

## 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 22<sup>nd</sup> day of May, 2023.

Madison County Board of Commissioners  
Madison County, Georgia



Honorable Chairman Todd Higdon



County Clerk, Christina Baxter

## RESOLUTION

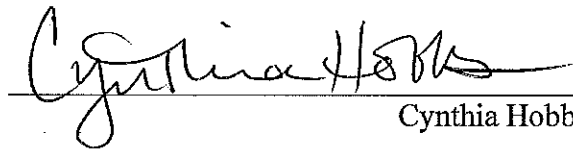
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

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 2<sup>nd</sup> 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 5<sup>th</sup> day of June, 2023.

City of Colbert



Tim Wyatt, Mayor



Kerri Lynn Phillips, Clerk

## RESOLUTION

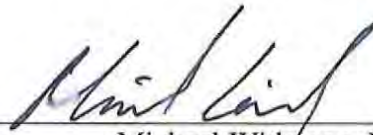
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

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 15<sup>th</sup> day of May, 2023

CITY OF ILA, GA

Michael D. Coile  
Michael D. Coile, Mayor

Susan Steed  
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 Hull, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the City of Hull that the Comprehensive Plan Update for the City of Hull, Georgia dated, 2024, as approved by the Georgia Department of 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 25<sup>th</sup> day of April, 2024.

  
\_\_\_\_\_  
John Barber, Mayor

  
\_\_\_\_\_  
Sandra Pou, Clerk



Madison County

# 2022-2042 Comprehensive Plan

Prepared by



City of Hull  
Element  
Added 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

- Larry Cox
- Ginnie Edwards
- Thomas Harrell
- Stephanie Harvin
- Cindy Jones
- David Jones
- Freida Kelly
- Thomas Kummero
- Lee Mitchel
- Russ Moon
- Jonathan Pou
- Bruce Robinson
- William Smith
- Mark Staley
- Gina Ward
- Kimberly Willoughby

## 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*
- Butch McDuffie, *Shiloh Volunteer Fire Department, Chief*
- Anna Strickland, *Chamber of Commerce*
- Frank Ginn, *Senator District 47*



# Planning Consultants

- **Marilyn Hall, AICP** (Hall Consulting, Inc.)
- **Bobby Sills, AICP** (Nelsnick Enterprises)
- **Scott Sugar** (Lumenor Consulting Group)
- **Charlotte Weber** (Lumenor Consulting Group)

## 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

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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.

| <b>Madison County Fast Facts</b>     |           |
|--------------------------------------|-----------|
| 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](http://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

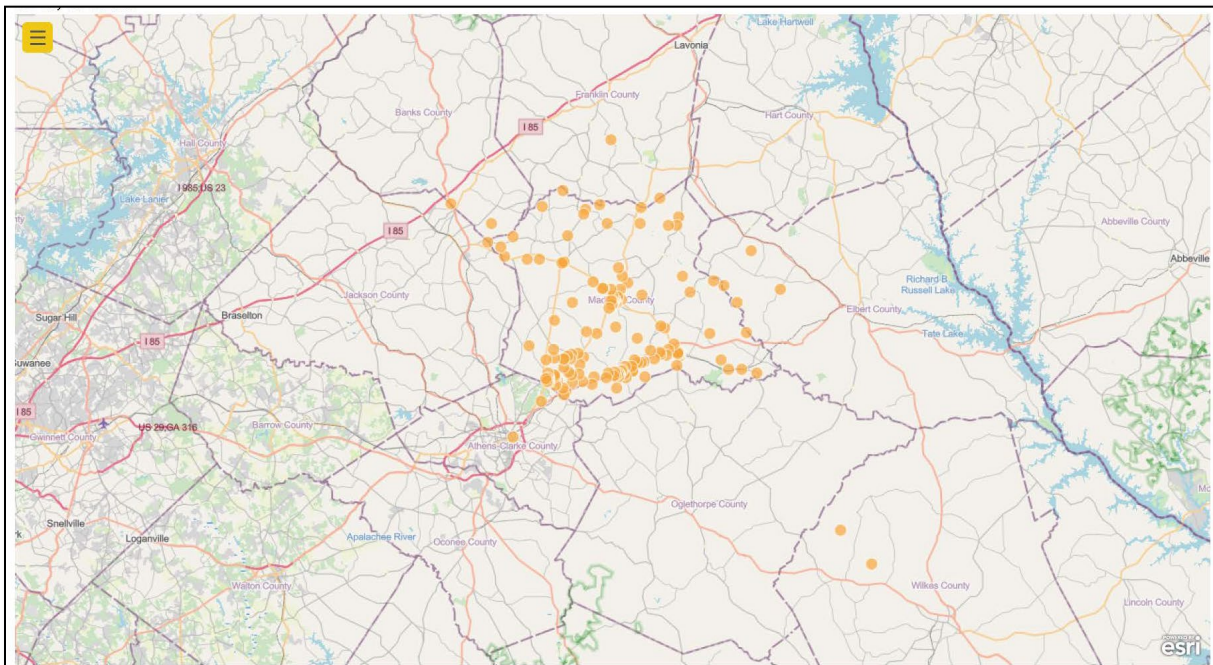




Figure 2: Survey – Do you work in Madison County?

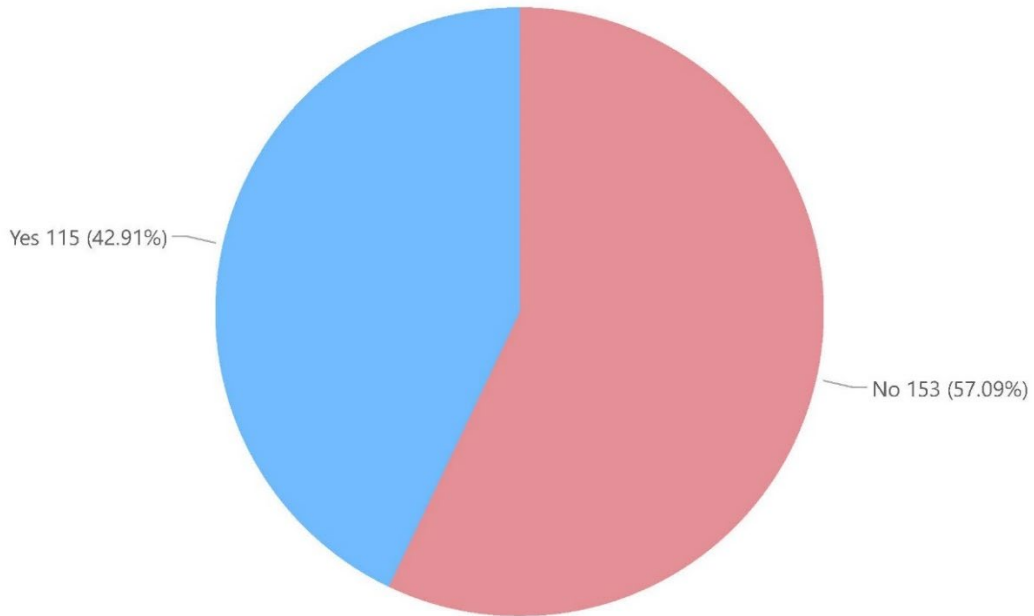


Figure 3: Survey – If No, where do you work?

| 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        | <b>Total</b>  | <b>22</b> |
| <b>Total</b>              | <b>66</b> |               |           |

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

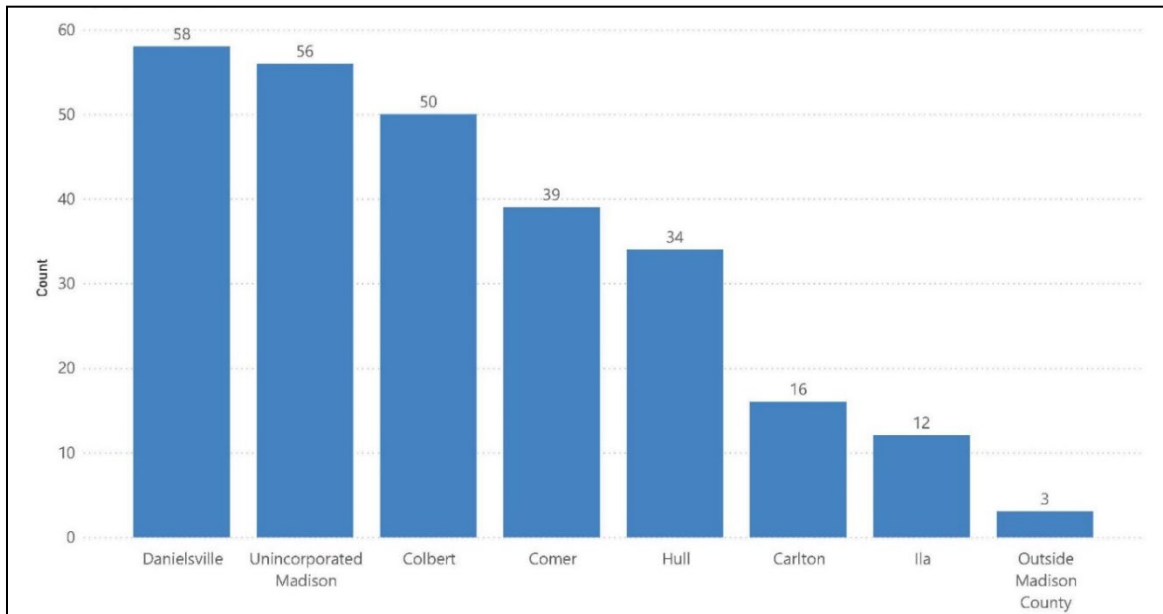


Figure 5: Survey – What future improvements are most important to you?

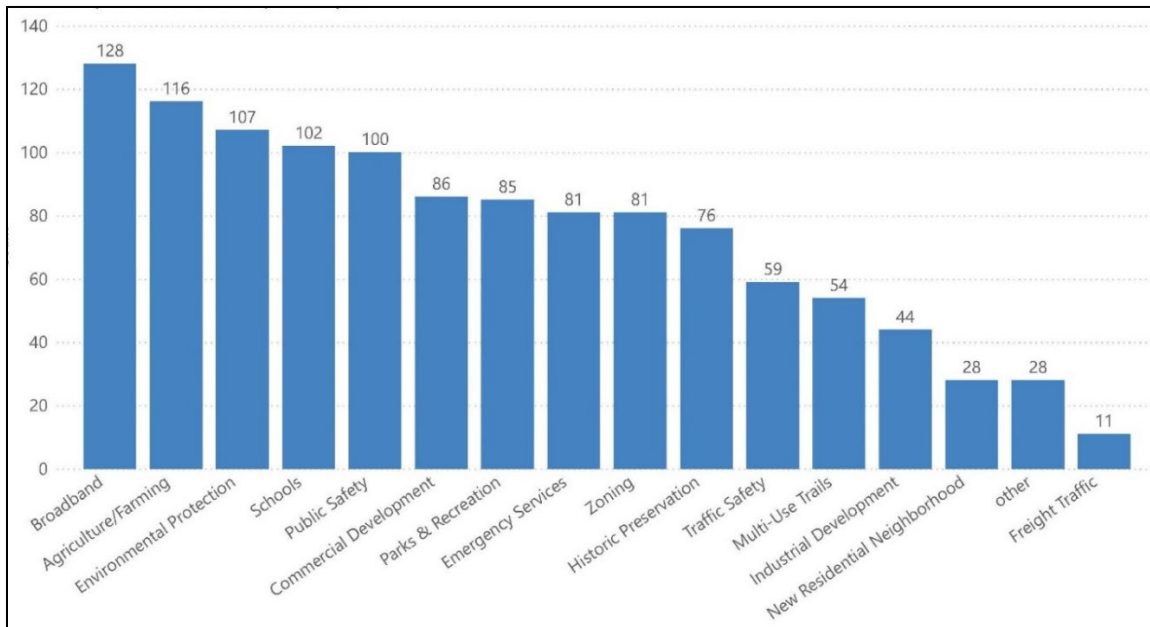


Figure 6: Survey – If you could change three things about your community, what would they be?

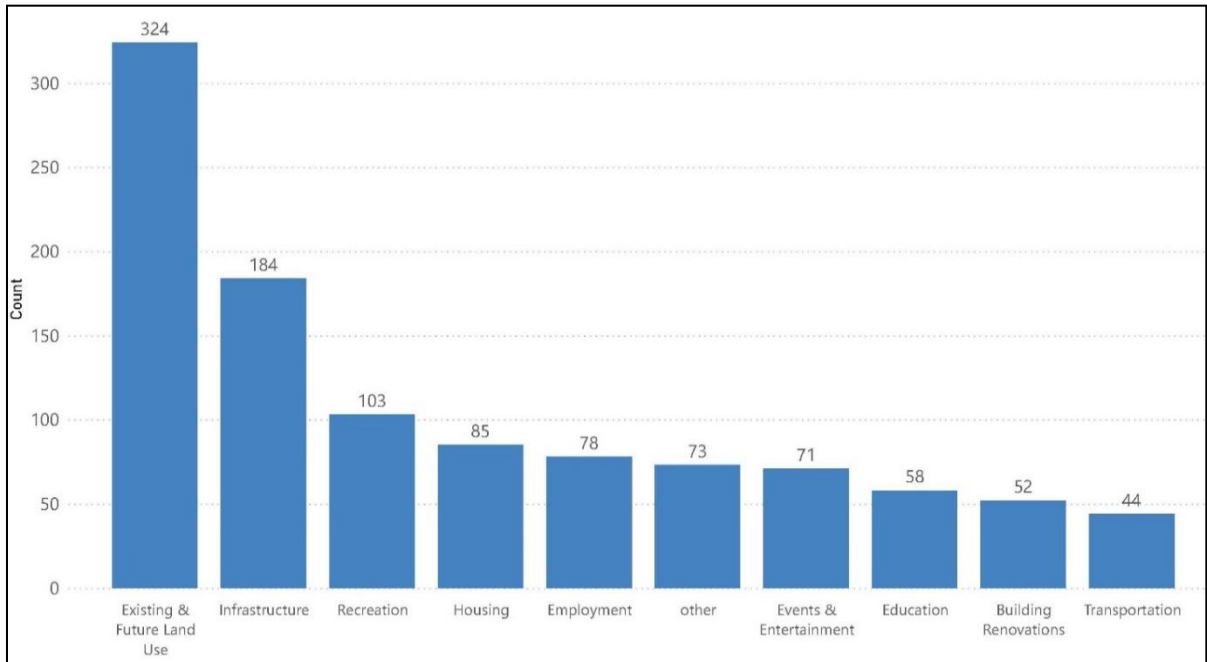


Figure 7: Survey – Top three categories that you like the most about Madison County?

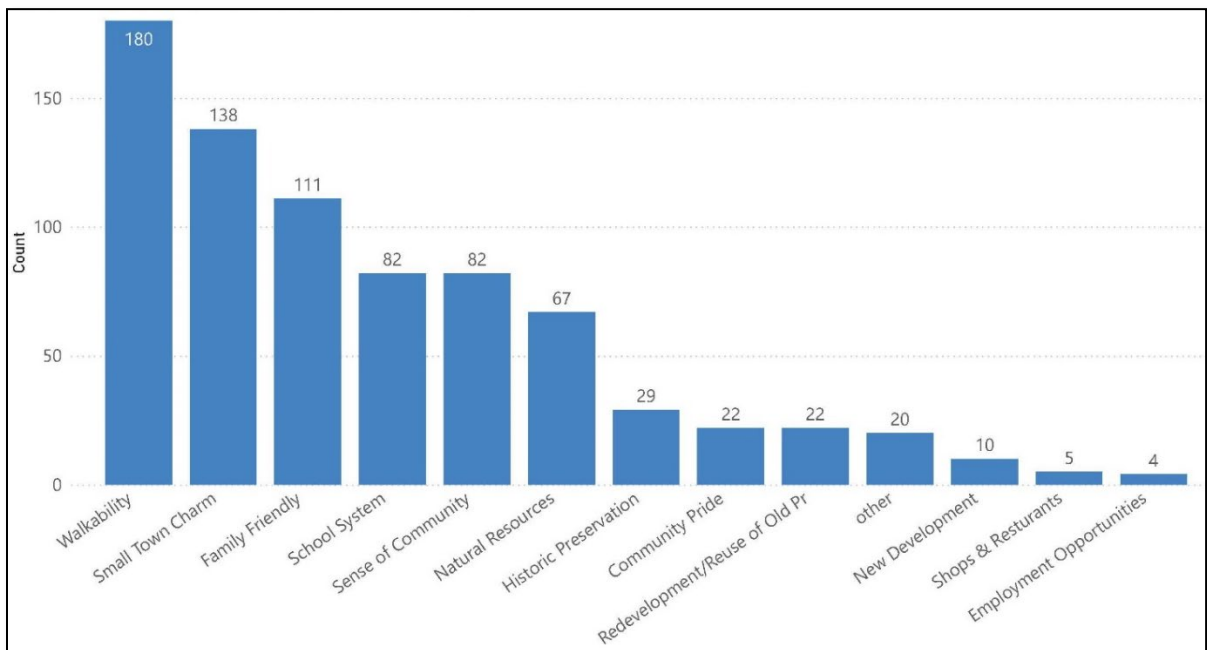
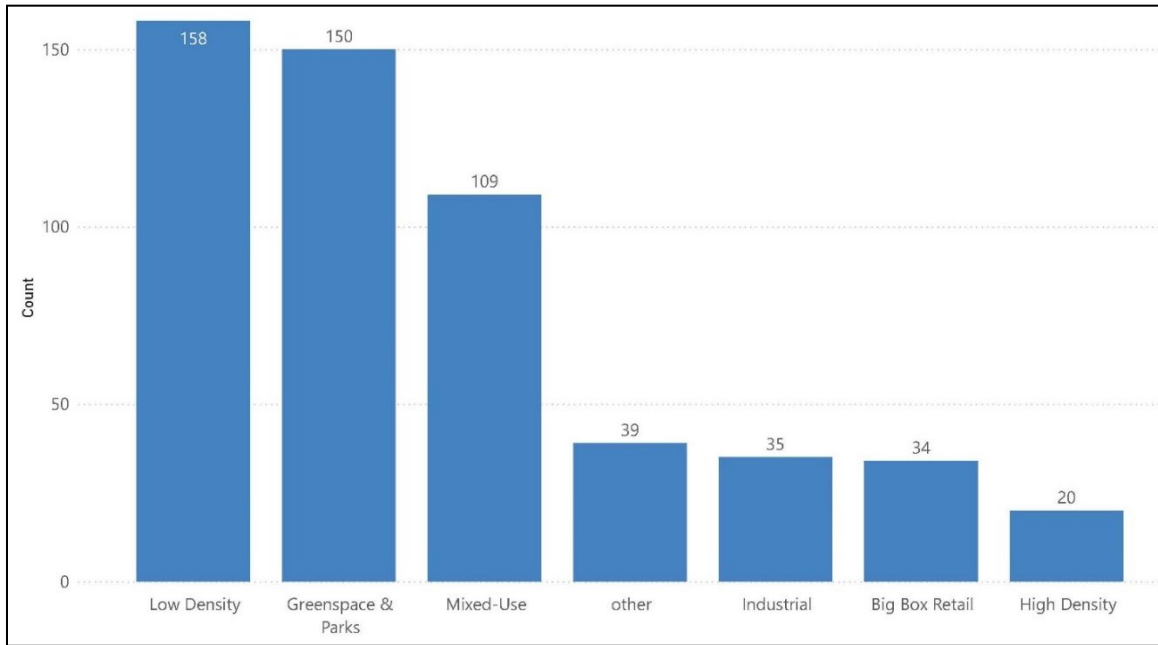
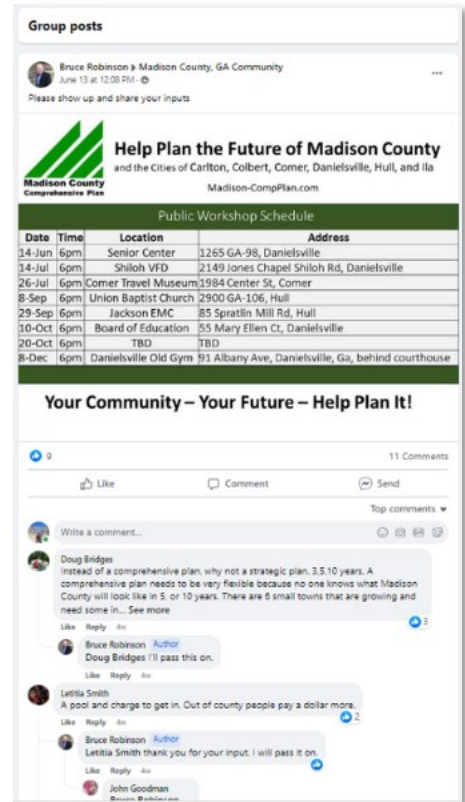


Figure 8: Survey – What type of future growth would you like to see within the County or City you reside in?



### 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

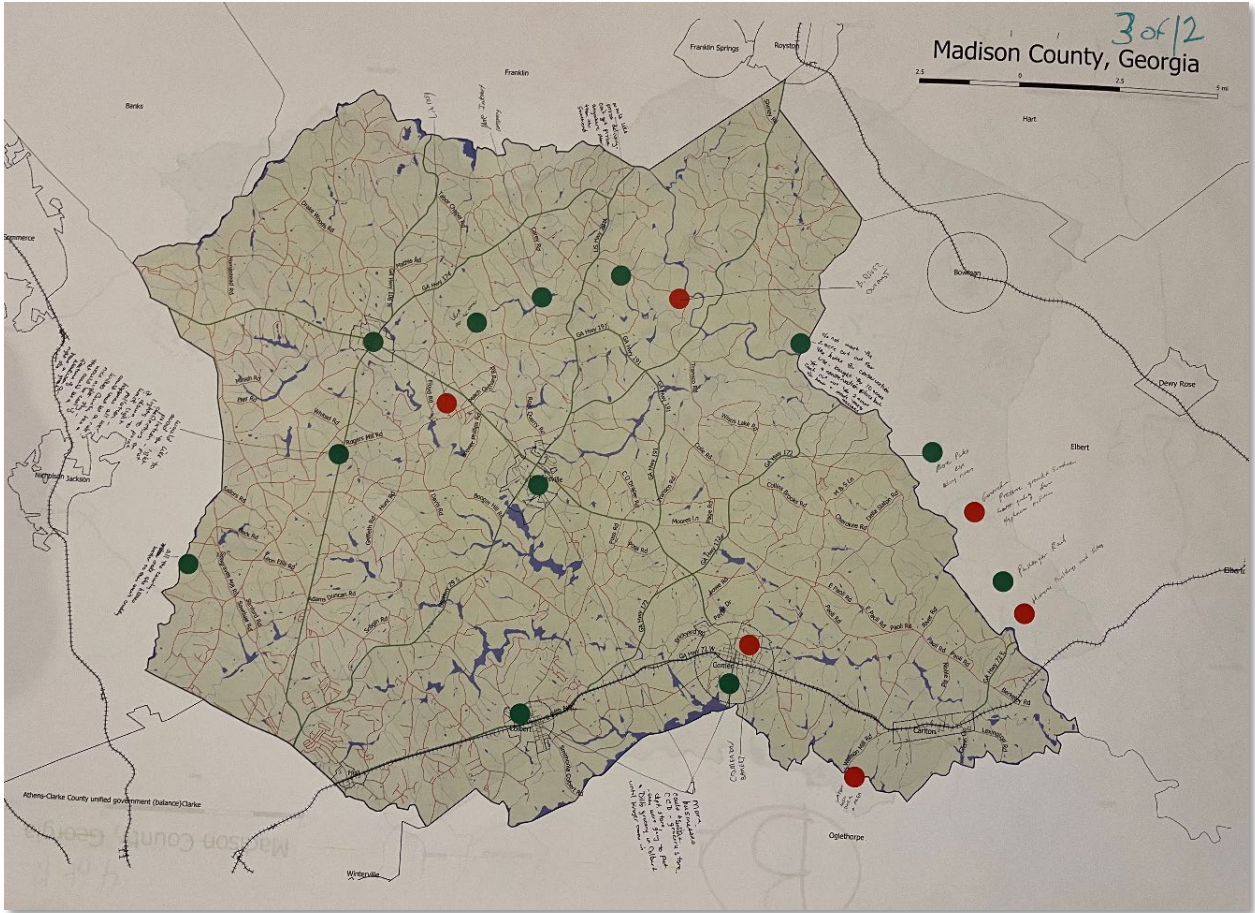
Taste of Madison County attracted hundreds of Madison County residents. Participants at the Comprehensive Plan table were invited to take the survey, learn about the upcoming planning process, and share what makes their city unique.



