

RESOLUTION

WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Comprehensive Plan Update for the Madison County Board of Commissioners, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the Madison County Board of Commissioners that the Comprehensive Plan Update for the Madison County Board of Commissioners, Georgia dated 2023, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 22nd day of May, 2023.

Madison County Board of Commissioners
Madison County, Georgia



Honorable Chairman Todd Higdon



County Clerk, Christina Baxter

RESOLUTION

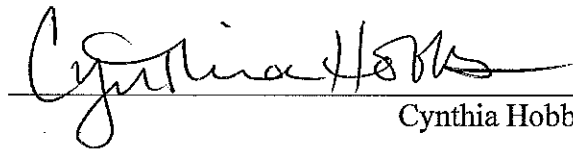
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Comprehensive Plan Update for the City of Carlton, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the City of Carlton that the Comprehensive Plan Update for the City of Carlton, Georgia dated 2023, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 2nd day of May, 2023.

The City of Carlton


Cynthia Hobbs, Mayor


Shirley McIntyre, Clerk

RESOLUTION

WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Comprehensive Plan Update for the City of Colbert, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the City of Colbert that the Comprehensive Plan Update for the City of Colbert, Georgia dated 2023, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 5th day of June, 2023.

City of Colbert



Tim Wyatt, Mayor



Kerri Lynn Phillips, Clerk

RESOLUTION

WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Comprehensive Plan Update for the City of Danielsville, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

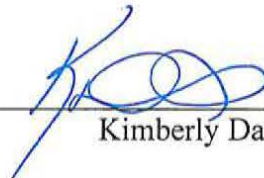
NOW THEREFORE, BE IT RESOLVED by the City of Danielsville that the Comprehensive Plan Update for the City of Danielsville, Georgia dated 2023-2042, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 17 day of April, 2023

City of Danielsville



Michael Wideman, Mayor



Kimberly Davis, Clerk

RESOLUTION

WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Comprehensive Plan Update for the City of Ila, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the City of Ila that the Comprehensive Plan Update for the City of Ila, Georgia dated 2023, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 15th day of May, 2023

CITY OF ILA, GA

Michael D. Coile
Michael D. Coile, Mayor

Susan Steed
Clerk



2022-2042 COMPREHENSIVE PLAN

Prepared by





Acknowledgments

This plan is the result of a collaborative and proactive effort to guide and prepare the future quality of life in Madison County. Hundreds of residents supported the development of this Comprehensive Plan by attending visioning workshops and community meetings, taking surveys, contacting the planning team with suggestions, and participating in interviews.

The planning team wishes to acknowledge the immense contributions of the Comprehensive Plan's local Steering Committee, which met regularly throughout the project and provided important input and guidance at each step along the way.

Steering Committee

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- Thomas Kummero
- Lee Mitchel
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- Jonathan Pou
- Bruce Robinson
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Madison County and its Cities

- Robin Baker, *Chief Appraiser & Head of Property Valuation Department*
- Christina Baxter, *County Clerk*
- Lamar Dalton, *Tax Commissioner*
- Shelly Parham, *Director of Parks and Recreation*
- Christopher Roach, *Director of Building, Zoning, & Code Enforcement*
- Bobby Smith, *EMS Director*
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Sources of Information

This plan draws upon multiple sources of federal, state, and local data. Local planning documents were foundational to elements of this plan.

- Decennial Census Data – Data collected by the Decennial Census for 2020, 2010, and 2000 are used in this plan (older Census data is only used in conjunction with more recent data, in order to illustrate trends). The U.S. Census Bureau pulls from Decennial Census Data to create several different datasets:
 - 2010 and 2000 Census Summary File 1 (SF 1) – This dataset contains “100% data,” meaning that it contains the data collected from every participating household rather than 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, or income. The statistics are available for a variety of geographic levels, with most tables obtainable down to the census tract or block group level.
 - 2020 SF 1 – The full 2020 SF 1 dataset is still under development by the U.S. Census. As a result, this plan relies heavily on the American Community Survey data described below.

- 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 for 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. Since 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), it is susceptible to sampling errors.
- ACS Multi-Year Estimates – For geographies with fewer than 20,000 residents (which includes Madison County), 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, though more current than Decennial Census data, is subject to some sampling error as a representative sample. The 2010–2014 ACS 5-year estimates are the most current estimates available as of the date of this plan.
- United States Department of Agriculture National Agricultural Statistics Service (NASS) – The Quick Stats Database is the most comprehensive tool for accessing agricultural data published by NASS. It allows you to customize your query by commodity, location, or time period.
- Georgia Department of Transportation (GDOT) GeoPI – GDOT’s website for project information. The site has a search feature to locate project information, status, and type, as well as some documentation by either project name or project number.

Previous Works of Research

This plan is supported by, and in some cases, builds upon other local and regional planning documents. These include the following:

- Madison County Comprehensive Plan, 2017 Update
- City of Carlton Comprehensive Plan, 2019 Update
- City of Colbert Comprehensive Plan, 2017 Update
- City of Danielsville Comprehensive Plan, 2019 Update
- City of Ila Comprehensive Plan, 2019 Update
- Northeast Georgia Regional Plan, Update 2018
- Northeast Georgia Regional Solid Waste Management Authority Regional Master Plan, 2021-2031
- Northeast Georgia Resource Management Plan for Regionally Important Resources
- Savannah–Upper Ogeechee Regional Water Plan, 2017
- Upper Oconee Regional Water Plan, 2017
- Madison Athens–Clarke Oconee Regional Transportation Study, 2021
- City of Hull Complete Streets and Trails Plan, 2022
- Northeast Georgia Regional Housing and Transportation Analysis, 2020
- Service Delivery Strategies (All available)
- Comer Rural Zone Application for 2023 rural zone designation
- Georgia Power Community and Economic Development State of Madison County, April 2020
- Four County JDA Housing Presentation, February 2022
- 2023 CHIP Application Webinar
- *The Economics of Environmental and Land Use Decisions*, Jeffrey Dorfman, UGA

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SECTION 1

Introduction

1. Introduction

Madison County and Cities Overview

Madison County is located in northeast Georgia and covers 282 square miles. The county has six municipalities, including Danielsville, the county seat, as well as Carlton, Colbert, Comer, Hull, and Ila. The County's population has grown 21.2% over the previous two decades, from 25,730 in 2000 to 31,175 in 2020, according to the U.S. Census (2020). The American Community Survey predicts the County's population to further increase to 38,207 by 2042.

Madison County Fast Facts	
Population Madison County 2020	30,120
Population – Danielsville	654
Population – Comer	1512
Population – Carlton	263
Population – Colbert	630
Population – Ila	350
Population – Hull	230
Population per square mile, 2020	106.7
Population under 18 years old	23.3%
Population over 65 years old	17.7%
Race – White	79.7%
Race – Black	10.1%
Race – Hispanic/Latin	6.7%
Housing units	12,356
Median home value	\$143,200
Median household income	\$51,142
Median gross rent	\$745
Building permits	187
In civilian workforce 16yr+	61.6%
Total employer establishments (2020)	387
Total employment, 2020	2,619
Persons in poverty (percent)	19.9%
Median age	40.5

Source: Census and ACS 5-Year Estimates Subject Tables

Madison County Vision Statement

Madison County is a dynamic community that enjoys strong ties to the surrounding region while preserving its own charm, style, and pace. The citizens' vision focuses on the desire to maintain the county's rural and natural qualities by preserving agriculture and environmental resources. Industry and business growth, infrastructure, and residential development should be directed into cities and other planned development nodes, thus allowing economic growth that can support services needed by residents. Madison County will be a place where citizens can live and work and take pride in their community.

Comprehensive Plan Background

This Joint Comprehensive Plan includes important issues identified by residents and business owners of Madison County and the Cities of Carlton, Colbert, Danielsville, and Ila during an extensive public involvement process. This process included an initial overview of the comprehensive planning process, visioning, identification of character areas, refinement of the issues, strategic framework workshops, and a public hearing of the draft plan. This plan represents the culmination of 18 public meetings, conducted to solicit input from residents and business owners, and five steering committee meetings.

The resulting plan, a summary of citizens' future vision for the County and their respective Cities, represents a communal set of goals. Now how do we reach those goals? The consulting team has worked with the steering committee, county and city staff, and elected officials to refine both work program items and the steps required to advance them, identifying responsible parties, estimating and refining costs and timelines, and, if needed, determining funding sources. A draft was made available for public review, presented at an open house event, and adjusted as appropriate according to public input. County commissioners and city council members have approved transmission of the overall plan to the Northeast Georgia Regional Commission (NEGRC) and the Department of Community Affairs (DCA) for their required review. Once any comments from the NEGRC and the DCA are addressed, the Comprehensive Plan will be ready for adoption by each jurisdiction.

The planning document is structured to create a stand-alone plan for the County and each individual City, and is organized as follows. The introduction presents a general overview of the process, background information, acknowledgements, and purpose of the plan. Chapter 2 summarizes the public outreach efforts, Chapter 3 provides the County-wide plan, and Chapters 4 through 7 presents plans for Carlton, Colbert, Danielsville, and Ila, respectively. The community assessment, in Chapter 8, provides additional county context. Finally, Chapter 9 offers supporting documentation, including a list of accomplishments for each of the plan participants, public outreach details, and other required items. Each community's plan contains a profile of the community, a vision statement, goals, needs, opportunities, policies, and character areas. The last section of each community's plan contains the character area map and descriptions and community work program.

SECTION 2

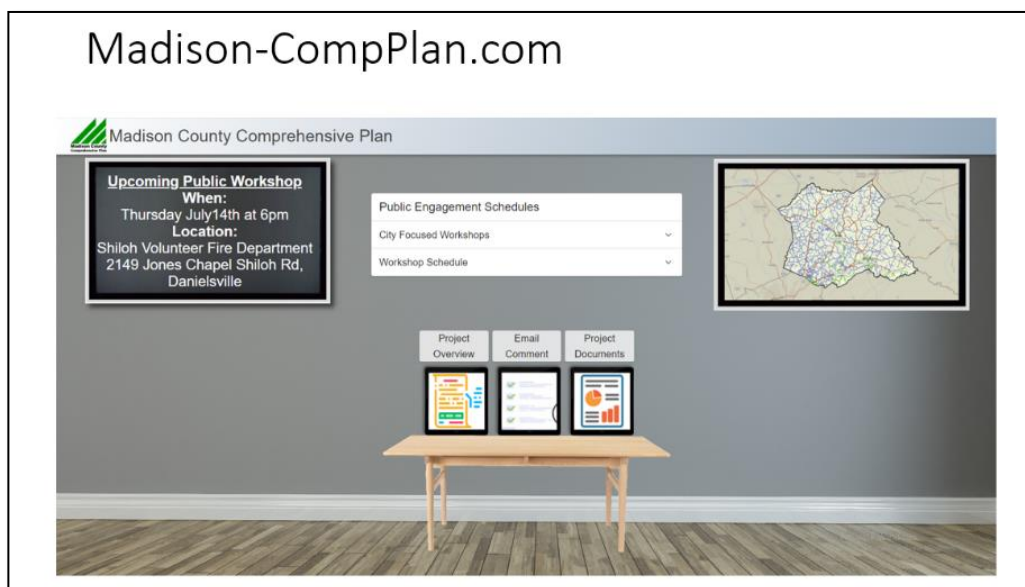
Stakeholder Engagement

2. Stakeholder Engagement

Engagement with Madison County residents yielded the plan’s most important data and input. Public engagement research has shown that lasting solutions are best identified when all segments of a community – individuals, elected officials, businesses, and civic organizations – are brought together in a spirit of cooperation. A collaborative approach to community engagement is not an opportunity, but a necessity. Working with a diverse 18-member steering committee, itself representing a variety of points of view, the planning team developed and implemented a robust Community Participation Plan, which included multiple visioning workshops and character area study meetings, a community survey, interviews targeting hard-to-reach segments of the population, open-house and online presentation of draft products, social media announcements, and the creation of project website.

2.1 Website

The project website, www.madison-compplan.com, launched at kick off, provided meeting content and planning documents to the public throughout the life of the project. It also included an interactive map that allowed visitors to choose their layers of interest. The website housed the online survey, visual preference survey, meeting materials, and public workshop schedules.



2.2 Online Survey

During plan development, the County 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, public safety, and infrastructure. In all, 268 survey responses were received.

Figure 1: Survey - Locations

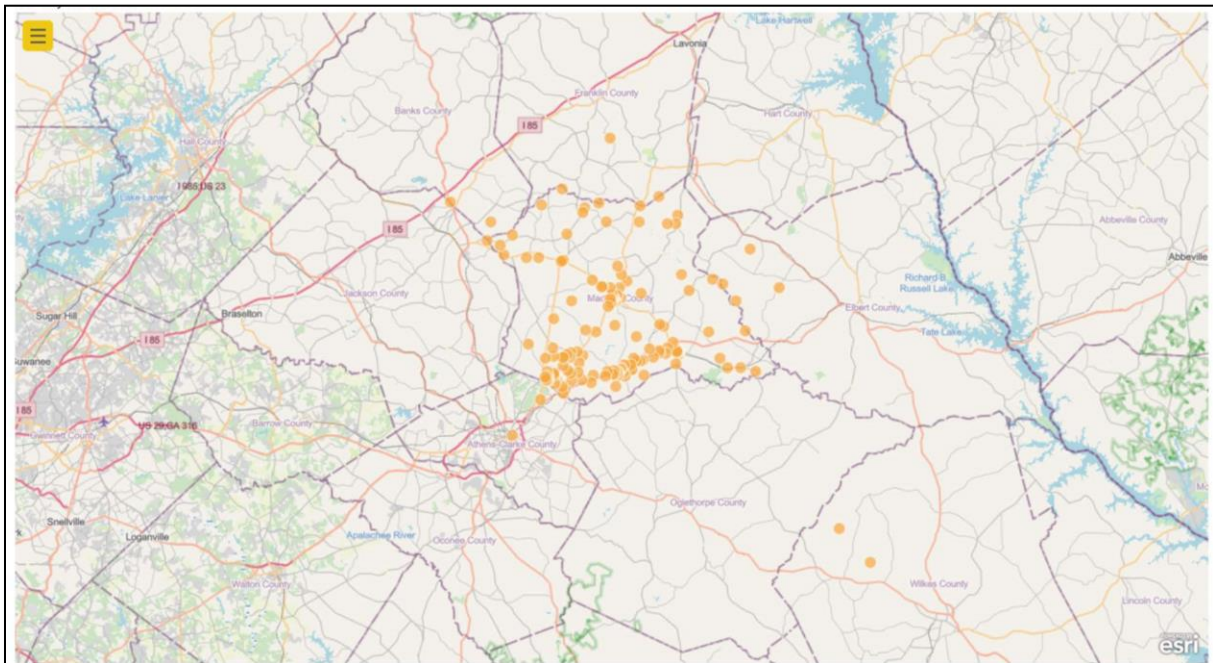


Figure 2: Survey – Do you work in Madison County?

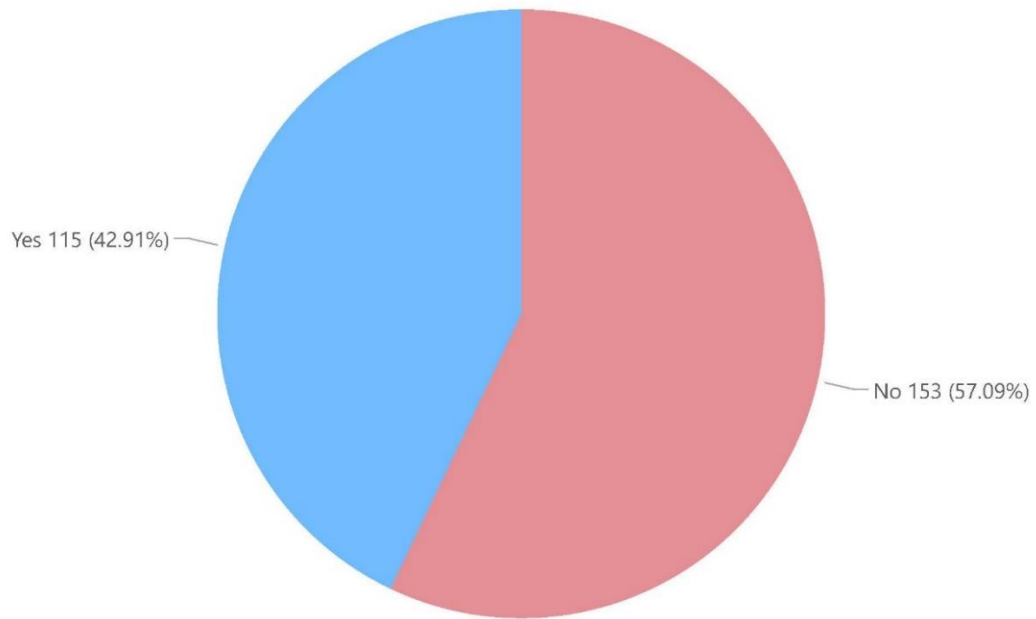


Figure 3: Survey – If No, where do you work?

If no, where do you work?		City	Count
City	Count		
Greensboro	1	Winterville	1
Gainesville	1	Winder	1
Fort Lauderdale	1	Watkinsville	7
Elberton	2	Royston	2
Dacula	1	Pendergrass	1
Colbert	2	Monroe	1
Clarksville	1	Loganville	1
Clarke	1	Lawrenceville	4
Cincinnati	1	Keller	1
Buford	1	Jefferson	1
Bogart	1	Homer	1
Atlanta	2	Hartwell	1
Athens	51	Total	22
Total	66		

Figure 4: Survey – In which City do you reside?

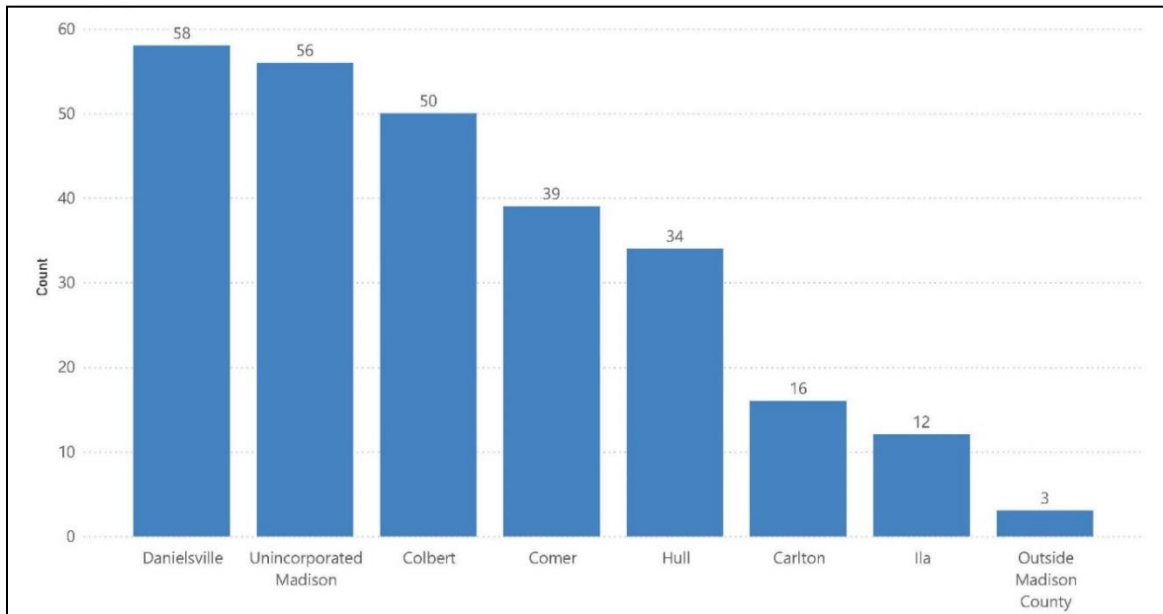


Figure 5: Survey – What future improvements are most important to you?

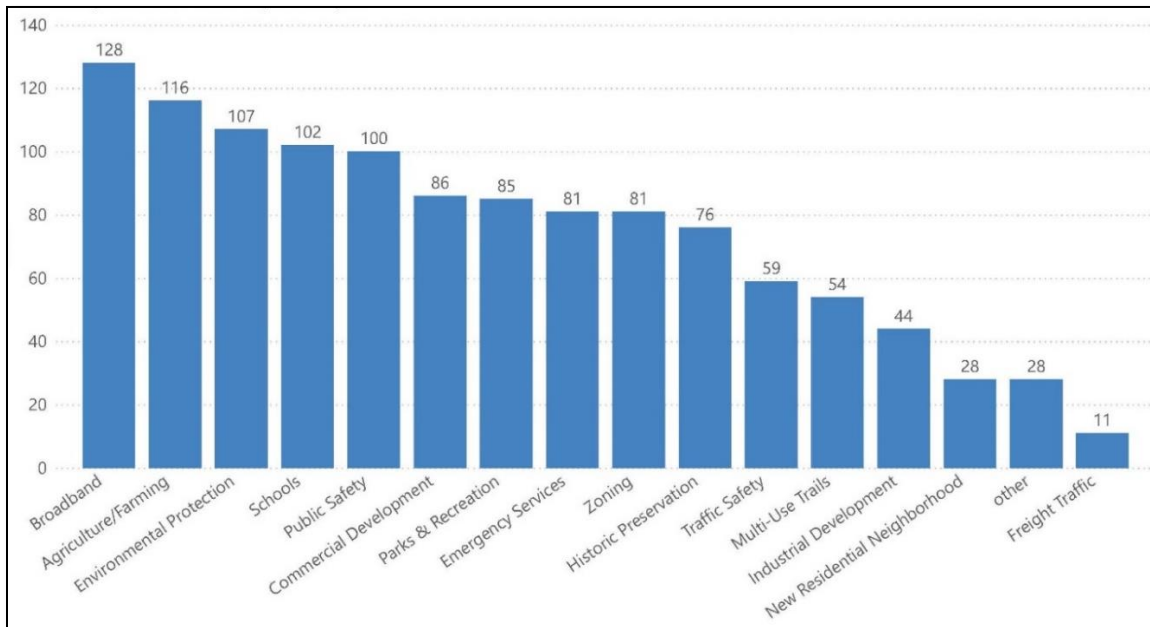


Figure 6: Survey – If you could change three things about your community, what would they be?

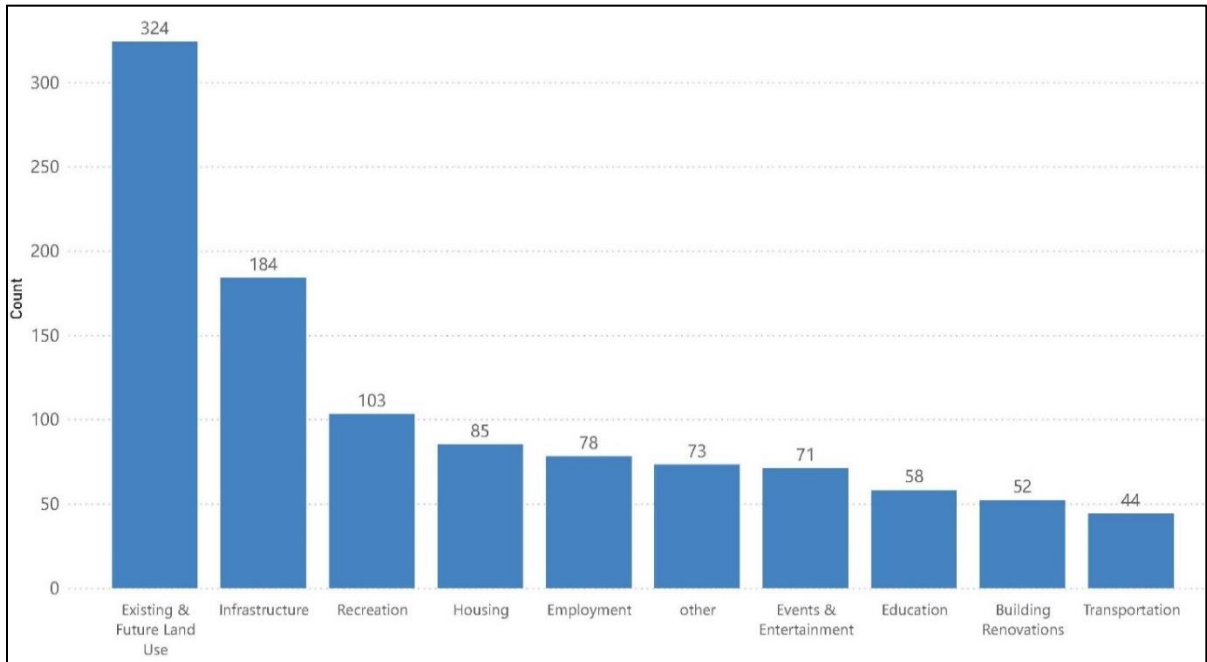


Figure 7: Survey – Top three categories that you like the most about Madison County?

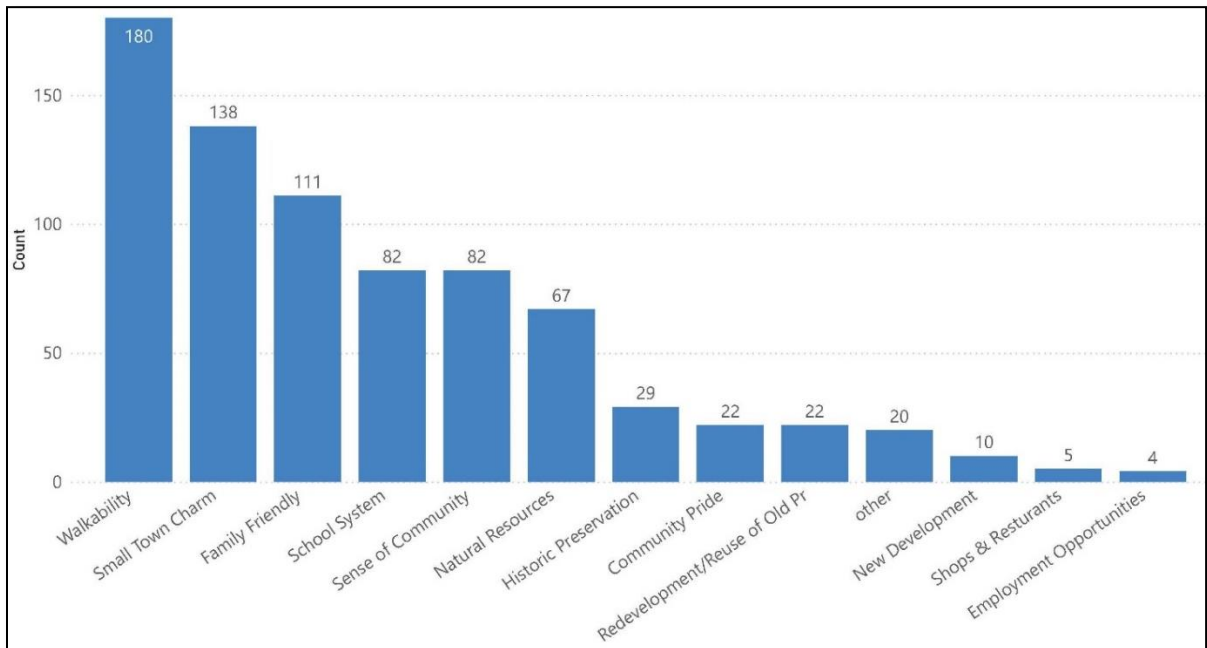
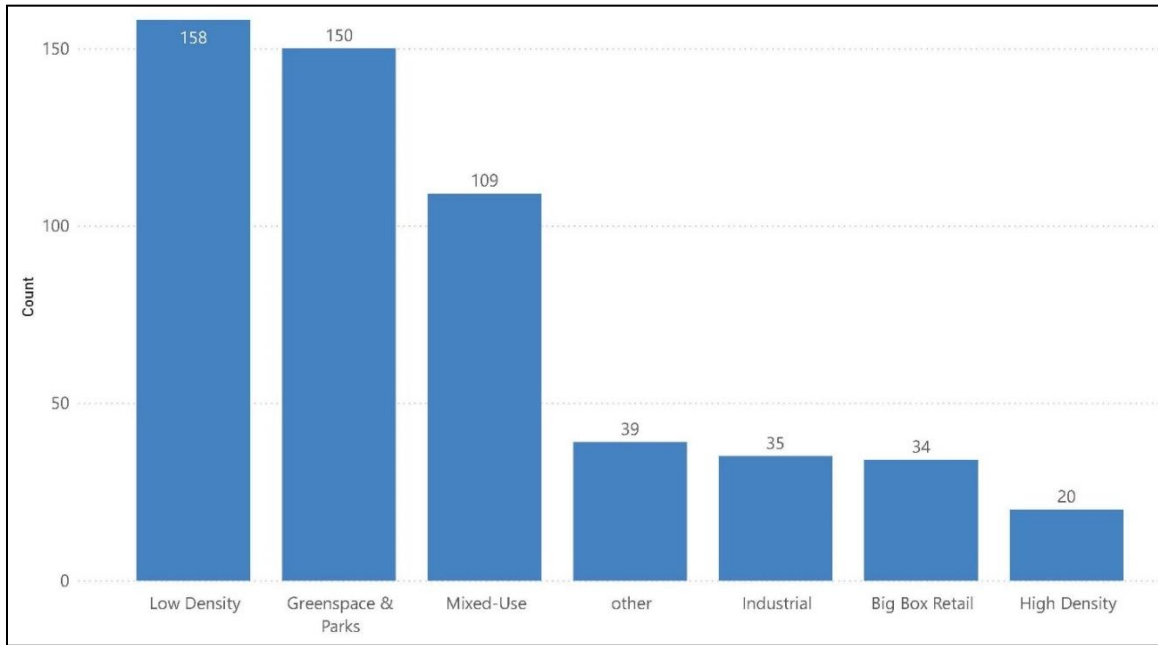
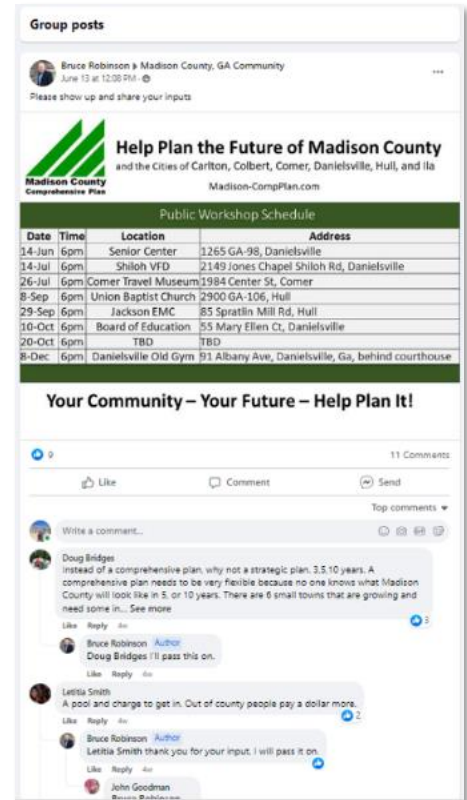


Figure 8: Survey – What type of future growth would you like to see within the County or City you reside in?



2.3 Getting the Word Out

The Chamber of Commerce, steering committee members, Madison County government, and City governments distributed flyers and meeting announcements in physical public locations, social media, and the local newspaper. Additionally, many of the meetings were broadcast using the County's reverse 911 system.



2.4 Public Workshops and Meetings

Kickoff Meetings

DCA procedures require that a public hearing be held at the inception of the local planning process, in order to brief the community on the process, share the opportunities for public participation, and gain input. The hearing for the Joint Comprehensive Plan was held on March 25, 2022, at a special-called meeting of the Board of Commissioners (see public notice in Appendix).

Additional kickoff meetings were held for the County and for the cities participating in this comprehensive planning effort.

Attendance at City Kickoffs		
City	Date	Attendance
Carlton	May 3, 2022	20
Colbert	May 2, 2022	21
Danielsville	May 9, 2022	18
Ila	May 2, 2022	19

Taste of Madison County

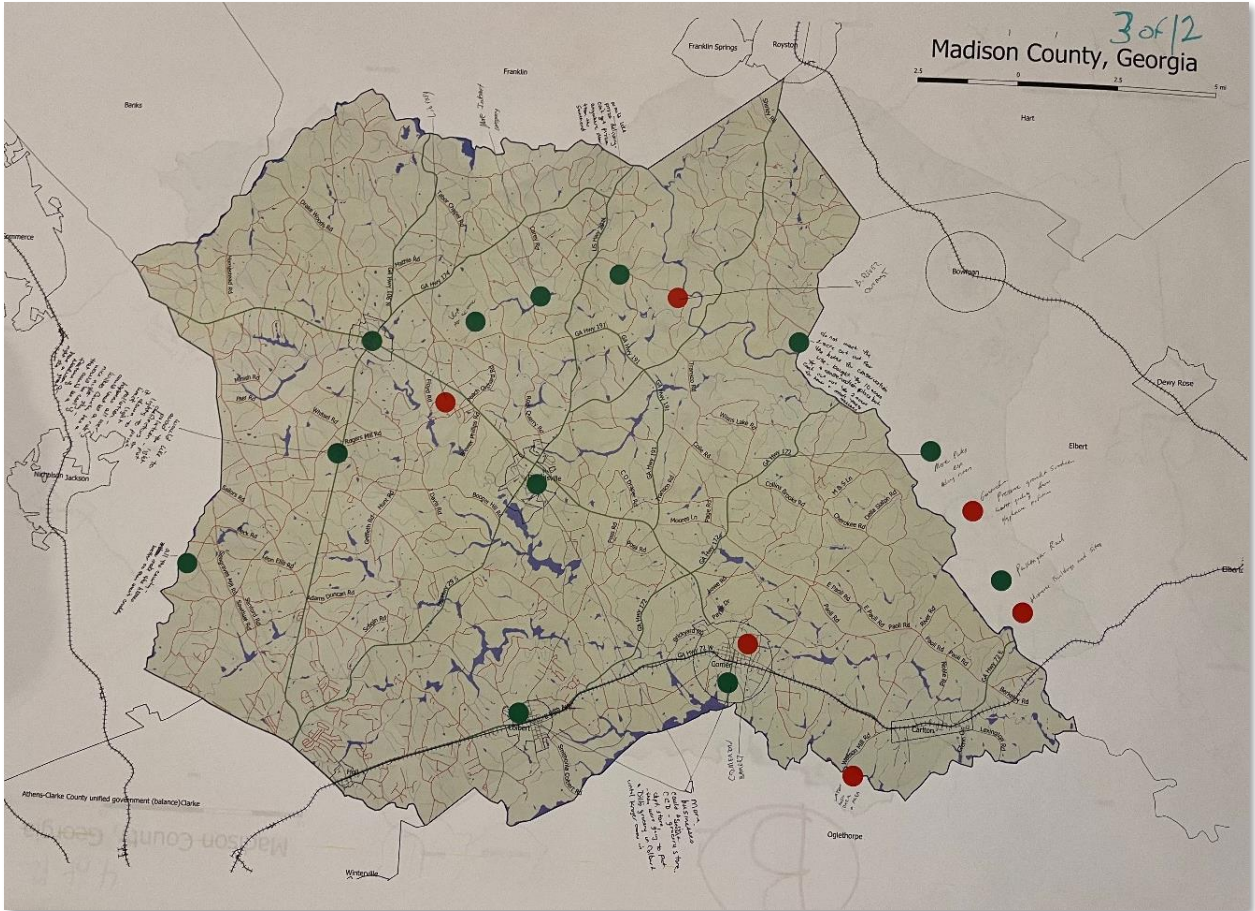
Taste of Madison County attracted hundreds of Madison County residents. Participants at the Comprehensive Plan table were invited to take the survey, learn about the upcoming planning process, and share what makes their city unique.



Visioning Workshops

Approximately 100 people attended the countywide Visioning Workshop on June 14, 2022, at the Madison County Senior Center. Residents warmed up by reviewing the vision statements for the county and all the cities. Then the steering committee presented the Comprehensive Planning process, followed by an overview of population, housing, income, economic development, and land use trends and projections. As part of the presentation, participants were asked to share changes, for better or worse, in their communities over the last 20 years. For the final activity, participants broke into groups for a mapping exercise, applying red dots to features to be preserved and green dots to features to be created, and connecting elements using crayons and markers.





Visioning workshops were also held in each of the cities, where the Committee implemented Visual Preference Surveys to determine desired growth patterns within each. The format of each city's meeting was tailored to its individual needs. For example, Colbert's Visual Preference Survey utilized visualization boards and sticky dots, while Ila's process involved printed, hand-completed surveys.



Issues Prioritization Workshop: Refining the Issues

Two identical county-wide Issues Prioritization Workshops were held to optimize participant convenience, the first at the Shiloh Volunteer Fire Department on July 14, in the northwest part of the county, and the second on July 26, at the Comer Travel Museum in southeast Madison County. Many of the plan's foundational issues and opportunities were developed at these meetings. Approximately 30 people attended the July 14th workshop, and 60 attended the July 26th workshop.



Character Areas and Strategies Workshops



Character areas were developed at a September 8 workshop (attendance = 60) at Union Baptist Church. The format consisted of a PowerPoint presentation and interactive discussion, intended to vet the various plan topics, issues, and opportunities developed by the consultant team via interviews, steering committee meetings, and

visioning and prioritization workshops. Again, participants were divided into teams and asked to discuss the draft character area map, character area names and attributes, and associated policies and guidance. Each team presented a summary of their maps to the group.



Strategy development began on September 29, at the workshop held at Jackson EMC. As a warmup, residents were asked, "If you had a friend who wanted to move to Madison County, where would recommend they live? Why?" The group, organized by their side of the county (eastern or western), then discussed strategies to protect natural resources and refined draft character areas maps for the cities and unincorporated areas within their regions.

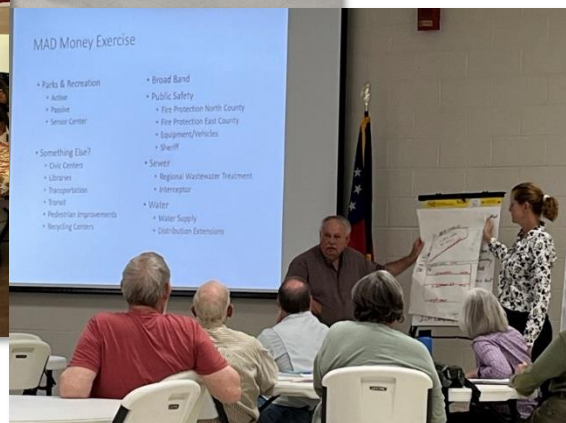


A public workshop on October 10 at the Madison County Board of Education covered the topics of community facilities, broadband, and economic development. Transportation and housing were discussed at the Sanford Community Center on October 20. At each meeting, after a presentation summarizing community facilities issues and opportunities, residents participated



in a prioritization activity. They were each given 5 x \$100 Mad Money Bucks and asked to distribute the dollars into the six boxes representing the facilities or projects according to level of priority, forcing them to make tough choices based on their budget.

Strategy meetings were also held in each of the cities. The format of these community meetings ranged from formal presentations to roundtable discussions, but all included interactive exercises and opportunities for attendees to provide input and feedback to the planning team.



Open House

The final public workshop was held on December 8, 2022, at the old gym in Danielsville. This drop-in, open house event involved presentations on character areas and community work programs for Carlton, Colbert, Danielsville, and Ila.

Approximately 60 people attended the open house, reviewed the draft chapters, asked questions, and provided feedback.



Stakeholder Interviews

Key community stakeholders were identified, contacted, and invited to participate in individual interviews. The responding stakeholders (11) included educators, environmentalists, business owners, county staff, homeowners association representatives, Planning and Zoning Board members, pastors, and real estate agents. Interview conversations covered the following questions.

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

The following individuals were interviewed:

- Bo Boykin, *Broad River College & Career Academy*
- Lee Brown, *Business Owner*
- Dylan Chandler, *Young Insurance Agent*
- Ginni and Scott Edwards, *River Advocate, Educator, Property Owner*
- Gary Harvin, *County Surveyor, Farmer*
- Randy Ray, *Kingston Greens, HOA*
- Conolus Scott, *Planning and Zoning Commission*
- Kim Shupe, *Real Estate Agent*
- William Trimier, *Educator, Pastor*
- Sherry Deakin, *Madison Area Resource Team (MART)*

Notes

Comprehensive planning is a requirement of Georgia law (O.C.G.A. 45-12-200, et seq., and 50-8-1, et seq.); this plan is intended to comply with the Georgia Department of Community Affairs' Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018.

Throughout plan development, the authors made careful choices regarding dataset use, involving the usual tradeoffs among criteria. For example, more recent datasets often have a limited number of data variables available for analysis. Additionally, the unavoidable tradeoff between geographic and socio-economic detail (smaller geographies produce less-detailed data) may restrict data availability, particularly for Madison County's small cities. The most detailed data available for these small geographies may be less recent than that for more populous places. Also, the detailed definitions of data variables can change over time, limiting their comparability.

Finally, all source data used in the preparation of this plan is assumed to be accurate, whether from national (e.g., the U.S. Census Bureau), state, or local sources.

SECTION 3

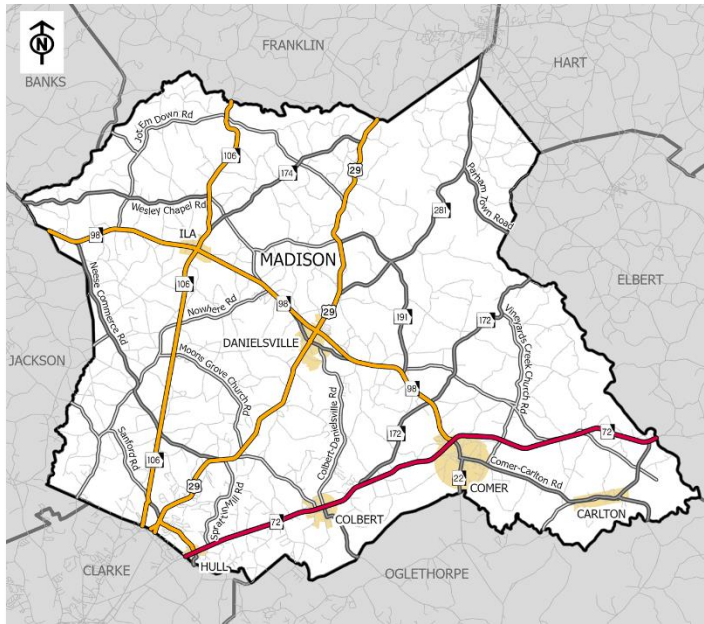
Madison County

Produced by



3. Madison County

3.1 Overview



A Brief History of Madison County

Originally inhabited by Creek and Cherokee Indians, the land area that now includes Madison County was gradually ceded during the colonial period to Governor James Wright of Georgia. This land, initially organized into two counties—Wilkes and Franklin—was eventually subdivided. Madison County, the state's 38th, was created on December

5, 1811, by an act of the state legislature, from portions of Clarke, Elbert, Franklin, Jackson, and Oglethorpe Counties, and named for then-U.S. president James Madison.

According to the 2020 U.S. Census, the population of Madison County was 30,120, across the incorporated towns of Carlton, Colbert, Comer, Danielsville, Hull, and Ila and the unincorporated and/or crossroad communities of Alvin, Fort Lamar, Neese, Dogsboro, Harrison, Sanford, Shiloh, Paoli, Gholston (photo taken 1974 by Steve Taylor, courtesy of Jim Baird), and Pocatálogo.



Danielsville, the county seat, was named for General Allen Daniel, a state legislator who played an important role in the creation of the new county and ordered the construction of Fort Daniel, in present-day Gwinnett County, during the War of 1812 (1812-15). Settlers in the area were primarily Revolutionary War veterans who had acquired land through land grants.



Madison County has been a predominantly agricultural for most of its history. In the 19th century, farmers grew corn, beans, pumpkins, and, later, cotton and oats; beef and dairy farming followed in the latter half of the century. By the 1930s, overcultivation of cotton had damaged the soil in much of the county, making it undesirable for crop farming. Since 2003, agribusiness, particularly poultry production, has dominated the local economy.

Madison County's most famous native is Crawford Long. Born in Danielsville in 1815, Long was the first physician to use sulfuric ether as anesthesia during surgery. As a young doctor in Jefferson (in neighboring Jackson County) in 1842, he used the gas when removing a tumor from the neck of James Venable, for a cost of two dollars. The Crawford W. Long birthplace home, added to the National Register of Historic Places, still stands in the northeast portion of Danielsville, GA.

Madison County is home to several other historic landmarks. New Hope Presbyterian Church, established in 1788, is the third-oldest in Georgia. Watson Mill Bridge State Park, which spans Madison and Oglethorpe Counties, features the site of the longest covered bridge in the state, also featured on the National Register of Historic Places. The bridge was constructed in 1885 by Washington King, the son of a freedman, at a cost of \$3,000. Though renovated in the early 1970s, the original truss system still supports it. The bridge spans 228.6 feet over the South Fork of the Broad River, and is named for Gabriel Watson, who once operated a gristmill several hundred feet downriver.

Watson Mill Bridge



Madison County Courthouse

The most recognizable site in Madison County is the old courthouse, one of the most ornate in the state. Completed in 1901 for \$18,314, the brick structure, another entry on the National Register of Historic Places, stands in the center of the Danielsville town square. It was used continuously as a courthouse and county offices from 1901 until 1996, when officials moved to a more spacious county complex.



Fun Fact: Madison County is home to several small communities that have contributed to the history and culture of the area. Located just northwest of Hull, Dogsboro was the birthplace of the *Dogsboro Journal*; this homemade newspaper, created to lobby for a traffic light, went on to become the *Madison County Journal*.

Demographic Snapshot

While Madison County and its cities share certain characteristics, each maintains its own unique identity and vision for the future. These features, explored in detail throughout this plan, are summarized in the snapshot of key demographic factors below.

Table 1: Madison County Fast Facts

Madison County Fast Facts		
	Madison County	Georgia
Population	30,120	10,711,908
Housing units	12,356	4,475,274
Median home value	\$143,200	\$190,200
Median household income	\$51,142	\$61,224
Median gross rent	\$745	\$1,042
Building permits	187	67,223
Persons in poverty (percent)	19.9%	14.0%
Median age	40.5	36.9

Source: Census and ACS 5-Year Estimates Subject Tables

3.2 Vision

The Community Vision is intended to paint a picture of what the community desires to become, manifested through a complete description of encouraged development patterns in the jurisdiction. The following Vision was developed and refined as part of the Community Participation Program for this Comprehensive Plan update.

Madison County is a dynamic community that enjoys strong ties to the surrounding region while preserving its own charm, style, and pace. The citizens' vision focuses on the desire to maintain the county's rural and natural qualities by preserving agriculture and environmental resources. Industry and business growth, infrastructure, and residential development should be directed into cities and other planned development nodes, thus allowing economic growth that can support services needed by residents. Madison County will be a place where citizens can live and work and take pride in their community.

The project team, with input from the steering committee and the public, conducted a Strengths, Weaknesses, Opportunities and Threats (SWOT) exercise. The results are summarized below.

- Strengths
 - Agriculture and natural resources
 - Proximity to Watson Mill State Park
 - Rural nature
 - Proximity to Athens
 - School system
 - People and culture
 - Chamber of Commerce
 - "Hidden Treasures" (unique features of county documented by CoC)
- Weaknesses
 - Infrastructure limits development (water/sewer/broadband)
 - Most residents are employed outside of the county
 - Tax base is not balanced
 - There are pockets of poverty
 - Not a lot of housing options
 - Limited access to grocery store options

- Parks and recreation programs have deteriorated
- Inadequate master planning and capital planning
- Vacant/empty buildings that are hard to bring up to code
- Opportunities
 - Agritourism
 - Rail system for economic development
 - Land availability for industry
 - Planning for expected growth
 - Cities are a good location to channel growth
 - Highway 72 corridor with 4-lane and rail for economic development
 - Ecotourism and heritage tourism
- Threats
 - Not prepared for potential impacts of growth
 - Sprawling development threatens agriculture
 - Trend toward over-regulation threatens property rights

3.3 Goals and Strategies

Community Goals provide the framework for the plan and were developed through a public process involving residents, community leaders, business owners, and other stakeholders. Goals, critically, identify the community's prospective direction, generating local pride and enthusiasm about the future and motivating citizens and leadership to act to ensure plan implementation. The goals and policies in this document should serve as a reference to community leaders working to better serve constituent needs.

The Needs and Opportunities identified by residents, the foundations of each goal, are presented along with their respective policies and strategies. Policies, adopted to provide ongoing guidance and direction to help local officials achieve their goals, inform implementation decisions, including achieving the Community Vision and appropriately addressing the County's Needs and Opportunities. The resulting implementation strategies, coded to items in the community work program, along with the arrangement of land uses into descriptive character areas, will enable the County to realize its vision and achieve its goals.

The following overall goals and their respective policies, needs, and opportunities, were developed through community involvement and steering committee input.

Goal: Sustainable Economic Growth and Prosperity – Support the existing agricultural economy and our unique sense of place while attracting and retaining new businesses that meet the needs of future generations.

Goal: Responsible Public Investment in the Future – Utilize existing infrastructure efficiently in a planned and coordinated manner and develop capital improvement plans to support existing residents and businesses and direct new development.

Goal: Treasured Natural and Cultural Resources – Protect agricultural, environmental, and historic resources and preserve open space.

Goal: Housing for People in All Stages of Life – Create housing options that give people in all life stages and all economic means viable choices for safe, stable, and affordable homes.

Goal: Implementation and Land Use – Balance high quality of life with the needs of a growing population and development pressure by working jointly with neighboring jurisdictions and the cities of Carlton, Colbert, Comer, Danielsville, Hull, and Ila. Focus growth into designated character areas while respecting the historic context, sense of place, rural atmosphere, and overall setting of Madison County.

Goal: Sustainable Economic Growth and Prosperity

Support the existing agricultural economy and our unique sense of place while attracting and retaining new businesses that meet the needs of future generations.

Needs and Opportunities

Sustainable economic development will depend on the County’s ability to grow existing employment sectors while attracting new businesses that diversify the local economy and tax base.

In recent years, the Madison County Chamber of Commerce has implemented several economic development initiatives, including leadership programs, buy-local initiatives, and workforce development. They also actively promote Madison County agricultural economy and small businesses. Additional needs and opportunities expressed by residents include:

- Diversify the economic base for balancing tax burden
- Attract the right businesses, such as:

- Industries that do not emit smoke, noise, offensive odors, or harmful industrial wastes, and
- Businesses that provide new opportunities for paid employment.

