

City of Griffin
Comprehensive Plan 2018-2038



Prepared by
Three Rivers Regional Commission

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City of Griffin
2018—2038 Comprehensive Plan

Prepared for:
The City of Griffin

By:

Three Rivers Regional Commission
Planning Department



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2018-2038 GRIFFIN COMPREHENSIVE PLAN

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PURPOSE AND SCOPE

The purpose of the Griffin Comprehensive Plan is to provide a rational basis for municipal decision-making on matters which relate to Griffin's future, be it in terms of protecting community values, guiding growth, or providing adequate community services. The plan describes priority goals and policies which together constitute a set of guidelines for municipal action and further provides strategies by which the Comprehensive Plan should be implemented over the next twenty years. The Comprehensive Plan includes the community's vision for the future, key needs and opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified needs and opportunities. The Comprehensive Plan is intended to generate local pride and enthusiasm about the future of the community. The Comprehensive Plan includes the three required components addressed below: Community Goals, Needs and Opportunities, and Community Work Program. The Plan also includes four major planning elements: 1) Economic Development; 2) Land Use; 3) Transportation; and 4) Housing.

This document is the City of Griffin 2018-2038 Comprehensive Plan. This plan defines the community vision, goals and policies for the future. In addition, the plan provides an assessment of existing conditions and future needs. These needs are translated into recommendations for use by public and private decision makers in managing anticipated growth for the benefit of the health, safety, and welfare of present and future residents.

The intent of the plan is to guide and encourage the location, amount, type and timing of future development and supporting facilities in a manner tailored to the needs and limitations of the City of Griffin. In 1989, the Georgia General Assembly passed the Georgia Planning Act, which established a coordinated planning program for the State of Georgia. This program provides local governments with opportunities to plan for their future and to improve communication with their neighboring governments.

A local comprehensive plan is a fact-based resource for local constituents that tracks implementation of community-based policies. Furthermore, local comprehensive planning creates an environment of predictability for business and industry, investors, property owners, tax payers and the general public. In addition, the plan helps local governments to recognize and then implement important economic development and revitalization initiatives. For these reasons, the state finds that well-planned communities are better prepared to attract new growth in a highly competitive global market.

The Georgia Planning Act also assigns local governments certain minimum responsibilities to maintain "Qualified Local Government" (QLG) status and, thus, be eligible to receive certain state funding. The 2018 Comprehensive Plan was prepared under the Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1) adopted by the Georgia Department of Community Affairs (DCA).

Community Profile

The City of Griffin, located in the heart of Spalding County, is approximately 40 miles south of the City of Atlanta and 55 miles north of Macon. It is the county seat of Spalding County and home to 23,643 people, according to the 2010 Census. The 2017 population estimate was 22,770. Griffin is named for General Lewis Lawrence Griffin, the first president of the Monroe Railroad. Griffin was incorporated on December 24, 1843 when the City was within Pike County. The City is referred to as “The Iris City” because the Flint River Iris Society promotes and grows irises, with an iris show in spring and holds an iris sale in late summer. Through its long history, Griffin has retained much of its historic charm. An inviting city streetscape and successful redevelopment efforts have created a downtown that is welcoming to pedestrians. Largely a manufacturing community, Griffin offers its citizens excellent municipal services that contribute significantly to its high quality of life. The City of Griffin’s quality of life is enhanced by its history, charm, and excellent public infrastructure. To accomplish the City’s mission to continue to “enhance the quality of life by providing a high level of service in an efficient and responsive manner”, City staff and elected officials commissioned a comprehensive land use planning process to evaluate the effectiveness of the City’s land use policies and regulations and offer recommendations.

Land Use planning is a critical component of any community’s growth strategies. Recognizing this, the City completed this comprehensive plan to address existing deficiencies, identify future problem areas, and recommend potential solutions.



Vicinity Map

Location Map

