

Vinings Vision

Appendix

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Demographics

Population

Population counts for Vinings were collected from the 2000 and 2010 Census at the block level. This allowed for the most accurate accounting of Vinings residents without including those living outside typical boundaries. In 2000, there were 3,106 people living in Vinings. By 2010 the population had dropped to 2,956 residents, a 4.8% decrease. The drop in population may be due to children aging, going to college and moving out or an increase in foreclosures and vacancies caused by the economy and recent flood damage.

The population for the entire study area was also gathered at the block level. In 2000 there were 9,219 people living within the study area, and by 2010 the population had dropped to 9,000 residents, a 2.4% decrease. The drop may be due to the demolition of several apartments and homes to make way for new condominium, townhome, and mixed-used development that have not been fully built out and occupied

It is important to note that Vinings is a Census Defined Place, or CDP. The population for the CDP is much greater than that of Vinings Village. The boundaries for the CDP do not accurately reflect what is Vinings, As a result, the population of the CDP is closer to that of the entire study area, with a population of 9,677 in 2000 growing to 9,734 people in 2010. However, the Vinings CDP is useful in indicating the level of growth in the area during the 1990s. In 1990 the population was 7,414. The population of the CDP grew by 2,260 people during the 1990s, a 30.5% increase. This growth rate is comparable to that of Cobb County, which grew by 35.7% during the same period.

Table 1

	2000	2010
Vinings	3,106	2,956
Study Area	9,219	9,000
Vinings CDP	9,677	9,734

Source: United States Census Bureau

The Atlanta Regional Commission conducts population projections for each Traffic Analysis Zone, or TAZ, throughout the region. The boundaries for these zones do not coincide with the boundaries of the study area, and as a result will have a higher population than the more accurate population count from the 2010 Census. The study area is made up by five TAZs, 841, 846, 849, 850, 851. These zones were projected to have a population of 9,800 in 2010 and are projected to have populations of 10,218 in 2020 and 10,419 in 2030.



Vinings is made up mostly by TAZ 846, 850, and 851. These zones are projected to have populations of 3,054 in 2020 and 3134 in 2030. This validates the notion that Vinings is very close to population equilibrium and is unlikely to have significant growth over the next twenty years.

Table 2

	2010	2015	2020	2025	2030
Vinings	2,956	2,979	3,054	3,056	3,134
Study Area	9,800	9,942	10,218	10,247	10,419

Source: Atlanta Regional Commission

Race and Ethnicity

Racial data for Vinings and the study area was collected from the 2010 Census at the block level. Racial data for Vinings, the study area, and Cobb County is shown to the right in Chart 1.

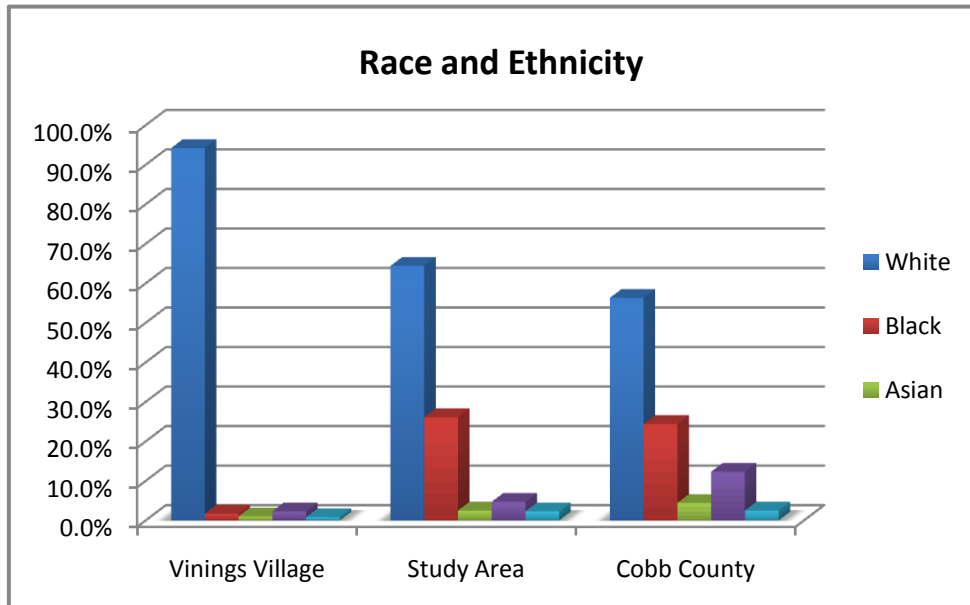


Chart 1

Source: United States Census Bureau
 *Black is defined as Black/African-American



Age

The figure below breaks down the population by age groups for the Vinings CDP and Cobb County according to the 2005-2009 American Community Survey estimates. The CDP has considerably less young people, aged 0 to 24 than the rest of the county, and has overwhelmingly more people aged 25 to 44, who account for 44.3% of the population. The number of baby boomers in the CDP is about on par with the rest of the County.

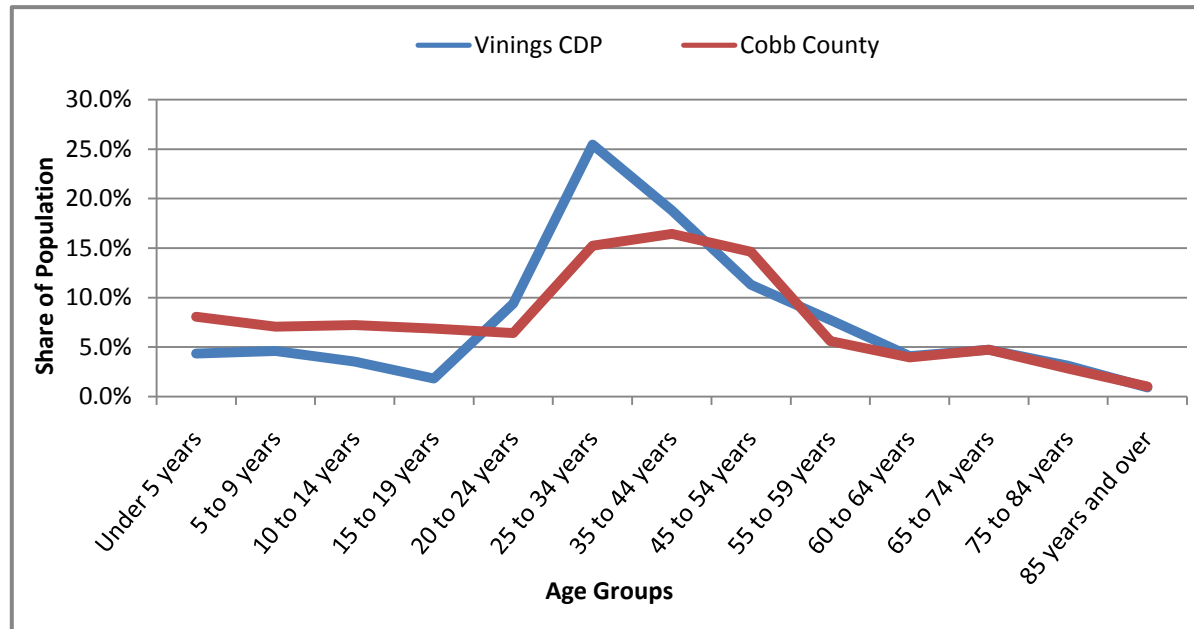


Chart 2

Source: United States Census Bureau

Gender

According to the 2005-2009 American Community Survey estimates, the Vinings CDP was populated by 5,026 females and 4,651 males. Women account for 51.9% of the population while men only make up 48.1%. This differs from Cobb County where the populations are more even with women making up 50.4% and men accounting for 49.6% of the population.



Educational Attainment

The residents of Vinings are well educated people. Below is a table of educational attainment for residents aged 25 and older in the Vinings CDP. According to the 2005-2009 American Community Survey, 97.9% of residents were at least high school graduates and 66.5% of the population had received their bachelor’s degree or higher. While in Cobb County 90.0% of residents had graduated high school and 43.0% had earned a Bachelor’s degree or higher.

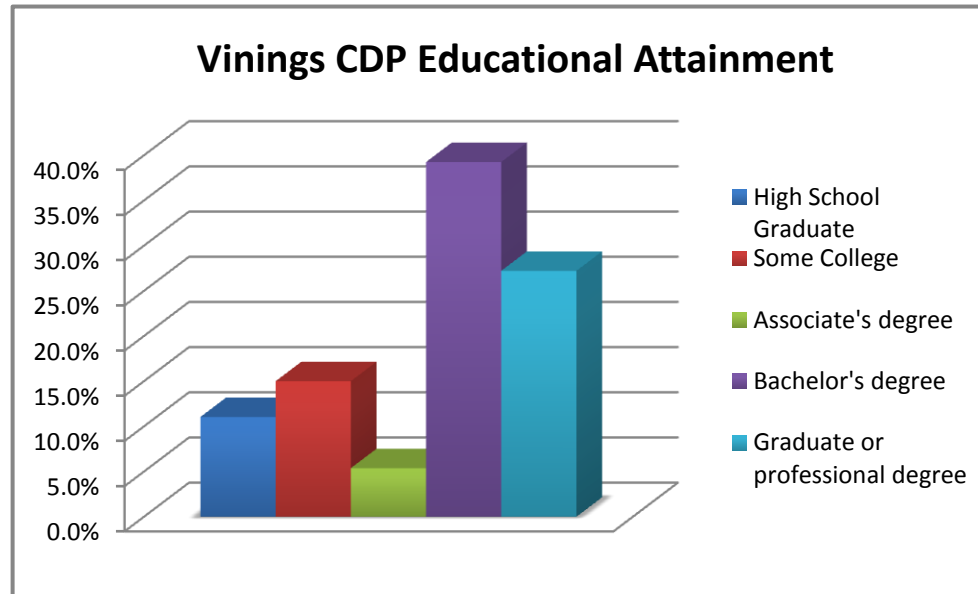


Chart 3

Source: United States Census Bureau

Employment

Employment figures for the Vinings area were gathered from the Atlanta Regional Commission’s Transportation Analysis Zone, or TAZ, data. Zones 841, 849, 850, and 851 form the study area. According to 2010 data, there were 2,213 people employed within these zones. Most worked in the retail or service industries, which made up 31.4% and 34.3% of the workforce respectfully.

It is important to note that there are 16,828 people working in zones 844 and 846 in 2010. These zones include the office buildings on and northwest of Vinings Mountain, and parts of those zones are within the study area.



Housing

Housing covers a vast majority of the study area. Vinings has become one of the most desired neighborhoods in the Atlanta metro area. The community is optimally located to allow its residents easy access to employment centers, schools, cultural attractions, recreation, and the airport. As a result the area has been almost completely developed.

Type

The type of housing units for Vinings was not available at the block level, and the Vinings CDP boundaries covered too large an area to produce an accurate representation of the types of housing in Vinings. As a result Community Development staff used GIS and Cobb County parcel data and zoning districts to survey and analyze housing types.

The 2000 Census did provide the number of housing units at the block level. According to this data there were 1,326 housing units in Vinings in 2000. The housing survey conducted by Community Development staff in May of 2011 resulted in a count of 1,447 housing units. Vinings added 121 units over the past decade, or a 9.1% increase. According to the Census Vinings has a 6.8% vacancy rate.

When the commercial areas of the study area are added to this count the housing stock increases significantly. There are 5,217 total housing units in the study area. There are considerably more vacant units within the study area as a whole, with a 13.2% vacancy rate. Cobb County’s vacancy rate falls in between the two figures, with a 9.2% vacancy rate.

