levels. The serene landscapes of rolling vineyards and manicured grounds make it a picturesque location for weddings, corporate retreats, and other special events.

Beyond its luxury amenities, Château Élan provides opportunities for guests to engage in various activities, including cooking classes, wine blending workshops, and seasonal events like harvest festivals. Its proximity to Atlanta allows for convenient access, making it a popular getaway for both locals and tourists. Annually drawing over 500,000 visitors to Braselton, Chateau Elan is both a prominent tourist destination and a central feature supporting nearby upscale residential communities.

MICHELIN RACEWAY ROAD ATLANTA

Situated just outside Braselton's town limits, Road Atlanta is a world-renowned motorsports facility spanning 750 acres, featuring a 12-turn 2.54-mile racecourse. The facility is utilized for a wide variety of events, including professional and amateur sports car and motorcycle races, racing and driving schools, corporate programs and testing for motorsports teams. It is also host to major events like Motul Petit Le Mans, Drift Atlanta, and The Mitty.

Pharmaceutical entrepreneur Don Panoz purchased Michelin Raceway Road Atlanta in 2006 and embarked on a major improvement program, drastically updating the circuit. Panoz also established the Petit Le Mans race in 1998 and the American Le Mans Series the following year. In 2012, NASCAR Holdings purchased Michelin Raceway Road Atlanta.

As one of the top entertainment centers in Georgia, Michelin Raceway Road Atlanta attracts about 400,000 visitors annually.

THOMPSON MILLS FOREST & STATE ARBORETUM

Thompson Mills Forest & State Arboretum is a serene and picturesque natural haven located Spanning approximately 330 acres, it serves as Georgia's official state arboretum, a designation highlighting its ecological and educational importance. Originally donated to the University of Georgia by Lenox Thompson, the forest is managed by the UGA Warnell School of Forestry and Natural Resources. The area is home to an impressive collection of native and exotic tree species, making it a valuable resource for research, conservation, and public enjoyment.

The arboretum boasts a diverse range of ecosystems, including hardwood forests, pine plantations, and riparian zones. Visitors can explore its scenic trails, which wind through groves of towering trees, open meadows, and alongside babbling creeks. Interpretive signs provide insights into the ecology and history of the area, making it an engaging experience for nature enthusiasts, students, and families alike. The forest also features a dedicated nursery where rare and endangered plant species are cultivated for preservation and study.

Beyond its natural beauty, Thompson Mills Forest plays a significant role in environmental education and outreach. It serves as an outdoor classroom for students and researchers, offering hands-on learning opportunities in forestry, botany, and wildlife management. Public workshops and events are held throughout the year to foster a deeper appreciation for Georgia's natural heritage.

PARKS



Photo: https://www.braselton.net/locals/parks/index.php accessed 12/4/2024

BRASELTON PARK

Located downtown at 126 Harrison Street, Braselton Park has a playground, splashpad, tennis courts, and a pavilion. Special events and festivals are hosted at the park during the year. Public restrooms are located in the white building g behind the community center right next to the park. The Community Center at Braselton Park is available for rentals.

BRASELTON TOWN GREEN

This outdoor venue hosts numerous special events, including the Braselton Farmers Market, concerts and movies. Visit www.ExploreBraselton.com to see an town-wide event calendar. The address is 9924 Davis Street. Restrooms are in the concession stand building next to the green, and free parking is located across the street in the parking deck.



Photo: Poochfest, https://www.heroac.com/braselton-ga/braselton-park/

MULBERRY RIVERWALK

Along the Mulberry River north of Interstate 85 lies the Mulberry RiverWalk. The Town has identified the Mulberry River and its banks as a portion of Braselton that should be protected and preserved. To further this purpose, the Town has acquired over 200 acres along the river.

The Town has constructed an unpaved walking path with perennial gardens, footbridges, and picnic areas along the river for all the public to enjoy. No chemicals or non-natural materials are used in the trail so that the Mulberry River is protected as should be for a drinking water supply. The spot where all four of Braselton's counties (Barrow, Gwinnett, Hall, and Jackson) come together is on the trail and denoted by a monument and a small rest stop along the river.

CIVIC SERVICES

Key civic services, including the Town Hall, Police and Fire Departments, Library, and Post Office, are primarily located within Braselton's Historic District. Essential facilities like the Northeast Georgia Medical Center are easily accessible along Friendship Road, just outside the city limits.

CULTURAL ATTRACTIONS

Braselton's primary cultural draws include the Chateau Elan Winery & Resort and Chateau Elan Golf Club, together attracting over a million visitors annually. Complementing these attractions are local businesses and dining options like Braselton Brewing Company, Blake's of Braselton, and Paddy's Irish Pub.

COMMUNITY PROGRAMMING

Braselton, Georgia, hosts a variety of community events throughout the year that cater to residents and visitors alike. Notable annual events include the Braselton Antique & Artisan Festival, held in April and October, featuring over 300 vendors with vintage, repurposed, and handmade items. The ArtRageous Festival in August brings art-focused activities to the town, while September's Braselton Brew Fest highlights craft beer tastings. The Cravin' Bacon Walk invites participants to enjoy bacon-inspired treats from local businesses.

During the holiday season, Braselton hosts the Holiday Parade and Festival in November and December, which includes live entertainment, shopping, and a lantern parade. Other seasonal highlights include the Fourth of July celebration with fireworks and community-centered activities like live music and food trucks on the town green Braselton hosts a wide array of community events throughout the year, enhancing its vibrant downtown. Additional events worth highlighting include the Braselton Farmers Market, Pooches in the Park, Antique & Artisan Festival, Chocolate Walk, Beach Bash, Movies Under the Stars, Braselton Zombie Run, and Paddy's Day PathFest.

Parks and Recreation Strategies

Residents expressed the desire for new and improved parks and recreation facilities that serve residents. Two strategies have been identified to meet the needs of residents.

Develop a Parks and Recreation Master Plan - Currently, the Town does not have a master plan that focuses on parks and recreation. Having a Parks and Recreation Master Plan would provide a long-term vision and strategic framework for developing and maintaining parks, green spaces, and recreational facilities. It would help ensure that community needs are met, support economic development, enhance quality of life, promote environmental sustainability, and guides funding and resource allocation for future projects.

Acquire and construct additional parks and recreation facilities. Ongoing efforts to develop parks that serve residents should continue. The Short Term Work Program includes item CF6 – Acquire and construct additional parks and recreation facilities.

Climate Change Vulnerability

A Climate Change Vulnerability assessment typically includes identifying climate change risks specific to the area and recommends adaptation strategies to address those risks across various sectors like infrastructure, land use, and community health. They also focus on equity and environmental justice to ensure vulnerable populations are prioritized in resilience efforts.