Policies

- Support decisions made by cities and collaborate with them to ensure that land use and planning efforts are compatible across jurisdictional boundaries.
- Consider access to housing and impacts on transportation, natural resources, and our towns when considering economic development projects.
- Support programs for retention, expansion, and creation of businesses for the benefit of local residents by considering job skill requirements and linkages to existing businesses.
- Support tourism, including agritourism, eco-tourism and heritage tourism.
- Consider the employment needs and skill levels of the labor force in making decisions on proposed economic development projects.
- Utilize the many programs that have been developed in response to Covid-19 that may be applicable to Madison County.
- Maintain Madison County webpage to include information and links on programs and incentives applicable to new and existing businesses within the county.
- Consider opening a formal welcome center using an abandoned or underutilized building, a one-stop shop for all activities in the cities and county, to promote tourism.
- Continue to seek out state and federal incentive programs.

Strategies

ED1 – Economic Develop Plan in coordination with cities, CoC, IDBA, and others

Madison County would benefit from a coordinated economic development plan involving all the cities. Though Ila and Colbert would prefer to minimize growth, redevelopment and development potential for both cities remain. Comer, recently approved for rural zone designation, is interested in becoming a central hub of activity for the County. Also, in their public workshops, Danielsville and Colbert

expressed a desire for higher density housing, as well as commercial and light industrial development.

The plan must be coordinated with entities beyond the cities, such as the Chamber of Commerce and Industrial Development and Building Authority. Other considerations should include the location of a welcome center and the identification of an operating organization, via a public-private partnership, if applicable. The plan should also include an inventory of abandoned buildings for use by new commercial activities.

ED2 - Industrial Development Guidelines

Residents value planning for appropriate types of industrial development. An Industrial Development Committee would be responsible for developing guidelines for county/city decision-makers as they consider new growth. The committee, to be comprised of individuals appointed to represent the County and each member city, would advise commissioners and member city councils on proposed industrial developments. The guidelines could include approved industry types, environmental impacts, jobs created, and other factors. Special consideration should be taken in character areas with potential groundwater recharge areas.

ED3 - Create a Water Resources Department

The creation of a water resources department (WRD) would provide two (2) benefits to Madison County. First, it would allow the IDBA to focus on economic development for the County. Secondly, it would yield a separate department that specializes in water supply, treatment, and runoff. The WRD would derive all revenue from user fees, including water, wastewater, and stormwater fees. Additionally, its creation would allow for a cooperative arrangement with the cities to provide expertise, common resources, backup/emergency water supply, and wastewater treatment.

Including stormwater management in this department will strengthen the county's ability to perform water quality monitoring and implement stormwater best practices. This increased capacity must be established before the proposal and development of intensive land uses, especially in areas of potential groundwater recharge.

The WRD focus should be water supply, fire protection (fire flow), and transmission with retail service excluded in the Rural Conservation Character Areas (see

Chapter 3.3). The Cities would then be identified as the primary retail providers, within and adjacent to their boundaries. A cooperative arrangement on professional expertise can allow for more efficient use of staff and infrastructure through better planning efforts. Intergovernmental agreements should provide details on water rate setting (wholesale and retail), sharing of operators and equipment, and coordinated infrastructure improvements.

The WRD focus for wastewater should be regional treatment and collection. As with water, the Cities (currently only Danielsville and Comer have wastewater) would provide retail wastewater services in and near their borders. The County would exclude wastewater retail service in the Rural Conservation Character Area.

ED4 – Require Business License

A business license allows for the tracking of economic activity. The license fee should be low, and application should identify number of owners and employees and type of work being performed. The license should be renewed with updated data at least every five (5) years for home-based occupations and annually for non-home-based businesses.

ED5 – Administrative Efficiency

Improving the administrative efficiency of the Madison County government can streamline economic development. Government employees must often manage ever-changing regulations and outdated systems, causing slow operations, frustrated constituents, and, most importantly, costly redundancies. Implementing a consolidated software solution can provide better and faster services, and unifying siloed systems and improving collaboration across departments can enable a seamless experience and yield insights that were previously unavailable, allowing for better-informed decisions and more efficient overall development.

Goal: Strategic Infrastructure to Support Economic Development

Utilize existing infrastructure efficiently in a planned and coordinated manner and develop capital improvement plans to support existing residents and businesses and to direct new development.

Needs and Opportunities

The issue of responsible public investment was identified as part of the public involvement process. This is not to suggest that the existing process is not a responsible mechanism; rather, the residents and business owners of Madison County recognize the need to better plan for future needs as the County grows. Additionally, Madison County may be impacted by outside forces beyond the County's control, including macro-economic, economic, and migratory factors.

Enhanced infrastructure can support downtown vitality, spur employment opportunities, protect natural resources, and improve access to housing and economic development. Madison County will consider how all these pieces fit together and develop solutions to meet the needs of the community, including water, sewer, roads, sidewalks, and internet access.

Specific needs and opportunities expressed by residents include:

- Provide water & sewer in targeted areas to focus industrial, commercial, and residential growth into specific areas;
- Improve internet & broadband countywide;
- Public services such as parks and fire protection should be improved and leveraged to improve the quality of life for residents; and
- Improve recycling opportunities for residents.

Policies

- Utilize capital improvement plans, this comprehensive plan, and other planning efforts prepared in cooperation with the cities when making decisions about infrastructure projects.
- The County's dynamic planning functions will continue to be synchronized with the operating budget.
- The County's land use plans will, by design, remain dynamic, with periodic reviews at least every five years.
- Small area plans shall not be modified without consideration of contiguous plans.
- Creation of recreational facilities and set-aside of greenspace are important to our community.
- Infrastructure will be proactively planned to direct new development.

Strategies

PI1 – Utility Infrastructure Master Plan

A long-term capital improvements program (CIP) is needed for water and sewer infrastructure within Madison County. A CIP uses the county's goals for economic development, housing, land use, studies and data on necessary infrastructure, and other relevant factors to plan for the capital improvements needed to achieve those goals. Further, a CIP prioritizes projects based on timelines, financial considerations, and other contexts. Capital programs provide the reliability and resiliency that are essential to providing high quality public services.

The community work program represents the highest priority for infrastructure needs for the next five years, in the southern portion of Madison County along SR 129 and SR 72. This plan, with economic development goals requiring wastewater treatment, will allow for higher residential, commercial, and industrial density. A minimum of two (2) treatment plants (package plants), identified during the plan update, should be confirmed as part of the utility infrastructure master plan and located to serve the Dogsboro, South Madison, and Hull-Colbert Corridor Character Areas (discussed in character area section). Additional water and sewer improvements will be implemented in a programmatic, phased in approach based on the utility infrastructure master plan.

Water supply is also a priority concern for the utility master plan. The County should consider long-term supply, and phasing out the use of private wells, within this plan.

PI2 – Fire Protection and EMS Improvements

ISO ratings range from 3 to 10 and are largely dependent on the availability of water. A fire safety master plan will help determine the level of need for additional stations, identify appropriate locations, and evaluate funding sources. Additionally, local fire departments are struggling to attract volunteers; the current count (approximately 150 county-wide volunteers) is down 25% from past estimates. Volunteers spend many hours completing paperwork, indicating the need for a full-time paid administrator to apply for grants, coordinate training, and complete required recordkeeping and reporting. This administrator could also manage the development of the fire safety master plan.

In addition to the fire departments, there are four EMS stations in the county. In contrast to fire service staffing, the County staffs EMS with full-time employees. The necessary evaluation of EMS services expands the fire safety master plan into a public safety master plan covering EMS, fire, sheriff, and police. The county-wide plan should include both shared and city-directed services, to ensure adequate coverage throughout the county and its cities.

New developments should provide fire protection infrastructure. Codes should be written to ensure that new development creates high quality infrastructure.

PI3 - Solid Waste Readiness

The Northeast Georgia Regional Solid Waste Management Authority (NEGRSWMA) projects a 19.5% increase in regional population over the next decade, and plans a collaborative public-private effort to determine the most appropriate siting for a new regional landfill within this period. Restrictions and siting criteria call for the Northeast Georgia Regional Solid Waste Management Plan to be utilized unless more stringent regulations are established by local governments, which should be reviewed. According to the NESGRSWMA Plan, Madison County may be considered a candidate location for a new regional landfill.

The County has recently expanded local code enforcement related to solid waste incidents by distinguishing the roles of officers and creating a new position. In addition, the County will explore the feasibility of operating cameras throughout the county to monitor known illegal dumping areas and deter these activities.

Further, the Regional Solid Waste Management Planning process identified the land application of liquid agricultural waste as a potential threat to the county environment. The Madison County Board of Commissioners and Solid Waste Department plan to review local ordinances to determine if additional language is needed to define classifications of soil amendment with agricultural waste more specifically.

PI4 - Transportation Planning

The southwest portion of the county, included in the Madison Athens-Clarke Oconee Regional Transportation Study area, was a part of the most recent 2045 Metropolitan Transportation Plan Update. Per the FAST Act, the transportation planning process should address specific factors in its goals, including economic vitality, safety, security, accessibility and mobility, protecting and enhancing the

environment, improving the quality of life, integration and connectivity of the transportation system across and between modes for people and freight, efficient system management, preservation of the existing system, improving resiliency and reliability, and enhancing travel and tourism. These planning factors, along with national and state goals, form the framework of the MTP goals. The plan used performance measures or measures of effectiveness in support of the goals and objectives identified for the community using the FHWA SMART Principle (Specific, Measurable, Agreed, Realistic, Time Bound). The MTP plan identified several intersection improvement projects in southwestern Madison County. More information is available in the community assessment of this Comprehensive Plan (Chapter 8).

The County voted in November 2021 to implement a TSPLOST, or special-purpose local sales tax, to fund identified transportation projects for the County and cities. The one-percent sales tax, imposed on all sales and uses within Madison County, went into effect on April 1, 2022, for a period of five years. However, the signed agreement did not identify specific projects or priorities, which violates best practices.

The provision of public transportation mattered to many participants in the public engagement process. Public transit services, otherwise known as 5311 (rural) and 5307 (small urban) programs, are available in much of the Northeast Georgia. The Northeast Georgia Region Commission can serve as an available liaison between the Georgia Department of Transportation (GDOT) and local transit agencies to help research the needs and opportunities for public transit, ensure operational compliance, and plan for strategic transit growth within the region. Additional services include consultation, education and outreach, creation or update of transit development plans, and transit needs analysis.

PI5 - Impact Fees

An impact fee is a charge to new development to help pay for new community facilities that would otherwise be funded using taxes from existing residents and business owners. The State of Georgia¹ permits charging an impact fee for roads and bridges, public safety, parks and recreation, libraries, stormwater management, water supply, and wastewater treatment. It should be noted that water and wastewater connection fees, though exempted from the procedural

¹ Development Impact Fee Act (DIFA) was enacted into law in 1990.

requirements of DIFA, must remain fairly allocated to new development based on their capacity impact. Further, impact fees can only be applied to infrastructure costs, not operational costs.

An impact fee study should proceed after the completion of master planning efforts regarding parks and recreation, utilities, and other eligible infrastructure. A comprehensive plan amendment will be required, and a capital improvement element added. Additionally, language regarding the ability for Commissioners to reduce fees for economic development purposes should be added to the plan.

According to the DCA website, the Development Impact Fee Act ensures that adequate public facilities are available to serve new growth and development, by:

1. Promoting orderly growth and development, by establishing uniform standards by which municipalities and counties may require that new development pay a proportionate share of the cost of needed new public facilities;
2. Establishing minimum standards for the adoption of development impact fee ordinances by municipalities and counties; and
3. Ensuring that new growth and development pay no more than its proportionate share of the cost of public facilities, preventing duplicate and ad hoc development exactions.

PI6 - Park System Master Plan

Madison County has a full-time Parks and Recreation Department; this unit operates several facilities with a wide variety of community functions, programs, and activities to accommodate people of all ages. The County sports programs are growing rapidly, and the department is struggling to keep up with demand for needed additional field spaces, basketball courts, softball fields, and other facilities.

The County balances investments in repairs and upgrades with new building costs, leaving some facilities dysfunctional. Currently, two full-time employees are responsible for maintenance at all the parks, resulting in maintenance issues in most facilities. To solve the issue, the County needs an updated Parks and Recreation Master Plan that evaluates system needs and budgets. The cities must be included in the planning process, as well as supporting organizations such as the Senior Center and the Board of Education.

A new Senior Center, gym, public river access, and swimming pool were specifically requested by residents during the community engagement process. The Parks and Recreation Plan will evaluate the feasibility of these facilities and others, based on budget, population, usage trends, and other data. The plan will also include maintenance plans for each facility, including budgets and sources of funds.

PI7 – Broadband

A large portion of Madison County is currently unserved by broadband, with an even larger area lacking reliable access to wired or wireless service. To help resolve this issue, Madison County became a Broadband Ready Community in 2021. This designation enhances competitiveness when applying for state or federal funding to support deploying broadband throughout the county. The county has partnered with providers to expand broadband services and will continue to do so.

PI8 – Master Planning Support

Each of the unique downtown areas throughout Madison County features key assets, including natural beauty, proximity to natural resources and outdoor recreational activities, historic buildings, and arts and cultural activities and traditions. The County should encourage the revitalization and growth of these areas through ancillary support for individual city-initiated master planning efforts. By collaborating and offering mapping resources, data, and other advice, the County can be a resource to city master planning teams, a role that will also support implementation of mutual development goals.

Goal: Treasured Natural and Cultural Resources

Protect agricultural, environmental, and historic resources and preserve open space.

Needs and Opportunities

This issue exists in the balance between economic development goals and the need to protect farming, cultural resources, and greenspace. Residents care more about the strategies employed to preserve resources than those concerned with leveraging natural resources for economic benefit. Overwhelmingly, residents of the County want new development that respects its rural character and natural

resources. Efficient utilization of existing infrastructure will minimize the conversion of undeveloped and agriculture land in the rural areas of the County.

Residents named water resources both an issue and an opportunity for the County. The Broad River, among the last free-flowing rivers in Georgia, is identified as a Regionally Important Resource in the Resource Management Plan for Northeast Georgia. Additionally, The National Park Service recognized 99 miles of the Broad River as pristine enough to qualify as part of the Federal Wild and Scenic Rivers System. Broad River citizen concerns include limited public access and issues relating to trespassing and littering kayakers.

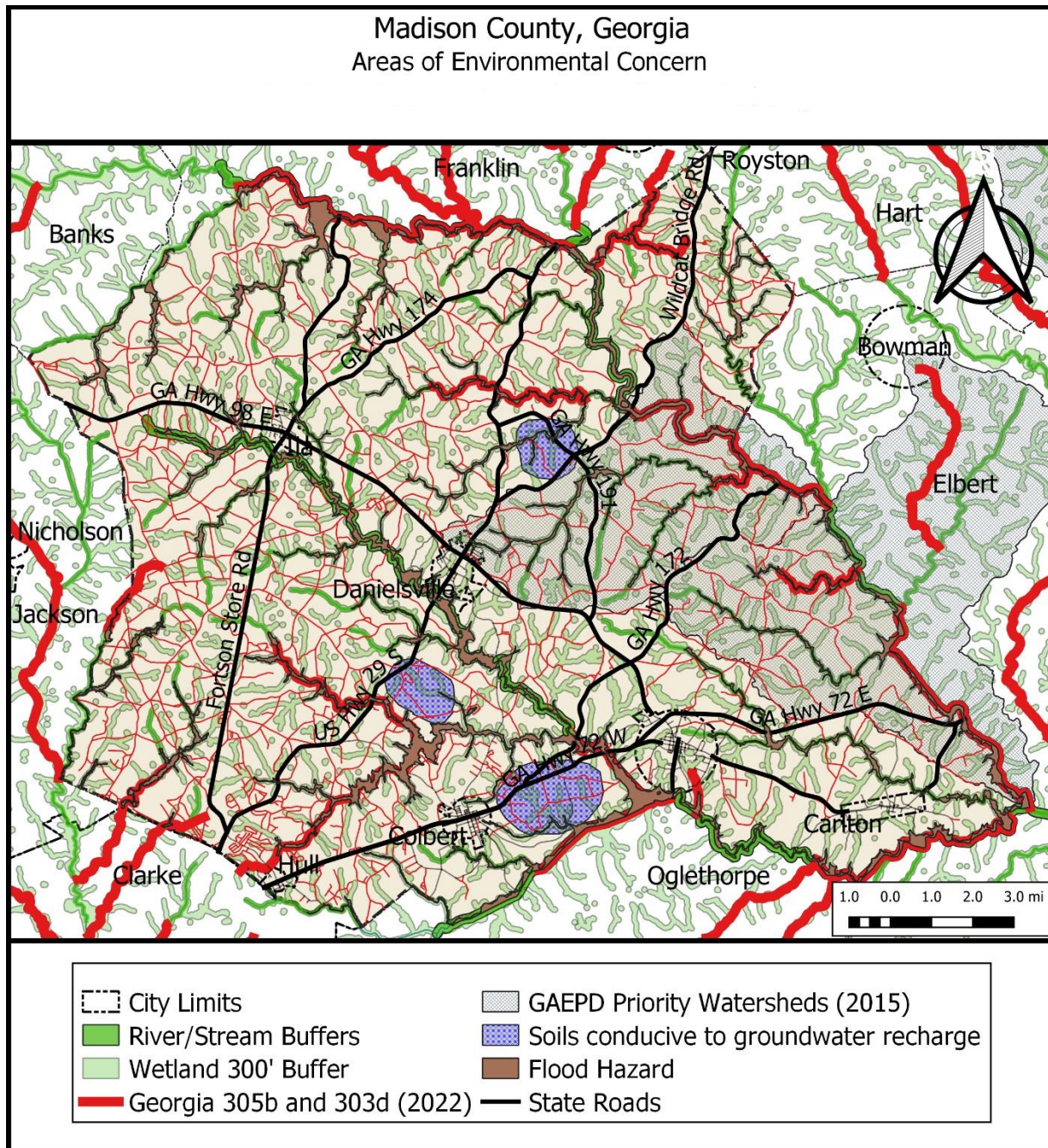
While the Hydrologic Atlas of Georgia identifies no significant groundwater recharge areas in Madison County, there is a probable area of thick soils located between Colbert and Comer, an indicator of this resource. Therefore, considerable care must be taken when approving new development. Best practices protect from contamination of groundwater supplies and allow for infiltration for replenishment.

Nonpoint source (NPS) pollution, a broad-based term used in environmental regulations and policy, refers to that which is difficult to trace to an obvious source. NPS pollution, which can be slow and gradual or sudden and unpredictable, is a process marked by a release of pollutants into water sources. Typically, NPS pollution is unintentional. Some examples include oil from parking lots, sediment from construction sites, pesticides from lawns, and pathogens from septic systems and agriculture. NPS can cause water to fall short of designated use standards.

Madison County should be very concerned about potential contaminants, and take advantage of available opportunities to reduce negative environmental impacts from NPS. Promoting Best Management Practices (BMPs) is a good way to protect water resources. While no single practice will solve all pollution problems, the combination and implementation of BMPs, even on a small scale, can reduce overall water quality degradation. Selecting and implementing practices that work together to reduce pollutant transport, along with sound management decisions, will yield a larger reduction in pollutants than any single practice.

Protecting areas of environmental concern, such as wetlands, impaired waterways, priority river sheds, and potential groundwater recharge areas, is important to residents. Additional information is included in the community assessment.

Figure 9: Areas of Environmental Concern



Map buffers on streams and wetlands help show where these features are located. Actual development regulations should be based on best management practices for controlling runoff pollution.

Specific needs and opportunities expressed by residents include:

- Improve county staffing for code enforcement.
- Strengthen zoning code and enforcement to protect agricultural and water resources.
- Focus residential and commercial growth in cities.
- Improve oversight of industrial development.

Policies

- Considering the Areas of Environmental Concern map, encourage new development and infrastructure investments in suitable locations in order to protect natural resources, environmentally sensitive areas, and valuable historic or cultural resources.
- Where appropriate, promote low impact development that preserves the natural topography and existing vegetation of development sites.
- Commercial development within the Rural Conservation Character Area, when allowed, should be small-scale, local-serving businesses that reflect the rural and agricultural heritage of the area.
- Recognize the importance of creating recreational facilities and protecting greenspace.
- Require enhanced stormwater management practices in areas of potential groundwater recharge.

Strategies

NC1 – Restore Courthouse

The Courthouse in Danielsville could host special events and increase tourism. While existing environmental hazards would require mitigation, increasing the cost of renovation, this function could provide two significant community benefits: 1) providing facilities for local meetings and events; and 2) encouraging additional spending from out-of-county residents, adding to SPLOST and LOST tax dollars.

NC2 – Water Resources Protection

Riparian buffers refer to the natural vegetation from the edge of a stream bank out through the riparian zone. This vegetative zone serves as a buffer to pollutants entering a stream from runoff, controls erosion, and provides habitat and nutrient input into the stream. Currently, the County has riparian buffers on streams ranging from 25 to 100 feet, but should evaluate the effectiveness and benefits of applying 200-foot buffers to the highest-priority streams. The public has identified the river sections that qualify as “Wild and Scenic” under the federal program to be the highest priority for protection. The River Center at the University of Georgia may be able to help determine if increasing the buffer would make any significant difference in water quality, and whether that difference would be worth the cost to the County and landowners. Additionally, Three “Probably Areas of Thick Soils” are identified to be in Madison County in the Hydrologic Atlas of Georgia. It is recommended that the County implement specific stormwater protections for these areas, or seek assistance from an organization like the River Center to assess whether and how development in each specific areas will impact groundwater.

NC3 - Focused Development

The primary goal of this plan is to protect natural and agricultural resources by focusing new development into specific areas. The Rural Conservation Character Area includes action items to achieve this goal. Please see the Character Area discussion for implementation strategies.

NC4 – Regulatory Enhancement

The desire to remain a rural county can be assisted with regulatory enhancement on new development. This would include light ordinances to reduce night-time ambient light, stormwater ordinances to prevent/reduce non-point source pollution runoff, noise ordinances, and vegetative buffers.

In response to the issue of littering kayakers on the Broad River, the County could impose user fees at river access points to pay for additional enforcement officers. Additional public education and outreach efforts for recreational users could also help. Finally, according to the U.S. EPA, most of the garbage that ends up in waterways comes from land-based activities, suggesting that general litter prevention programs would reduce trash in the Broad River.

Goal: Housing for People in All Stages of Life

Create housing options that give people in all life stages and all economic means viable choices for safe, stable, and affordable homes.

Needs and Opportunities

A diverse housing stock is necessary to accommodate the County's growth and the natural lifecycles of its residents. Units appropriate for residents wishing to age in place, housing affordable to young people at the early stages of their careers, and starter homes for young families will all be needed.

While housing development is an inherently private-sector endeavor, it can be shaped by local regulations. To the extent that zoning regulations determine the outcome of housing type and location, they should be structured to permit, in appropriate locations, a greater variety of housing types to expand the options available to Madison County residents. Specific needs and opportunities expressed by residents include:

- Affordable housing is needed and should be located strategically in cities.
- Encourage mixed-use buildings, townhomes, and duplexes to increase density in cities.

Policies

- Promote a variety of housing types in order to encourage a multi-aged and multi-income community.
- Emphasize the importance of accessibility features in housing stock to expand housing options for the elderly and people with disabilities.
- Encourage opportunities for low- to moderate-income families to move into affordable owner-occupied housing.
- Encourage small-lot and attached housing in appropriate areas.
- Encourage affordable housing opportunities to ensure that all those who work in Madison County have a viable option to live in the county.

Strategies

HO1 – Expand Housing Options in Focused Areas

Denser, diverse housing options, such as mixed use, smaller affordable houses or multifamily housing, should be encouraged in downtowns and the appropriate character areas. These areas should already feature the infrastructure, such as

water and sewer, to accommodate this diversity, or else have plans in place to provide them. Updating zoning laws within cities or character areas that could accommodate targeted growth would be necessary. Clear guidelines and zoning regulations can guide development and investment.

The Community HOME investment Program (CHIP) funds are available through the Department of Housing and Urban Development HOME Investment Partnership Program. Eligible applicants are local governments, non-profits with 501(c)3/(c)4 designation, and public housing authorities; communities with solid housing redevelopment plans enjoy priority consideration. Rehabilitation grant applications require studies illustrating current housing conditions, and homebuyer assistance grants must be accompanied by market analyses justifying the need for affordable single-family homes and the ability to sell to income-eligible homebuyers.

Focusing residential development will require additional sewer infrastructure. The Water Resources Master Plan should include the goal to increase housing density within specified areas.

HO2 - Support Housing-focused Non-Profits in County

A number of non-profit organizations in Madison County focus on supporting the health, wellness, and housing of some of the poorer sectors of the population. Highlighting the work of these organizations can encourage support from county and city leadership, bringing additional resources and volunteers for their efforts. Habitat for Humanity, in Comer, which builds one new home approximately every two years for qualified Madison County families, could use a boost in awareness, participation, ideas, and support. The Madison Area Resource Team (MART), through the Family Connection Collaborative, works to address human service and quality of life issues facing families, children, and youth in Madison County. MART connects people in need to partner resources for housing assistance, health, and more.

Goal: Intergovernmental Coordination and Public Communication

Cooperate with all other levels of government in the pursuit of shared goals, policies, and objectives, and be transparent with the public.

Needs and Opportunities

The Comprehensive Plan will require intergovernmental cooperation among the cities and county, as well as adjacent counties and regional groups, most notably for water- and sewer-related projects that cross multiple jurisdictions. Citizens can also benefit from cities and the county cooperating in land use and community facility decisions. The current work program has identified several such cooperative projects.

Policies

- Balance high quality of life with the needs of a growing population and development pressure by working jointly with neighboring jurisdictions and the cities of Carlton, Colbert, Comer, Danielsville, Hull, and Ila.
- Intergovernmental cooperation, collaboration, and communication are high priorities and are important in county activities.
- Encourage regional cooperation in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to the success of a venture, such as protection of shared natural resources.
- Share information with all government entities.
- Ensure that the goals and implementation programs of the city's comprehensive plan are consistent with adopted coordination mechanisms and applicable regional and state programs.
- Be transparent to increase public trust.

Strategies

IG1 – Implement Mechanisms for Transparency and Cooperation

In a free society, transparency, or openness, accountability, and honesty, refers to government's obligation to share information with citizens. Transparency, a vital component of good government and strong communities, increases trust, honesty, and integrity in government leaders.

Madison County can improve the public's trust and be held accountable by sharing policies publicly, including official goals and guidelines, code enforcement rules and requirements, board and council schedules, agendas, and meeting minutes,

financial documents, budgets, and annual reports. The county should proactively share information with the media and the public through the county website.

Public agency transparency encompasses both information and process. A strong website can provide raw data (budget numbers and meeting dates) and background and analysis to explain what this information means for resident services and public participation in the decision-making process.

Most of the items in the community work program will require considerable collaboration and cooperation of many entities. The county should ensure that the cities are included in planning decisions that impact them. Citizen task forces to assist in decision-making can help build trust and lead to better decisions.

IG2 - Intergovernmental Agreements

The County provides services to cities using intergovernmental agreements, many of which have expired or need review. The County should continue to review and update intergovernmental agreements with the cities.

Goal: Land Use and Growth

To preserve and enhance existing character and provide for orderly and coordinated development that sustains a high quality of life.

Policies

- Focus growth into designated character areas while respecting the historic context, sense of place, rural atmosphere, and overall setting of Madison County.
- Provide a range of housing options.
- Encourage community investment and revitalization.
- Engage in multi-jurisdictional partnerships.
- Protect natural and cultural resources.
- Pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions and the cities of Carlton, Colbert, Comer, Danielsville, Hull, and Ila.

Needs and Opportunities

Balance high quality of life with the needs of a growing population and development pressure by working jointly with neighboring jurisdictions and the cities.

Strategies

LU1 – Update Ordinances to Protect the Community

Madison County has continuously updated their zoning ordinances to reflect the vision of the community. Public input suggests the needs for additional modifications, such as more robust protections for the rivers, buffers for industrial and commercial uses, and noise/signage controls.

LU2 – Focus Development Near Infrastructure (Planned/Existing)

New development should be focused in areas with existing state roads, within incorporated areas, and near existing and planned wastewater service. Danielsville, Comer, and Colbert have existing wastewater treatment facilities. The County should coordinate any expansion of utilities to serve the industrial areas identified in the future character area map with existing providers. Additionally, the County should plan to provide wastewater treatment facilities or expand existing treatment facilities in the South Madison Character Area to serve the denser development pattern.

Transfer of Development Rights (TDR) is a method of focusing development used in Georgia. TDR programs seek to preserve landowners' asset value by moving their building rights from a prohibited location (e.g., for environmental reasons or to protect agriculture land uses) to one friendlier to development. Since this strategy maintains the total number of houses ultimately built in the larger region, there should be enough money available overall to compensate landowners in the restricted area for any decline in their land value, without sacrificing the profits of landowners elsewhere. Landowners in areas of discouraged development receive part of the purchase price for land in areas of encouraged development.

Madison County can use TDRs to focus development into appropriate receiving areas identified in this plan, such as Danielsville and Colbert. The County can learn from other communities in Georgia who have implemented TDR Programs such as the Cities of Madison and Milton.

LU3 – Streamline Development Process

To encourage economic growth, the County should coordinate with cities to streamline the development process. This would include providing development guides, reviewing existing processes, and seeking a more efficient process.

LU4 – Enforce Existing and New Ordinances

The County should add staff to provide code enforcement of existing and modified zoning ordinances. This would include enforcement with cities that have a cooperative arrangement.

3.4 Implementation Program

Overview

The implementation program consists of a future character area map and community work program. The future character area map, like the larger comprehensive plan, is a guide for commissioners making decisions for zoning changes and variance requests and new development and infrastructure.

3.5 Future Character Areas

Character areas provide a general description of land use and form. The Future Character Area Map was compiled from public input (and, eventually, commissioner/council input). The general community vision for Madison County was to maintain the existing character as much as possible by focusing new development within cities and other suitable areas.

The character areas provide general guidance to assist elected officials on the overall community plan. Commissioners are directed to consider adjacent existing uses and transition areas to other character areas and may place conditions on new development that allow for compatibility among different land uses. All development approvals should balance economic development, land use, infrastructure, and natural resource and historic preservation goals.

The needs expressed in Table 2 reflect county population and employment projected to 2045. However, excess needed acreage should be factored in, to account for environmentally sensitive areas, utility easements, infrastructure availability, and market conditions. The shortage in commercial land can be alleviated by excess in industrial and residential character areas, allowing

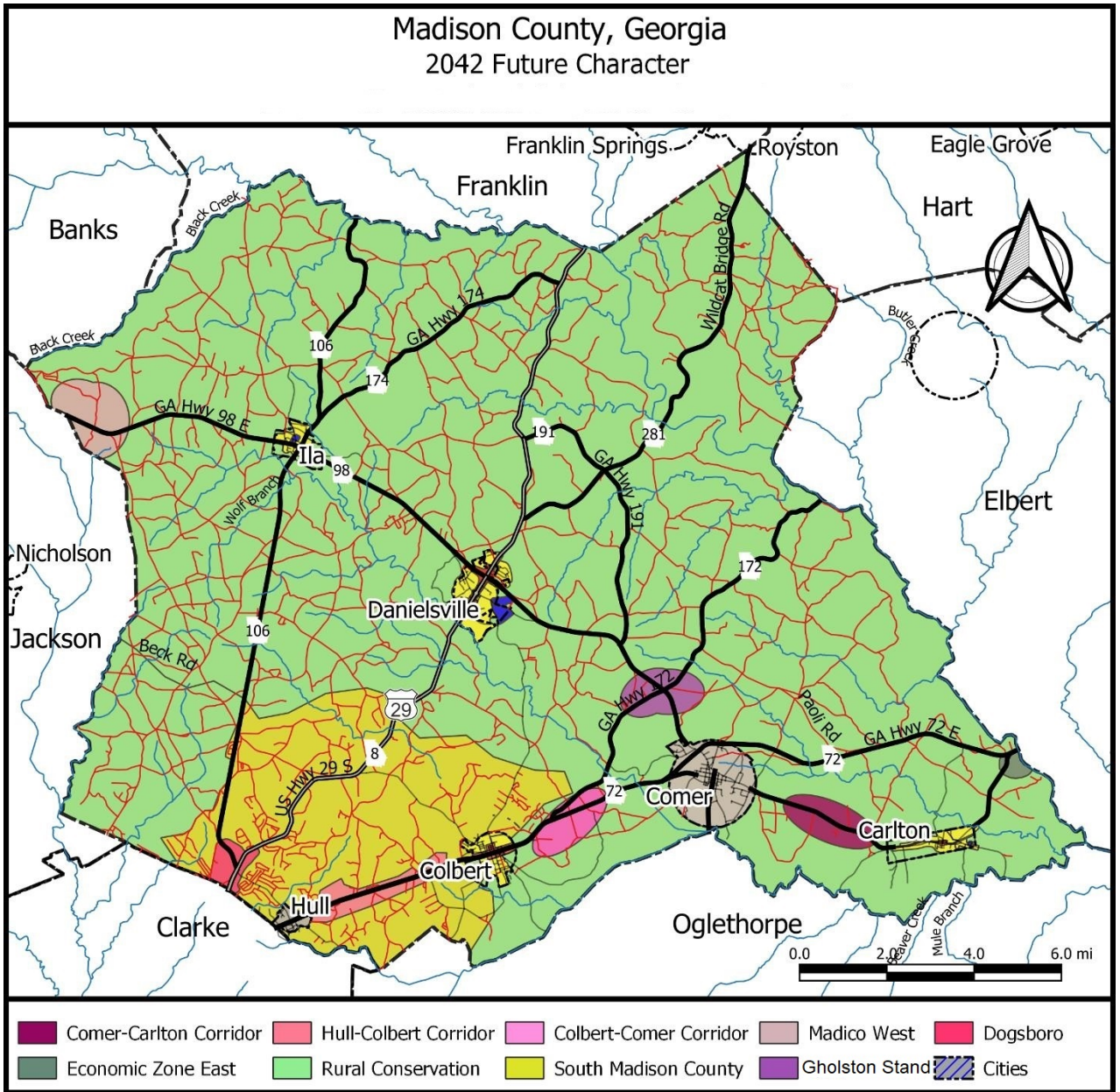
commercial activity. Detailed land use needs are provided in the community assessment.

Table 2: Character Area Acreage Available Compared to Needs

Character Area Land Use Focus	Character Areas Acres	2045 Acreage Needs	Excess Acres
Industry	7,430	750	6,680
Commercial	893	1,296	-403
Residential	22,668	4,444	18,223



Figure 10: Future Character Area Map



South Madison County Character Area

The South Madison County Character Area is a location planned to primarily feature residential and commercial retail growth. Though currently dominated by suburban residential subdivisions, the SR29 corridor features highway-related businesses. Undeveloped and underdeveloped areas are available for new development and redevelopment.

South Creek and Brush Creek tributaries flow through the area, providing opportunities for linear parks. Development should be restricted within 25 to 100 feet of these streams. Any trails and/or park amenities should follow best management practices for controlling stormwater runoff into the streams.

Objective:

Encourage context-sensitive design and sustainable development and redevelopment.

Policies:

- Encourage development that is both compatible with existing and future land uses and consistent with community character.
- Promote the expansion of transit opportunities and provide pedestrian and bicycle facilities along existing roadways and in new developments.
- Direct all development to areas with existing and planned infrastructure capacity.
- Support land preservation efforts to enhance quality of life and increase economic opportunities.
- Encourage quality community facilities commensurate with growth.
- Encourage innovative design techniques, such as cluster development and conservation design, which protect open space, historic sites, and environmental resources.
- Within new neighborhoods and schools, encourage and provide facilities for walking and biking to school to reduce the need for busing.
- Be mindful of how commercial areas impact rural areas in surrounding counties.

Implementation Strategies:

1. Advocate the use of Smart Growth Principles in county ordinances and comprehensive plan updates.
2. Create incentives for developers to integrate *Madison County*

Comprehensive Plan goals, objectives, and policies.

3. Create an inventory of lands most suitable for new development, as well as areas for conservation priorities.
4. Develop a "Growing Suburbs" design guide illustrating sound planning and design principles with a focus on creating livable communities.
5. Coordinate land use planning efforts between partners and providers to ensure consistency with County plans and programs related to expansion and upgrades to infrastructure.

Land Use:

This character area should include a mixture of residential and commercial land uses. Commissioners should consider adjacent existing land use in zoning change requests to ensure compatibility of uses. This would include transition to other character areas and/or other jurisdictions.

These Photos illustrate development appropriate for this character area.



Dogsboro Character Area

The Dogsboro Character Area, planned as a primarily commercial retail growth zone, is currently dominated by highway-related businesses along the SR29 corridor, including the Ingles grocery store. Undeveloped and underdeveloped areas are available for new and redevelopment. Future character should include a combination of big box stores and outdoor plazas, with design considerations for walkability. Development should use shared parking; on local and collector roads, buildings should be erected up to the right of way, with ample sidewalks and potential for outdoor café and restaurant seating, as with Tiger Town in Alabama and Oconee Crossing in Oconee County, Georgia. Driveway access to SR29 and SR106 should be prohibited as much as possible, in favor of local and collector roads.

Objective:

Encourage context-sensitive design and sustainable development and redevelopment.

Policies:

- Encourage development that is both compatible with existing and future land uses and consistent with community character.
- Promote the expansion of transit opportunities and provide pedestrian and bicycle facilities along existing roadways and in new developments.
- Direct all development to areas with existing and planned infrastructure capacity.
- Support land preservation efforts to enhance quality of life and increase economic opportunities.
- Encourage quality community facilities commensurate with growth.
- Encourage innovative design techniques, such as cluster development and conservation design, which protect open space, historic sites, and environmental resources.

Implementation Strategies:

1. Advocate the use of Smart Growth Principles in county ordinances and comprehensive plan updates.
2. Create incentives for developers to integrate *Madison County Comprehensive Plan* goals, objectives, and policies.
3. Create an inventory of lands most suitable for new development, as well as

areas for conservation priorities.

Land Use:

This character area should include commercial land uses. Commissioners should consider adjacent existing land use in zoning change requests to ensure compatibility of uses. This would include transition to other character areas and/or other jurisdictions.



These Photos illustrate development appropriate for this character area.



Hull-Colbert Corridor Character Area

The Hull-Colbert Corridor Character Area is planned to be primarily an economic development activity corridor. A mixture of industrial and commercial office-related uses is recommended for this area, with a focus on balancing high- and medium-wage jobs. This could include manufacturing, wholesale trade, general office, and office parks. This area would also be suitable for a medical services park.

Objective:

Promote economic redevelopment and development while preserving community character and improving accessibility.

Policies:

- Encourage mixed-use nodes at the intersection of arterial roads.
- Encourage safe and efficient non-motorized travel between neighborhoods and regional destinations.
- Encourage new mixed-use activities and development patterns compatible with the desired character for the corridor.
- Promote multi-municipal planning programs that encourage coordinated development and redevelopment along activity corridors.
- Protect cultural and historic resources, such as scenic neighborhoods and open space assets along corridors, to serve as anchors and catalysts for new development and activities.

Implementation Strategies:

1. Assist municipalities in keeping Activity Corridors competitive and vital while shaping and guiding orderly development along corridors, according to the principles of this plan, to achieve a greater degree of cohesiveness within and across municipalities.
2. Assist municipalities in revitalizing and maintaining Activity Corridors by providing zoning techniques that can stimulate redevelopment on vacant or underutilized sites.
3. Encourage a Complete Streets approach that is comprehensive, integrated, and compatible with neighboring land uses.

Land Use:

This character area should include a mixture of industrial and commercial land uses. Commissioners should consider adjacent existing land use in zoning change requests to ensure compatibility of uses. This would include transition to other character areas and/or other jurisdictions.



These Photos illustrate development appropriate for this character area.



Gholston Stand Character Area

The Gholston Stand Character Area, which currently contains the Madico industrial area, Madison County Middle School, a solar farm, a residential neighborhood, and the Paoli Junction convenience store, is planned primarily as an economic development activity center. A mixture of industrial and commercial office-related uses is recommended for this area, with a focus on balancing high- and medium-wage jobs. This could include manufacturing, wholesale trade, general office, and office parks. This area would also be suitable for a medical services park and/or grocery store.

Objective:

Promote economic redevelopment and development while preserving community character and improving accessibility.

Policies:

- Encourage mixed-use nodes at the intersection of arterial roads.
- Encourage safe and efficient non-motorized travel between neighborhoods and regional destinations.
- Encourage new mixed-use activities and development patterns compatible with the desired character for the corridor.
- Promote multi-municipal planning programs that encourage coordinated development and redevelopment along activity corridors.
- Protect cultural and historic resources, such as scenic neighborhoods and open space assets along corridors, to serve as anchors and catalysts for new development and activities.

Implementation Strategies:

1. Assist municipalities in keeping Activity Corridors competitive and vital while shaping and guiding orderly development along corridors, according to the principles of this plan, to achieve a greater degree of cohesiveness within and across municipalities.
2. Assist municipalities in revitalizing and maintaining Activity Corridors by providing zoning techniques that can stimulate redevelopment on vacant or underutilized sites.
3. Target support to Revitalization Action Plan initiatives.
4. Encourage a Complete Streets approach that is comprehensive, integrated, and compatible with neighboring land uses.

Land Use:

This character area should include a mixture of industrial and commercial land uses. Commissioners should consider adjacent existing land use in zoning change requests to ensure compatibility of uses. This would include transition to other character areas and/or other jurisdictions.



These Photos illustrate development appropriate for this character area.

Madico West Character Area

The Madico West Character Area is planned to be primarily an economic development activity center, building on similar efforts in neighboring Jackson County. A mixture of industrial and commercial office-related uses is recommended for this area, with a focus on balancing high- and medium-wage jobs such as manufacturing, wholesale trade, general office, and office parks.

Objective:

Promote economic redevelopment and development while preserving community character and improving accessibility.

Policies:

- Encourage mixed-use nodes at the intersection of arterial roads.
- Encourage safe and efficient non-motorized travel between neighborhoods and regional destinations.
- Encourage new mixed-use activities and development patterns compatible with the desired character for the corridor.
- Promote multi-municipal planning programs that encourage coordinated development and redevelopment along activity corridors.
- Protect cultural and historic resources, such as scenic neighborhoods and open space assets along corridors, to serve as anchors and catalysts for new development and activities.

Implementation Strategies:

1. Assist municipalities in keeping Activity Corridors competitive and vital while shaping and guiding orderly development along corridors, according to the principles of this plan, to achieve a greater degree of cohesiveness within and across municipalities.
2. Assist municipalities in revitalizing and maintaining Activity Corridors by providing zoning techniques that can stimulate redevelopment on vacant or underutilized sites.
3. Target support to Revitalization Implementation Strategies initiatives.
4. Encourage a Complete Streets approach that is comprehensive, integrated, and compatible with neighboring land uses.

Land Use:

This character area should include a mixture of residential and commercial land uses. Commissioners should consider adjacent existing land use in zoning change requests to ensure compatibility of uses. This would include transition to other character areas and/or other jurisdictions.

These Photos illustrate development appropriate for this character area.



Colbert-Comer Corridor Character Area

The Colbert-Comer Corridor Character Area is planned to be primarily an economic development activity corridor. A mixture of industrial and commercial office-related uses is recommended for this area, with a focus on balancing high- and medium-wage jobs. This could include manufacturing, wholesale trade, general office, and office parks. This area would also be suitable for a medical services park. Like the Hull-Colbert Corridor Character Area, it would be reserved for economic development activities.

This character area currently contains the GRP Madison Renewable Energy Facility, a steam electric plant located at 268 Office Drive, Colbert. It is permitted to discharge a maximum of 3.55 MGD treated boiler blowdown, boiler feedwater, boiler area drains, reverse osmosis reject water, STG sump area drains, and cooling tower blowdown. Stormwater discharges to an unnamed tributary to Beaverdam Creek in the Savannah River Basin (NPDES permit GA0050283).

The infrastructure master plan recommended in this community work program covers needed infrastructure for this area, which prioritizes South Madison, Dogsboro and Hull-Colbert Character areas within the first five years of the comprehensive master plan, and the Colbert-Comer area beyond this period.

While the Hydrologic Atlas of Georgia identifies no significant groundwater recharge areas in Madison County, there is a probable area of thick soils located between Colbert and Comer, an indicator of this resource. Therefore, considerable care must be taken when approving new development. Best practices will manage stormwater considerations, protect from contamination of groundwater supplies, and allow for infiltration for replenishment.

Objective:

Promote economic redevelopment and development while preserving community character and improving accessibility.

Policies:

- Encourage mixed-use nodes at the intersection of arterial roads.
- Require enhanced stormwater best practices to protect groundwater.
- Encourage safe and efficient non-motorized travel between neighborhoods and regional destinations.
- Encourage new mixed-use activities and development patterns compatible with the desired character for the corridor.

- Promote multi-municipal planning programs that encourage coordinated development and redevelopment along activity corridors.
- Protect cultural and historic resources, such as scenic neighborhoods and open space assets along corridors, to serve as anchors and catalysts for new development and activities.

Implementation Strategies:

1. Assist municipalities in keeping Activity Corridors competitive and vital by shaping and guiding orderly development along corridors, according to the principles of this plan, to achieve a greater degree of cohesiveness within and across municipalities.
2. Assist municipalities in revitalizing and maintaining Activity Corridors by providing zoning techniques that can stimulate redevelopment on vacant or underutilized sites.
3. Encourage a Complete Streets approach that is comprehensive, integrated, and compatible with neighboring land uses.

Land Use:

This character area should include a mixture of residential and commercial land uses. Commissioners should consider adjacent existing land use in zoning change requests to ensure compatibility of uses. This would include transition to other character areas and/or other jurisdictions.



These Photos illustrate development appropriate for this character area.



Comer - Carlton Corridor Character Area

The Comer - Carlton Corridor Character Area is planned to be primarily an economic development activity corridor. A mixture of industrial and commercial office-related uses is recommended for this area, with a focus on balancing high- and medium-wage jobs. This could include manufacturing, wholesale trade, general office, and office parks.

Objective:

Promote economic redevelopment and development while preserving community character and improving accessibility.

Policies:

- Encourage mixed-use nodes at the intersection of arterial roads.
- Encourage safe and efficient non-motorized travel between neighborhoods and regional destinations.
- Encourage new mixed-use activities and development patterns compatible with the desired character for the corridor.
- Promote multi-municipal planning programs that encourage coordinated development and redevelopment along activity corridors.
- Protect cultural and historic resources, such as scenic neighborhoods and open space assets along corridors, to serve as anchors and catalysts for new development and activities.

Implementation Strategies:

1. Assist municipalities in keeping Activity Corridors competitive and vital while shaping and guiding orderly development along corridors, according to the principles of this plan, to achieve a greater degree of cohesiveness within and across municipalities.
2. Assist municipalities in revitalizing and maintaining Activity Corridors by providing zoning techniques that can stimulate redevelopment on vacant or underutilized sites.
3. Encourage a Complete Streets approach that is comprehensive, integrated, and compatible with neighboring land uses.

Land Use:

This character area should include a mixture of residential and commercial land uses. Commissioners should consider adjacent existing land use in zoning change requests to ensure compatibility of uses. This would include transition to other character areas and/or other jurisdictions.



These Photos illustrate development appropriate for this character area.



Economic Zone East Character Area

The Economic Zone East Character Area, currently undeveloped beyond an abandoned quarry, is intended, further into the 20-year plan, to be primarily an economic development activity center building upon future economic development activities in Elbert County. A mixture of industrial and commercial office-related uses is recommended for this area, with a focus on balancing high- and medium-wage jobs, to include manufacturing, wholesale trade, general office, and office parks. Infrastructure needed for this area may not occur until year 15. However, depending on economic pressure, this area could develop sooner.

Objective:

Promote economic redevelopment and development while preserving community character and improving accessibility.

Policies:

- Encourage mixed-use nodes at the intersection of arterial roads.
- Encourage safe and efficient non-motorized travel between neighborhoods and regional destinations.
- Encourage new mixed-use activities and development patterns compatible with the desired character for the corridor.
- Promote multi-municipal planning programs that encourage coordinated development and redevelopment along activity corridors.
- Protect cultural and historic resources, such as scenic neighborhoods and open space assets along corridors, to serve as anchors and catalysts for new development and activities.

Implementation Strategies:

1. Assist municipalities in keeping Activity Corridors competitive and vital by shaping and guiding orderly development along corridors, according to the principles of this plan, to achieve a greater degree of cohesiveness within and across municipalities.
2. Assist municipalities in revitalizing and maintaining Activity Corridors by providing zoning techniques that can stimulate redevelopment on vacant or underutilized sites.
3. Target support to Revitalization Implementation Strategies initiatives.
4. Encourage a Complete Streets approach that is comprehensive, integrated, and compatible with neighboring land uses.

Land Use:

This character area should include a mixture of residential and commercial land uses. Commissioners should consider adjacent existing land use in zoning change requests to ensure compatibility of uses. This would include transition to other character areas and/or other jurisdictions.



These Photos illustrate development appropriate for this character area.



Rural Conservation Character Area

This character area is chiefly composed of environmentally-sensitive land and active agricultural production. The Resource Management Plan for Northeast Georgia identifies the South Fork Broad River as a regionally important resource, and the National Park Service recognized 99 miles of the Broad River as pristine enough to qualify as part of the Federal Wild and Scenic Rivers System. Agricultural activities in the character area include food crops, animal feed, poultry, livestock, and commercial timber production. Individual farms tend to be large, with homes sparsely distributed on large, existing tracts. Uses in the area may result in odors, dust, noise, or other effects incompatible with residential development.

Current zoning allows for two general farming practices, intensive and non-intensive. Intensive farming recognizes modern farming practices related to livestock required for economic viability. The plan acknowledges that certain planning of the Rural Conservation Character Area must be context-sensitive for approved expansion of intense agricultural. This is more apparent in the northwest part of the County and south of SR98, where more residential development occurs.

Objective:

Preserve, connect, and expand greenways and open space to protect natural and historic resources and promote healthy lifestyles.

Policies:

- Encourage land use decisions and development of design guidelines that protect natural resources.
- Protect and enhance the quality and quantity of water resources using stormwater control measures and riparian buffers, and implement floodplain regulations to protect residents and property from flooding.
- Identify and promote open space preservation and conservation techniques that protect natural resources, such as natural areas, historic landscapes, vistas, farmland, soils, and wetlands.
- Encourage preservation of open spaces in developed areas for passive neighborhood uses, visual relief, scenic value, and buffering purposes.