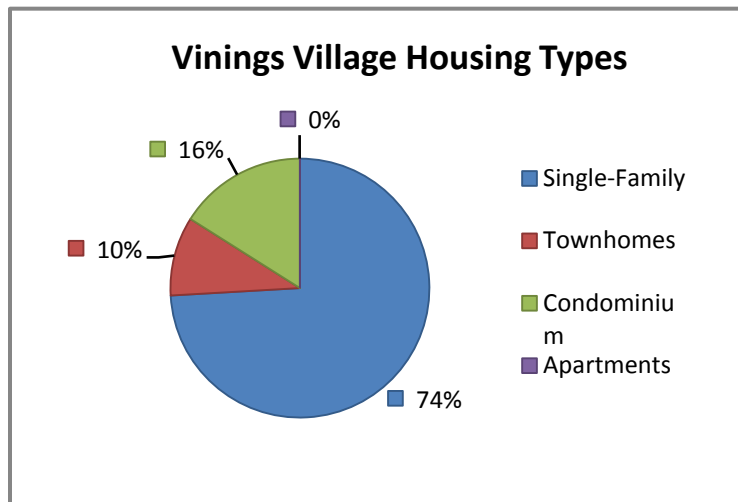


Chart 4

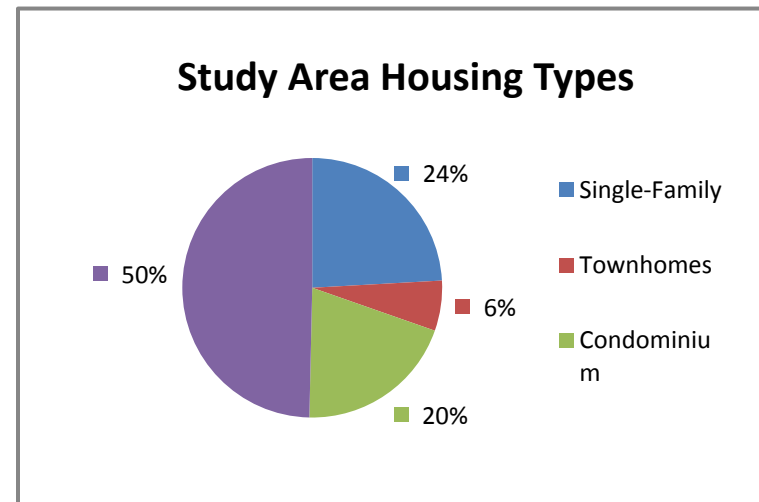


Chart 5

Source: Cobb County Community Development Agency



Tenure

Tenure for all occupied housing within the core of Vinings and the study area, were analyzed and compared to Cobb County. Data was gathered at the block level from the 2000 Census. The data for Vinings and the study area show a dichotomy when it comes to owner versus renter occupied housing. In Vinings, approximately 92 % of housing units are owner occupied, with 8% renter occupied. While in the whole study area, according to data from the 2000 Census, approximately 30% of units are owner occupied with 70% of units occupied by renters.

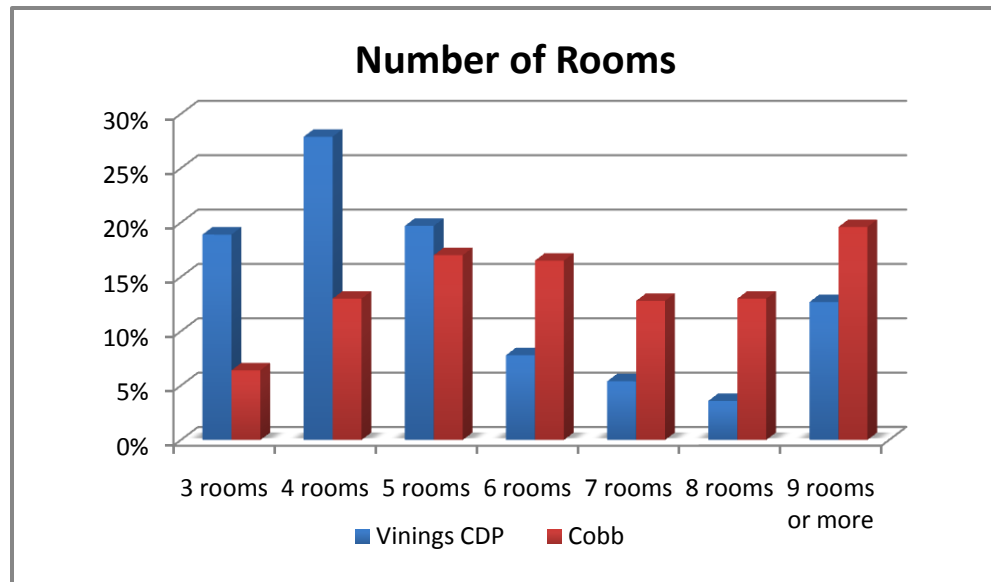
Size

Data for the size of housing was gathered from the 2005-2009 American Community Survey for the Vinings CDP and Cobb County. The data for the number of rooms and the number of bedrooms within housing units are summarized in the tables below.

The data indicates that housing within the Vinings CDP is considerably smaller than the size of housing in all of Cobb County. Within the Vinings CDP, about 50% of units have less than four rooms and around 50% have five or more rooms. While in Cobb County, nearly 80% of units have five or more rooms.

Chart 6

The data for number of bedrooms follows a similar pattern. In the Vinings CDP almost 70% of units have only one or two bedrooms. While, within Cobb County close to 70% of units have three or more bedrooms.



Source: United State Census Bureau

It cannot be assumed that the size of homes within Vinings necessarily follows this data. The Vinings CDP includes several apartment, condominium, and townhome developments northwest and west of the study. These housing types are much smaller than single family homes which dominate Vinings. In addition, the CDP does not include many of the single family homes, condominium, and townhome developments on the south side of the study area. Because a significant number of single family homes were left out of the



CDP data set, a visual survey was performed of homes in Vinings. It revealed that many homes in Vinings are quite large indicating that housing within Vinings is larger than the data above suggests.

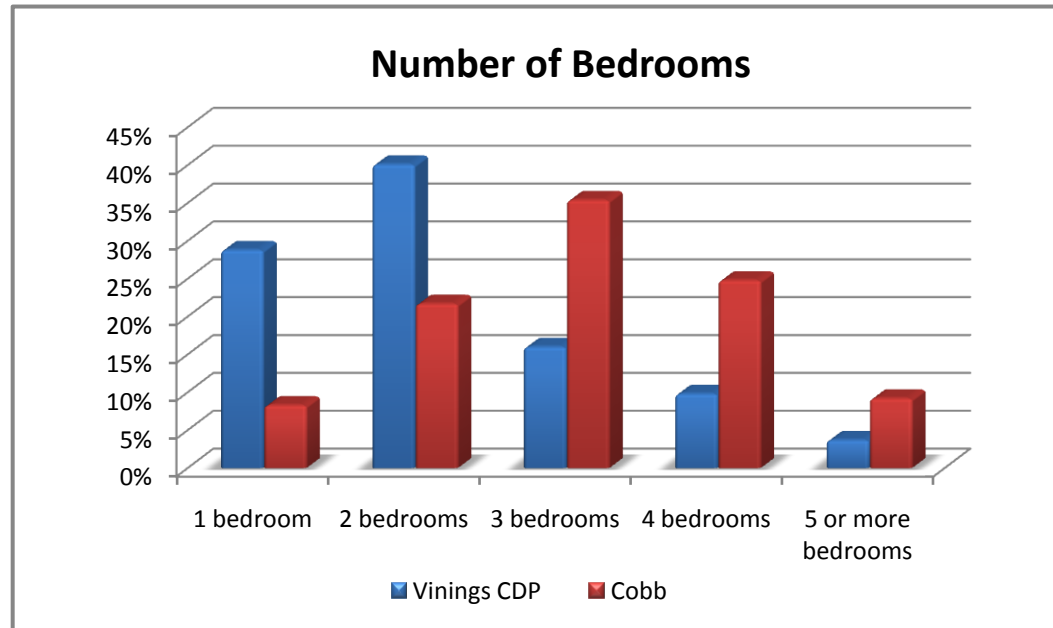


Chart 7

Source: United States Census Bureau



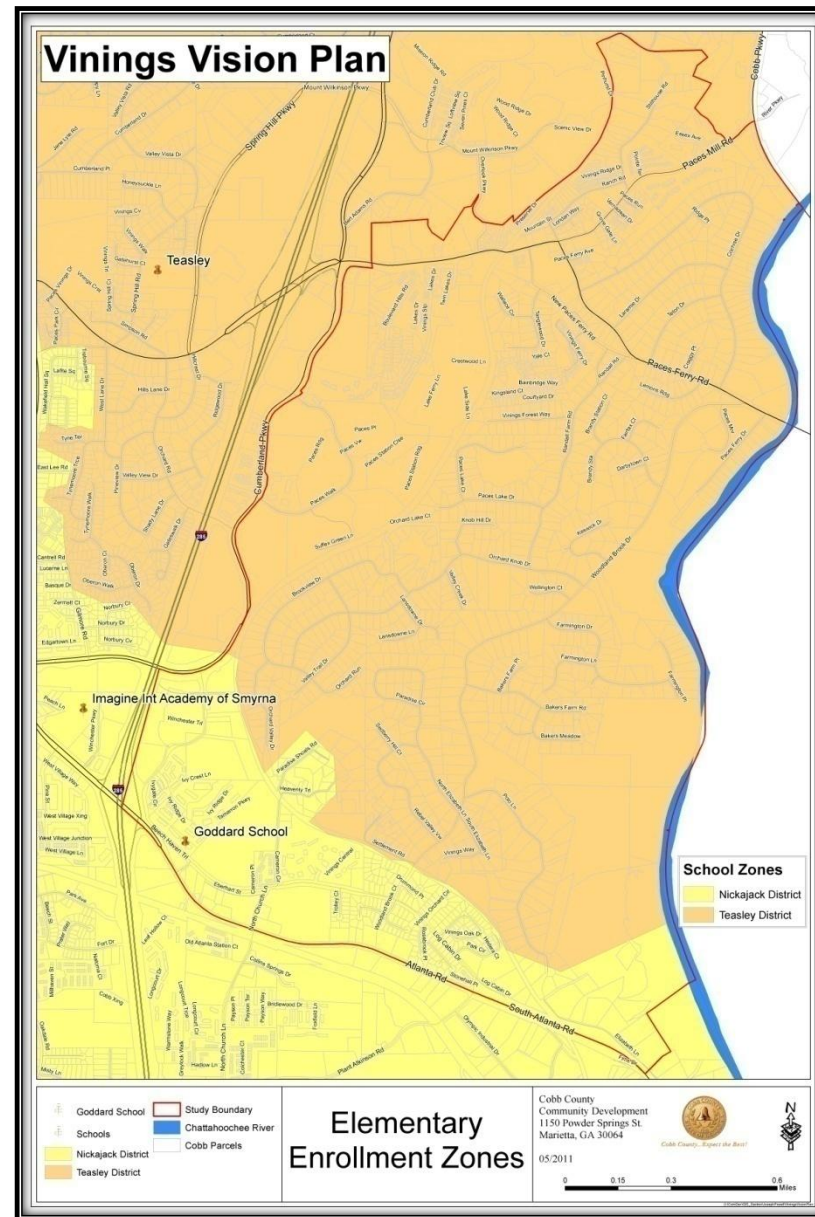
Density

The core of Vinings covers 1,396 acres and within this area there are 1,447 housing units. This equals a housing density of 1.04 housing units per acre. When the 501 acres covered by the rest of the study area are included, the entire area is made up by 1,897 acres. Within the study area there are 5,117 housing units. The study area has a housing density of 2.75 housing units per acre.