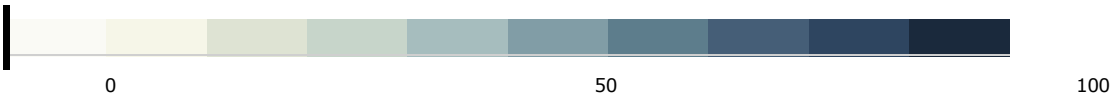
OVERALL CLIMATE VULNERABILITY[2]

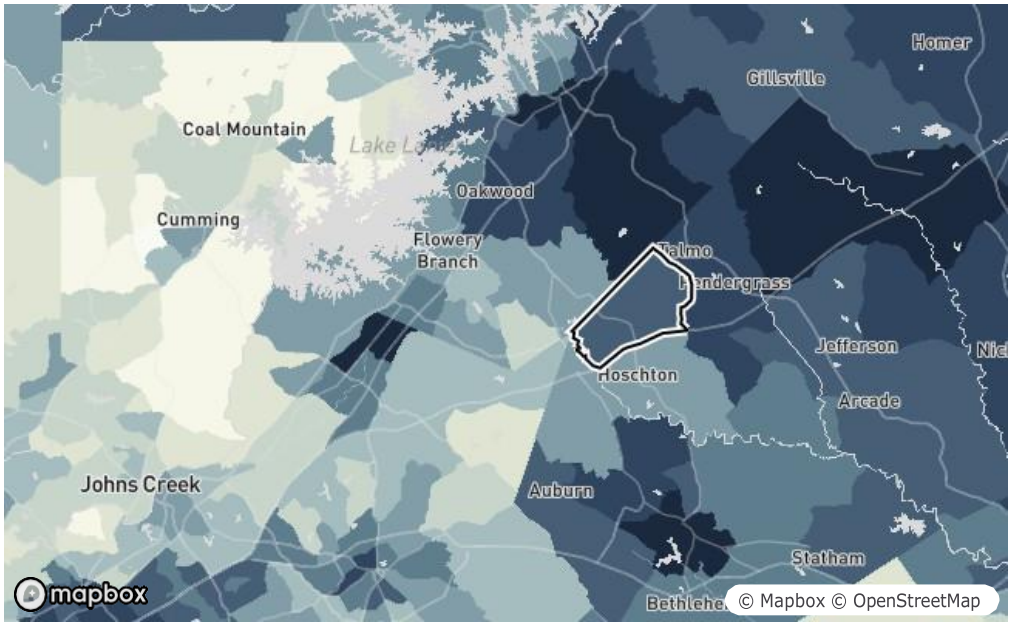
Overall climate vulnerability is a function of Climate Impacts and Community Baseline. Climate Impacts include Health, Social & Economic, and Extreme Events. Community Baseline includes Health, Social & Economic, Environment, and Infrastructure. Braselton (Tract 13157010103) has above average vulnerability to the overall impacts of climate change, ranking in the 73rd percentile in the United States and ranks 1,132 out of 1,969 in Georgia. Climate Impacts measure how a community is vulnerable to environmental and economic disruptions. The score combines environmental, social, economic, and infrastructure effects on neighborhood-level stability.

[2] The information in this section was derived from The U.S. Climate Vulnerability Index, https://map.climatevulnerabilityindex.org/, accessed 12/4/2024

higher vulnerability

73rd national vulnerability percentile





CLIMATE IMPACTS

Climate Impacts measure how a community is vulnerable to environmental and economic disruptions. This tract ranks 197 out of 1,969 Tracts in Georgia.

highest vulnerability **94th** national vulnerability percentile

Health

Expected changes in community health resulting from warming climate.

92nd national vulnerability percentile

Social & Economic

Social and economic costs and impacts are associated with change in climate.

84th national vulnerability percentile

Extreme Events

Historical and projected extreme weather event occurrences.

55th national vulnerability percentile

COMMUNITY BASELINE

The long-standing inequities shaping resilience to climate impacts. This tract ranks 1,398 out of 1,969 Tracts in Georgia.

average vulnerability **46th** national vulnerability percentile

Infrastructure

Essential structures, services, resources that affect community resilience.

67th national vulnerability percentile

Health

Factors reflecting baseline or overall state of population health.

47th national vulnerability percentile

Social & Economic

Social and economic stressors that impact community resilience.

43rd national vulnerability percentile

Environment

Environmental factors that pose a threat to community's well-being.

33rd national vulnerability percentile

ECONOMIC DEVELOPMENT

Economic Development is important to the fiscal future of the town. By expanding its tourism base and leveraging new resources, Braselton can boost its economy, create jobs, and drive further growth. Additionally, continuing to administer its Community Improvement District (TAD) to capture the increase in property tax revenue from new development within the district spurs economic growth by reinvesting funds into public infrastructure, redevelopment, and community improvements.

Economic Development Strategies

Town-wide wayfinding signage (ED.1) In 2019, the Town created a design for new signage and wayfinding to be installed throughout the town. Signs are continuing to be installed in key locations.

Continue administration of the Tax Allocation District (ED.2) Braselton has had a TAD in place since 2007. The Town plans to continue administering the TAD through the next five years.

INTERGOVERNMENTAL COOPERATION

Braselton, like many small towns experiencing rapid growth, faces intergovernmental cooperation challenges as it interacts with county, state, and federal agencies, as well as neighboring municipalities.

FOUR COUNTIES

Braselton is uniquely situated in four counties: Barrow, Gwinnett, Hall, and Jackson. This presents challenges in:

Zoning and Planning: Ensuring consistency in zoning laws and land-use planning across counties.

Service Delivery: Coordinating services like law enforcement, fire protection, and emergency management, which are often managed at the county level.

Taxation and Revenue Sharing: Harmonizing tax policies and revenue-sharing agreements among the counties.

INFRASTRUCTURE DEVELOPMENT

As a rapidly growing town, Braselton faces increasing demands for infrastructure, such as roads, water, and sewage systems. Challenges include:

Competing Priorities: Negotiating funding and priorities for regional infrastructure projects with county and state governments.

Transportation Planning: Collaborating with the Georgia Department of Transportation (GDOT) and neighboring jurisdictions on road improvements and addressing traffic congestion on major highways like I-85.

ECONOMIC DEVELOPMENT AND REGIONAL COMPETITION

Braselton is part of a highly competitive region for attracting businesses and residents. Challenges include:

Balancing Growth and Small-Town Character: Navigating differing priorities between local governments and regional economic development organizations.

Tax Incentives and Investments: Aligning tax incentive strategies with county and state economic goals to attract industries while ensuring equitable benefits for the town.

ENVIRONMENTAL AND RESOURCE MANAGEMENT

Braselton's growth impacts local natural resources, requiring collaboration on:

Water Resource Management: Managing water supply and quality in coordination with county and state agencies, particularly considering regional water disputes.

Green Space and Development Balance: Preserving green spaces while accommodating development, often requiring intergovernmental agreements on land use and environmental regulations.

PUBLIC EDUCATION AND SCHOOLS

Braselton's location across multiple counties complicates its relationship with school districts. Challenges include:

Funding and Resource Allocation: Addressing disparities in educational funding and resources among counties.

Zoning and School Overcrowding: Coordinating residential development with school district planning to avoid overcrowding and ensure adequate school facilities.

EMERGENCY MANAGEMENT AND PUBLIC SAFETY

As the town grows, it must work with multiple counties and state agencies to ensure effective emergency preparedness and public safety. Challenges include:

Interoperability of Services: Ensuring seamless communication and cooperation among county law enforcement and emergency services.

Disaster Response: Coordinating disaster response plans across jurisdictional boundaries.

STATE AND FEDERAL REGULATIONS

Braselton must comply with a variety of state and federal regulations, which can create administrative and financial burdens:

Transportation and Housing Regulations: Meeting state and federal standards for transportation projects and affordable housing initiatives.

Grant Management: Navigating complex intergovernmental processes to secure and manage grants for community development.

Intergovernmental Cooperation Strategies

Intergovernmental Agreements (IGAs): Formal agreements between Braselton and neighboring counties or municipalities can help streamline service delivery and resource sharing.

Regional Planning Organizations: Active participation in organizations like the Northeast Georgia Regional Commission can foster collaboration and shared planning.