### 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.



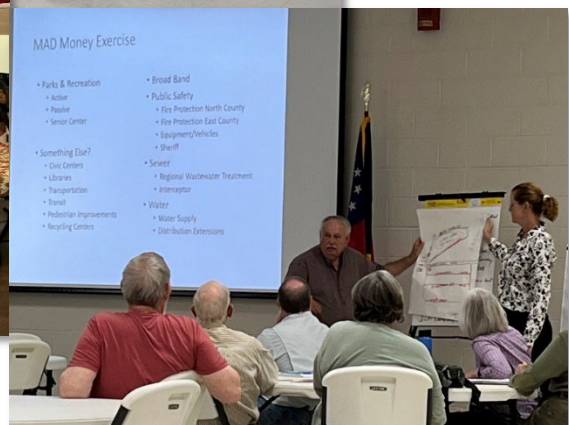
A public workshop on October 10 at the Madison County Board of Education covered the topics of community facilities, broadband, and economic development. Transportation and housing were discussed at the Sanford Community Center on October 20. At each meeting, after a presentation summarizing community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

Strategy meetings were also held in each of the cities. The format of



### 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

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Madison County

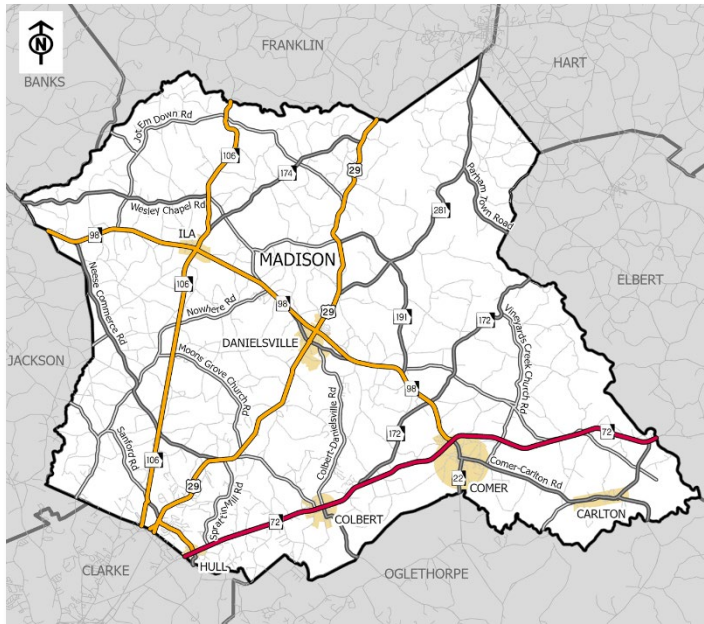
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## 3. Madison County

### 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 38<sup>th</sup>, 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**

| <b>Madison County Fast Facts</b> |                       |                |
|----------------------------------|-----------------------|----------------|
|                                  | <b>Madison County</b> | <b>Georgia</b> |
| 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 Georgia<sup>1</sup> 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

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<sup>1</sup> 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.

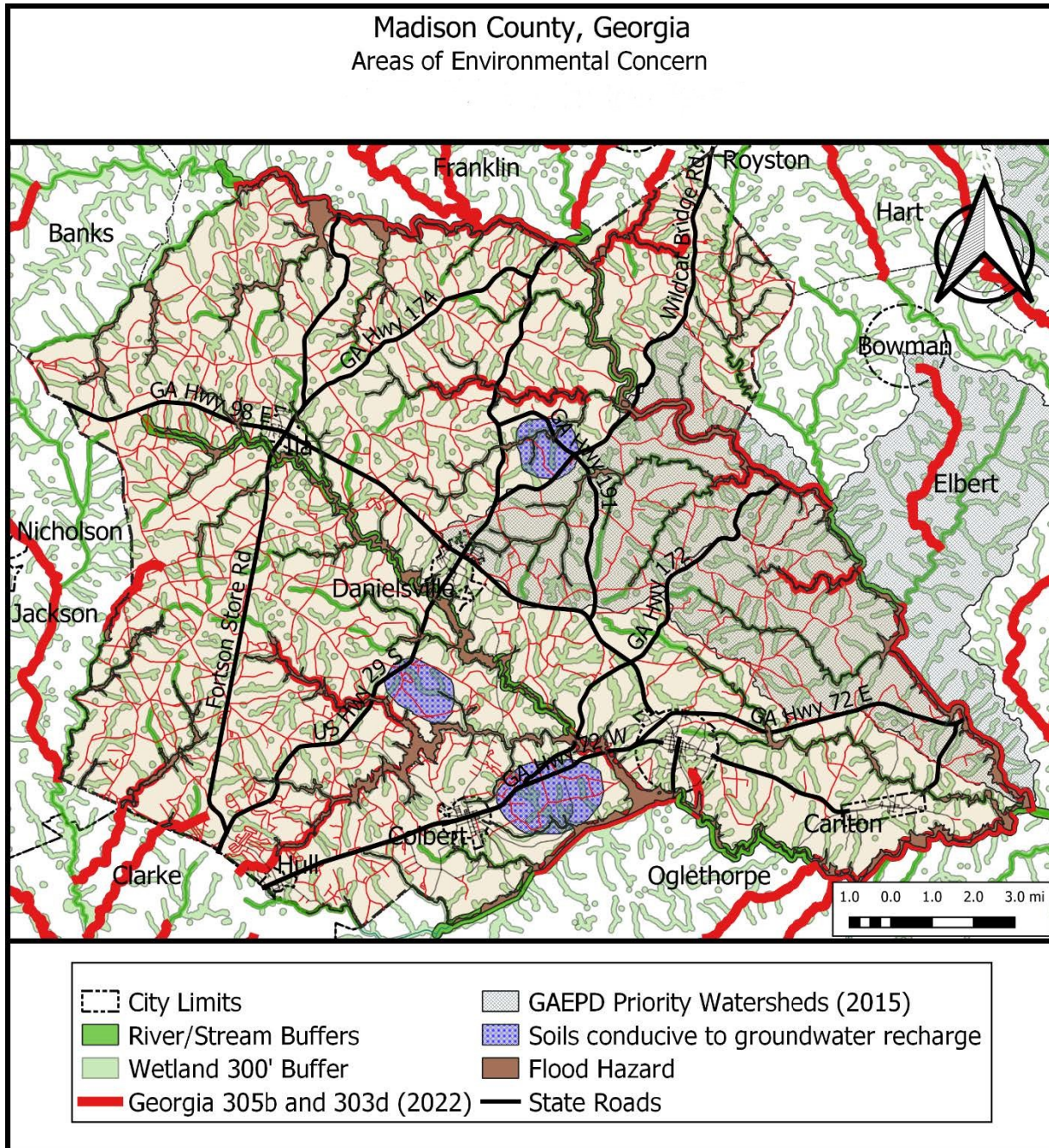
While the Hydrologic Atlas of Georgia identifies no significant groundwater recharge areas in Madison County, there is a probable area of thick soils located between Colbert and Comer, an indicator of this resource. Therefore, considerable care must be taken when approving new development. Best practices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

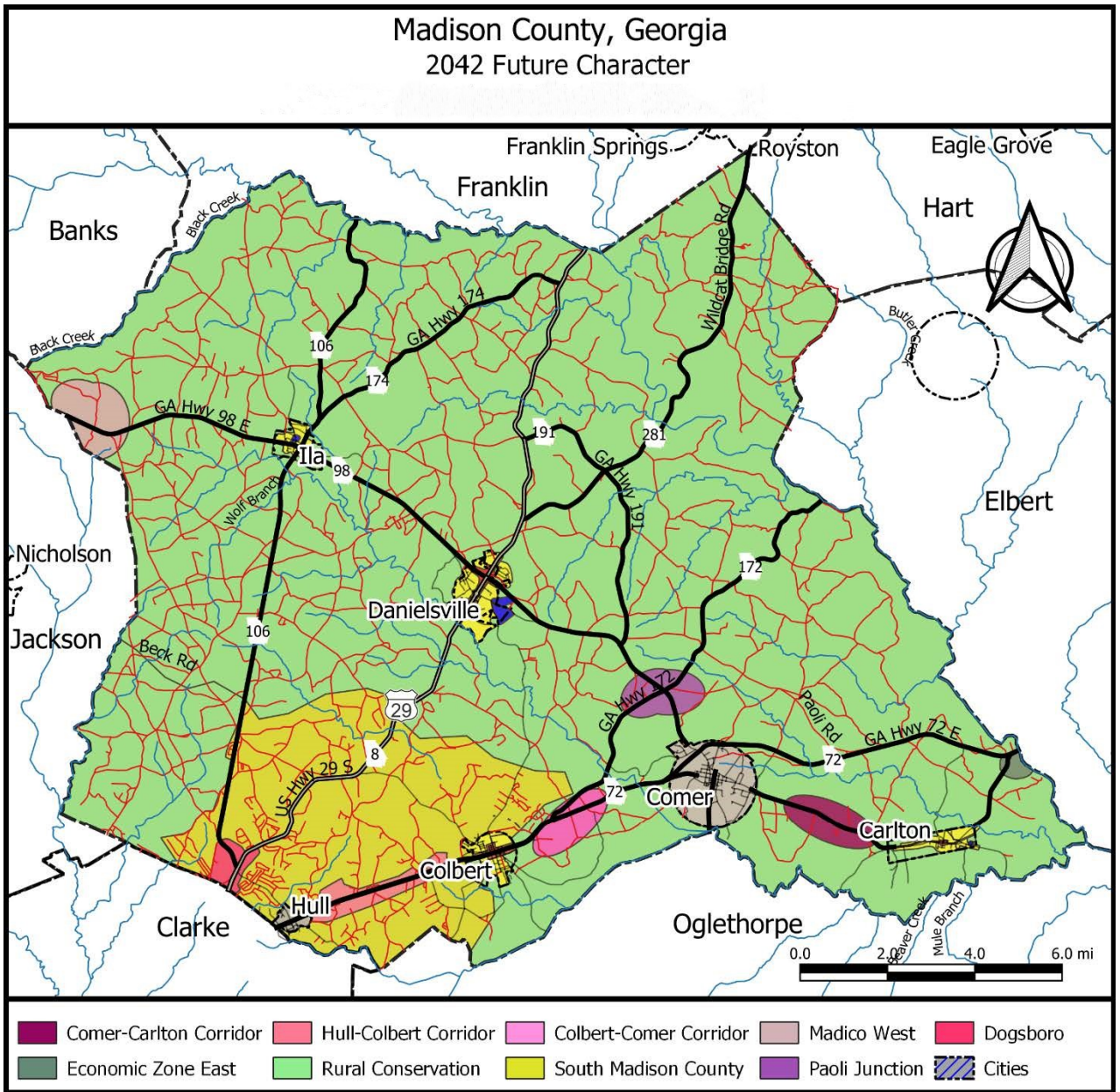
commercial activity. Detailed land use needs are provided in the community assessment.

Table 2: Character Area Acreage Available Compared to Needs

| <b>Character Area Land Use Focus</b> | <b>Character Areas Acres</b> | <b>2045 Acreage Needs</b> | <b>Excess Acres</b> |
|--------------------------------------|------------------------------|---------------------------|---------------------|
| <b>Industry</b>                      | 7,430                        | 750                       | 6,680               |
| <b>Commercial</b>                    | 893                          | 1,296                     | -403                |
| <b>Residential</b>                   | 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:

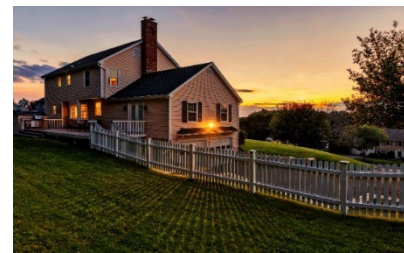
1. Advocate the use of Smart Growth Principles in county ordinances and comprehensive plan updates.
2. Create incentives for developers to integrate *Madison County*

- 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.

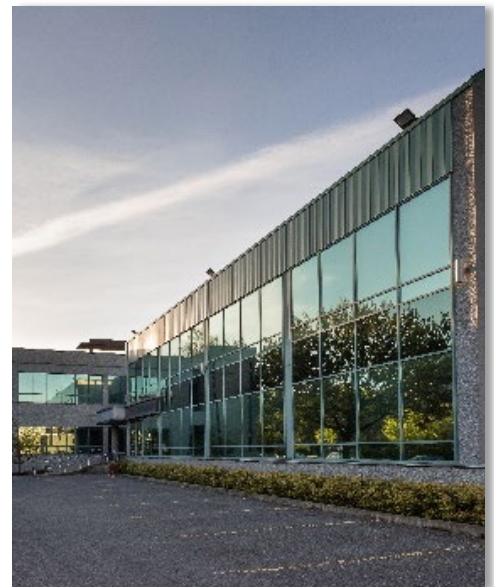
### Implementation Strategies:

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.
1. 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.

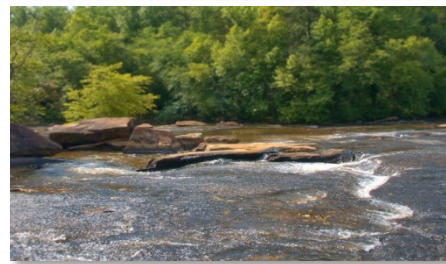
### Implementation Strategies:

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 |
|------------|--|------------|-------------------|----------------------------------|--------------------------|----------------|
| <b>ED1</b> | Develop a coordinated and comprehensive economic development strategy for the County and Cities  | 2023       | IDBA              | BOC /Cities /Consultant/ Chamber | \$50,000                 | IDBA /Grants   |
| <b>ED1</b> | 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 |                |
| <b>ED2</b> | 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    |
|----------------|---|------------|-------------------|--|---|-------------------|
| <b>ED2</b>     | Develop guidelines for new industries using a citizen advisory committee              | 2023       | Planning          | BOC /Cities /IDBA                      | Staff Time                                    | General Fund/IDBA |
| <b>ED3</b>     | Create a water resources department (WRD)   | 2023       | BOC               | IDBA /Consultant /County Attorney      | Staff Time                                    | General Fund      |
| <b>ED3</b>     | Restructure Water Resources Department/IDBA   | 2023       | BOC               | IDBA /WRD /County Attorney             | Staff Time                                    | General Fund      |
| <b>ED4</b>     | Create countywide Business licenses   | 2024       | BOC               | Planning                               | Staff Time                                    | General Fund      |
| <b>ED5</b>     | Continue implementing enterprise software solutions                                   | 2023       | BOC               | All Madison County Departments         | Staff Time<br>(software is already purchased) | General Fund      |
| <b>ED5</b>     | Consolidate and enhance geographic information system (GIS)                           | 2023       | Planning          | All Madison County Departments /Cities | Staff Time                                    | General Fund      |
| <b>HO1</b>     | Expand housing options in focused areas   | 2025       | Planning          | BOC /Cities                            | Staff Time                                    | General Fund      |
| <b>HO2</b>     | Support housing-focused nonprofits  | 2025       | Planning          | BOC /Cities                            | Staff Time                                    | General Fund      |
| <b>IG1</b>     | Implement mechanisms for transparency and cooperation                                 | 2023       | Administration    | BOC /Cities /Depts                     | Staff Time                                    | General Fund      |
| <b>IG2</b>     | Complete Intergovernmental agreements with cities for services such as animal control | 2023       | Administration    | BOC /Cities                            | Staff Time                                    | General Fund      |
| <b>LUI NC4</b> | Develop a Noise ordinance   | 2023       | Planning          | BOC /Cities                            | Staff Time                                    | General Fund      |

| Strategy       | Item   | Time frame | Responsible Party      | Coordination | Cost              | Funding Source     |
|----------------|--|------------|------------------------|--------------|-------------------|--------------------|
| <b>LU1 PI2</b> | Update ordinance to ensure new development provides fire protection infrastructure   | 2023       | Planning               | BOC /Cities  | Staff Time        | General Fund       |
| <b>LU3</b>     | Create a Digital Development Master Checklist  | 2023       | Planning               | BOC /Cities  | Staff Time        | General Fund       |
| <b>LU4</b>     | Create new code enforcement positions  | 2023       | Planning               | BOC /Cities  | \$100,000         | General Fund/Fines |
| <b>LU4</b>     | 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       |
| <b>LU4</b>     | 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        |
| <b>LU4</b>     | 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       |
|------------------------|--|------------|-------------------|-------------------|--------------|----------------------|
| <b>NC1</b>             | Restore courthouse   | 2026       | IDBA              | BOC /Cities       | \$2,000,000  | General Fund /Grants |
| <b>NC2 LUI<br/>NC4</b> | Evaluate pros and cons of expanding riparian buffers   | 2023       | Planning          | BOC /Cities /WRD  | Staff Time   | General Fund         |
| <b>NC3 LUI</b>         | Revise ordinances to focus develop into specified area   | 2023       | Planning          | BOC /Cities /WRD  | Staff Time   | General Fund         |
| <b>NC3 LU2</b>         | Implement a Transfer of Development Rights Program   | 2024       | Planning          | BOC /Cities       | Staff Time   | General Fund         |
| <b>NC3 LU2</b>         | Inventory parcels that allow for non-farm residential development                                  | 2023       | Planning          | BOC /Cities       | Staff Time   | General Fund         |
| <b>NC4</b>             | Create a Light ordinance   | 2023       | Planning          | BOC /Cities       | Staff Time   | General Fund         |
| <b>NC4</b>             | Evaluate feasibility of user fees for recreational river users to support law enforcement on river | 2026       | BOC               | Planning          | Staff Time   | General Fund         |
| <b>PII</b>             | Create a utility infrastructure master plan  | 2024       | WRD               | BOC /Consultant   | Staff Time   | Enterprise Fund      |
| <b>PII</b>             | Conduct comprehensive utility and transportation needs analysis and implement priority projects    | 2023-2024  | WRD               | BOC /Consultant   | Staff Time   | Enterprise Fund      |
| <b>PII</b>             | Water Transmission Main Extensions (Fire Protection)   | 2024       | WRD               | BOC /Cities /IDBA | \$10,000,000 | User Fees /Fire Fees |

| <b>Strategy</b>      | <b>Item</b>   | <b>Time frame</b> | <b>Responsible Party</b> | <b>Coordination</b>     | <b>Cost</b>         | <b>Funding Source</b> |
|----------------------|---|-------------------|--------------------------|-------------------------|---------------------|-----------------------|
| <b>PI1</b>           | Water Distribution Main Extensions (Fire Protection /Development)               | 2025              | WRD                      | BOC /Cities /IDBA       | \$17,820,000        | User Fees /Fire Fees  |
| <b>PI2</b>           | Add paid fire marshal and administrative assistant                              | 2023              | Fire                     | BOC                     | \$150,000           | General Fund          |
| <b>PI2</b>           | Fire protection study/public safety study (fire/EMS/sheriff/police)             | 2024              | BOC                      | Fire /EMS /Sheriff      | \$50,000            | General Fund          |
| <b>PI3</b>           | Continue to operate solid waste drop-off at the transfer station                | 2023-2028         | SWD                      | BOC                     | Dependent on Volume | User Fees             |
| <b>PI3</b>           | Install camera monitoring stations at known illegal dumping sites               | 2023-2028         | BOC                      | BOC                     | \$5,000             | General Fund          |
| <b>PI3</b>           | Evaluate county and city regulations regarding siting landfills                 | 2023              | BOC                      | BOC /Cities /Consultant | Staff Time          | General Fund          |
| <b>PI3</b>           | Improve access to recycling opportunities                                       | 2024              | SWD                      | BOC /Cities             | \$20,000            | General Fund          |
| <b>PI3</b>           | Determine the appropriate ordinance to address county soil amendment activities | 2025              | Planning                 | BOC                     | Staff Time          | General Fund          |
| <b>PI3 &amp; NC5</b> | 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                       |
|------------|---|------------|-------------------|---------------------|-------------------|--------------------------------------|
| <b>PI4</b> | Prioritize TSPLOST transportation project list  | 2023       | Planning          | BOC /Cities         | Staff Time        | TSPLOST                              |
| <b>PI4</b> | Create a Transit Development Plan (feasibility analysis that includes rural van)  | 2026       | Planning          | BOC/Cities/M ACORTS | Staff Time        | General Fund, Grants                 |
| <b>PI4</b> | Repave/pave roads within county   | 2023-2027  | Planning          | BOC /Cities         | Varies by project | General Fund/GDOT/ T/ TSPLOST/Grants |
| <b>PI4</b> | Safety and operational improvements   | 2024       | Planning          | BOC/Cities/G DOT    | Staff time        | General Fund/ GDOT/ TSPLOST          |
| <b>PI4</b> | Develop a complete streets and trails plan  | 2024       | Planning          | BOC/Cities          | Staff time        | General Fund                         |
| <b>PI4</b> | Develop a plan (formal or informal) to improve local impact on decisions regarding state and national highways                | 2024       | Planning          | BOC/Cities          | Staff time        |                                      |
| <b>PI4</b> | Establish a schedule and program for preventive road maintenance and traffic control improvements (signalization and signage) | 2024       | Planning          | BOC/Cities          | Staff time        |                                      |
| <b>PI5</b> | Impact fees   | 2025       | Planning          | BOC /Consultant     | \$50,000          | Enterprise Fund                      |
| <b>PI6</b> | Update Parks & Recreation Master Plan   | 2023       | Parks & Rec       | BOC /Cities         | \$80,000          | General Fund                         |

| <b>Strategy</b> | <b>Item</b>   | <b>Time frame</b> | <b>Responsible Party</b>                     | <b>Coordination</b> | <b>Cost</b>       | <b>Funding Source</b>                                 |
|-----------------|---|-------------------|--|---------------------|-------------------|---|
| <b>PI7</b>      | 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 |
| <b>PI8</b>      | 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**

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

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## 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

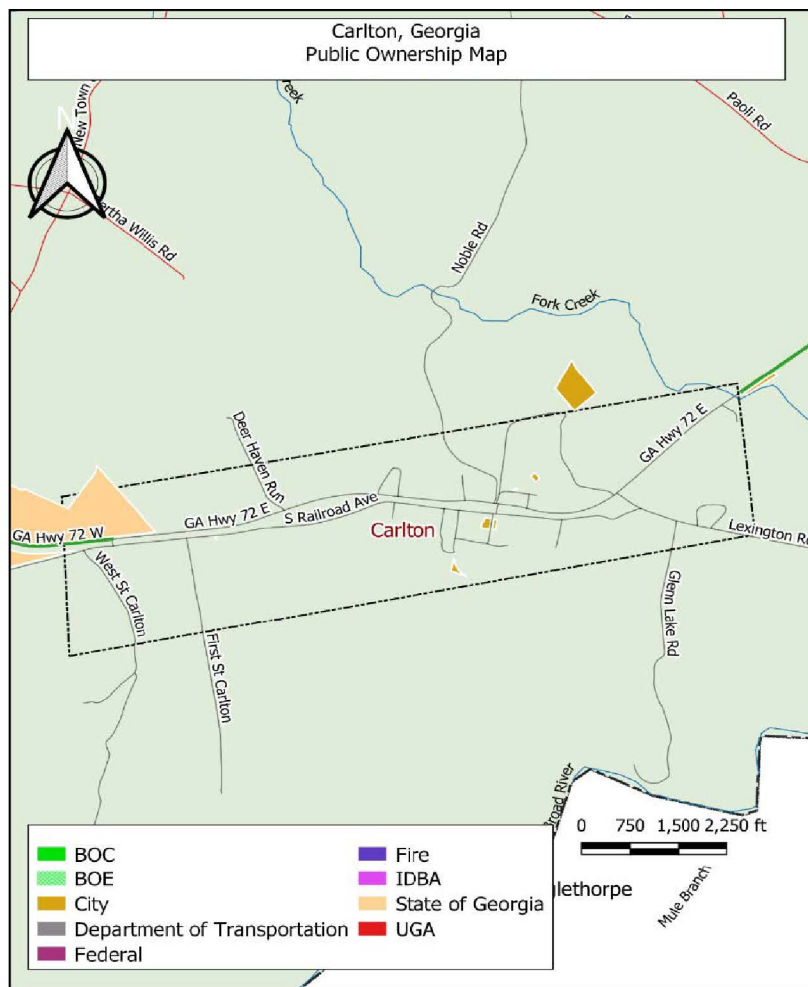


The City of Carlton is located in the eastern portion of Madison County, near Elbert County and Watson Mill Bridge State Park. Incorporated in 1892, the city covers approximately 1.0 square mile on both sides of State Route 72 and the CSX Railroad. The general character of

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](https://data.census.gov/profile/Carlton_city_Georgia?g=1600000US1313212),  
 accessed 12/4/2022)

Table 5: City of Carlton Census Data

| <b>Data</b>                                       | <b>City of Carlton</b> |
|---|------------------------|
| <b>Population</b>                                 | 263                    |
| Population by age – Under 18 years                | 12.4%                  |
| Population by age – 65 years and over             | 18.5%                  |
| Median age  | 46.7                   |
| <b>Race and Ethnicity</b>                         |                        |
| 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                      |
| <b>Poverty</b>                                    | 31.5%                  |
| Poverty under 18 years                            | 31.7%                  |
| Poverty over 65 and over                          | 6.7%                   |
| <b>Education</b>                                  |                        |
| Education – Bachelor’s degree or higher           | 13.7%                  |
| Education – School enrollment – K-12              | 69.9%                  |
| <b>Employment</b>                                 |                        |
| 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%                   |
| <b>Housing</b>                                    |                        |
| 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               |
|   |                        |

| <b>Data</b>   | <b>City of Carlton</b> |
|---|------------------------|
| 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%                   |
| <b>Health</b>   |                        |
| 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**