This is consistent with the current zoning and housing types within the study area.

Schools

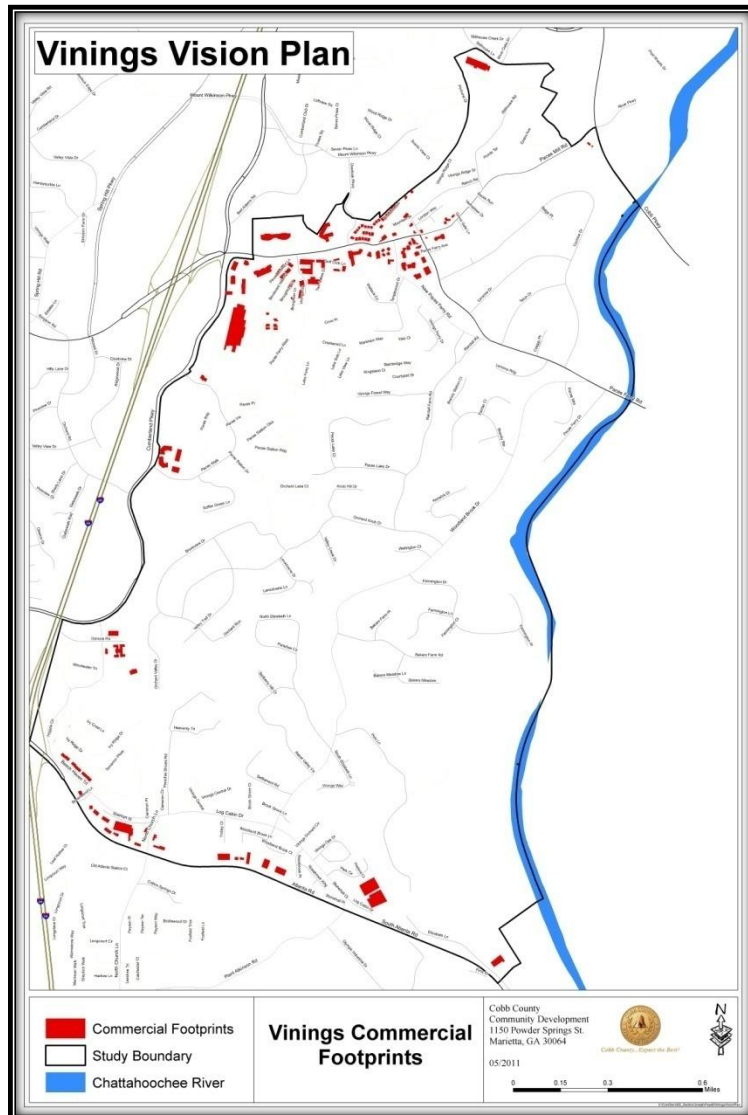
The quality and location of schools has a big impact on type and price of housing, as well as the stability of surrounding neighborhoods. The study area feeds into two elementary schools in the Cobb County School District. Teasley Elementary, on Spring Hill Road, and Nickajack Elementary on Mavell Road are the two elementary schools for the study area. Campbell Middle School and Campbell High School services all the study area. Many residents choose Vinings because of its close proximity to private schools, such as Lovett School, Pace Academy and Whitefield Academy.



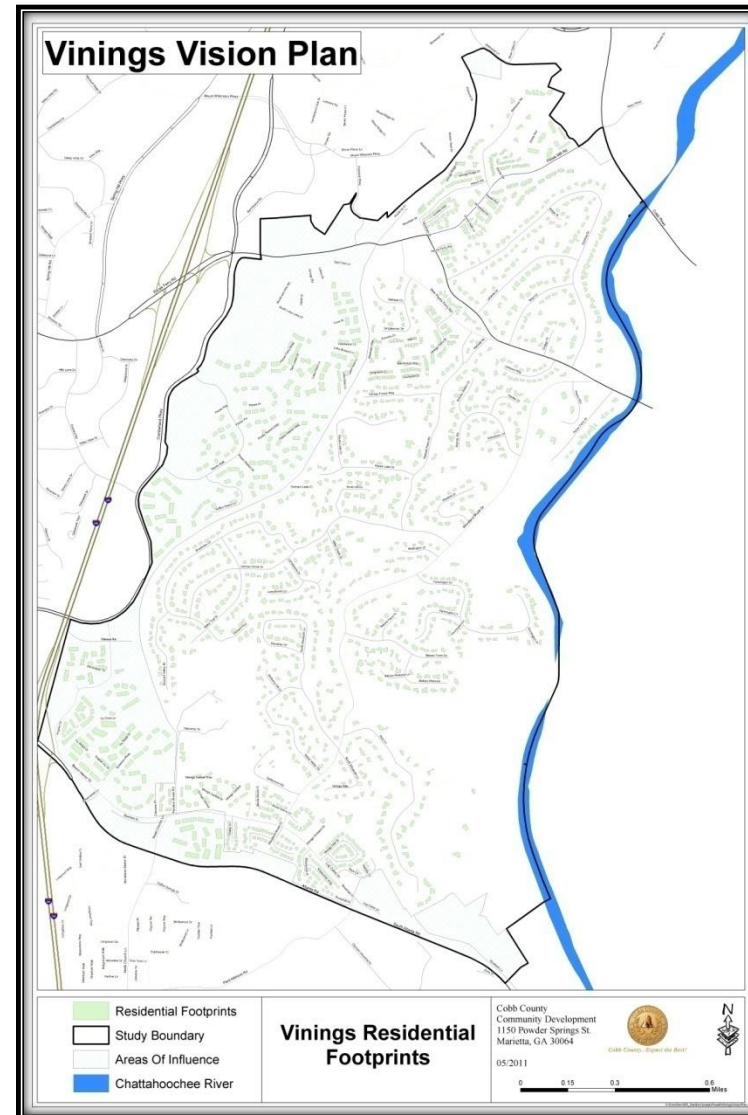


Building Footprints

Maps 2 and 3 show the footprints of the buildings in Vinings area. Map 2 details the footprints for commercial and industrial buildings. Map 3 details the extensive residential construction in the study area.



Map 2



Map 3



Business Survey

Table 3

Conducted April 14, 2011, April 26, 2011, May 10, 2011		
Location/Development	Business Name	Product/Service
Elizabeth Lane	Tip Top Roofers	Construction/ Home Improvement
Log Cabin Drive	Your Extra Attic Self-Storage	Storage
	Gay Construction	Construction/ Home Improvement
	Boy Scouts Troup	Non-profit
Atlanta Road	U-Store-It Self-Storage	Storage
	Pirtek Hoses & Assemblies	Other
	Antech Diagnostics	Veterinarian
	GPC Driving	Other
	Jennifer's Glassworks	Construction/ Home Improvement
	Crowe & Downey, Inc.	Construction/ Home Improvement
	A & A Exterminators, Inc.	Other
	Norwood	Other
	GMAT Holdings	Other
	DD, LLC	Other
	NAPM, Inc.	Other
	Terry Berry	Other
	Car Wash	Car Wash
	Texaco	Gas
	Subway	Restaurant/Fast Food
	Pro Fashion Cleaners	Cleaners



Vinings Village Atlanta Road & North Church Lane	Kroger	Grocery
	Angel Nails	Beauty Shop/Hair Salon
	Smart Hair	Beauty Shop/Hair Salon
	The Pro Cleaners	Cleaners
	H & R Block	Accounting/Tax
	Jersey Mike's Subs	Restaurant/Fast Food
	Peking House	Restaurant/Bar
	Goodwill Donation Center	Non-profit
	Benning Construction	Construction/ Home Improvement
Atlanta Road Vinings Court	Jack's New Yorker Deli	Restaurant/Fast Food
	Scott Richards Salon	Beauty Shop/Hair Salon
	Pro Nails	Beauty Shop/Hair Salon
	Crye-Leike Realtors	Real Estate
	Cat Care of Vinings	Veterinarian
Atlanta Road Vinings West	Blackstone	Restaurant/Bar
	St. Angelo's	Restaurant/Bar
	Vinings Cleaners	Cleaners
	Vinings Gallery Art & Frame	Frame Shop & Art
	Chiropractor	Medical/Psychological
	Meadows Dental Associates	Dental
	Vibrance Hair Studio	Beauty Shop/Hair Salon
	Shell Gas Station	Gas
Log Cabin Road Olde Ivy	The Goddard School	Day Care/Preschool
	Complete Care Solutions, LLC	Other
	One Media Advertising	Advertising/Marketing



	KC Kadow State Farm	Insurance
	Atlanta Center for Integrated Health	Medical/Psychological
	Warren Capital Corporation	Other
	Body Renovations	Fitness
	Carl A. Adcock	Attorney
Beech Haven Trail	Emeritus at Vinings Place Assisted Living	Medical/Psychological
	Kunimoto Architect	Architect
Cumberland Parkway	The Home Depot	General Retail
	Extended Stay Deluxe Hotel	Hotel
	Family Denistry	Dental
	Palm Beach Tan	Beauty Shop/Hair Salon
	Wolf Camera	General Retail
	Einstein Bros. Bagels	Restaurant/Fast Food
	Cowlicks Yogurt & Floats	Ice Cream/Yogurt
	Willy's Mexicana Grill	Restaurant/Fast Food
	Padriac's	Restaurant/Bar
	Rite-Aid	Drug Store
	Fed-Ex Office	Mail/Shipping
Paces Ferry Road Paces Cumberland Building	ELI	Education
	Asset Advisors Group	Financial/Stock
	All County Property Management	Real Estate
	Jim Chapman Communities	Real Estate
Paces Ferry Road One and Two Paces West	Forrer & Associates	Other
	Piedmont Healthcare	Medical/Psychological
	East West Bank	Banking
Paces Ferry Road Vinings Main	Social Vinings	Restaurant/Bar
	Vinings Main Cleaners	Cleaners



	Eyeshop	Eye and Glasses
	Mega Granite	Construction/ Home Improvement
	Posh Spot Skin & Nails	Beauty Shop/Hair Salon
	Subway	Restaurant/Fast Food
	Snap Fitness	Fitness
	QuikTrip	Gas
	Courtyard by Marriott	Hotel
	The Morgan Companies	Other
Paces Ferry Road The Station at Vinings	Vinings Lighting	General Retail
	Meehan's Public House	Restaurant/Bar
	Paces Alterations	Tailor/Alterations/Repair
	Nails & Facial	Beauty Shop/Hair Salon
	Salon Deco	Beauty Shop/Hair Salon
	Solar Dimension Tanning	Beauty Shop/Hair Salon
	ReMax Champions	Real Estate
	Radiance Medspa	Spa
	Oni Fitness Studio	Fitness
	Curves	Fitness
	Uncle Wong's	Restaurant/Bar
	Tobacco & Rum Package	Grocery
	The Great Frame Up	Frame Shop & Art
	Milano Cleaners	Cleaners
	Vinings Butcher & Deli	Grocery
	Funny Rabbit Smoothie & Nutrition	Ice Cream/Yogurt
	New York Pizza Exchange	Restaurant/Bar
Paces Ferry Road	Orient Express	Restaurant/Bar
Paces Ferry Road Vinings Square	The Halter Companies	Other