Public Engagement: Encouraging community involvement in planning processes to build support and ensure local priorities are represented in regional decision-making.

Addressing these challenges effectively requires a combination of strong leadership, strategic partnerships, and proactive planning.

COMMUNITY FACILITIES

Twenty-Eight community facilities have been identified in this initial Community Assessment. This does not include facilities related to water and wastewater services. These facilities are primarily located in the downtown area or at the wastewater treatment plant. Facilities are in good condition generally. The following figures show the location of these facilities.

Figure 12 Downtown Community Facilities

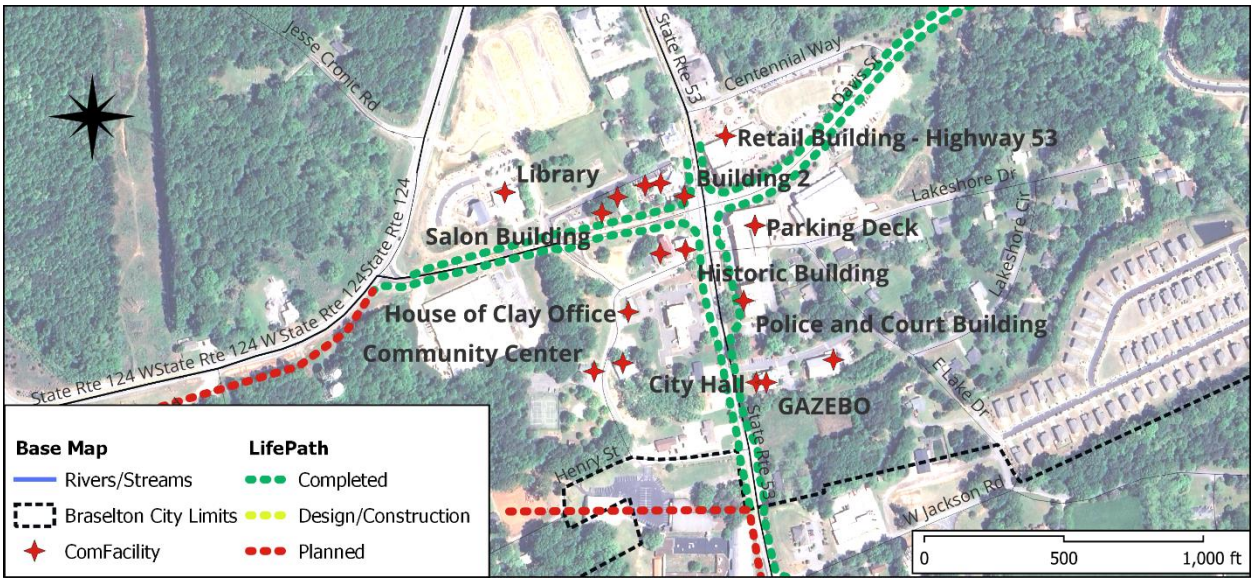
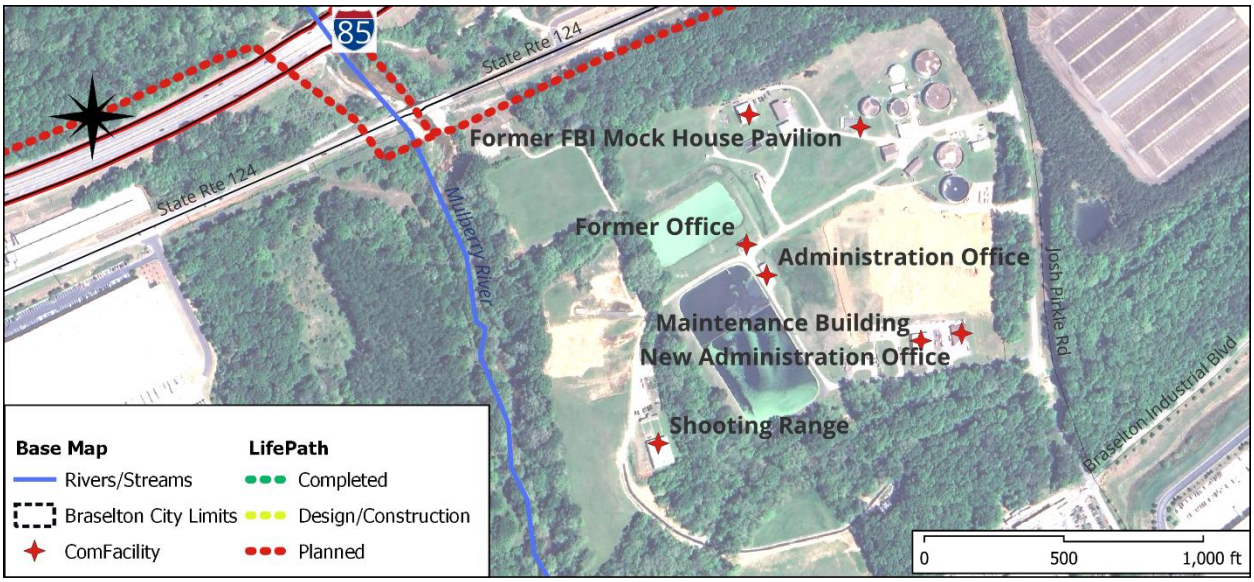


Figure 13 Community Facilities at Wastewater Treatment Plant Property

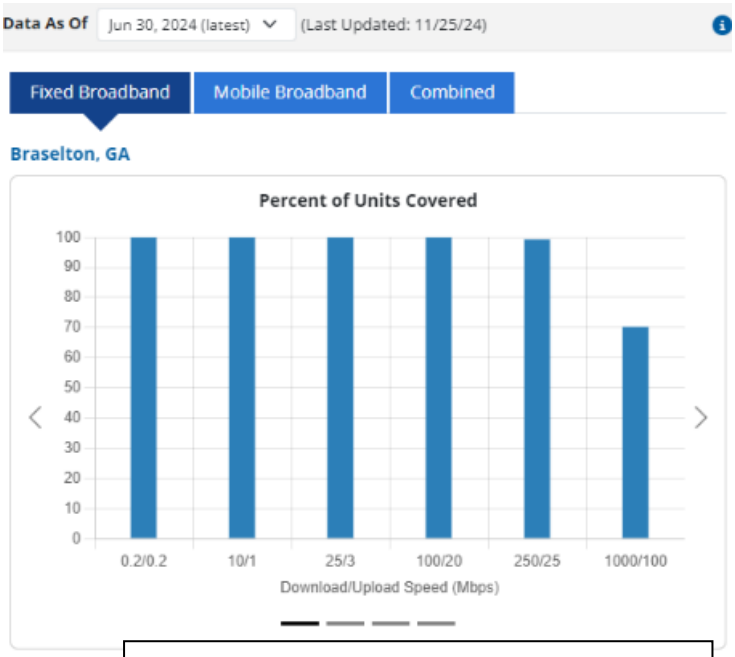


The following strategies have been added to the short-term work program to address the needs related to community facilities. Since Braselton has an impact fee program, some strategies are related to the use of impact fee funds. The CIE is updated annually and provided separately from the Comprehensive Plan. However, the Comprehensive Plan is required to be consistent with the CIE.