Implementation Strategies:

1. Develop a prioritized list of criteria for evaluating land being considered for preservation and/or recreation.
2. Develop and adopt an official County Open Space and Greenways Map.
3. Develop, adopt, and implement an open space and greenway plan that

- identifies types of open spaces to be protected and includes a potential greenway network for connecting residents with parks, schools, and other public spaces.
4. Prepare and promote a toolbox of resources containing open space preservation and conservation techniques for protecting natural resources.
 5. Support programs that coordinate the protection of open space and historic resources.
 6. Work with municipalities and others to create a county-wide trail system.

Land Use:

This character area should include a mixture of agricultural and agricultural support uses as well as large lot single family residential. Commissioners should consider adjacent existing land use in zoning change requests to ensure compatibility of uses. This would include transition to other character areas and/or other jurisdictions.



These Photos illustrate development appropriate for this character area.

3.6 Community Work Program

The community work program, also known as the short-term work program (STWP), is a five-year to-do list for Madison County and the cities of Carlton, Colbert, Danielsville, and Ila. Table 3 below identifies the needed tasks, responsible and coordinating parties, start year, estimated cost, and funding sources. The first column references strategies discussed in previous sections, to provide context and direct to supporting goals and policies. The County-wide community work program lists those tasks to be led by county-wide agencies/departments or involve coordination with the cities. Likewise, the cities will have their own community work program that identifies tasks that they must initiate or coordinate with other agencies. As such, coordinated tasks may be duplicated.

Table 3: Madison County Community Work Program

Strategy	Item	Time frame	Responsible Party	Coordination	Cost	Funding Source
ED1	Develop a coordinated and comprehensive economic development strategy for the County and Cities	2023	IDBA	BOC /Cities /Consultant/ Chamber	\$50,000	IDBA /Grants
ED1	Identify suitable locations for commercial development consistent with the county's vision; seek out developers and business owners, especially to retain residents for local employment	2023-2027	IDBA	BOC /Cities /Consultant	NA – part of ED Strategy	
ED2	Create an industrial development oversight committee	2023	IDBA	BOC and Cities	Staff Time	General Fund

Strategy	Item	Time frame	Responsible Party	Coordination	Cost	Funding Source
ED2	Develop guidelines for new industries using a citizen advisory committee	2023	Planning	BOC /Cities /IDBA	Staff Time	General Fund/IDBA
ED3	Create a water resources department (WRD)	2023	BOC	IDBA /Consultant /County Attorney	Staff Time	General Fund
ED3	Restructure Water Resources Department/IDBA	2023	BOC	IDBA /WRD /County Attorney	Staff Time	General Fund
ED4	Create countywide Business licenses	2024	BOC	Planning	Staff Time	General Fund
ED5	Continue implementing enterprise software solutions	2023	BOC	All Madison County Departments	Staff Time (software is already purchased)	General Fund
ED5	Consolidate and enhance geographic information system (GIS)	2023	Planning	All Madison County Departments /Cities	Staff Time	General Fund
HO1	Expand housing options in focused areas	2025	Planning	BOC /Cities	Staff Time	General Fund
HO2	Support housing-focused nonprofits	2025	Planning	BOC /Cities	Staff Time	General Fund
IG1	Implement mechanisms for transparency and cooperation	2023	Administration	BOC /Cities /Depts	Staff Time	General Fund
IG2	Complete Intergovernmental agreements with cities for services such as animal control	2023	Administration	BOC /Cities	Staff Time	General Fund
LUI NC4	Develop a Noise ordinance	2023	Planning	BOC /Cities	Staff Time	General Fund

Strategy	Item	Time frame	Responsible Party	Coordination	Cost	Funding Source
LU1 PI2	Update ordinance to ensure new development provides fire protection infrastructure	2023	Planning	BOC /Cities	Staff Time	General Fund
LU3	Create a Digital Development Master Checklist	2023	Planning	BOC /Cities	Staff Time	General Fund
LU4	Create new code enforcement positions	2023	Planning	BOC /Cities	\$100,000	General Fund/Fines
LU4	Conduct thorough review of zoning and development code to ensure that new development, especially residential and commercial, is compatible with the community's vision, development plans, and preservation of natural and cultural resources	2023	Planning	BOC /Cities	\$50,000	General Fund
LU4	Evaluate and, if appropriate, adopt amendment to the current zoning ordinance and subdivision regulations	2023-2024	County planning & dev.		\$1,000-\$3,000	County, DCA
LU4	Develop design standards for new residential and commercial development	2023-2024	County planning & dev.		\$10,000-\$25,000	County, DCA

Strategy	Item	Time frame	Responsible Party	Coordination	Cost	Funding Source
NC1	Restore courthouse	2026	IDBA	BOC /Cities	\$2,000,000	General Fund /Grants
NC2 LUI NC4	Evaluate pros and cons of expanding riparian buffers	2023	Planning	BOC /Cities /WRD	Staff Time	General Fund
NC3 LUI	Revise ordinances to focus develop into specified area	2023	Planning	BOC /Cities /WRD	Staff Time	General Fund
NC3 LU2	Implement a Transfer of Development Rights Program	2024	Planning	BOC /Cities	Staff Time	General Fund
NC3 LU2	Inventory parcels that allow for non-farm residential development	2023	Planning	BOC /Cities	Staff Time	General Fund
NC4	Create a Light ordinance	2023	Planning	BOC /Cities	Staff Time	General Fund
NC4	Evaluate feasibility of user fees for recreational river users to support law enforcement on river	2026	BOC	Planning	Staff Time	General Fund
PII	Create a utility infrastructure master plan	2024	WRD	BOC /Consultant	Staff Time	Enterprise Fund
PII	Conduct comprehensive utility and transportation needs analysis and implement priority projects	2023-2024	WRD	BOC /Consultant	Staff Time	Enterprise Fund
PII	Water Transmission Main Extensions (Fire Protection)	2024	WRD	BOC /Cities /IDBA	\$10,000,000	User Fees /Fire Fees

Strategy	Item	Time frame	Responsible Party	Coordination	Cost	Funding Source
PI1	Water Distribution Main Extensions (Fire Protection /Development)	2025	WRD	BOC /Cities /IDBA	\$17,820,000	User Fees /Fire Fees
PI2	Add paid fire marshal and administrative assistant	2023	Fire	BOC	\$150,000	General Fund
PI2	Fire protection study/public safety study (fire/EMS/sheriff/police)	2024	BOC	Fire /EMS /Sheriff	\$50,000	General Fund
PI3	Continue to operate solid waste drop-off at the transfer station	2023-2028	SWD	BOC	Dependent on Volume	User Fees
PI3	Install camera monitoring stations at known illegal dumping sites	2023-2028	BOC	BOC	\$5,000	General Fund
PI3	Evaluate county and city regulations regarding siting landfills	2023	BOC	BOC /Cities /Consultant	Staff Time	General Fund
PI3	Improve access to recycling opportunities	2024	SWD	BOC /Cities	\$20,000	General Fund
PI3	Determine the appropriate ordinance to address county soil amendment activities	2025	Planning	BOC	Staff Time	General Fund
PI3 & NC5	Promote education and enforcement programs on illegal dumping and littering	2023-2028	SWD	KMCB/4H/Schools	Staff Time	General Fund

Strategy	Item	Time frame	Responsible Party	Coordination	Cost	Funding Source
PI4	Prioritize TSPLOST transportation project list	2023	Planning	BOC /Cities	Staff Time	TSPLOST
PI4	Create a Transit Development Plan (feasibility analysis that includes rural van)	2026	Planning	BOC/Cities/M ACORTS	Staff Time	General Fund, Grants
PI4	Repave/pave roads within county	2023-2027	Planning	BOC /Cities	Varies by project	General Fund/GDOT/ T/ TSPLOST/Grants
PI4	Safety and operational improvements	2024	Planning	BOC/Cities/G DOT	Staff time	General Fund/ GDOT/ TSPLOST
PI4	Develop a complete streets and trails plan	2024	Planning	BOC/Cities	Staff time	General Fund
PI4	Develop a plan (formal or informal) to improve local impact on decisions regarding state and national highways	2024	Planning	BOC/Cities	Staff time	
PI4	Establish a schedule and program for preventive road maintenance and traffic control improvements (signalization and signage)	2024	Planning	BOC/Cities	Staff time	
PI5	Impact fees	2025	Planning	BOC /Consultant	\$50,000	Enterprise Fund
PI6	Update Parks & Recreation Master Plan	2023	Parks & Rec	BOC /Cities	\$80,000	General Fund

Strategy	Item	Time frame	Responsible Party	Coordination	Cost	Funding Source
PI7	Partner with provider(s) to expand county broadband service	2023	County, Cities, private providers, EMCs, DCA		Varies by project	County, Federal (American Rescue Plan), grants, loans
PI8	Support the Cities in their Master Planning Efforts	2024	Planning	BOC and Cities	Staff Time	General Fund

Zoning Code Considerations

Implementation of the Comprehensive Plan will require enhancing the zoning code to allow for mixed uses, focused development, and the separation of business and industry types. For business and industries, some uses are better suited for rail and major highway corridors. Also, industries that require significant water or wastewater service should be limited to existing or planned infrastructure providing this service. Additional zoning codes for higher intensity industry and businesses should be developed and be used in the rail corridor character areas and the Dogsboro character area with sufficient infrastructure.

Table 4: Projected Use Comparison to Current Zoning

Character Area	Primary Land Use	Secondary Uses
Rural Conservation	Agricultural	Large lot single family housing, agricultural supporting businesses
Madico West	Light Industry	Commercial Office
Gholston Stand	Light Industry	Commercial Office and Retail
Hull-Colbert Corridor	Rail related industry	Commercial Office
Colbert - Comer Corridor	Rail related industry	Commercial Office
Comer-Carlton Corridor	Rail related industry	Commercial Office
Dogsboro	Retail Commercial	Mixed use high density residential
South Madison	Medium density housing	Neighborhood Commercial

The plan recommends modifications of current zoning to distinguish industrial and business zones, to account for more appropriate uses based on character area. As an example, Madico West would not be permitted to contain rail-related industries and would not have access to public sewer. Additionally, retail and office commercial have different road and infrastructure impacts and should have separate zoning classifications. Finally, mixing high-density residential above commercial would be appropriate in the Dogsboro Character Area.

SECTION 4

Carlton

Prepared for the Carlton Mayor and City Council

- Mayor: Cynthia Hobbs
- Council Members:
 - Roy Fornash
 - Ken Parthun
 - Timothy Seymour
 - Peter Wagenaar
 - Amanda Willis

Produced by



4. Carlton

4.1 Overview

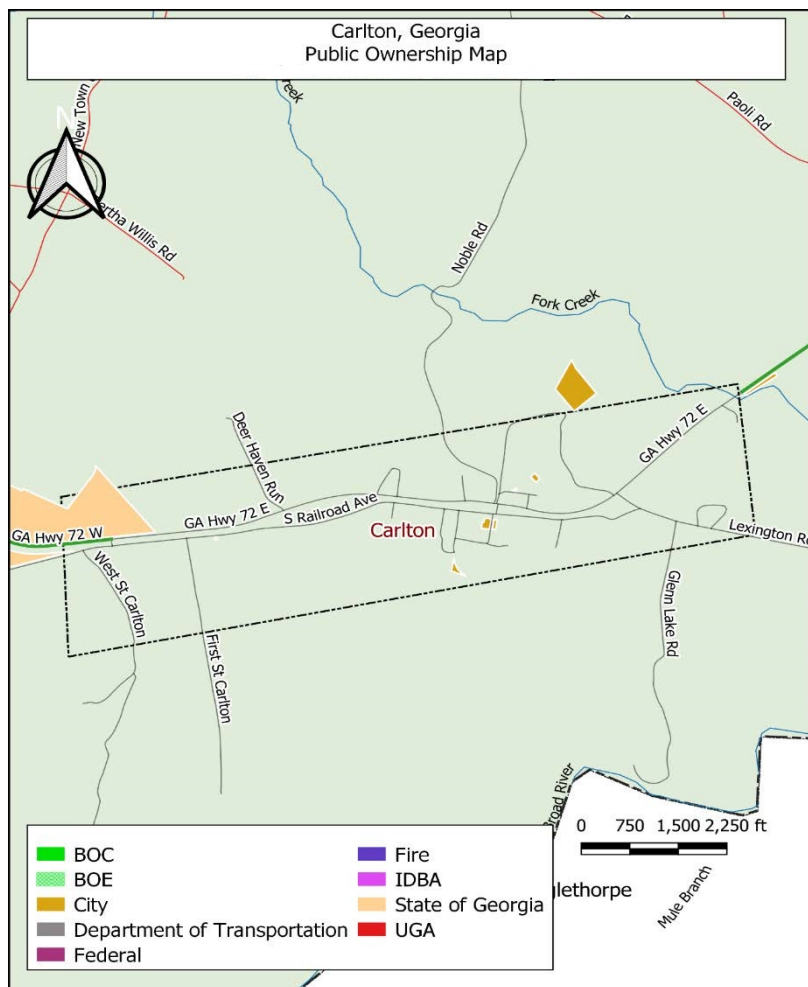


The City of Carlton is located in the eastern portion of Madison County, near Elbert County and Watson Mill Bridge State Park. Incorporated in 1892, the city covers approximately 1.0 square mile on both sides of State Route 72 and the CSX Railroad. The general character of

the city is rural town residential, with some concentrations of commercial retail near the center, three churches, and a cemetery. The Broad River is located just south and east of Carlton.

The chapel at Carlton Cemetery has been recently renovated and is available for social events. The city has several community facilities, including two fire stations that host the water department and city hall, several groundwater wells, and a single elevated water tank. Carlton owns several parcels of land; one such parcel contains multiple old buildings needing refurbishing.

Figure 11: City of Carlton Public Property Ownership



A snapshot of the City of Carlton’s demographics is shown in the table below. (Source: US Census, https://data.census.gov/profile/Carlton_city,_Georgia?g=1600000US1313212, accessed 12/4/2022)

Table 5: City of Carlton Census Data

Data	City of Carlton
Population	263
Population by age – Under 18 years	12.4%
Population by age – 65 years and over	18.5%
Median age	46.7
Race and Ethnicity	
Race and ethnicity – White alone	210
Race and ethnicity – Black alone	36
Race and ethnicity – Asian alone	6
Race and ethnicity – Hispanic or Latino alone	2
Poverty	31.5%
Poverty under 18 years	31.7%
Poverty over 65 and over	6.7%
Education	
Education – Bachelor’s degree or higher	13.7%
Education – School enrollment – K-12	69.9%
Employment	
Employment – Employment rate	45%
Class of worker – Local, state, federal	29%
Class of worker – Private employer	61.7%
Commuting – Average travel time to work (minutes)	40.4
Means of transportation to work – Drive alone	70.9%
Means of transportation to work – Work from home	1.6%
Housing	
Housing – Total housing units	129
Housing – Median gross rent	\$875
Housing – Home ownership	81.4%
Housing – Occupied housing units	110
Housing – Vacant housing units	19
Income and Poverty – Median Household Income	\$47,188

Data	City of Carlton
Residential Mobility – moved to Carlton within the same county within the last year (2020 data)	2.1%
Residential Mobility – moved to Carlton from a different county but same state within the last year (2020 data)	6.0%
Moved 2019 or later into occupied housing unit – Owner occupied	2.2%
Moved 2019 or later into occupied housing unit – Renter occupied	6.5%
Health	
Health – Without healthcare coverage	21%
Health – Disabled population	21.4%

4.2 Vision

The Community Vision, a picture of what the community desires to become, provides a complete description of encouraged development patterns in the jurisdiction. This picture, vetted and confirmed during the visioning exercises for this Comprehensive Plan Update, is presented below.

Carlton will continue to be a small town and feature parks, businesses, and amenities where people can gather to build community. We will take advantage of our proximity to Watson Mill Bridge State Park by creating and supporting opportunities for related outdoor recreational development, both public and private.



In addition to the County-wide public workshops, the Joint Comprehensive Plan update process held several meetings specific to the City of Carlton, including the required kick-off at a scheduled council meeting on May 3, 2022. In June 2022, the team met with the mayor and a council member to review the previous short-term work program and guidance for future needs. A third meeting, held in September 2022, sought additional

input from the general public; a fourth, on November 29, 2022, allowed review and adjustments to the community work program and character area descriptions. A County-wide open house is scheduled for December, where Carlton citizens may provide additional feedback.

Outreach efforts and public input suggested that City of Carlton residents desired to remain a small town with rural character. The consulting team identified three issues for the City to address as part of the 5-year short-term program: 1) maintaining the existing small-town character, 2) working with the County to obtain additional support and services, and 3) enhanced infrastructure needs.

4.3 Goals and Strategies

The Community Goals element, developed through a public process involving residents, business owners, community leaders, and other stakeholders, looks to provide a road map to address identified issues and realize the vision of the community. The Community Goals are the most important part of the plan: they identify the community's direction for the future and generate local pride and enthusiasm for this vision, increasing the odds that citizens and leadership will act to ensure plan implementation.

Adopted policies provide ongoing guidance to help local officials achieve their goals. They underpin comprehensive plan implementation decisions help identify and address city issues and opportunities. The policies below yield implementation strategies that, along with the arrangement of land uses into descriptive character areas, will enable Carlton to realize its vision and achieve its goals.

The goals and policies below should serve as a reference to community leaders as they work toward achieving the desired future of the community.

Goal: Preserve the Existing Rural Town Character

Develop a future character area map that preserves the existing rural town character.

Needs and Opportunities

The general desire of the public is to maintain the small-town rural character of the city. Carlton has undeveloped and under-developed land for future growth; zoning and community facility development can support growth according to this desire. A character area map is needed to ensure that new growth preserves the existing rural town character.



At the city edge, you find mostly open space and agricultural activities; commercial retail and city services exist at the center of town. The city hall is located in the fire station. Along the main road, you will find an assortment of commercial uses and the Carlton Post Office.



Policies

- Create a pedestrian friendly downtown.
- Focus growth into the rural town residential and downtown Carlton character areas.
- Encourage community investment and revitalization.
- Engage in multi-jurisdictional partnerships.
- Protect natural and cultural resources.
- Pursue joint processes for collaborative planning and decision-making with the County

Strategies

LU1 – Update Zoning Ordinances

Update the current zoning ordinance to reflect the community vision and remove inconsistencies. This would include the addition of conservation subdivision regulations for the rural town residential character area.

LU2 – Code Enforcement

Identify properties that may have safety concerns due to disrepair. Use code enforcement to persuade property owners to rehabilitate or demolish structures that are no longer suitable for occupation.

Goal: Increase County-wide Tax Base Diversity

Support county-wide initiatives for economic development and quality of life.

Needs and Opportunities

Carlton property owners pay city, county, school, and IDBA taxes for public services, the last three of which apply county-wide. Though Carlton residents hope to maintain rurality, they would benefit from an expanded county-level commercial and industrial tax base. More non-residential taxpayers would reduce the proportion of taxes paid by residential property owners for county-wide services. In addition, more local jobs would reduce the average commute time for Carlton citizens.

Policies

- Support partnering with Madison County, other municipalities, and the Chamber of Commerce to expand heritage tourism as an economic base for the community.
- Create a pedestrian-friendly downtown.
- Support businesses and industries that enhance Carlton's small-town character and Madison County's rural and agricultural identity.
- Support family and youth activities, attractions, and events.
- Support investment in parks and open space to enhance the quality of life for citizens.

Strategies

ECON1 – Support the IDBA Economic Development Plan

The planning team recommends that the County undertake a targeted economic development plan that will focus non-residential development in specified character areas and the Cities of Danielsville, Colbert, Hull, and Comer. Industrial areas have been identified along the railroad corridor, at Gholston Stand and an area west of Ila along State Route 98. Carlton should participate in the plan, especially decisions on utilization of the area along the railroad between Comer and Carlton.

Goal: Enhance Infrastructure for Existing and Future Needs

Repair and replace existing infrastructure to improve the level of service and increase capacity, as needed, to serve into the future.

Needs and Opportunities

The primary infrastructure needs for the City of Carlton relate to water, fire protection, roads, and drainage. As the community grows, additional water supply needs will demand an inventory of lead service lines the development of replacement plans. Current needs include road and drainage improvements.



Policies

- Identify priorities areas for infrastructure enhancements.

Strategies

EI1 – Resurface Roads with Pavement Issues

A county-wide study, which identified road pavement conditions, can be utilized to prioritize resurfacing projects.

EI2 – Improve Drainage Facilities

Stormwater issues were identified during the public input process. Specifically, drainage on 9th Street should be improved. The planning team recommends that the City undertake a survey of additional drainage issues and prioritize improvement efforts.

EI3 – Coordinate with County Infrastructure Efforts

Madison County plans to develop parks and recreation, utility, and fire protection master plans as part of their community work program. Though Carlton provides its own water service, an emergency connection may support drought resilience protection. Additionally, residents would benefit from efforts to work with the County to locate a park in the vicinity of Carlton.

EI4 – Improve Water System Infrastructure

The current water supply capacity is nearing full use. Though drought has not impacted water supply for over 20 years, new development may put additional stress on ground water supply with existing wells. Additionally, the Environmental Protection Agency requires communities to have an inventory and replacement plan for private water service lines that contain lead.

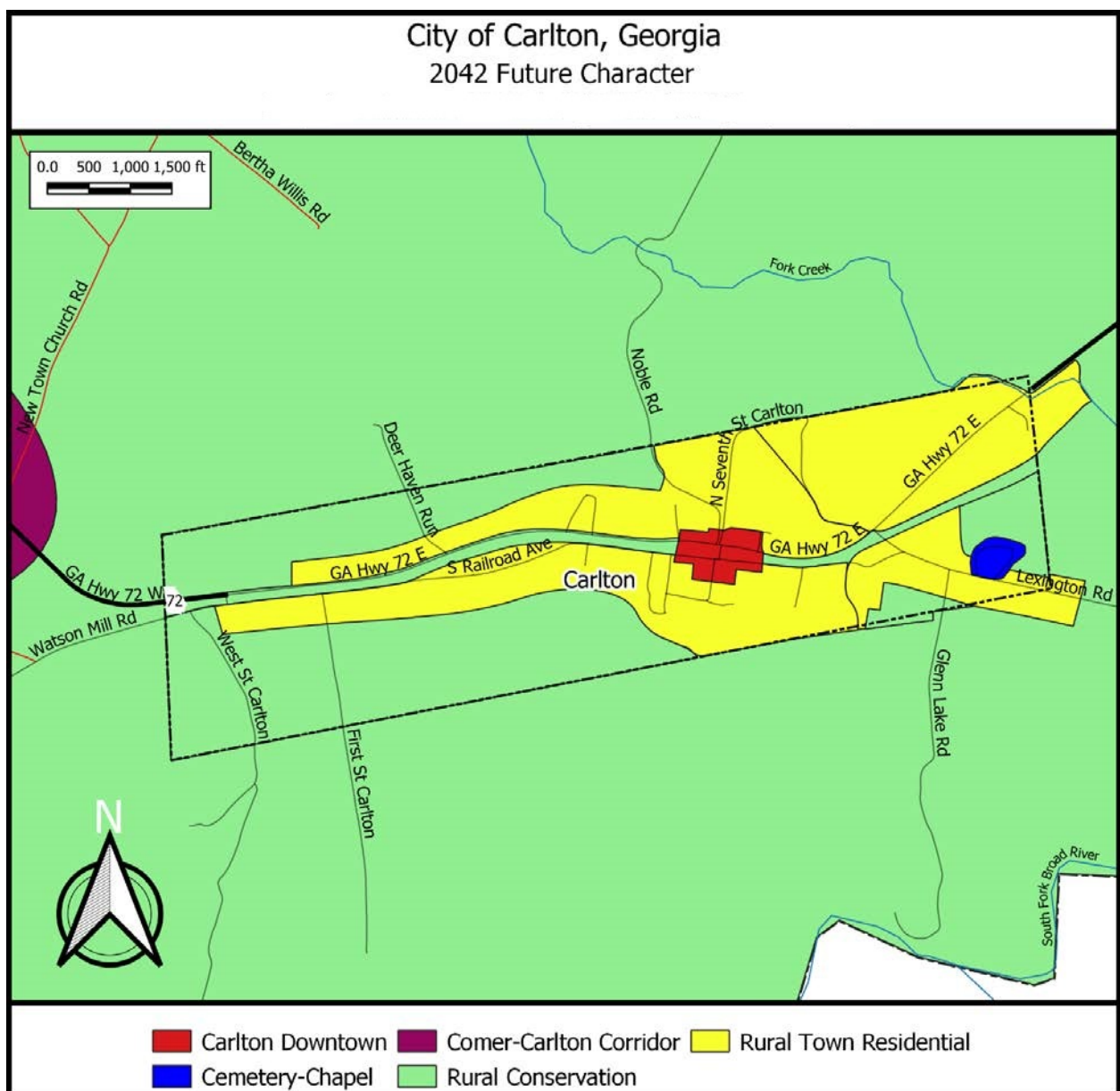
EI5 – Improve Existing Community Facilities

The City of Carlton should evaluate their existing community facilities for improvement. This would include road surface conditions, drainage issues, and the condition of city-owned buildings. Privately-owned buildings that present a safety hazard may need to be condemned if ownership can or will not correct the situation.

4.4 Carlton Future Character

Carlton’s proposed future character area for 2042 includes the potential for single-family housing in the northeast and southeast part of the city. A town center, identified along SR 72 East between 6th and 8th Streets, includes the-city owned properties on the south side of the railroad. The cemetery-chapel is located in the eastern part of the city, with remaining character reserved for rural conservation. The map below specifies Carlton Downtown and the other character areas identified during the public input process. The remaining character areas are discussed later.

Figure 12: City of Carlton 2042 Future Character Area Map



Carlton Downtown

This area should be used for commercial purposes, with storefronts close to the street. Preference was given to smaller scale (single story) construction, though future opportunities may include two-story buildings, with ground-level retail and second-level residences and offices. This area could support a media center with internet access and a coffee/bakery shop serving area residents.

Objective:

Encourage context-sensitive design and sustainable development and redevelopment.

Policies:

- Encourage development that is both compatible with existing and future land uses and consistent with community character.
- Direct all development to areas with existing and planned infrastructure capacity.

Implementation Strategies:

1. Create incentives for developers to integrate comprehensive plan goals, objectives, and policies.

Land Use:

This character area should include commercial land uses. Council members should consider adjacent existing land use in zoning change requests to ensure compatibility of uses. This would include transition to other character areas and/or other jurisdictions.

These Photos illustrate development appropriate for this character area.



Cemetery-Chapel

The Cemetery-Chapel Character Area is not expected to change. However, the recently remodeled chapel has the potential to host small events. Given the existing solemn character of the area, events should be appropriate to the setting.

Objective:

Maintain the existing character for this area.

Policies:

- Continue with existing land use as a cemetery and chapel.
- Allow chapel for rental for small weddings (20 participants or less)

Implementation Strategies:

1. Develop agreement for chapel rental

Land Use:

This character area is expected to remain a cemetery with small chapel.



This Photo illustrates development appropriate for this character area.

These Photos illustrate development appropriate for the Rural Conservation character area.



Rural Conservation

The Rural Conservation Character Area includes parts of Carlton and the surrounding unincorporated area of Madison County. Appropriate uses within the city should be limited to less intensive farming, including organic farming and small livestock and row crop operations. The public expressed concern over more intensive uses and their associated odors, initiating discussion of a buffer of at least 1000 feet beyond the city limits, encouraging such intensive operations away from residential areas.

Objective:

Preserve, connect, and expand greenways and open space to protect natural and historic resources and promote healthy lifestyles.

Policies:

- Encourage land use decisions and development of design guidelines that protect natural resources.
- Encourage preservation of open spaces in developed areas for passive neighborhood uses, visual relief, scenic value, and buffering purposes.

Implementation Strategies:

1. Support programs that coordinate the protection of open space and historic resources.

Land Use:

This character area should include agricultural, agricultural support and large lot single family residential. Council members should consider adjacent existing land use in zoning change requests to ensure compatibility of uses. This would include transition to other character areas and/or other jurisdictions.

Rural Town Residential

The Rural Town Residential Character would primarily be large-lot, single-family homes with septic systems. The lack of sewer availability limits development to lots large enough to house septic systems for wastewater. A recent cottage development has been approved, with some citizens expressing concern. However, once complete, this development may reveal how clustering housing can provide for more contiguous open space.

Objective:

Encourage context-sensitive design and sustainable development and redevelopment.

Policies:

- Encourage development that is both compatible with existing and future land uses and consistent with community character.

Implementation Strategies:

1. Coordinate land use planning efforts between partners and providers to ensure consistency with County plans and programs related to expansion and upgrades to infrastructure.

Land Use:

This character area should include large lot single family residential. Council members should consider adjacent existing land use in zoning change requests to ensure compatibility of uses. This would include transition to other character areas and/or other jurisdictions.

This Photo illustrates development appropriate for this character area.



Adjacent/Nearby Character Areas

The County portion of this plan considers several areas near Carlton, including the Carlton-Comer Corridor and Economic Zone East Character Areas. The primary character would be orientated to industrial and office development. The Economic Zone East, absent from the displayed map, is located east of Carlton, near the Elbert County border on SR72.

4.5 Carlton Community Work Program

The community work program, meant to address the goals of the community, provides a to-do list for the community that covers the next 5 years.

Table 6: Carlton Community Work Program

Strategy	Item	Time frame	Responsible Party	Coordination	Cost	Funding Source
ECON1	Promote tourism, such as ag, equestrian, bicycle, and kayaking - Coordinate with County/Chamber of Commerce on County-wide economic development plan	2023	City of Carlton	Chamber of Commerce and IDBA	Low / Staff Time	General Fund
E11	Pave 7th Street & Nobel / redesign of intersection	2025	Road Dept	City Council	\$250,000	TSPLOST /LMIG
E11	Resurface North Street	2024	Road Dept	City Council	\$100,000	TSPLOST /LMIG
E12	Drainage on 9th Street	2023	Road Dept	City Council	\$100,000	TSPLOST /LMIG

Strategy	Item	Time frame	Responsible Party	Coordination	Cost	Funding Source
EI2	City-wide evaluation of drainage issues - repair/rehab plan	2023	Road Dept	City Council	Low / Staff Time	TSPLOST /LMIG
EI3	Coordinate with County on Parks/Recreation Master Planning Efforts	2023	City Mgmt./Clerk /Mayor	City Council /County Planning	Low / Staff Time	General Fund
EI3 and EI4	Water supply drought resiliency - Emergency connection to County system	2023	Water Dept	City Council /County Water	\$25,000	Wat+A21 :H34er System/ Federal/ State
EI4	New groundwater supply / identify location and installation of well / land purchase	2025	Water Dept	City Council	\$50,000	Water System
EI4	Lead Service Lines Inventory and Replacement (Annual program)	2023 - 2027	Water Dept	City Council	\$25,000 Annually	Water System/ Federal/ State
EI5	Brush cleaning for sight distance needs and beautification - city-wide, as needed	2023 - 2027 Annual Program	Road Dept	City Council	\$10,000 annually	General Fund

Strategy	Item	Time frame	Responsible Party	Coordination	Cost	Funding Source
EI5	Identify funding for restoring historic commercial buildings- streetscaping	2024	City Mgmt./Clerk /Mayor	City Council	Low / Staff Time	General Fund
EI5	Rehab Byrd Building for community center - major rehabilitation is needed	2024	City Mgmt./Clerk /Mayor	City Council	\$500,000	General Fund
EI5	Develop rental agreement for Cemetery Chapel	2023	City Mgt./Clerk /Mayor	City Council	Low / Staff Time	General Fund
LU1	Update zoning ordinance to reflect Comp Plan vision, check for inconsistencies in zoning classifications	2023	City Mgmt./Clerk /Mayor	City Council	\$5,000	General Fund
LU2	Rehab or demo of 14 buildings identified by fire department - as allowable by budget	2023 - 2027	City Mgmt./Clerk /Mayor	City Council	\$50,000 annually	General Fund

SECTION 5

Colbert

Prepared for the Colbert Mayor and City Council

- Mayor: Tim Wyatt
- Council Members:
 - Roger Fortson
 - Chris Peck
 - Jonathan Pou
 - Ray Thomas

Produced by



5. Colbert

5.1 Overview

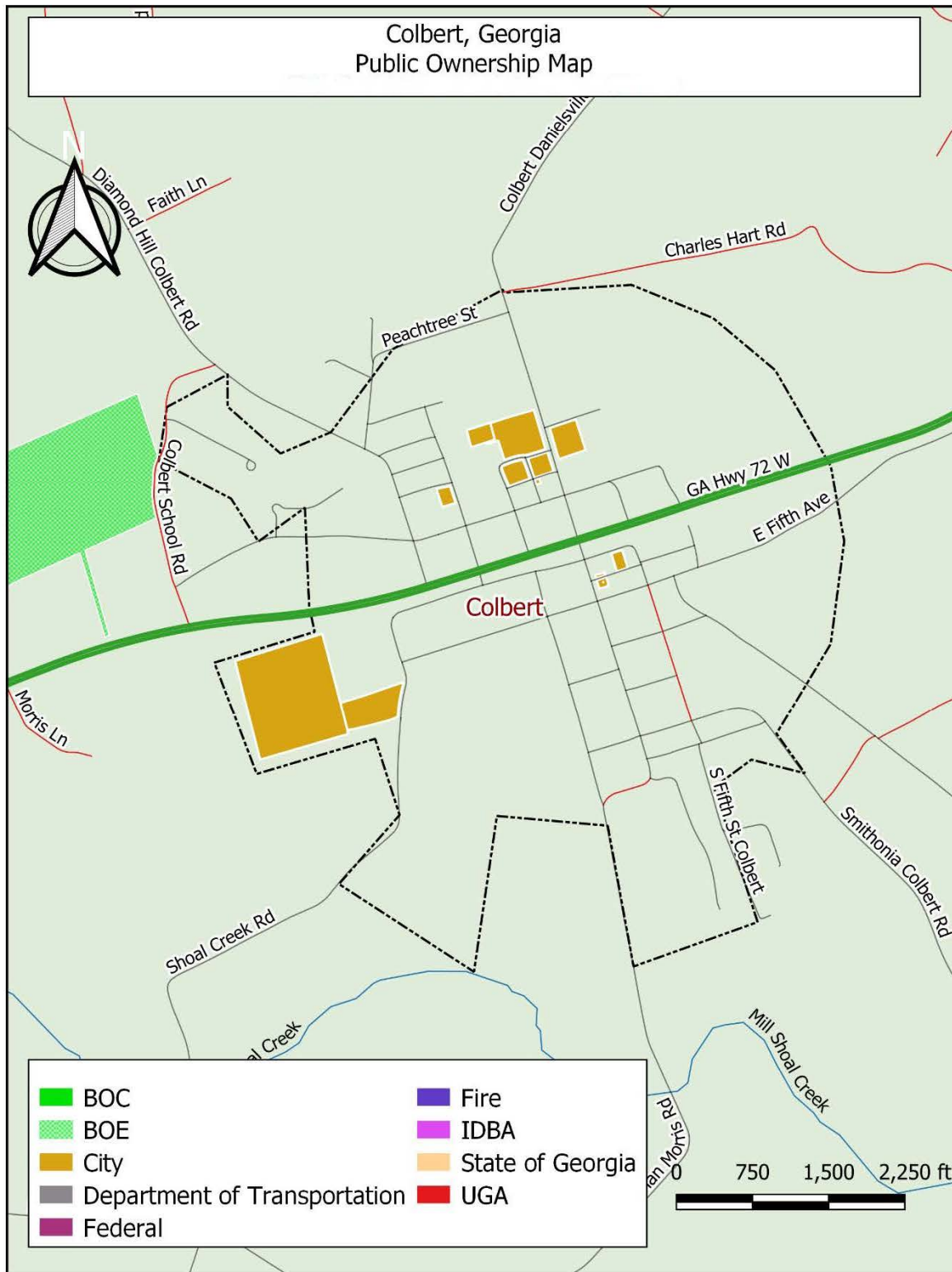
The City of Colbert, first chartered as Five Forks in 1899, grew at the intersection of roads from Diamond Hill, Danielsville, Comer, Crawford, and Athens. The name was changed in 1909 to honor the Colbert Family, early residents. The railroad was built through Five Forks in 1891, followed by the depot in 1892, which served as the Colbert City Hall until December 2020. City Hall is now located in the old Colbert School on First Ave.

Up until the 1950's, cotton was king. Red cannas have been the city's official flower since the 1960's. In 1970, the well-known Colbert July 4th celebration and barbeque began, which now draws an annual crowd of nearly 10,000 people.

The city lies along SR72 north of Athens, and has a total area of 0.9 square miles.



Figure 13: City of Colbert Public Property Ownership



A snapshot of City of Colbert demographics appears in Table 7 below. These data were predominantly collected from the 2020 U.S. Census Profile; for further information, visit https://data.census.gov/profile/Colbert_city_Georgia?g=1600000US1317552.

Table 7: Colbert Census Data

Data	City of Colbert
Population	630
Population by age – Under 18 years	21.1%
Population by age – 65 years and over	22.2%
Median age	47.8
Race and Ethnicity	
Race and ethnicity – White alone	507
Race and ethnicity – Black alone	60
Race and ethnicity – Hispanic or Latino alone	29
Poverty	14.9%
Poverty under 18 years	24.5%
Poverty 65 and over	10.3%
Education	
Education – Bachelor’s degree or higher	11.8%
Education – School enrollment – K-12	96.2%
Employment	
Employment – Employment rate	50%
Class of Worker – Local, state, federal	16.9%
Class of Worker – Private employer	69.8%
Commuting – Average travel time to work (minutes)	24
Means of transportation to work – Drive alone	81.9%
Means of transportation to work – Work from home	2.5%
Housing	
Housing – Total housing units	269
Housing – Median gross rent	\$1,007
Housing – Home ownership	74.5%
Housing – Occupied housing units	245
Housing – Vacant housing units	24
Income and poverty – Median household income	\$45,093
Residential mobility – moved to Colbert within county	2.4%
Residential mobility – moved to Colbert from a different county but within state	3.5%

Data	City of Colbert
Moved 2019 or later into occupied housing unit – Owner occupied	0.0%
Moved 2019 or later into occupied housing unit – Renter occupied	11.4%
Health	
Health – Without healthcare coverage	7%
Health – Disabled population	20.5%

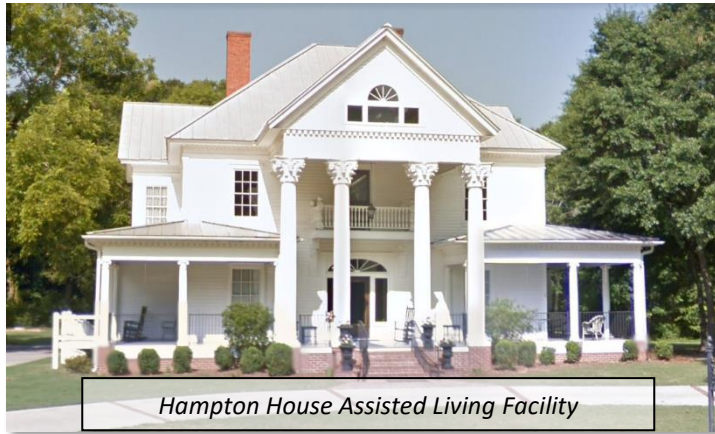
5.2 Vision

The Community Vision, a picture of what the community desires to become, provides a complete description of encouraged development patterns in the jurisdiction. This picture for Colbert, vetted and confirmed during the visioning exercises for this Comprehensive Plan Update, is presented below.

Colbert envisions a quiet, rural “hometown” community with a thriving and pleasant downtown where daily goods and services are available, and a neighborly atmosphere that welcomes residents and visitors.

When asked about the city’s changes for the better over the last 20 years, residents talked about their new City Hall, improved water system and ISO rating, additional housing, new vision for “Canna Park”, improvements in the historic district, and government efficiency. When asked what has changed for the worse, they mentioned failing septic systems, lack of sewer, deserted lots, issues with water pressure, cars driving too fast, and the inability to control areas outside of the city. Residents were strongly opposed to the pollution and nuisance associated with the Georgia Renewable Power Plant.





Residents are proud to discuss the attributes that make Colbert different from other towns in Madison County. It is a scenic backdrop for family events, especially the Train Depot. People visit Colbert to take photos of the caboose; the whole block is preserved. The city is known for its family-friendly events, most notably the 4th of July and

Christmas parades. Residents are also proud of the beautiful Hampton House, which was recently converted into an assisted living home.

5.3 Goals and Strategies

The planning team relied upon extensive public engagement and input to identify the core planning issues that structure this comprehensive plan update. Needs and Opportunities were derived from a public survey and visioning exercises held in Colbert and throughout the county. The team presented initial public input and an outline of the issues at a follow-up public meeting for feedback and further refinement. The Open House provided participants additional opportunities to comment on the framing and relative prioritization of the core issues. Residents organized and prioritized the needs, opportunities, goals, and strategies in this section during the public engagement process.

The Community Goals element, developed through a public process involving residents, business owners, community leaders, and other stakeholders, looks to provide a road map to address identified issues and realize the vision of the community. The Community Goals are the most important part of the plan: they identify the community's direction for the future and generate local pride and enthusiasm for this vision, increasing the odds that citizens and leadership will act to ensure plan implementation.

Adopted policies provide ongoing guidance to help local officials achieve their goals. They underpin comprehensive plan implementation decisions help identify and address city issues and opportunities. The policies below yield implementation strategies that, along with the arrangement of land uses into descriptive character areas, will enable Colbert to realize its vision and achieve its goals.

The goals and policies below should serve as a reference to community leaders as they work toward achieving the desired future of the community.

Goal: Vibrant, Healthy Downtown and Small-Town Atmosphere

Attract and retain new businesses in downtown Colbert while respecting the historic context, sense of place, rural atmosphere, and overall setting of the city.

Needs and Opportunities

Downtown Colbert serves as the historic and cultural center of the city. To maintain this vibrancy and centrality, planning should focus on attracting both residents and visitors by leveraging physical, cultural, and economic attributes and investing in the town's vision and assets. Colbert should plan for changing demographic and economic trends to ensure historic preservation, infrastructure stability, and business recruitment to the downtown area. Additionally, plans for growth must balance the need for economic opportunity for residents with preserving small-town character and resident quality of life. This balance places some limitations on growth and requires a strategic development approach.

Policies

- Support downtown revitalization and focus on restoring and repurposing historic buildings such as the new City Hall and Municipal Complex (old school building).
- Support partnering with Madison County, other municipalities, and the Chamber of Commerce to expand heritage tourism as an economic base for the community.
- Support partnering with Madison County and other municipalities to address issues with infrastructure, such as water and sewer.
- Encourage attracting and retaining appropriate downtown businesses, including restaurants and shops that serve residents and visitors.
- Create a pedestrian friendly downtown.
- Support businesses and industries that enhance Colbert's small-town character and Madison County's rural and agricultural identity.
- Support family and youth activities, attractions, and events.
- Support investment in parks and open space to enhance the quality of life for citizens.

Strategies

VHD1- Economic Development Plan in Coordination with Madison County, CoC, IDBA, and other Cities.

Resident and stakeholder input identified increased employment and retail opportunities as important aspects of desired development in Colbert and other cities in the county. To maximize the effectiveness of the county's economic development planning effort, Colbert should:

- Participate with the County to develop County-wide marketing for heritage tourism and agritourism.
- Informally survey business owners and their customers in order to monitor the need for new investments in the downtown area.
- Use this information to help identify business sectors and types to target for recruitment and expansion.

VHD2 – Master Plan

Colbert should work with planning staff from Madison County to complete a City Master Plan. The plan should incorporate capital improvements (see PI-2) and economic development strategies (VHD1). It should also focus on:

- Planning for family-friendly outdoor and green space for gathering and socializing, to encourage visitors to downtown to remain in the area.
- Promotion of local downtown events and historic and cultural sites.
- Promotion of community volunteerism through recognition programs for sponsors and contributors to the 4th of July parade, volunteer fire department, historic preservation, downtown beautification, small business mentorship, etc.
- Locating financial resources for improvements, such as grants, loans, and other programs that fund the renovation and maintenance of existing buildings and other improvements.
- Identifying federal and state tax incentives for the rehabilitation of historic properties.
- Working with property owners to develop a plan for the rehabilitation/redevelopment of historic properties.
- Refurbishing city facilities.
- Improvements to city water system and adding to existing facilities.

Goal: Responsible Public Investment in the Future

Utilize and improve existing infrastructure and community facilities and create new facilities in an efficient, planned, and coordinated manner.

Needs and Opportunities

The issue of responsible public investment in the future was an item identified as part of the public involvement process. This is not to suggest that the existing process is irresponsible; rather, the residents and business owners of Colbert recognize the need to better plan future needs as the city and County grow. Additionally, Colbert may be impacted by outside forces beyond its control, including macro-economic, economic, and migratory factors.

Currently, public investment is directed through the annual budgeting process, which considers multiple competing requests for funding. Careful and coordinated planning for long-range capital improvements and other capabilities and infrastructure items presents the greatest opportunity for responsible public development.

Policies

- Continue to be efficient and work within the city budget.
- Support investments in sidewalks and improving pedestrian access downtown and in other activity centers.
- Encourage internet and mobile phone service availability for businesses and residents.
- Coordinate provision of public facilities and services with land use planning to promote efficient growth within Colbert and to protect historic, agricultural, and natural resources.
- Work with Madison County and other entities to provide sewer service in Colbert.
- Support commercial and industrial development that is appropriate for the city, protecting the environment and small-town quality of life.
- Support zoning and development standards, to promote efficient growth within Colbert and protect historic, agricultural, and natural resources within the city and county.

Strategies

The following are guidelines that can be implemented to reinforce the responsible expenditure of general fund and other tax dollars.

PII- Participate in the County-wide Park System Master Plan

Colbert Community Park, which features two fields, was operated by the Madison County Recreation Department up until about a decade ago, when the City of Colbert took over. A conceptual plan has been developed to update the city park.

Figure 14: City of Colbert Park Conceptual Plan



The cost estimate for the park, as of May 26, 2022, is \$2.9M. Active participation in the countywide park and recreation planning process will ensure that Colbert's needs are met, and that County resources are available in Colbert

PI2 – Water System Improvements

The city should develop a plan to improve Colbert's water system and expand existing facilities. Additional water storage is needed, and water mains need upgrading. Improvements should be initiated in coordination with the County as they work on their Water Resources Master Plan. In the meantime, the city should investigate options for

operating their water system. The Cities with water systems and the County can coordinate on sharing operators or contracting service out to a single provider, increasing efficiency while allowing continued local ownership of capital infrastructure decisions. Finally, EPA regulations will soon require all water providers to complete a "Lead Service Line Inventory" and develop a replacement plan.

PI3 – Sewer System Planning

Colbert currently has no sewer system, but should explore options for its future development. The provision of sewer in Colbert should be considered as part of the countywide Water Resources Master Plan.

PI4- Industrial Development Oversight Committee

The County has included industrial development guidelines in its community work program. Since Colbert residents care about ensuring appropriate types of industrial development, the city should ensure its representation on any county-wide industrial development committees. The guidelines could include type of industries, environmental impacts, jobs created, and other factors.

PI5 – Maximize Utilization of Existing Resources

The city's municipal complex has room to accommodate additional services to residents. For example, residents cited the desire for a library annex at City Hall, which may be feasible with the cooperation of the Athens Regional Library System and some funding from the city.

While other city-owned buildings could provide services, many would require significant rehabilitation. Adaptive reuse of existing structures allows the historic character of the community to remain while allowing new uses within them. Because Colbert is on the National Register of Historic Places, certain structures within the historic district could qualify for Georgia Historic Tax Credits if certain criteria are met.

PI6 – Prioritize Transportation

Colbert is divided in half by SR 72, a four-lane highway and active CSX railroad track. Safety is an important concern for the city. The approval of TSPLOST funds could allow for a prioritized list of safety-related transportation projects in the city, such as the installation and connection of sidewalks along main pedestrian thoroughfares, crosswalk warning lights, and a 4th Street/SR 72 signal timing analysis.

PI7 – Planning Implementation

Madison County has included Planning 101 training in its community work program. Colbert should participate in this training to help leadership and staff with plan implementation.



Goal: Housing for People in All Stages of Life

Create housing options that give people of all life stages and economic means viable choices for safe, stable, and affordable homes.

Needs and Opportunities

Units appropriate for residents wishing to age in place, housing affordable to young people at the early stages of their careers, and starter homes for young families will all be needed as the population of Madison County grows.

While housing development is an inherently private-sector endeavor, it can be shaped by local regulations. To the extent that zoning regulations determine the outcome of housing availability, they should be structured to permit, in appropriate locations, a greater variety of housing types to expand the options available to Madison County residents. Specific needs and opportunities expressed by residents include:

- Affordable housing is needed and should be located strategically in Colbert.
- Encourage mixed use buildings, townhomes and duplexes to increase density, especially downtown, where it can help support new businesses.

Policies

- Support appropriately scaled housing for people in all stages of life.
- Support infill housing development that is affordable to young families.

Strategies

HO1 –Review Zoning Ordinance

Clear guidelines and zoning regulations can guide development and investment. Denser housing options are encouraged in appropriate areas of the city, identified in the Future Character Area section. Colbert should review its zoning ordinance and update it to accommodate these housing types. Areas with denser housing should also feature existing or planned infrastructure, such as water and sewer, to accommodate mixed use, smaller affordable houses, or multi-family housing.

HO2 – Collaborate with Housing-focused Non-Profits in County

Madison County is home to several non-profit organizations that focus on supporting the health, wellness, and housing needs of some of the poorer sectors of the population. Currently, 24.5% of the city's population under the age of 18 live in poverty. The Madison Area Resource Team (MART), through the Family Connection Collaborative, works to address human service and quality of life issues facing families, children, and youth in Madison County. MART connects people in need to partner resources for housing assistance, health, and more. By collaborating with the County to promote and support these programs, Colbert can increase awareness and potential future grants for the organization.

Goal: Protect and Promote Culture of Civic Engagement

Protect and enhance Colbert's unique qualities and events. Continue traditions that bring residents and visitors together, such as the 4th of July parade.

Needs and Opportunities

Civic engagement can take many forms, such as individual volunteerism, community activism and advocacy, organizational involvement, and electoral participation. Historically, residents of Madison County and Colbert have been civically engaged, participating actively in their local government and decision-making processes. This civic engagement is a valuable resource that can be tapped. However, in recent years, volunteerism and civic engagement have declined, as evidenced by the dropping numbers of volunteer firefighters in the county.