	N. A. Williams, Inc.	Other
	Sunbelt Marketing	Advertising/Marketing
	Kirk W. Keene, PC	Attorney
	Alan G. Paulk, Jr.	Attorney
	Geiger & Associates, LLC	Attorney
	Joseph W. Taylor, LLC	Attorney
2931 Paces Ferry Road	Taz Anderson Realty	Real Estate
	Vinings Family Dentistry	Dental
	Meyring Law Firm	Attorney
	Paces Center Psychological Services	Medical/Psychological
	Privacy & Information Management Servcies	Other
	Bulk Aggregate Supply	Other
	Bulk Aggregate Goft	Other
Paces Ferry Road	Figo	Restaurant/Bar
	Jimmy John's	Restaurant/Fast Food
	Harry Norman Realty	Real Estate
Vinings Jubilee Paces Ferry and Paces Mill	CVS	Drug Store
	Banana Republic	General Retail
	Vinings Fish Company	Restaurant/Bar
	Mori Luggage & Gifts	General Retail
	Ann Taylor	General Retail
	Sweet Samba Boutique	General Retail
	Loft	General Retail
	Due Materinity	General Retail
	Pediatric Denistry of Atlanta	Dental
	SoHo	Restaurant/Bar
	Webb Limited	General Retail
	All the Best	General Retail
	Tea Fuse Tea House	Grocery
	Talbots	General Retail
	The Joint	Medical/Psychological



	La Paz	Restaurant/Bar
	Noche	Restaurant/Bar
	Axiom Staffing	Other
	Cold Stone Creamery	Ice Cream/Yogurt
	Paces Properties	Real Estate
	Mellow Mushroom	Restaurant/Bar
	Explorations Travel Agency	Travel
	Garrison's	Restaurant/Bar
	The Grape	Restaurant/Bar
	Prime Lending	Mortgage/Loans
	Vinings Alterations	Tailor/Alterations/Repair
	Sandpiper	General Retail
	Etc. East	General Retail
	Emily Benham	General Retail
	Francesca's Collection	General Retail
	American Mountain	General Retail
	Antiques of Vinings	General Retail
	Blowout Salon	Beauty Shop/Hair Salon
	Lil Squeeze	General Retail
	Limetree	General Retail
	Paces Holdings	Real Estate
Corner of Paces Ferry and Paces Mill	The Pro Cleaners	Cleaners
	Shoe Repair	Tailor/Alterations/Repair
	Yoforia	Ice Cream/Yogurt
	Sweet Pockets	Bakery
	Sun Trust	Banking
Paces Mill Road	Old Vinings Inn	Restaurant/Bar
	Vinings Historic Preservation Society	Non-profit
	Piedmont Physicians	Medical/Psychological
	Fidelity Bank	Banking
Paces Mill Road/Vinings Pointe	Burke, Inc.	Other



	Raymond James Financial Services	Finance/Stock
	River Forest, Inc.	Other
	The Hallmark Company, Inc.	Other
Mountain Street and Ranch Road	Paces Ferry Veterinary Clinic	Veterinarian
Cobb Parkway and Paces Mill	BP	Gas
Riverview Village	Classic Cleaners	Cleaners
	Taverna Fiorentina	Restaurant/Bar
	Shoe Repair	Tailor/Alterations/Repair
	Vinings Bottle Shop	Grocery
	Kroger	Grocery
	Riverview Veterinarian	Veterinarian
	Pet Nirvana	General Retail
	Thai Diner	Restaurant/Bar
	Grant Gibbs Salon	Beauty Shop/Hair Salon
	Nail Talk	Beauty Shop/Hair Salon
	Spa Tan	Beauty Shop/Hair Salon
	Tomo Japanese Restaurant	Restaurant/Bar
	Herb Shop	General Retail
	Shoppe of Vinings	General Retail
	C&S Seafood and Oyster Bar	Restaurant/Bar
	Cartridge World	General Retail
	Olive Bistro	Restaurant/Bar
Paces Ferry at Chattahoochee Vinings on the River	Chopsticks	Restaurant/Bar
	Hair Design	Beauty Shop/Hair Salon
	Riverfront Dental	Dental
	Vinings Important Pets	General Retail
	Labels Resale Boutique	General Retail
	Sentry Cleaners	Cleaners
	Weight Loss MD	Medical/Psychological
	Canoe	Restaurant/Bar



Product/Service	Number	Percentage
Accounting/Tax	1	0.5%
Advertising/Marketing	2	1.0%
Architect	1	0.5%
Attorney	6	3.1%
Bakery	1	0.5%
Banking	3	1.6%
Beauty Shop/Hair Salon	15	7.8%
Car Wash	1	0.5%
Cleaners	8	4.2%
Construction/Home Improvement	6	3.1%
Day Care/Preschool	1	0.5%
Dental	5	2.6%
Drug Store	2	1.0%
Education	1	0.5%
Eye and Glasses	1	0.5%
Finance/Stock	2	1.0%
Fitness	4	2.1%
Frame Shop & Art	2	1.0%
Gas	4	2.1%
General Retail	26	13.5%
Grocery	6	3.1%
Hotel	2	1.0%
Ice Cream/Yogurt	4	2.1%
Insurance	1	0.5%
Mail/Shipping	1	0.5%
Medical/Psychological	8	4.2%
Mortgage/Loans	1	0.5%
Non-profit	3	1.6%
Other	21	10.9%
Real Estate	8	4.2%
Restaurant/Bar	25	13.0%
Restaurant/Fast Food	7	3.6%
Spa	1	0.5%



Storage	2	1.0%
Tailor/Alterations/Repair	4	2.1%
Travel	1	0.5%
Veterinarian	5	2.6%
Total	192	100.0%



Historic Preservation

Georgia Historical Markers Located Within Vinings:



The Errant Pontoon Bridge: Paces Ferry

This marker is located on Paces Ferry Rd just west of Chattahoochee River bridge.

THE ERRANT PONTOON BRIDGE: PACE'S FERRY

July 5, 1864. During Johnston's retreat from Smyrna, a portion of his wagon-train detoured from the Atlanta-Marietta rd. via Vinings Station to a pontoon bridge at Paces Ferry. Wheeler's Cav. escorted the trains; when all were across, the bridge was cut loose so as to swing down stream to the Fulton Co. side. Federal gun-fire, preventing its removal, the bridge was cut loose by the Confederates, but instead of floating down to shelter within

Johnston's River Line at Bolton, it lodged on this side where it was seized by troops of Hazen's 4 A. C. brigade, July 8.

033-85 GEORGIA HISTORIC MARKER 1988

The 14th & 20th A. C. Cross at Pace's Ferry

Located on Paces Ferry Rd. just west of the Chattahoochee River Bridge

THE 14TH & 20TH A. C. CROSS AT PACE'S FERRY

July 17, 1864. Palmer's 14th and Hooker's 20th A. C. [US] crossed to the Fulton Co. side of the river on two pontoon bridges. This passage was covered by Wood's 4th A.C. div., which marched down Mt. Paran Rd. from Power's Ferry, 3 mi. N. To divert attention of Johnston's forces [CS], to crossings below, Stoneman's cav. Was sent S. (July 13) to threaten the A. & W. P. R. R. When it returned (July 16), Blair's 17th A.C. began its 29 mi. march from Turner's Fy. To Roswell where it crossed the 17th. This and the passage of the 14th and 20th Corps at Pace's, completed the crossing of the Federal infantry.



033-86 GEORGIA HISTORIC MARKER 1985 Photo: David Seibert

(There is a duplicate 14th & 20th marker about 100 feet closer to the river)



Site: Hardy Pace's Res. Howard's Headquarters

Located at 3057 Paces Mill Road, Vinings

SITE: HARDY PACE'S RES. HOWARD'S HEADQUARTERS

Hardy Pace (1785-1864), operated the Chattahoochee River ferry at site of bridge where Pace's Ferry Rd. crosses. Federal forces occupied Vinings Station, July 5-17, 1864, while preparing to cross at Pace's & Power's for the move on Atlanta. Gen. O. O. Howard, 4th A. C., had headquarters at the Pace res., July 5-10. Vinings's temporary terminal of the R. R., was the subsistence & ammunition dump of the Federal army during the siege & capture of Atlanta. Wounded from the Atlanta front were sent to Vinings's where the Pace house was used as a hospital - later, destroyed by fire.



033-84 GEORGIA HISTORICAL COMMISSION 1954



The 4th Corps at Vinings Station

Located on Paces Ferry Rd at the old RR station, Vinings

THE 4TH CORPS AT VINING'S STATION

June 5, 1864. When Johnston's army [CSA] withdrew from Smyrna to the river, Howard's 4th A.C., and Baird's div. (14th A.C.), [USA] via highway and R.R. occupied Vinings. Baird's troops kept on down the R.R. until halted by Johnston's River Line. 4th A.C. troops pursued the Confederate wagontrains, escorted by Wheeler's Cav., toward the pontoon bridge at Pace's Ferry where they crossed the river. Morgan's 7th Ind. Battery [USA] shelled the column from Vinings's Hill.

Also, from this eminence, Generals Sherman, Thomas and Baird, had their first view of Atlanta, across the Chattahoochee, 9.5 mi. S. E.

033-83 GEORGIA HISTORIC MARKER 1988



The 4th Corps Posted Along the River

Located just west of the Chattahoochee River on US 41

THE 4TH CORPS POSTED ALONG THE RIVER

When the 4th A.C. reached the Chattahoochee July 5, attempts to cross were found impracticable because of Confederate opposition on the other side. Pending the crossing of the 23d A. C. at Soap Cr., July 8, the 4th A. C. marked time in trenches between Rottenwood Cr. (N.), & the R. R. below Vining's Station (S.).

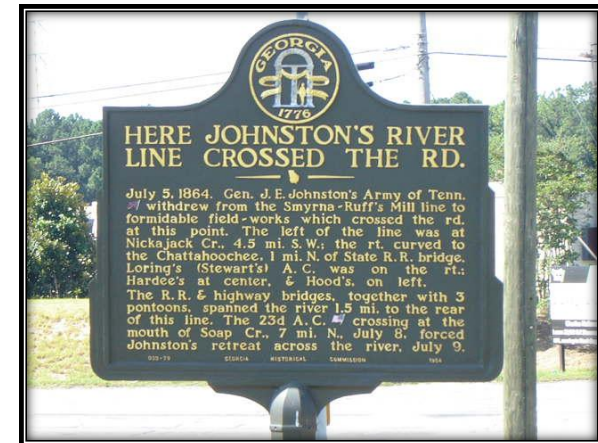
July 9: Newton's (2d) div. moved N. to Roswell to support Garrard's cav. July 10: Stanley's (1st) & Wood's (3d) moved N. to Soap Cr. To join the 23d A.C. Stoneman's cav., having returned from a raid below Atlanta, the 14th & 20th Corps crossed at Pace's Ferry, one-half mi. S.

033-87 GEORGIA HISTORICAL COMMISSION 1954

HERE JOHNSTON'S RIVER LINE CROSSED THE RD.

Located at the Atlanta Road and Log Cabin Drive intersection

July 5, 1864, Gen. J. E. Johnston's Army of Tenn. withdrew from the Smyrna-Ruff's Mill line to formidable field-works which crossed the rd. at this point. The left of the line was at Nickajack Cr., 4.5 mi. S.W.; the rt. curved to the Chattahoochee, 1 mi. N. of State R. R. bridge. Loring's (Stewart's) A. C. was on the rt.; Hardee's at center & Hood's on left. The R. R. & highway bridges, together with 3 pontoons, spanned the river 1.5 mi. to the rear of this line. The 23d A. C. crossing at the mouth of Soap Cr., 7 mi. N., July 8, forced Johnston's retreat across the river, July 9.