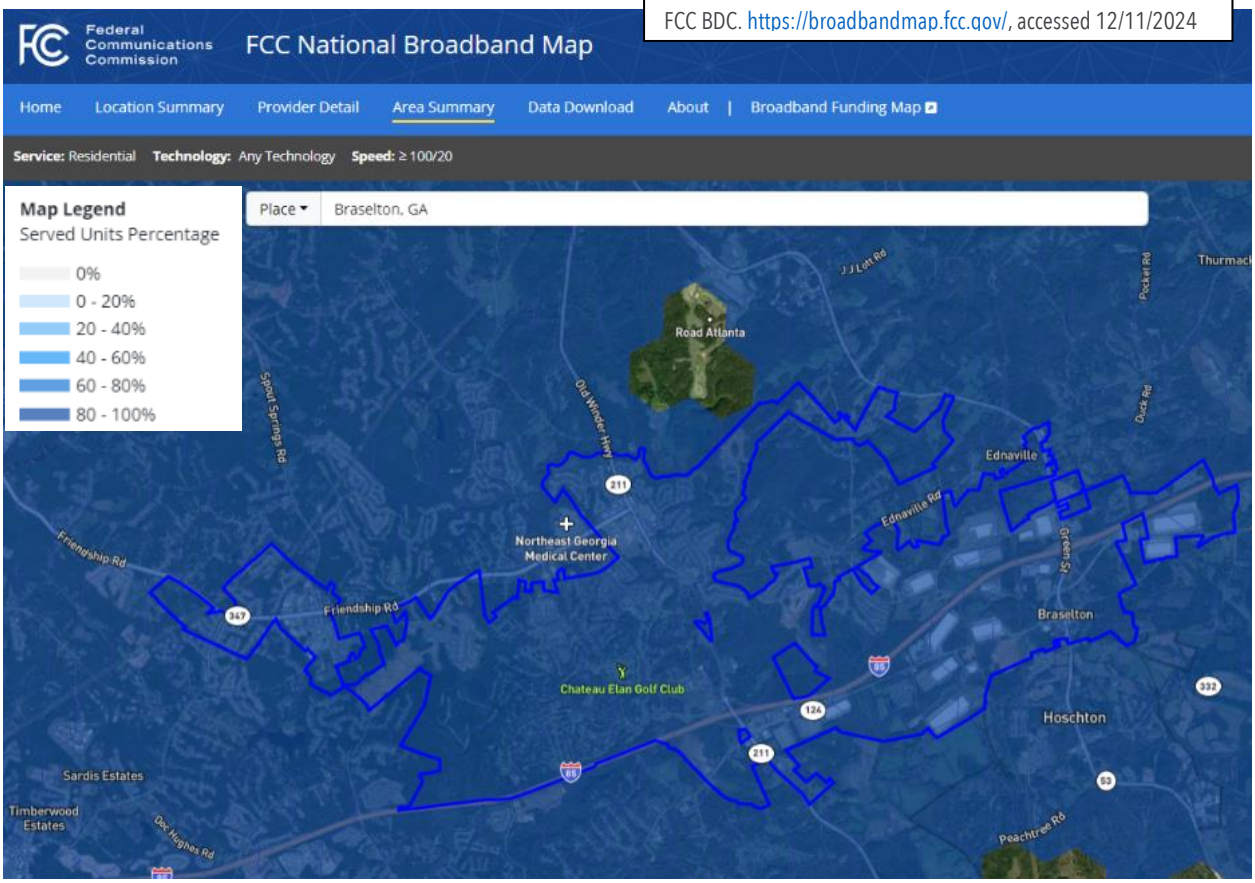
Strategy	Title	Description
CF1	Debt Service for Civic Center 2019 Bonds	Required payments for debt related to the 2019 Bond (Civic Center)
CF2	Debt Service for Police Department & Library 2005 Bonds	Required payments for debt related to the 2005 Bond (Police/Library)
CF3	Debt Service for Parking Deck 2016 Bonds	Required payments for debt related to the 2016 Bond (Parking Deck)
CF4	Debt Service for Downtown Improvements/Green 2017 Bonds	Required payments for debt related to the 2017 Bond
CF6	Recreation Facilities expansion	Acquire and construct additional parks and recreation facilities
CF7	Debt service for 2006 police/court facility and library in downtown area.	Required payments for debt related to the 2006 Bond (Police/Library)
CF8	Debt service for parking deck/civic center in downtown area	Required payments for debt related to the parking deck
CF9	Police Vehicles/Equipment	Includes annual replacement of vehicles, new copier/printer, drone, and wireless mesh.
CF10	Trolley Barn	Structure to store the Trolley

BROADBAND

The map below shows the proportion of broadband serviceable locations (such as homes, businesses, or other premises) within a given area that have access to broadband service meeting specified criteria. This percentage indicates the extent to which locations in that area are covered by broadband providers. Braselton falls within the immediate metro Atlanta coverage 'ring' and is well-covered by high speed broadband internet service. This type of service is necessary to attract employers in the digital and technology industries, as well as attract and retain households.



Source data: FCC Broadband Data Collection, Map layer based on FCC BDC. https://broadbandmap.fcc.gov/, accessed 12/11/2024



FUNDING SOURCES

The Short Term Work Program proposed more than $156 million of projects to be implemented over the next five years.

About 73% of this total is made up of transportation and water resources projects alone. The majority of projects will receive some level of funding through Braselton's four government funds. Definitions of all funding sources is shown below.

- **General Fund.** Comes from taxes (general obligation bonds from the counties, franchise and business taxes, insurance premium taxes, and other taxes), license and permit fees, intergovernmental contracts, fines and forfeitures, service charges, and investment earnings.

- **Hotel/Motel Fund.** Occupancy taxes are levied on the town's hotels and motels to promote tourism and facilitate economic vitality.

- **Special Purpose Local Option Sales Tax (SPLOST).** Used for capital projects, this comes from the Town's portion of the revenues received from 1% dedicated sales taxes from all four counties.

- **Urban Redevelopment Agency (URA) Fund.** Used to fund special projects part of a URA plan. The Town also uses the following enterprise fund:

- **Water and Sewer Fund.** Accounts for the operation of the water and sewer system, including all revenues from system operations and all its expenses.

- **Civic Center Parking Deck**

- **Stormwater - Clean Water State Revolving Fund (CWSRF) loan from the Georgia Environmental Finance Authority (GEFA)**

- **Public Facilities Authority Fund – Revenue Bond**

- **Downtown Development Authority**

The following outside sources have been identified to supplement the Town's government and enterprise funds (some are currently used, while others are recommended):

- Atlanta Regional Commission (ARC) – ARC includes the 10-county core of the Atlanta region and serves as the Metropolitan Planning Organization (MPO) for 20 counties. Parts of Braselton may be eligible for technical assistance, grants, and transportation/infrastructure funding from ARC.
- Community Development Block Grant (CDBG) Program – A federal program available to metropolitan areas and urban counties, supporting planning, transportation, site improvements,

property rehabilitation, and homebuyer assistance, with 70% of funds benefiting low- and moderate-income households.