Policies

- Strongly support family and youth activities, attractions, and events.
- Support volunteerism.
- Recognize volunteers and others who are engaged in the community.
- Encourage youth volunteering.

Strategies

CE1 - Civic Engagement Clearinghouse

People who want to volunteer in their community and get more involved may not know where to start. The city could maintain a website or bulletin board at city hall where local organizations can post volunteer opportunities.

CE2 - Reward Civic Activity

The city could regularly recognize volunteers. For example, some residents do not know that volunteers staff the fire department: publicly recognizing their service can help with recruiting and educate residents at the same time.



Goal: Land Use and Growth

To preserve and enhance existing character and provide for orderly and coordinated development that sustains a high quality of life.

Policies

- Focus growth into designated character areas while respecting the historic context, sense of place, rural atmosphere, and overall setting of the City of Colbert.
- Provide a range of housing options, including those above commercial retail.
- Encourage community investment and revitalization.
- Engage in multi-jurisdictional partnerships.
- Protect natural and cultural resources.

Needs and Opportunities

Balance high quality of life with the needs of a growing population and development pressure by working jointly with neighboring jurisdictions and the cities.

Strategies

LU1 – Update Ordinances to Allow for Higher Densities in Downtown Character Area

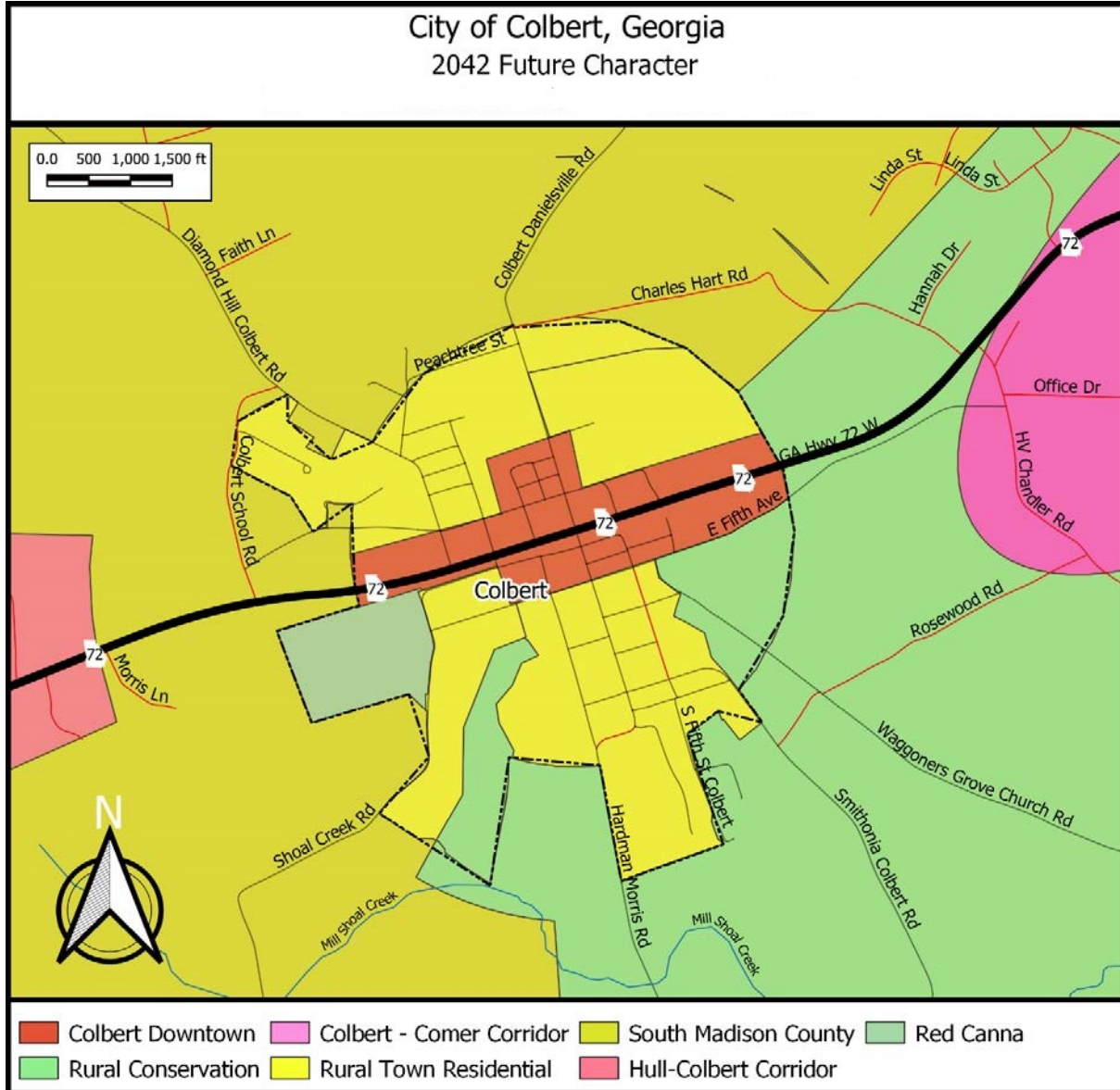
The Downtown Character Area should feature zoning compatible with higher-density mixed use. Buildings should be placed near roads with ample sidewalks, creating a continuous façade. This will require time, as redevelopment will need to occur.

LU2 – Cooperate with County on the Transfer of Development Rights

A TDR would allow the preservation of the rural character of the county by allowing higher densities within the city. A program identifying sending areas (areas to restrict development) and receiving areas (areas targeted for development) will need to be in place and coordinated with the County.

5.4 Colbert Future Character

Figure 15: Colbert Future Character



Colbert Downtown Character Area

The Colbert Downtown Character Area is planned to be a primarily commercial retail growth area of the city. It is currently dominated by highway-related businesses along the SR72 corridor. Undeveloped and underdeveloped areas are available for new development and redevelopment.

Objective:

Encourage context-sensitive design and sustainable development and redevelopment.

Policies:

- Encourage development that is both compatible with existing and future land uses and consistent with community character.
- Promote the expansion of rural transit opportunities and provide pedestrian and bicycle facilities along existing roadways and in new developments.
- Direct all development to areas with existing and planned infrastructure capacity.
- Support land preservation efforts to enhance quality of life and increase economic opportunities.
- Encourage quality community facilities commensurate with growth.
- Encourage innovative design techniques, such as cluster development and conservation design, which protect open space, historic sites, and environmental resources.

Implementation Strategies:

1. Advocate the use of Smart Growth Principles in county ordinances and comprehensive plan updates.
2. Create incentives for developers to integrate comprehensive plan goals, objectives, and policies.
3. Create an inventory of lands most suitable for new development, as well as areas for conservation priorities.

Land Use:

This character area should include residential, commercial office and retail. Upper levels may also include residential uses. Council members should consider adjacent existing land use in zoning change requests to ensure compatibility of uses. This would include transition to other character areas and/or other jurisdictions.

These photos represent examples of appropriate development and redevelopment in Downtown Colbert.



Rural Town Residential Character Area

The Rural Town Residential Character Area is planned to be a primarily residential growth area of the city. It is currently dominated by suburban residential subdivisions. Undeveloped and underdeveloped areas are available for new development and redevelopment.

Objective:

Encourage context-sensitive design and sustainable development and redevelopment.

Policies:

- Encourage development that is both compatible with existing and future land uses and consistent with community character.
- Promote the expansion of transit opportunities and provide pedestrian and bicycle facilities along existing roadways and in new developments.
- Direct all development to areas with existing and planned infrastructure.
- Support land preservation efforts to enhance quality of life and increase economic opportunities.
- Encourage quality community facilities commensurate with growth.
- Encourage innovative design techniques, such as cluster development and conservation design, which protect open space, historic sites, and environmental resources.
- Within new neighborhoods and schools, encourage and provide facilities for walking and biking to school, to reduce the need for busing.

Implementation Strategies:

1. Advocate the use of Smart Growth Principles in city ordinances and comprehensive plan updates.
2. Create incentives for developers to integrate *Colbert Comprehensive Plan* goals, objectives, and policies.
3. Create an inventory of lands most suitable for new development, as well as areas for conservation priorities.
4. Develop a "Growing Suburbs" design guide illustrating sound planning and design principles with a focus on creating livable communities.
5. Coordinate land use planning efforts between partners and providers to ensure consistency with County plans and programs related to expansion and upgrades to infrastructure.

Land Use:

This character area should include residential uses. Council members should consider adjacent existing land use in zoning change requests to ensure compatibility of uses. This would include transition to other character areas and/or other jurisdictions.

These photos represent examples of appropriate development and redevelopment in the Rural Town Residential Character Area



Red Canna Character Area

The Red Canna Character Area is planned to be a primarily recreational area of the city.

Objective:

Provide residents with outdoor recreational opportunities.

Policies:

- Encourage land use decisions and development of design guidelines that protect natural resources.
- Help establish connectivity between residential areas, open space, and greenways.
- Support resources and programs that protect, maintain, enhance, and expand open space and greenways.
- Protect and enhance the quality and quantity of water resources using stormwater control measures and riparian buffers, and implement floodplain regulations to protect residents and property from flooding.
- Identify and promote open space preservation and conservation techniques that protect natural resources, such as natural areas, historic landscapes, vistas, farmland, soils, and wetlands.

Implementation Strategies:

1. Work closely with County to incorporate Red Canna into County-wide park plans.
2. Develop, adopt, and implement an open space and greenway plan that identifies types of open spaces to be protected as well as a potential greenway network for connecting residents with parks, schools, and other public spaces.

Land Use:

This character area should include outdoor recreational uses. Council members should consider adjacent existing land use in zoning change requests to ensure compatibility of uses. This would include transition to other character areas and/or other jurisdictions.

These photos represent examples of appropriate development and redevelopment in the Red Canna Character Area



Rural Conservation

The Rural Conservation Character Area includes areas of Colbert and the surrounding unincorporated area of Madison County. Appropriate uses within the city were limited to less intensive farming, including organic farming and small livestock and row crop operations.

Policies:

- Encourage land use decisions and development of design guidelines that protect natural resources.
- Encourage preservation of open spaces in developed areas for passive neighborhood uses, visual relief, scenic value, and buffering purposes.

Implementation Strategies:

2. Support programs that coordinate the protection of open space and historic resources.

Land Use:

This character area should include agricultural, agricultural support and large lot residential uses. Council members should consider adjacent existing land use in zoning change requests to ensure compatibility of uses. This would include transition to other character areas and/or other jurisdictions.

These Photos illustrate development appropriate for this character area.



Adjacent/Nearby Character Areas

The area surrounding Colbert is the South Madison County Character Area, which has been identified for residential subdivision development. The Hull-Colbert and Colbert-Comer Corridors, also nearby, are economic activity areas identified for industrial and office development. Full description of these areas appear in the Madison County section of this plan.

5.5 Colbert Community Work Program

Table 8: City of Colbert Community Work Program

Strategy	Item	Time frame	Responsible Party	Coordination	Cost	Funding Source
C11	Civic engagement clearinghouse	2023	City	Chamber of Commerce	staff time	city
C12	Reward civic activity	2023	City		staff time	city
E13 & E12	Lead Service Lines Inventory and Replacement (Annual program)	2023 - 2027	Water Dept	City Council	\$25,000 Annually	Water System, Federal, State
LU1	Evaluate and, if appropriate, adopt zoning ordinance and subdivision regulations	2023	City	County	staff time	n/a
LU2	Transfer of Development Rights	2024	City	County	staff time	n/a
P11	Canna Park planning in conjunction with County parks & rec plan	2023	Canna Park Committee	City, County	\$3,900,000	grants, city, county, fund raising
P11	Participate in the Countywide Parks and Recreation Master Plan	2023	Mayor & Council	County	80,000	

Strategy	Item	Time frame	Responsible Party	Coordination	Cost	Funding Source
PI2	Upgrade water mains for fire flow (to depend on level of collaboration in county utility master plan)	Tbd per master plan	City	County	\$200,000	User fees, grants
PI2	150,000 gallon storage tank (to depend on level of collaboration in county utility master plan)	Tbd per master plan	City	County	\$1000000	User fees, grants
PI2	Improvements to water system in identified target areas to address water quality and potential health hazards	Tbd per master plan	City	County	Tbd	User fees, grants
PI2	Conduct comprehensive utility and infrastructure needs analysis, that first focuses on the sewer system, to identify and implement priority projects	Tbd per master plan	City	County	tbd	User fees, grants
PI2	Investigate water system operations (contract or city)	2023	City	County and other cities	Time	n/a
PI2	Investigate Regional Water Cooperative Operations	2023	City	County and other cities	Time	n/a
PI2	City Water System Master Plan, including financial/funding sources	2024	Mayor & Council	County	80,000	City, County, Grants

Strategy	Item	Time frame	Responsible Party	Coordination	Cost	Funding Source
PI5	Library annex at City Hall	2024	City	Athens Regional Library System	\$5,000	city, fund raising
PI5 VHD2	Repurpose courthouse	2028	City		Tbd	General Funds
PI6	Comprehensive plan training for Council (Planning 101)	2023	City	County	Time	n/a
PI6	Sidewalks on main roads	2024	City	City, County, GDOT	\$10000	TSPLOST
PI6	4th Street/72 signal timing analysis	2024	City	City, County, GDOT	\$5000	TSPLOST
PI6	Crosswalks warning lights	2024	City	City, County, GDOT, CSX	\$5000	TSPLOST
PI6	Connect sidewalks where applicable	2025	City	City, County, GDOT	\$5000	TSPLOST
PI6	Develop a local, complete streets and trails plan with a pronounced focus on reducing automobile vehicle-miles traveled and traffic calming	2024-2025	City	City leadership	\$5000	
PI6	Develop a plan (formal or informal) to improve local impact on decisions regarding state and national highways	2024-2025	City	City; County, MACORTS; GDOT	none	
PI6	Establish a schedule and program for preventive road maintenance and traffic control improvements (signalization and signage)	2024-2025	City	City leadership	minimal	

Strategy	Item	Time frame	Responsible Party	Coordination	Cost	Funding Source
PI6	Prioritize transportation needs for inclusion in future community and regional plans (ex.: SPLOST and T-SPLOST)	2024-2025	City	City leadership	none	
VHD1	Economic development plan in coordination with County	2023	Mayor & Council	BOC/Consultant/IDBA	\$50,000	City, BOC, IDBA
VHD2	Master Plan	2025	Mayor & Council	County	25,000	City, Grants

SECTION 6

Danielsville

Prepared for the Danielsville Mayor and City Council

- Mayor: Michael Wideman
- Council Members:
 - Steve Russum
 - Jon Hendrix
 - Joe Frederico
 - Libby Loftis

Produced by



6. Danielsville

6.1 Overview

The City of Danielsville, located in central Madison County, serves as the county seat. Near Watson Mill Bridge State Park, its character is that of a small town, with a mixture of commercial, industrial, and residential land use. As the county seat, Danielsville features county administrative and judicial buildings, as well as the Madison County High School and Board of Education.

In addition to the County-wide public workshops, the planning team, as part of the Joint Comprehensive Plan update, conducted meetings specific to the City of Danielsville. This included the required kick-off meeting at a scheduled council meeting on May 9, 2022 and a second public workshop at the Senior Center on October 12, 2022; a County-wide open house, scheduled for December, will allow Danielsville citizens an opportunity to provide additional feedback.



Figure 16: City of Danielsville Public Property Ownership

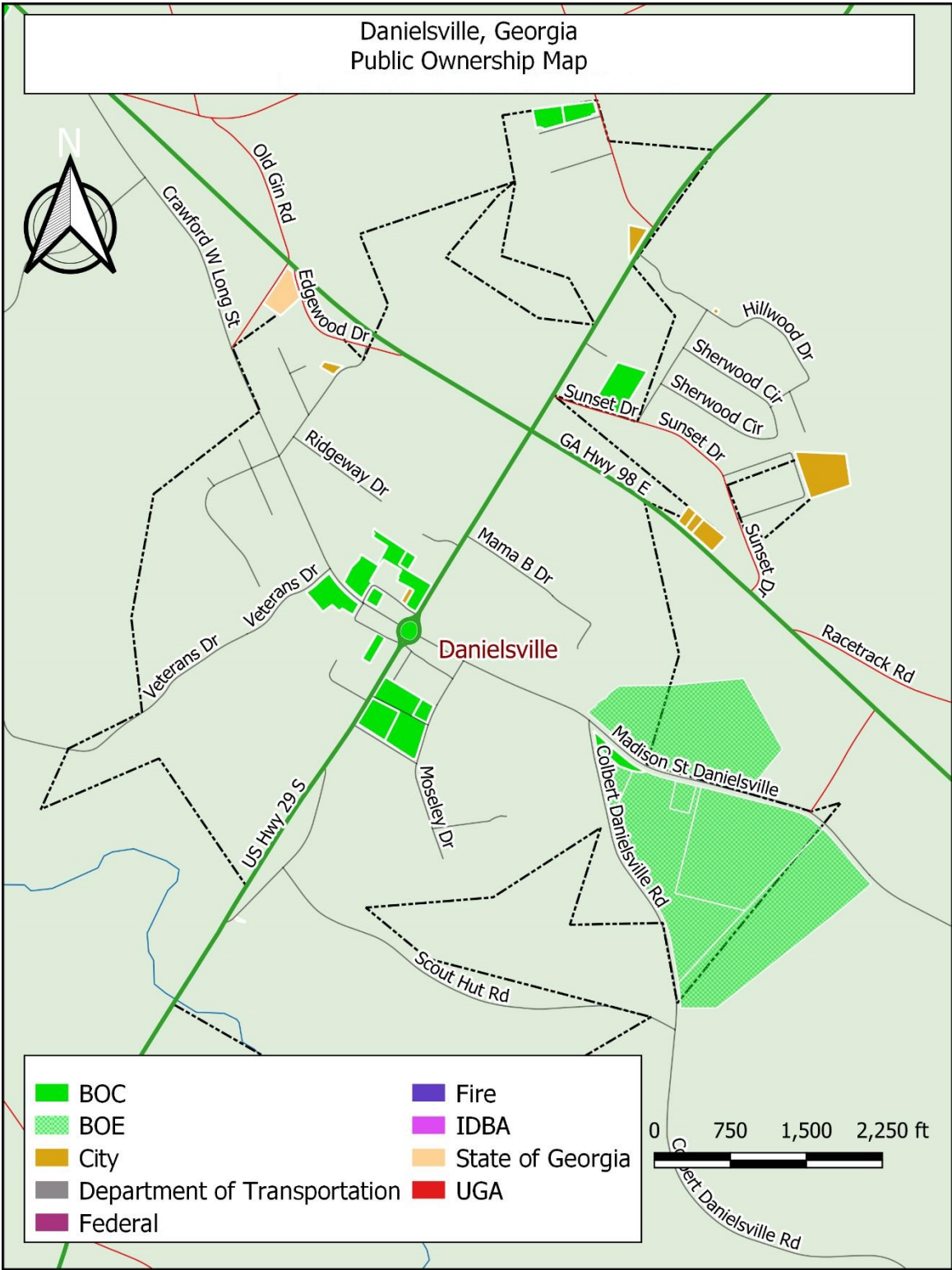


Table 9 below presents a snapshot of Danielsville demographics, collected predominantly from the 2020 U.S. Census Profile. For further information, visit [Danielsville city, Georgia - Census Bureau Profile](#).

Table 9: Danielsville Census Data

Data	City of Danielsville
Population	654
Population by age – Under 18 years	12.4%
Population by age – 65 years and over	7.9%
Median Age	30.7
Race and Ethnicity	
Race and ethnicity – White alone	568
Race and ethnicity – Black alone	10
Race and ethnicity – Asian	7
Race and ethnicity – Hispanic or Latino alone	25
Poverty	6.5%
Poverty under 18 years	0.0%
Poverty 65 and over	16.4%
Education	
Education – Bachelor’s degree or higher	28.5%
Education – School enrollment – K-12	51.3%
Employment	
Employment – Employment rate	69.6%
Class of worker – Local, state, federal	19.3%
Class of worker – Private employer	71.2%
Commuting – Average travel time to work (minutes)	28.8
Means of transportation to work – Drive alone	93.2%
Means of transportation to Work – Work from home	1.1%
Housing	
Housing – Total housing units	270
Housing – Median gross rent	\$813
Housing – Home ownership	68.6%
Housing – Occupied housing units	249
Housing – Vacant housing units	21
Income and poverty – Median household Income	\$59,688

Residential mobility – moved to Danielsville from within the county within the last year (2020 data)	2.5%
Residential mobility – moved to Danielsville from a different county within Georgia within the last year (2020 data)	6.2%
Moved 2019 or later into occupied housing unit – Owner occupied	0.6%
Moved 2019 or later into occupied housing unit – Renter occupied	0.0%
Health	
Health – Without healthcare coverage	8.2%
Health – Disabled population	14.7%

6.2 Vision

The Community Vision, a picture of what the community desires to become, provides a complete description of encouraged development patterns in the jurisdiction. This picture for Danielsville, vetted and confirmed during the visioning exercises for this Comprehensive Plan Update, is presented below.

The general vision of the residents and business owners of Danielsville is responsibly growing the city, encouraging mixed commercial and residential uses and industry as well as continued single-family housing.

6.3 Goals and Strategies

The Community Goals element, developed through a public process involving residents, business owners, community leaders, and other stakeholders, looks to provide a road map to address identified issues and realize the vision of the community. The Community Goals are the most important part of the plan: they identify the community's direction for the future and generate local pride and enthusiasm for this vision, increasing the odds that citizens and leadership will act to ensure plan implementation.

Adopted policies provide ongoing guidance to help local officials achieve their goals. They underpin comprehensive plan implementation decisions help identify and address city issues and opportunities. The policies below yield implementation strategies that, along with the arrangement of land uses into descriptive character areas, will enable Danielsville to realize its vision and achieve its goals.

The goals and policies below should serve as a reference to community leaders as they work toward achieving the desired future of the community.

Goal: Vibrant, Healthy Downtown and Small-Town Atmosphere

Attract and retain new businesses in downtown Danielsville while respecting the historic context, sense of place, rural atmosphere, and overall setting of the city.

Needs and Opportunities

Danielsville serves as the government seat and is geographically near the center of Madison County. The city should plan for changing demographic and economic trends to ensure historic preservation, infrastructure stability, and business recruitment to the downtown area. To promote continued downtown vibrancy and its role in the community, planning should focus on attracting both residents and visitors by leveraging physical, cultural, and economic attributes and investing in the town's vision and assets. Additionally, plans for growth must balance the need for economic opportunity for residents with preserving small-town character and resident quality of life. This balance places some limitations on growth and requires a strategic development approach.

Policies

- Support partnering with Madison County, other municipalities, and the Chamber of Commerce to expand heritage tourism as an economic base for the community.
- Support partnering with Madison County and other municipalities to address issues with infrastructure, such as water and sewer.
- Encourage attracting and retaining appropriate downtown businesses, including restaurants and shops that serve residents and visitors.
- Create a pedestrian-friendly downtown.
- Support businesses and industries that enhance Danielsville's small-town character and Madison County's rural and agricultural identity.
- Support family and youth activities, attractions, and events.
- Support investment in parks and open space to enhance the quality of life for citizens.

Strategies

VHDI- Coordinate Economic Development Plan with Madison County, CoC, IDBA, and other cities.

Residents and stakeholders expressed the need for increased employment and retail opportunities in Danielsville and other cities in the county. To maximize the effectiveness of the county's economic development planning effort, Danielsville should:

- Participate with the County to develop County-wide marketing for heritage tourism and agritourism.
- Informally survey business owners and their customers in order to monitor the need for new investments in the downtown area.
- Use this information to help identify business sectors and types to target for recruitment and expansion.

Goal: Responsible Public Investment in the Future

Utilize and improve existing infrastructure and community facilities and create new facilities in an efficient, planned, and coordinated manner.

Needs and Opportunities

The issue of responsible public investment in the future was an item identified as part of the public involvement process. This is not to suggest that the existing process is irresponsible; rather, the residents and business owners of Colbert recognize the need to better plan future needs as the city and County grow. Additionally, Danielsville may be impacted by outside forces beyond its control, including macro-economic, economic, and migratory factors.

Currently, the city directs public investment through its annual budgeting process, which includes multiple competing requests for funding. Careful and coordinated planning for long-range capital improvements and other capabilities and infrastructure items presents the greatest opportunity to plan responsibly for the City's future.

Policies

- Continue to be efficient and work within the city budget.
- Support investing in sidewalks and improving pedestrian access within downtown and other activity centers.
- Encourage internet and mobile phone service availability for businesses and residents.

- Coordinate provision of public facilities and services with land use planning to promote efficient growth within Danielsville and to protect historic, agricultural, and natural resources.
- Work with Madison County and other entities to provide sewer service in Danielsville.
- Support commercial and industrial development that is appropriate for the city, protecting the environment and small-town quality of life.
- Support zoning and development standards to promote efficient growth within Danielsville and to protect historic, agricultural, and natural resources within the city and county.

Strategies

The following are guidelines that can be implemented to reinforce the responsible expenditure of general fund and other tax dollars.

PI1 – Participate in the Countywide Park System Master Plan

Danielsville should ensure that its residents are represented in the planning process.

PI2- Industrial Development Oversight Committee

The County has included industrial development guidelines in its community work program. Since Danielsville residents care about ensuring appropriate types of industrial development, the city should ensure that it is well-represented in any County-wide industrial development committees. The guidelines could include type of industries, environmental impacts, jobs created, and other factors.

PI3 – Planning Implementation

Madison County has included Planning 101 training in its community work program. Danielsville should participate in this training to help leadership and staff with plan implementation.

PI4 – Water and Wastewater Infrastructure

Madison County is planning to create a utilities Master plan. The City should participate and utilize it to make improvements on water and sewer infrastructure.

Goal: Land Use and Growth

To preserve and enhance existing character and provide for orderly and coordinated development that sustains a high quality of life.

Policies

- Focus growth into designated character areas while respecting the historic context, sense of place, rural atmosphere, and overall setting of the city.
- Provide a range of housing options, including those above commercial retail.
- Encourage community investment and revitalization.
- Engage in multi-jurisdictional partnerships.
- Protect natural and cultural resources.

Needs and Opportunities

Balance high quality of life with the needs of a growing population and development pressure by working jointly with neighboring jurisdictions and cities.

Strategies

LU1 – Update Ordinances to Allow for Higher Densities in Downtown Character Area

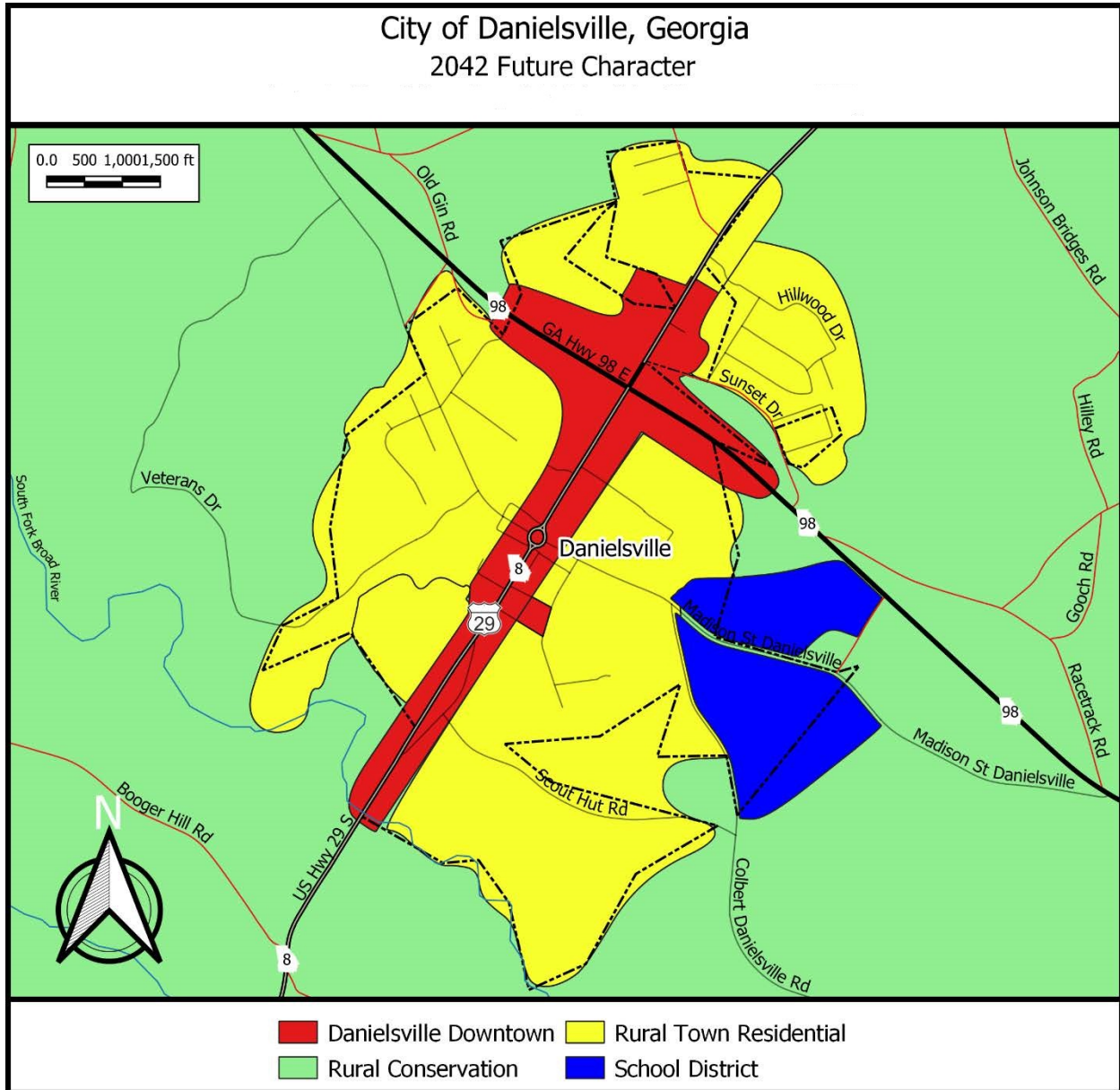
The Downtown Character Area should feature zoning compatible with higher-density mixed use. Buildings should be placed near roads with ample sidewalks, creating a continuous façade. This will require time, as redevelopment will need to occur.

LU2 – Cooperate with County on the Transfer of Development Rights

A TDR would allow the preservation of the rural character of the county by allowing higher densities within the city. A program identifying sending areas (areas to restrict development) and receiving areas (areas targeted for development) will need to be in place and coordinated with the County.

6.4 Danielsville Future Character

Figure 17: City of Danielsville 2042 Future Character



Danielsville Downtown Character Area

The Danielsville Downtown Character Area is planned to be a primarily commercial retail growth area of the city. It is currently dominated by highway-related businesses along the SR29 corridor. Undeveloped and underdeveloped areas are available for new development and redevelopment.

Objective:

Encourage context-sensitive design and sustainable development and redevelopment.

Policies:

- Encourage development that is both compatible with existing and future land uses and consistent with community character.
- Promote the expansion of rural transit opportunities and provide pedestrian and bicycle facilities along existing roadways and in new developments.
- Direct all development to areas with existing and planned infrastructure capacity.
- Support land preservation efforts to enhance quality of life and increase economic opportunities.
- Encourage quality community facilities commensurate with growth.
- Encourage innovative design techniques, such as cluster development and conservation design, which protect open space, historic sites, and environmental resources.

Implementation Strategies:

1. Advocate the use of Smart Growth Principles in county ordinances and comprehensive plan updates.
2. Create incentives for developers to integrate comprehensive plan goals, objectives, and policies.
3. Create an inventory of lands most suitable for new development, as well as areas for conservation priorities.

Land Use:

This character area should include residential, commercial office and retail. Upper levels may also include residential uses. Council members should consider adjacent existing land use in zoning change requests to ensure compatibility of uses. This would include transition to other character areas and/or other jurisdictions.

These photos represent examples of appropriate development and redevelopment in Downtown Danielsville.



Rural Town Residential Character Area

The Rural Town Residential Character Area, planned to be a primarily residential growth area of the city, is currently dominated by suburban residential subdivisions. Undeveloped and underdeveloped areas are available for new development and redevelopment.

Objective:

Encourage context-sensitive design and sustainable development and redevelopment.

Policies:

- Encourage development that is both compatible with existing and future land uses and consistent with community character.
- Promote the expansion of transit opportunities and provide pedestrian and bicycle facilities along existing roadways and in new developments.
- Direct all development to areas with existing and planned infrastructure capacity.
- Support land preservation efforts to enhance quality of life and increase economic opportunities.
- Encourage quality community facilities commensurate with growth.
- Encourage innovative design techniques, such as cluster development and conservation design, which protect open space, historic sites, and environmental resources.
- Within new neighborhoods and schools, encourage and provide facilities for walking and biking to school to reduce the need for busing.

Implementation Strategies:

1. Advocate the use of Smart Growth Principles in city ordinances and comprehensive plan updates.
2. Create incentives for developers to integrate *Danielsville Comprehensive Plan* goals, objectives, and policies.
3. Create an inventory of lands most suitable for new development, as well as areas for conservation priorities.
4. Develop a "Growing Suburbs" design guide illustrating sound planning and design principles with a focus on creating livable communities.
5. Coordinate land use planning efforts between partners and providers to ensure consistency with County plans and programs related to expansion and upgrades to infrastructure.

Land Use:

This character area should include residential uses. Council members should consider adjacent existing land use in zoning change requests to ensure compatibility of uses. This would include transition to other character areas and/or other jurisdictions.

Examples of Rural Town Residential Characteristics are shown below.



Adjacent/Nearby Character Areas

Surrounding Danielsville, within the unincorporated area, is the South Madison County Character Area. This area has been identified for residential subdivision development. The Hull-Colbert and Colbert-Comer Corridors, economic activity areas identified for industrial and office development, are also nearby. Full descriptions of these are provided in the County section of this plan.

6.5 Danielsville Community Work Program

Table 10: City of Danielsville Community Work Program

Strategy	Item	Time frame	Responsible Party	Coordination	Cost	Funding Source
LU1	Update ordinances	2023	City	County	Time	n/a
LU2	Implement Transfer of Development Rights program with County	2024	City	County	Time	n/a
PI1	Park Master Plan coordination / dog park	2023	County	City Council	Time	n/a
PI1	Create a Dog park	2024	City	County	\$250,000	General Fund
PI2	Coordination with Industrial Development Oversight Committee	2023	Mayor & Council	County	Time	City, County, Grants
PI3	Comprehensive plan training for Council (Planning 101)	2023	City	County	Time	n/a
VHD1	Economic development plan coordination	2023	IDBA	City/County	Time	n/a
PI4	Wastewater pond upgrades	2019	City		\$10000	User Fees and grants

Strategy	Item	Time frame	Responsible Party	Coordination	Cost	Funding Source
	(carried over from previous STWP)					
PI4	Renovate existing, aged water & sewer lines (carried over from previous STWP)	2019	City		\$20000	User Fees and grants

SECTION 7

Ila

Prepared for the Ila Mayor and City Council

- Mayor: Mike Coile
- Council Members:
 - Troy Butler
 - Donald Freeman
 - Brian Kelly
 - Wanda Lanphear

Produced by



7. Ila

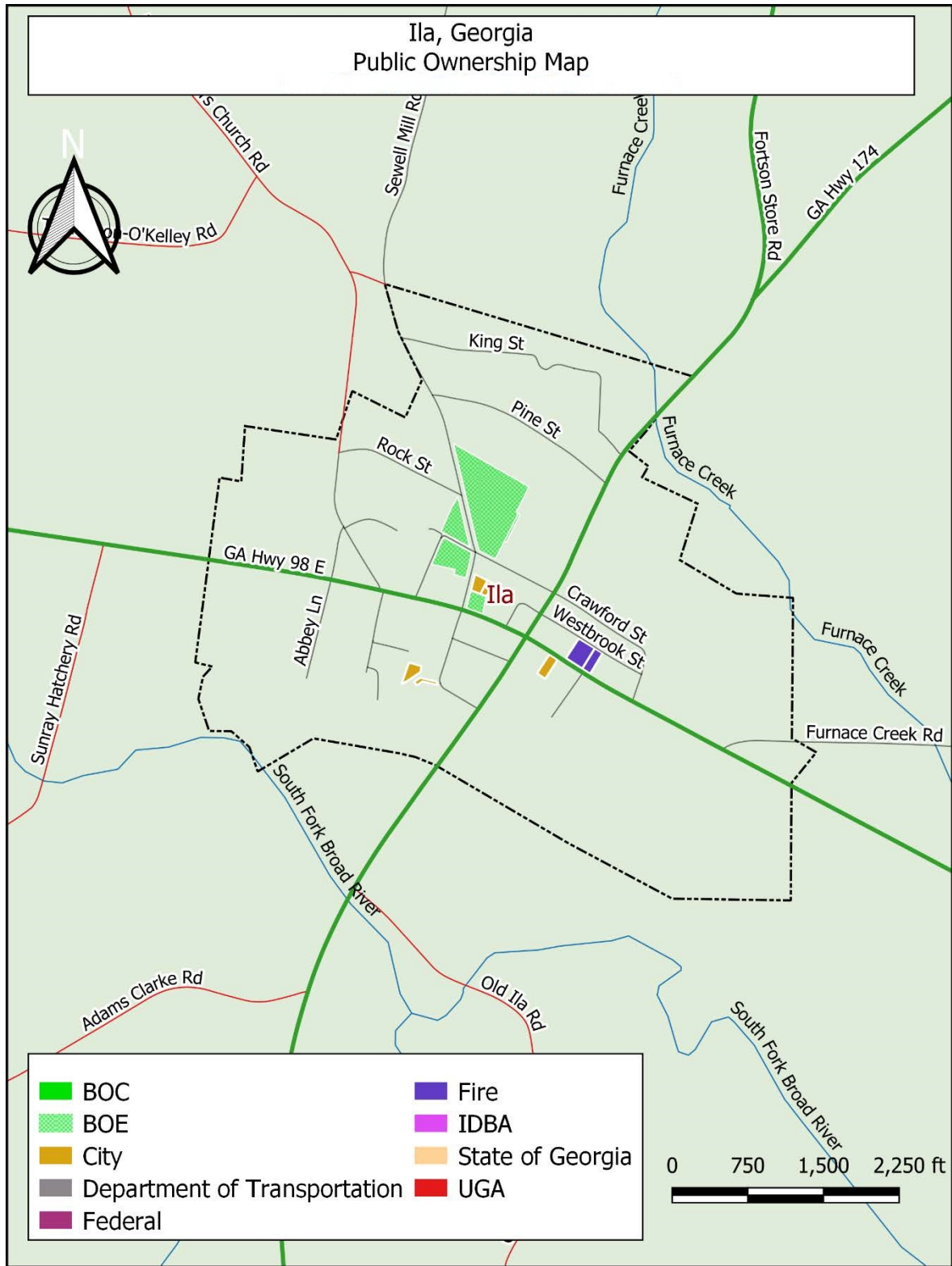
7.1 Overview

Ila was originally settled in 1879, under the name of O'Possum, Ga. Judge Emory Speer acquired approximately 500 acres of land, which he sold to Dr. George C. Daniel. Daniel secured and named the existing post office, fed by a route from Danielsville to Harmony Grove (now Commerce). Around 1882, new owners Chan Campbell and Llewellyn Thomson erected a store and changed the name of the place to Ila, in honor of a pretty local girl. The area grew into a small community, and the land was incorporated as the town of Ila in 1910.²



² See https://kids.kiddle.co/Ila,_Georgia

Figure 18: City of Ila Publicly Owned Properties



Ila is a rural town of 350 people with a median household income of \$52,447 per year. The dozen or so houses currently under construction in the city could soon increase the population to about 380. Ila has a lower median income, higher median age, and lower educational attainment than the state average, signifying a need to increase educational and employment opportunities and senior services.

A snapshot of the City of Ila's demographics is shown in the table below.

Table 11: City of Ila Census Data

Data	City of Ila
Population	350
Population by age – Under 18 years	35.3%
Population by age – 65 years and over	10.4%
Median age	33.1
Race and Ethnicity	
Race and ethnicity – White alone	317
Race and ethnicity – Black alone	11
Race and ethnicity – Asian alone	0
Race and ethnicity – Hispanic or Latino alone	1
Poverty	17.3%
Poverty under 18 years	12.6%
Poverty 65 and over	14.3%
Education	
Education – Bachelor's degree or higher	7.8%
Education – School enrollment – K-12	81.4%
Employment	
Employment – Employment rate	55.3%

Class of worker – Local, state, federal	23.8%
Class of Worker – Private employer	56.3%
Commuting – Average travel time to work (minutes)	33.6
Means of transportation to work – Drive alone	74.2%
Means of transportation to work – Work from home	1.3%
Housing	
Housing – Total housing units	145
Housing – Median gross rent	\$795
Housing – Home ownership	62.3%
Housing – Occupied housing units	129
Housing – Vacant housing units	16
Income and poverty – Median household Income	\$51,447
Residential mobility – moved to Ila from within the county	8.1%
Residential mobility – moved to Ila from a different county within the state	0.0%
Moved 2019 or later into occupied housing unit – Owner occupied	0.0%
Moved 2019 or later into occupied housing unit – Renter occupied	4.1%
Health	
Health – Without healthcare coverage	9.6%
Health – Disabled population	17.3%

Source: US Census, [Ila city, Georgia - Census Bureau Profile](https://data.census.gov/profile?g=1600000US1340840) ,
<https://data.census.gov/profile?g=1600000US1340840>, accessed 12/4/2022

7.2 Vision

The Community Vision, a picture of what the community desires to become, provides a complete description of encouraged development patterns in the jurisdiction. This picture for Ila was updated from Ila's previous comprehensive plan based on the June 14, 2022, Joint Comprehensive Plan Visioning Workshop #1 and the Ila Kickoff Meeting on May 2, 2022.

Ila will be a place where residents are engaged and invested in creating a thriving and attractive small town, to encourage efficient public investment and community building. We will seek out business opportunities that build upon current strengths to include small-scale, community-supportive, and sustainable economic growth.

Strengths, Weaknesses, Opportunities, and Threats

A SWOT exercise performed in Ila on May 2, 2022 revealed the below results.

<p><u>Strengths</u></p> <ul style="list-style-type: none"> • Quiet • Community • Peaceful • Friendly • Potential 	<p><u>Weakness</u></p> <ul style="list-style-type: none"> • Intersection downtown is busy at times • Road Conditions • Low tax base • Law enforcement is inadequate
<p><u>Opportunities</u></p> <ul style="list-style-type: none"> • Council can offer incentives for economic development but keep small-town feel • Hwy 98 is going to spur development • Can provide places for people to walk • Old School redevelopment 	<p><u>Threat</u></p> <ul style="list-style-type: none"> • Truck traffic • Bypass • Potential new elementary school may not be in the city and could change the community

Community outreach efforts revealed that City of Ila residents desired to remain a small town with rural character. The consulting team identified three issues for the city to address as part of the 5-year short-term program, including 1) maintaining the

existing small-town character, 2) working with the County to obtain additional support and services, and 3) enhanced infrastructure needs.

7.3 Goals and Strategies

The Community Goals element, developed through a public process involving residents, business owners, community leaders, and other stakeholders, looks to provide a road map to address identified issues and realize the vision of the community. The Community Goals are the most important part of the plan: they identify the community's direction for the future and generate local pride and enthusiasm for this vision, increasing the odds that citizens and leadership will act to ensure plan implementation.

Adopted policies provide ongoing guidance to help local officials achieve their goals. They underpin comprehensive plan implementation decisions help identify and address city issues and opportunities. The policies below yield implementation strategies that, along with the arrangement of land uses into descriptive character areas, will enable Ila to realize its vision and achieve its goals.

The goals and policies below should serve as a reference to community leaders as they work toward achieving the desired future of the community.



Goal: Preserve the Existing Rural Town Character

Develop a future character area map that preserves the existing rural town character.

Needs and Opportunities

The public generally desires to maintain the small-town rural character of the city, possible through zoning and selective community facility development. At the city edge, you find mostly open space and agricultural activities. Ila has undeveloped

and under-developed land for future growth. The center of town features commercial retail and city services, including City Hall, the post office, a gas station, Dollar General, and the popular Ila Restaurant. There is additional retail on 106 north of the intersection with 98. A character area map is needed to ensure that new growth preserves the existing rural town character.

Policies

- Create a pedestrian-friendly downtown.
- Focus growth into the Downtown Ila, Little Ila, and Rural Town Residential Character Areas
- Encourage community investment and revitalization.
- Engage in multi-jurisdictional partnerships.
- Protect natural and cultural resources.
- Pursue joint processes for collaborative planning and decision-making with the County.

Strategies

LU1 – Update Zoning Ordinances

The current zoning ordinance should be updated to reflect the community vision and to remove inconsistencies.

LU2 – Code Enforcement

Identify properties that may have safety concerns due to disrepair. Use code enforcement to persuade property owners to rehabilitate or demolish structures that are no longer suitable for occupation.

Goal: Increase County-wide Tax Base Diversity

Support county-wide initiatives related to economic development and quality of life.

Needs and Opportunities

Though Ila residents hope to maintain rurality, they would benefit from an expanded county-level commercial



and industrial tax base. More non-residential taxpayers would reduce the proportion of taxes paid by residential property owners for county-wide services. In addition, more local jobs would reduce the average commute time for Ila citizens.

Policies

- Support partnering with Madison County, other municipalities, and the Chamber of Commerce to expand heritage tourism and agritourism as an economic base for the community.
- Create a pedestrian-friendly downtown.
- Support businesses and industries that enhance Ila's small-town character and Madison County's rural and agricultural identity.
- Support family and youth activities, attractions, and events.
- Support investment in parks and open space to enhance the quality of life for citizens.

Strategies

ECON1 – Support the IDBA Economic Development Plan

It is recommended that the County undertake a targeted economic development plan focusing non-residential development in specified character areas and the Cities of Danielsville, Colbert, Hull, and Comer. Industrial areas have been identified along the railroad corridor, at Gholston Stand, and in the area west of Ila along State Route 98. Ila should participate in this plan, especially as it can relate to future developments on SR 98 to the west of the city.

ECON2 – Heritage tourism and agritourism will be vital to strengthening the economic base of Ila and Madison County. The city has resources that should be protected for this purpose.

Goal: Enhance Services and Infrastructure for Existing and Future Needs.

Repair and replace existing infrastructure to improve the level of service and increase capacity, as needed, to serve into the future.



Needs and Opportunities

The primary infrastructure and service needs for Ila relate to water, fire protection, roads, and public safety/code enforcement. Stakeholders anticipate that community growth will require additional water supply, an inventory of lead service lines, and development of a replacement plan. Currently, improvements to sidewalks, code enforcement, public safety, and the water system are needed.

Policies

- Identify priorities areas for infrastructure enhancements.
- Provide infrastructure to make walking easier.
- Work with Madison County on infrastructure and services when feasible.

Strategies

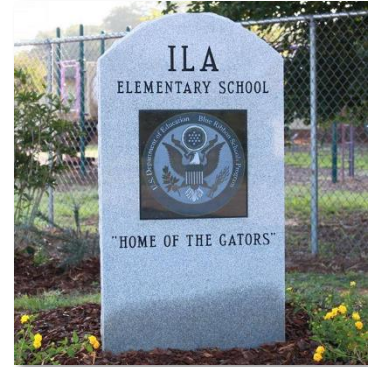
E11 – Resurface Roads with Pavement Issues

A county-wide study identifying road pavement conditions can be utilized to prioritize resurfacing projects.

E12 – Coordinate with County Infrastructure Efforts

Madison County plans to develop parks and recreation, utility, and fire protection master plans as part of their community work program. Ila should actively participate in these county-wide planning efforts to ensure efficient provision of services and infrastructure to residents.

Further, participating in the planning process can attract outside investments to Ila, by supporting utilization of school property for a community recreation facility. The Board of Education will be closing Ila Elementary School within the next few years. The property provides an opportunity for reuse as a community, senior, or civic center. The Parks and Recreation Master Plan will identify the need and desired location for these facilities.



EI3 – Improve Water System Infrastructure

Additional water storage and supply will be needed for fire protection, including a 100,000-gallon tank. Also, the Environmental Protection Agency will require communities to have an inventory and plan to replace private water service lines that contain lead. This should all be done in coordination with the Madison County Water and Sewer Master planning effort.

EI4 – Improve Existing Community Facilities

The City of Ila should evaluate their existing community facilities for improvement, including road surface conditions, sidewalk installations, and city-owned buildings. Ila should continue its activities to beautify and improve sidewalks and other public facilities.