Vinings Historic Resources

Solomon & Penelopy Pace House

Hardy Pace (1785-1864) established the Vinings settlement when he moved to the west side of the Chattahoochee River in the late 1830s. He built a large 17 room house in the heart of the present village where he ran his considerable enterprises, including the river ferry, a grist mill, a large farm, and a tavern. During the Civil War the house was used by Union Forces as a command post and hospital. After an eleven day stay in Vinings, the Federals vacated the home and burned it to the ground. During this time the Pace family had fled to safety in Milledgeville where Hardy Pace died in 1864. When the Pace Family returned to Vinings as war refugees in 1865, Hardy Paces' son, Solomon, built this house with portions of three slave cabins on the premises. The stone steps of the house are from the original residence.



Western and Atlantic Railroad Pavilion/Vinings Pavilion



Outstanding Victorian-era railroad recreation pavilion featuring widely overhanging eaves, exposed rafter ends with molded fascia boards, large false beams in gable ends, and board and batten exterior. It was originally an open air pavilion with arcaded sides and ends. Now part of the Pace Pavilion Center, which is a heritage park consisting of the pavilion, the Pace House, and a facilities building, all arranged around a central courtyard deck area.

It was originally built on the corner of Mountain Street and Ranch Road in 1874. It was one of five such recreation halls built during reconstruction days by the Western and Atlantic Railroad (W&A RR) to encourage train excursions from Atlanta. It is the only one to remain. In the late 1880s on through the turn of the century, Atlanta residents would ride out to Vinings by train or carriage for all day picnicking and dancing.



Yarbrough House

Built around 1880, this cornerstone house was originally the home of Samuel and Ella (Pace) Yarbrough. Ella was the niece of Solomon Pace, one of two sons of Hardy Pace, and his wife Penelopy Glass-Pace. The house was purchased by Ruth Carter Vanneman and leased for use as a restaurant (the original Old Vinings Inn). Front and side porches were enclosed and a kitchen was added to the original two-room house. The restaurant closed in 1993 after the death of Ruth Vanneman. The house was purchased by Piedmont Hospital and deeded to the Vinings Historic Preservation Society. Today, it serves as a focal point for the preservation of historic Vinings Village.



Hill General Store / 4040 Building



This building appears to have originated as a traditional front gable frame, one-story commercial building. The building was later converted into an apartment building with the addition of a second floor. Overall, the building has had several historic and non-historic additions. It features shiplap siding, fieldstone exterior on facade, and a large gable portico supported by heavy fieldstone piers.

This building was originally a general store built by Mr. Reuben F. Hill c. 1890. On the main floor was a seed and feed room and the site of the village post office. The building changed hands several times in the 1900s. It was eventually purchased and renovated by Ruth Carter Vanneman. She added the second floor, creating the Forty-Forty

Apartments. Today, it houses the Old Vinings Inn restaurant.

The Vest-Hodge House

The L-shaped gable wing cottage, built c. 1890, features overhanging boxed eaves, diamond-shaped wood vents in gable ends, a shed porch with turned posts and jigsaw cut post brackets. For the past 40 years, the building has been used for commercial purposes, serving as the Vinings post office from the late 1950s until the early 1970s.





5 Mountain Street -Gable Wing Cottage

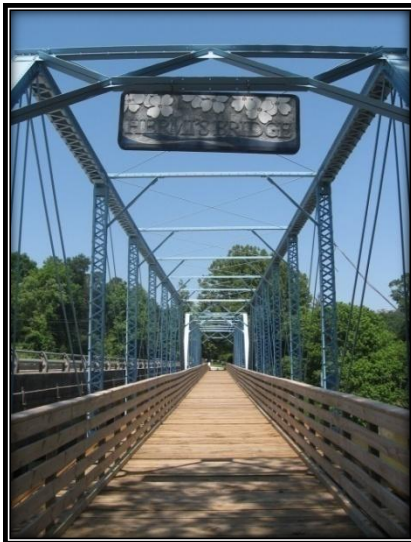
This house appears to be an L-shaped gable wing cottage with rectangular wood vents in gable ends and boxed overhanging eaves.

Vinings First Baptist Church

The Vinings First Baptist Church was an outgrowth of a tent revival held in July 1948 in Vinings. The property was bought from Grady Robinson in 1949 for the sum of \$100.00. The church membership began with 17 members. By 1993, the congregation had outgrown the physical structure and moved to larger quarters on South Cobb Drive. In 1996, the building was remodeled and is now home to the neighborhood restaurants: La Paz Restaurante Cantina and Mellow Mushroom.

Robinson's Tropical Garden Supper Club

Interesting mid 20th century, Quonset hut-shaped, brick-bearing building with rounded, semi-cylindrical roof, fixed wood frame windows, and shed roof verandah along side. The commercial complex on Paces Ferry Road at the Chattahoochee was first the site of Robinson's Tropical Garden, housed in this Quonset hut type structure built in the 1940s. It now house Canoe Restaurant.



Paces Ferry / Hermi's Bridge

The old bridge at Paces Ferry is a two span, one-way vehicular, trussed steel frame bridge with wooden plank decking and a single steel pylon. The bridge was built in 1904 and functioned until it was replaced for vehicular traffic in the early 1970s. The bridge has been preserved for pedestrians.

Boy Scouts Hut - Troop 1

The building may have been moved to site and it appears to be mid 20th century.

Log Cabin Community Sunday School

This is an outstanding rustic, early 20th century landscape consisting of several buildings and ornamental structures (bell tower, wellstand, cast metal lampposts). Buildings on the property include the original c. 1912 log cabin Sunday School building, a c. 1947 recreation hall, and an ornate, c. 1949 Gothic Revival chapel with rustic stone exterior. The original log cabin is a very small front gable building with wood shingle roof, exposed rafter ends, and hewn log exterior with square notching. Church history indicates that the original cabin was pre-existing on the site. The stone chapel replaced a larger log cabin built c. 1919. The building displays an ornate, yet austere version of the Gothic Revival featuring a gable foyer with cast stone Gothic arch entrance, flared eaves, and Gothic arch window openings with metal casement windows.



Other Historic Structures and Sites:

- Hermi's Bridge
 - The Pace's Ferry Bridge, which was built in 1904, replaced the ferry operated by Hardy Pace as the primary way to get from Buckhead on Paces Ferry Road over the Chattahoochee River to Vinings. It was recently refurbished using SPLOST funds. Ribbon cutting ceremony held on November 23, 2010
 - <http://www.buckheadheritage.com/our-work/restoration/hermis-bridge>
 - <http://northatlantarealestatevoice.com/2009/05/19/cobb-county-splost-project-updates/>
 - <http://www.reporternewspapers.net/2010/02/25/hermi%E2%80%99s-bridge-a-love-story/>
 - <http://www.reporternewspapers.net/2010/02/25/hermi%E2%80%99s-bridge-being-rebuilt-once-again/>
- Church and cemetery on Settlement Road – St John's Church?
 - Currently owned by John Wieland Homes?
 - Area in disrepair and has been used as an illegal dumping site
 - <http://vinings.wordpress.com/2009/10/06/st-johns-settlement-park/>
 - <http://vinings.wordpress.com/2009/10/07/st-johns-update-and-alert/>
- Vinings Cemetery on Paces Ferry – Vinings' Black Community
 - Cemetery notes and/or description:
According to Cobb County Georgia Cemeteries, Vol 1 - Mt. Sinai Baptist Church and New Salem AME Methodist Church were joint owners of this cemetery with equal burial rights. The property was bought in 1911.
 - <http://www.findagrave.com/cgi-bin/fg.cgi?page=cr&CRid=37544>
- Pace/Randall Cemetery on Mt. Wilkinson
 - <http://vinings.wordpress.com/pace-robinson-property-park/>
- Potential Indian settlement sites
 - Along the Chattahoochee River and Woodland Brook
 - <http://vinings.wordpress.com/indian-evidence-in-vinings/>

More historical sources:

Anthony Doyle's websites:

<http://bleufalcon.org/>

<http://vinings.wordpress.com/>

<http://viningsrevisited.blogspot.com/>

<http://www.georgiahistory.com/>

<http://vinings.org/about-us>



Transportation

Accidents

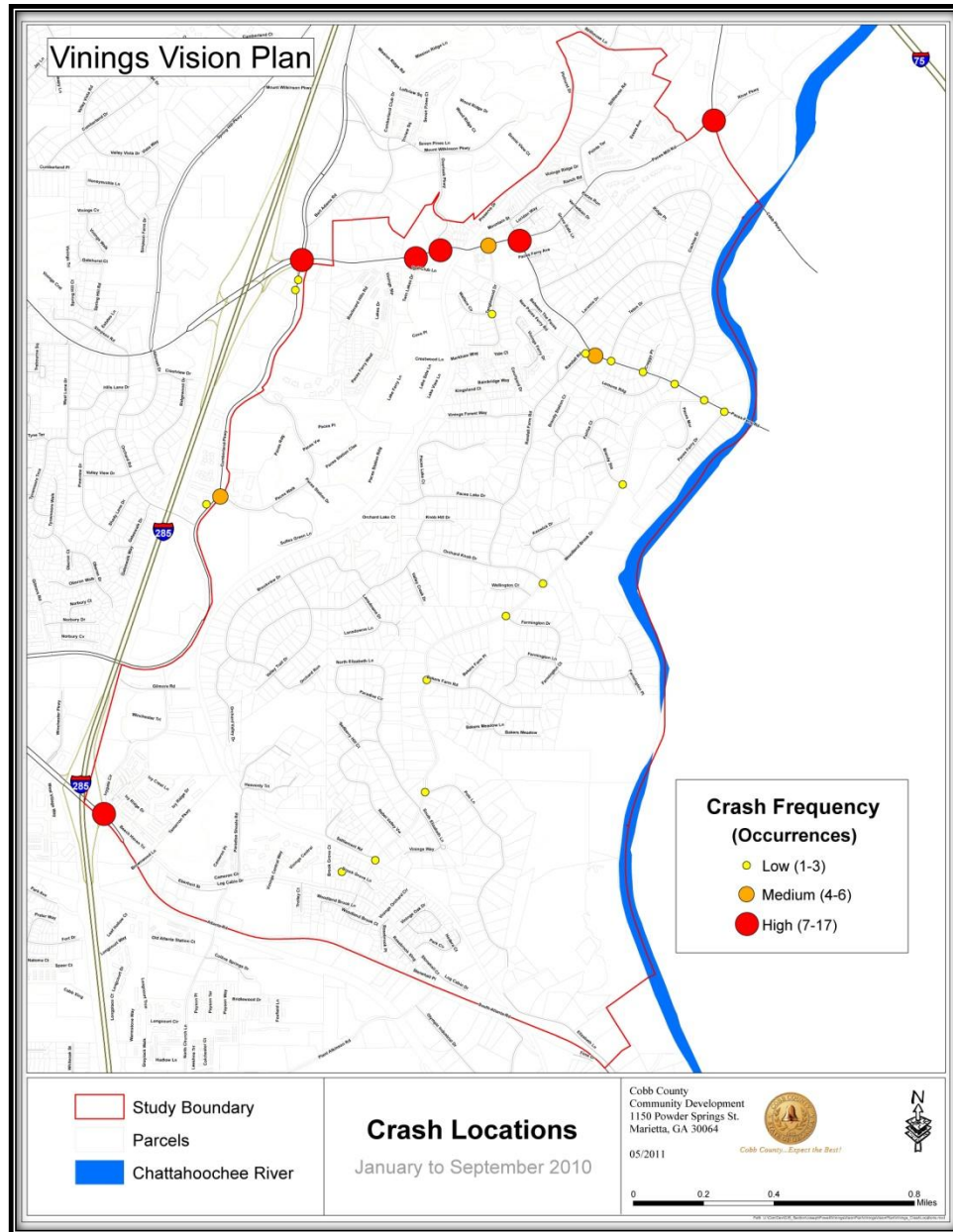
Accident data was obtained from the Cobb County Department of Transportation. Overall there were not many injuries and no fatalities for the recorded time period. A chart with a summary of this data is included below, Figure XXX.