- Community Improvement Districts (CIDs) – Self-taxing districts on commercial and industrial properties that fund infrastructure improvements, capital projects, and economic development. Braselton has a CID serving Highway 211.
- Georgia Department of Community Affairs (DCA) – Offers various resources to help communities fund projects and support economic development.
- Redevelopment Fund (RDF) – A financial assistance program under Georgia's non-entitlement CDBG, designed to support redevelopment projects that do not fit within traditional public sector grant and loan programs.
- RURAL Zones – The DCA designates up to 10 zones annually to provide tax credits for job creation, property investment, and renovation, specifically for cities with populations under 15,000.
- OneGeorgia Authority – Provides grants and loans to help rural communities sustain economic growth and quality of life. Locations in Barrow, Jackson, and Hall Counties are conditionally eligible for assistance.
- Downtown Development Revolving Loan Fund (DDRLF) – Provides below-market rate loans (up to $250,000 per project) to cities, counties, and development authorities for downtown revitalization efforts.
- Georgia Department of Natural Resources (DNR) – Offers grants and tax credit programs for land conservation, parks, trails, and historic preservation.
- Georgia Environmental Finance Authority (GEFA) – Provides loans for water, wastewater, and solid waste infrastructure, as well as energy efficiency programs. Braselton is currently using GEFA funds for sewer system improvements.
- Land Bank Authority & Land Trust Partnership – Land banks acquire and convert vacant, abandoned, or tax-delinquent properties into productive assets, while land trusts manage land for long-term community benefit, reducing acquisition costs and easing redevelopment challenges.
- Land and Water Conservation Fund (LWCF) – A national program supporting the conservation of public lands, state parks, historic sites, and recreational facilities.
- Intergovernmental Agreements (IGA) – Due to Braselton's unique geography, many projects require joint funding with county governments.
- Local Maintenance Improvement Grant (LMIG) – A Georgia Department of Transportation (GDOT) program that provides funding for local road maintenance and repairs.
- Regional Transportation Plan (RTP) – Braselton is part of both the ARC MPO and Gainesville-Hall MPO, which fund transportation projects in the town.
- Tax Allocation District (TAD) – A redevelopment tool that reinvests increased property tax revenues from a designated area into infrastructure and economic development projects.

- Tourism Product Development (TPD) Funds – Grants available for communities that have received Georgia's TPD Resource Team assistance, with funding of up to $10,000 per cycle to support tourism development projects.
- United States Department of Agriculture (USDA) – Provides grants and loans for rural infrastructure, community facility improvements, and business development.
- United States Economic Development Administration (EDA) – Invests in infrastructure projects to support job growth and economic development; in 2019, it provided $960,000 for sewer improvements in Braselton.
- United States Environmental Protection Agency (EPA) – Awards over $4 billion annually in grants for environmental protection, infrastructure, and sustainability projects.

Public Notices Continued

tion must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing.

Sherry C. Moore,
Judge of the Probate Court
By: Jennifer Ledford,
Clerk of the Probate Court
5000 Jackson Pkwy,
Suite 140
Jefferson, GA 30549
706-387-6276
(OC9, 16, 23, 30 B/1247-30) |

Notice of Sale

NOTICE OF SALE UNDER POWER

By virtue of the power of sale contained in a Deed to Secure Debt from Ashley Bibby to Jackson County Habitat for Humanity, Inc. filed April 17, 2024 in Deed Book 110N, Page 526-537, Jackson County, Georgia records, conveying the after described property to secure a Note in the original principal amount of $230,000.00 and a Deed to Secure Debt from Ashley Bibby to Jackson Cunty Habitat for Humanity, Inc. filed April 17, 2024 in Deed Book 110N, Page 539-550, Jackson County, Georgia records, conveying the after described property to secure a Note in the original principal amount of $55,000.00; there will be sold at a public outcry to the highest bidder for cash before the Courthouse door of Jackson County, Georgia, between the legal hours of Sec. 44-14-162.2 shall be construed to require Jackson County Habitat for Humanity, Inc. to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.

Jackson County Habitat for Humanity, Inc.
O'Kelley & Sorohan Attorneys at Law, LLC
Joseph P. Farrell
2170 Satellite Blvd, Ste. 375
Duluth, GA 30097
File No. 2167-001
W00000000
Publication Dates
(OC9, 16, 23, 20 B/13299-105) |

Notice of Public Sale of Personal Property

Notice is hereby given that Commerce Storage, located at 95 Homer St., Commerce, Ga. 30529; intends to sell the personal property according to the Georgia Self Storage Act, 10-4-210 through 10-4-215 to satisfy the owner's lien.

All bids will be accepted online through www.storageauctions.com. The auction will end on or after October 24, 2024, 9:00 AM. Commerce Storage reserves the right to withdraw units from such a sale and reject any bid. Terms of sale are cash or money order only.

Jennifer Kitchens, L12, appears to contain; toolbox, mattress, chairs, table, plastic bins, boxes, cooler, fan, wagon, tacklebox, crib mattress, walker, misc. items.
(OC9, 16 B/10691-30) |

NOTICE OF SPECIAL ELECTION

Notice is hereby given that, in accordance with O.C.G.A. § 21-2-540, a special election to be held in Jackson County for the purpose of placing a question on the ballot to vote

This the 21st day of June, 2024.

BOARD OF ELECTIONS AND REGISTRATION OF JACKSON COUNTY
(Oct 16, 23, 30) |

Notice to the Public

THE OCTOBER 2024 JACKSON COUNTY GRAND JURY WILL NEED TO ELECT NEW ALTERNATE MEMBERS FOR THE JACKSON COUNTY BOARD OF EQUALIZATION. ANY INTERESTED PERSONS SEEKING AN APPOINTMENT MAY OBTAIN A STATEMENT OF QUALIFICATIONS AND APPLICATION FROM THE OFFICE OF THE CLERK OF SUPERIOR COURT FOR JACKSON COUNTY.

APPLICATIONS FOR THE APPOINTMENT MAY BE MAILED OR HAND DELIVERED TO THE OFFICE OF THE CLERK OF SUPERIOR COURT FOR JACKSON COUNTY. APPLICATIONS SHOULD BE RECEIVED NO LATER THAN OCTOBER 16TH, 2024.

CAMIE W. THOMAS
CLERK OF SUPERIOR COURT
JACKSON COUNTY, GEORGIA
PO BOX 7, JEFFERSON, GA 30549
706-387-6260
(OC2 9 16L 23 B/14173-30) |

Public Notice

Summaries of Proposed Constitutional Amendments

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

$7,500.00 to $20,000.00?"

Summary

This proposal raises the amount of tangible personal property tax exemption from $7,500.00 to $20,000.00. It amends Code Section 48-5-42.1 of the Official Code of Georgia Annotated in subsection (b).

If approved by a majority of the voters, the Act becomes effective on January 1, 2025, and applies to all tax years beginning on or after that date.

(OC16, 23, 30 B/12599-90) |

Notice of Sale

Georgia
JACKSON COUNTY
NOTICE OF SALE UNDER POWER

Because of defaults under the terms of that certain Security Deed Note dated July 1, 2021, in the original amount of $242,100.00 (hereinafter the "Note"), said Note being secured in part by the real property described in that certain Deed to Secure Debt executed by ALLA NEGRU to NORTHSTAR DEVELOPMENT, INC., dated July 1, 2021, recorded in Deed Book 0097D, Pages 0028-0031, in the Office of the Clerk of Superior Court of Jackson County, Georgia, said default having been more than thirty (30) days and not having been made good in accordance with the terms and provisions of said Security Deed, NORTHSTAR DEVELOPMENT, INC., pursuant to said Deed to Secure Debt, and the Note secured thereby, has declared the entire amount of the indebtedness secured by said Deed to Secure Debt, due, payable, and collectible; and, pursuant to the power of sale contained in said Deed to Secure Debt, will on the first Tuesday in November, 2024, within the legal hours of sale before the Courthouse door in Jackson County, Georgia, sell at public outcry to the highest bidder for cash, a portion of the real property described in

the undersigned, all as provided in said power of sale and the Deed to Secure Debt containing said power.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed.

Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Northstar Development, Inc., c/o Fortson, Bentley and Griffin, P.A., 2500 Daniell's Bridge Road, Building 200, Suite 3A, Athens, Georgia, 706-548-1151. However, the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument.

Said property is being sold as the property of ALLA NEGRU, and will be sold on an "as is" basis without any representation, warranty or recourse against the above named or the undersigned. The sale will also be subject to the following items which may affect the title: Any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed and Commercial Security Agreement

This 2nd day of October,

ing, 4965 Jackson Parkway, Jefferson, GA 30549. All submittals shall contain three (3) hard copies and one (1) electronic PDF on a storage device containing all information requested.

Submittals received after the deadline will not be accepted or considered. Facsimile or e-mail submittals will not be accepted or considered. The Owner reserves the right to reject any and all proposals, to waive technicalities and informalities, and readvertise.

(SE25, OC2 9, 16 B/1350-45) |

PUBLIC HEARING

Comprehensive Plan Update for the Town of Braselton, Georgia

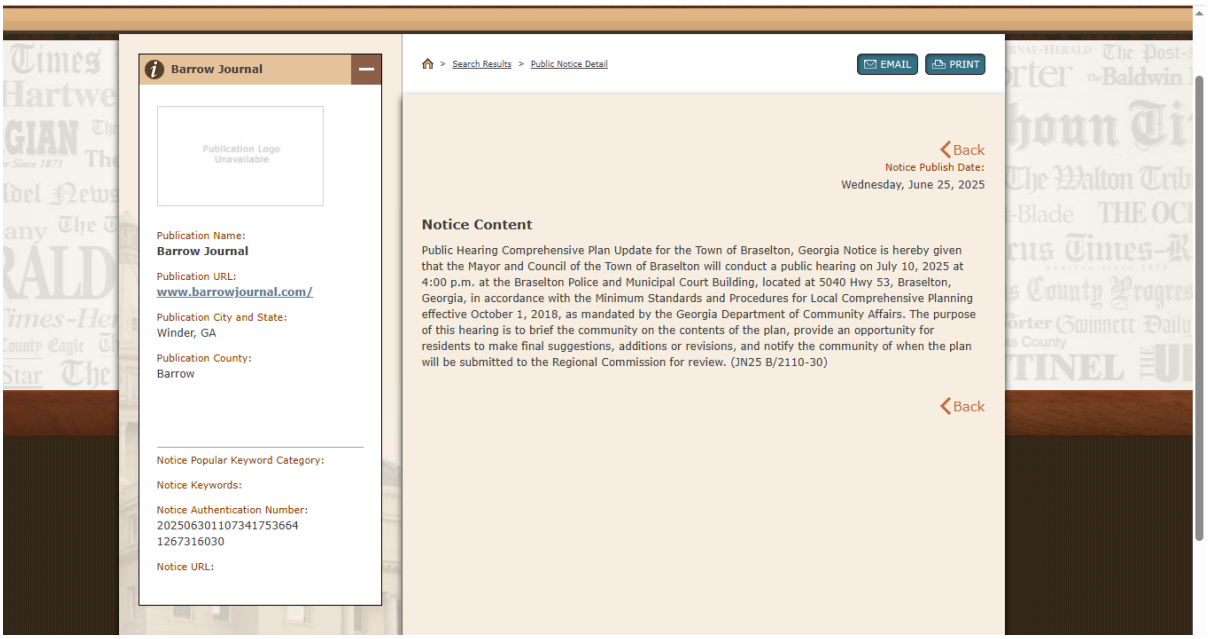
Notice is hereby given that the Mayor and Council of the Town of Braselton will conduct a public hearing on Thursday, November 7, 2024, at 4:00 p.m. at the Braselton Police and Municipal Court Building, located at 5040 Hwy 53, Braselton, Georgia, in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning effective October 1, 2018, as mandated by the Georgia Department of Community Affairs.

The purpose of the hearing will be to kickoff the Town of Braselton's comprehensive planning process by briefing members of the community on the process for plan development and pending opportunities for public participation and gather general input. The Comprehensive Plan document establishes long-term goals and policies and a short-term action plan by which the Town of Braselton will manage future community growth and development. Residents wishing to comment or make suggestions should be in attendance.

(Oct 16) |

Notice of Public

Public Hearing #2



Barrow Journal

Publication Logo Unavailable

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Winder, GA

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Notice Authentication Number:
202506301107341753664
1267316030

Notice URL:

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Back

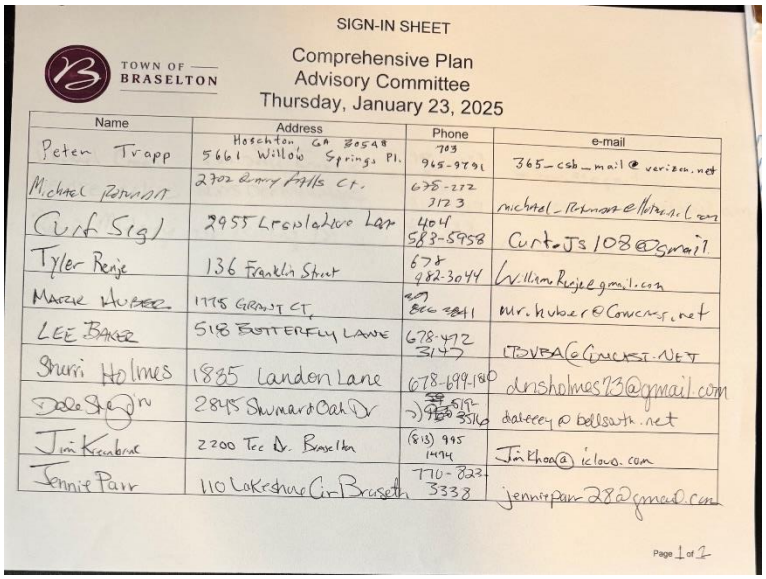
Notice Publish Date:
Wednesday, June 25, 2025

Notice Content

Public Hearing Comprehensive Plan Update for the Town of Braselton, Georgia Notice is hereby given that the Mayor and Council of the Town of Braselton will conduct a public hearing on July 10, 2025 at 4:00 p.m. at the Braselton Police and Municipal Court Building, located at 5040 Hwy 53, Braselton, Georgia, in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning effective October 1, 2018, as mandated by the Georgia Department of Community Affairs. The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review. (JN25 B/2110-30)