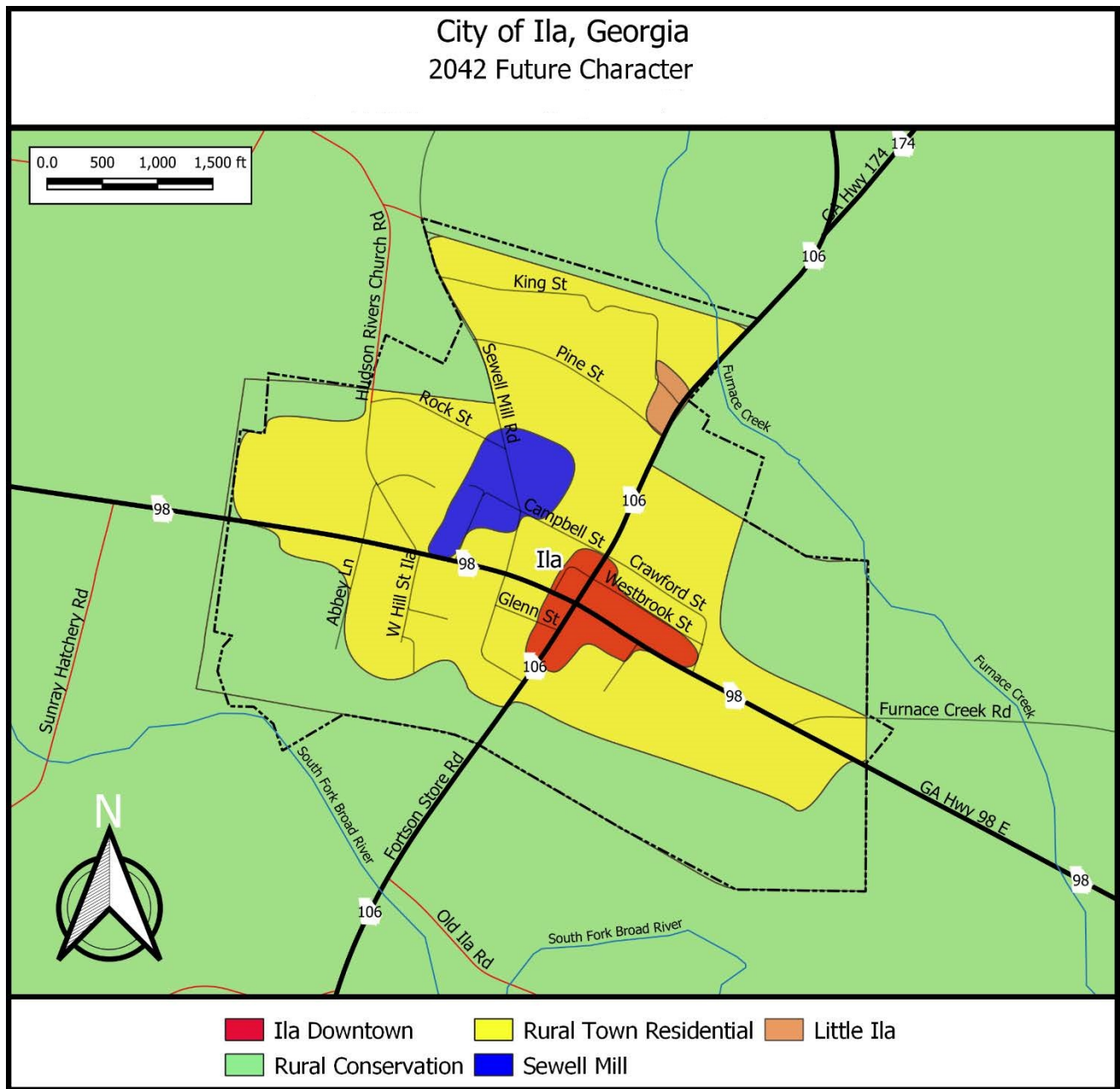
EI5 – Intergovernmental Coordination

Madison County is committed to coordinating with its cities; Ila should take advantage of this opportunity to focus investment within its borders. Intergovernmental agreements, such as the Service Delivery Strategy, have been recently updated, or soon will be, offering opportunities for Ila to update needed county services, such as code enforcement and public safety.

7.4 Ila Future Character

The proposed future character area for 2042 includes the potential for single-family housing to the northeast and southeast part of the city. A town center, located along SR 72 East between 6th and 8th Streets, features city-owned properties on the south side of the railroad. The cemetery-chapel in the western part of the city has remaining character reserved for rural conservation.

Figure 19: City of Ila 2042 Future Character Area Map



Ila Downtown Character Area

This area should be planned for commercial uses, with storefronts close to the street. Preference was given to smaller-scale (single-story) construction, though opportunity may exist for a two-story structure, with retail at ground level and residential or office development on the upper floor.

Objective:

Encourage context-sensitive design and sustainable development and redevelopment.

Policies:

- Encourage development that is both compatible with existing and future land uses and consistent with community character.
- Direct all development to areas with existing and planned infrastructure capacity.

Implementation Strategies:

1. Create incentives for developers to integrate comprehensive plan goals, objectives, and policies.

Land Use:

This character area should include commercial office and retail. Council members should consider adjacent existing land use in zoning change requests to ensure compatibility of uses. This would include transition to other character areas and/or other jurisdictions.

These Photos illustrate development appropriate for this character area.



Rural Town Residential Character Area

The Rural Town Residential Character Area would primarily feature large-lot single-family homes with septic systems. Without sewer availability, developed lots must be large enough to provide septic systems for wastewater. A recent cottage development has been approved, with some citizens expressing concern. However, once complete, this development may serve as an example of how clustering housing can provide for more contiguous open space.

Objective:

Encourage context-sensitive design and sustainable development and redevelopment.

Policies:

- Encourage development that is both compatible with existing and future land uses and consistent with community character.

Implementation Strategies:

1. Coordinate land use planning efforts between partners and providers to ensure consistency with County plans and programs related to expansion and upgrades to infrastructure.

Land Use:

This character area should include large lot single family residential uses. Council members should consider adjacent existing land use in zoning change requests to ensure compatibility of uses. This would include transition to other character areas and/or other jurisdictions.

This Photo illustrates development appropriate for this character area.



Little Ila

The Little Ila character area has an existing BBQ restaurant, small hardware store and mini storage facilities. There is undeveloped land available for new businesses. Given the existing commercial retail characteristics, it is anticipated that similar uses would be appropriate. Public water is available, however there is no sewer access. New development will require onsite septic tanks. Small convenience stores, specialty shops and gas stations may be appropriate.

Objective:

Encourage context-sensitive design and sustainable development and redevelopment.

Policies:

- Encourage development that is both compatible with existing and future land uses and consistent with community character.
- Direct all development to areas with existing and planned infrastructure capacity.

Implementation Strategies:

1. Create incentives for developers to integrate comprehensive plan goals, objectives, and policies.

Land Use:

This character area should include commercial office and retail. Council members should consider adjacent existing land use in zoning change requests to ensure compatibility of uses. This would include transition to other character areas and/or other jurisdictions.

These Photos illustrate development appropriate for this character area.



Rural Conservation Character Area

The Rural Conservation Character Area extends from Ila into the surrounding unincorporated area of Madison County. Appropriate uses within the city were geared to less-intensive farming, including organic farming and small livestock and row crop operations.

Objective:

Preserve, connect, and expand greenways and open space to protect natural and historic resources and promote healthy lifestyles.

Policies:

- Encourage land use decisions and development of design guidelines that protect natural resources.
- Encourage preservation of open spaces in developed areas for passive neighborhood uses, visual relief, scenic value, and buffering purposes.

Implementation Strategies:

1. Support programs that coordinate the protection of open space and historic resources.

Land Use:

This character area should include agricultural, agricultural support and large lot single-family residential uses. Council members should consider adjacent existing land use in zoning change requests to ensure compatibility of uses. This would include transition to other character areas and/or other jurisdictions.



These Photos illustrate development appropriate for this character area.

Sewell Mill

The Sewell character area includes an existing elementary school and cemetery. It is anticipated that the school will be abandoned. This will give an opportunity to repurpose the school and property. The Madison County school system has not selected a specific site for a new elementary school but is planned to be in or near Ila. The existing school can be repurposed for retail, office and civic uses. There is plenty of parking and room for passive and/or active recreational uses.

Objective:

Encourage context-sensitive design and sustainable development and redevelopment.

Policies:

- Encourage development that is both compatible with existing and future land uses and consistent with community character.

Implementation Strategies:

1. Create incentives for developers to integrate comprehensive plan goals, objectives, and policies.

Land Use:

This character area should include commercial office and retail. Council members should consider adjacent existing land use in zoning change requests to ensure compatibility of uses. This would include transition to other character areas and/or other jurisdictions.



These Photos show examples of repurposed schools. They illustrate development appropriate for this character area.

Adjacent/Nearby Character Areas

The Madico West Character area is west of Ila and identified in the County portion of this plan. This area is discussed in the County portion of the Comprehensive Plan but is identified here as well due to the proximity to Ila. The primary character would be orientated to industrial and office development.

7.5 Ila Community Work Program

The community work program, meant to address the goals of the community, follows below. It provides a to-do list for the community that covers the next five years.

Table 12: Ila Community Work Program

Strategy	Item	Time	Responsible Party	Coordination	Cost	Funding Source
ECON1	Promote tourism, including heritage and ag with County/Chamber of Commerce on County-wide economic development plan	2023	City	Chamber of Commerce and IDBA	Low / Staff Time	General Fund
ECON2	Identify locations and funding paths for restoring historic commercial buildings	2023	City		Low / Staff Time	General Fund

Strategy	Item	Time	Responsible Party	Coordination	Cost	Funding Source
E11	Improvements to Crawford Street (carried over from previous STWP)	2023	City		TBD	City
E12	Coordinate with County on Parks/Recreation Master Planning Efforts	2023	City Mgmt./Clerk /Mayor	City Council /County Planning	Low / Staff Time	General Fund
E12 & E13	Coordinate with County on Water and Wastewater Master Plan	2023	City	County	Low / Staff Time	General Fund
E12 & E15	Coordinate with BOE and County on ILA ES property	2023	City	BOE, County	Low / Staff Time	General Fund
E13 & E12	Lead Service Lines Inventory and Replacement (Annual program)	2023 - 2027	Water Dept	City Council	\$25,000 per year	Water System/ Federal/ State
E13 & E12	Elevated water tank (100,000 gallons)	2025	City	County		

Strategy	Item	Time	Responsible Party	Coordination	Cost	Funding Source
EI4	Identify projects for SPLOST and TSPLOST funding	2023 - 2027	City		None	City, Grants, SPLOST, County
EI4	Streetscape the downtown crossroads area	2023 - 2027	City	Garden Club	TBD	City, GDOT
EI4	Crosswalk at 4-way stop intersection	2023 - 2024	City		\$4,000	City, TSPLOST, SPLOST, County
EI4	Move pole and continue ADA sidewalk improvements and installations	2023 - 2027	City		\$10,000	General Fund
EI5	Continue to work with County finalizing Intergovernmental Agreements	2023 - 2027	City	County	Low / Staff Time	General Fund

Strategy	Item	Time	Responsible Party	Coordination	Cost	Funding Source
LU1	Update zoning ordinance to reflect Comp Plan vision, check for inconsistencies in zoning classifications	2023	City Mgmt./Clerk /Mayor	City Council	\$5,000	General Fund
LU2 & EI5	Identify blighted structures and prioritize specific buildings for rehabilitation and code enforcement	2024	City		Low / Staff Time	General Fund
LU2 & EI5	Coordinate with County on code enforcement/adopt County codes	2023 - 2024	City	County	Low / Staff Time	General Fund

SECTION 8

Community Assessment

8. Community Assessment

8.1 Purpose

A community assessment was conducted to inform the comprehensive plan updates for Madison County and the Cities of Carlton, Colbert, Danielsville, and Ila.³ The previous plan was adopted in 2017. The main purpose of this update is to plan for and understand growth pressures for some portions of the county and to provide goals and policies to protect the rural character of the county.

This section provides a comprehensive review of land use patterns, existing conditions for population, housing, economic development, community facilities and services, natural and cultural resources, transportation, and intergovernmental coordination and communication. Community leaders recognize that this planning effort can help direct future development in a manner consistent with its vision for the future.

Additionally, this report meets the intent of the “Standards and Procedures for Local Comprehensive Planning,” as established by the Georgia Department of Community Affairs (DCA) on May 1, 2005. Preparation of a comprehensive plan in accordance with these standards is an essential requirement in maintaining the county’s status as a Qualified Local Government.

8.2 Existing Land Use

The land use classifications for Madison County include mostly agricultural and forested lands, with six (6) incorporated areas that provide both commercial and residential uses. Single-family housing is scattered throughout the unincorporated areas, with a concentration of residential subdivisions in the southern part of the county. SR 29 near SR 106 features a commercialized area, and there is industrial activity east of Colbert and at Gholston Stand. A parcel-based existing land use coverage map is being developed by the County.

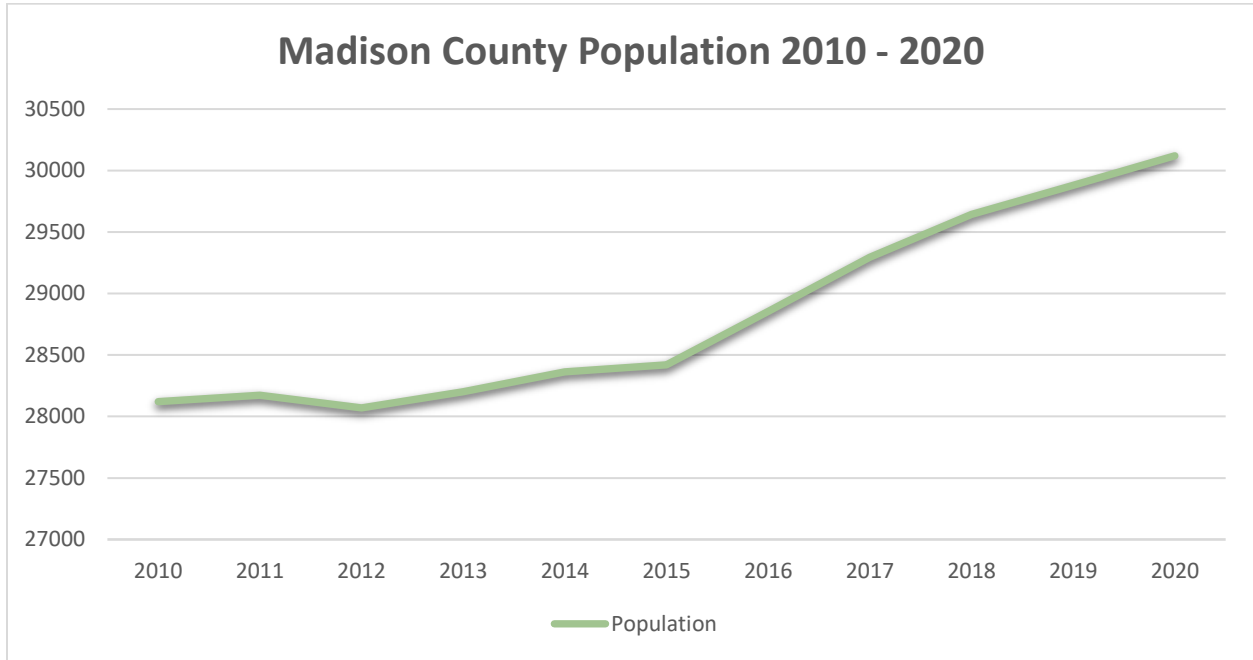
8.3 Demographics

Population

Madison County, located in northeast Georgia, covers approximately 282.3 square miles. As of July 2022, the population was 30,620, representing a 9% increase from 2010. Population growth in the cities, on average, has occurred at the same rate.

³ The comprehensive plans for Hull and Comer are being completed by the North Georgia Regional Commission.

Figure 20: Average Population Growth Rate



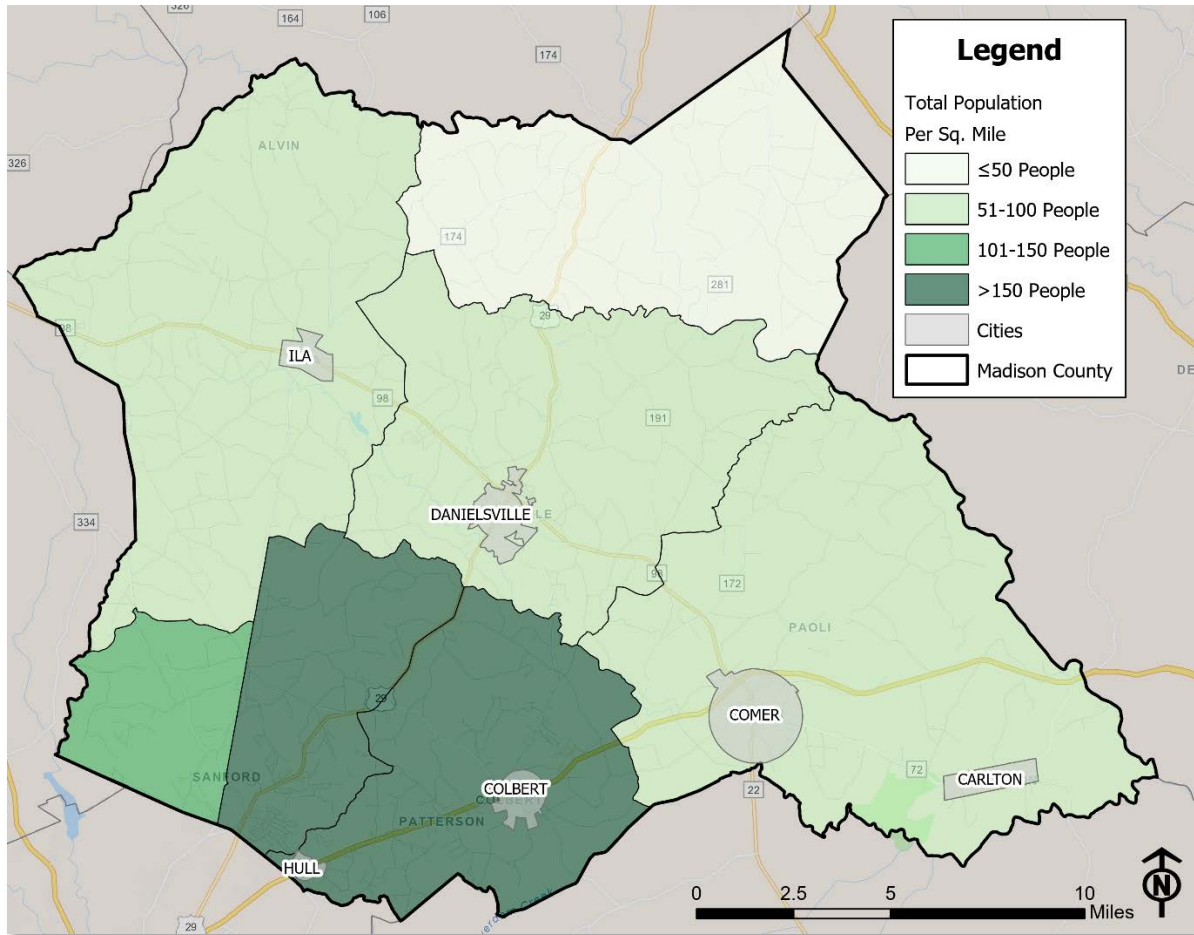
Source: US Census ACS 2010-2020

Table 13: Population from 2010-2020 in Madison County and its Cities

Year	Madison	Danielsville	Comer	Carlton	Colbert	Ila	Hull
2010	28120	560	1126	260	592	337	198
2020	30120	654	1512	263	630	350	230
	7.11%	16.79%	34.28%	1.15%	6.42%	3.86%	16.16%

Source: US Census ACS 2010-2020

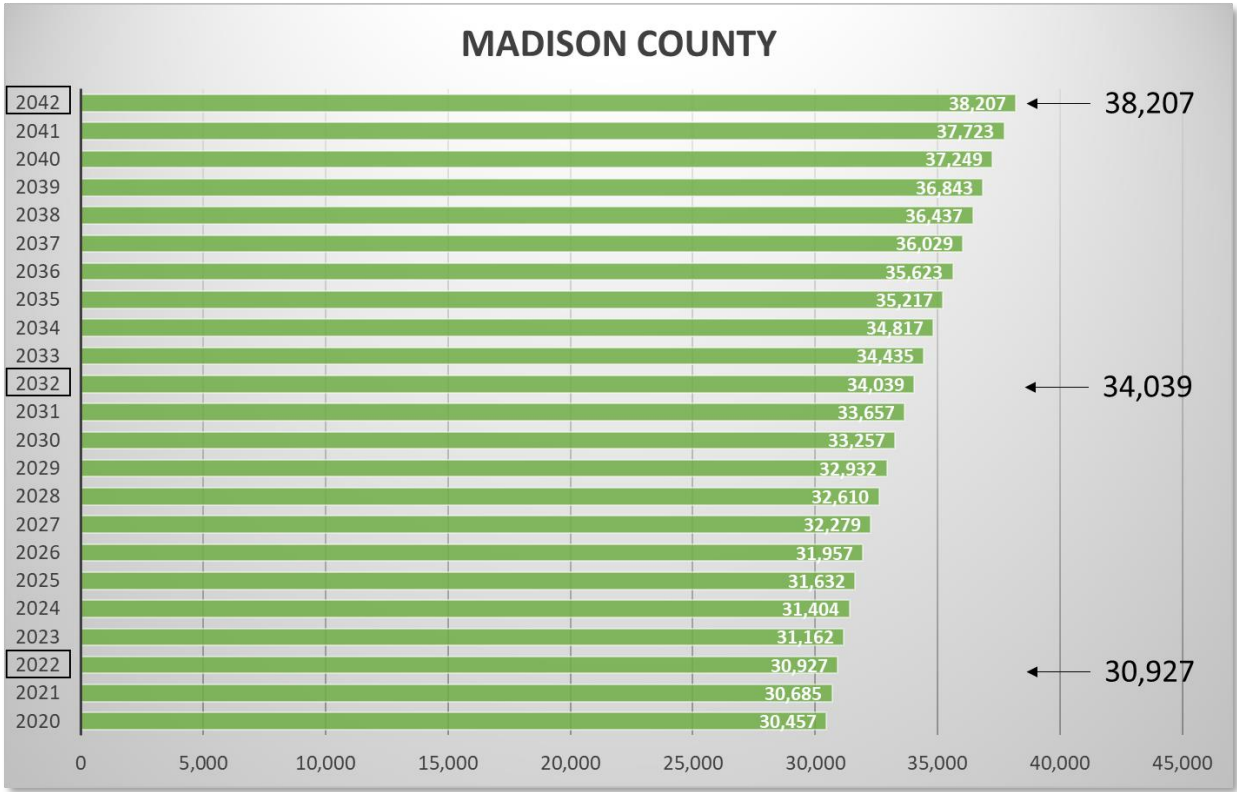
Figure 21: Total Population Per Square Mile



Source: US Census ACS 2020, Census Tract Boundary

The southwest corner of the county, including the cities of Hull and Colbert, features a higher percentage of density, due to its proximity to Athens in Clarke County. Most of the remaining area is sparsely populated because of the rural and agricultural character of the county. The county population is expected to grow by approximately 8% by 2042, to 38,207, at a relatively even annual rate.

Figure 22: Future Population Growth – Madison County



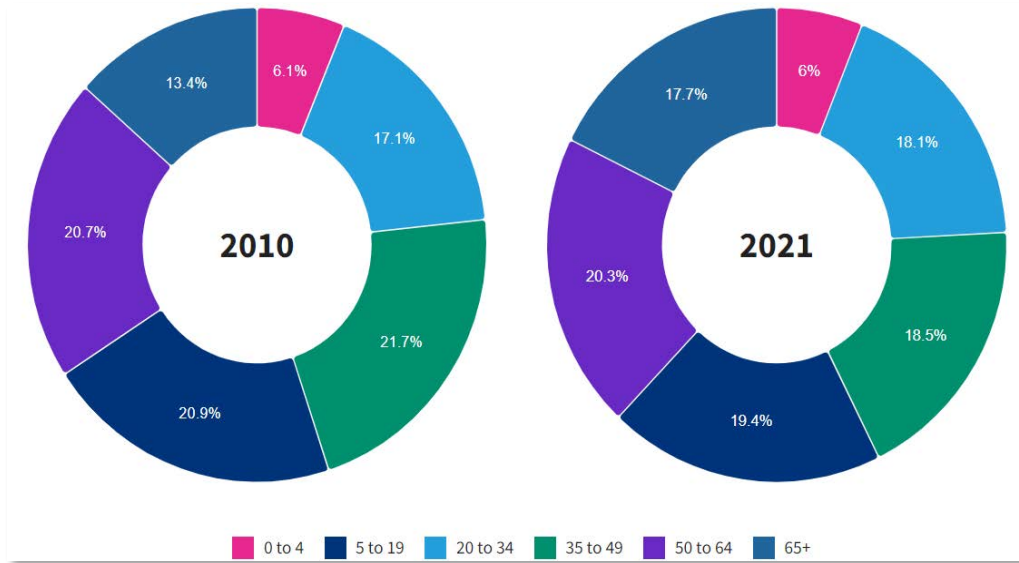
Source: Governor’s Office of Planning and Budget, Series 2021

Age

Figure 23 below visualizes aging trends in the county. A comparison of 2010 to 2021 shows that the 65+ age group is increasing faster than others. The median age in the County is 40.5. As residents age, they may seek more suitable housing options and amenities targeted to older adults.

Revised per public comments due to Madison-compplan.com by December 12, 2022

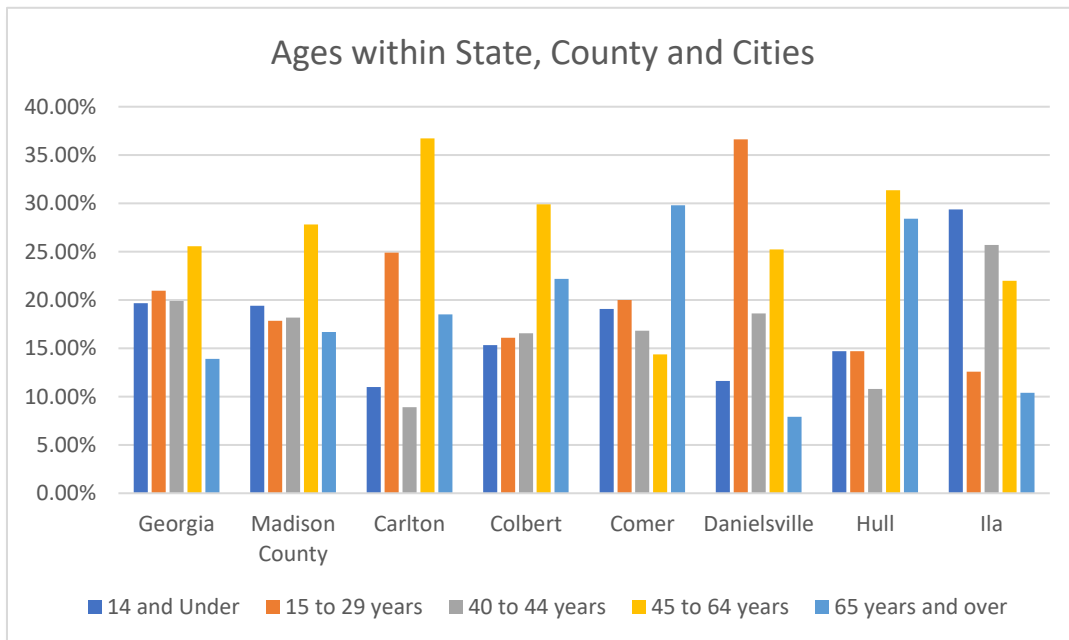
Figure 23: Population Breakdown by Age



Source: <https://usafacts.org/data/topics/people-society/population-and-demographics/our-changing-population/state/georgia/county/madison-county>

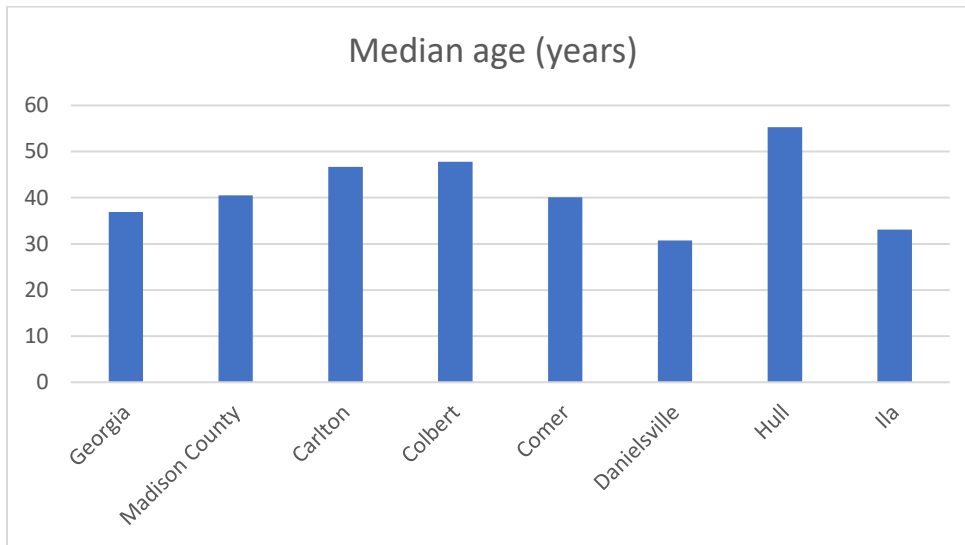
Figure 24 breaks down location by age for the state, county, and cities, revealing concentrations of younger and older citizens. Carlton, Colbert, and Hull have more residents aged 45+ and older, while Danielsville has a larger population of 15- 29-year-old citizens.

Figure 24: Ages within State, County and Cities



Source: ACS 5-Year Estimates Subject Tables

Figure 25: Median Age

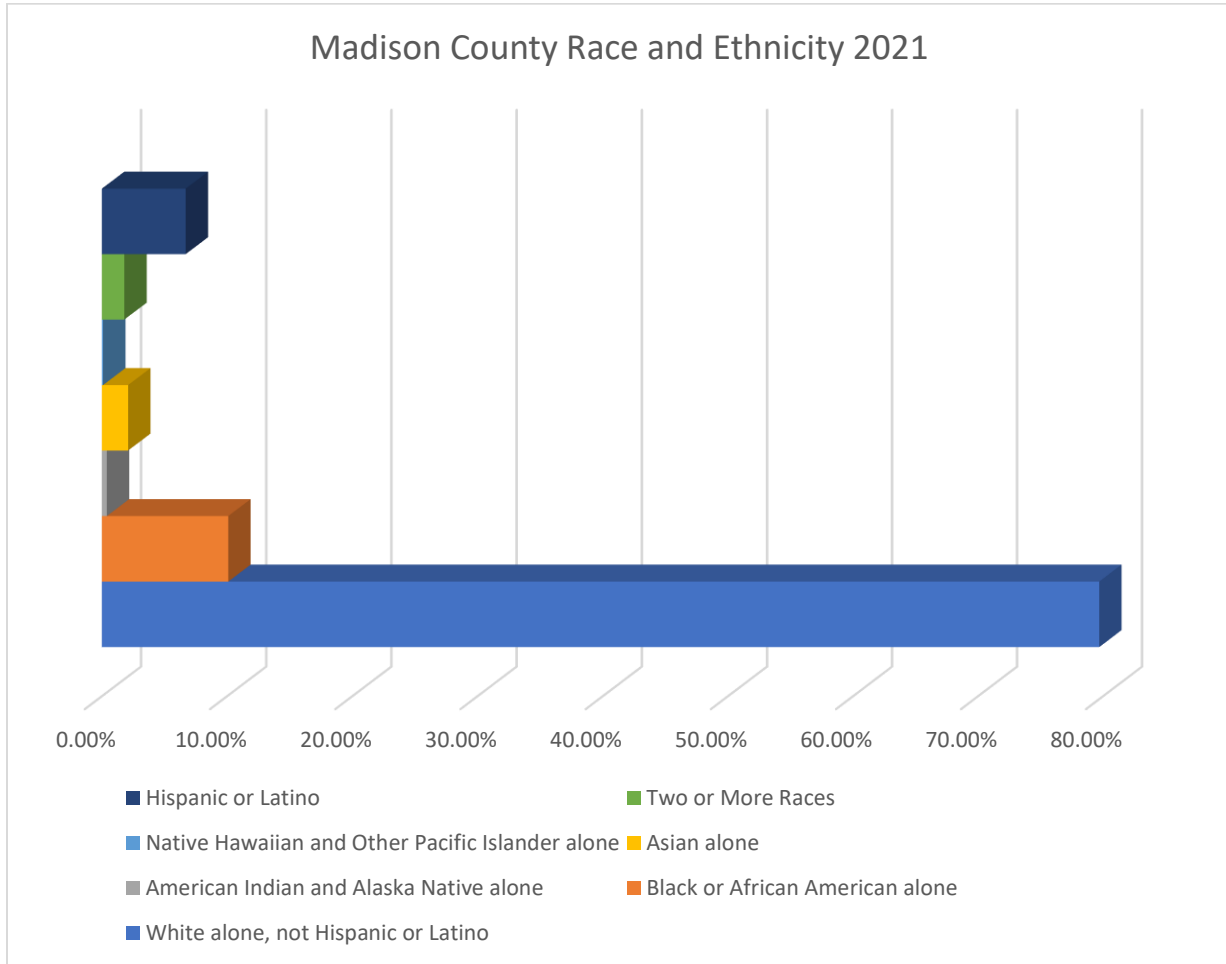


Source: ACS 5-Year Estimates Subject Tables

Race and Ethnicity

Per the Census, in 2021, the largest racial or ethnic group in Madison County was the white (non-Hispanic) group, with a population of 24,612. Between 2010 and 2021, the Hispanic/Latino population grew the most, increasing from 1,151 in 2010 to 2,081 in 2021.

Figure 26: Madison County Race and Ethnicity 2021



Source: <https://www.census.gov/quickfacts>

Income

U.S. Census data reveals that the median household income in Madison County in 2020 was \$50,619, below Georgia's \$62,800. Even so, the number of persons in poverty is slightly higher in Madison County (14.5% vs. 14.0% for the state).

Approximately 6,916 people in Madison County live below the poverty level; 19.7%, or 1,362, of those are under the age of 18. In 2019, 3,691 people (12.4%) participated in the Supplemental Nutrition Assistance Program (SNAP).

Table 14: Poverty and Household Income

	Madison County	Georgia	US
Median household income (2020 data)	\$50,619	\$62,800	\$67,340
Per capita income in past 12 months (2020 data)	\$32,427	\$24,772	\$35,384
Persons in poverty (percent)	19.9%	14.0%	11.9%
Persons under 18 in poverty (percent)	19.7%	19.5%	15.7%

Source: US Census Small Area Income and Poverty Estimates (SAIPE) and Census ACS 2020

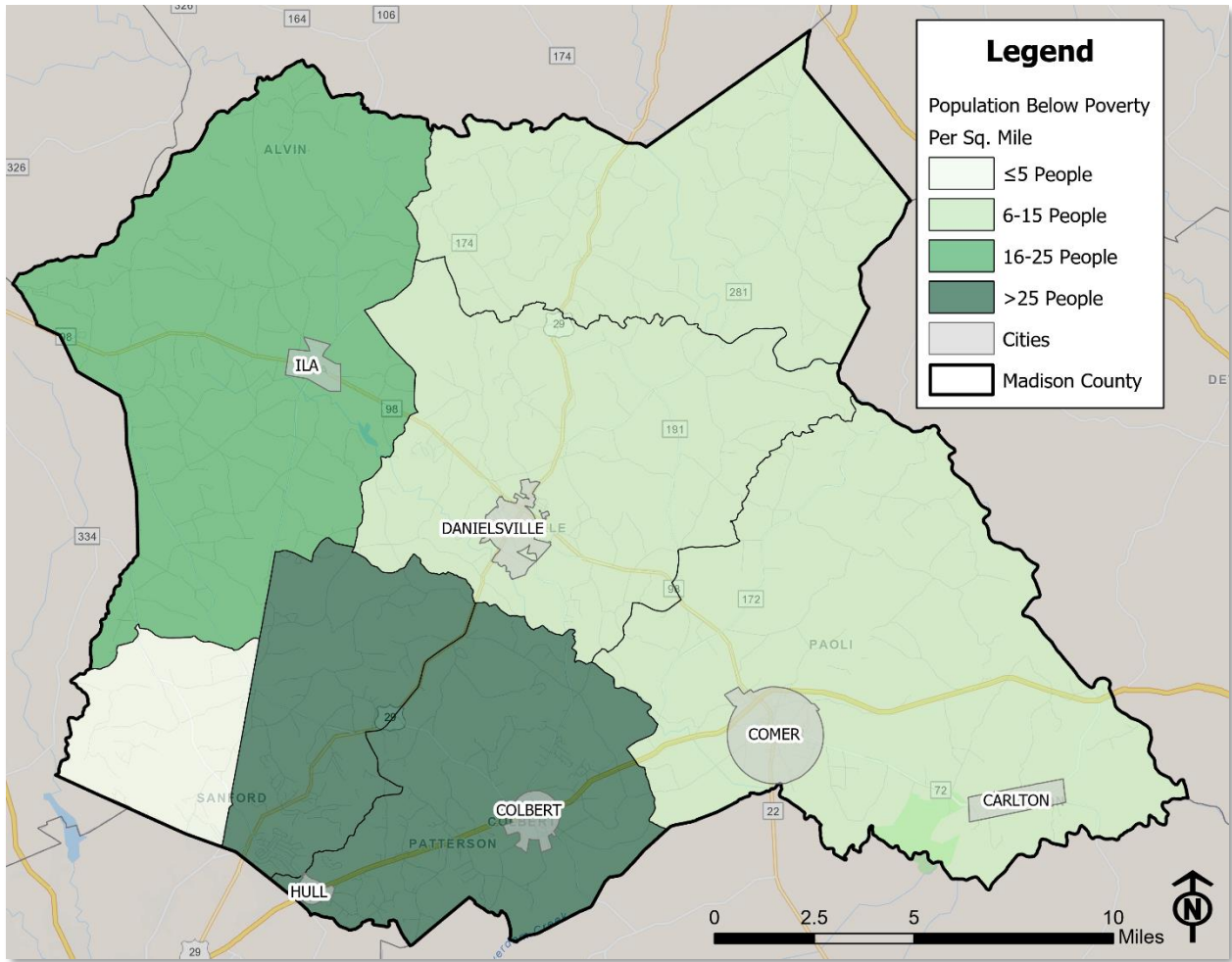
The following breakdown of poverty and household income in the cities within Madison County was drawn from the Census Bureau Profile, which includes data from multiple sources.

Table 15: Poverty and Household Income for Cities in Madison County

	Carlton	Colbert	Comer	Danielsville	Hull	Ila
Population	263	630	1,512	654	230	350
Median household income (2020 data)	\$47,188	\$45,093	\$32,111	\$59,688	\$66,559	\$51,447
Median gross rent	\$875	\$1,007	\$758	\$813	\$546	\$795
Employment rate	45%	50%	51.1%	69.6%	48.3%	55.3%
Persons in poverty (percent)	31.5%	11.9%	23.9%	6.5%	19.2%	17.3%
Persons under 18 in poverty (percent)	31.7%	15.7%	18.8%	0.0%	25.0%	12.6%
Persons over 65 in poverty (percent)	6.7%	10.3%	9.3%	16.4%	0.0%	14.3%

Source: US Census <https://data.census.gov/profile/>

Figure 27: Population Below Poverty Per Square Mile



Source: US Census ACS 2020, Census Tract Boundary

Housing

Single-family, detached homes are the most common housing type in Madison County (68.70%), consistent with rates for the State of Georgia (70.7%) and Metropolitan Atlanta (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, generally with a shared wall, which provides living space for one household or family. Attached houses are considered single-family as long as 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

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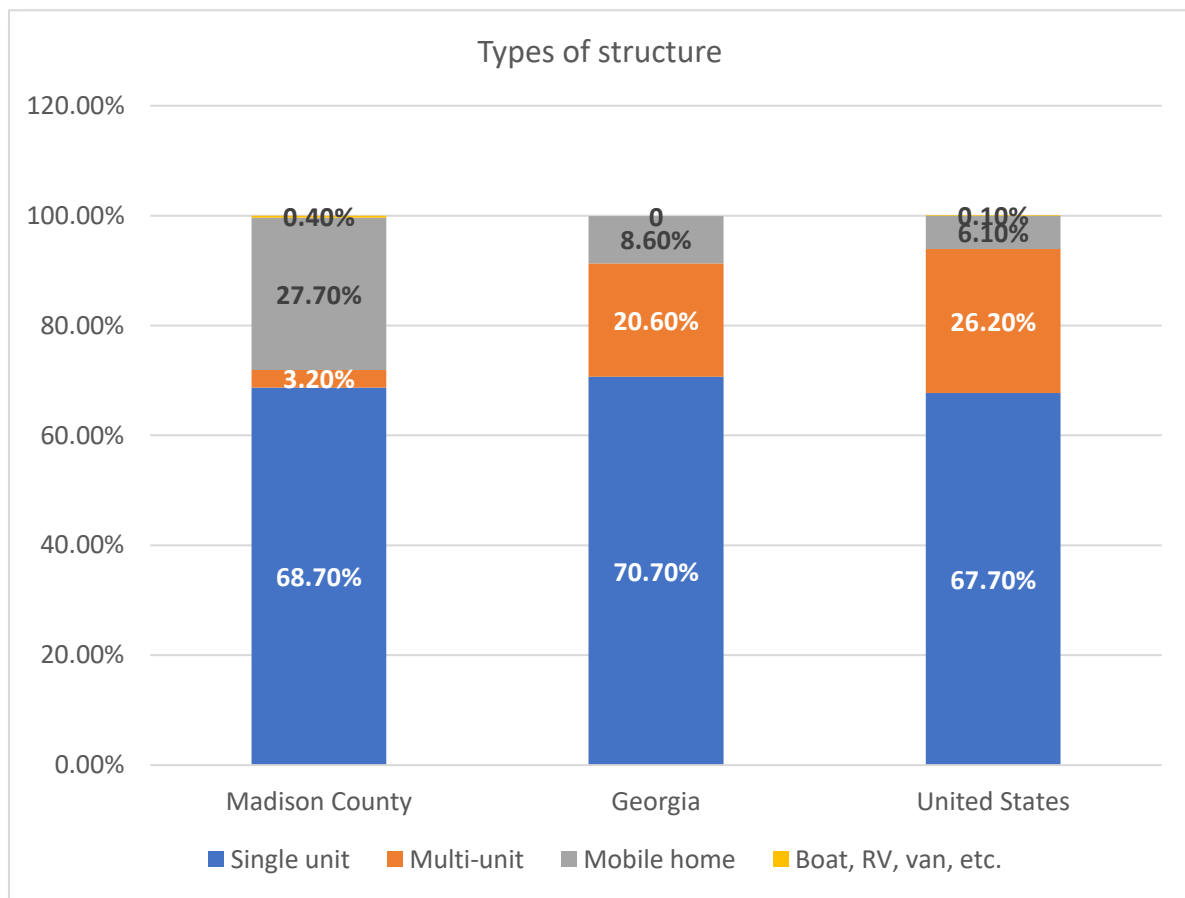
household living above another one within unit’s separating walls. Madison County is close to the average occupancy rate versus vacancy for housing with the state.

Table 16: Occupied vs Vacant

	Madison County		Georgia	
Occupied	88.30%	10,622	88.50%	3,830,264
Vacant	11.70%	1,410	11.50%	499,411

Source: <https://censusreporter.org/profiles/05000US13195-madison-county-ga/>

Figure 28: Types of Structures



Source: <https://censusreporter.org/profiles/05000US13195-madison-county-ga/>

From 2016–2020, owner-occupied housing in the county comprised 73.3% of the total (state average=64.0%); renter-occupied housing (26.7%) fell below the state average of 36%. Per the Census Quick Facts, the median value of owner-occupied housing units (2016–2020) was \$143,200 for Madison County and \$190,200 for the State of Georgia.

Median gross rent in Madison County is \$745 per month, which is a bit lower than the Georgia average.

Madison County’s housing stock is relatively new, with approximately 64% constructed after 1980. Of those, most were owner-occupied structures.

Table 17: Madison County Structure Build Years

Year structure built	Occupied housing units	Percent occupied housing units	Owner-occupied housing units	Percent owner-occupied housing units	Renter-occupied housing units	Percent renter-occupied housing units
2014 or later	202	1.90%	176	2.30%	26	0.90%
2010 to 2013	110	1.00%	110	1.40%	0	0.00%
2000 to 2009	1,781	16.80%	1,494	19.20%	287	10.10%
1980 to 1999	4,743	44.70%	3,490	44.80%	1,253	44.20%
1960 to 1979	2,303	21.70%	1,500	19.30%	803	28.30%
1940 to 1959	886	8.30%	566	7.30%	320	11.30%
1939 or earlier	597	5.60%	453	5.80%	144	5.10%

Source: ACS 5-Year Estimates Subject Tables

Figure 29: Owners and Renters in Georgia and Madison County 2016–2020

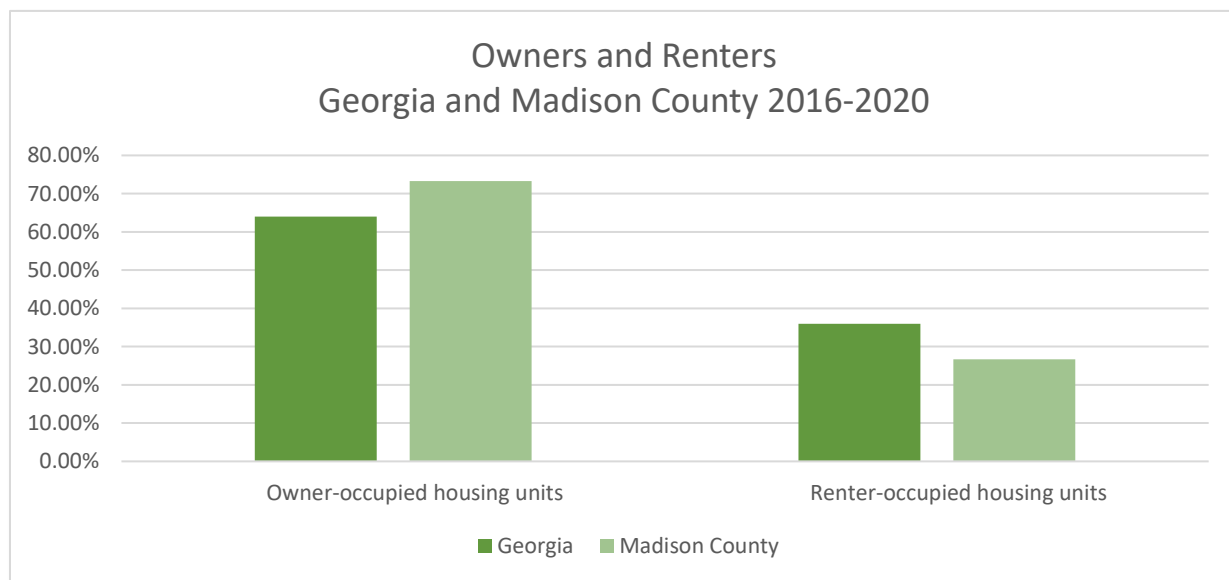


Table 18: Housing Statistics for Georgia vs Madison County

	Georgia	Madison County
Median value of owner-occupied housing units	\$190,200	\$143,200
Median selected monthly owner costs -with a mortgage	\$1,449	\$1,107
Median selected monthly owner costs -without a mortgage	\$435	\$365
Median gross rent	\$1,042	\$745

Tables 19 and 20 below, created with data from the Madison County Government, present the number of permits issued for construction and inspections conducted.

Table 19: Madison County Permit Information 2018-2021 (11-12-2021)

	2018	2019	2020	2021 (As of 11-12-2021)
Total permits issued	479	577	625	627
Multi-family housing	0	0	14	13
Single-family housing				
Site-built homes	125	175	228	159
Manufactured homes	60	68	73	70
Commercial permits	16	8	3	8
Agricultural permits (stack houses, poultry houses, barns, horse runners-does not include prefab or storage buildings)	36	30	34	41

Table 20: Inspections 2018-2021

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021 (As of 11-12-2021)</u>
Total number inspections	3293	3843	4258	4423
In-house inspections	3079	3521	4012	4321
Contracted inspections	214	322	246	102

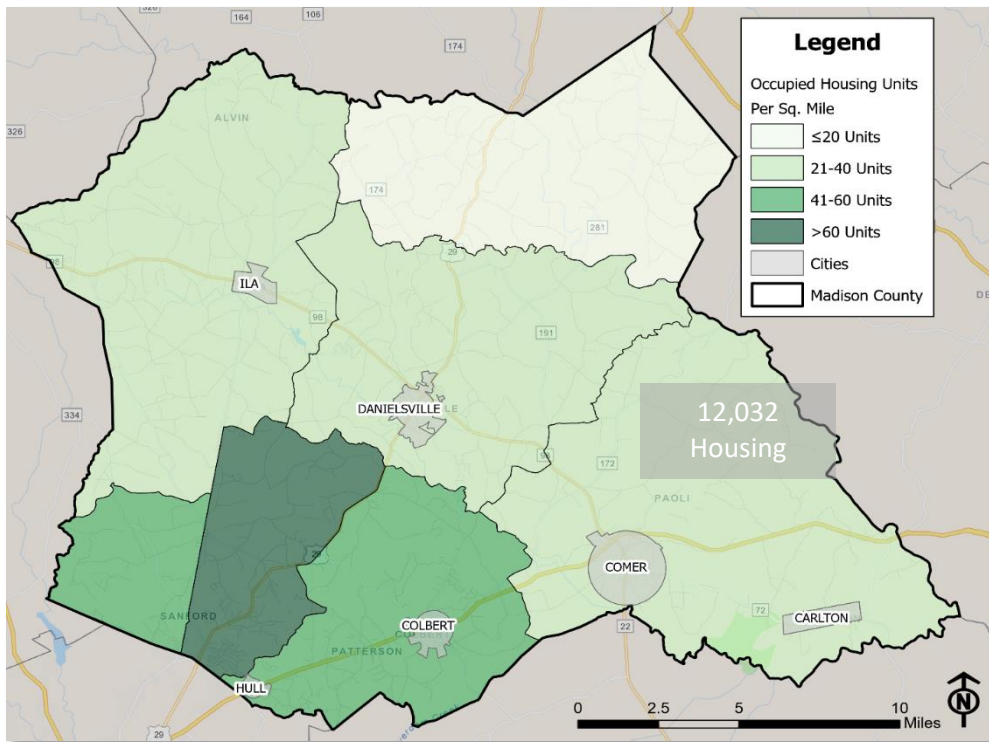
As of November 2022, the following housing developments are either under development or under planning and review by Madison County. The total would add approximately 119 housing units to the county’s housing inventory.

Table 21: Planned Subdivisions within Madison County

Subdivision Name	General Location	Number of Lots	Status
The Madison Preserve Subdivision	Old Kincaid Road, Colbert	61	Under Development
Nancy’s Place Subdivision	Diamond Hill – Colbert Rd, Colbert	11	Under Planning and Review
Unnamed Subdivision	Spratlin Mill Rd, Hull	13	Under Planning and Review
The Reserve Subdivision – phase 2	Rogers Mill Rd, Danielsville	Up to 34	Under Planning and Review

Figure 30 depicts occupied housing units per square mile. The graphic shows that the southwest and south-central part of the county has more houses per square mile, due to its proximity to Athens. This is far denser than the predominately agricultural lands in the rest of the county; the northeast portion contains fewer than 20 units per square mile.