Table 4

	Right Angle	Head On	Rear End	Sideswipe	Left Turn with Thru	Fixed Object	Other	Total	Injuries*
Woodland Brook Drive	1	1	2	1	0	9	1	15	4
Paces Mill Road	4	0	16	1	1	1	1	24	6
Paces Ferry Road	9	0	22	3	2	0	2	38	7
Adjusted Annual Totals**	14	1	39	5	3	10	4	77	17

*No Fatalities

**Pace Ferry Road is measured over a year, while Woodland Brook Drive and Paces Ferry Road are measured across 3 years. Numbers have been adjusted to reflect an annual average.



Crash Locations

Map 4 shows the number of crashes at key intersections. The Paces Ferry Road corridor appears to have the highest number of crash occurrences.

Map 4



Crime

Chart 8, organizes crime frequency by beat. In all beats, Entering Auto, Residential Burglary, Larceny, Simple Assault, and Business Burglary were the most frequent instances of crime. Entering Auto was especially prevalent in the beat that includes the Cumberland Activity Center, accounting for over half of the crimes.

Chart 9, organizes the number of incidents by month. There is a clear and sharp rise in reported crime at the end of 2010. This coincides with the formation of the Vinings Security Alert Group. Initiated by a few concerned citizens who reported suspicious activity in June of 2010, the Alert Group now has 600 to 700 people on its mailing list. Residents can report non-emergency crime related information to the group, which can then be disseminated to other residents and the police.

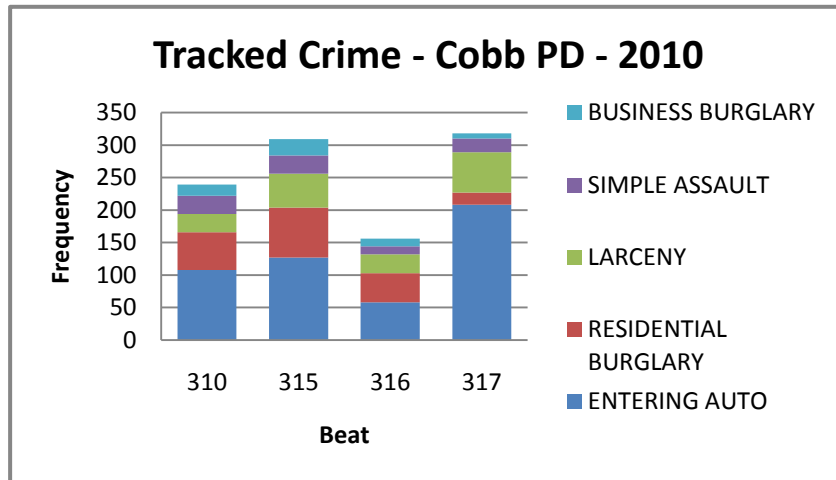


Chart 8

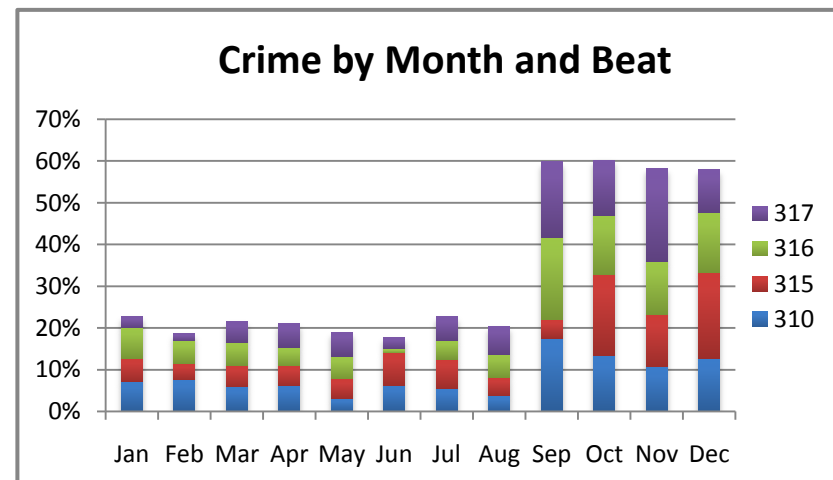


Chart 9

While there was not a full year of crime data available by Cobb PD for 2011, a comparison between 2010 and 2011 for Beat 316 was conducted for January through April 2011. Chart 10 on the following page shows that while there is an overall increase in crime, there was not an increase across all categories.

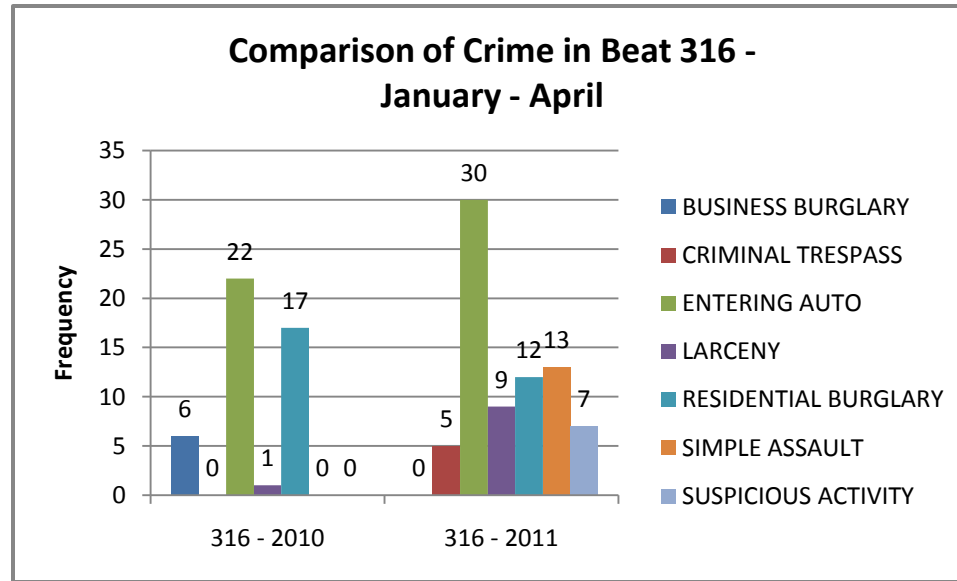


Chart 10



Vinings Community Organizations

- **Vinings Village Homeowners Association (VVHA)**
 - Mission -- “serve the Citizens of the Vinings Community in all matters relative to the preservation and enhancement, of the quality of life or environment.”
 - The VHA elected Board is here to assist with homeowner concerns. Primary collective body of the resident in Vinings.
 - Organization – Board of Directors with two (2) representatives from most of the eight (8) subareas, which are defined by the HOA
 - Communication – Newsletters, Area Representatives, Annual Meeting
 - Website – Hosted on free web space for community websites

- **Vinings Community Conservation Alliance**
 - The VCCA is an organized non-profit formed to be a part of the design and implementation of a master plan for Vinings.
 - The VCCA will serve as the fund raising source to create donations from grants, foundations, governments, corporations and private gifts.

- **Vinings Civic Club**
 - Purpose – “This organization serves not only as a focal point for our community spirit, but also as an endeavor to encourage civic improvements that will continually maintain the character and beauty of Vinings.”
 - “Serving, informing, promoting civic opportunities while enjoying neighbors and friends at monthly meetings.”
 - Website – Independent Domain with information about events, history of Vinings, and information about other Vinings Organizations

- **Vinings Rotary Club**
 - Local Chapter Rotary International (Sponsorship or Invitation Only)
 - Business and professional leaders joining in fellowship to provide community, national and international service projects.
 - Annual Events – Run for the Kids

- **Vinings Historic Preservation Society (VHPS)**
 - Mission – “preserving the historic spirit and structures of Vinings”
 - Maintains museum and event space at Vinings Center (Pace House and Pavillion)
 - Annual Events -- Vinings Golf Classic



- **Vinings Business Associations**
 - The VBS consists of business owners, executives, managers, retail, services, residents and concerned citizens that are committed to enhancing the economic, business and residential vibrancy of Vinings and to promote the physical and financial health of the community through networking, social, cultural and educational activities.
- **Vinings Friends**
 - Service organization aligned with Children’s Healthcare of Atlanta
- **Vinings Women’s Club**
 - Purpose - “the expansion of opportunities for friendship, the support of civic and cultural activities, and the beautification and preservation of Vinings Village”.
- **V8**
 - Two representatives from each of the four non-business associations; Civic Club, Woman's Club, Homeowners Association and VHPS, located in Vinings meet periodically to work together to enhance coordination, cooperation and membership among their respective organizations for the benefit of the Vinings community as a whole.
- **Vinings Security Alert Group** (vinings.securityalert@gmail.com)
 - Purpose – to organize and improve crime reporting capabilities in Vinings to police and residents
 - History - Initiated by a few concerned citizens who reported suspicious activity in June of 2010, the
 - Membership - Alert Group has 600 to 700 people on its mailing list. Residents can report non-emergency crime related information to the group, which can then be disseminated to other residents and the police.



**Vinings Vision Plan
Public Meeting #1
May 23, 2011**

The first public meeting for the Vinings Vision Plan took place on May 23, 2011 at the Vinings United Methodist Church from 7:00-8:30 p.m. There were approximately 120 people present.

Mr. Dana Johnson, Planning Division Manager for Cobb County Community Development, began the meeting at 7:00 p.m. and welcomed the community. Commissioner Bob Ott also offered a welcome and discussed how the process has worked previously.

Mr. Johnson introduced additional Cobb County staff: Ms. Mandy Elliott, Ms. Sharon Qin, Mr. Phil Westbrook and Mr. Brad Gordon, all with Community Development and Mr. Jason Gaines with the Department of Transportation. Also present were Mr. James Bikoff and Mr. Carnell Brame, who are interns with Community Development. Mr. Bob Hovey, Planning Commissioner, was also in attendance.

Mr. Johnson discussed the planning process, including the reasons for producing a master plan for Vinings and a potential timeline. Ms. Elliott then provided an overview of existing conditions, including demographics, housing, business survey, land use, community facilities, historic resources, environmental & natural resources, transportation and crime.

Mr. Johnson next opened it up for questions. The following questions were asked by the community:

1. Who is the advisory committee? What is the purpose of the advisory committee? (Will be on website.)
2. What/where is Vinings Main? What is the importance?
(In document, should include map with neighborhoods and developments with occupancy.)
3. Why does the presentation not include Asian/Pacific Islander racial statistics?
4. Are we headed to R-20 zoning?
5. Will there be a transition zone between low density (Vinings) and high density (Cumberland)?
6. Traffic has a distinct impact on quality of life, what can we do to deter traffic from coming through Vinings? Any real way to alleviate this?
7. Will the Silver Comet Trail be extended into Vinings?
8. Can the Silver Comet connect through Stillhouse Road/ Connectivity?
9. What is the plan for the Settlement Rd. development?
10. What about commuter rail? Will it be along CSX tracks or Cobb Pkwy.?