Back

Advisory Committee #1



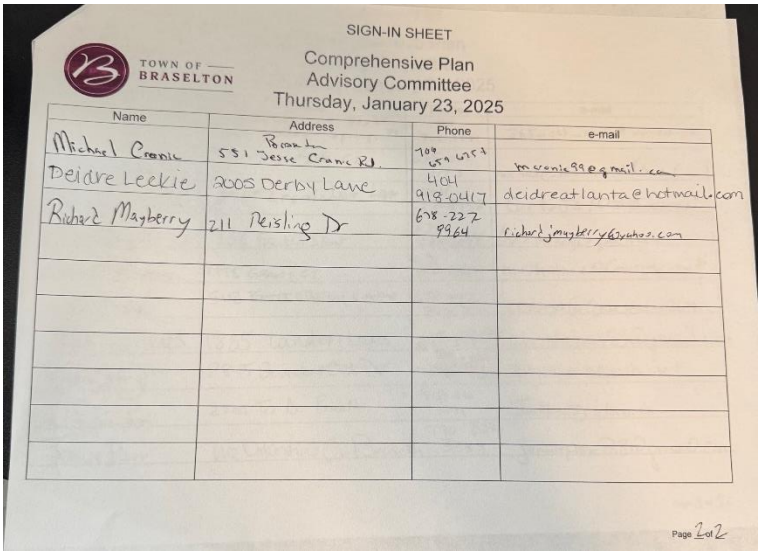
SIGN-IN SHEET

TOWN OF BRASELTON

Comprehensive Plan
Advisory Committee
Thursday, January 23, 2025

Name	Address	Phone	e-mail
Peter Trapp	Hoschton, GA 30548 5661 Willow Springs Pl.	703 965-9791	365_csb_mail@verizon.net
Michael Rotundi	2702 Quarry Falls Ct.	678-272 3123	michael_Rotundi@Motorola.com
Curt Sigl	2955 Legislative Lane	404 583-5958	Curt.Js108@gmail
Tyler Renje	136 Franklin Street	678 982-3044	WilliamRenje@gmail.com
Mark Huber	1775 Grant Ct.	207 866 2841	mr.huber@Comcast.net
Lee Baker	518 Butterfly Lane	678-472 3147	LBVBA@Comcast.Net
Sherri Holmes	1885 Landon Lane	678-699-1810	drisholmes73@gmail.com
Dale Sheppard	2845 Shumard Oak Dr	7) 5192 3516	dalecey@bellsouth.net
Jim Kreinbrink	2200 Tee Dr. Braselton	(813) 995 1474	JimKhoa@icloud.com
Jennie Parr	110 Lakeshore Cir Braselton	770-823 3338	jenniepar28@gmail.com

Page 1 of 2



SIGN-IN SHEET

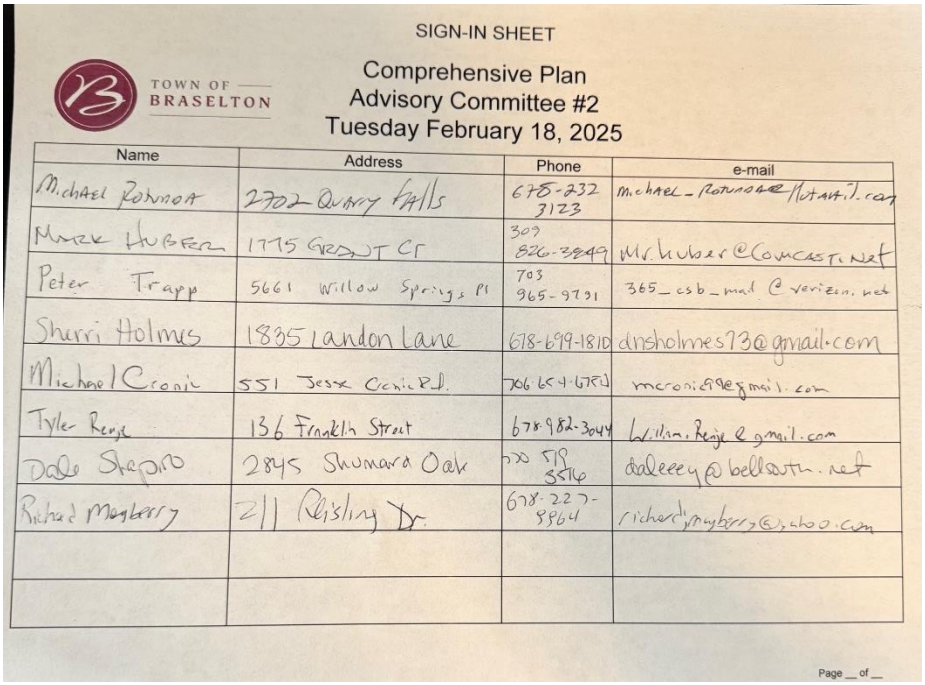
TOWN OF BRASELTON

Comprehensive Plan
Advisory Committee
Thursday, January 23, 2025

Name	Address	Phone	e-mail
Michael Cronic	Braselton 551 Jesse Cronic Rd.	709 659 6257	mcronic99@gmail.com
Deidre Leckie	2005 Derby Lane	404 918-0417	deidreatlanta@hotmail.com
Richard Mayberry	211 Reisling Dr	678-227 9964	richardjmayberry@yahoo.com

Page 2 of 2

Advisory Committee #2



SIGN-IN SHEET

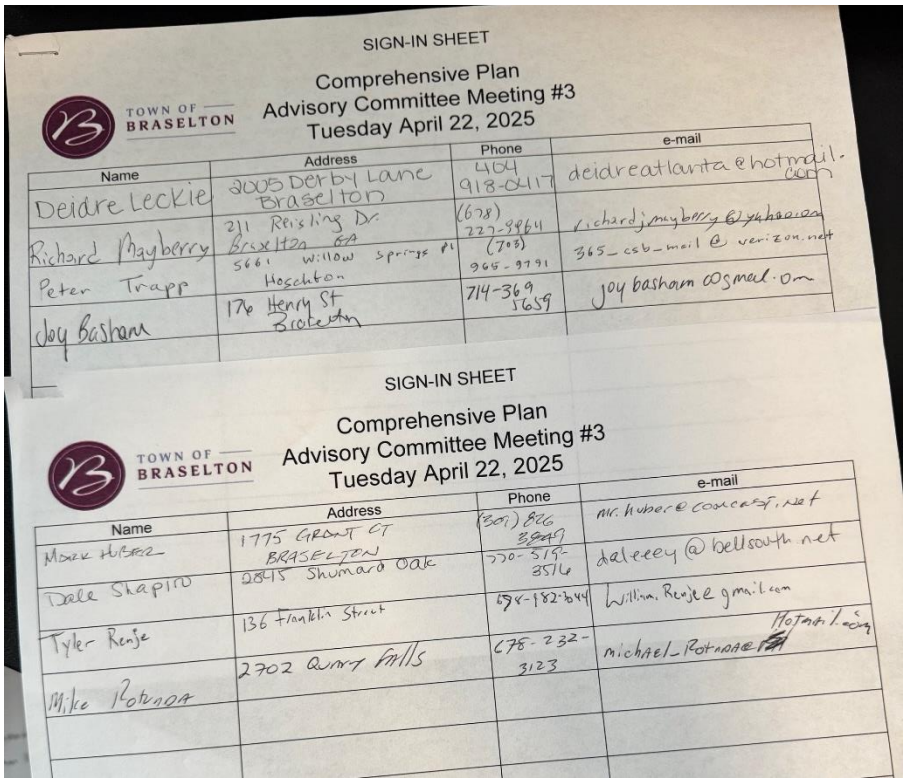
TOWN OF BRASELTON

Comprehensive Plan
Advisory Committee #2
Tuesday February 18, 2025

Name	Address	Phone	e-mail
Michael Rotunda	2702 Quarry Falls	678-232-3123	michael_rotunda@hotmail.com
Mark Huber	1775 Grant Ct	309 826-3849	Mr.huber@Comcast.Net
Peter Trapp	5661 Willow Springs Pl	703 965-9791	365_csb_mail@verizon.net
Sherri Holmes	1835 Landon Lane	678-699-1810	dnsholmes73@gmail.com
Michael Cronic	551 Jesse Cronic Rd.	706 654-6751	mcronic99@gmail.com
Tyler Renje	136 Franklin Street	678 982-3644	William.Renje@gmail.com
Dale Shapiro	2845 Shumard Oak	770 519-3516	daleeey@bellsouth.net
Richard Mayberry	211 Reisling Dr.	678-227-9864	richardjmayberry@yahoo.com