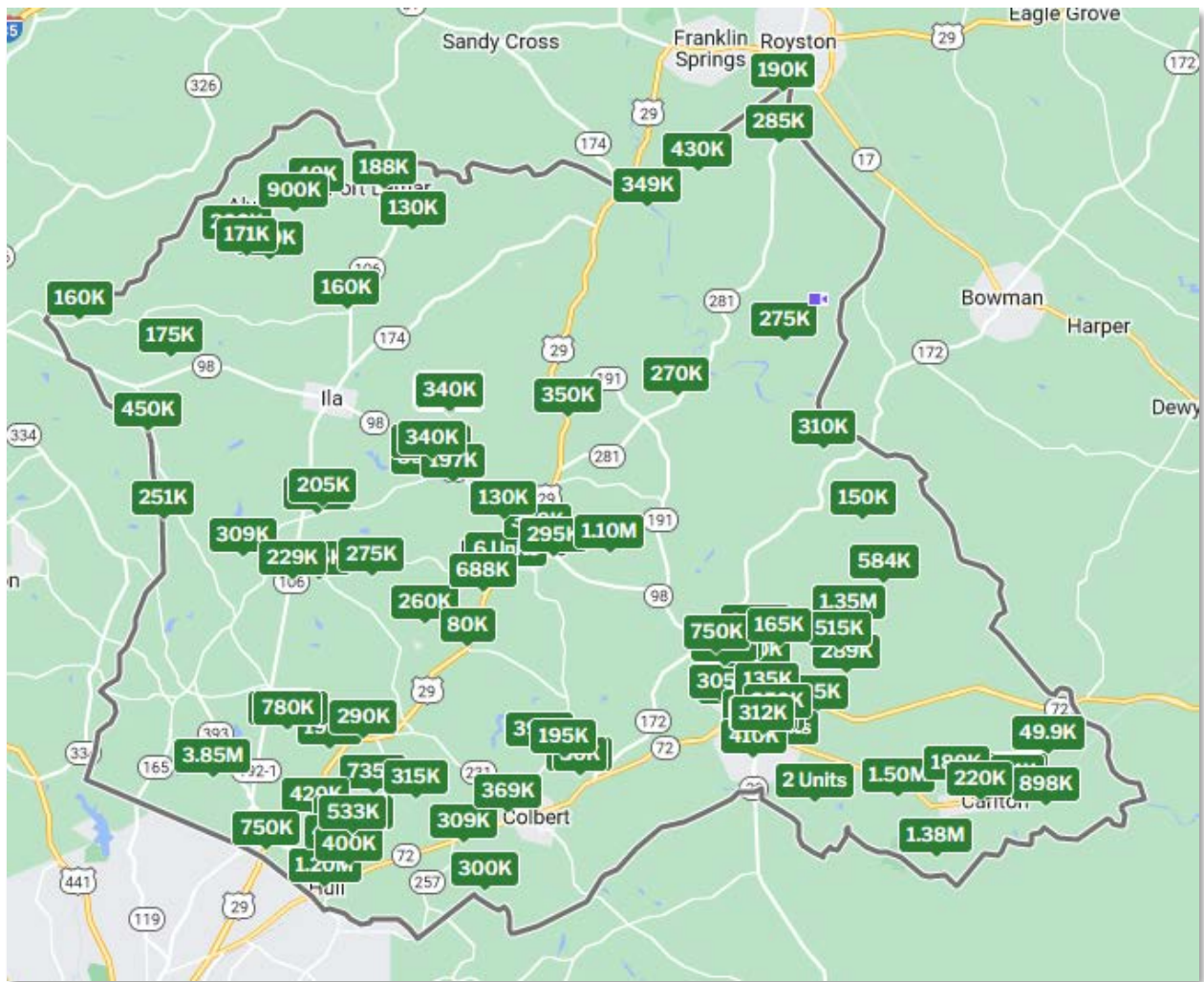
Figure 30: Occupied Housing Units Per Sq. Mile



* Data Source: US Census ACS 2020 Census Tract

According to the Redfin housing market outlook for Madison County, “in September 2022, Madison County home prices were up 30.3% compared to last year, selling for a median price of \$325K. On average, homes in Madison County sell after 38 days on the market compared to 41 days last year.” Also, as of September 2022, data from Rockethomes.com show 134 homes for sale in the county, with 36 sold; in October, there were 117 for sale and 24 sold.

Figure 31: Current (as of November 2022) Houses and Range of Prices Per Redfin.com

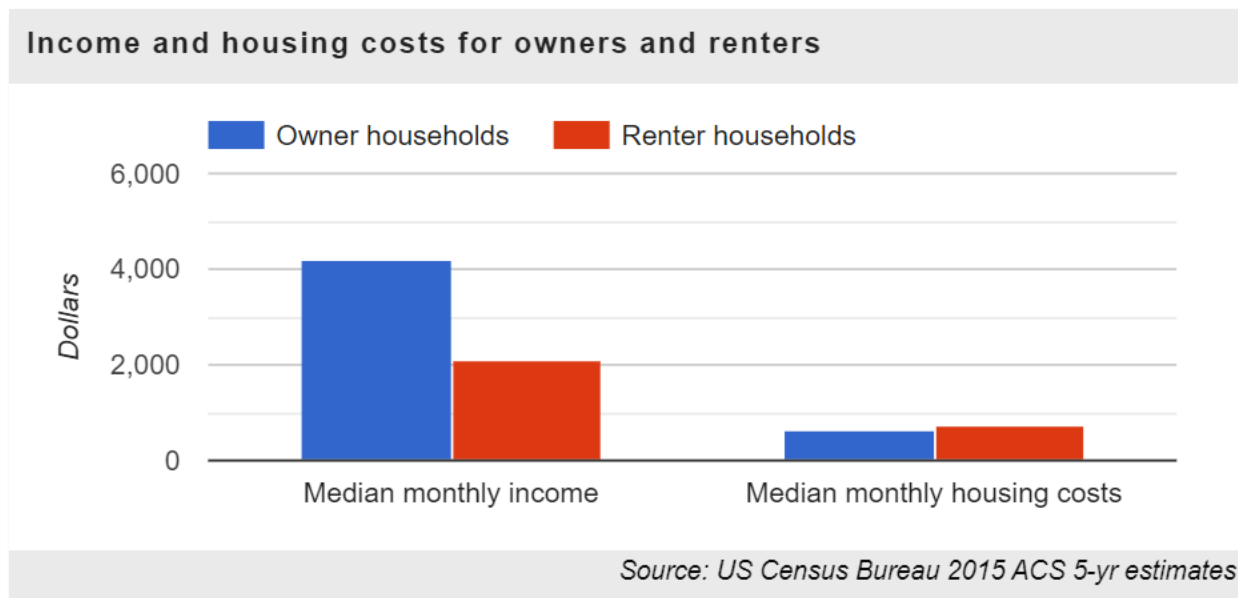


Source: screenshot (11/29/2022) <https://www.redfin.com/county/600/GA/Madison-County>

Housing and Poverty Nexus

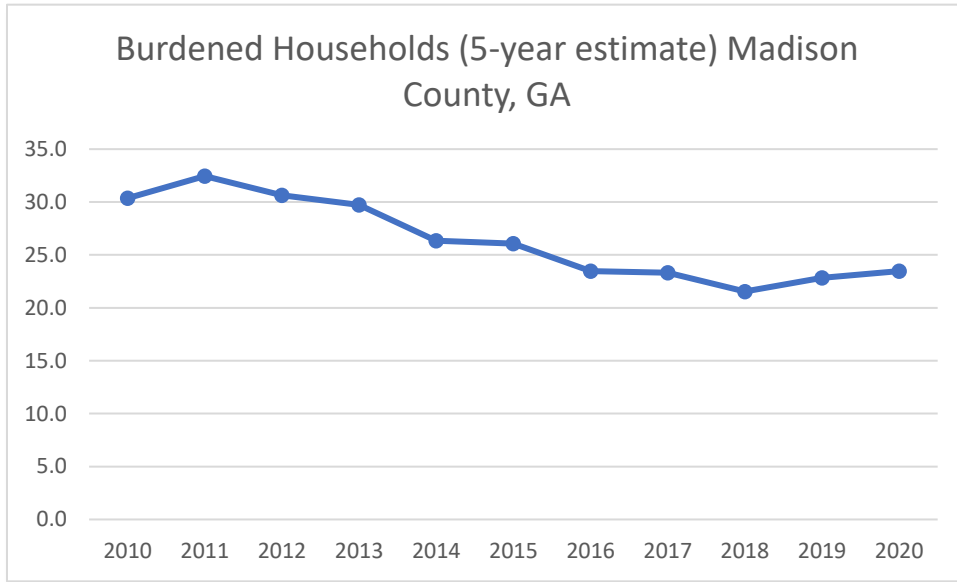
The Federal Department of Housing and Urban Development (HUD) defines an "affordable dwelling" as one that a household can obtain for 30% or less of its income. However, this varies from city to city according to area median income (AMI) and other factors. For example, a household is considered "low-income" if it makes less than 80% of the AMI. So, by this definition, a dwelling is considered "affordable" for low-income families if it costs less than 24% of the area median income.

**Figure 32: Median Monthly Income and Housing Costs for Owners and Renters
– Madison County**



In the 2015 ACS 5-year estimates, the median monthly income for owner households in Madison County is \$4,181 a month; for renter households, it is \$2,121, with median monthly housing costs for homeowners and renters reaching \$648 and \$710, respectively. According to the United States Federal Reserve, 23.48% of households were overburdened in January 2020.

Figure 33: Percent of Burden Households (5-Year Estimate) Madison County 2010-2020



Source: US Census Bureau

Public Housing

There are two public housing authorities in Madison County—the Danielsville Housing Authority and the Comer Housing Authority. A third public housing office, located in Carlton, is operated by the Athens-Clarke County Housing Authority. The U.S. HUD Office of Policy Development and Research (PD&R) presents the following public housing statistics for the county.

Table 22: Madison County HUD Housing Programs

Madison County HUD Housing Programs		
	Madison County	Georgia
Subsidized units	111	135,993
Occupied %	81.0%	89.0%
People per unit	2.4	2.3
People total	217	283,901
Average family expenditure per month	\$293	\$298
Average HUD expenditure per month	\$521	\$641
Average months on wait list	11	22

Table 23: Madison County Public Housing Programs

Madison County Public Housing Programs		
	Madison County	Georgia
Subsidized units	60	32,131
Occupied %	83.0%	94.0%
People per unit	2.1	2.2
People total	104	67,054
Average family expenditure per month	\$278	\$279
Average HUD expenditure per month	\$414	\$551
Average months on wait list	12	19

8.4 Economic Development

Background

In simple terms, economic development refers to the policy and programs implemented by a community to promote sustainable growth and economic health. The economic development element of this comprehensive plan analyzes the current economic conditions for Madison County and provides recommendations for the next 20 years.

The following data were utilized to identify historic and current economic conditions.

1. State of Madison County, by Georgia Power Community & Economic Development
2. Area Labor Profile 2021, by Georgia Department of Labor
3. Community Profile, by Georgia Power Community & Economic Development
4. Farm Gate Report 2020, by the University of Georgia Extension

Madison County is primarily a bedroom community; most workers commute to surrounding areas for employment. The labor force is estimated at 14,016, with an unemployment rate of 2.6%, below that of Georgia (3.1%) and the United States (3.8%). In April 2020, during the Covid-19 pandemic, unemployment peaked, at just over 10%⁴.

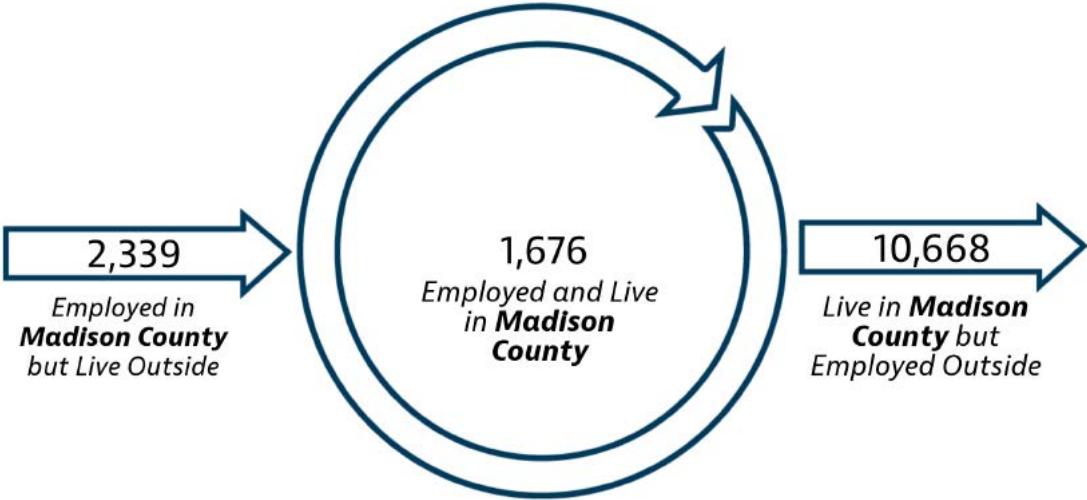
Most employed Madison County residents work in Athens-Clarke County (3,987 or 32.3%). A total of 4,015 people work within the County, with 2,339 commuting in from other counties. In all, of the 12,344⁵ workers who live in Madison County, 86.4% work outside of the County⁶.

⁴ Georgia Power Community & Economic Development Labor Market Profile, August 2022.

⁵ The disparity between this number and the labor force number (14,016) resulted from using 2019 data and excluding unemployed persons.

⁶ Georgia Power Community & Economic Development Labor Shed in Madison County, 2019 (latest available)

Revised per public comments due to Madison-compplan.com by December 12, 2022

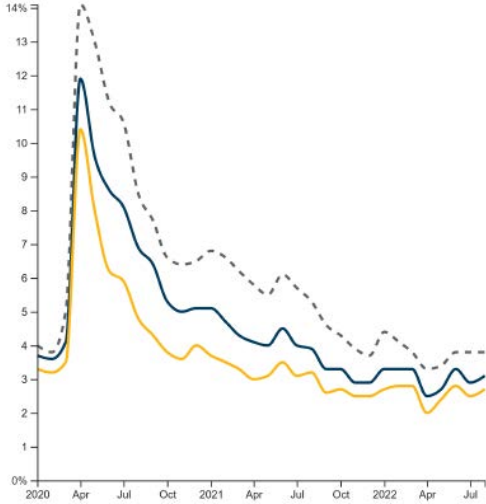


Top Ten Employers – 2022
 Within Madison County

- Burger King
- Christopher Bridge, LLC
- College Pro Landscaping
- Foothills Education Center
- Ingles Markets, Inc.
- Madison County Health & Rehabilitation
- Medlink Georgia, Inc.
- SMI Composites, LLC
- SPG Construction, LLC
- Vital Workforce Solutions, Inc.

United States | Georgia | Madison County

Source: Bureau of Labor Statistics Monthly LAUS, 2020 - 2022



Source: Bureau of Labor Statistics Monthly LAUS, 2020 - 2022

In Surrounding Counties

	COUNTY
• Amazon.Com Services, Inc.	Jackson
• Athens Regional Medical Center	Clarke
• Bed Bath and Beyond, Inc.	Jackson
• HG Georgia Merchants, Inc.	Jackson
• Kubota Industrial Equipment Corporation	Jackson
• Pilgrim's Pride Corporation	Clarke
• SK Battery America, Inc.	Jackson
• St. Mary's Hospital	Clarke
• University Of Georgia	Clarke
• Walmart	Clarke

Agriculture

Poultry and eggs dominate Madison County's farm gate value, which ranks third in the state at \$171 million (5.25% of Georgia's total) and bears up the county's total farm gate value of \$218 million⁷. This value is derived primarily from broilers, at \$158 million, with the remaining value in breeder pullet, table, and hatching layers.

Madison County holds top spots for other agricultural products for the State of Georgia. They are tied with Stephens County at number one in beef cattle, at \$7.95 million, sit at number four for beef cows, at \$10.7 million, and at number two for hay, at \$15 million. Madison County ranks fourth in goats and sheep, at \$0.56 million and 0.19 million, respectively. Straw comes in at \$0.5 million; it ranks sixth in the state, as does grapes, at \$1.2 million.

Data from the USDA, though from 2017, shows a similar picture, with a fourth-place spot for poultry and eggs in the state of Georgia, and 38th among all counties in the United States.

⁷ UGA 2020 Farm Gate Report

Table 24: Market Value of Agricultural Products Sold

	Sales (\$1000)	Rank in State	Counties Producing Items	Rank in U.S.	Counties Producing Item
Total	239,552	7	159	386	3,077
Crops	4,047	96	159	2,460	3,077
Grains, oilseeds, dry beans, dry peas	972	62	148	2,126	2,916
Tobacco	0	0	25	0	323
Cotton and cottonseed	0	0	90	0	647
Vegetables, melons, potatoes, sweet potatoes	(D)	69	157	1,414	2,821
Fruits, tree nuts, berries	150	83	158	1,142	2,748
Nursery, greenhouse, floriculture, sod	279	77	138	1,298	2,601
Cultivated Christmas trees, short rotation woody crops	(D)	62	64	(D)	1,384
Other crops and hay	2,508	58	155	1,014	3,040
Livestock, poultry, and products	235,505	4	159	161	3,073
Poultry and eggs	226,627	4	158	38	3,007
Cattle and calves	5,720	17	158	1,620	3,055
Milk from cows	(D)	24	64	(D)	1,892
Hogs and pigs	47	22	129	1,130	2,856
Sheep, goats, wool, mohair, milk	(D)	2	153	(D)	2,984
Horses, ponies, mules, burros, donkeys	223	14	145	882	2,970
Aquaculture	0	0	54	0	1,251
Other animals and animal products	53	31	141	968	2,878

Economic Development and Land Use

Given the economic development focus of the Comprehensive Plan, projected, detailed land use needs are provided below. These projections assume a slightly higher county population projection than that provided by the State of Georgia, a focus on economic development, and that the jobs/housing ratio will increase to 1.0 by 2040. These land needs calculations provide a reasonableness check for the character area map of the Comprehensive Plan. It should be noted that other factors exist that restrict land availability for development, including environmental constraints, infrastructure availability, property owner desire, and utility easements. As such, acreage available should exceed the calculation below.

Table 25: Population and Employment Projections

	2020	2025	2030	2035	2040	2045
Population	31,175	32,940	34,705	36,470	38,235	40,000
Employment	5,975	8,380	10,785	13,190	15,595	18,000
Jobs/Housing	0.5	0.6	0.8	0.9	1.0	1.0
Population per dwelling unit	2.52	2.48	2.44	2.40	2.36	2.30
Housing Units	12,356	13,282	14,223	15,196	16,201	17,391

Employment total includes all sectors.

Table 26: Employment Type Projections

Employee Percentage		2025	2030	2035	2040	2045
Retail	36%	3,017	3,883	4,748	5,614	6,480
Office	36%	3,017	3,883	4,748	5,614	6,480
Industry	25%	2,095	2,696	3,298	3,899	4,500

Employment excludes agricultural, construction and governmental sectors.

Table 27: Acreage Needs by Land Use

Per Acre Needs		2025	2030	2035	2040	2045
Retail	10.0	302	388	475	561	648
Office	10.0	302	388	475	561	648
Industry	6.0	349	449	550	650	750
Residential	9.0	3,660	3,856	4,052	4,248	4,444
Total	50	4,629	5,104	5,578	6,052	6,526

Table 28: Acreage Needs by Land Use (other)

Per Acre Needs		2025	2030	2035	2040	2045
Parks & recreation	155.0	184	213	242	271	300
Transportation	145.0	156	167	178	189	200
Utilities	45.0	51	57	63	69	75
Other	45.0	51	57	63	69	75
Undeveloped/agriculture		175,614	175,087	174,561	174,035	173,508
Total		176,056	175,581	175,107	174,633	174,158
Available	180,685	180,685	180,685	180,685	180,685	180,685

As we can see, the rural undeveloped character is still maintained. Of the 180,000 acres available in Madison County, 174 thousand should remain agricultural or undeveloped.

8.5 Community Facilities

The community has an extensive list of existing assets for public use, including solid waste services, broadband, parks and recreation, libraries, public safety, and water and wastewater facilities. While the city and county governments provide most of these services, some publicly-accessible facilities are privately owned. These facilities are summarized in the following sections.

Solid Waste

Madison County offers County residents drop-off service for municipal solid waste and recyclable materials at the Madison County Solid Waste Transfer Station. The County does not plan to add more convenience centers within its jurisdiction during the planning period. Collection programs for solid waste are sufficient to meet existing community needs. As the population grows, the County will continue to review demand to serve community needs and maintain necessary equipment.

Currently, the County relies on out-of-county disposal for all municipal solid waste. In 2020, 100% of waste generated within the County was disposed of at the privately owned and operated Banks County R&B Landfill. This landfill has an expected lifespan of approximately 20 years. The County plans to continue utilizing this facility for disposal needs for the next decade unless another facility can offer more competitive disposal costs.

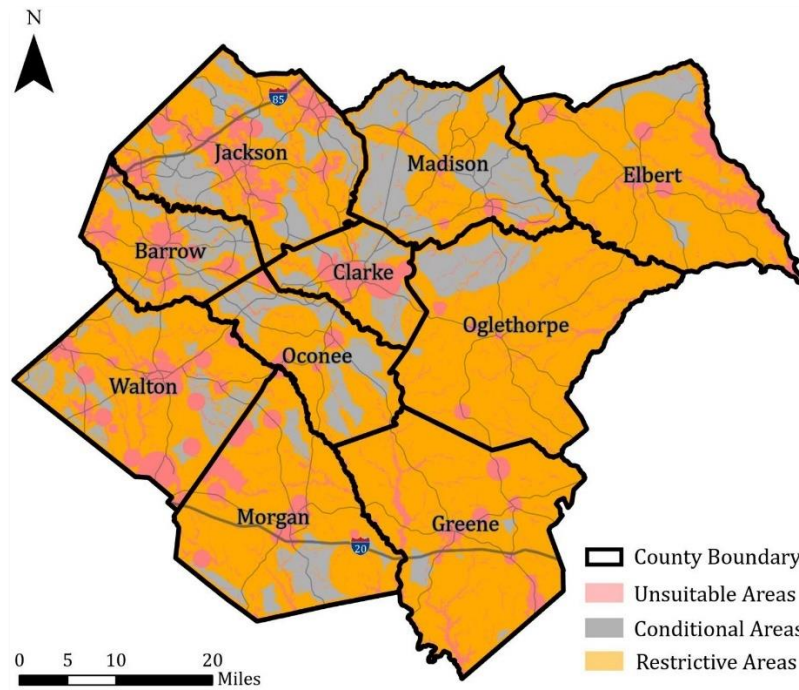
The County plans to expand local code enforcement related to solid waste incidents, by distinguishing roles of officers, creating a new position, and exploring the feasibility

of operating cameras at known illegal dumping areas throughout the county to monitor and deter these activities.

As part of the Regional Solid Waste Management Planning process, the land application of liquid agricultural waste was identified as a potential threat to the county-wide environment. The Madison County Board of Commissioners and Solid Waste Department plan to review local ordinances to determine if additional language is needed to better define classifications of soil amendment with agricultural waste.

Madison County should review its regulations on solid waste siting criteria. The projected 19.5% population increase within the planning area over the next ten years, in combination with the life expectancy of the Oak Grove MSW Landfill, will require a collaborative public-private effort to appropriately site a new regional landfill during the planning period, either within or outside the county. The NEGRSWMA will determine the level of need and most appropriate planning options for future disposal over the next decade. At the time of this planning process, no new sites for disposal facilities had been identified or proposed within the planning area by member counties. Restrictions and siting criteria defined by the Northeast Georgia Regional Solid Waste Management Plan will be utilized unless more stringent regulations have been established by local governments. The map below shows the preliminary siting criteria for a new regional landfill, which suggests that Madison County may be considered a candidate location.

Figure 34: Land Suitability Map for Regional Landfill – NEGRSWMA Region



Broadband

Reliable and comprehensive broadband service, an essential building block for Madison County’s future, is required to support the evolution of its strong agricultural sector and ensure the economic viability of its rural character. As highlighted by the effects of the COVID-19 pandemic, broadband access has become pivotal to the success of businesses of all scales and types, and allows students and the local workforce proper access to educational resources. Broadband connectivity is also linked to quality of life: it expands access to healthcare services, educational pursuits, and entertainment.

Expansion of broadband is a top priority region-wide. The Northeast Georgia Comprehensive Economic Development Strategy (CEDS) 2017- 2021 update, crafted through key stakeholder input from the entire Northeast Georgia Region (including economic development professionals, educators, and elected officials), prioritizes broadband expansion through specific tasks in its Action Plan

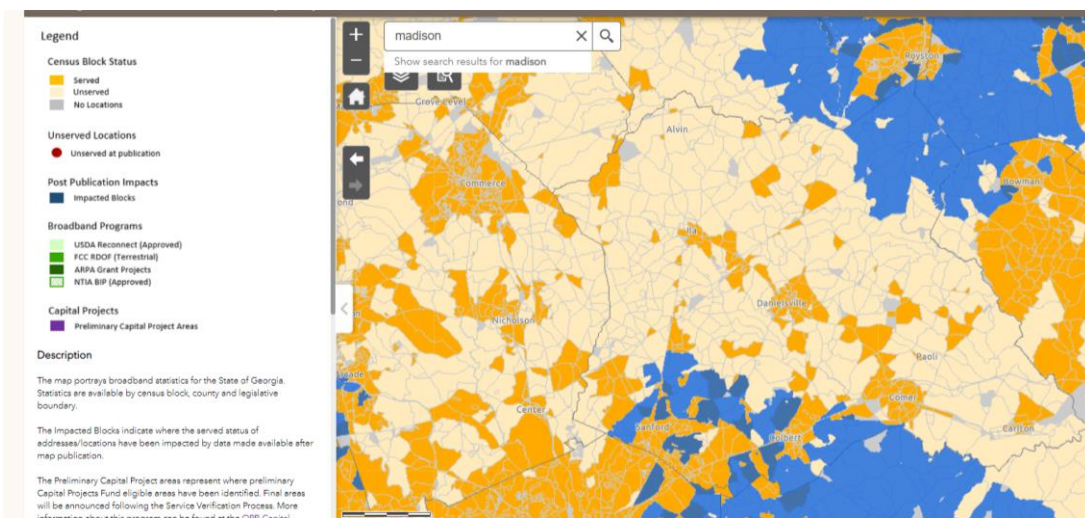
A large portion of Madison County is currently unserved by broadband, with an even larger area lacking reliable access to wired or wireless service. To help resolve this issue, Madison County became a Broadband Ready Community in 2021. The

designation enhances competitiveness when applying for state or federal funding to support deploying broadband throughout the county.

The county partners with providers to expand broadband services in the county. Windstream is the dominant internet provider in Madison County. Madison County facilitated the growth of Windstream’s network to underserved areas and supported Windstream’s application to receive federal American Rescue Plan Act (ARPA) grant program funds. Windstream is implementing plans to serve 80–95% of the county withing three years. Truvista, Charter, ATT, and satellite are also available in parts of the county.

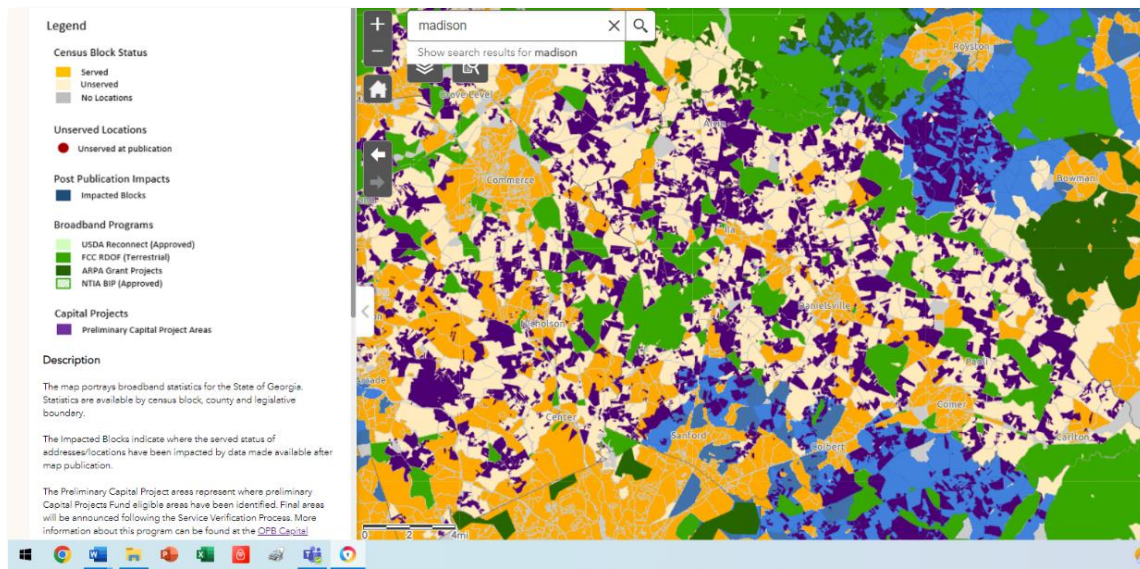
According to the 2021 Georgia Broadband Availability Map, the county is 37% unserved with broadband, with 5,753 unserved locations and 9,847 served locations.

Figure 35: 2022 Broadband Availability Map



(Source: <https://broadband.georgia.gov/2021-georgia-broadband-availability-map> accessed 11/8/2022)

Figure 36: 2022 Broadband Capital Projects and Grant Programs



(Source: <https://broadband.georgia.gov/2021-georgia-broadband-availability-map> accessed 11/8/2022)

Parks and Recreation

The Madison County Recreation Department operates five parks. Sammy Haggard Park on Highway 98W near Danielsville, the largest park with the most amenities, features a mile of walking trails, an 18-hole disc golf course, and multiple ball fields. Brewer Phillips Sports Complex and Cliff Mize Park, both located in Danielsville, and the Diamond Hill Softball Complex near Colbert are devoted to youth sports fields. The property at Cliff Mize is not owned by the County; instead, it is under a long-term lease. Diamond Hill Softball Complex recently underwent some improvements, such as expanded parking and ADA-compliance adjustments. Memorial Park, which includes a gazebo and picnic tables, is located in Danielsville and is operated by the city.

Table 29: Madison County Parks

Sammy Haggard Park	Brewer Phillips Sports Complex	Diamond Hill Softball Complex	Cliff Mize Park	Memorial Park
5 - Lighted baseball/softball fields 2 - Tee ball fields 3 - Lighted outdoor tennis courts 2 - Lighted outdoor pickleball courts Lighted basketball court 1/4-mile lighted track Lighted football field Multi-purpose field 2 - Playgrounds 5 - Lighted batting cages 2 - Concession stands 4 - Pavilions Gaga ball pit Wall ball court 18-hole disc golf course Splash pad Walking trails	Lighted soccer fields Restrooms Concession stand 2 - Pavilions Playground	2 - Lighted softball fields Lighted soccer fields Restrooms Concession stand Pavilion Playground	Lighted softball field Lighted multi-purpose field Pavilion Concession stand Restrooms	Wooden gazebo Picnic tables

County-provided sports programs provided by the county are growing rapidly, and the department is struggling to keep up with demand. About 1,500 kids participated in sports programs in 2021. In 2022, 730 kids took part in spring sports alone, indicating significant growth over the previous year. Since 2016, baseball, softball, and volleyball programs have expanded to include additional age groups and more seasons, and basketball programs have grown by more than 13%. This heightened demand suggests the need for additional field spaces, basketball courts, softball fields, etc. to accommodate a growing population.

The Recreation Department operates a summer camp at Haggard Park with a capacity of 30 children and a long waiting list. The camp, held primarily outside, moves to the old gym in Danielsville during inclement weather. The camp recently won a Boost grant, \$13,000 per year for three years, to provide STEM and STEAM educational programs to campers. The County provides Pound fitness classes for adults at the old

gym, and plans to respond to increased demand for additional programming, to include dance and pickleball.

In addition to parks and programs, the Recreation Department hosts a variety of community events. The annual Egg Hunt has grown, to become a Spring Festival. The department hosts a Reindeer Run 5k every holiday season in partnership with the City of Comer, and recently launched a popular Daddy/Daughter Dance at the old gym in Danielsville.

The Madison County Senior Center is located on 98W, adjacent to the Madison County Library and Haggard Park. In 2021, preliminary plans for the new Senior Active Living Center were developed for budgeting purposes, to include a basketball court, banquet room, activity rooms, exercise room, classrooms, and administrative offices. Since then, staff has expressed a need for a larger space and additional basketball facilities. The cost, estimated at \$5,209,500 in August 2021, does not include signage, site work, utility access, kitchen equipment, and other costly items. Additionally, the cost of materials has increased dramatically since that time. Due to the volatility of the lumber and steel market, the quote was only good for 21 days.

The old gym, next to the Government Complex in Danielsville, features a stage area, volleyball court, and gym with exercise equipment for public safety employees. This gym needs significant investment in upgrades to be functional. For example, it is not air-conditioned and needs new bleachers. It is estimated that air conditioning would cost \$75,000. The County is balancing investing in repairs and upgrades in the old gym with building new facilities.

The County needs an updated Park System Master Plan (the previous plan was last updated in the early 2000s) to provide a detailed evaluation of system needs and budgets. Final implementation of the previous plan included new ball fields constructed in 2013. An updated master plan would also help determine staffing needs. Currently, two full-time employees administer all programs, coordinate maintenance, and work on capital planning. High school students occupy most coaching and teaching roles, and a part-time staffer helps with policy and planning.

Public Safety Facilities

Fire Protection

There are 14 fire stations and one rescue unit operated by 11 non-profit volunteer fire departments in the County. One million dollars of the County budget is dedicated to the fire departments; 70% of funds are divided equally among departments, and the

remaining is distributed based on the number of calls. Additionally, SPLOST provides about \$800,000 in annual funding, and some stations receive city funding. Remaining funds are generated through donations and fundraisers.

Departments meet regularly and work well together. The Madison County Fire Association meets quarterly, and the county has an emergency assistance agreement with Athens-Clarke County. ISO ratings vary by station, range from 3 to 10, and largely depend upon the availability of water.

Currently, the fire departments are experiencing difficulties attracting volunteers. The current count of approximately 150 volunteers represents a 25% drop from past numbers. Volunteers spend many hours completing paperwork, suggesting the need for a full-time paid administrator who would apply for grants, coordinate training, and complete required recordkeeping and reporting.

Emergency Medical Services

There are currently four EMS stations located in Madison County.

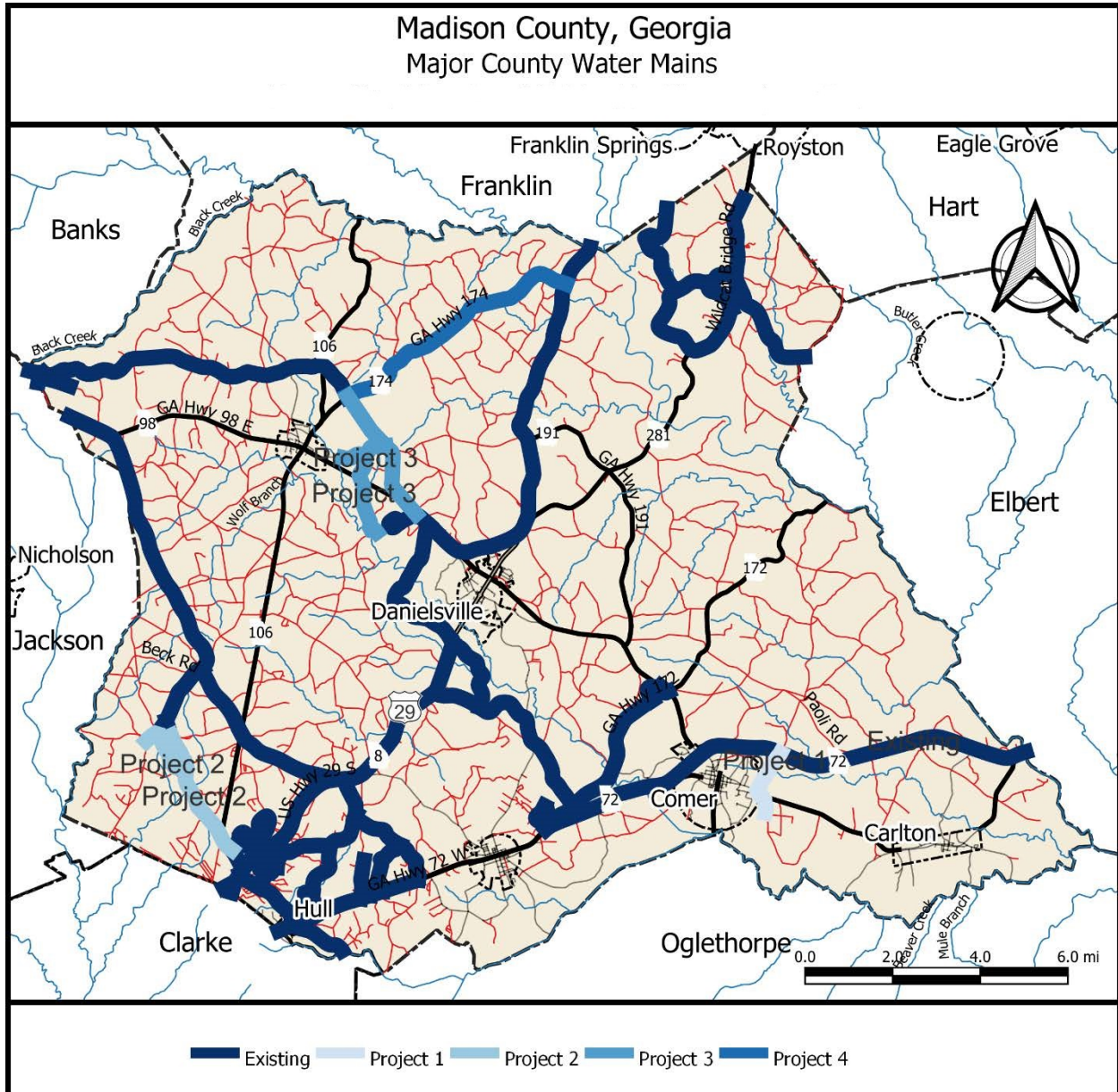
Sheriff/Police

Madison County operates a sheriff department consisting of an administrative, jail, criminal investigations, and uniform patrol divisions. The main facilities are located on Hwy 98 near Danielsville. The jail averages 77 inmates, but lacks the capacity to house female inmates long-term; agreements with other local facilities mitigates this issue. The sheriff's department also oversees Animal Control and C.H.A.M.P.S (Choosing Healthy Activities and Methods Promoting Safety).

Water & Wastewater

The County and cities each have their own water systems and supply, but maintain related intergovernmental arrangements within the county and adjacent communities. The following figure identifies existing major county water mains and four proposed projects to enhance fire flow and supply reliability.

Figure 37: Major County Water Mains



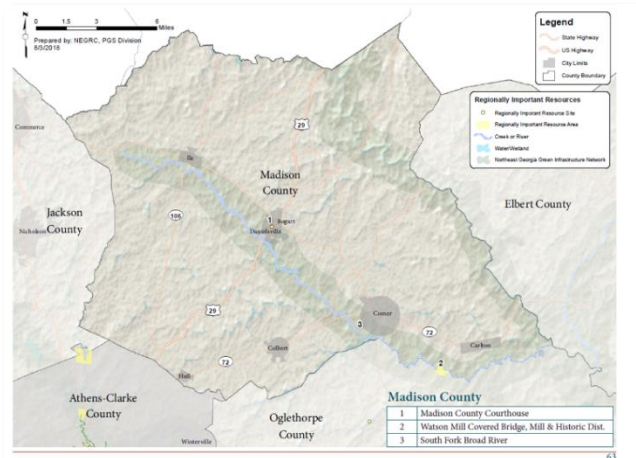
Mapping data was not readily available for wastewater collection and city water distribution systems. The cities of Danielsville and Comer have wastewater service, and south Madison County has a treatment plant serving the Ingles grocery store area. Carlton, Danielsville, and Ila own their own water supply and distribution systems. Colbert owns its own supply; however, distribution is provided by a private entity.

8.6 Natural and Cultural Resources

Rural character and natural and cultural resources provide Madison County with a strong sense of place. The northern portions of Madison County are still

overwhelmingly rural, with most of the land classified as agricultural. Overwhelmingly, residents of the County want new development that respects its rural character and natural resources. Efficient utilization of existing infrastructure and minimizing the conversion of undeveloped land in the rural areas of the County was identified as a goal. The Rural Conservation Character Area was created to discourage urban sprawl, protect environmental resources, and encourage the preservation of working farms.

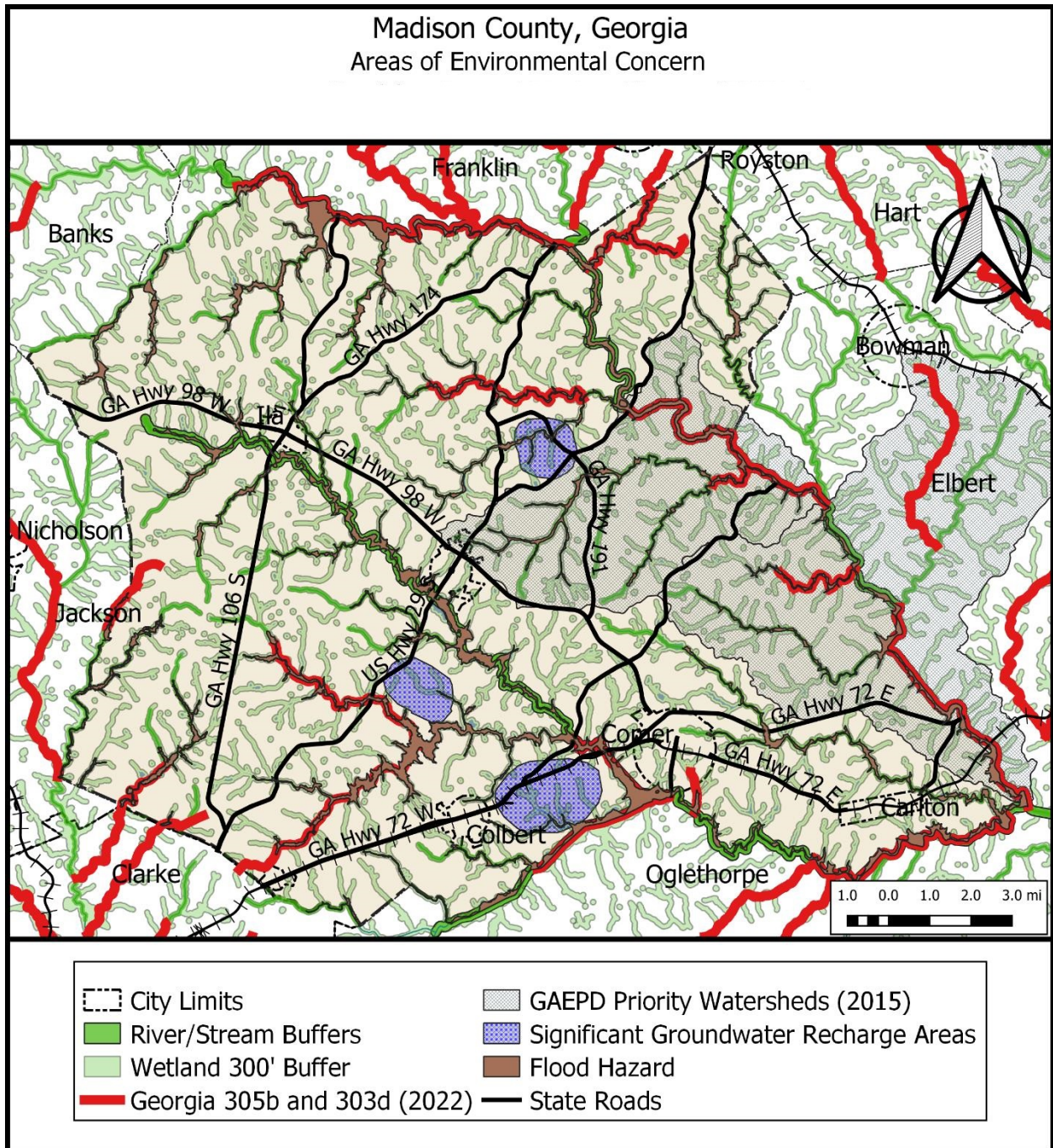
Water Resources



Water resources are an issue and an opportunity for the county. The Resource Management Plan for Northeast Georgia identifies significant natural and cultural resources in the 12-county region. The South Fork Broad River, among the last free-flowing rivers in Georgia, is identified as a Regionally Important Resource in the plan. The Broad River is critical to the health and economic well-being of the citizens of northeast Georgia, providing drinking water for the cities of Royston and Franklin Springs, industrial and agricultural water supply for the region, and an array of recreational activities, including boating and fishing. The river supports a variety of fish, including bass, catfish, and the robust redhorse, an endangered species. The National Park Service recognized 99 miles of the Broad River as pristine enough to qualify as part of the Federal Wild and Scenic Rivers System.

Issues surrounding the Broad River include limited public access and trespassing and littering kayakers.

Figure 38: Areas of Environmental Concern



Areas of environmental concern include wetlands, impaired waterways, priority river sheds (as identified in the Georgia State Wildlife Action Plan), and potential groundwater recharge areas.

Riparian buffers refer to the natural vegetation stretching from the edge of the stream bank out through the riparian zone. The vegetative zone serves as a buffer to pollutants entering a stream from runoff, controls erosion, and provides habitat and nutrient input into the stream. A relatively undisturbed riparian zone supports a robust stream system; narrow riparian zones occur when roads, parking lots, fields, lawns, bare soil, rocks, or buildings are near the stream bank. Residential developments, urban centers, golf courses, and rangeland are the common causes of anthropogenic degradation of the riparian zone. Riparian buffers are the most valuable protection a stream system has against outside influences. In most cases, healthy riparian directly reflects upon the condition of the stream.

The County has the opportunity to support the cities in their efforts to protect character while increasing density using form-based codes. A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as its organizing principle. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law, and may apply to the whole county, a city, or a specific district within the county.

Historic Resources

Madison County has a rich history and is home to numerous resources listed on the National Register of Historic Places, including Danielsville's Madison County Courthouse in 1980. Designed by J.W. Golucke & Co. and constructed in 1901 to replace an earlier frame courthouse, the Romanesque-style building was used for 95 years before its restoration, when it became the Madison County Chamber of Commerce.

The Colbert Historic District is a mixed commercial and residential district, with buildings along 4th and 5th Streets from 4th Avenue to 8th Avenue. The area was listed on the National Register in 1984 as a good example of Georgia's small, turn-of-the-century, Piedmont-area railroad towns. It includes a commercial block, a railroad depot, a hotel, several residences, and a farm, most of which date from the 1890s to the 1920s. Architectural styles found within the district include Queen Anne, Folk Victorian, Greek Revival, and vernacular.

The Colbert School, constructed in 1924, is a balloon-frame building with red brick veneer and Colonial Revival-style elements. It was listed on the National Register in 2001 and currently houses Colbert City Hall.

The Comer Historic District features c.1870-1945 commercial, residential, and community buildings in the city's core. The small town, a good example of a cross-rail plan, developed around the railroad, and the historic commercial area sits at the intersection of Main Street and the railroad tracks. Its oldest brick commercial building (c.1870), at the corner of Park and Center Streets, was named after its builder James (Jim) Smith of Smithonia and originally housed D.W. Porterfield's Grocery and Meat Market. The district, listed on the National Register in 1995, boasts an impressive collection of architectural styles popular during its period of significance, including Queen Anne, Italianate, Gothic, Folk Victorian, Colonial Revival, and Craftsman.

Dr. Crawford W. Long, one of Georgia's most renowned residents, originally called Madison County home. Born in Danielsville, Dr. Long lived in Madison County until he left for college at age 14. His childhood home, a c. 1820 Federal-Style plantation plain house, was listed on the National Register of Historic Places in 1977. The residence was built by his father, James Long, who cofounded Danielsville and served as Clerk of the Superior Court, Danielsville postmaster, and in both houses of the Georgia legislature. Dr. Long was the first medical doctor to administer ether as an anesthetic for surgery, and is credited with modernizing the practice of medicine.

The most recent Madison County addition to the National Register of Historic Places is the Paoli Historic District, added in 2002. The Paoli Historic District, listed as a good example of a small rural crossroads community, features historic residences with outbuildings and associated fields, a cotton warehouse, community landmark buildings, and small family stores, built between the mid-19th and early 20th centuries, at the intersection of Vineyards Creek Church Road and Paoli Road. The Paoli Historic District features many house types common in Georgia at the time, including Georgian, cottage, I-house, hall-parlor, and double-pen types. Styles are mostly vernacular, with occasional elements of Greek Revival and Folk Victorian. Two churches and two cemeteries also occupy the district; the larger, New Hope Cemetery, has gravestones dating to 1788, making it the County's oldest surviving resource.

Resources within historic districts:

- The Jacob Eberhart House c. 1854 (log cabin), relocated within the Colbert Historic District
- The Seaboard Air Line Railway Depot, c. 1892, located within the Colbert Historic District
- The Thomas Long House, c. 1845, located within the Paoli Historic District

Historic resources not listed on the National Register:

- The Henry Strickland House, c.1790, located north of Danielsville on SR 98
- The Union Primitive Baptist Church, c.1896, located at the intersection of SR 106 and Adams Road
- The Madison County Fair Grounds in Comer
- The Town of Ila, including the commercial core
- The Mount Hermon Presbyterian Church, c.1912, Ila
- Danielsville Hardware, c.1897, Danielsville
- Gholston's Stand, c.1900, Highway 98 East, Store and Gabled Wing Cottage
- Historic Downtown Carlton, State Highway 72

Historic Markers:

- Lt. Col. Lemuel Penn and the Civil Rights Act (at the intersection of Georgia Route 172 and Roy Wood Road on State Route 172).
- Crawford Long Birth site (in the median at the intersection of General Daniels Avenue (U.S. 29) and Crawford Long Street).
- Madison County (in the median at the intersection of General Daniels Avenue (State Highway 8) and Madison Street, on the north side of the Madison County Courthouse.)
- William Bartram Trail (at the intersection of Old Wildcat Bridge Road (County Route 399) and John Conant Drive, on the left when traveling east on Old Wildcat Bridge Road. The marker stands at the entrance to Camp Kiwanis, of the Boys and Girls Clubs of Metro Atlanta.)