### E11 – Resurface Roads with Pavement Issues

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

### E12 – Improve Drainage Facilities

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

### E13 – 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.

### E14 – 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.

### E15 – Improve Existing Community Facilities

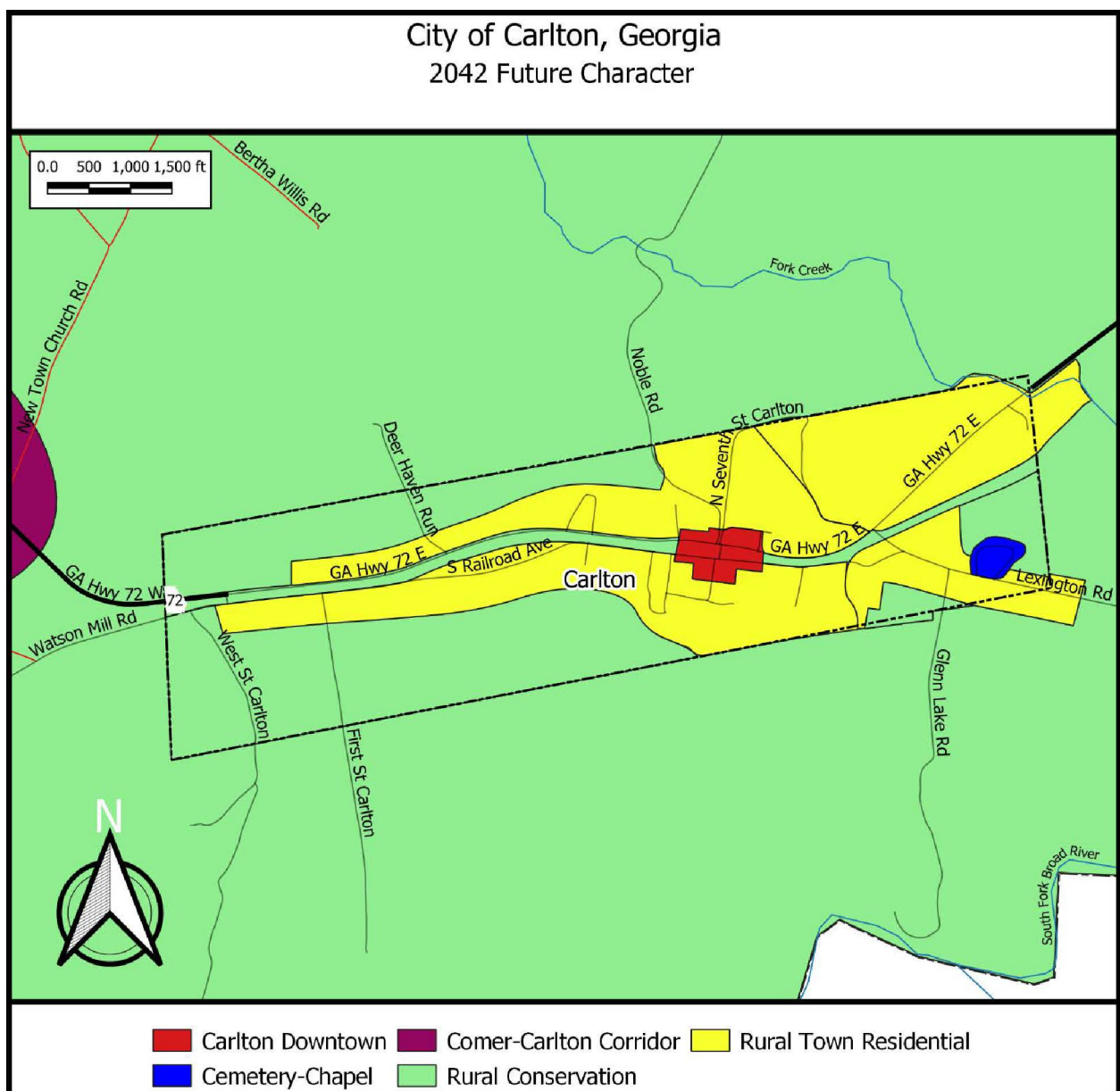
The City of Carlton should evaluate their existing community facilities for improvement. This would include road surface conditions, drainage issues, and the condition of city-owned buildings. Privately-owned buildings that present a safety hazard may need to be condemned if ownership can or will not 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 6<sup>th</sup> and 8<sup>th</sup> 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

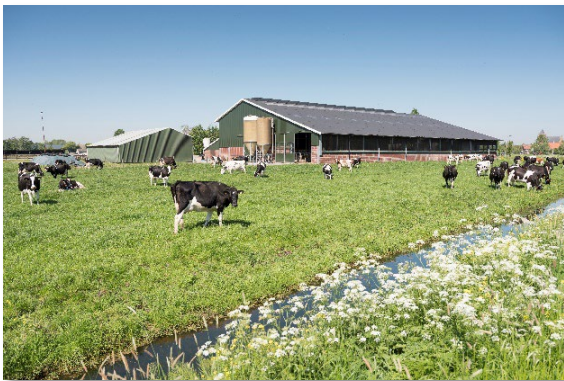
### Land Use:

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 |
|--------------|--|------------|-------------------|------------------------------|------------------|----------------|
| <b>ECON1</b> | 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   |
| <b>E11</b>   | Pave 7th Street & Nobel / redesign of intersection   | 2025       | Road Dept         | City Council                 | \$250,000        | TSPLOST /LMIG  |
| <b>E11</b>   | Resurface North Street   | 2024       | Road Dept         | City Council                 | \$100,000        | TSPLOST /LMIG  |
| <b>E12</b>   | Drainage on 9th Street   | 2023       | Road Dept         | City Council                 | \$100,000        | TSPLOST /LMIG  |

| <b>Strategy</b>    | <b>Item</b>   | <b>Time frame</b>          | <b>Responsible Party</b> | <b>Coordination</b>           | <b>Cost</b>       | <b>Funding Source</b>                 |
|--------------------|---|----------------------------|--------------------------|-------------------------------|-------------------|---------------------------------------|
| <b>EI2</b>         | City-wide evaluation of drainage issues - repair/rehab plan                         | 2023                       | Road Dept                | City Council                  | Low / Staff Time  | TSPLOST /LMIG                         |
| <b>EI3</b>         | Coordinate with County on Parks/Recreation Master Planning Efforts                  | 2023                       | City Mgmt./Clerk /Mayor  | City Council /County Planning | Low / Staff Time  | General Fund                          |
| <b>EI3 and EI4</b> | Water supply drought resiliency - Emergency connection to County system             | 2023                       | Water Dept               | City Council /County Water    | \$25,000          | Wat+A21 :H34er System/ Federal/ State |
| <b>EI4</b>         | New groundwater supply / identify location and installation of well / land purchase | 2025                       | Water Dept               | City Council                  | \$50,000          | Water System                          |
| <b>EI4</b>         | Lead Service Lines Inventory and Replacement (Annual program)                       | 2023 - 2027                | Water Dept               | City Council                  | \$25,000 Annually | Water System/ Federal/ State          |
| <b>EI5</b>         | 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 |
|------------|--|-------------|-------------------------|--------------|-------------------|----------------|
| <b>EI5</b> | Identify funding for restoring historic commercial buildings- streetscaping                              | 2024        | City Mgmt./Clerk /Mayor | City Council | Low / Staff Time  | General Fund   |
| <b>EI5</b> | Rehab Byrd Building for community center - major rehabilitation is needed                                | 2024        | City Mgmt./Clerk /Mayor | City Council | \$500,000         | General Fund   |
| <b>EI5</b> | Develop rental agreement for Cemetery Chapel   | 2023        | City Mgt./Clerk /Mayor  | City Council | Low / Staff Time  | General Fund   |
| <b>LU1</b> | 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   |
| <b>LU2</b> | 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

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## 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

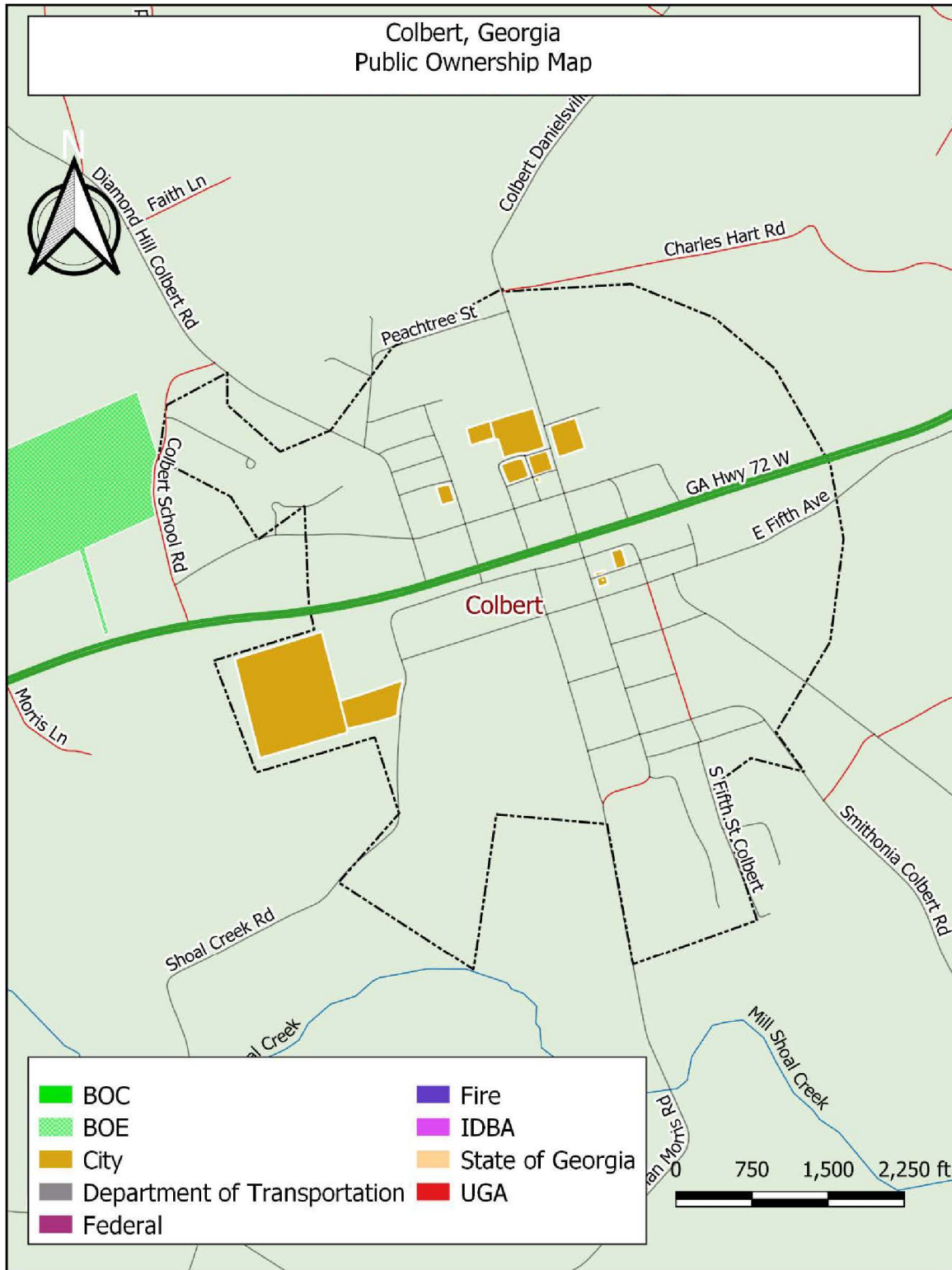
The City of Colbert, first chartered as Five Forks in 1899, grew at the intersection of roads from Diamond Hill, Danielsville, Comer, Crawford, and Athens. The name was changed in 1909 to honor the Colbert Family, early residents. The railroad was built through Five Forks in 1891, followed by the depot 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](https://data.census.gov/profile/Colbert_city_Georgia?g=1600000US1317552).

Table 7: Colbert Census Data

| <b>Data</b>  | <b>City of Colbert</b> |
|--|------------------------|
| <b>Population</b>  | 630                    |
| Population by age – Under 18 years   | 21.1%                  |
| Population by age – 65 years and over  | 22.2%                  |
| Median age   | 47.8                   |
| <b>Race and Ethnicity</b>  |                        |
| Race and ethnicity – White alone   | 507                    |
| Race and ethnicity – Black alone   | 60                     |
| Race and ethnicity – Hispanic or Latino alone                                    | 29                     |
| <b>Poverty</b>   | 14.9%                  |
| Poverty under 18 years   | 24.5%                  |
| Poverty 65 and over  | 10.3%                  |
| <b>Education</b>   |                        |
| Education – Bachelor’s degree or higher  | 11.8%                  |
| Education – School enrollment – K-12   | 96.2%                  |
| <b>Employment</b>  |                        |
| 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%                   |
| <b>Housing</b>   |                        |
| 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%                   |

| <b>Data</b>  | <b>City of Colbert</b> |
|--|------------------------|
| Moved 2019 or later into occupied housing unit – Owner occupied  | 0.0%                   |
| Moved 2019 or later into occupied housing unit – Renter occupied | 11.4%                  |
| <b>Health</b>  |                        |
| 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 4<sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> 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.

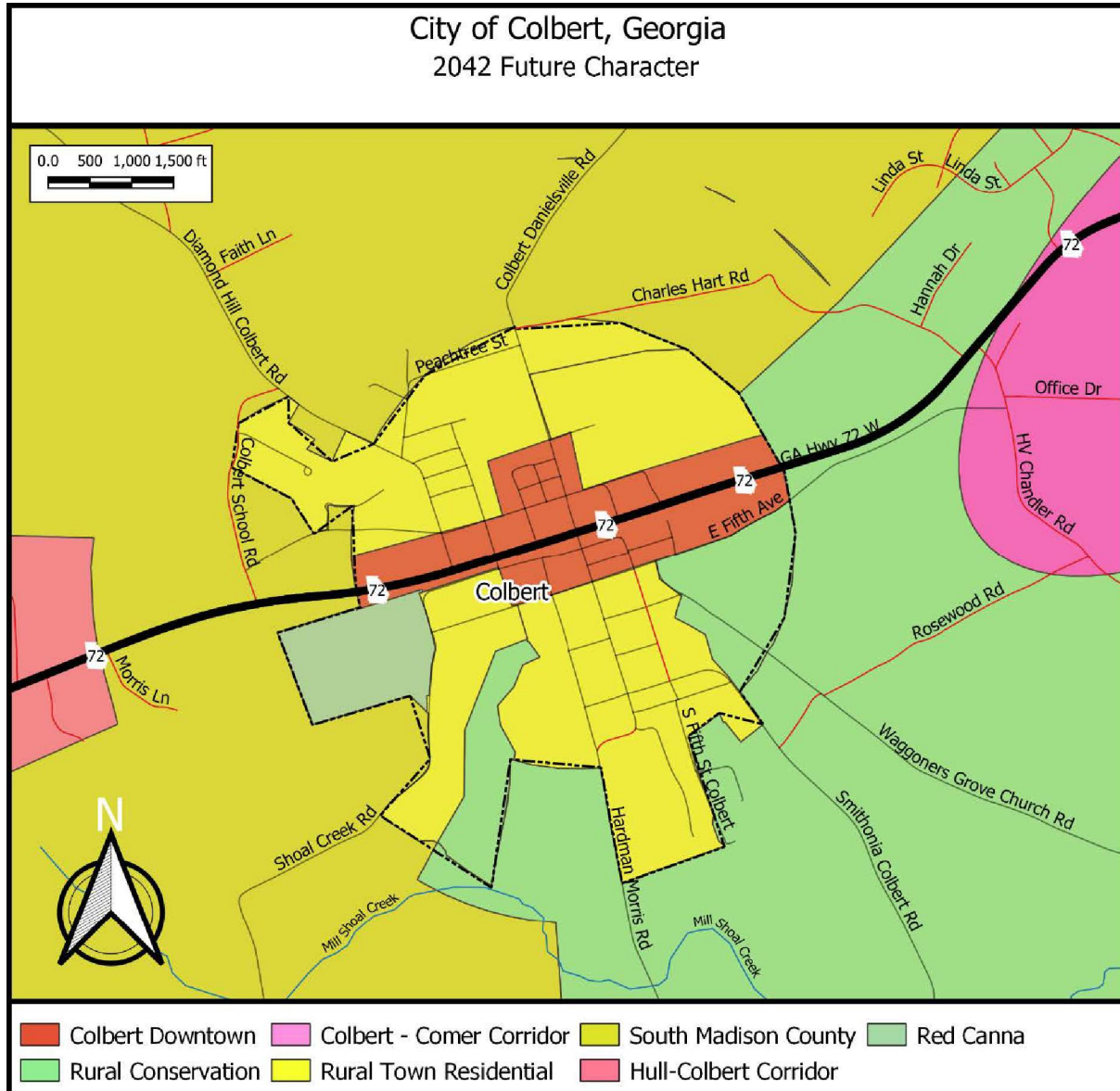
LU2 – Cooperate with County on the Transfer of Development Rights

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.

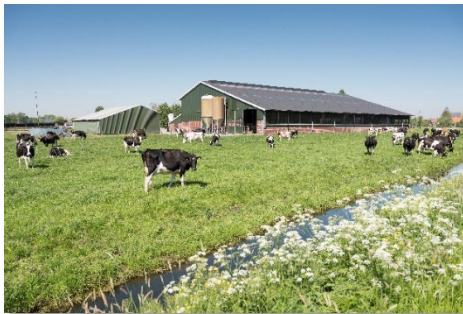
### Implementation Strategies:

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

| <b>Strategy</b> | <b>Item</b>  | <b>Time frame</b>   | <b>Responsible Party</b> | <b>Coordination</b>     | <b>Cost</b> | <b>Funding Source</b> |
|-----------------|--|---------------------|--------------------------|-------------------------|-------------|-----------------------|
| <b>PI2</b>      | 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     |
| <b>PI2</b>      | 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     |
| <b>PI2</b>      | 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     |
| <b>PI2</b>      | 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     |
| <b>PI2</b>      | Investigate water system operations (contract or city)   | 2023                | City                     | County and other cities | Time        | n/a                   |
| <b>PI2</b>      | Investigate Regional Water Cooperative Operations  | 2023                | City                     | County and other cities | Time        | n/a                   |
| <b>PI2</b>      | 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     |
|-----------------|---|------------|-------------------|--------------------------------|---------|--------------------|
| <b>PI5</b>      | Library annex at City Hall  | 2024       | City              | Athens Regional Library System | \$5,000 | city, fund raising |
| <b>PI5 VHD2</b> | Repurpose courthouse  | 2028       | City              |                                | Tbd     | General Funds      |
| <b>PI6</b>      | Comprehensive plan training for Council (Planning 101)  | 2023       | City              | County                         | Time    | n/a                |
| <b>PI6</b>      | Sidewalks on main roads   | 2024       | City              | City, County, GDOT             | \$10000 | TSPLOST            |
| <b>PI6</b>      | 4th Street/72 signal timing analysis  | 2024       | City              | City, County, GDOT             | \$5000  | TSPLOST            |
| <b>PI6</b>      | Crosswalks warning lights   | 2024       | City              | City, County, GDOT, CSX        | \$5000  | TSPLOST            |
| <b>PI6</b>      | Connect sidewalks where applicable  | 2025       | City              | City, County, GDOT             | \$5000  | TSPLOST            |
| <b>PI6</b>      | 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  |                    |
| <b>PI6</b>      | 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    |                    |
| <b>PI6</b>      | Establish a schedule and program for preventive road maintenance and traffic control improvements (signalization and signage)               | 2024-2025  | City              | City leadership                | minimal |                    |

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



# SECTION 6

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## 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

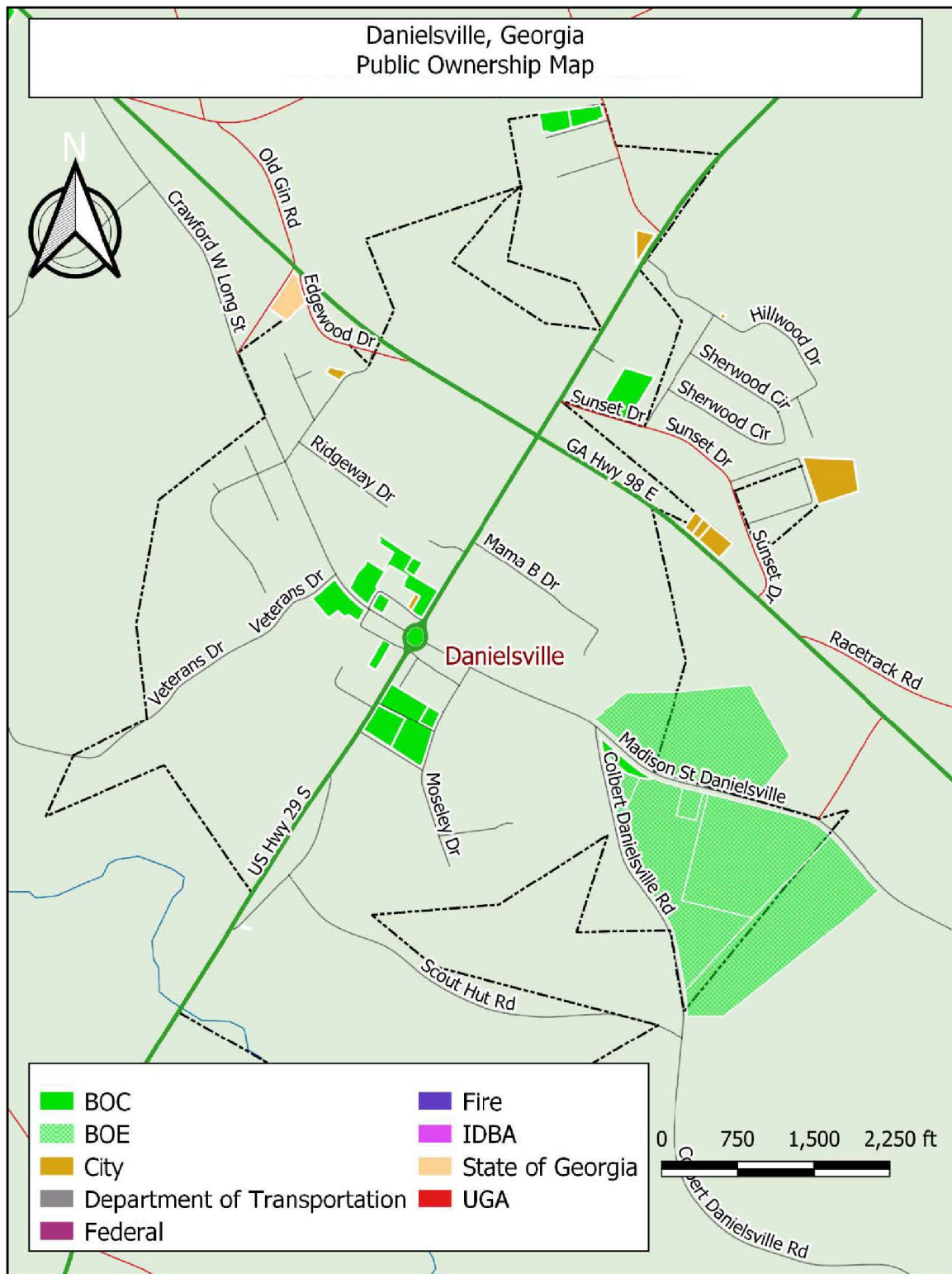




Table 9 below presents a snapshot of Danielsville demographics, collected predominantly from the 2020 U.S. Census Profile. For further information, visit [Danielsville city, Georgia - Census Bureau Profile](#).

**Table 9: Danielsville Census Data**

| <b>Data</b>                                       | <b>City of Danielsville</b> |
|---|-----------------------------|
| <b>Population</b>                                 | 654                         |
| Population by age – Under 18 years                | 12.4%                       |
| Population by age – 65 years and over             | 7.9%                        |
| Median Age  | 30.7                        |
| <b>Race and Ethnicity</b>                         |                             |
| 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                          |
| <b>Poverty</b>                                    | 6.5%                        |
| Poverty under 18 years                            | 0.0%                        |
| Poverty 65 and over                               | 16.4%                       |
| <b>Education</b>                                  |                             |
| Education – Bachelor’s degree or higher           | 28.5%                       |
| Education – School enrollment – K-12              | 51.3%                       |
| <b>Employment</b>                                 |                             |
| 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%                        |
| <b>Housing</b>                                    |                             |
| 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%  |
| <b>Health</b>  |       |
| 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

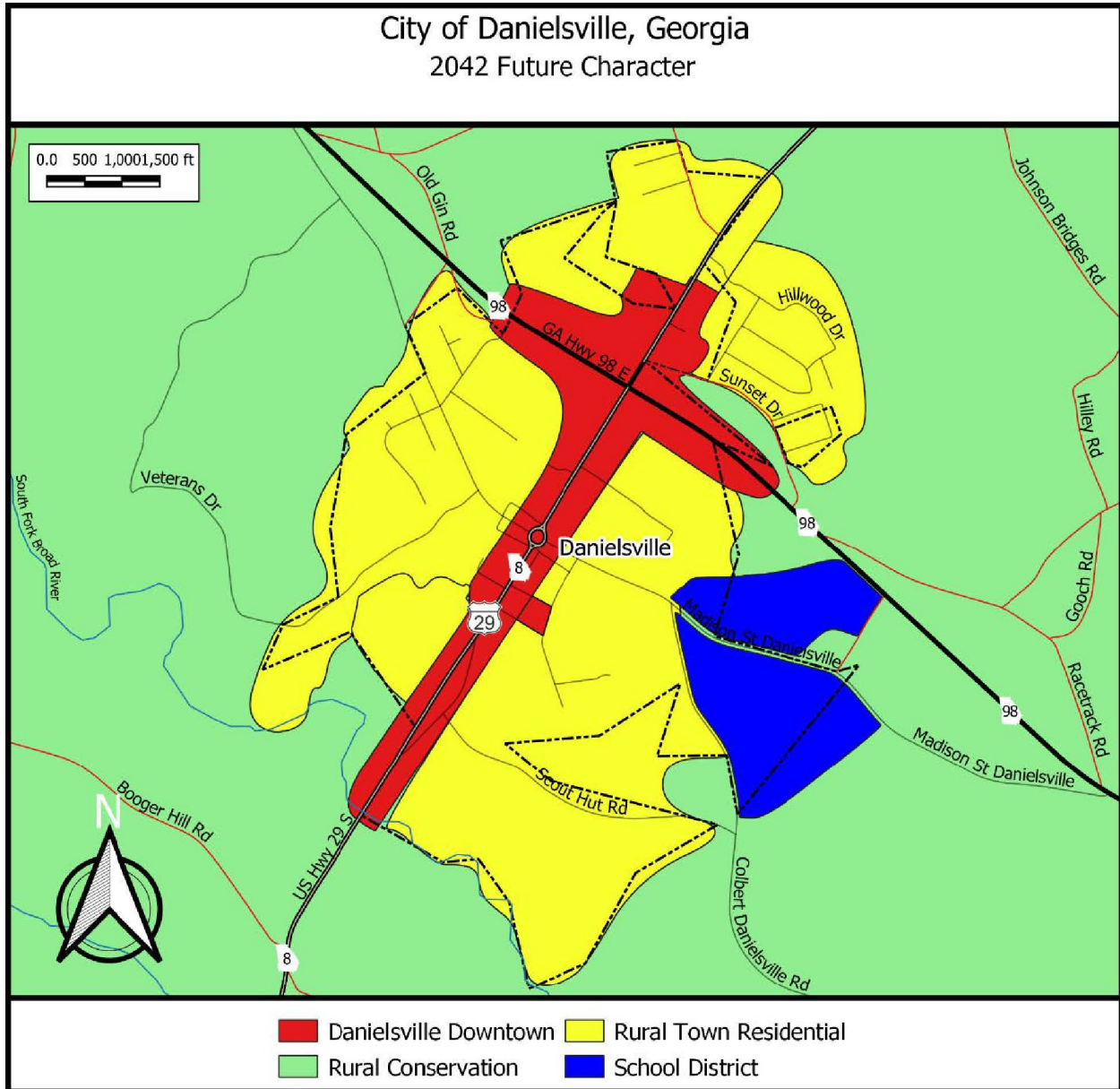
The Downtown Character Area should feature zoning compatible with higher-density mixed use. Buildings should be placed near roads with ample sidewalks, creating a continuous façade. This will require time, as redevelopment will need to occur.