11. What about passenger trains? And double tracking of CSX line?
12. If we accept this plan, are “we” (community, county, developers) committed? How committed are “we” to sticking to the plan?

Comments and concerns included:

1. It will be important to consider the maximum capacity of existing properties and the effects it will have on traffic. Some developments have not been built out or are not fully occupied, but this will change.

The community was then broken up into five groups to discuss positives, negatives and opportunities for the community. A community member from each of the groups was asked to share a few insights they had gained from the group discussion.

Group #1

Positives

- ❖ Easy commute
- ❖ Location/ Proximity to Buckhead and Airport
- ❖ Strong sense of community
- ❖ Charming
- ❖ Walkability
- ❖ Trees/ nature/ river
- ❖ Proximity to shopping / restaurants / movie theater
- ❖ Library
- ❖ Track help block traffic, acts as natural barrier
- ❖ Fountain at Paces Mill and Paces Ferry Rd.
- ❖ Safety
- ❖ History
- ❖ Small town and city environment
- ❖ Tax Structure

Negatives

- ❖ Cumberland Mall (demographics do not match Vinings)
- ❖ No parks
- ❖ No local elementary school



- ❖ Traffic / cut through traffic
- ❖ Train causes backups
- ❖ Poor reputation of some schools (decline in quality at Teasley)
- ❖ Noise and smell from I-285
- ❖ Ranch Rd has become a cut through
- ❖ Dilution of name “Vinings”
- ❖ Too many driveways
- ❖ Pilot and QT gas stations
- ❖ High property taxes
- ❖ No sidewalk connectivity
- ❖ No transit

Opportunities

- ❖ Defining/ trade marking/ coining “Vinings”
- ❖ Embracing areas outside of “Vinings” instead of pushing away
- ❖ Use I-285 as boundary to study area
- ❖ Elementary school in Vinings
- ❖ Parks
- ❖ Extension of Silver Comet Trail (through Stillhouse Rd/ parallel to Paces Mill by possible land purchases)
- ❖ Noise barriers @ I-285 behind fire station (Cumberland Pkwy)
- ❖ Better sidewalks
- ❖ Rerouting truck traffic
- ❖ Connect Settlement Rd. and trenches for park
- ❖ Speed bumps and/or stop signs along Woodland Brook Dr.

Group #2

Positives

- ❖ Residential community
- ❖ Location
- ❖ Proximity to Silver Comet Trail
- ❖ Low Density (R-30)
- ❖ Community involvement / “Community Spirit”
- ❖ Shopping / Vinings Jubilee



- ❖ Walkability/ sidewalks
- ❖ Natural environment/ trees
- ❖ History
- ❖ Library
- ❖ Train (stops traffic, what happened to the whistle?)
- ❖ Close proximity to everything – schools, shopping, other Atlanta neighborhoods
- ❖ Complete community (self contained)
- ❖ Fountain: in the Jubilee and on traffic triangle
- ❖ Balance between residential and commercial
- ❖ Vinings: a Road – a River – a Rail

Negatives

- ❖ Traffic (Maintain village character)
- ❖ Truck stop (What's the plan once it's gone?)
- ❖ Shopping (local/small stores driven out and replaced with chains)
- ❖ Consistent sidewalks
- ❖ Poor walkability
- ❖ Lack of bike lanes
- ❖ Lack of cross walks
- ❖ Bikers on Woodland Brook
- ❖ Powerlines
- ❖ Lack of train whistle
- ❖ Lack of meeting space
- ❖ Lack of parks/greenspace
- ❖ Road conditions (Clear the sewers on Woodland Brook!)
- ❖ Timing of traffic lights

Opportunities

- ❖ Curb and Gutter SPLOST Project on Woodland Brook Dr.
- ❖ Improve gateways (signage)
- ❖ Consistent look and feel with streetscapes
- ❖ Transition zone from areas with high intensity uses
- ❖ Realistic traffic plan (maintain feel of Vinings, improve flow)



- ❖ Foster community building
- ❖ Green space -- Settlement Rd./ Stillhouse Rd./ behind library/ strip mall at Paces Ferry/Paces Mill
- ❖ Silver Comet Trail (extension)
- ❖ Work w/ GA Power to maintain/trim trees
- ❖ Put power lines underground
- ❖ Create a true village/town center

Groups #3

Positives

- ❖ Location/ Accessibility
- ❖ Property taxes
- ❖ Low crime
- ❖ View
- ❖ Small town feel
- ❖ Maintenance
- ❖ Walkability
- ❖ Amenities
- ❖ Community structure
- ❖ Communications
- ❖ Strong associates
- ❖ Railroad tracks
- ❖ Historical significance
- ❖ River
- ❖ Air Quality

Negatives

- ❖ Crosswalks...
- ❖ Railroad
- ❖ Street paving and congestion
- ❖ Sidewalks (should be wider, improve connectivity)
- ❖ Density too high (too many multi-units)
- ❖ Lack of parks



Opportunities

- ❖ Intersection improvements
- ❖ Accessibility to adjacent parcels (Paces Mill at Paces Ferry)
- ❖ Park connected to Pace House
- ❖ Recreation at Settlement Rd.
- ❖ Aesthetics/ architectural guidelines
- ❖ Rebuild RR Station
- ❖ Connection to Silver Comet Trail
- ❖ Children's Park

Group #4

Positives

- ❖ Trees
- ❖ Sidewalks
- ❖ River
- ❖ Taxes
- ❖ Sense of community
- ❖ Pedestrian friendly village core
- ❖ Restaurants/ entertainment
- ❖ Proximity to other communities and airport
- ❖ Cobb County Government services
- ❖ Trolley park

Negatives

- ❖ Traffic
- ❖ Threat of more development (Cumberland Pkwy/ Paces Station)
- ❖ Small strip center at Paces Mill/ Paces Ferry
- ❖ Timing of street lights
- ❖ Lack of bike lanes
- ❖ More parks and greenspace
- ❖ Crime
- ❖ Lack of upscale grocer



Opportunities

- ❖ Improve gateway signage
- ❖ Continuity of Vinings Village (add Log Cabin)
- ❖ Slow traffic on Woodland Brook
- ❖ Litter clean-up
- ❖ Improve traffic flow on Atlanta Rd./ Cumberland Pkwy/ Cobb Pkwy to assist with Paces Ferry
- ❖ Traffic signage (best routes around Vinings)
- ❖ Commuter rail on CSX line or Light Rail on I-75
- ❖ Crosswalks at Paces Ferry/ Paces Mill
- ❖ Keep library open
- ❖ Community center/ town hall
- ❖ Sidewalk on north/east side of Log Cabin
- ❖ Pedestrian improvement at Woodland Brook/ Log Cabin
- ❖ Dog park
- ❖ Settlement Road park
- ❖ Extend Silver Comet Trail to Vinings
- ❖ Roundabout Paces Ferry/ Paces Mill

Group #5

Strengths/Positives

- ❖ Location/ proximity
- ❖ Size/ village feel
- ❖ Tax Structure
- ❖ Development patterns
- ❖ Restaurants/ retail/ entertainment (Jubilee)
- ❖ Cobb Government efficiency
- ❖ Accessibility
- ❖ Chattahoochee River/ National Park Service
- ❖ Diverse housing architecture
- ❖ Pedestrian accessibility



Weaknesses/Negatives

- ❖ Traffic
- ❖ Speed limits (enforcement)
- ❖ Paces Ferry/ Paces Mill (left turn lane/ signal)
- ❖ Transition between Vinings and more intense uses
- ❖ Inconsistent zoning/ code enforcement by Cobb County (Randall Farm Rd./ Randall Road)
- ❖ Absence of a park facility
- ❖ Lack of pedestrian infrastructure
- ❖ Lack of architectural standards for retail
- ❖ Cut-through nature of thoroughfares
- ❖ Flood control (Cochise Dr.)
- ❖ Increasing residential densities
- ❖ Consistent signage and streetlights (gateways)

Opportunities

- ❖ Underground utilities
- ❖ Redesign Paces Mill/ Paces Ferry (Traffic Circle)
- ❖ Traffic (speed/ flow/ volume)
- ❖ Park/ public building/ civic space
- ❖ Bike lanes
- ❖ Chattahoochee River (county owns riverfront property)

Threats

- ❖ Home Depot HQ (should it leave)
- ❖ Viability of Cumberland Mall
- ❖ Incorporation (cityhood)

The meeting concluded at 8:30 p.m.



**Vinings Vision Plan
Public Meeting #2
September 20, 2011**

The second public meeting for the Vinings Vision Plan took place on September 20, 2011 at the Vinings United Methodist Church from 7:00-9:00 p.m. There were approximately 90 people present.

Mr. Dana Johnson, Planning Division Manager for Cobb County Community Development, began the meeting at 7:10 p.m. and welcomed the community. Commissioner Bob Ott also offered a welcome.

Additional Cobb County staff present were: Ms. Mandy Elliott, Ms. Sharon Qin and Mr. Phil Westbrook all with Community Development and Mr. Jason Gaines and Mr. Scott Jordan with the Department of Transportation. Also present were Mr. James Bikoff and Mr. Carnell Brame, who are interns with Community Development.

Mr. Johnson gave a brief presentation that provided an overview of the first public meeting, covered the study themes that were created from the input at the first meeting and went over the next steps in the study process. Mr. Johnson then gave instructions on how the evening's design workshop would go.

The purpose of the design workshop was to get input from the community on their ideas and solutions for Vinings. Tables were provided to the community that covered different topics, including traffic/bicycle-pedestrian infrastructure, land use, community facilities and historic preservation, and community identity. The attendees were encouraged to visit each table to offer their ideas via either writing on comment boards or illustrating it on a map.

The following written comments were received from the community:

Transportation

- Cumberland Boulevard (improvements to help Vinings traffic)
- Paces Ferry and Paces Mill intersection – yield sign is problem in current configuration
- Paces Ferry bridge at I-285 – pedestrian friendly crosswalks
- Improve walkability and connectivity from village to school
- Traffic cameras
- Paces Ferry and Paces Mill intersection – crosswalks and sidewalks on both sides
- Roundabout at Paces Ferry and Paces Mill, but not at expense of historic properties



- Left turn from Paces Mill to Paces Ferry is a problem – protected left signal or roundabout
- Limiting traffic through GPS (London) – limit left turns at Paces Mill and Paces Ferry
- Dedicated bike lanes on all roads
- Woodland Brook – eliminate/prohibit bikes
- Don't increase capacity
- Greenways – connections to Silver Comet at Chattahoochee River
- Sidewalks on both sides with curb and gutter – New Paces Ferry to Paces Ferry to Woodland Brook and Paces Ferry to the river
- Woodland Brook – sidewalk extended, Brown Grove to Log Cabin
- Woodland Brook – reduce cut-through traffic – limiting to Vinings residents
- Safer crosswalks – mindful of hills
- Left turn lane at New Paces Ferry from Paces Ferry
- Wider sidewalks or multi-use trail on Woodland Brook
- Angle of intersection at Woodland Brook and Paces Ferry
- Traffic calming on Woodland Brook – bulbouts/mushrooms
- Roundabouts at Cumberland Boulevard and Cumberland Parkway and Paces Ferry and Cumberland Parkway
- Cut off entrances to Log Cabin to deter traffic on Woodland Brook and crime
- Create dedicated bike paths on major road
- Traffic control signs to restrict cut-throughs specifically on Woodland Brook
- No through fare
- More of a walking village
- Sidewalks on both sides of major roads
- Computerize stoplights with updated programming
- Utilization of new technology to deal with speeding and traffic
- No current need for mass transit, but this will change. Possible bus stop in Vinings.