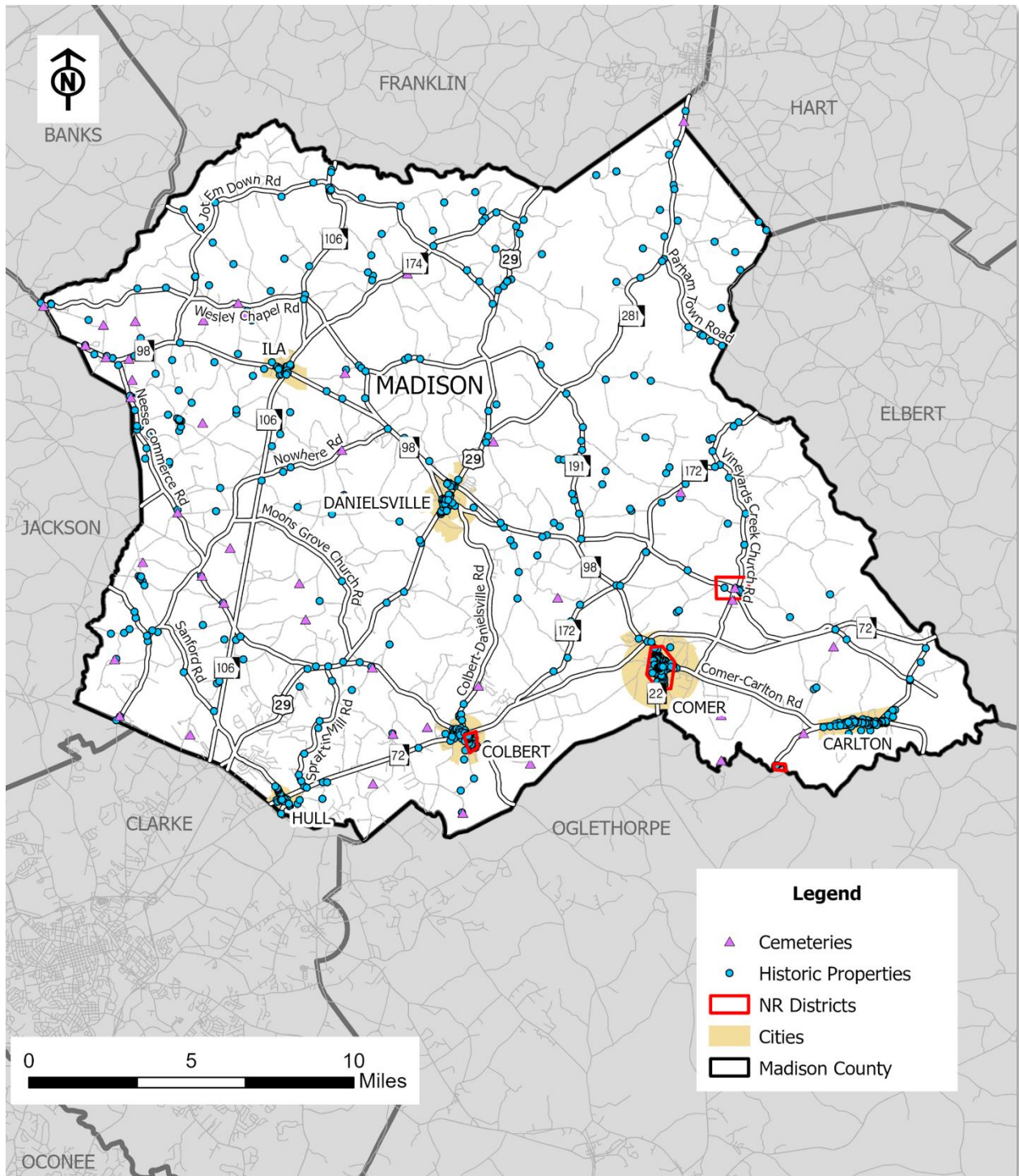


The inclusion of historic districts in Colbert, Comer, and Paoli on the National Register of Historic Plans instills a sense of local pride. However, this recognition does little to protect against development pressures and changes. These cities and communities could undergo the process to develop a Local Historic Preservation Commission (HPC). This would provide a set boundary encompassing historic properties where a local ordinance and design guidelines would overlay on existing zoning. The HPC, led by an appointed commission, would make recommendations and decisions regarding new buildings, changes to existing buildings, and demolitions within those boundaries. The

Revised per public comments due to Madison-compplan.com by December 12, 2022

Georgia Alliance of Preservation Commissions provides information and guidance to HPCs; for more information, visit <http://www.georghpcs.org/>.

Figure 39: Historic Resources, Cemeteries and National Register of Historic Places Districts



Source: GNAHRGIS and GDOT

8.7 Transportation

The development of the Comprehensive Plan included a look at current transportation conditions, in order to identify potential projects that address existing and future transportation needs. The Madison Athens-Clarke Oconee Regional Transportation Study (MACORTS) 2045 Metropolitan Transportation Plan (MTP) Update was completed and approved in October 2019. This study evaluated many elements of transportation infrastructure, including freight, traffic, bridges, bicycle, pavement conditions, functional classification, and transportation projects. The plan, built upon existing work efforts, provides a mechanism for guiding future transportation decision-making.

Roadways are classified according to the character of traffic they are intended to serve. They may be further distinguished as rural or urban, based on the population surrounding a particular roadway. The Madison County transportation network consists of a combination of arterial (SR 72, SR 98, SR 106, US 29), collector, and local roads, defined below.

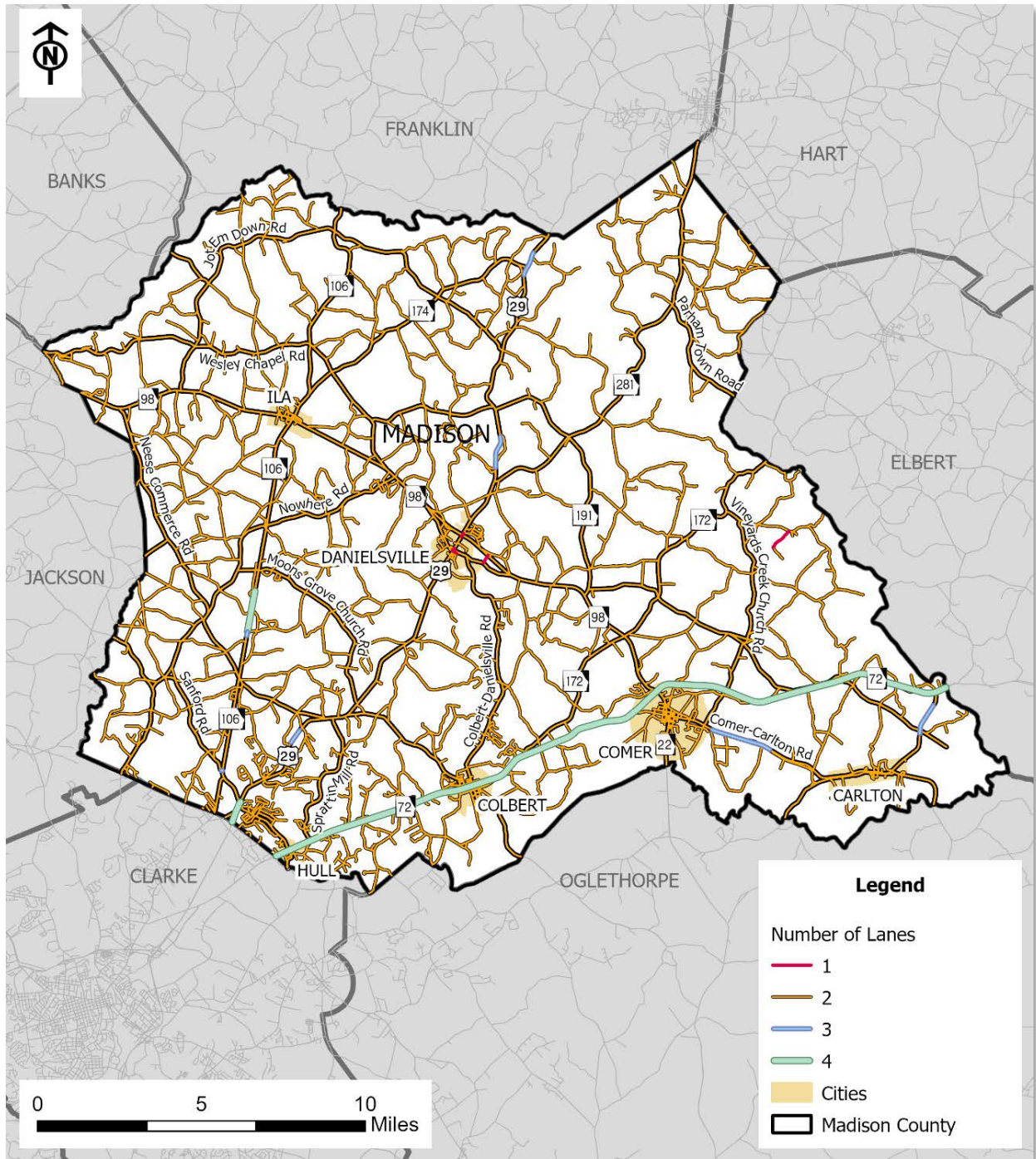
- Arterial (either major or minor) - Provides a high level of service at moderate to high speeds, with some degree of access control.
- Collector (either major or minor) - Provides a lower level of service at a lower speed for shorter distances, by collecting traffic from local roads and connecting them with arterials.
- Local - Consists of all roads not defined as arterials or collectors; primarily provides access to land with little or minimal “through” movement.

Table 30: Road Classification

Classification	Centerline Miles	% of Total Miles
Principal Arterial	18	2.4%
Minor Arterial	54	7.2%
Major Collector	75	10%
Minor Collector	77	10.2%
Local Roads	528	70.2%
Total	752	

As noted in Table 30, the study area has 18 miles of principal arterials (2.4% of total highway miles), consisting of SR 72. There are 54 miles of minor arterial routes in the County and 152

Figure 40: Functional Classification

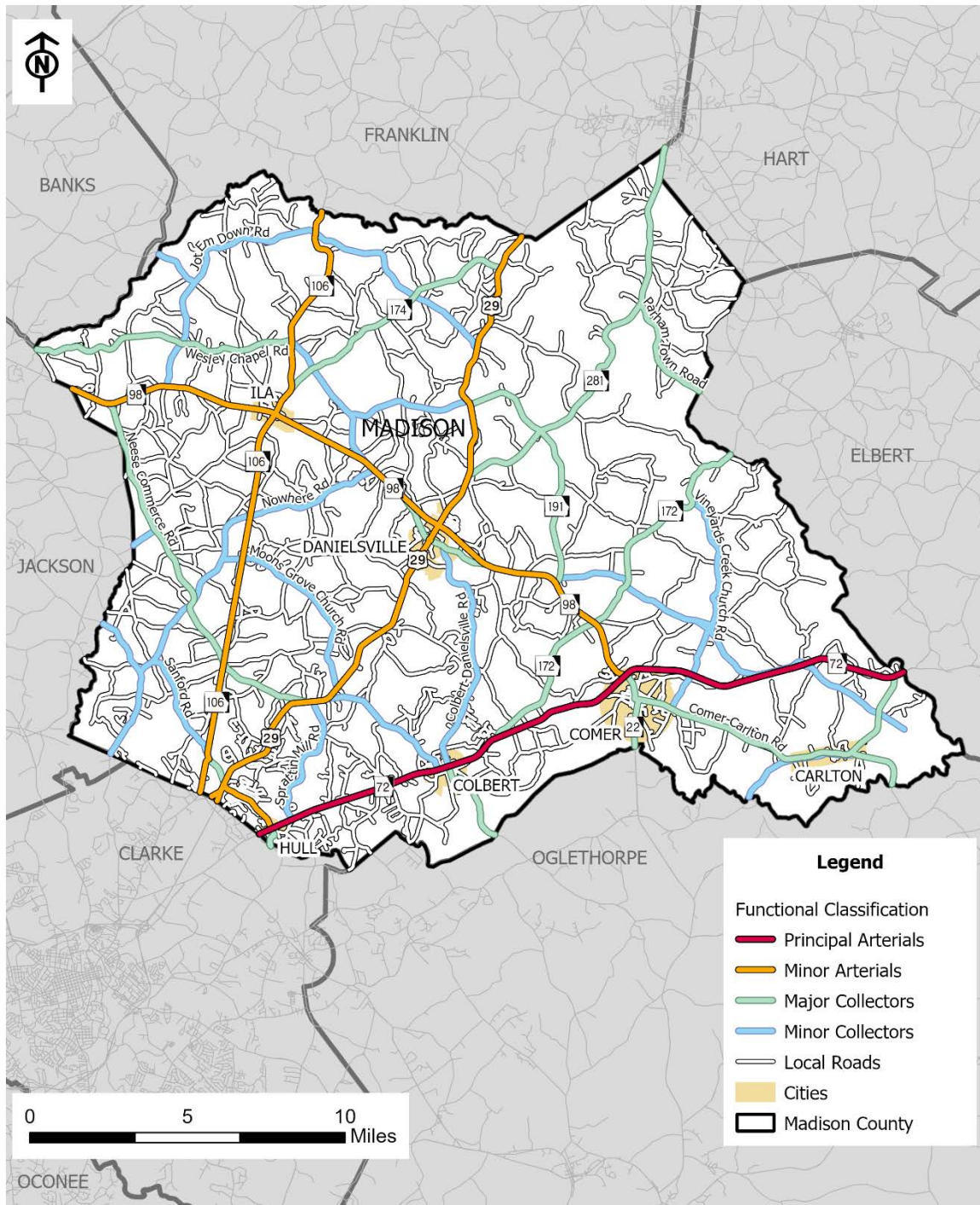


miles of collectors. Local roads account for a majority (70.2%) of the lane miles within the County. Madison County does not have any interstate routes. Figure 40 displays the functional class of roadways in the study area.

Revised per public comments due to Madison-compplan.com by December 12, 2022

Another important attribute reviewed from the GDOT RC Database is the number of lanes provided on each road. The roads in the study area predominately serve traffic in both directions. Figure 41 displays the number of lanes on the roads in the study area.

Figure 41: Number of Lanes in the Road Network



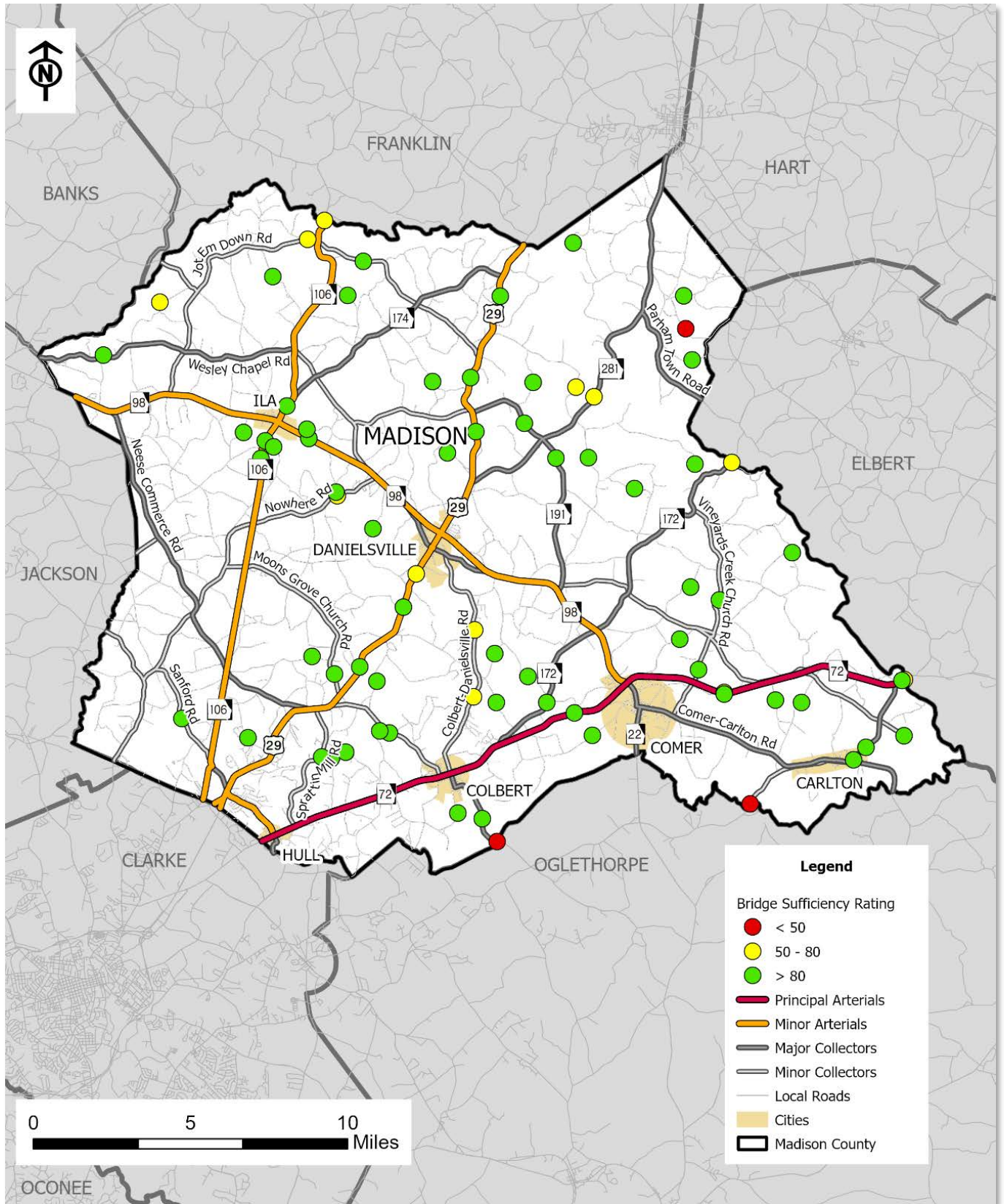
Bridges

A bridge sufficiency rating, the general measure of a given bridge, reveals its structural and geometric condition, represents the structural safety, adequacy, serviceability, and necessity of public use, and informs decisions on maintenance, rehabilitation, or reconstruction. Bridges are rated on a point system from 1 to 100; those with scores below 80 are candidates for federal rehabilitation funds. Bridges with ratings below 50 are still able to safely accommodate traffic; however, upgrading these bridges to modern design and load standards will improve the operation and safety of the bridge as well as the capacity of the roadway. All bridges with a sufficiency rating of 50 or lower were identified as deficient for purposes of the study and candidates for federal bridge replacement funds.

Based on the sufficiency rating, the majority of the 77 bridges in Madison County are in good condition and require no major maintenance or upgrade activities. Three bridges have a sufficiency rating below 50, and may need maintenance and rehabilitation in the next 10-15 years. Additionally, nine bridges with ratings between 50 and 80 should be considered candidates for maintenance and rehabilitation within the horizon year of the plan (2040). Figure 42 displays bridge sufficiency ratings.

While this study reviewed bridge condition reports and identified bridges eligible for federal rehabilitation and replacement funds, GDOT's Bridge Group continuously monitors all bridges throughout the state for maintenance, rehabilitation and replacements needs.

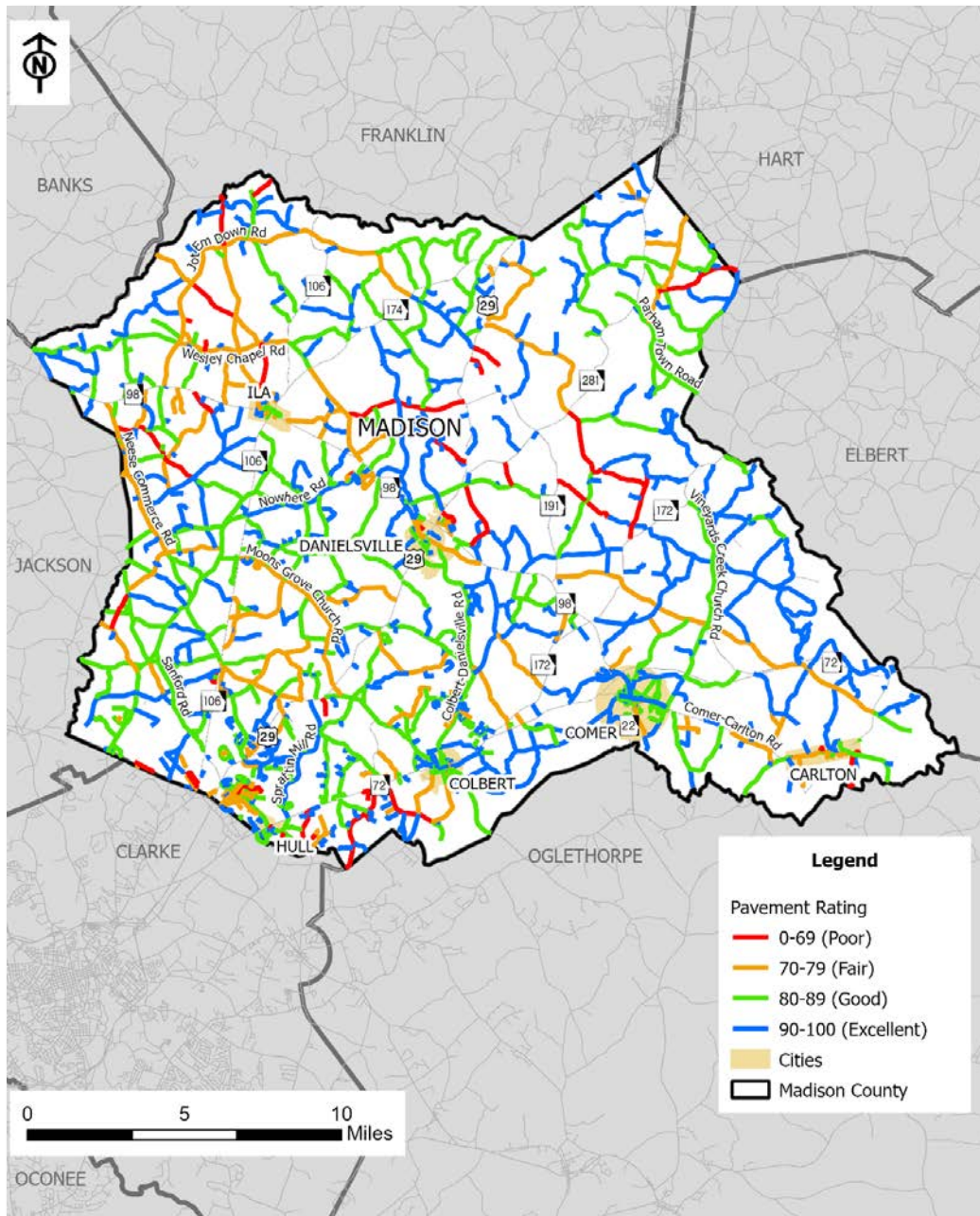
Figure 42: Bridge Sufficiency Ratings



Pavement

Madison County completed a comprehensive pavement rating assessment in 2022. The assessment showed that 81% of the roads in Madison County are in good or excellent condition, 14% are in fair condition, and 5% are in poor condition. Figure 43 displays these ratings.

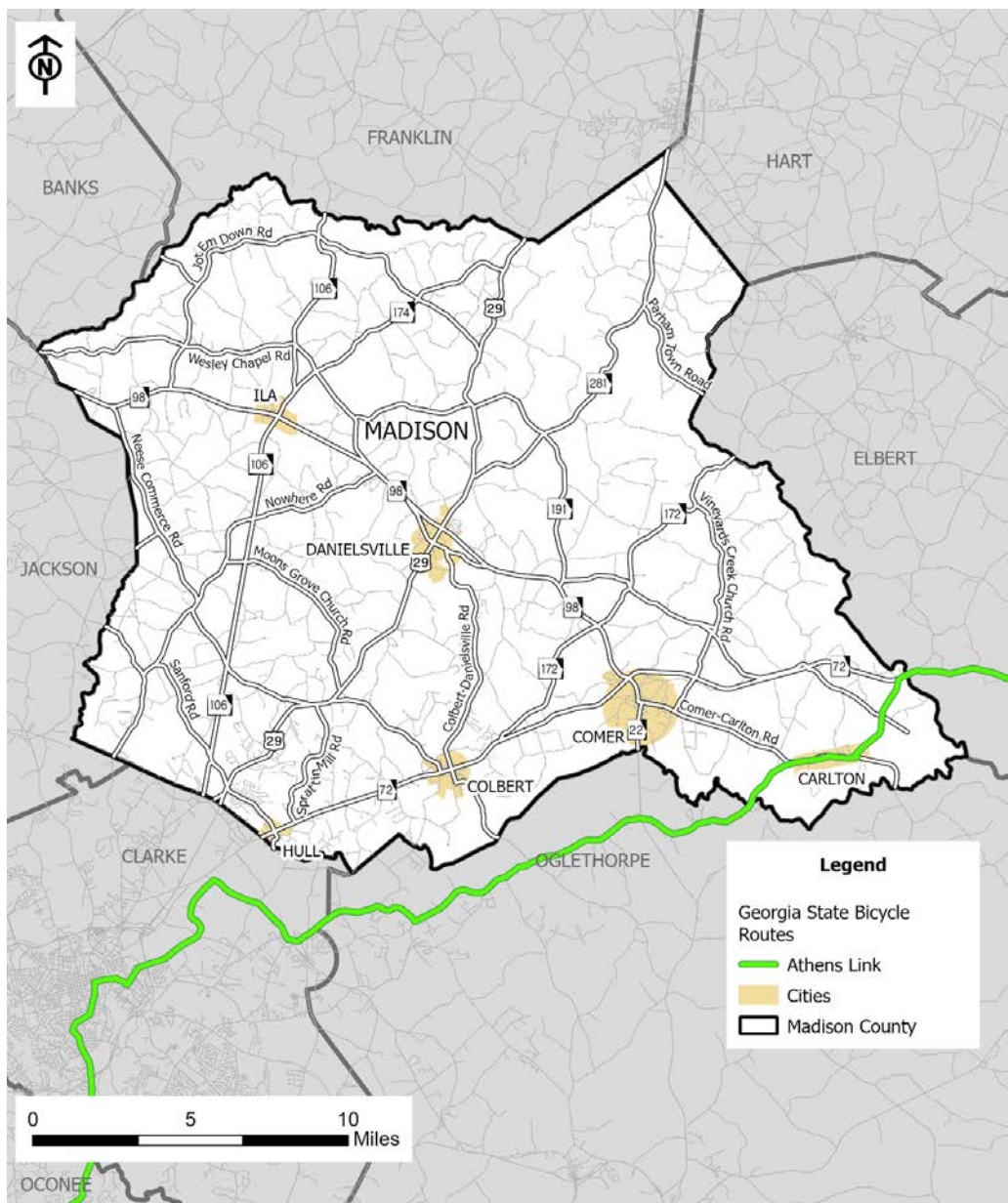
Figure 43: Pavement Rating



Bike Routes and Trails

The Georgia State Bicycle Route map shows just one bicycle route in Madison County, known as the Athens Link. However, the 2019 MACORTs Transportation Plan mentioned that there are no state-designated bicycle routes within Madison County. Consultation with the North Georgia Regional Commission, revealed that the Athens in Motion plan includes a spur into Hull.

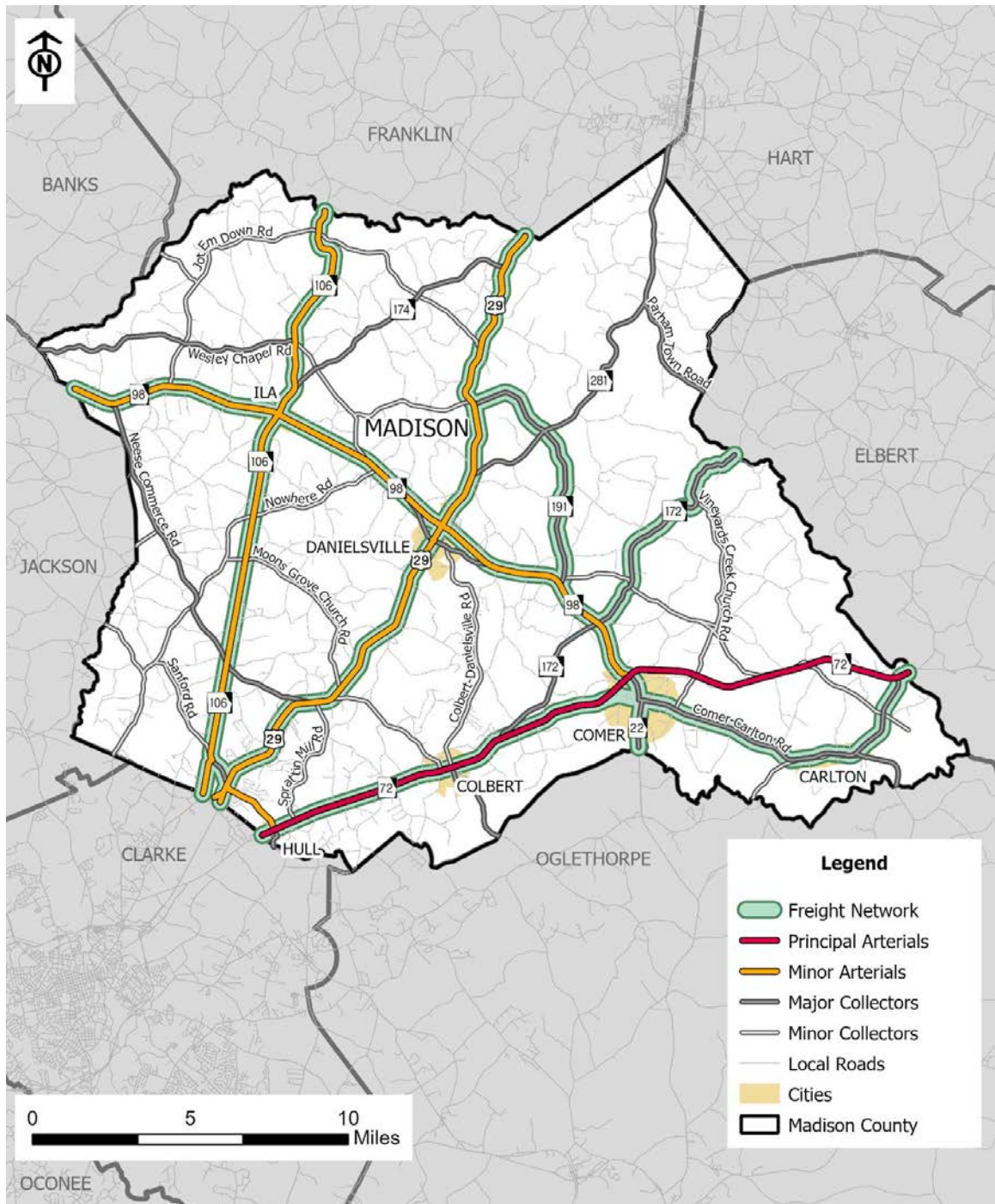
Figure 44: Georgia State Bicycle Routes



Freight

Within Madison County, there are 87 miles of freight routes, including SR 22, SR 29, SR 72, SR 98, SR 106, SR 172, SR 191, and US 29. Figure 45 represents the identified routes.

Figure 45: Freight Routes



Road Improvement Projects

The Georgia Department of Transportation currently lists two projects programmed within the county. These projects, which feature associated funding, are in various stages of planning, concept, preliminary design, final design, or ROW (right of way) acquisition.

Table 31: GDOT Programmed Projects

GDOT Programmed Project Number	Type	Location
0015557	Bridge	SR 8/SR 174 @ HUDSON RIVER 8.8 MI N OF DANIELSVILLE
0016526	Bridge	SR 106 @ HUDSON RIVER 3.8 MI N OF POCATALIGO

The MACORTS 2045 MTP prioritized project list identified three projects in Madison County for funding, to occur by 2025.

- P-7 US 29 at Garnett Ward Rd / Piedmont Rd Intersection Improvements
- P-11 US 29 at Moons Grove Church Rd & Azalea Lane Intersection Improvements
- P-12 SR 72 at HV Chandler Road Intersection - Intersection Improvements

Future Projects

Other long-range projects or studies under consideration include the Hwy 98 Corridor Study, passing lanes along Hwy 98, and the Atlanta to Charlotte High Speed Passenger Rail.

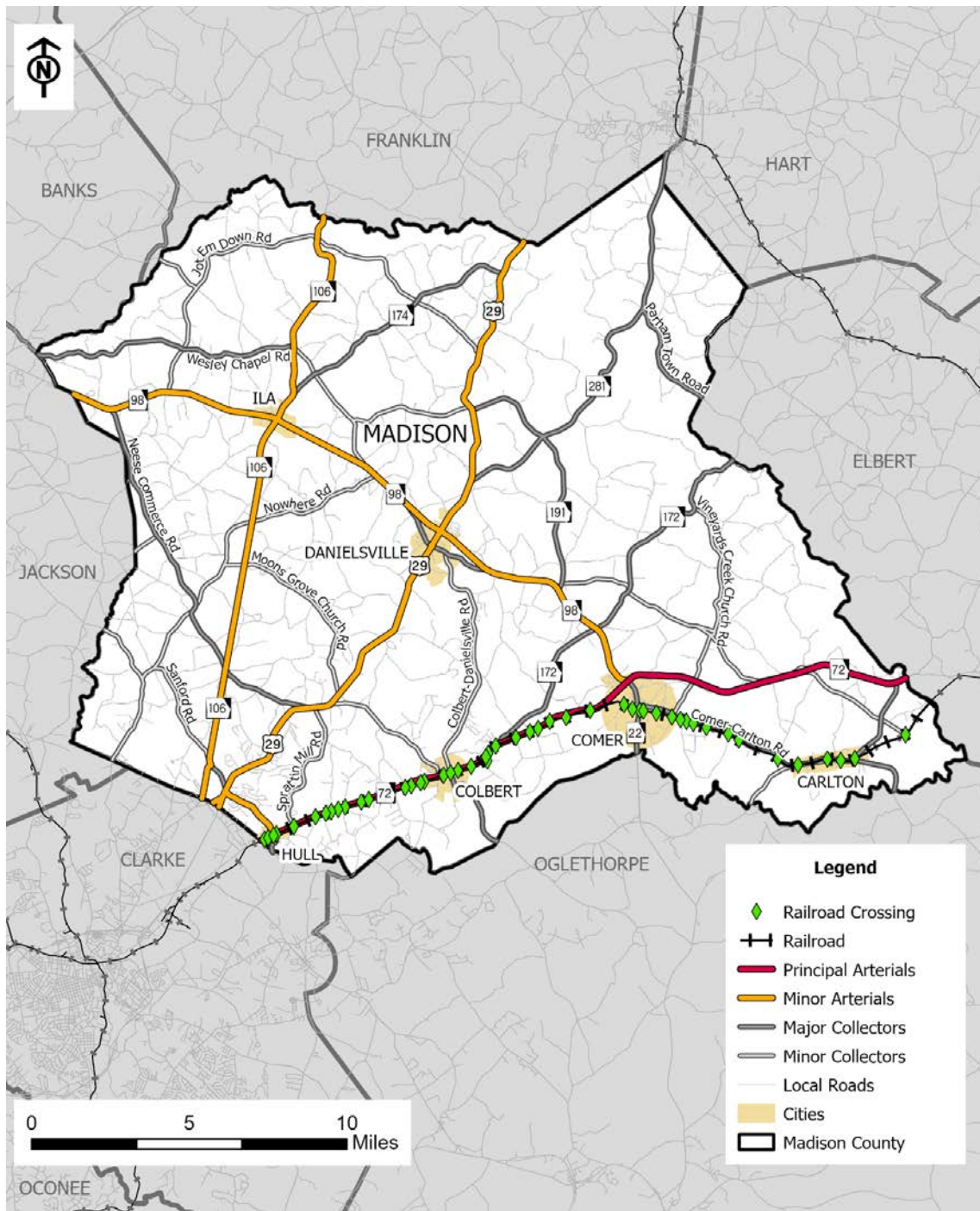
Aviation

There are no public airports in Madison County. The closest domestic airport is the Athens-Ben Epps Airport.

Rail

CSX operates one rail corridor along the southern portion of the county, with 20 miles of railroad and 50 crossings close to Hull, Colbert, Comer, and Carlton. All of these crossings are at-grade, signed, and/or signaled.

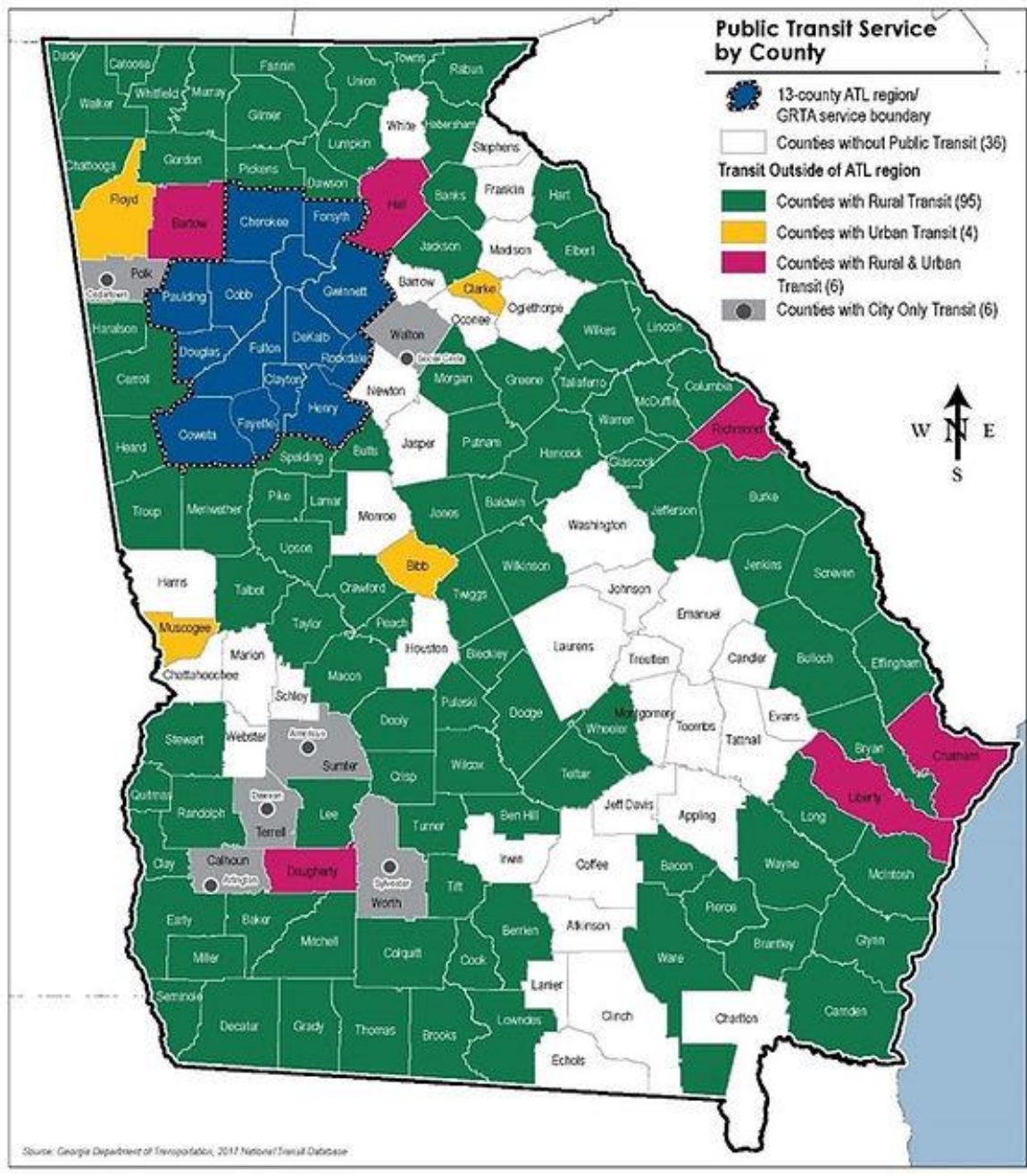
Figure 46: Railroad Network and Crossings



Rural Transit

Madison County is one of 36 counties within the state without public transit. However, the Athens-Clarke County Transit system offers an on-demand service option powered by Uber. Route 30 extends to the Ingles and VA area located north of Hull, near the intersection of US 29 and Old Danielsville Road.

Figure 47: Public Transit Service by County



SECTION 9

Supporting Documentation

9 Supporting Documentation

9.1 List of Accomplishments

The following section includes the list of accomplishments fulfilled since the last comprehensive plan update.

Table 32: Madison County – List of Accomplishments

	Item	Timeframe	Responsible Party	Cost	Funding Source	Status/Comments
ECONOMIC DEVELOPMENT (Madison County List of Accomplishments)						
1	Identify suitable locations for commercial development consistent with the county's vision; seek out developers and business owners, especially to retain residents for local employment	2017-2021	County leadership, planning & dev.	None	NA	Underway
2	Work with Chamber of Commerce to create a "Buy Local" program; study and implement tools to encourage development of tourism-related economic opportunities, such as public-private partnerships, with the goal of adding quality destinations and lodging	2017-2018	County planning & dev; Chamber	Minimal	County	Completed

Item		Timeframe	Responsible Party	Cost	Funding Source	Status/Comments
3	Develop branding and marketing plan to promote Madison County to prospective residents and businesses with a focus on targeted growth areas	2018-2019	County leadership, economic dev.	\$15,000-\$30,000	County	Completed
4	Develop a coordinated and comprehensive economic development strategy for the County	2019-2020	County, Chamber, Cities	\$15,000 - \$20,000	County, Chamber, Cities	Underway
5	Actively support the Georgia Renewable Power (GNP) project	2018-2019	County, Chamber, Cities	\$8,500,000	County, Chamber, Cities	Completed
LAND USE, HOUSING AND DEVELOPMENT (Madison County List of Accomplishments)						
6	Conduct thorough review of zoning and development code to ensure that new development, especially residential and commercial, is compatible with the community's vision, development plans, and preservation of natural and cultural resources	2017-2019	County planning & dev.	\$5,000-\$15,000	County, DCA	Underway
7	Evaluate and, if appropriate, adopt amendment to the current zoning ordinance and subdivision regulations	2017-2018	County planning & dev.	\$1,000-\$3,000	County, DCA	Underway
8	Develop design standards for new residential and commercial development	2018-2021	County planning & dev.	\$10,000-\$25,000	County, DCA	Underway

NATURAL AND CULTURAL RESOURCES (Madison County List of Accomplishments)

9	Partner with land trust(s) to acquire and conserve land and water resources	2020-2021	County planning & dev.; land trust	Varies by project	County, DCA, DNR, grants, loans	Completed
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COMMUNITY FACILITIES & SERVICES (Madison County List of Accomplishments)

10	Conduct comprehensive utility and transportation needs analysis and implement priority projects	2017-2021	County utilities, traffic engineering; IDA	Varies by project	County, IDA, DCA, GEFA, GDOT	Underway
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TRANSPORTATION (Madison County List of Accomplishments)

11	Develop a complete streets and trails plan	2018-2020	County planning & dev.	\$5,000	County, GDOT	Underway
12	Develop a plan (formal or informal) to improve local impact on decisions regarding state and national highways	2017-2018	County, cities, MACORTS, GDOT	Minimal	County, Cities, ARC, GDOT	Underway
13	Establish a schedule and program for preventive road maintenance and traffic control improvements (signalization and signage)	2019	County public works, traffic engineering	Minimal	County	Underway
14	Create a Transit Development Plan (feasibility analysis)	2017-2020	County leadership, planning & dev.	\$2,500-\$7,500	County, GDOT	Underway

15	Prioritize transportation needs for inclusion in future community and regional plans (ex.: SPLOST and T-SPLOST)	2017	County leadership	None	NA	Underway
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BROADBAND (Madison County List of Accomplishments)

16	Become a Broadband Ready Community	2021	County leadership	None	NA	Completed
17	Partner with provider(s) to expand broadband service in the county	2021	County, Cities, private providers, EMCs, DCA	Varies by project	County, Federal (American Rescue Plan), grants, loans	Underway

Table 33: City of Carlton – List of Accomplishments

	Item (City of Carlton List of Accomplishments)	Time frame	Responsible Party	Cost	Funding Source	Status/ Comments
1	Develop a senior service delivery strategy	2023	City	\$1,000	City, DCA	Not Accomplished /cancelled – Public input indicated that this item is no longer a priority.
2	Identify locations and funding for restoring historic commercial buildings-streetscaping	2022-2023	City	Minimal	City, DCA	Not Accomplished /cancelled – Public input indicated that this item is no longer a priority.
3	Audit development patterns and city practices to promote compact, walkable development	2020-2021	City	\$2,000	City	Not Accomplished /cancelled – Public input indicated that this item is no longer a priority.
4	Identify blighted structures and prioritize specific buildings for rehabilitation and enforcement	2021-2022	City	Minimal	City	Completed
5	Create an economic development plan, including low-cost initiatives	2020	City	None	NA	Not Accomplished /cancelled – Instead, city will coordinate with County for County-wide effort

	Item (City of Carlton List of Accomplishments)	Time frame	Responsible Party	Cost	Funding Source	Status/ Comments
6	Develop a recreational facilities plan, including a possible community center	2021-2022	City	\$2,000	City, DCA	Not Accomplished /cancelled- Instead, city will coordinate with County for County-wide effort
8	Develop an infrastructure expansion and maintenance plan including broadband	2019-2020	City	\$2,000	City	Not Accomplished /cancelled – Public input indicated that this item is no longer a priority.
9	Identify and select public safety providers for local service	2019	City, County	TBD	City	Not Accomplished /cancelled – Public input indicated that this item is no longer a priority.
10	Identify projects for SPLOST and TSPLOST funding	2019-2020	City	None	NA	Not Accomplished /cancelled – Public input indicated that this item is no longer a priority.

	Item (City of Carlton List of Accomplishments)	Time frame	Responsible Party	Cost	Funding Source	Status/ Comments
11*	Create a city website (carried over from previous STWP)	2019	City	\$1,000	City	Not Accomplished /cancelled – Using Facebook instead, may revisit but not a priority
12*	Record retention ordinance project (carried over from previous STWP)	2019	City	\$500	City	Completed
13*	Fix 1st Street grate and bridge (carried over from previous STWP)	2020	City	TBD	City	Completed
14*	Update software on city computer (carried over from previous STWP)	2022	City	TBD	City	Completed

Table 34: City of Colbert – List of Accomplishments

Item	Time frame	Responsible Party	Status/Comments	
ECONOMIC DEVELOPMENT (City of Colbert List of Accomplishments)				
1	Work with Chamber of Commerce to create a “Buy Local” program	2017-2018	County leadership, planning & dev.	Completed
2	Study and implement tools to encourage development of tourism-related economic opportunities, such as public-private partnerships, with the goal of adding quality destinations	2017-2018	City; Chamber	Not accomplished /Cancelled – City will coordinate with county on county wide effort
3	Develop a coordinated and comprehensive economic development strategy for all of Madison County	2019-2020	City; County; Chamber	Not accomplished /Cancelled – Instead, city will coordinate with county on county wide effort
LAND USE (City of Colbert List of Accomplishments)				
4	Evaluate and, if appropriate, adopt zoning ordinance and subdivision regulations	2017-2021	City Leadership	Underway
NATURAL AND CULTURAL RESOURCES (City of Colbert List of Accomplishments)				
5	Continue work on improvements to Colbert School-City Complex	2017-2019	City	Completed
6	Continue work on revitalization of the library and courthouse buildings	2017-2021	City	Completed

Item	Time frame	Responsible Party	Status/Comments
7	Improvements to water system in identified target areas to address water quality and potential health hazards	2017-2019	City Leadership Underway
8	Conduct comprehensive utility and infrastructure needs analysis, that first focuses on the sewer system, to identify and implement priority projects	2017-2021	City-County Utilities; IDA Underway
9	Prepare for emergencies by establishing a volunteer response unit and participating in countywide disaster planning	2017-2021	City leadership; staff, volunteer fire dep.; county sheriff Not accomplished /cancelled – Instead, city will coordinate with county on county wide effort
TRANSPORTATION (City of Colbert List of Accomplishments)			
10	Develop a local, complete streets and trails plan with a pronounced focus on reducing automobile vehicle-miles traveled and traffic calming	2018-2020	City leadership Underway
11	Develop a plan (formal or informal) to improve local impact on decisions regarding state and national highways	2017-2018	City; County, MACORTS; GDOT Underway
12	Establish a schedule and program for preventive road maintenance and traffic control improvements (signalization and signage)	2019	City leadership Underway
13	Prioritize transportation needs for inclusion in future community and regional plans (ex.: SPLOST and T-SPLOST)	2018	City leadership Underway

Table 35: City of Danielsville – List of Accomplishments

Item		Time frame	Responsible Party	Cost	Funding Source	Status/ Comments
1	Conduct a tax-value-per-acre study to efficiently direct public and private investment	2023	City	\$500	City, DCA	Not accomplished/cancelled – Public input indicated that this item is no longer a priority.
2	Audit existing development patterns and internal city practices to promote compact, walkable development	2022-2023	City	2000	City	Not accomplished/cancelled – Public input indicated that this item is no longer a priority.
3	Develop a senior service delivery strategy	2020-2021	City	\$500	City	Not accomplished/cancelled – Public input indicated that this item is no longer a priority.
4	Adopt a complete streets policy	2021-2022	City	None	NA	Completed
5	Implement complete streets improvements on General Daniels Ave	2020	City, GDOT	TBD	City, GDOT	Completed
6	Develop an infrastructure expansion and maintenance plan including broadband	2021-2022	City	\$2,000	City, Grants	Not Accomplished/cancelled Public input indicated that this item is no longer a priority.
7	Develop a recreational facilities plan	2019-2020	City	TBD	City	Not accomplished /cancelled – Instead, city will coordinate with county on county wide effort

8	Identify projects for SPLOST and TSPLOST funding	2019	City	None	NA	Completed
9	Create an economic development plan, including low-cost initiatives like supporting “pop-up” businesses	2019-2020	City	1000	City, DCA	Not accomplished /cancelled – City will coordinate with county on county wide effort
10 *	Wastewater pond upgrades (carried over from previous STWP)	2019	City	TBD	City	Underway
11 *	Renovate existing, aged water & sewer lines (carried over from previous STWP)	2019	City	TBD	City	Underway

Table 36: City of Ila – List of Accomplishments

Item		Time frame	Responsible Party	Status/Comments
1	Develop a senior service delivery strategy	2022-2023	City	Completed
2	Identify locations and funding paths for restoring historic commercial buildings	2022-2023	City	Underway
3	Audit existing development patterns and internal city practices to promote compact, walkable development	2020-2021	City	Not accomplished/cancelled – Public input indicated that this item is no longer a priority.
4	Streetscape the downtown crossroads	2021-2023	City	Underway
5	Identify blighted structures and prioritize specific buildings for rehabilitation and code enforcement	2021	City	Underway
6	Develop a recreational facilities plan	2020	City	Not accomplished /cancelled Instead, city will coordinate with county on county wide effort
7	Develop an infrastructure expansion and maintenance plan including broadband	2019-2020	City	Not accomplished /cancelled Instead, City will coordinate with county on county wide effort

8	Identify and select public safety providers for local service	2019	City, County	Completed
9	Identify projects for SPLOST and TSPLOST funding	2019-2020	City	Underway
10	Create an economic development plan including low-cost initiatives like supporting “pop-up” businesses in historic downtown buildings	2019-2020	City	Not accomplished /Cancelled – Instead, will coordinate with county on county wide effort
11*	Improvements to Crawford Street (carried over from previous STWP)	2020	City	Underway

9.2 Public Input

Required Documents

Countywide - Kickoff Public Hearing Public Notice and Sign-in
Sheets

THE MADISON COUNTY (GA) JOURNAL, THURSDAY, MARCH 17, 2022 — PAGE 7A



State Park picnic Area Clean up Community Service Award.