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       |
|-------------|--|------------|-------------------|--------------|-----------|----------------------|
| <b>LU1</b>  | Update ordinances  | 2023       | City              | County       | Time      | n/a                  |
| <b>LU2</b>  | Implement Transfer of Development Rights program with County | 2024       | City              | County       | Time      | n/a                  |
| <b>PI1</b>  | Park Master Plan coordination / dog park                     | 2023       | County            | City Council | Time      | n/a                  |
| <b>PI1</b>  | Create a Dog park  | 2024       | City              | County       | \$250,000 | General Fund         |
| <b>PI2</b>  | Coordination with Industrial Development Oversight Committee | 2023       | Mayor & Council   | County       | Time      | City, County, Grants |
| <b>PI3</b>  | Comprehensive plan training for Council (Planning 101)       | 2023       | City              | County       | Time      | n/a                  |
| <b>VHD1</b> | Economic development plan coordination                       | 2023       | IDBA              | City/County  | Time      | n/a                  |
| <b>PI4</b>  | 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)   |            |                   |              |         |                      |
| <b>PI4</b> | Renovate existing, aged water & sewer lines (carried over from previous STWP) | 2019       | City              |              | \$20000 | User Fees and grants |

# SECTION 7

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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

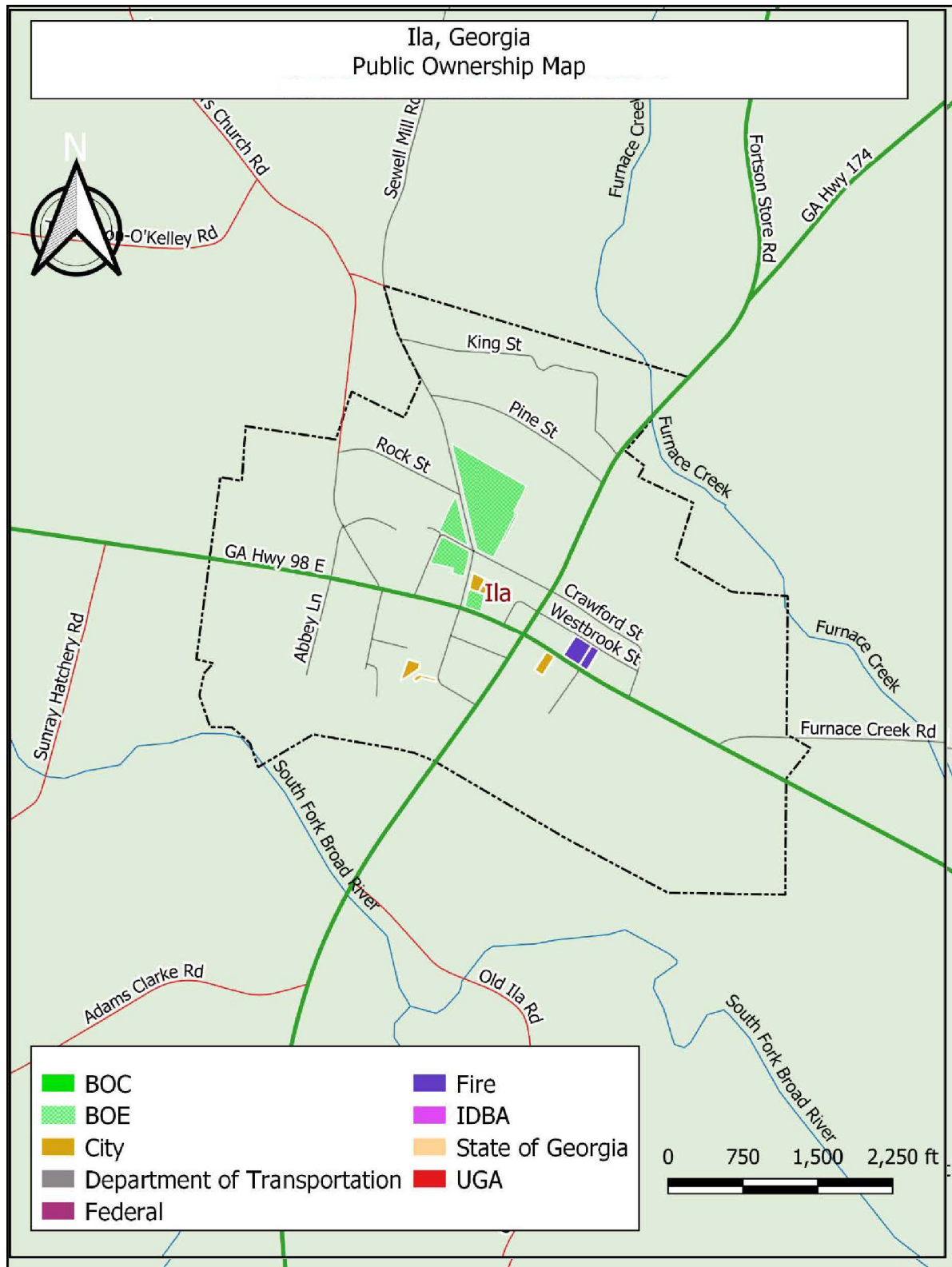
### 7.1 Overview

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.<sup>2</sup>



<sup>2</sup> 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**

| <b>Data</b>                                   | <b>City of Ila</b> |
|---|--------------------|
| <b>Population</b>                             | 350                |
| Population by age – Under 18 years            | 35.3%              |
| Population by age – 65 years and over         | 10.4%              |
| Median age                                    | 33.1               |
| <b>Race and Ethnicity</b>                     |                    |
| 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                  |
| <b>Poverty</b>                                | 17.3%              |
| Poverty under 18 years                        | 12.6%              |
| Poverty 65 and over                           | 14.3%              |
| <b>Education</b>                              |                    |
| Education – Bachelor's degree or higher       | 7.8%               |
| Education – School enrollment – K-12          | 81.4%              |
| <b>Employment</b>                             |                    |
| 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%     |
| <b>Housing</b>   |          |
| 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%     |
| <b>Health</b>  |          |
| 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><b><u>Strengths</u></b></p> <ul style="list-style-type: none"> <li>• Quiet</li> <li>• Community</li> <li>• Peaceful</li> <li>• Friendly</li> <li>• Potential</li> </ul>  | <p><b><u>Weakness</u></b></p> <ul style="list-style-type: none"> <li>• Intersection downtown is busy at times</li> <li>• Road Conditions</li> <li>• Low tax base</li> <li>• Law enforcement is inadequate</li> </ul> |
| <p><b><u>Opportunities</u></b></p> <ul style="list-style-type: none"> <li>• Council can offer incentives for economic development but keep small-town feel</li> <li>• Hwy 98 is going to spur development</li> <li>• Can provide places for people to walk</li> <li>• Old School redevelopment</li> </ul> | <p><b><u>Threat</u></b></p> <ul style="list-style-type: none"> <li>• Truck traffic</li> <li>• Bypass</li> <li>• Potential new elementary school may not be in the city and could change the community</li> </ul>     |

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**

ECONI – 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**

**EII – Resurface Roads with Pavement Issues**

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

## EI2 – 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

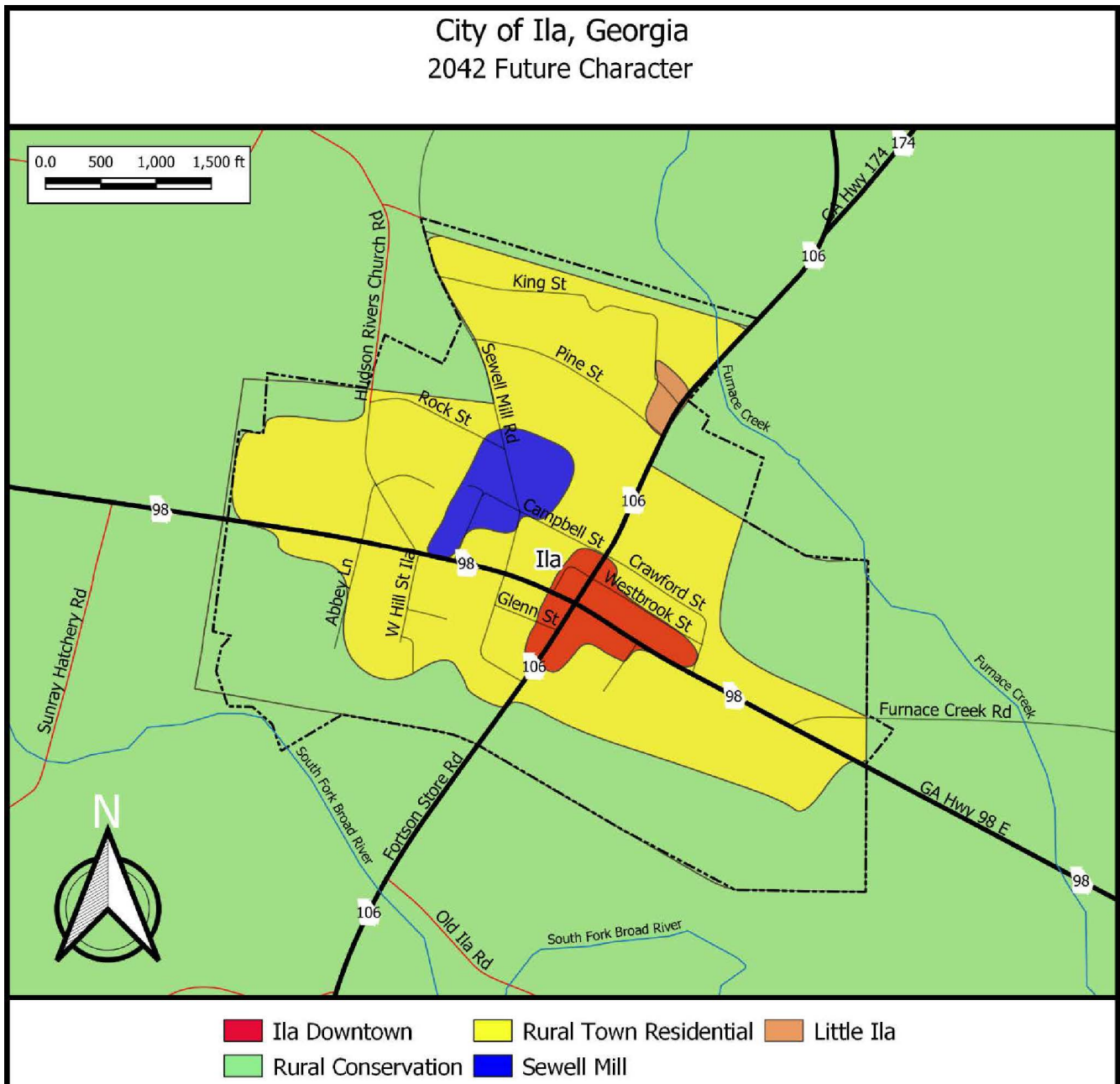
Madison County is committed to coordinating with its cities; Ila should take advantage of this opportunity to focus investment within its borders. Intergovernmental agreements, such as the Service Delivery Strategy, have been recently updated, or soon will be, offering opportunities for Ila to update 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 6<sup>th</sup> and 8<sup>th</sup> 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 IIa

The Little IIa 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 |
|--------------|---|------|-------------------|------------------------------|------------------|----------------|
| <b>ECON1</b> | 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   |
| <b>ECON2</b> | Identify locations and funding paths for restoring historic commercial buildings                                    | 2023 | City              |                              | Low / Staff Time | General Fund   |

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



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

| <b>Strategy</b>      | <b>Item</b>  | <b>Time</b> | <b>Responsible Party</b> | <b>Coordination</b> | <b>Cost</b>      | <b>Funding Source</b> |
|----------------------|--|-------------|--------------------------|---------------------|------------------|-----------------------|
| <b>LU1</b>           | 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          |
| <b>LU2 &amp; EI5</b> | Identify blighted structures and prioritize specific buildings for rehabilitation and code enforcement   | 2024        | City                     |                     | Low / Staff Time | General Fund          |
| <b>LU2 &amp; EI5</b> | Coordinate with County on code enforcement/adopt County codes  | 2023 - 2024 | City                     | County              | Low / Staff Time | General Fund          |



# SECTION 8

## Hull

Prepared for the Hull Mayor and City Council

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Prepared by



Format Based on  
work done by:



## 8. Hull

### 8.1 Overview

The City of Hull, located in the southern portion of Madison County, was incorporated in 1905 and is believed to be named for Reverend Hope Hull, who was the founder of the Methodist Church in Georgia<sup>3</sup>. The city is located along GA Highway 72, which connects to Clarke, Madison, and Elbert County. Hull originally started as a railroad town and had an agriculturally based economy<sup>4</sup>. While areas around the city have grown, city residents are proud of its small-town atmosphere where people know each other, and citizens are civically engaged.

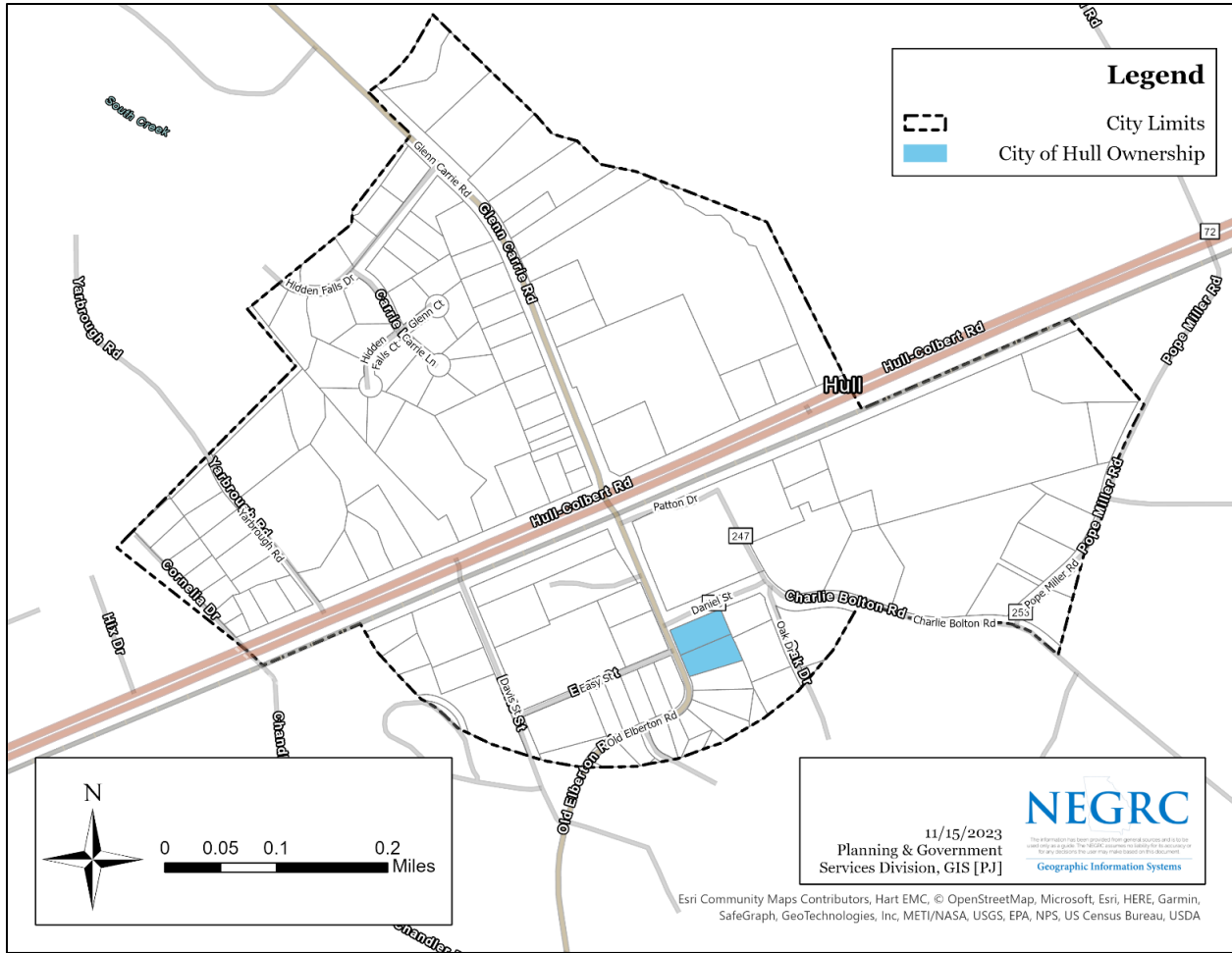


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<sup>3</sup> Krakow, Kenneth K. (1975). Georgia Place-Names: Their History and Origin, <https://www.kenkrakow.com/gpn/h.pdf>

<sup>4</sup> Hull Baptist Church Historic Overview of Hull Baptist Church, accessed November 2023, <https://hullbaptist.org/brief-history-of-hull-baptist-church/>

Figure 20: City of Hull Publicly Owned Properties



11/15/2023  
 Planning & Government  
 Services Division, GIS [PJ]

**NEGRC**  
 Geographic Information Systems

Esri Community Maps Contributors, Hart EMC, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Hull is a rural town of 230 people with a median household income of \$50,480 per year. Hull 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 as well as senior services.

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

**Table 13: City of Hull Census Data**

| <b>Data</b>                                   | <b>City of Hull</b> |
|---|---------------------|
| <b>Population</b>                             | 230                 |
| Population by age - Under 18 years            | 40.0%               |
| Population by age - 65 years and over         | 12.2%               |
| Median age                                    | 38.3                |
| <b>Race and Ethnicity</b>                     |                     |
| Race and ethnicity - White alone              | 153                 |
| Race and ethnicity - Black alone              | 38                  |
| Race and ethnicity - Asian alone              | 2                   |
| Race and ethnicity - Hispanic or Latino alone | 21                  |
| <b>Poverty</b>                                | 22.5%               |
| Poverty under 18 years                        | 14.3%               |
| Poverty 65 and over                           | 0%                  |
| <b>Education</b>                              |                     |
| Education - Bachelor's degree or higher       | 21.6%               |
| Education - School enrollment - K-12          | 91.4%               |
| <b>Employment</b>                             |                     |
| Employment - Employment rate                  | 40.3%               |
| Class of worker - Local, state, federal       | 21.9%               |

|   |          |
|---|----------|
| Class of Worker - Private employer  | 57.8%    |
| Commuting - Average travel time to work (minutes)                             | 29.2     |
| Means of transportation to work - Drive alone                                 | 90.5%    |
| Means of transportation to work - Work from home                              | 7.9%     |
| <b>Housing</b>  |          |
| Housing - Total housing units   | 97       |
| Housing - Median gross rent   | \$636    |
| Housing - Home ownership  | 48.5%    |
| Housing - Occupied housing units  | 91       |
| Housing - Vacant housing units  | 6        |
| Income and poverty - Median household Income                                  | \$72,837 |
| Residential mobility - moved to Hull from within the county                   | 4.5%     |
| Residential mobility - moved to Hull from a different county within the state | 28.7%    |
| Moved 2021 or later into occupied housing unit - Owner occupied               | 21.2%    |
| Moved 2021 or later into occupied housing unit - Renter occupied              | 8.6%     |
| <b>Health</b>   |          |
| Health - Without healthcare coverage  | 25.4%    |
| Health - Disabled population  | 26.8%    |

Source: US Census, Hull city, Georgia - Census Bureau Profile, accessed 11/7/2023. Referenced data is from the 2020 Decennial Census and the 2022 American Community Survey 5-Year Estimates.



## 8.2 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 Hull is the same as the City’s vision in their 2018 Comprehensive Plan:

*Hull 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.*

## Strengths, Weaknesses, Opportunities, and Threats

A SWOT exercise performed in Hull on September 22, 2022, and revisited on November 21, 2023, provided the following results:

|   |   |
|---|---|
| <p><b><u>Strengths</u></b></p> <ul style="list-style-type: none"> <li>• Proximity to Athens</li> <li>• Emergency services/fire department</li> <li>• Affordable housing</li> <li>• Nearby schools</li> <li>• Recent lighting on streets</li> <li>• Strong community bonds and institutions</li> <li>• Seasonal decorations and ceremonies</li> <li>• Street beautification along Highway 72</li> <li>• Rural character</li> </ul> | <p><b><u>Weakness</u></b></p> <ul style="list-style-type: none"> <li>• Absence of sewer and stormwater infrastructure</li> <li>• Lack of parks</li> <li>• Lack of land</li> <li>• Small population</li> <li>• Shortage of businesses</li> <li>• Small city budget</li> <li>• Code enforcement</li> <li>• Insufficient customer base for businesses</li> </ul> |
| <p><b><u>Opportunities</u></b></p> <ul style="list-style-type: none"> <li>• Economic development of undeveloped areas</li> <li>• Capitalize on proximity to Athens</li> <li>• Expand sewer and stormwater infrastructure into the city</li> <li>• Partner with local churches for access to recreation facilities for all residents</li> </ul>  | <p><b><u>Threat</u></b></p> <ul style="list-style-type: none"> <li>• Unchecked development within city limits</li> <li>• Bad/vague policies</li> <li>• Outside developers</li> <li>• High-capacity housing</li> </ul>   |

Community outreach efforts revealed that Hull residents desired to remain a small town with a rural character. The steering committee identified three issues for the city to address as part of the 5-year short-term program, including 1) improving the quality of life for Hull residents, 2) growing using smart land-use policies, and 3) responsibly managing the city.

### **8.3 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 to 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 Hull 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 1: Improve the Quality of Life for Hull Residents (QOL)**

Improve the experience of living in Hull by providing more public amenities, improving infrastructure, and dissuading negative behavior.

### **Needs and Opportunities**

City of Hull residents enjoy and are proud of their small-town way of life. Residents benefit from proximity to rural and natural areas in surrounding counties and urban amenities in Athens-Clarke County. However, due to its size, the city has limited resources to provide public amenities. City residents have noted that there are few businesses in the city and that navigating around the city on foot is difficult due to the lack of sidewalks. The steering committee and residents also noted that drivers passing through Hull along Highway 72 and Glenn Carrie Road often speed dangerously through town.

The city would like to prioritize a portion of its funds to projects that will improve the lives of its residents. It will also participate in interjurisdictional plans and projects such as county-wide parks and recreation planning and infrastructure improvements that will benefit Hull residents.

### **Policies**

- Participate in interjurisdictional plans and projects that will improve the quality of life of Hull residents.
- Promote new businesses in Hull.
- Invest in sidewalks and other pedestrian improvements along major roads.
- Support family and youth activities, attractions, and events.
- Invest in parks and open spaces to enhance the quality of life for citizens.

### **Strategies**

QOL1 – Expand the city's complete streets and trails system to provide better non-automotive access within the city.

Stakeholders identified a desire to improve pedestrian infrastructure and connections in Hull. This includes constructing new sidewalks on Glenn Carrie Road and Daniel Street and installing new crosswalks to improve safety. However, steering committee members would prefer city funds to be spent on intracity pedestrian infrastructure improvements instead of regional bicycle & pedestrian connections.

## QOL2 – Control speeding throughout the city

Steering committee members noted that the worst speeding in the city is along Highway 72 and Glenn Carrie Road. Highway 72 is managed by the Georgia Department of Transportation, so the city should collaborate with them to install improvements that would slow down traffic. Additionally, the city is in the process of obtaining a radar permit for monitoring speeding along Glenn Carrie from Highway 72 to city limits.

### **Goal 2: Maintain Smart Land Use and Growth Policies (LU)**

Responsibly respond to future growth by preserving rural areas and concentrating development in the downtown area.

#### **Needs and Opportunities**

Many Hull residents enjoy living in the city because of its small-town feel and access to surrounding urban and rural areas. However, the city has continued to feel development pressures from Athens-Clarke County as well as unincorporated areas in Madison County. While Hull residents would like to benefit from the positive aspects of development such as access to new businesses, tax revenues, and quality-of-life amenities, they are interested in preserving the small-town feel of Hull.

The city plans to focus development in the downtown area, which would create a community space for residents and visitors to enjoy. The density of development should step down gradually from the city center, and areas at the city limits should be maintained as low-density or rural.

#### **Policies**

- Create a downtown area that serves as a community space for current and future residents.
- Protect natural, cultural, and agricultural areas.
- Encourage community investment and revitalization.
- Use infrastructure investments to guide development into specific areas.

#### **Strategies**

LU1 – Improve infrastructure throughout the city and seek opportunities to construct sewer and stormwater infrastructure as appropriate.

To maintain a good quality of life for residents, the city should ensure that it continues to maintain its existing water infrastructure. The city currently does not have sewer or

stormwater infrastructure anywhere in the city, which is required for higher-density developments typical of a downtown area. Hull could tie into a surrounding jurisdiction's infrastructure to construct a community-focused downtown area with adjacent residential areas. However, the city should limit sewer availability to certain areas to ensure that high-density development only occurs in desired locations.

LU2 – Create policies that help facilitate a growing population while retaining the city's existing rural character.

The City of Hull is in the final stages of adopting a zoning ordinance, which would allow the city to better regulate development patterns throughout the city. The city should regularly revisit its zoning ordinance once adopted to ensure that it continues to serve the city's needs.

### **Goal 3: Responsibly Manage the City (CM)**

Effectively manage the city's resources and collaborate with surrounding local governments and community organizations.

#### **Needs and Opportunities**

The City of Hull is committed to improving the quality of life of its residents and fulfilling the city's vision laid out in this comprehensive plan. To do so, it must ensure that the city maximizes the public benefit for every dollar spent. Additionally, stakeholders expressed a strong desire to increase collaboration with surrounding jurisdictions in Madison County and to participate in the plans and initiatives laid out in Madison County's comprehensive plan.