Page __ of __

Advisory Committee #3



SIGN-IN SHEET

TOWN OF BRASELTON

Comprehensive Plan
Advisory Committee Meeting #3
Tuesday April 22, 2025

Name	Address	Phone	e-mail
Deidre Leckie	2005 Derby Lane Braselton	404 918-0417	deidreatlanta@hotmail.com
Richard Mayberry	211 Reisling Dr. Braselton GA	(678) 227-9864	richardjmayberry@yahoo.com
Peter Trapp	5661 Willow Springs Pl Hoschton	(703) 965-9791	365_csb_mail@verizon.net
Joy Basham	176 Henry St Braselton	714-369-1659	joybasham@gmail.com

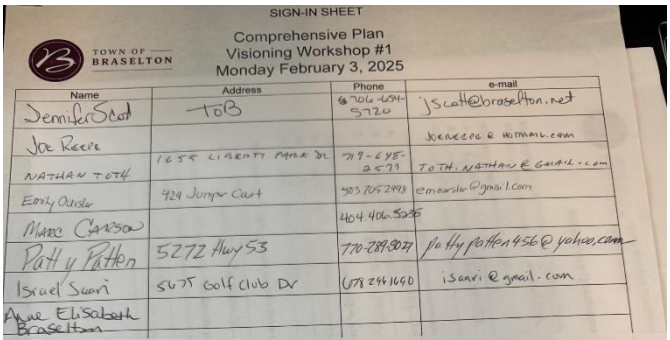
SIGN-IN SHEET

TOWN OF BRASELTON

Comprehensive Plan
Advisory Committee Meeting #3
Tuesday April 22, 2025

Name	Address	Phone	e-mail
Mark Huber	1775 GRANT CT BRASELTON	(301) 826-3849	mr.huber@comcast.net
Dale Shapiro	2845 Shumard Oak	770-519-3516	daleeey@bellsouth.net
Tyler Renje	136 Franklin Street	678-982-3644	William.Renje@gmail.com
Mike Rotunda	2702 Quarry Falls	678-232-3123	michael_rotunda@hotmail.com

Workshops

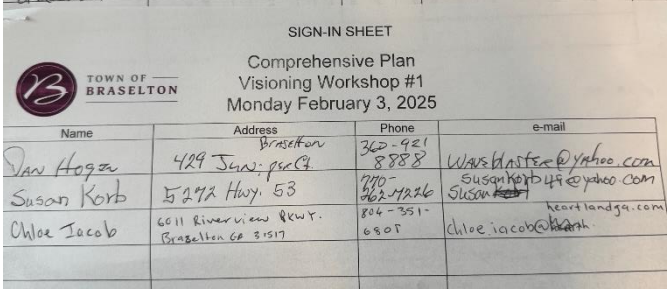


SIGN-IN SHEET

TOWN OF BRASELTON

Comprehensive Plan
Visioning Workshop #1
Monday February 3, 2025

Name	Address	Phone	e-mail
Jennifer Scott	TOB	706-654-5720	jscott@braselton.net
Joe Reepe			JOEREEPE@HOTMAIL.COM
NATHAN TOTH	1655 LIBERTY PARK DR	719-648-2577	TOTH.NATHAN@GMAIL.COM
Emily Ouisler	429 Jumper Court	503 705 2998	emouisler@gmail.com
Marc Carson		404.406.5235	
Patty Patten	5272 Hwy 53	770-289-8027	pattypatten456@yahoo.com
Israel Saari	5675 Golf Club Dr	678 294 1690	isaari@gmail.com
Anne Elisabeth Braselton			

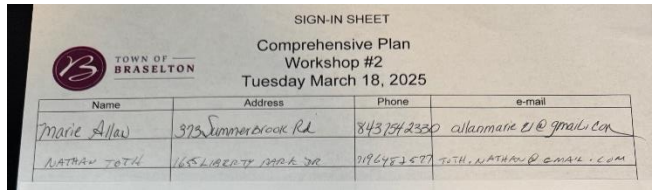


SIGN-IN SHEET

TOWN OF BRASELTON

Comprehensive Plan
Visioning Workshop #1
Monday February 3, 2025

Name	Address	Phone	e-mail
Dan Hogan	429 Jun. Braselton pkwy Ct.	360-921 8888	Waveblaster@yahoo.com
Susan Korb	5272 Hwy. 53	770-262-7226	susankorb49@yahoo.com
Chloe Iacob	6011 Riverview Pkwy. Braselton GA 30517	804-351-6805	chloe.iacob@heartlandga.com

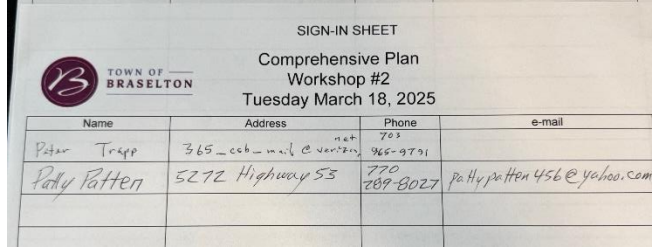


SIGN-IN SHEET

TOWN OF BRASELTON

Comprehensive Plan
Workshop #2
Tuesday March 18, 2025

Name	Address	Phone	e-mail
Marie Allan	373 Summerbrook Rd	843 754 2330	allanmarie21@gmail.com
NATHAN TOTH	1655 LIBERTY PARK DR	719 648 2577	TOTH.NATHAN@GMAIL.COM

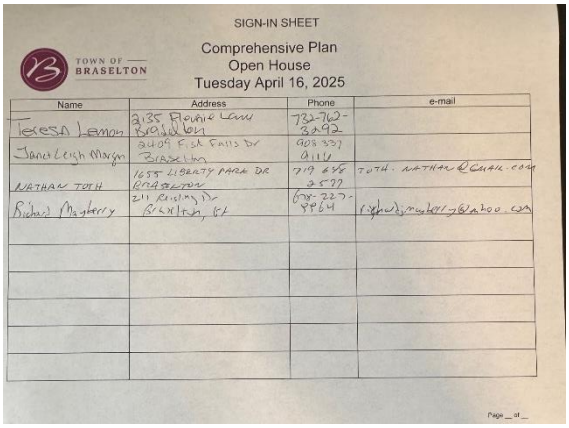


SIGN-IN SHEET

TOWN OF BRASELTON

Comprehensive Plan
Workshop #2
Tuesday March 18, 2025

Name	Address	Phone	e-mail
Peter Trapp	365_csb_mail@verizon.net	703 965-9791	
Patty Patten	5272 Highway 53	770 289-8027	pattypatten456@yahoo.com



SIGN-IN SHEET

TOWN OF BRASELTON

Comprehensive Plan
Open House
Tuesday April 16, 2025

Name	Address	Phone	e-mail
Teresa Lemon	2135 Fleurie Lane Braselton	732-762-3292	
Janet Leigh Morgan	2409 Fish Falls Dr Braselton	908 337 9116	
NATHAN TOTH	1655 LIBERTY PARK DR BRASELTON	719 648 2577	TOTH.NATHAN@GMAIL.COM
Richard Mayberry	211 Reading Dr Braselton, GA	678-227-9964	richardmayberry@yahoo.com

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