**MADISON COUNTY BOARD
OF COMMISSIONERS
SPECIAL CALLED
MEETING AGENDA
March 25, 2022 10:30 A.M.**

The Board of Commissioners is meeting with Hall Consulting to finalize the scope of work and discuss the future engagement plan for the Comprehensive Plan.

**NOTICE OF 2022
BUDGET HEARING**

The City of Danielsville Council will hold a public hearing prior to the Special Called Council Meeting of March 28th beginning at 7 PM. Purpose of Public Hearing is to review the city's proposed 2022 Budget. Purpose of the Special Called meeting is to approve the 2022 proposed Budget. The meeting will be held in the Council Meeting Room located at City Hall, 10 Government Circle.

The Budget Work Session will be held March 19th, 2022, beginning at 8 AM in preparation of the March 28th Public Hearing and Special Called.

Fun By The Numbers

	6	5			9	
		3		4		1
	1		9	7		4 6
		8		9 6	7 3	
9	7			3		6 2
3		6	7		2	
6		7	4	1	9	
			6			1
		1		3		

Madison County Board of Commissioners

03/25/2022

Special Called Meeting

Please Sign In

Thank you!

1	Stephanie Harvin
2	Larry Cox
3	Robert Hooper
4	Bruce Gandy
5	Byron Lee
6	Prage Tesanovich
7	Mike Coile - City of IHA
8	Care Ramsey
9	Virginia Beavers 706 202 9650 640 Riverhill Dr Bowman
10	Michael Wells
11	Heather Meadows - city of Danielsville
12	Anna Strickland
13	Carole Knight
14	Brad Arent
15	Youth Leadership group
16	Amanda Willis
17	Aison Smith
18	William Smith IV
19	Paul Walton Mayor of Hull
20	Bonnie Cooper
21	Stacy K Berrone
22	C. O. Deary
23	Cynthia Hobbs & Ken Parthun, Carlton
24	Henrietta G Browne - Comer
25	Victor Boutier - D'ville

Colbert Hearing Sign-In Sheets

SIGN IN SHEET

at the... Colbert
Municipal
Center

DATE: Monday May 2, 2022 PLACE: Old School Auditorium

PLEASE PRINT YOUR NAME	YOUR PHYSICAL ADDRESS	YOUR EMAIL ADDRESS
Randy Freeman	327 Freeman Circle, Colbert, GA	the.professor19@gmail.com
Cynthia Fortson	34 East 5th Ave, Colbert, GA	cynthiafortson@outlook.com
Carol & Elyse TRINARD	53 S. 4th St.	ETRINARD@hotmail.com
Chris + Anita Peck	627 Handman Morris Park	
Tony Metter	Colbert	metteraw@windstream.net
Bruce	Colbert - New Guinea	
DEEPA WARD	95 Boston Falls Dr. Hull	
Bina Ward	11	
Lesgh Ann Jones	147 S. 4th St. Colbert	LTONES13M@EMAIL
Ruth Ann Tesanovich	959 Hwy 172, Colbert	rtesanovich@outlook.com
Spencer King	1211 Diamond Hill COLBERT RD	
Randy Ray	1050 Kingston Lane, Colbert	

PLEASE PRINT YOUR NAME	YOUR PHYSICAL ADDRESS	YOUR EMAIL ADDRESS
Benjamin Gosssett	440 Kingston Rd. Colbert	
Anna Barber	75 E 2nd Ave, Colbert	
Rickley Barber	75 E 2nd Ave, Colbert	
Shirley McClure	107 E 2nd Ave, Colbert	
Anita & Chris Peck		
Drago Tesanovich	959 Hwy 172, Colbert	dragojoe@msn.com
Virginia Beavers	42 N Fourth St. 640 Riverhill Dr	virginia@virginiabeavers.com
Anita Boston	20 W 2nd Ave	

Ila Public Hearing Signin Sheet

May 2, 2022
Public Hearing

1. Donald F. Newman
2. Michael D. Cook
3. Troy Bullock
4. Victor Johnson
5. Dorothy Deason
6. Tracy Johnson
7. Wanda Lauphear
8. Du W. July
9. Christy Weave
10. Abby Sjoberg
11. Terry Funderburke
12. Ann Davis
13. Gary Harvin
14. Maggie Sjoberg
15. Lisa Pearson
16. Debbie Pierce
17. Dave Ramsey
18. Sherry McDuffie
19. Butch McDuffie

Workshop Exercise Results

Madison County SWOT

<p>Strengths</p> <ul style="list-style-type: none"> • Agriculture and nature • Rural Carlton • Watson Mill State Park • “Hidden Treasures” • Rural nature of county • Proximity to urban centers • School system • Agricultural Industry • People/culture • Low density population • Chamber of Commerce 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Infrastructure – water/sewer/broadband • Location <ul style="list-style-type: none"> ◦ Bedroom community ◦ People spend money elsewhere ◦ 80% of people work outside of county • Sewer – lack of sewer limits development/redevelopment/jobs/retail • Jobs – lack of living wage jobs • Higher taxes because of low business income/sales • Tax base <ul style="list-style-type: none"> ◦ Residential growth does not cover costs to accommodate them unless the homes cost \$350k+ ◦ Spec houses are not good for tax base • Poverty – economically disadvantaged people • Affordable housing – no apartments for young people who may want to stay in the county • Food desert – limited access to grocery stores in the northern part of the county • County’s Park and Recs programs have deteriorated
<p>Opportunities</p> <ul style="list-style-type: none"> • “Hidden Treasures” – Chamber of Commerce effort to document unique features in the county • Graduating seniors • Rail system • Industrial park and land availability – industries are interested in being here • Water system • Clean industry 	<p>Threats</p> <ul style="list-style-type: none"> • Dirty industry • Growth is creating all the problems • Wrong types of business – example is storage building • Growth threatens quality of schools • Regulations are not ready for growth (staff & ordinances) – stormwater, noise, natural resources

<ul style="list-style-type: none"> • Agritourism • Industrial authority – functions as a water authority but can be an opportunity if changes are made. • 72 Corridor • Cities – concentrate services and shopping to protect agriculture • Growth as an opportunity – control growth to protect quality of life • Empty buildings scattered around the county could be reused 	<ul style="list-style-type: none"> • Broad River threatened by development – water quality • Urban sprawl • “Dead zones” – vacant/empty buildings that are hard to bring up to code • Over-regulation • Cell towers
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Workshop #1 Vision Statement Revisions - Madison County

Original: Madison County is a dynamic community that enjoys strong ties to the Athens area while preserving its own charm, style, and pace. This vision addresses the desire to balance the county’s rural qualities with intentional residential and commercial development while expanding the local quality of life and economy.

Revised: Madison County is a dynamic community that enjoys strong ties to the surrounding region while preserving its own charm, style, and pace. The citizens’ vision focuses on the desire to maintain the county’s rural and natural qualities by preserving agriculture and environmental resources. Industry and business growth, infrastructure, and residential development should be directed into cities and other planned development nodes, thus allowing economic growth that can support services needed by residents. Madison County will be a place where citizens can live and work and take pride in their community.

Madison Vision Statement comments or edits (from 6/14/2022 Visioning Workshop #1) *red are specific edits from citizens*

- Madison vision - Recommend developing a county water system that filters water taken from the waterways and returns to the rivers via a second set of filters. Areas should be designated for various types of residences on specified lot sizes and different areas specified for industry.
- Madison vision - Madison County is a dynamic community that enjoys strong ties to the **Region** ~~Athens area~~ while preserving its own charm, style, and pace. This vision addresses the desire to balance the county’s rural qualities with intentional residential and commercial development while expanding the local quality of life and economy. – Drop Athens – maybe use Region. Don’t leave out planned

commercial development – Madison County has ties to Royston, Franklin County, Commerce, Elberton, Hartwell, etc. – not just Athens.

- Madison vision – It should mention other opportunities and activities that should be happening downtown Danielsville. More weekly activities like farmers market, gatherings for art/crafts/music more often or on a regular basis.
- Madison vision – I feel that strengthening ties to Athens should be included, as this will help bring in more commercial ties in areas near Athens to bring in additional revenue and business.
- Madison vision – Residential and commercial development that reduces the tax burden on property owners. Affordable housing other than trailer parks.
- Madison vision – what about industrial growth? How will industrial growth be incorporated in the county?
- Madison vision – needs to include that people are proud to present decent looking country property. No apartment complexes. No mass transportation.
- Madison vision rewrite – Madison County is a dynamic community that enjoys strong ties to the Athens area while preserving its own charm, style, and pace. This vision addresses the desire to balance the county’s rural qualities ~~with intentional residential development while expanding the local quality of life and economy~~ **by preserving agriculture industry with intentional business growth and residential development along state highway corridors, and thus allowing economic growth that can support services needed by residents.**
- Madison vision – please do not advertise strong ties to Athens – this cannot help us in the county. All it does is encourage migratory sprawl out of Athens or out of citizens relocating to work in Athens.
- Madison vision rewrite – Madison County is a dynamic community ~~that enjoys strong ties to the Athens area~~ while preserving its own charm, style, and pace. This vision addresses the desire to balance the county’s rural qualities with intentional **commercial, agriculture, industry,** residential and **infrastructure** development while expanding the local quality of life and economy. – Athens should not be a part of Madison County’s vision. Balance should include agricultural industry, commercial development residential development. Also need to mention intentional infrastructure development (water, sewer, broadband)
- Madison vision – focus development adjacent contiguously to city, rural areas that already have water, sewer, internet, etc. Limit growth to what can be serviced by existing infrastructure.

- Madison vision – what about a countywide public transportation system to cut down on poverty levels by allowing citizens to travel? (174 & 29 intersection)
- Madison vision – residential and retail development that serves the needs of a rural community. Community gardens. Organic food/grocery (though Ingles is great!). Maybe smaller food stores throughout county.
- Madison vision – not sure about strong ties to Athens area
- Madison vision is agriculture community
- Madison vision rewrite – Madison County is a dynamic county that enjoys strong ties and easy access to the Athens area. Preserving its autonomy, charm, style and pace. The citizens drive the vision to balance the county’s rural qualities with intentional residential development while expanding the local quality of life and economy.
- Madison vision rewrite – Madison County is a dynamic community that enjoys strong ties to the Athens area while preserving its own charm, style, and pace. This vision addresses the desire to balance the county’s rural **natural** qualities with intentional residential **and industrial** development while expanding the local quality of life and economy.
- Madison vision rewrite – a standard of living that preserves the environment and agricultural lifestyle while providing well placed and structured residential areas. A place where citizens can live and work and take pride in their community.
- Madison vision – need to balance roads, school system for Madison County. Don’t want to see it become a likeness to Athens.
- Madison vision – Madison County needs to retain what agricultural land is left. We do not need to be the “bedroom” county for Athens.
- Madison vision – 5 acre minimum rural lots, not subdivisions. Limit large scale poultry operations
- Madison vision – Eliminate the tie to Athens. Residential development should not be subdivisions/tract housing.
- Madison vision – change the word “balance” to “maintain”, I’m not sure what you mean by “intentional”. Many people I know would use the word “controlled”. What is the definition of “quality of life” too vague.
- Madison vision – what is being done to expand or steward quality of life and economic growth?
- Madison vision – need to require business licenses. Need to reduce the amount of pollution allowed for industry. Citizens should have more input on the industries

coming into our communities. Need to form a citizens committee to get information out. Protect our environment from pollution.

- Madison vision – need more control over businesses to operate in the county. A committee to investigate and advise the BOC.
- Madison vision – no need to tie anything to Athens, we are definitely not, nor do we want to be Athens! Conservative growth balanced to preserve quality of life.
- Madison vision -This vision addresses the desire to balance the county's rural qualities and residential qualities while expanding the local quality of life and economy.

Workshop #1 Vision Statement Revisions - Carlton

Original: Carlton will continue to be a small town and feature parks, businesses, and amenities where people can gather to build community. We will take advantage of our proximity to Watson Mill Bridge State Park by creating and supporting opportunities for related outdoor recreational development, both public and private.

Revised: Carlton will continue to be a small town and feature parks, businesses, and amenities where people can gather to build community. We will take advantage of our proximity to Watson Mill Bridge State Park by creating and supporting opportunities for related outdoor recreational development, both public and private.

Carlton Vision Statement comments or edits (from 6/14/2022 Visioning Workshop #1)

- Carlton vision – needs a sewer system
- Carlton vision – you cannot rest one entire community around one park.
- Carlton vision – A small community with only 263 residents will be limited in scope or ability to maintain parks or amenities. Protect the rural nature.
- General comment – Do not want any of these cities to become the way Oconee County has become!!

Workshop #1 Vision Statement Revisions - Colbert

Original: Colbert envisions a quiet, rural “hometown” community with a thriving and pleasant downtown where daily goods and services are available, and a neighborly atmosphere that welcomes residents and visitors.

Revised: Colbert envisions a quiet, rural, “hometown” community with a thriving and pleasant historic downtown with infrastructure that encourages small local business development, where daily goods and services are readily available. A community that is walkable and has a neighborly atmosphere that welcomes residents and visitors.

Colbert Vision Statement comments or edits (from 6/14/2022 Visioning Workshop #1)

- Colbert vision – mention side-walked subdivisions
- Colbert vision – The Glen Carrie Road gets a lot of pedestrian traffic, and it is hard to see them, especially at night. It would be nice to have a sidewalk from 72 to Ingles. Would be great to have a park for kids.
- Colbert vision – Not enough information as to what exactly is desired as a goal
- Colbert vision – vision statement is in need of including upgrade to sewer and with the GRP plant plus 4 lane highway, not sure it can fully deliver a “quiet” community without some changes. Save historic structures. Figure out a tourist attraction.
- Colbert vision – With GRP in the picture, Colbert is not a “quiet” attractive community without being outside city limits towards Hull or well out towards Comr. How much positive impact does it have vs community improvement?
- Colbert vision – needs improved infrastructure for business. Need a citizens committee.
- Colbert vision – town could use improvements to infrastructure to attract more retail business.
- General comment – Do not want any of these cities to become the way Oconee County has become!!

Workshop #1 Vision Statement Revisions - Danielsville

Original: Danielsville will be a thriving and attractive county seat where opportunities to live, work, and play are available to all comers. Residents will be engaged in their government, and we will grow inward to encourage efficient public investment, community building, and active transportation.

Revised: The general vision of the residents and business owners of Danielsville is responsibly growing the city, encouraging mixed commercial and residential uses, industry as well as continued single family housing.

Danielsville Vision Statement comments or edits

(From 6/14/2022 Visioning Workshop #1)

- Danielsville vision – There should be more mention about other opportunities for activities/enjoyment like ice cream shops, bike routes etc., farmers markets ongoing activities for youth/elderly/arts!!!

- Danielsville vision – entertainment for teens (movies and bowling), more housing – better grocery stores.
- Danielsville vision – no mass transportation.
- Danielsville vision – what does grow inward mean? “grow sustainably” is more appropriate maybe. Keep us aware and covers a lot of areas.
- Danielsville vision – road on James Springs Road nice work
- Danielsville vision – The only addition that I can see as possible is effects upon education and diversity. The area between here and the roundabout seems barren.
- General comment – Do not want any of these cities to become the way Oconee County has become!

Workshop #1 Vision Statement Revisions - Ila

Original: Ila will be a place where residents are engaged and invested in creating a thriving and attractive small town. We will provide spaces where people of all ages can walk and bicycle, gather, and recreate, and we will seek out small-scale, community-supportive economic...

Revised: Ila will be a place where residents are engaged and invested in creating a thriving and attractive small town, to encourage efficient public investment, community building and active transportation. We will seek out business opportunities that build upon current strengths to include small-scale, community-supportive, and sustainable economic growth.

Ila Vision Statement comments or edits (from 6/14/2022 Visioning Workshop #1)

- Ila vision – ... vehicles to provide local jobs and taxes as well as improved standards of housing.
- Ila vision – would have been great if it had been followed but growth came pretty much as it wanted without following the plan. New vision taking into account what is already there would be good.
- Ila vision – need some economic growth while remaining within community guidelines and support system.
- Ila vision – good from what I can read but the town and surrounding areas need more transportation options, trails all over, meeting areas for local residents etc.
- Ila vision – Ila is small town and don't want to see a large scale change. As when there is the annual Christmas event, it is a dangerous situation! Like the beautification that is taking place and the cleanup.

- Ila vision – Ila has major issues with parking and pedestrian movement. The annual Christmas festival is a wonderful event, but it can be dangerous and exclusive to older people.
- Ila vision – The city council didn't know how to finish this statement at the kickoff meeting. The only gather/recreation area is a tiny track and playground. The council seems anti-growth in general!
- Ila vision – last word could be “growth”
- Ila vision – Use from Danielsville “to encourage efficient public investment, community building and active transportation. ...Opportunities that build upon current strengths and include supportable and sustainable new business potential. Add possibilities beyond being an oasis but with little economic potential that is then relegated to isolation. There must be some economic potential that connects to the larger world “out there” to increase the economy, especially to take the unfair tax burden off seniors for education.
- General comment – Do not want any of these cities to become the way Oconee County has become!!

Workshops #2 and #3: Community Priorities

In workshops #2 and #3, participants, in 15 groups of 4-5, were provided a list of issues by category and asked to prioritize them and name their top 5. If an issue was listed as a priority in its category (Economic Development, Housing, Environmental, etc.), it received a point. It also received a point if it was a top 5 priority. The results of the workshop exercise are summarized below.

Table 37: Workshop 2 and 3 Results – Issues, Threats, & Needs

Issue/Threat/Need Workshops 2 and 3	Priority Weight	Times listed as priority	City and County Issue?
Water service limited	19	7	X
Lack of high-speed internet availability	19	6	
Insufficient sewer availability	18	6	X
Limited supply of affordable housing	16	4	X
Economic base lacks diversity	15	4	X
Loss of agricultural land	15	4	
Codes not sufficient for new/expanded growth	15	4	X
Lack of sidewalks and connectivity within Cities	15	2	X
Lack of oversight for new large industrial facilities	14	1	X
Threats to river water quality (Broad, Hudson, & South Fork)	12	3	
Threats to general water quality including ground water	12	1	X
Lack of public transportation options	12	0	X
Limited staff for code enforcement	11	1	X
Fire protection	10	1	X
All businesses not licensed	10	1	
Limited supply of housing for seniors	9	0	X
Ila intersection delay	9	0	X
Compatibility of zoning codes between cities and county	8	0	X
Code violations	8	0	X
Limited non-motorized connectivity in southeast Madison County	8	0	X
Lack of grocery stores	7	1	X
Low quality construction and materials	7	0	X
Lack of local jobs	6	1	X
Urban sprawl	6	2	
Loss of historic resources	6	1	X
No community wide swimming pool	5	1	X
Limited city parks and recreation	5	0	X
Losing the unique storefronts in our cities	5	0	X
Limited supply of apartments/multifamily	5	0	X
<i>Wild and Scenic</i> River is threatened	5	2	
Light pollution	5	1	X
Limited staff for site plan review	4	0	X
Lack of recreational access to rivers	4	0	
Few recycling centers available	3	0	X
Water Supply is needed	3	1	X

Issue/Threat/Need Workshops 2 and 3	Priority Weight	Times listed as priority	City and County Issue?
Downtowns are outdated	3	0	X
Threat of losing locally owned and operated businesses	3	0	X
Insufficient land use controls to protect agricultural lands	3	1	
Threats to Hudson River and South Fork Broad quality	3	1	
Focus higher density housing to specific areas	2	0	X
Vacant buildings	2	1	X
Threats to Broad River quality	2	0	
Need more ambulances/EMS	1	0	X
Taxation	1	0	
Lack of oversight for IDA	1	0	
Need more secondary/technical education opportunities	1	0	
Limited housing stock	1	0	X
Better coordination with cities/county	1	0	X
Abuse of Land Conservation Easement	1	0	
Small lot housing (<5 acres) is a threat	1	0	
Restore the courthouse	1	0	X
Bicycle routes needed throughout county	1	0	X
Focus on high traffic areas	1	0	X

Workshop #4 Findings

Favorite Places in Madison County

- Watson Mill State Park
- Home
- Broad River and nature
- Greenspace and agriculture
- Comer and Ila

Favorite Places Outside Madison County

- "Peace and quiet"/mountains
- Shopping areas
- Athens
- Family

Workshop #5 Findings

If you had a friend or family member who wanted to move to Madison County, where would you recommend they live? Why?

Public Responses (all comments shown as written by participants)

- Up in the north county where there's less development and lots of beautiful trees & river. But – we need less people boating with outfitters on our river, or at least stop any other outfitters coming in or expanding their use of the river. Thousands come down the river on a summer day. If you have property along that stretch, you can't enjoy your own property – so – we need a way to limit or restrict further outfitter development. Thanks
- Great place to play on the beautiful Broad River. The woods are best away from the “small-minded” towns and people. Too many Trump flags.
- Find a secluded, peaceful, place away from town life and near forest and streams.
- Wherever they can find a suitable property; it is hard to find places to buy.
- N of Hwy 98 – because anything south of 98 is open for seemingly unregulated development (i.e. – splitting and “developing”)
- Danielsville – services and protection
- Rural area around Colbert
- In a rural undeveloped area, because the natural beauty is still intact.
- Depends on age, health, and interests. Madison County has something for everybody.
- If interested in farming, north of highway 98; if interested in living in a small community, Comer. Please note! Agriculture, especially large chicken houses (multiple) is NOT quiet and peaceful: 18-wheelers, night and day. * Avoid living near GRP and large collections of chicken houses
- If they have children, I would recommend Ila school district area. If they are looking for one acre lots I would recommend south Madison County. If they are senior citizens they are out of luck finding small homes.
- Depends upon what they are looking for. Quiet, solitude, few neighbors then the area around me, west Madison Co. should suit. If they want to be closer to Athens, then Hull and south. Also the internet availability is generally poor, so that may be a consideration. Some well water is substandard so our area served by county water may be key.
- I would recommend Comer, there is a pleasant mix of culture, demographics and opportunities.

- Someone looking for a place to land that still most likely maintain its rural nature should relocate to the northern portion of the county. Would not recommend the 72 corridor because of its high likelihood of higher density and rising crime at the crossroads with 29.
- I don't encourage people to move to Madison County because I like our sparse population. If I absolutely had to, I would say in Colbert/Hull just across the Clarke County line so that they can go to Athens quickly.
- Farmers – northern Madison County. Residential – Spratlin Mill/Hull area
- Every part of Madison County would be a perfect place to live. Madison County is in such close proximity to everything. It only makes sense to move here.
- If they had children, I'd recommend Comer because the elementary school is great. If they were retired, I'd recommend Carlton or Ila because it's rural and beautiful. I don't mind a longer drive to live somewhere peaceful.
- Comer – small town with a diverse population and lots of outdoor space for families. I would be hesitant to recommend Colbert area to anyone. Air, water and noise quality have decreased due to GRP and property values may have(?) decreased as well.
- Extreme north portion where it is very rural, very quiet and farm/ag based. Why – we need farms, no farms – no food. Keep the rural character and farm save value.
- I would have recommended the Colbert area before the biomass plant but the noise would be too much now. If we can prevent the south of the county from becoming too built up, I would recommend this area for families. The schools are good and there are enough families for children to have playmates. Also it is relatively close to shopping, etc. It still maintains an open and rural feeling in many areas. It is important to maintain this.
- I know a lot of people need affordable housing, as you know. I think there hopefully will not be too much tearing down of trees. Commerce (old part) is a cool place. I would recommend to someone. Opps not in Madison County – how about Royston?
- South, closest to Athens – healthcare, shopping, entertainment. Please don't duplicate all that in this county. Please don't turn us into the next Gwinnett County.
- Depends on their age, retired look somewhere else due to tax reasons. And when they are younger, I wouldn't recommend due to the heavy poultry (CAFO) presence. Also of importancy will be the outcome of this comp plan.
- Affordable place to live, beautiful rural area with the South and Middle Broad River which offers access to nature and recreation, a big plus. Close to Athens

- Depending on their needs, would determine what advice I would give them. All cities are great but not all have sewer.
- The area of Hwy 29 out towards Colbert/Comer area (172). Reasons: close proximity to Athens. More infrastructure are FAR away from me. The county needs to allow single family homes only and increase code for mobile homes.
- Depends on their intent – Farm – north end, Subdivision – south end.
- Far away from Hwy 72. Too much industry now and in future
- Northern half of the county because more land, less development
- This would depend on type of environment/business/lifestyle they prefer. If higher density is desired (neighborhood). I would refer them to a city. If looking for rural ??? I would try to locate in the rural areas. Parks in Comer, Danielsville, and (Hull soon to be). The higher density would be located closer to the cities for services. Rural/Agriculture in unincorporated areas.

Workshop #6: Mad Money Exercise

In the Mad Money exercise, facilitators granted five Mad Money bills to individual participants and asked them to select where commissioners and council members should invest, signified by six boxes, labeled “Broadband,” “Parks & Recreation,” “Public Safety,” “Sewer,” “Something Else,” and “Water.” They could choose to concentrate bills in a single box or split them among different boxes. Additionally, each bill contained a memo area with room to further detail the investment needed. The results of the exercise are summarized below.

Table 38: Mad Money Summary

Box Count	
<i>Broadband</i>	25
<i>Parks and Recreation</i>	39
<i>Public Safety</i>	24
<i>Sewer</i>	24
<i>Something Else</i>	15
<i>Water</i>	38
Grand Total	165

Table 39: Mad Money Detailed Response

<i>Category</i>	<i>Need</i>	<i>Location</i>	<i>Additional Comments</i>
<i>Broadband</i>	broadband to more populated areas		
<i>Broadband</i>	broadband to unserved		
<i>Broadband</i>	broadband to unserved		
<i>Broadband</i>	internet services		
<i>Broadband</i>	internet services		
<i>Broadband</i>	no specifics		
<i>Broadband</i>	no specifics		
<i>Broadband</i>	no specifics		
<i>Broadband</i>	no specifics		
<i>Broadband</i>	no specifics		
<i>Broadband</i>	no specifics	countywide	
<i>Broadband</i>	no specifics		
<i>Broadband</i>	no specifics		
<i>Broadband</i>	no specifics		
<i>Broadband</i>	no specifics	countywide	
<i>Broadband</i>	no specifics	equitable throughout county	
<i>Broadband</i>	no specifics		
<i>Broadband</i>	no specifics		
<i>Broadband</i>	no specifics		
<i>Broadband</i>	public broadband option (Jackson EMC)		
<i>Broadband</i>	public broadband option (Jackson EMC)		
<i>Broadband</i>	public broadband option (Jackson EMC)		
<i>Broadband</i>	public broadband option (Jackson EMC)		
<i>Parks & Rec</i>	active parks		
<i>Parks & Rec</i>	active parks		
<i>Parks & Rec</i>	active parks	each city should have park with playground and walking trail	
<i>Parks & Rec</i>	broad river access for swimming and kayak/canoe		
<i>Parks & Rec</i>	broad river public access		
<i>Parks & Rec</i>	broad river takeouts		

Category	Need	Location	Additional Comments
<i>Parks & Rec</i>	broad river takeouts		
<i>Parks & Rec</i>	broad river takeouts		
<i>Parks & Rec</i>	broad river takeouts		
<i>Parks & Rec</i>	firefly trail		
<i>Parks & Rec</i>	firefly trail		
<i>Parks & Rec</i>	gym		
<i>Parks & Rec</i>	gym		
<i>Parks & Rec</i>	gym		
<i>Parks & Rec</i>	gym		
<i>Parks & Rec</i>	gym & indoor swimming pool		
<i>Parks & Rec</i>	gym with indoor pool		
<i>Parks & Rec</i>	gym with indoor pool & fitness center like in Habersham County		
<i>Parks & Rec</i>	gym with indoor pool & fitness center like in Habersham County		
<i>Parks & Rec</i>	indoor pool		
<i>Parks & Rec</i>	local park system		
<i>Parks & Rec</i>	more parks	countywide	in different areas of county
<i>Parks & Rec</i>	more public access to Broad, Hudson, S Fork		
<i>Parks & Rec</i>	no specifics		
<i>Parks & Rec</i>	no specifics		
<i>Parks & Rec</i>	no specifics		
<i>Parks & Rec</i>	no specifics		
<i>Parks & Rec</i>	no specifics		
<i>Parks & Rec</i>	no specifics	countywide	throughout county
<i>Parks & Rec</i>	no specifics		
<i>Parks & Rec</i>	no specifics	countywide	develop sites in and around populated areas
<i>Parks & Rec</i>	Outdoor concert site and events		
<i>Parks & Rec</i>	park system	countywide	not just Danielsville
<i>Parks & Rec</i>	park system master plan	YMCA or boys/girls club, public pool, gyms	
<i>Parks & Rec</i>	park system master plan	need a different director	
<i>Parks & Rec</i>	recreation department		
<i>Parks & Rec</i>	recreation department		
<i>Parks & Rec</i>	senior center		
<i>Parks & Rec</i>	swimming pool		
<i>Public Safety</i>	EMS	464 Virginia Hull, GA	

Category	Need	Location	Additional Comments
<i>Public Safety</i>	EMS		
<i>Public Safety</i>	EMS		First Responders
<i>Public Safety</i>	expand the jail		more funding for deputies at jail
<i>Public Safety</i>	Fire Department	countywide	Paid Fire Department
<i>Public Safety</i>	Fire Department		
<i>Public Safety</i>	Fire Department		
<i>Public Safety</i>	Fire Department	countywide	
<i>Public Safety</i>	Increased Code Enforcement		
<i>Public Safety</i>	more fire hydrants	countywide	
<i>Public Safety</i>	no specifics		
<i>Public Safety</i>	no specifics		
<i>Public Safety</i>	no specifics		
<i>Public Safety</i>	no specifics		
<i>Public Safety</i>	no specifics		
<i>Public Safety</i>	Police		Police protection of walking trails
<i>Public Safety</i>	Public safety	464 Virginia Hull, GA	
<i>Public Safety</i>	Sheriff		
<i>Public Safety</i>	Sheriff		
<i>Public Safety</i>	Sheriff		Higher salaries
<i>Public Safety</i>	Sheriff		
<i>Public Safety</i>	Sheriff		
<i>Public Safety</i>	Sheriff		
<i>Sewer</i>	no specifics		
<i>Sewer</i>	no specifics		
<i>Sewer</i>	no specifics		
<i>Sewer</i>	no specifics		upgrade existing infrastructure
<i>Sewer</i>	no specifics	countywide	
<i>Sewer</i>	no specifics	countywide	
<i>Sewer</i>	no specifics		
<i>Sewer</i>	sewer service	high density residential	
<i>Sewer</i>	sewer service	future industrial areas	
<i>Sewer</i>	sewer service	each city	
<i>Sewer</i>	sewer service	Comer, Danielsville, industrial parks, new industrial locations	
<i>Sewer</i>	sewer service	new industry areas, 72 - Colbert to county line	

Category	Need	Location	Additional Comments
<i>Sewer</i>	sewer service	new development areas	
<i>Sewer</i>	sewer service	464 Virginia Hull, GA	
<i>Sewer</i>	sewer service	schools, industry, commercial	
<i>Sewer</i>	sewer service	Hull - 72 corridor/29	
<i>Sewer</i>	sewer service	72 corridor - Colbert	
<i>Sewer</i>	sewer service	second industrial park with sewer provided	
<i>Sewer</i>	sewer service		to expand business prospects
<i>Sewer</i>	sewer service	cities	develop from cities outward
<i>Sewer</i>	sewer treatment		
<i>Sewer</i>	sewer treatment		
<i>Sewer</i>	sewer treatment	each city	
<i>Sewer</i>	sewer treatment		
<i>Something Else</i>	attract "outside" businesses like fast food and Walmart		
<i>Something Else</i>	civic / fine arts center		
<i>Something Else</i>	civic center		
<i>Something Else</i>	high density housing	cities	include sidewalks and parking(?)
<i>Something Else</i>	library	southern part of county where more people are	
<i>Something Else</i>	more paved roads		
<i>Something Else</i>	no growth until elementary schools can handle it		
<i>Something Else</i>	no high density - keep it rural		
<i>Something Else</i>	protect land spaces along with smart increase industry		
<i>Something Else</i>	public arts/music school	Ila Elementary	
<i>Something Else</i>	public transportation		
<i>Something Else</i>	recycling center		
<i>Something Else</i>	satellite libraries	each city	
<i>Something Else</i>	senior center		
<i>Something Else</i>	sidewalks	all cities	
<i>Water</i>	no specifics		
<i>Water</i>	no specifics		
<i>Water</i>	no specifics		
<i>Water</i>	no specifics		
<i>Water</i>	no specifics		
<i>Water</i>	no specifics		

<i>Category</i>	<i>Need</i>	<i>Location</i>	<i>Additional Comments</i>
<i>Water</i>	no specifics		
<i>Water</i>	no specifics		upgrades to infrastructure
<i>Water</i>	no specifics		
<i>Water</i>	no specifics		
<i>Water</i>	no specifics		
<i>Water</i>	no specifics		
<i>Water</i>	no specifics		
<i>Water</i>	no specifics		
<i>Water</i>	water distribution		
<i>Water</i>	water expansion	countywide	sensible water expansion
<i>Water</i>	water for fire protection		
<i>Water</i>	water for fire protection	464 Virginia Hull, GA	
<i>Water</i>	water service	Hull - 72 corridor/29	
<i>Water</i>	water service	72 corridor - Colbert	
<i>Water</i>	water service		expanded fire and domestic water lines
<i>Water</i>	water service		expanded fire and domestic water lines
<i>Water</i>	water service	Carlton	
<i>Water</i>	water service	Colbert	
<i>Water</i>	water service	countywide	equality in water and sewer service
<i>Water</i>	water service	countywide	
<i>Water</i>	water service	Dogsboro	stop arbitrary development of water service, pass ordinance to fix issue with piedmont water (make them provide adequate for fire protection)
<i>Water</i>	water service	new industrial areas	
<i>Water</i>	water service	high density residential	
<i>Water</i>	water service	to expand business and industry	
<i>Water</i>	water supply	countywide	equitable services
<i>Water</i>	water supply		
<i>Water</i>	water supply		
<i>Water</i>	water supply		
<i>Water</i>	water system plan w/ cities and county	countywide	
<i>Water</i>	water system plan w/ cities and county		cities maintain identity and billing
<i>Water</i>	water system plan w/ cities and county		strategic water supply/system

<i>Category</i>	<i>Need</i>	<i>Location</i>	<i>Additional Comments</i>
<i>Water</i>	water system plan w/ cities and county		

Workshop # 7: Mad Money Exercise

Workshop #7 held a second Mad Money exercise focused on transportation. Facilitators granted five Mad Money bills to individual participants and asked them to select where commissioners and council members should invest, signified by six boxes, labeled “Hwy 98 Corridor Study,” “Sidewalks in Cities,” “Rural Transit,” “Repave or pave subpar roads,” and “Other Transportation Projects.” were provided for participants to put their 5 bills. They could choose to concentrate bills in a single box or split them among different boxes. Additionally, each bill contained a memo area with room to further detail the investment needed. The results of the exercise are summarized below, with additional detail presented as relayed.

	Count
<i>Hwy 98 corridor study</i>	39
<i>Sidewalks in cities</i>	2
<i>Rural transit</i>	21
<i>Repave or pave subpar roads</i>	50
<i>Other transportation projects</i>	18
Grand Total	165

Detail on “Other Transportation Projects” – 18

- 4 lane Hwy 72 to Hwy 29/106 at Kroger
- 4 lane Hwy 29 from Diamond Hill to Colbert Road
- Dangerous intersection – Neese Commerce @ Hwy 106
- 4 lane Hwy 106 from Neese to Commerce Road
- Not a transportation project – DO NOT run waterline where not needed – developer dream growth in the wrong place.
- Improve safety @ 29 and Glenn Carrie (x2)
- Improve safety @ Foote McClellan (x2)
- Add stoplight @ intersections on both 72 and 29 where there have been fatalities (Hull and Colbert)

- Transportation to other pre-K centers for kids not accepted to early learning center – over 300 kids not attending Pre-k, often due to transportation
- Bike lanes on major roads (x2)
- Stoplight at Hwy 72 & Colbert School Road

Repave or pave subpar roads – 50

- Infrastructure (x5)
- Seagraves Road
- Nowhere Road

Rural transit – 21

- Public safety (x5)
- Rural transit on major corridors (x2)
- Utilize senior center vans when not in use for rural transportation
- Carpool signs in city

Sidewalks in cities – 2

- Add sidewalks in Danielsville along Hwy 98 – very dangerous for pedestrians

Hwy 98 Corridor study – 39

- Hwy 98 widening in hilly areas and guardrails
- Add additional lanes near businesses and residential areas

Open House & Draft Plan Public Comments, due
12/12/2022

Emailed public Comments on Draft Comp Plan (due 12/12/2022)	
1	<p>1. The Colbert-Comer corridor should not be designated as an appropriate site for commercial/industrial growth. The GRP plant which exists here was poorly sited as a neighbor to our rural, residential, and largely history community. It never should have been allowed, and neither should future industry, simply from the standpoint that industrial/commercial and rural residential do not make good neighbors for many obvious reasons - the county knows this and the area citizenry suffers.</p> <p>2. The Colbert-Comer corridor should not be designated as an appropriate site for commercial/industrial growth from a standpoint of environmental safety considerations as well. This same area is known to be a significant groundwater recharge area, thus making ANY industrial/commercial operations entirely nonsensical, and I dare say is further unethical.</p> <p>3. The Colbert-Comer corridor should not be designated as an appropriate site for commercial/industrial growth because both the people and the steering committee emphatically said "no!" to this. I found it interesting to learn that one county commissioner thought it appropriate to overrule both the people and the steering committee in directing this designation be put back into the draft plan. Such action represents an industry interest over constituent representation by said commissioner, and again poses questions of ethics and more. (I do hope they at least intend to own their decision in a public forum.)</p> <p>If the county leadership feels it's appropriate to disregard what the area public wants and neglect the safety implications of the water table, then this area will remain designated for industrial growth. Otherwise, and as is well evidenced, this area should not be designated for commercial/industrial growth, and this component should be removed from the draft comp plan.</p>
2	<p>All of my neighbors have cobra head lights that burn all night long. I would like for the new comprehensive plan to address this. Please reduce the light pollution in Madison County.</p>
3	<p>All towns and the county have not yet been able to have a working agreement on land use and Zoning. There should be regular (quarterly?) joint discussions that puts mayors and commissioners together to specifically address these issues.</p>
4	<p>Aquifer recharge areas are of highest importance to our groundwater. Recharge areas must be preserved and conserved. No further building should occur in the three recharge areas.</p>

5	<p>As a resident of Colbert, GA, I have concerns about the future of the 72 corridor industrial growth proposals between Hull, Colbert, and Comer. After our experience with the noise and air pollution from the biomass plant that sits two miles from our house, I firmly believe the county is not suited for industrial growth. I've been very disappointed in the commission for enforcements of codes and follow up for ordinance violations. The county has important water resources that need to be protected as well as a need for protection of the rural environment. Industrial development would greatly threaten the area. Please keep Madison county clean and beautiful for future generations.</p>
6	<p>Big issue in Madison County. The county claims it wants to keep its rural character yet wants to bring in industrial businesses. The only way to make it happen and keep the character we all claim to want is to put restrictions on water pollution, noise pollution and light pollution.</p>
7	<p>Consultants have made good suggestions for transportation that need to be followed. Rural transportation plan and program is needed.</p>
8	<p>Hello. I attended the Colbert planning meeting and I believe it was clearly stated that the people don't want there to be an "industrial corridor" along Hwy 72. We discussed pods throughout the county as an alternative so we don't have one side/area of the county carrying the full burden of industrial growth. We already have pollution from the GRE plant just outside of Colbert. More industry in this area will only serve to compound that issue. Yet in the draft plan, industry is being pushed right to our front doors. Why was the decision made to continue with industry along Hwy 72? I didn't leave that meeting with the impression that we would be ignored.</p>
9	<p>I am beside myself to have learned that we are still considering developing the industrial corridor between Colbert and Comer ... especially since it would be located directly on top of Madison County's largest groundwater recharge area. I'm not sure who thought that was a good idea, but it is not. Please remove that and don't let Madison county become national news because we have ruined our water based on such poor planning. Any industry should not be located on either side of 72 near that recharge area. The fact that we have GRP there already is enough to be alarmed and we should not allow it to go any further. We should also do a better job at policing what GRP is doing to the soil in that area. That entire area between Colbert and Comer should be off-limits to that type of industry and we should be embarrassed that it was allowed to happen. We should instead protect that land on both sides of Hwy 72 so that nothing is built or deposited. Please, do not let it get any further.</p>

10	I find it hard to believe that the water recharge site located in the Colbert–Comer corridor has been designated for development despite the fact that the steering committee recommends the land be exempt. This area helps to replenish the groundwater for the surrounding communities. If industrial development is allowed on this site the chance of groundwater contamination becomes likely. Also the lack of groundwater due to the surface being covered by construction or parking lots could cause serious issues with existing or future wells.
11	I know our school system is established as one of our strengths and I saw where one of the school administrators was listed as a stakeholder for interview. Unless I've missed it, there is very little in this plan about our school system's current evaluation and future recommendations. Examples are: What are the current numbers of students along with areas of the County ? What is the future projections of students along with areas of the County? What types of educational resources and tax impact will the future hold ? I hope our school system has done some short and long term planning. Should it be mentioned in our plan ?
12	I know our school system is established as one of our strengths and I saw where one of the school administrators was listed as a stakeholder for interview. Unless I've missed it, there is very little in this plan about our school system's current evaluation and future recommendations. Examples are: What are the current numbers of students along with areas of the County ? What is the future projections of students along with areas of the County? What types of educational resources and tax impact will the future hold ? I hope our school system has done some short and long term planning. Should it be mentioned in our plan ?
13	I urge planners to address this health concern for future development.
14	I would like to see a county wide Light Pollution Ordinance added to the Comprehensive Plan for Madison County..
15	I'm a concerned citizen that lives in the Colbert area . I strongly disagree with any decision to make an industrial zone on top of the Colbert- Comer water recharge area as this water supply's our wells .
16	I've attended a few meetings and fully intended to be at the Nov.26th Carlton meeting, but something got in the way. Anyway, I'd not thought to request that we have an ordinance to prevent light pollution. One beautiful advantage to country living is being able to see the night sky, to marvel at meteor showers or look for constellations. I hope we can make a real effort to preserve this for future generations.

17	<p>Located on the Industrial Corridor between Colbert and Comer is an area of land where the soil composition encourages the replenishment of groundwater. The Comprehensive Planning Steering Committee recognized this natural resource and recommended the site be excluded from industrial development. Unfortunately the BOC overrode this decision and decided to keep the water recharge site for industrial development. I strongly encourage the BOC to reverse their action. Here we have a natural resource renewing our aquifers that needs to be protected from industrial wastes processes polluting the water. Also covering the ground with concrete or asphalt will block the rain from reaching the soil. In a county where the majority of the residents get their water from wells every effort should be made to protect this resource.</p>
18	<p>Madison county is becoming more urbanized and industrialized. Industrialized part is creating the most of the problems but not all. The kangaroo convenient store in Comer had horrible lighting which lit up the entire city at night. The citizens got together and got the business to take those lights down. Carolyn was another huge light polluter. Again most of the lights were not aimed where they should be. They went up an out destroying our night vision, and possibly blocking out seeing the stars at night for many many miles away. Like the noise ordinance, it should apply to the industrial zones as well as the domestic areas in the rural areas.</p>
19	<p>One serious concern lacking attention in our county comp plan is light pollution. Much of wildlife, as well as my own health, depends on darkness.</p>
20	<p>Page 49 The Broad River not the South Fork Broad is a free-flowing river. There is also a typo: "free-owing" Suggested Edit: Residents expressed that water resources are an issue and an opportunity for the county. The South Fork Broad River is among the last free-flowing rivers in Georgia. and is identified as a Regionally Important Resource in the Resource Management Plan for Northeast Georgia. Additionally, The National Park Service recognized 99 miles of the Broad River as being pristine enough to qualify as part of the Federal Wild and Scenic Rivers System. The South Fork Broad River and is identified as a Regionally Important Resource in the Resource Management Plan for Northeast Georgia. Page 83, Section 8.6 Make same revision as on pg. 49 regarding "Broad River is among the last free-flowing rivers" rather than South Fork Broad River Page 186, Historic Resources: Add: Watson Mill Covered Bridge. The site is listed on the National Register of Historic Places as the Watson Mill Covered Bridge and Mill Historic District.</p>
21	<p>Please don't forget about putting in guidelines to mitigate against Light Pollution when submitting the final draft for approval. Night lighting should be shielded in order to direct light only where it is needed. Anything else is a waste of taxpayer money when it creates glare around public buildings and recreational facilities. Personally, I eschew porch and yard lighting in favor of motion detector triggered lights that shut off as soon as I reach my front door.</p>

22	Please include these proposed noise guidelines in the Comprehensive Land Use Plan. We can't afford not to have this in our plans!!
23	<p>Please take the Colbert-Comer Corridor off the future development map. This area is a vital resource and any industrial/commercial activity will affect the water table. Our community depends on well water. There are plenty of other areas that are served by the rail line, hwy, and water line.</p> <p>In addition, our Madison County does not have the ability or desire to protect environmental concerns. Madison County also does not have infrastructure to supply residents with water or sewer, strengthening the need to protect water resources.</p>
24	Regarding the plan to allow the zoning change for the Comer Colbert corridor to become industrial, as a Comer resident I vehemently oppose this plan. For a county that has blocked all growth and development in order to maintain the small town feel this plan to industrialize the area is a massive conflict of the interests of the people. Please do not allow this to happen. The pollution will destroy our water quality, strip away the beautiful natural vistas and make Madison and eye sore that will effect our rural poorly values.
25	<p>The area identified as the <u>Colbert-Comer Corridor is located in a significant groundwater recharge area</u>, one of only 3 such recharge areas in the entire county (pg. 45, Figure 9: Areas of Environmental Concern). <u>This area should not be designated for industrial/commercial development as it would create adverse risks including storm water runoff/drainage, soil compaction, impervious surfaces (buildings/parking lots), and groundwater pollution. Additionally, Citizens specifically recognized this significant recharge area at Planning Workshop #5 held on September 29, 2022 and requested that further industrial/commercial development should not occur in the groundwater recharge area near Colbert/Hwy 72/Hwy 172. The Steering Committee made similar recommendations yet it seems that Public Input/Public Vision and Science has been disregarded.</u></p>
26	The Colbert-Comer Corridor is in the middle of one of three water recharge areas in Madison county. To protect the ground water from contamination it was exempt from industry zoning by the steering committee. I don't think this decision should be overrode by the BOC. Most of this areas water is supplied by wells and drinking water should be protected. By making this change at such a late date the comment period should be extended to give more time for input.

27	The location of the water recharge areas in Madison County appears on this map. Protecting them is important. Regardless of the four-lane highway, class I railroad, prior zoning and waterline these areas should not be used for any further commercial or industrial development. The cost of supplying water to everyone if the ground water becomes contaminated would far out way any tax generated by building there. This is another good example of why GRP should never have been built where it is. We should not continue to build on what is already a mistake. Good planning and zoning can prevent this from happening again.
28	There should be a long term plan for zoning and construction, to include all towns and the county. There should be standards for housing to meet the housing needs of the entire populace.
29	Total infrastructure plan, including all towns, is needed.
30	We need a light ordinance. Lights should be focused Down not out. It's easy to see what progressive (bad word in Ga) communities do with lights. AND it saves money for street lights and companies.

City Public Workshops

Ila Public Hearing Notes

May 2, 2022

Ila City Hall

Charlotte Weber provided an overview of the comprehensive planning process and conducted a SWOT analysis with the attendees.

Strengths

Quiet

Community

Peaceful

Friendly

Potential

Weakness

Intersection

Land

Road conditions

Low tax base

Law enforcement

Opportunities

Council to offer incentive for economic development but keep small town feel
Change 4-lane to stoplight – DOT said no
Places for people to walk
Old School redevelopment

Threats

Truck traffic
Bypass
Potential new elementary school

[Colbert Public Workshops Results](#)

Colbert notes from kickoff

April 25, 2022

Things that have changed for the better

Vision to update park
More housing available
Improved water system
ISO rating
City is efficient and working within its budget
New City Hall and municipal complex
Will have a new fire station in 2023
72 and county roads have improved
Colbert has retained its unique character
Homes in historic district have been improved

Things that have changed for the worse

Cars go too fast
Failing septic systems on homes and businesses
Georgia Renewable Power Plan was lifechanging – light, noise, air, water pollution
 Title 5 source of pollution next to residential neighborhood
 No benefits to local people
There are deserted lots in the city – ¾ to 1.5 acres
Sewage is huge issue – but expensive
Water pressure is a problem
Unincorporated properties are not protected

General comments

Need to be proactive as far as development standards when it comes to lighting etc.
and city and county should be consistent in development standards

Losing history as people age

Need a small grocery store

There is a museum in old train station that is not accessible

72 should not be an industrial corridor

Need to balance unincorporated industry with needs of towns.

Annexation is an option to protect properties

Code and development enforcement is on the city council

SDS coordination

There is a lot of demand for housing.

What makes Colbert different from the other towns?

Scenic backdrop for family events

Train Depot – people come here to take photos of caboose, the whole block is preserved

4th of July and Christmas parade – Family events

Hampton House – now it is assisted living

Picture perfect park (veterans memorial)

Colbert Visual Preference Survey Results (July 29, 2022)

