

**IMAGINE SOCIAL CIRCLE  
VISION 2040  
PUBLIC, TREE BOARD, GARDEN CLUBS  
JANUARY 26, 2017 6 PM  
Social Circle Community Room**

**Vision**

A pretty City, with attractive streetscapes, architecture, landscaping, etc.  
Cinema, entertainment  
Downtown activities such as movie nights  
Village Green downtown  
Museum and Arts in the heart of downtown, Cultural Center  
Fenced in Dogpark  
Slow traffic  
Small medical clinic  
Small town feel  
A green community with lots of trees  
Inns to accommodate travelers  
Better roadway connectivity  
Great school system  
Preserved historic structures  
Extensive trail system throughout the community  
Walkable community  
K-5<sup>th</sup> grade school(s) are updated or new with great curb appeal  
Downtown is thriving and bustling with restaurants, Coffee Shop , Bakery, Bookstore  
The Blue Willow village is thriving with activity  
Safety and security  
Public parks and located throughout the community with recreation opportunities for all  
A Senior Center with a variety of activities and extended hours  
Public areas for walking (like Felker Park in Monroe)  
A friendly City  
A regional destination

**Strengths**

Good churches that work well together. (Community Thanksgiving, Easter , and Christmas Services)  
Great community activities (Independence Day Celebration, Festival of Lights, Taste of Social Circle, Friendship Festival, Rotary Fair, Downtown movies)  
Magnolia Manor Event and Meeting Space, Gunter Hall  
Geographic location, close to I20, Airport , City – yet not within the metropolitan sprawl  
Hard Labor Creek State Park and Charlie Elliott park nearby  
Stanton Springs Technology Park adjacent  
Georgia State University (Perimeter College Campus) nearby  
City Transit System  
Historic Coal Tower and Train Depot

Untouched by Atlanta Sprawl

City not decayed

Not a lot of bad development to overcome

Opportunity to create sense of arrival from Parkway onto North and South Cherokee

Blue Willow Inn – identity and recognition

Independent- Social Circle City School System

Local Library near downtown and schools

Friendly people, still with a country hometown flavor, a welcoming community

Strong City government- responsive to community with Board and Commission participation

Lots of active retirees

Good Civic Group involvement and cooperation

Good relationships across diverse community

### **Weaknesses**

The first impression of Town could be better, from all directions

There is no central square in downtown which is easily seen from the main road

The intersection of Social Circle Parkway and South Cherokee is dark. Improvement would increase safety and provide a sense of arrival

Better connectivity is needed between neighborhoods, both with roadways and paths

Some houses are in disrepair, there are dormant – vacant buildings

Veterans memorial passive park needs to be more visible to be safer, vegetation should be thinned

Aged infrastructure (water, sewer)

Empty stores downtown, absentee landlords, and high rents dissuade new businesses

The City may lack the critical mass of residents to support downtown businesses

Air smells bad frequently due to Isonova

Parking is lacking downtown. There is a shortage of convenient spaces, especially on busy nights

The well downtown is frequently damaged

Traffic is too fast downtown

The Old Mill area is abandoned and needs redevelopment

### **Opportunities**

Railroad in City

Opportunity for passenger service on train from Social Circle to Atlanta?

Golf cart accessibility

Vacant land- provides opportunity to plan growth

Interchanges with i-20 (Rte 278 and Rte 11) provide opportunity for Hotels

Hard Labor Creek Reservoir is a Lake Oconee type opportunity for the Social Circle area

### **Threats**

Absentee landlords who do not maintain properties, or are not vested in community

Increase in rental properties and transient residents who are not vested in community

Economic downturn

High growth pressures extending Atlanta sprawl across City

Absentee developers (gun and run)

Future of Arrowhatchee property

Megasite adjacent to City and impact of large Industrial site and associated traffic, noise, etc

Loss of independent City School system – future of Zone 5 ? (Ability for County residents near City to attend City Schools)

Apathy of Citizenry

Crime and Safety concerns in some neighborhoods off the Main Roads

Derelict properties which may become a haven for crime