#### **Policies**

- Work jointly with neighboring jurisdictions and share information as appropriate.
- Retain transparency in local government to increase public trust.
- Strive to complete projects included in the comprehensive plan's short-term work program.

#### **Strategies**

CMI – Professionally manage the city's resources with transparency and sound fiscal policies.

Although the city of Hull is relatively small, city officials and staff are caretakers of public funds and resources and should do so responsibly. The city should be conservative in its spending and ensure that each dollar spent is for the good of the city.

CM2 – Cooperate with the Madison County government and surrounding municipalities in plans for the expansion and improvement of critical infrastructure services.

Madison County is planning on developing multiple interjurisdictional strategies and initiatives to benefit all residents of Madison County. The City of Hull should participate in all relevant plans to ensure that its residents' voices are heard in the planning process. Additionally, the City should adopt any relevant county-wide plan relevant to Hull.

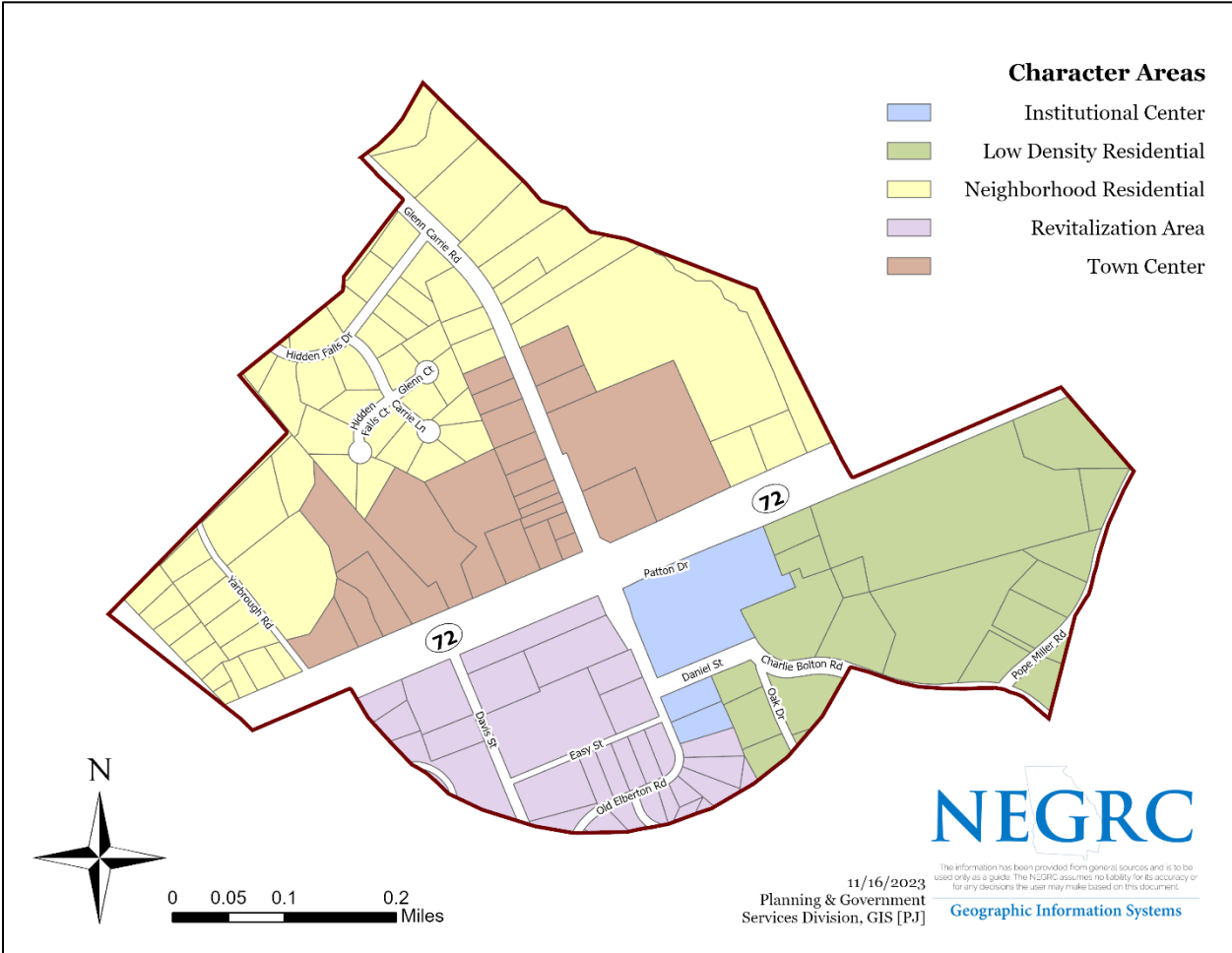
CM3 – Partner with civic organizations to foster community and provide quality amenities to city residents.

There are multiple civic organizations in Hull such as churches that serve as gathering places and communities for residents. The City should collaborate with these organizations to expand the access of these community's amenities to all Hull residents. For example, the City could form a partnership with Hull Baptist Church to allow city residents to use the church's recreation facilities.

### 8.4 Hull Future Character

The proposed future development map for Hull includes increasing density in the downtown area and using areas north of downtown for residential development. The southeast portion of the city should remain low-density, and the city should actively pursue revitalization efforts in the southwest portion of the city. The area around city hall should be maintained as the city's institutional center.

Figure 21: City of Hull 2042 Character Area Map



## Town Center

Hull's Town Center will feature a mixed-use environment that will serve as a central gathering spot for city residents and as an attractive commercial area for visitors. The area will provide high-density residential nestled within a commercial hub with small-scale shopping and offices. New development in the area should encourage the town center characteristic through rehabilitating historic buildings and encouraging compatible infill development. The Town Center area will be internally linked with bicycle and pedestrian networks.

### Objective:

Create a focal point and activity center with retail, service, office, higher-density housing, and public spaces.

### Policies:

- Encourage development that is 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 a combination of higher-density residential, public, commercial, office, and recreational uses.

*The photos below illustrate development appropriate for this character area.*





## Neighborhood Residential

The prevailing feature of this character area will be traditional neighborhood development with moderate residential density, pedestrian orientation, and street connectivity. Bordering the Town Center, the Neighborhood Residential character area acts as the main residential hub for the city, provides moderate infrastructure efficiency by concentrating development, and offers a range of building types and functions. Greenspaces and wildlife areas will be preserved in this area. Residential lot sizes will depend on infrastructure availability. Those on sewer and public water should be between 0.25–0.50 acres. Those using septic and public water should be between 0.5–1.2 acres. Those with a private well and septic should be at least 1.2 acres.

### Objective:

Retain and build quality housing for city residents in a traditional neighborhood.

### Policies:

- Encourage land use decisions and development design guidelines that protect natural resources.
- Provide pedestrian access to the Town Center from this character area.

### Implementation Strategies:

1. Require that natural areas are protected during construction and encourage their restoration.

### Land Use:

This character area should primarily consist of residential single-family homes.

*The photos below illustrate development appropriate for this character area.*



## Institutional Center

The institutional center is the current location of city hall, the Hull Volunteer Fire Department, Hull Baptist Church, and the Hull Civic Club. This area should serve as the institutional and civic heart of the city, and any future government buildings should be in this area. The area should be welcoming to all Hull residents and instill civic pride.

### Objective:

Serve as the institutional, government, and civic hub for the city.

### Policies:

- Ensure that the area is accessible to all residents and is walkable.
- Promote collaboration between the government and other civic groups located in the area.

### Implementation Strategies:

1. Improve government offices and buildings as financially appropriate.

### Land Use:

This character area should consist of public/institutional and recreational land uses.

*The photos below illustrate development appropriate for this character area.*



## Revitalization Area

The steering committee noted that the southwest portion of Hull is the most in need of infrastructure and building improvements. It is also the area where many of Hull's commercial businesses are located. The city should focus on this area for future infrastructure improvements that will improve the quality of living for residents. It should also promote infill development between existing buildings as appropriate.

### Objective:

Improve infrastructure and building conditions in the area and provide economic opportunities for residents.

### Policies:

- Attract appropriate commercial and light industrial business to the area.
- Direct residents to home repair funding and services as needed.

### Implementation Strategies:

1. Apply for grant funding for infrastructure improvements such as sidewalks, water lines, etc.

### Land Use:

This character area should consist of residential, commercial, light industrial and office land uses. Public and recreational land uses are also appropriate.

*The photos below illustrate development appropriate for this character area.*



## Low Density Residential

Hull will preserve some areas with rural characteristics by limiting residential growth and preserving existing characteristics. Housing development in these areas should remain low-density with lot sizes being at least one acre. Infrastructure access and transportation options are limited in these areas because of the large lot sizes and distance from the city center. Tree canopy and existing agricultural uses should be preserved and enhanced.

### Objective:

Preserve rural areas and low-density residential lots in specific areas within the city.

### Policies:

- Protect the tree canopy and agricultural lands.
- Encourage land use decisions and development design guidelines that protect natural resources.

### Implementation Strategies:

1. Encourage voluntary resource preservation through conservation easements.

### Land Use:

This character area should consist primarily of rural land use and low-density residential. Land uses related to recreation or public open space are also permitted.

*The photos below illustrate development appropriate for this character area.*



### Adjacent/Nearby Character Areas

The Hull-Colbert Corridor character area is located east of Hull along Highway 72 between Hull and Colbert. This character area recommends a mixture of industrial and commercial office-related uses. The South Madison County character area is located around the remaining portions of Hull's city limits. This character area is planned to feature residential and commercial retail growth. These areas are discussed in more detail in the County's portion of the Comprehensive Plan. The residential, commercial, and industrial land uses recommended in these areas might conflict with some of Hull's character areas, so the City should communicate with the County to ensure that land uses do not conflict along the city's boundaries.

### 8.5 Hull 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 14: Hull Community Work Program

| # | Strategy | Item   | Time | Responsible Party | Coordination              | Cost       | Funding Source                 |
|---|----------|--|------|-------------------|---------------------------|------------|--------------------------------|
| 1 | QOL1     | Install sidewalk on Glenn Carrie Road                | 2025 | City Council      | City Council/ Consultants | \$275,000  | General Fund / Grants / SPLOST |
| 2 | QOL1     | Install sidewalk along Daniel Street                 | 2026 | City Council      | City Council/ Consultants | \$50,000   | General Fund / Grants / SPLOST |
| 3 | QOL1     | Extend sidewalk on Charlie Bolton Rd. to city limits | 2027 | City Council      | City Council/ Consultants | \$150,000  | General Fund / Grants / SPLOST |
| 4 | QOL2     | Obtain radar permit of Glenn Carrie from             | 2023 | City Council      | City Council/ Consultants | Staff Time | N/A                            |

|           |      |  |      |              |   |                            |  |
|-----------|------|--|------|--------------|---|----------------------------|--|
|           |      | Highway 72 to city limits  |      |              |   |                            |  |
| <b>5</b>  | QOL2 | Coordinate with GDOT to install improvements at Highway 72 & Glenn Carrie to slow down traffic | 2027 | City Council | City Council/<br>Madison<br>County/<br>GDOT         | Staff<br>Time              | N/A                                    |
| <b>6</b>  | LU1  | Develop strategic plan for water and sewer infrastructure                                      | 2025 | City Council | City Council  | Minimal /<br>Staff<br>Time | General<br>Fund /<br>Grants            |
| <b>7</b>  | LU2  | Establish a zoning ordinance   | 2023 | City Council | City Council/<br>Consultants                        | \$2,500                    | General<br>Fund                        |
| <b>8</b>  | CM1  | Form a zoning commission   | 2024 | City Council | City Council  | Staff<br>Time              | N/A                                    |
| <b>9</b>  | CM1  | Complete improvements to City Hall   | 2026 | City Council | City Council  | \$50,000                   | General<br>Fund /<br>Grants /<br>Loans |
| <b>10</b> | CM2  | Form ad hoc committee to address emergency services planning; produce report                   | 2026 | City Council | City Council/<br>Madison<br>County /<br>Consultants | Minimal /<br>Staff<br>Time | N/A                                    |
| <b>11</b> | CM2  | Develop strategy/standing meeting schedule for coordination between city and county            | 2024 | City Council | City Council/<br>Madison<br>County                  | Staff<br>Time              | N/A                                    |



# **SECTION 9**

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## Community Assessment



## 9. Community Assessment

### 9.1 Purpose

A community assessment was conducted to inform the comprehensive plan updates for Madison County and the Cities of Carlton, Colbert, Danielsville, and Ila.<sup>5</sup> 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.

### 9.2 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.

### 9.3 Demographics

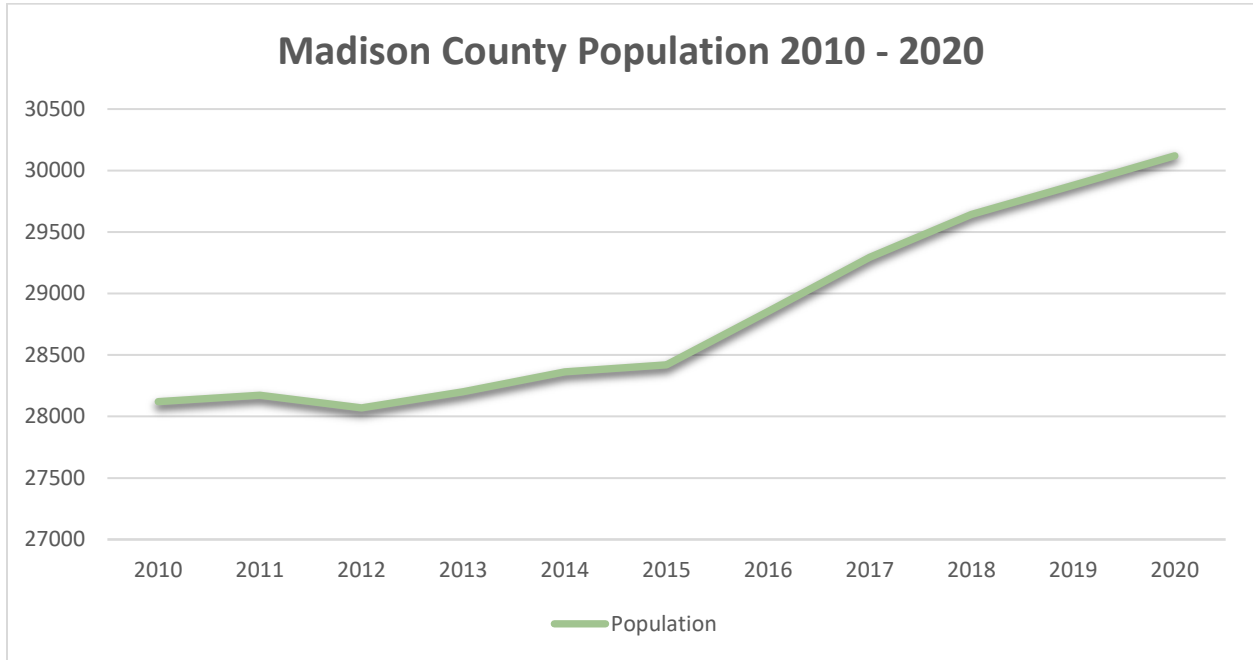
#### Population

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.

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<sup>5</sup> The comprehensive plans for Hull and Comer are being completed by the North Georgia Regional Commission.

Figure 22: Average Population Growth Rate



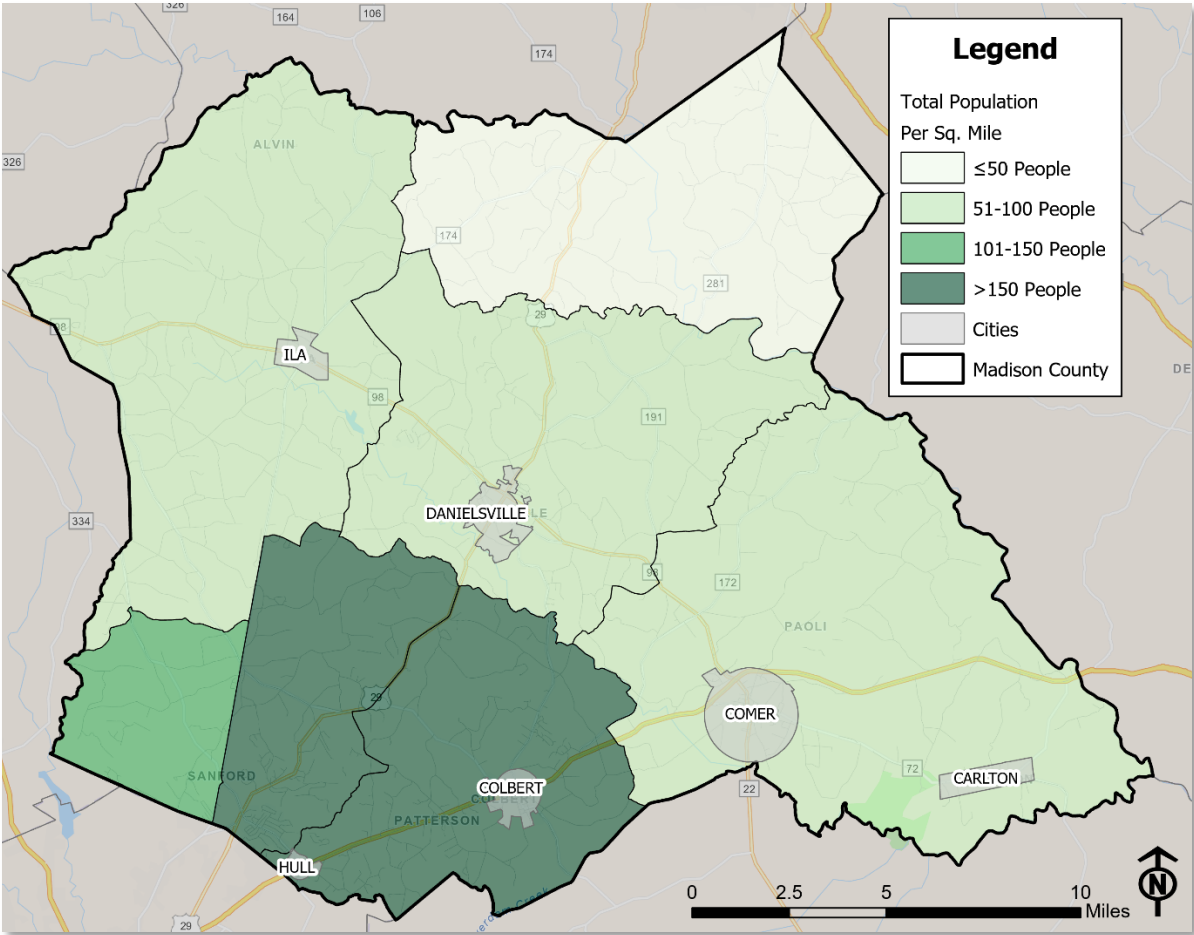
Source: US Census ACS 2010-2020

Table 15: Population from 2010-2020 in Madison County and its Cities

| Year        | Madison | Danielsville | Comer  | Carlton | Colbert | Ila   | Hull   |
|-------------|---------|--------------|--------|---------|---------|-------|--------|
| <b>2010</b> | 28120   | 560          | 1126   | 260     | 592     | 337   | 198    |
| <b>2020</b> | 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

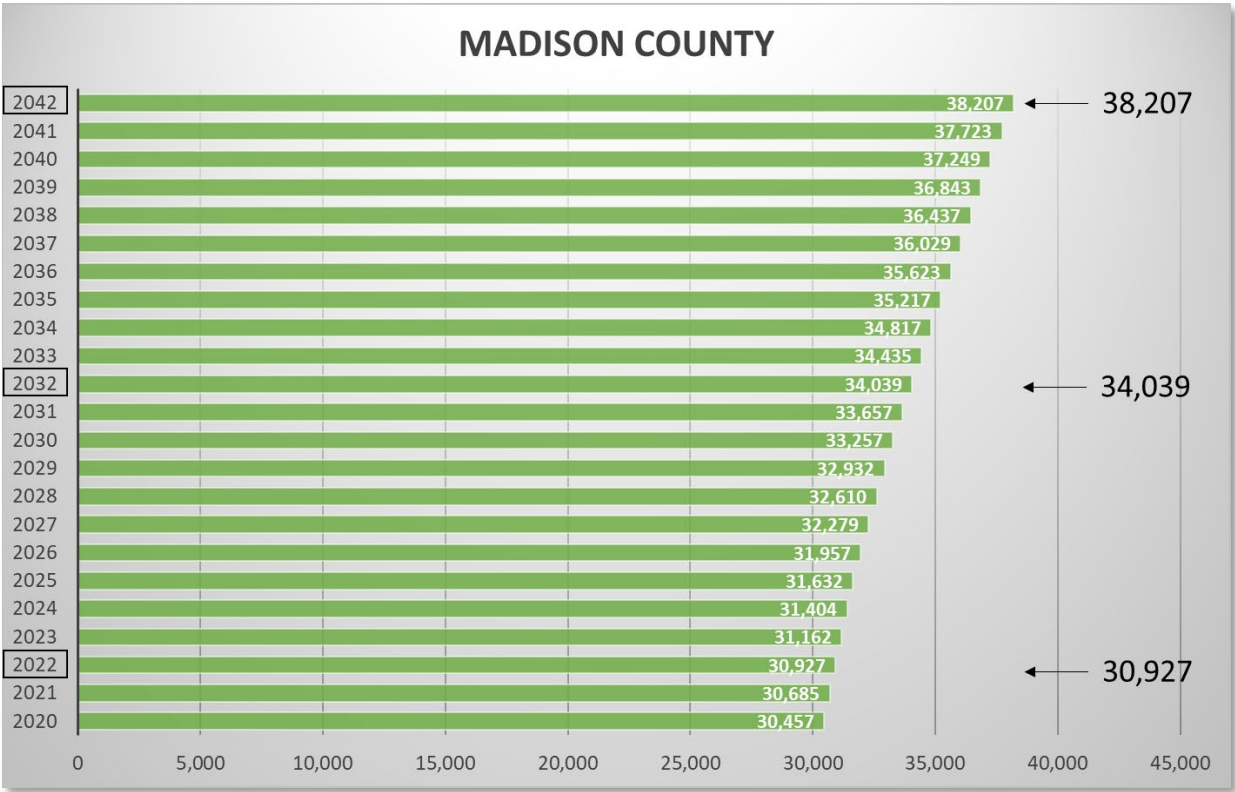
Figure 23: Total Population Per Square Mile



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 24: Future Population Growth – Madison County

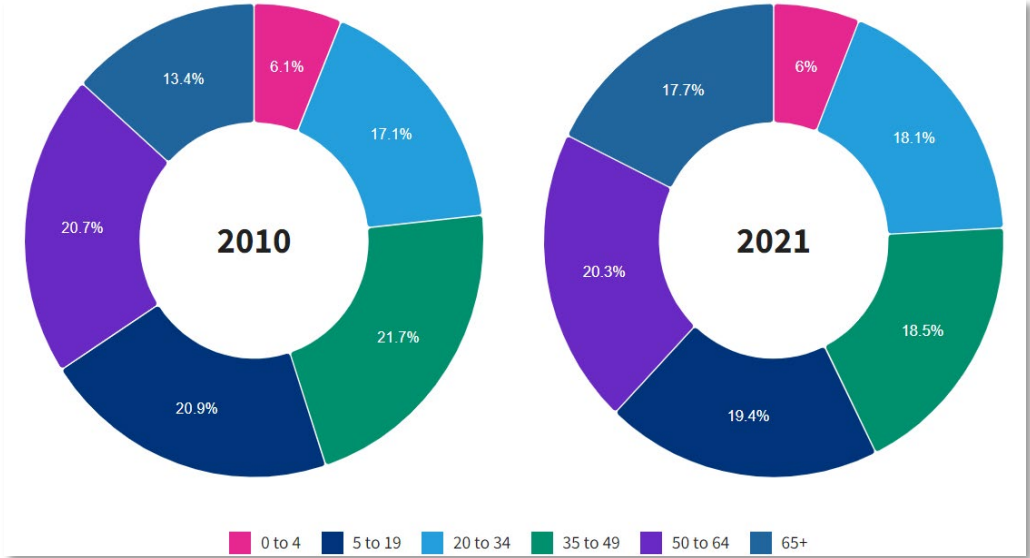


Source: Governor’s Office of Planning and Budget, Series 2021

**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.

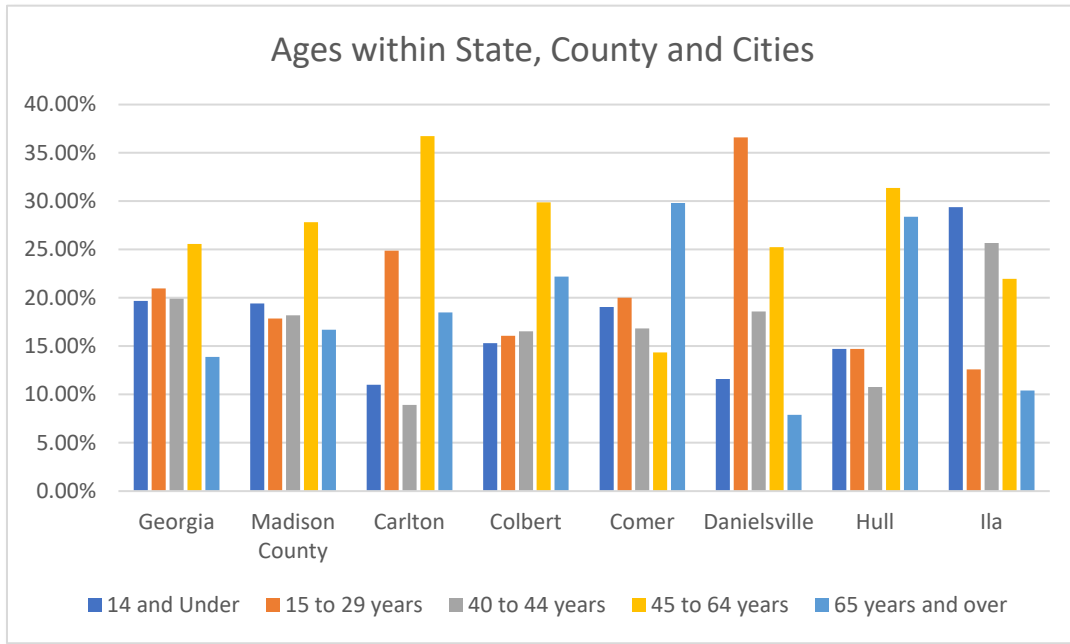
Figure 25: Population Breakdown by Age



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

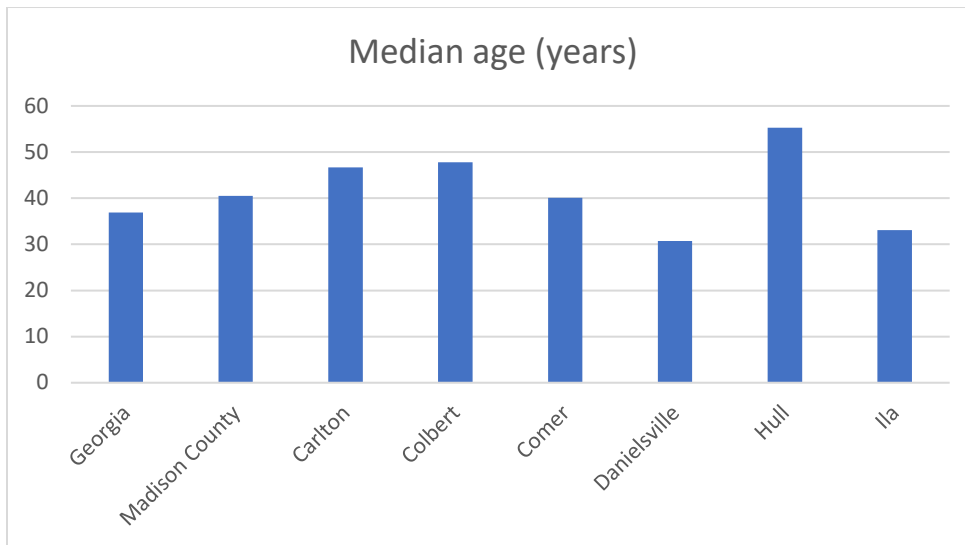
Figure 24 breaks down location by age for the state, county, and cities, revealing concentrations of younger and older citizens. Carlton, Colbert, and Hull have more residents aged 45+ and older, while Danielsville has a larger population of 15- 29-year-old citizens.