Land Use

- Remove truck stop
- Township status for Vinings (zoning only)
- No reduction in greenspace/parks/recreation especially in lower right quadrant as shown on existing land use map
- Some cluster housing could be appropriate in Vinings considering close location to commercial areas, materials and methods of construction



- Allow local residents to own and rent out condo or townhome units rather than having a total “no rental” requirement

Community Facilities

- Dog park and park at Settlement Road
- Connect church park to property next door and building next door to vacant lot
- Teasley Elementary needs expansion, parking and land
- Need for park may not be real
- Use of foreclosed homes as greenspace
- More parks
- Create a greenway connecting Vinings Chattahoochee Rec Area and Silver Comet Trail
- Boat ramps should be planned with neighbors in mind and not impede on quality of life
- Connect Silver Comet and Chattahoochee Recreation area
- Convert all public land into greenspace/parks – make land by library a pocket park
- Community center in the heart of Vinings
- More dog friendly – dog park at Settlement Road
- Small parks are better than none, especially walking parks
- Possible vacant lots at Tanglewood and Wallace Circle and Randall Farm and Orchard Knob
- Use utility easements or railroad easement for walking and biking paths

Natural Environment

- Flat prohibition on new floodplain development
- No outboard motors on river
- Provide more access to the Chattahoochee River
- Coordinate with National Park Service to restrict outboard motors on river

Building and Street Aesthetics

- Atlanta Road aesthetics
- Video surveillance of four points (north, south, east, west)
- Post litter fine signs on Woodland Brook
- Consistent street signs
- Underground utilities
- Brick crosswalks



- Design guidelines (green roofs, rod iron, trees)
- Redesign landscape at Paces Mill and Paces Ferry
- Landscaped ease-a-bouts on Woodland Brook
- Bury utilities
- Extension of litter control efforts
- More landscaping/beautification
- Unified street lights and signage
- Uniform street signs
- No power lines

Historic Preservation

- Before development, require archaeological search before bringing in dirt or doing any development
- Paces House – foundation issues – building will be compromised without repair
- Historic trail with signage and overlaid historic maps – include cemeteries on Vinings Mountain
- Historical markers in Settlement Road area – natural and historic

Preserving a Sense of Place

- Trademark Vinings name
- Need a logo for Vinings (i.e. railroad)
- Gateway signage (i.e. rod iron arches)
- Farmer’s market in conjunction with river
- Concerts
- Fundraise to purchase Settlement Road or reserve for park
- Coordinated Christmas lights for village
- Coordinate five associations for events to improve area
- All areas to approve community logo and joint control of brand
- Keep quiet, quaint, unique and clean
- “Village” atmosphere with small scale markets, concerts, parks
- Create a community logo
- Use logo (recognizable in look and feel) on street signs to build community brand
- Defined entrances and exists to community
- Use logo to defacto “trademark” Vinings



- Stickers and medallions for Vinings identification
- A quiet, quaint place to live
- Establish a brand of Vinings around the concept of a railroad train (used to be called Vinings Station), later shortened to Vinings. Picture of a railroad steam car in the center of “historic Vinings” in the small circle in front of Old Vinings Inn.

Many ideas were drawn on maps and those will be considered and incorporated onto the draft master plan. The draft master plan and recommendation and implementation items will be viewed at the next public meeting in November.

The meeting was adjourned at 9:00 p.m.



**Vinings Vision Plan
Public Meeting #3
November 17, 2011**

The third public meeting for the Vinings Vision Plan took place on November 17, 2011 at the Vinings United Methodist Church from 7:00-9:00 p.m. There were approximately 80 people present.

Mr. Dana Johnson, Planning Division Manager for Cobb County Community Development, began the meeting at 7:00 p.m. and welcomed the community. Commissioner Bob Ott also offered a welcome. Mr. Mason Zimmerman from the Cumberland Community Improvement District (CID) also spoke about how the CID viewed Vinings.

Additional Cobb County staff present were: Ms. Mandy Elliott, Mr. Brad Gordon, Ms. Sharon Qin and Mr. Phil Westbrook, all with Community Development, and Ms. Jane Stricklin with the Cobb County Department of Transportation.

Mr. Johnson and Ms. Elliott gave an overview presentation on the draft master plan and recommendation items. Once the presentation was complete, the attendees were invited to take a survey to let staff know their opinions on the various proposed items. The attendees were also given green and red dots to place on the provided maps and charts to let staff know what were their favorite and least favorite projects. Comment boards were also provided to capture additional comments and suggestions from the community.

The following is a summary of the survey, dots exercise and comment boards.

Staff received 55 completed surveys. Not every survey was completely filled out. Based on the total number of responses for each item, the following proposed projects had the highest percentages of positive ratings:

1. Signage on Cobb Parkway and Cumberland Parkway to direct traffic around Vinings – 94.55%.
2. Create design guidelines for commercial buildings in Vinings – 89.13%.
3. Continue to allow no new development in floodplain not otherwise permitted under special circumstances – 89.13%

Based on the total number of responses for each item, the following proposed projects had the highest percentages of negative ratings:

1. One-way pairs on Paces Ferry Road and New Paces Ferry Road – 59.62%



2. Pedestrian access to Chattahoochee River National Recreation Area via National Park Service-owned property on Cochise Drive – 58.70%
3. Tie - Consider creating a traffic camera policy for unincorporated Cobb County – 50.00%.
Construct boat ramp to Chattahoochee River on county property – 50.00%

The following comments were written on the comment boards:

- I like the idea of a pedestrian walkway from Cochise to the river – concerns about excess parking there are unfounded
- I agree . . . river access would be a wonderful addition to the neighborhood
- Create “traffic ovals” (like on East Wesley) on Paces Mill, especially if traffic is encouraged to go around Vinings and to slow traffic. Also, consider “ribs” to slow traffic like the one on East Wesley and Sharondale.
- To help with Paces Mill/Paces Ferry logjam – put a combined green/left turn signal for traffic coming from Kroger (and red hold for opposite traffic) for about 1 minute. This will help some because one vehicle is trying to turn left and blocks 20 cars.
- Move Stillhouse line up to the condo development
- Utility companies must camouflage their utility boxes with shrubs
- Utility companies must get authorized permission to cut or trim trees
- Want Robinson Park by river and was omitted from list
- Put Vinings United Methodist Church playground in dark green on “park” map
- Put noise barriers on I-285 from Atlanta Road to Paces Ferry Road
- Make parking lot between Pavilion and Methodist church
- No roundabouts anywhere
- Continue bike path that deadends near Parkway Point – extend to end of Calloway Trail
- Signage on Woodland Brook for single land bicycle
- Look at speed control on Paces Mill
- Paces Mill property – not park but parking lot
- Add more green space to all current and future developments
- Preserve our history and don’t allow developers to rush and bulldoze through plans

Meeting attendees were given green dots for their top two favorite proposed projects and red dots for their least favorite proposed project. Dots were noted on 32 different proposed projects. Staff received the most feedback on the Traffic items and the least feedback on the Natural Environment items. The recommendation item with the most green dots was the creation of the Vinings



Common at the intersection of Paces Mill Road and Paces Ferry Road. The recommendation item with the most red dots was the one-way pairs concept for the Paces Mill Road and Paces Ferry intersection.

Staff Note: While the dots will assist in possibly eliminating or retaining certain projects, the results of the dots exercise is skewed due to the observance of some individuals who removed other's dots or put multiple dots on the same item. The dots exercise results will be used in conjunction with the survey results.



**Vinings Vision Plan
Public Meeting #4
March 13, 2012**

The fourth and final public meeting for the Vinings Vision Plan took place on March 12, 2012 at the Cochise Club from 7:00-8:30 p.m. There were approximately 150 people present.

Mr. Dana Johnson, Planning Division Manager for Cobb County Community Development, began the meeting at 7:00 p.m. and welcomed the community. Commissioner Bob Ott also offered a welcome.

Additional Cobb County staff present were: Ms. Mandy Elliott and Ms. Sharon Qin both with Community Development, and Mr. Jason Gaines, Mr. Chris Pruitt and Mr. Bryan Ricks with the Cobb County Department of Transportation.

Mr. Ricks began the meeting with a presentation on the Woodland Brook Drive project, which will cause road closures during the summer. There will be another public meeting just on this project.

Ms. Elliott gave a summary of what happened at the previous public meetings. It included some of the results from the survey conducted at the third public meeting. The presentation also included information on the proposed vision maps and a summary of the plan highlights. Mr. Gaines then provided an overview of all the transportation concepts that had been considered for the Paces Ferry and Paces Mill intersection. (Note – The one-way pairs concept presented previously at the third public is no longer being considered.) The second option, a new left turn lane from Paces Mill Road to Paces Ferry Road, has too much of an impact on historic structures and the character of Vinings. The third option, a new left turn lane from Paces Ferry Road to New Paces Ferry Road, has the least impact on the existing physical environment and is the least expensive. According to traffic counts conducted by Cobb County Department of Transportation traffic counts, approximately 70 cars would make that left turn during peak evening rush hour.

Mr. Johnson and Commissioner Ott then took questions from those attending the meeting. Some of the questions were as follows:

1. Can you put up “Do Not Block Intersection” signs at the Paces Ferry and Paces Mill intersection?
Cobb County DOT will look into the request.

2. The traffic light at Paces Ferry and New Paces Ferry is not long enough. Can something be done?
Cobb County DOT will look into the request.



3. With the new left turn from Paces Ferry to New Paces Ferry, won't you be putting commercial traffic into a residential area?
The traffic analysis indicates that this solution will only add approximately 75 additional rush hour trips onto New Paces Ferry, which will have a minimal impact on the residential community.
4. Will there be pedestrian improvements at Paces Mill and Paces Ferry?
Yes, that is a main project in the bicycle/pedestrian infrastructure recommendations.
5. Will you be prioritizing the county projects that are part of the plan?
Yes, all the projects will be identified as short-term, mid-term and long-term.
6. With the new left turn from Paces Ferry to New Paces Ferry, will you get back-up from people making a left turn into Vinings Jubilee?
There are two entrances into Vinings Jubilee off New Paces Ferry and traffic back-up because of those left turns would likely be minimal.
7. Will the new left turn from Paces Ferry to New Paces Ferry help alleviate cut-through traffic on Ranch Road?
It likely will help, because the through traffic on Paces Mill and Paces Ferry will flow a little better. The problems with the traffic congestions because of left turns from Paces Mill to Paces Ferry would be eliminated during peak rush hours.
8. Why don't you change the rotation of the light at Paces Mill and Paces Ferry to help with people getting turning off Mountain Street?
Cobb County DOT will look into that request.
9. How will the people on Cochise Drive get home at rush hour?
Residents in the Cochise Drive neighborhood can take New Paces Ferry Road to Paces Ferry Road.
10. Why don't you just put a left arrow at the Paces Ferry and Paces Mill intersection heading west on Paces Mill?
A left arrow for left turns from Paces Mill to Paces Ferry would block oncoming traffic going east on Paces Ferry. This would back up traffic going east board. A left turn arrow would also not address larger flow issues.
11. Will the roundabout at Woodland Brook and Paces Ferry be safe for pedestrians?



Yes, a roundabout can be designed with pedestrian islands or refuges between lanes of traffic, allowing pedestrians to only cross one lane of traffic at a time. Crosswalks would also be moved down away from the roundabout making pedestrian crossings easier.

The meeting concluded with time for attendees to review the displayed maps and recommendations.