Figure 26: Ages within State, County and Cities



Source: ACS 5-Year Estimates Subject Tables

Figure 27: Median Age



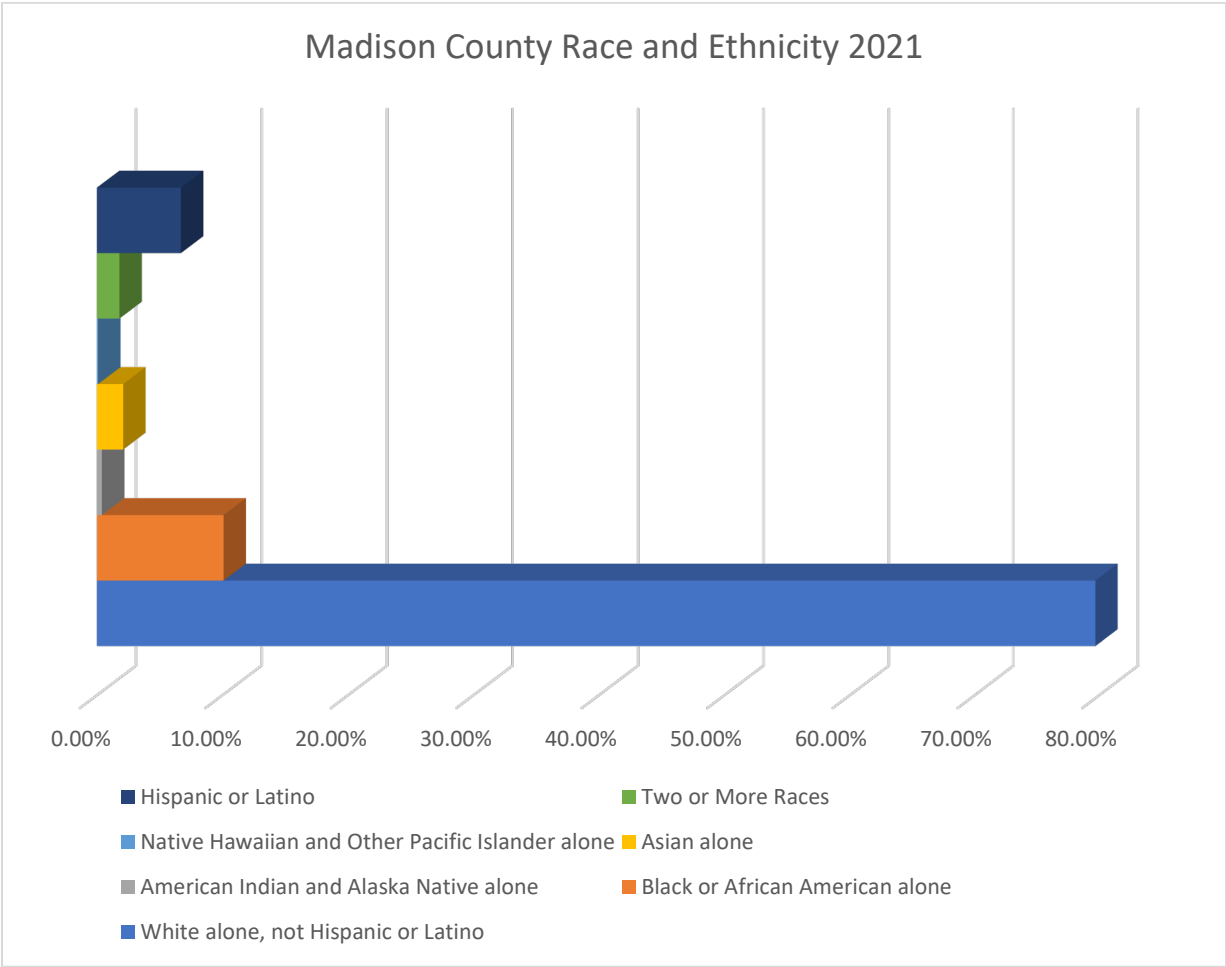
Source: ACS 5-Year Estimates Subject Tables

### 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 28: 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 16: Poverty and Household Income

|   | <b>Madison County</b> | <b>Georgia</b> | <b>US</b> |
|---|-----------------------|----------------|-----------|
| 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.

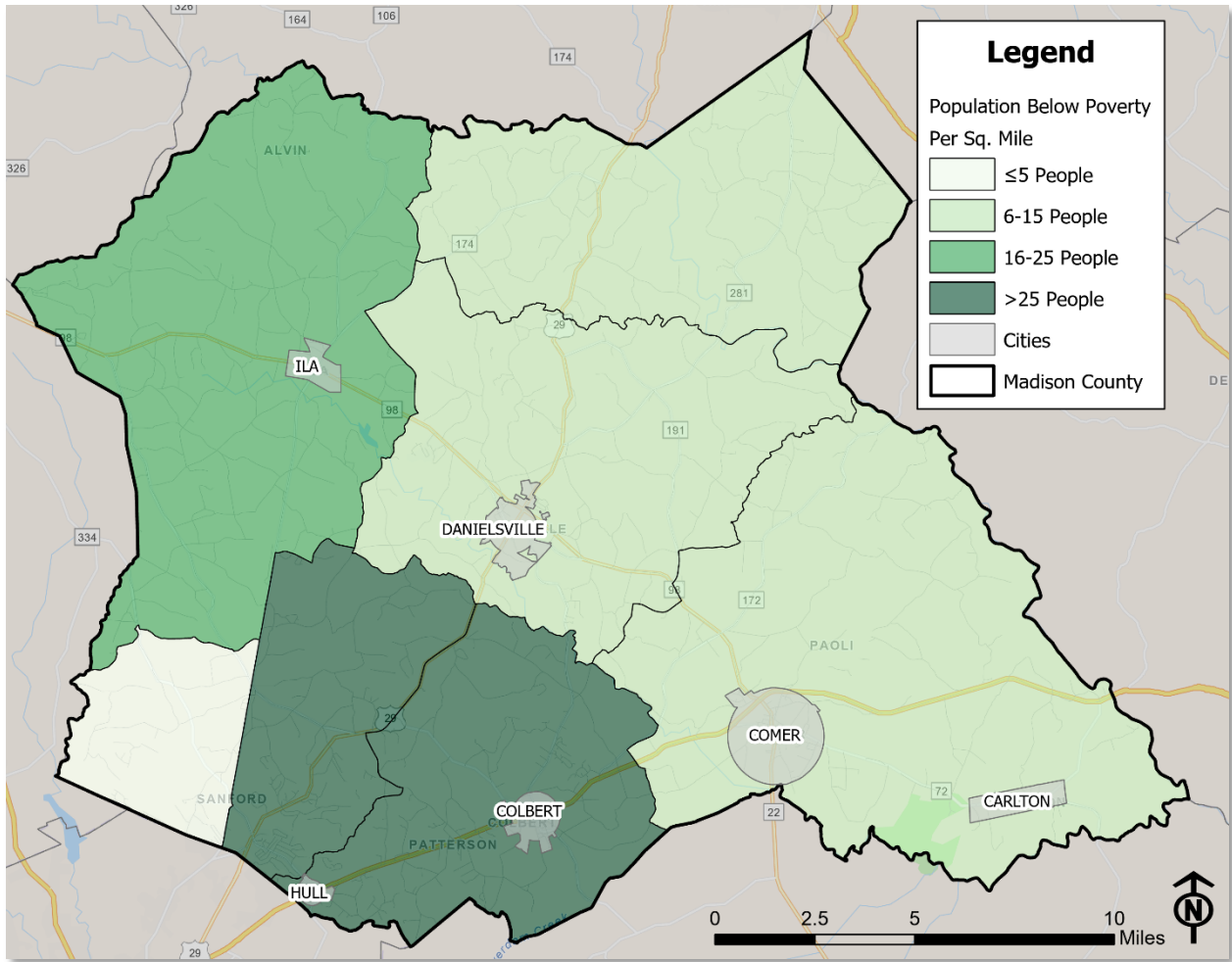


Table 17: Poverty and Household Income for Cities in Madison County

|                                       | <b>Carlton</b> | <b>Colbert</b> | <b>Comer</b> | <b>Danielsville</b> | <b>Hull</b> | <b>Ila</b> |
|---------------------------------------|----------------|----------------|--------------|---------------------|-------------|------------|
| 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 29: 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

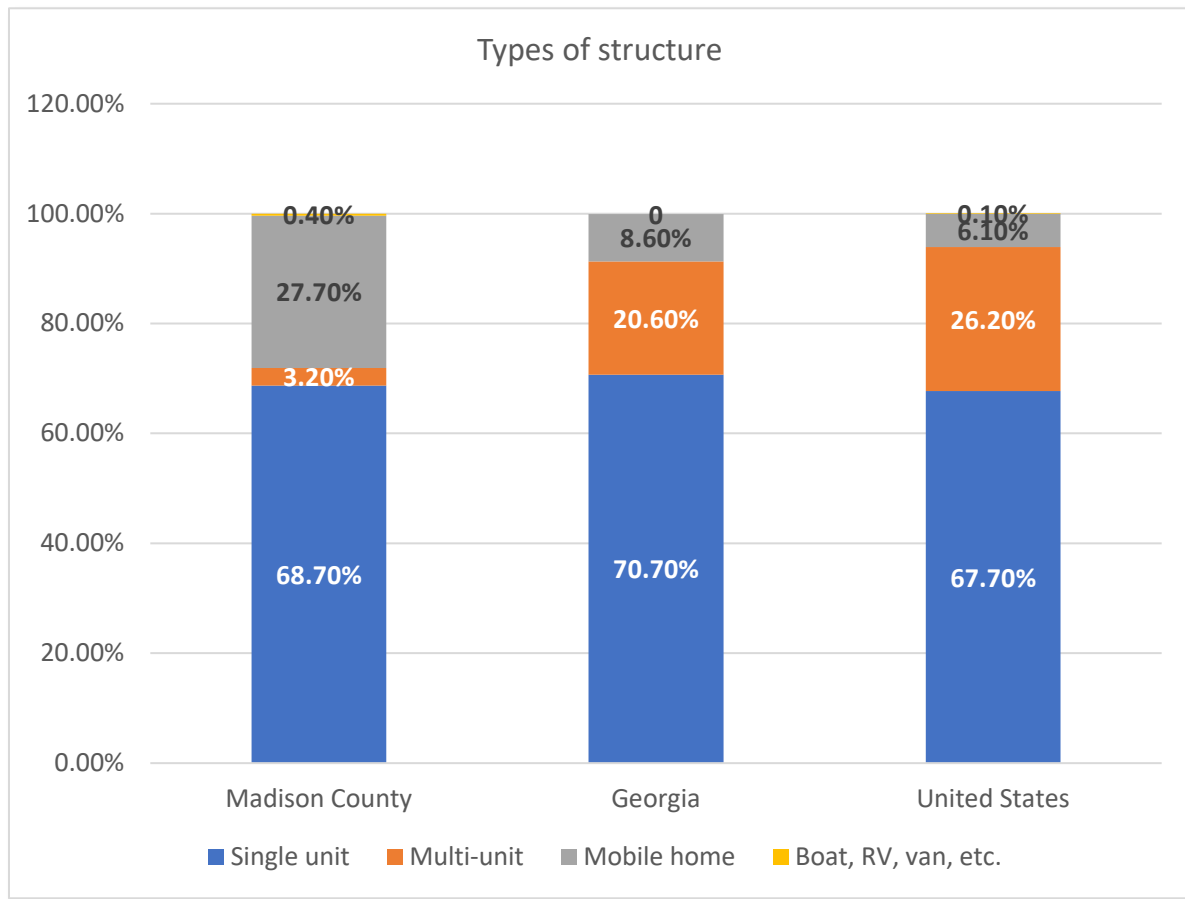
household living above another one within unit’s separating walls. Madison County is close to the average occupancy rate versus vacancy for housing with the state.

Table 18: Occupied vs Vacant

|                 | Madison County |        | Georgia |           |
|-----------------|----------------|--------|---------|-----------|
| <b>Occupied</b> | 88.30%         | 10,622 | 88.50%  | 3,830,264 |
| <b>Vacant</b>   | 11.70%         | 1,410  | 11.50%  | 499,411   |

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

Figure 30: 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 19: Madison County Structure Build Years**

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

Source: ACS 5-Year Estimates Subject Tables

**Figure 31: Owners and Renters in Georgia and Madison County 2016–2020**

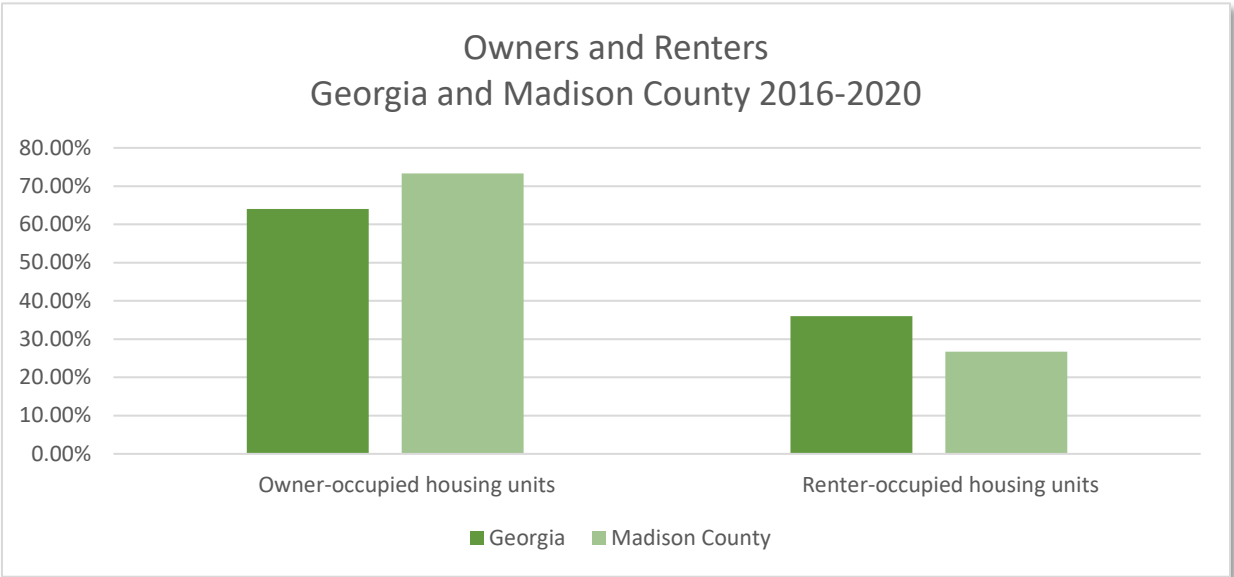


Table 20: Housing Statistics for Georgia vs Madison County

|  | <b>Georgia</b> | <b>Madison<br/>County</b> |
|--|----------------|---------------------------|
| <b>Median value of owner-occupied housing units</b>            | \$190,200      | \$143,200                 |
| <b>Median selected monthly owner costs -with a mortgage</b>    | \$1,449        | \$1,107                   |
| <b>Median selected monthly owner costs -without a mortgage</b> | \$435          | \$365                     |
| <b>Median gross rent</b>                                       | \$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 21: Madison County Permit Information 2018-2021 (11-12-2021)

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

Table 22: Inspections 2018-2021

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

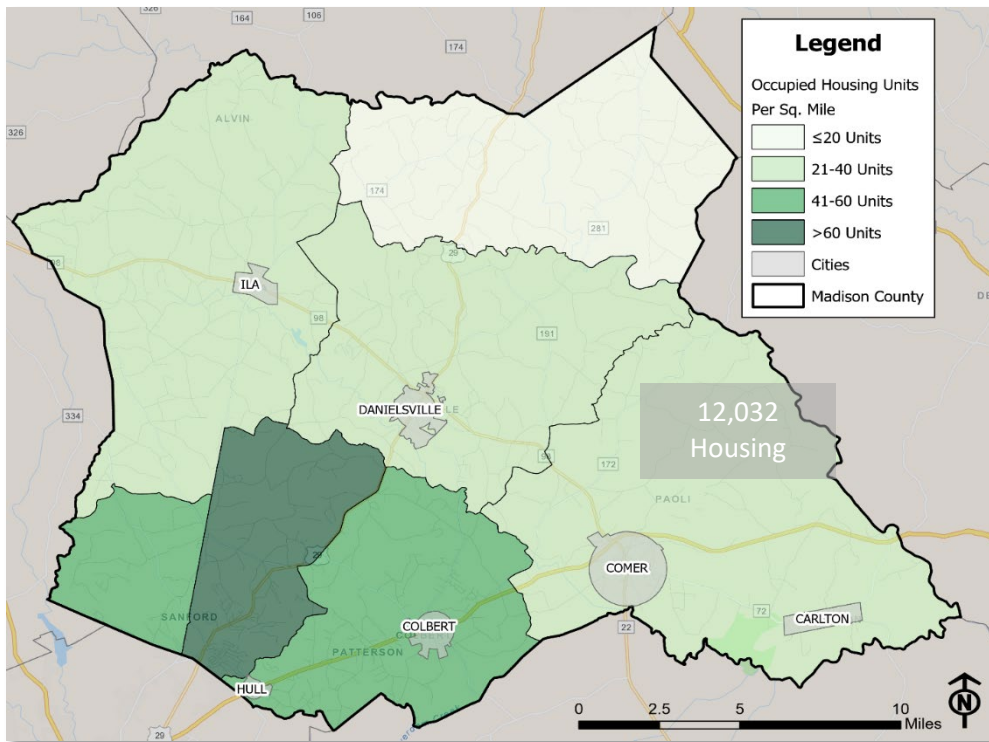
As of November 2022, the following housing developments are either under development or under planning and review by Madison County. The total would add approximately 119 housing units to the county’s housing inventory.

Table 23: Planned Subdivisions within Madison County

| <b>Subdivision Name</b>                  | <b>General Location</b>            | <b>Number of Lots</b> | <b>Status</b>             |
|--|------------------------------------|-----------------------|---------------------------|
| <b>The Madison Preserve Subdivision</b>  | Old Kincaid Road, Colbert          | 61                    | Under Development         |
| <b>Nancy’s Place Subdivision</b>         | Diamond Hill – Colbert Rd, Colbert | 11                    | Under Planning and Review |
| <b>Unnamed Subdivision</b>               | Spratlin Mill Rd, Hull             | 13                    | Under Planning and Review |
| <b>The Reserve Subdivision – phase 2</b> | 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.

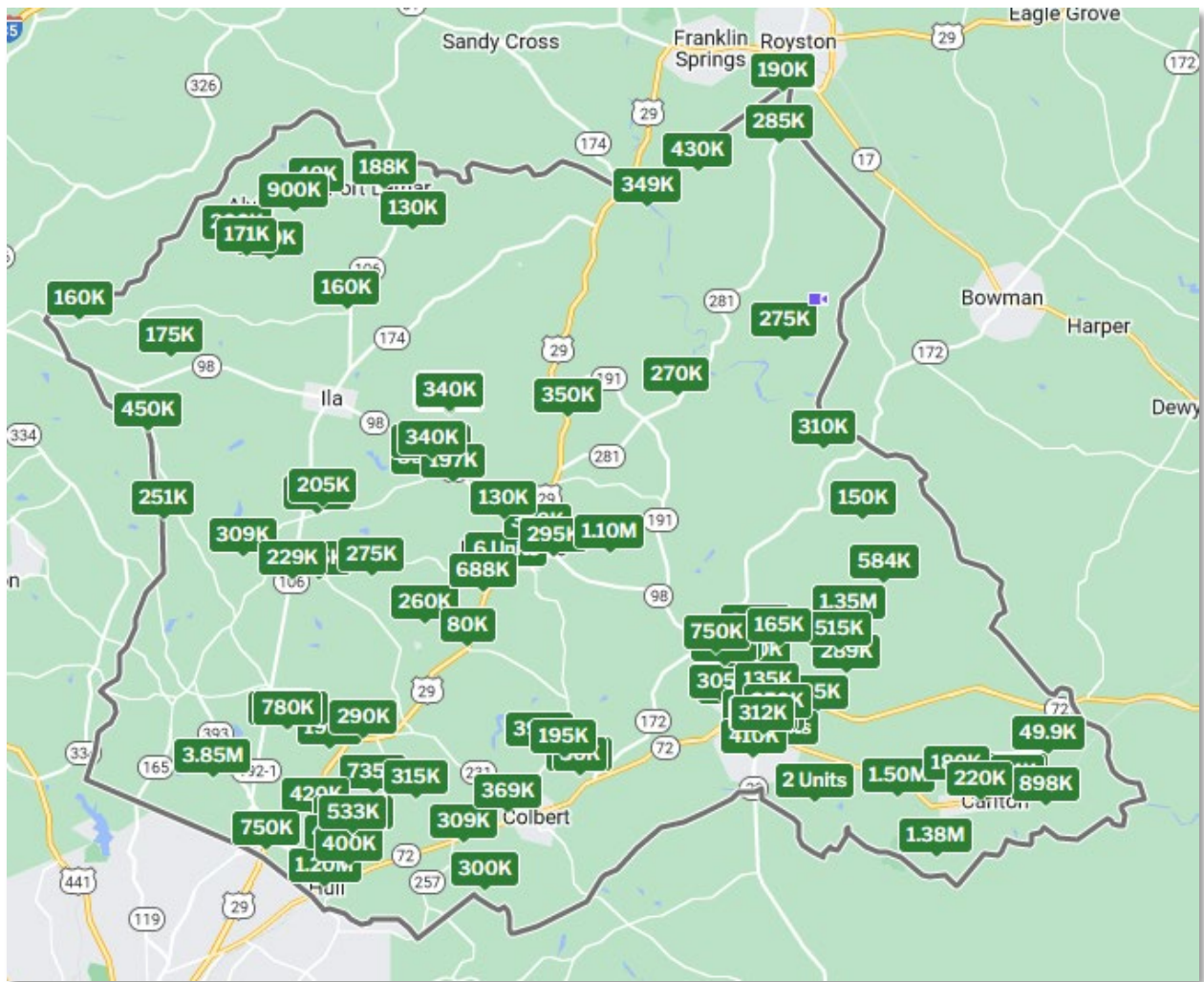
Figure 32: Occupied Housing Units Per Sq. Mile



\* 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 33: Current (as of November 2022) Houses and Range of Prices Per Redfin.com



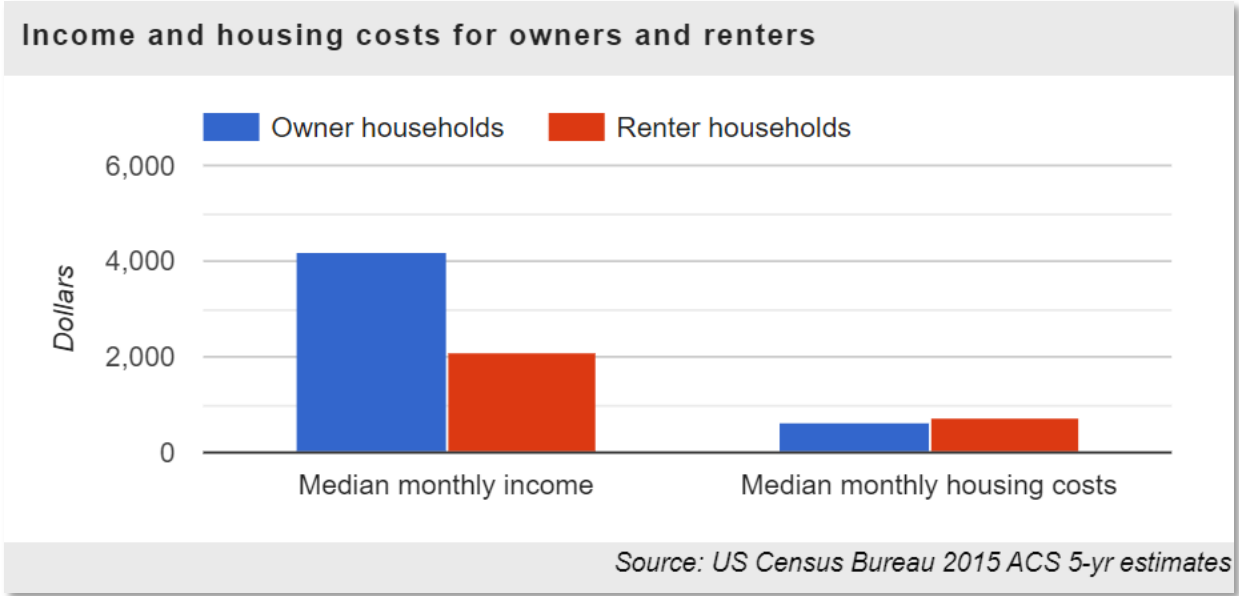
Source: screenshot (11/29/2022) <https://www.redfin.com/county/600/GA/Madison-County>



### Housing and Poverty Nexus

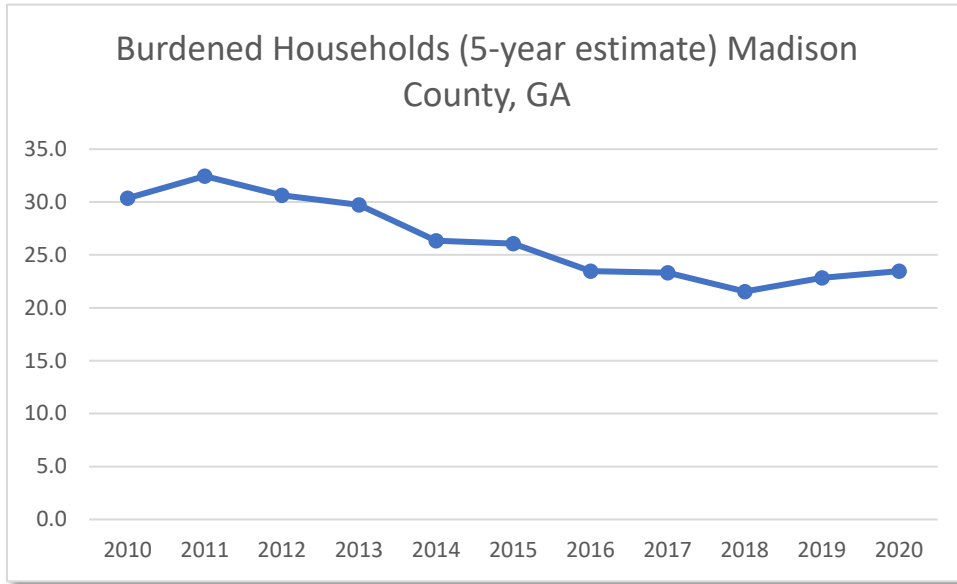
The Federal Department of Housing and Urban Development (HUD) defines an "affordable dwelling" as one that a household can obtain for 30% or less of its income. However, this varies from city to city according to area median income (AMI) and other factors. For example, a household is considered "low-income" 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 34: 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 35: 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 24: Madison County HUD Housing Programs

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

Table 25: Madison County Public Housing Programs

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

## 9.4 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%<sup>6</sup>.

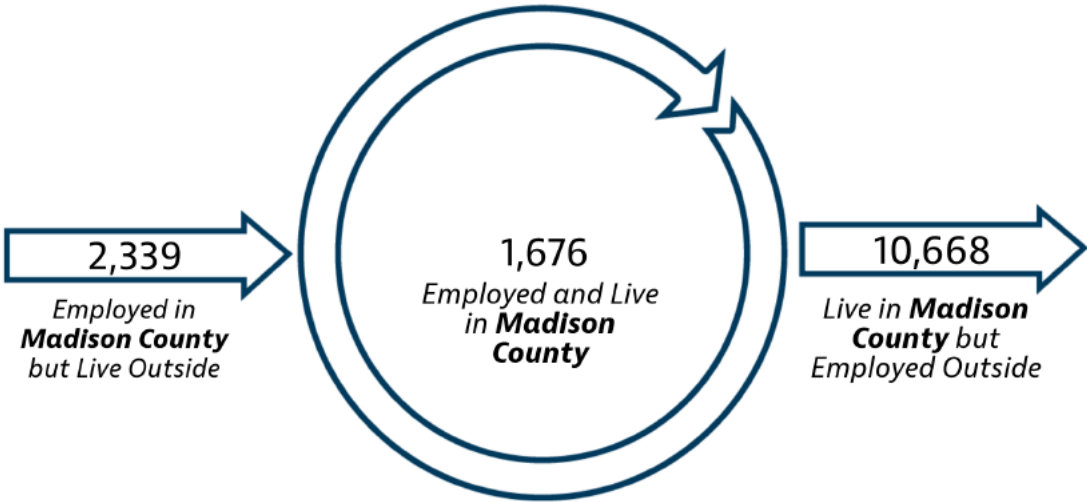
Most employed Madison County residents work in Athens-Clarke County (3,987 or 32.3%). A total of 4,015 people work within the County, with 2,339 commuting in from other counties. In all, of the 12,344<sup>7</sup> workers who live in Madison County, 86.4% work outside of the County<sup>8</sup>.

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<sup>6</sup> Georgia Power Community & Economic Development Labor Market Profile, August 2022.

<sup>7</sup> The disparity between this number and the labor force number (14,016) resulted from using 2019 data and excluding unemployed persons.

<sup>8</sup> Georgia Power Community & Economic Development Labor Shed in Madison County, 2019 (latest available)

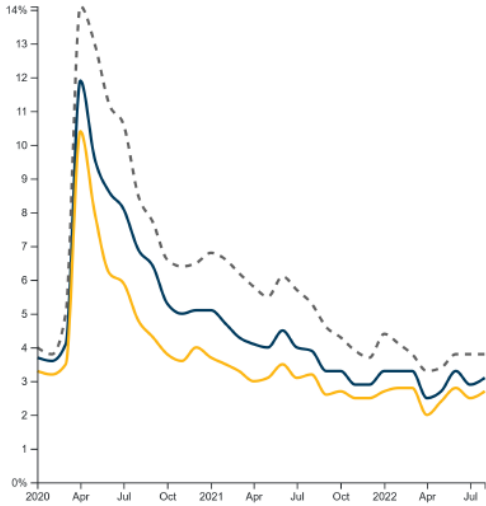


Top Ten Employers – 2022  
Within Madison County

- 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

|   | <b>COUNTY</b> |
|---|---------------|
| • 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 million<sup>9</sup>. 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.

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<sup>9</sup> UGA 2020 Farm Gate Report

**Table 26: Market Value of Agricultural Products Sold**

|   | <b>Sales<br/>(\$1000)</b> | <b>Rank<br/>in<br/>State</b> | <b>Counties<br/>Producing<br/>Items</b> | <b>Rank in<br/>U.S.</b> | <b>Counties<br/>Producing<br/>Item</b> |
|---|---------------------------|------------------------------|---|-------------------------|--|
| <b>Total</b>  | <b>239,552</b>            | <b>7</b>                     | <b>159</b>                              | <b>386</b>              | <b>3,077</b>                           |
| <b>Crops</b>  | <b>4,047</b>              | <b>96</b>                    | <b>159</b>                              | <b>2,460</b>            | <b>3,077</b>                           |
| Grains, oilseeds, dry beans, dry<br>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,<br>sweet potatoes           | (D)                       | 69                           | 157                                     | 1,414                   | 2,821                                  |
| Fruits, tree nuts, berries                                | 150                       | 83                           | 158                                     | 1,142                   | 2,748                                  |
| Nursery, greenhouse, floriculture,<br>sod                 | 279                       | 77                           | 138                                     | 1,298                   | 2,601                                  |
| Cultivated Christmas trees, short<br>rotation woody crops | (D)                       | 62                           | 64                                      | (D)                     | 1,384                                  |
| Other crops and hay                                       | 2,508                     | 58                           | 155                                     | 1,014                   | 3,040                                  |
| <b>Livestock, poultry, and products</b>                   | <b>235,505</b>            | <b>4</b>                     | <b>159</b>                              | <b>161</b>              | <b>3,073</b>                           |
| 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,<br>donkeys                 | 223                       | 14                           | 145                                     | 882                     | 2,970                                  |
| Aquaculture   | 0                         | 0                            | 54                                      | 0                       | 1,251                                  |
| Other animals and animal<br>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 27: Population and Employment Projections

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

Employment total includes all sectors.

Table 28: Employment Type Projections

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

Employment excludes agricultural, construction and governmental sectors.

Table 29: Acreage Needs by Land Use

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



Table 30: Acreage Needs by Land Use (other)

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

## 9.5 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.

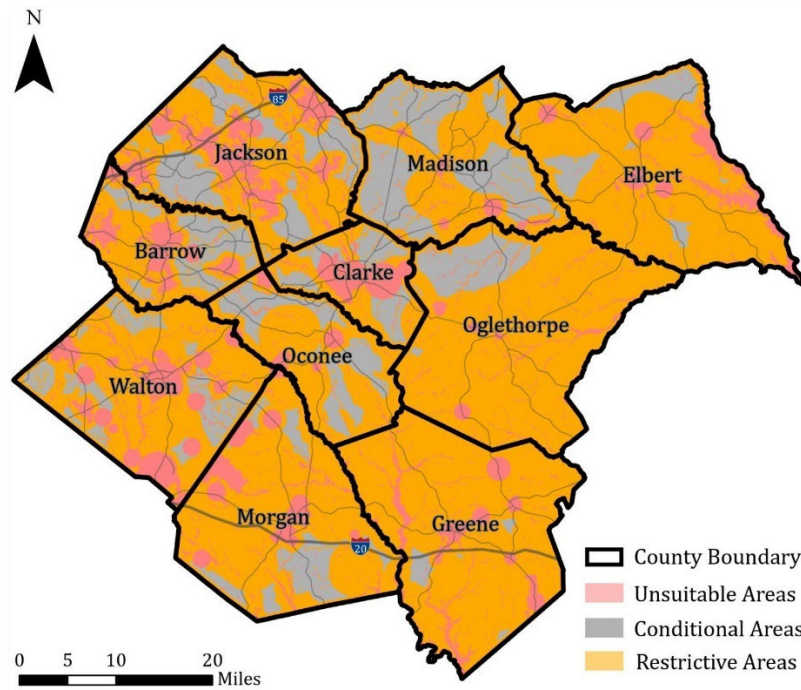
The County plans to expand local code enforcement related to solid waste incidents, by distinguishing roles of officers, creating a new position, and exploring the feasibility

of operating cameras at known illegal dumping areas throughout the county to monitor and defer 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 36: 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

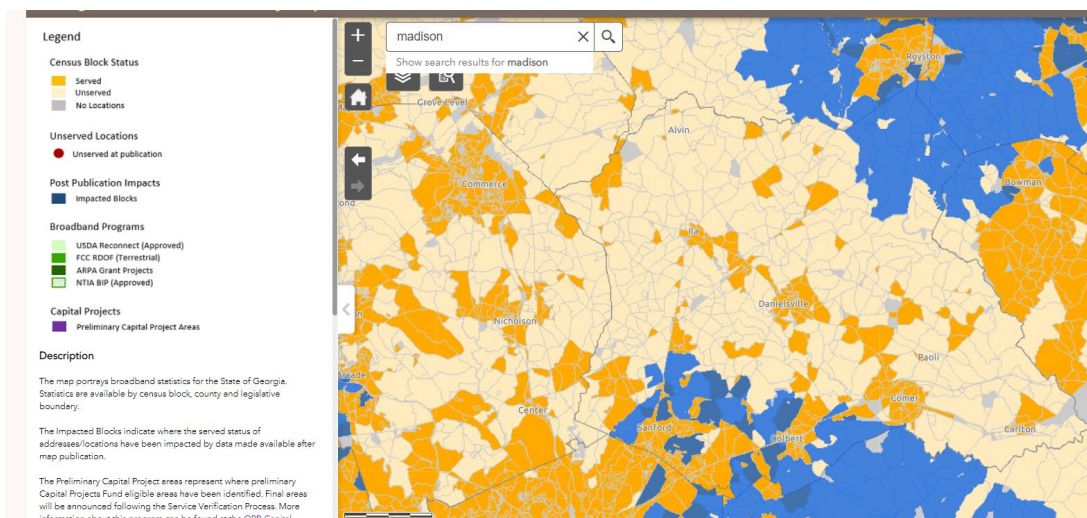
A large portion of Madison County is currently unserved by broadband, with an even larger area lacking reliable access to wired or wireless service. To help resolve this issue, Madison County became a Broadband Ready Community in 2021. The

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 within three years. Truvista, Charter, ATT, and satellite are also available in parts of the county.

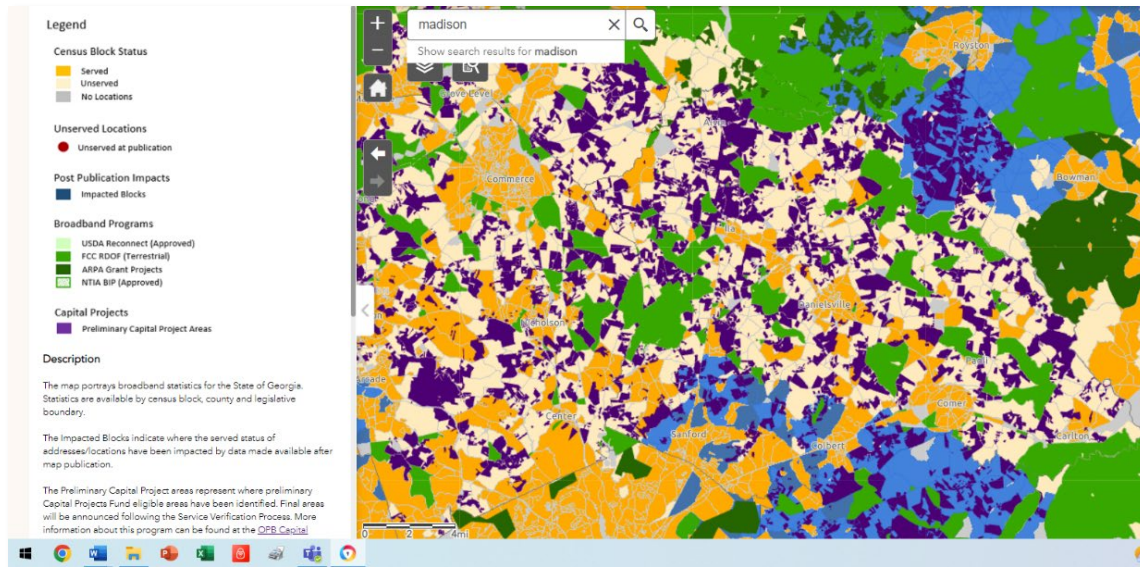
According to the 2021 Georgia Broadband Availability Map, the county is 37% unserved with broadband, with 5,753 unserved locations and 9,847 served locations.

Figure 37: 2022 Broadband Availability Map



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

Figure 38: 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 31: Madison County Parks

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

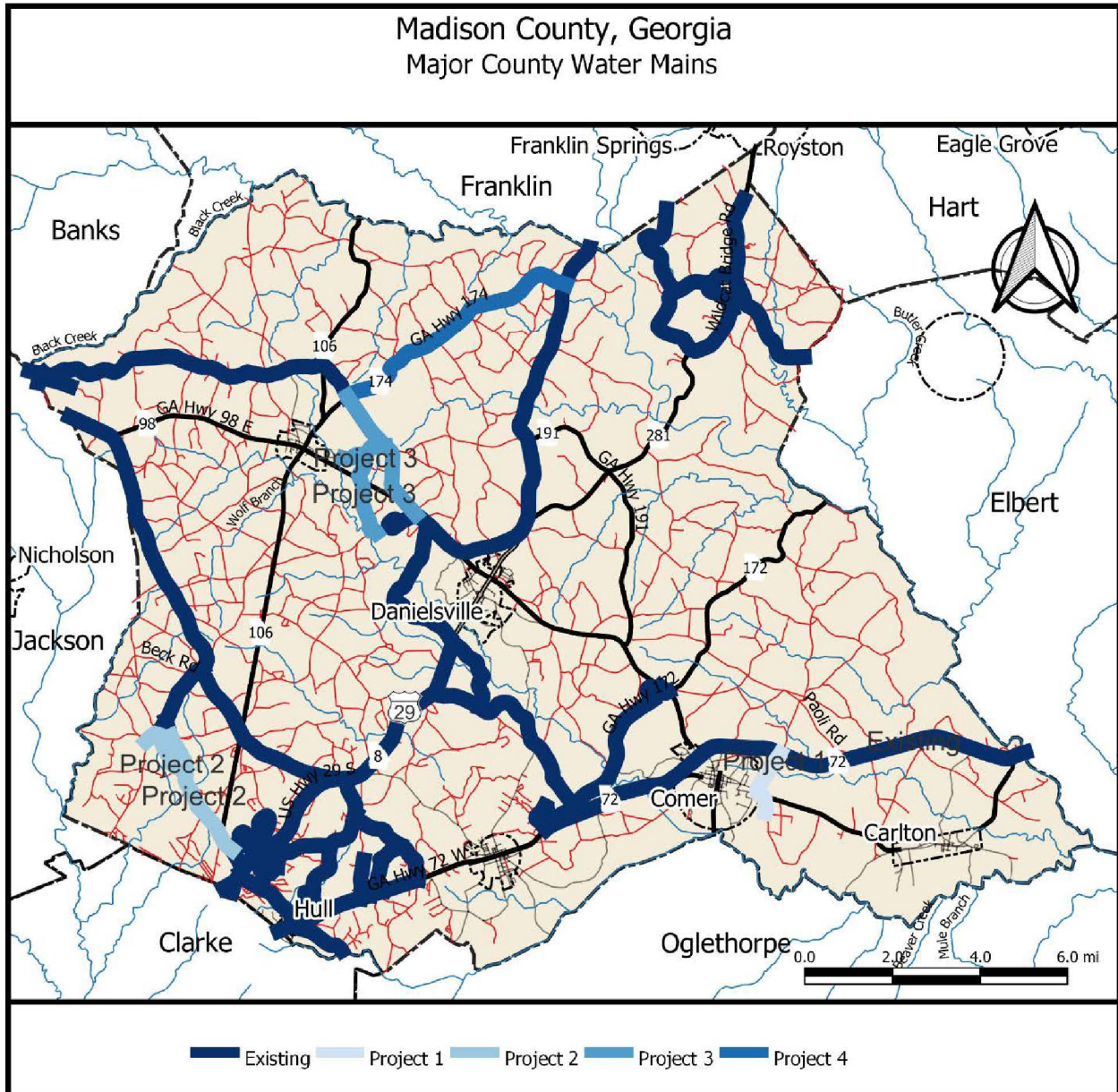
Madison County operates a sheriff department consisting of an administrative, jail, criminal investigations, and uniform patrol divisions. The main facilities are located on Hwy 98 near Danielsville. The jail averages 77 inmates, but lacks the capacity to house female inmates long-term; agreements with 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 39: Major County Water Mains

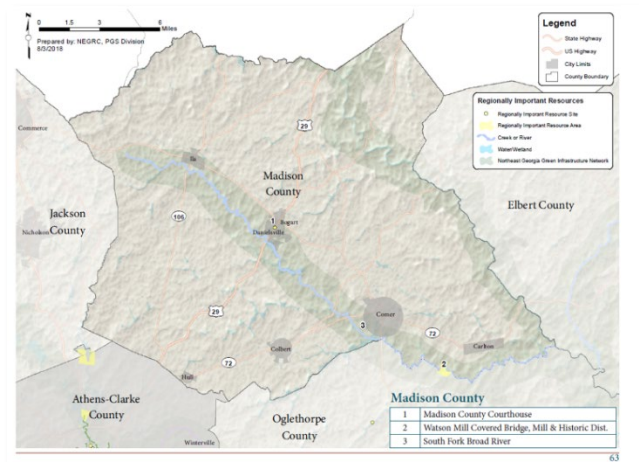


Mapping data was not readily available for wastewater collection and city water distribution systems. The cities of Danielsville and Comer have wastewater service, and south Madison County has a treatment plant serving the Ingles grocery store area. Carlton, Danielsville, and Ila own their own water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

## 9.6 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.

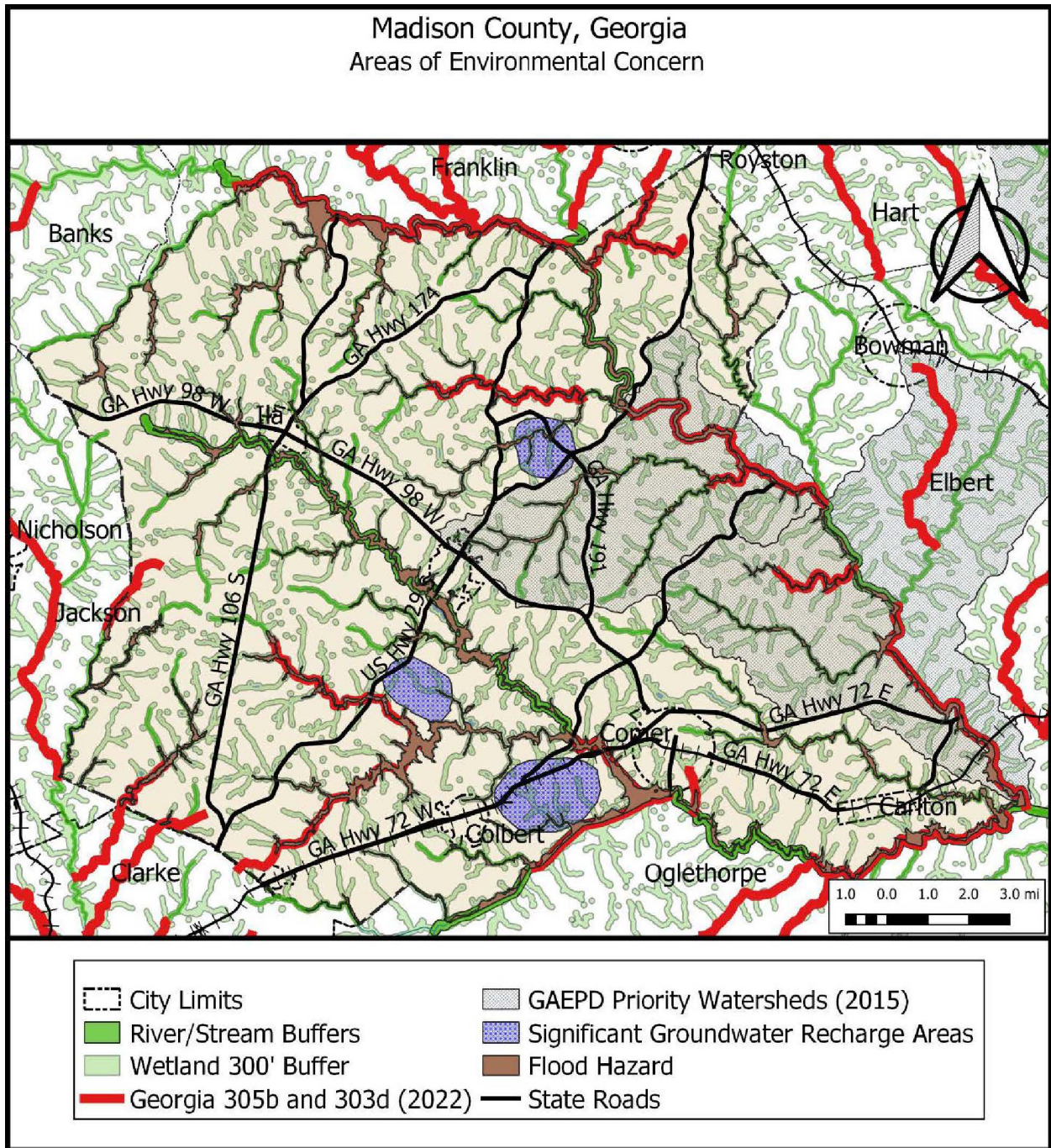
### Water Resources



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 40: 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 4<sup>th</sup> and 5<sup>th</sup> Streets from 4<sup>th</sup> Avenue to 8<sup>th</sup> 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-19<sup>th</sup> and early 20<sup>th</sup> 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:

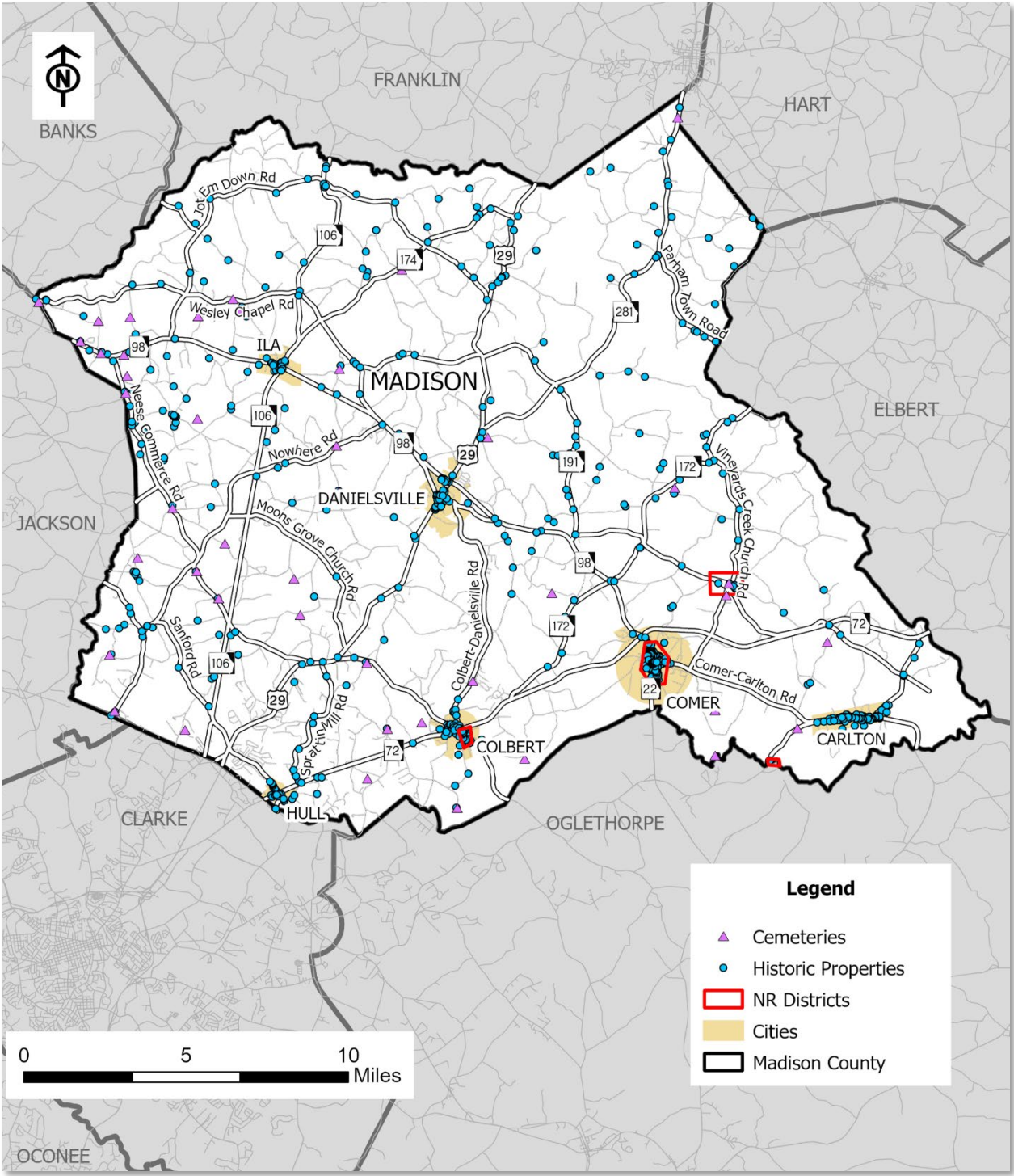
- Lt. Col. Lemuel Penn and the Civil Rights Act (at the intersection of Georgia Route 172 and Roy Wood Road on State Route 172).
- Crawford Long Birth site (in the median at the intersection of General Daniels Avenue (U.S. 29) and Crawford Long Street).
- Madison County (in the median at the intersection 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

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

Figure 41: Historic Resources, Cemeteries and National Register of Historic Places Districts



Source: GNAHRGIS and GDOT



## 9.7 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.

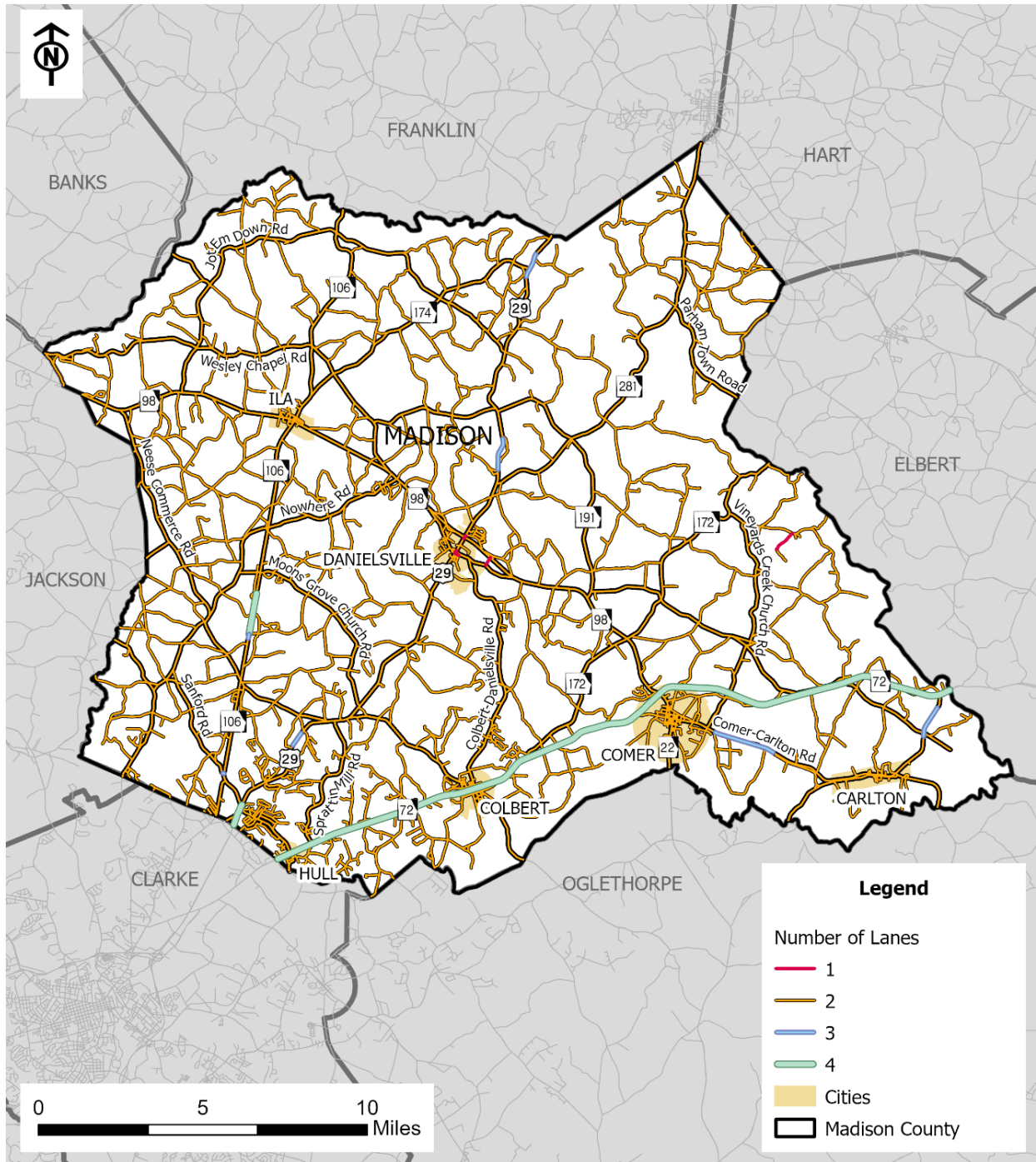
- Arterial (either major or minor) - Provides a high level of service at moderate to high speeds, with some degree of access control.
- Collector (either major or minor) - Provides a lower level of service at a lower speed for shorter distances, by collecting traffic from local roads and connecting them 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 32: 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%            |
| <b>Total</b>       | <b>752</b>       |                  |

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

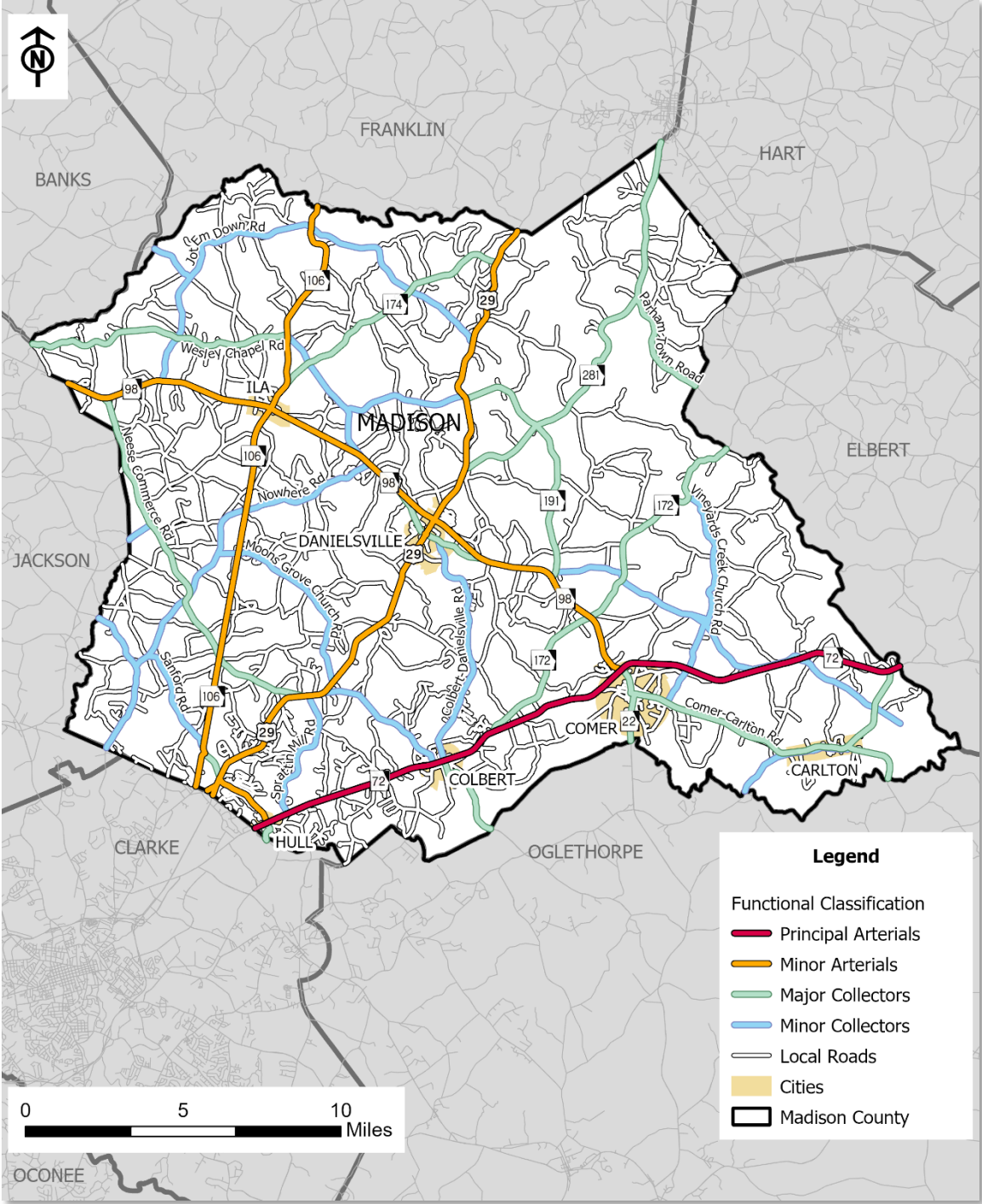
Figure 42: Functional Classification



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.

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 43: Number of Lanes in the Road Network



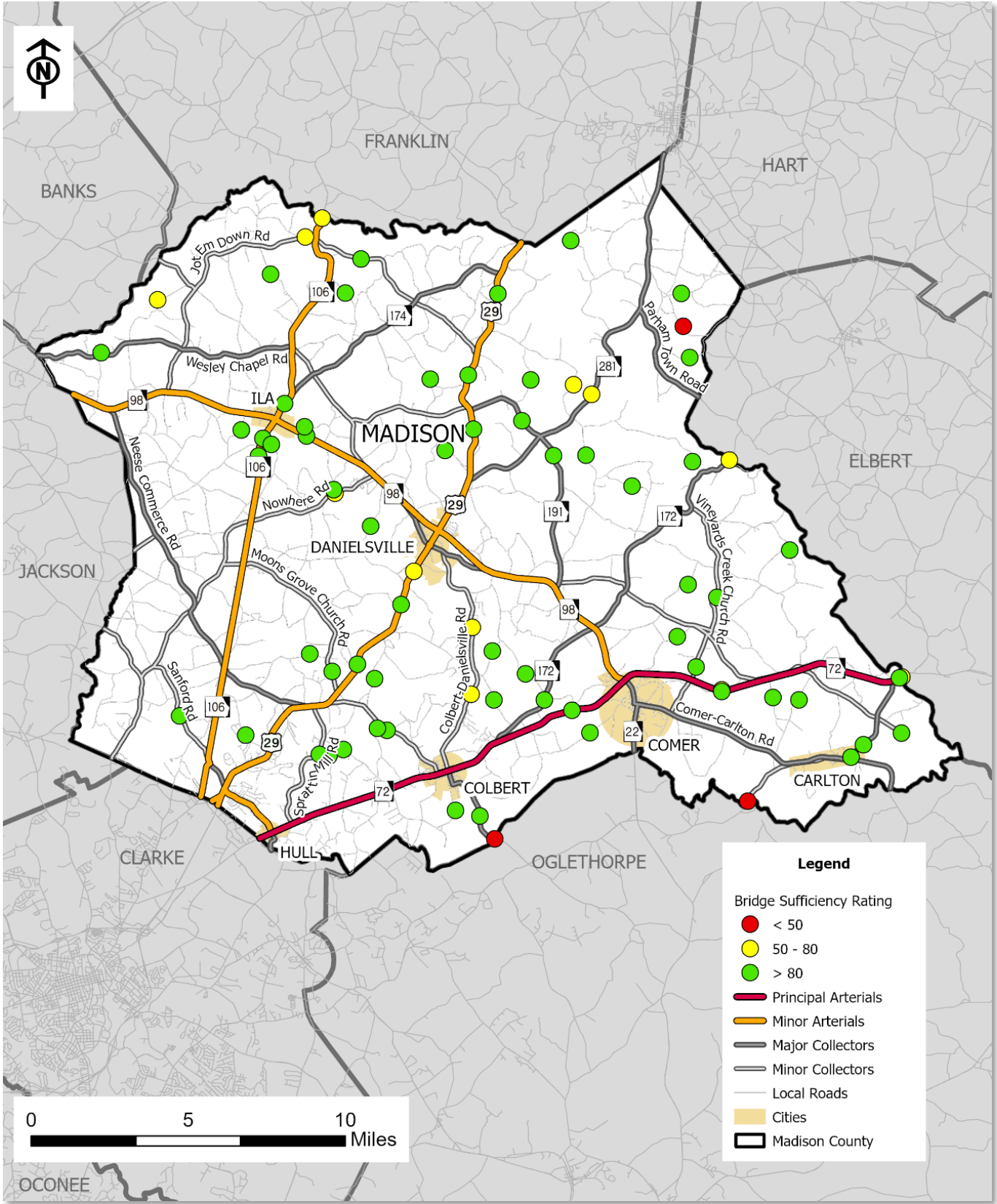
## Bridges

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.

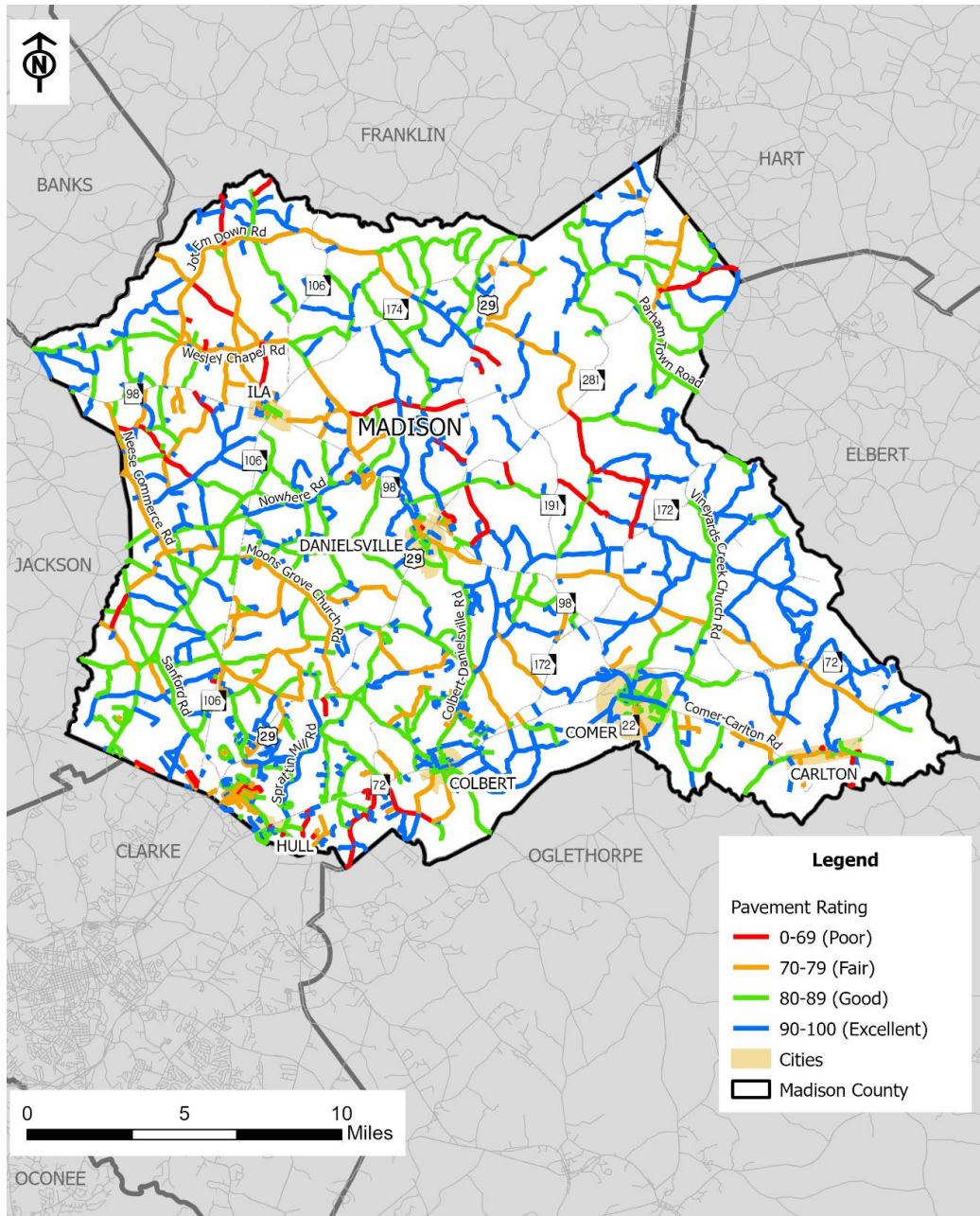
### Figure 44: Bridge Sufficiency Ratings



## 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 45: Pavement Rating

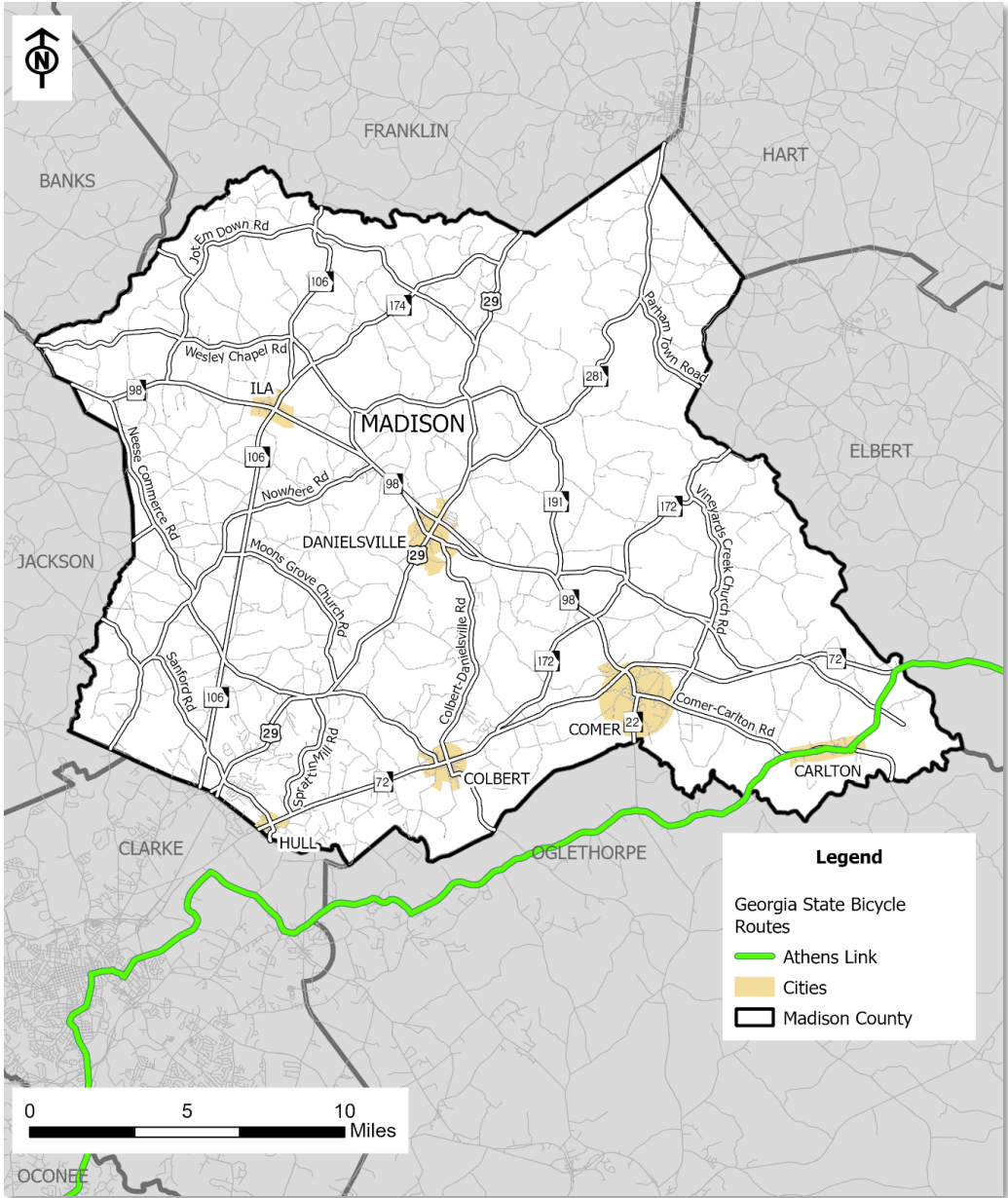


### Bike Routes and Trails

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.



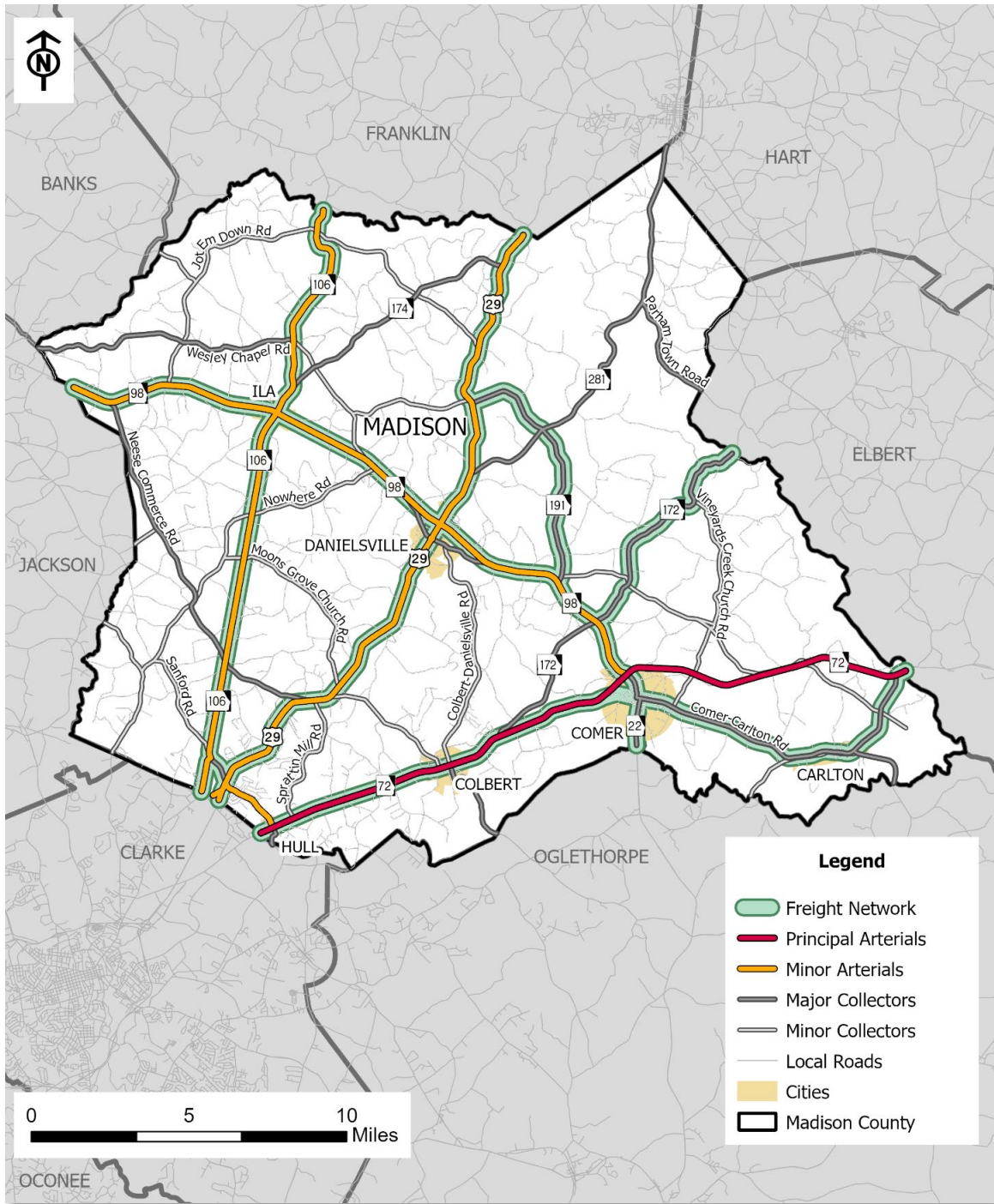
Figure 46: Georgia State Bicycle Routes



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 47: 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 33: GDOT Programmed Projects**

| <b>GDOT Programmed Project Number</b> | <b>Type</b> | <b>Location</b>                                     |
|---------------------------------------|-------------|---|
| 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.

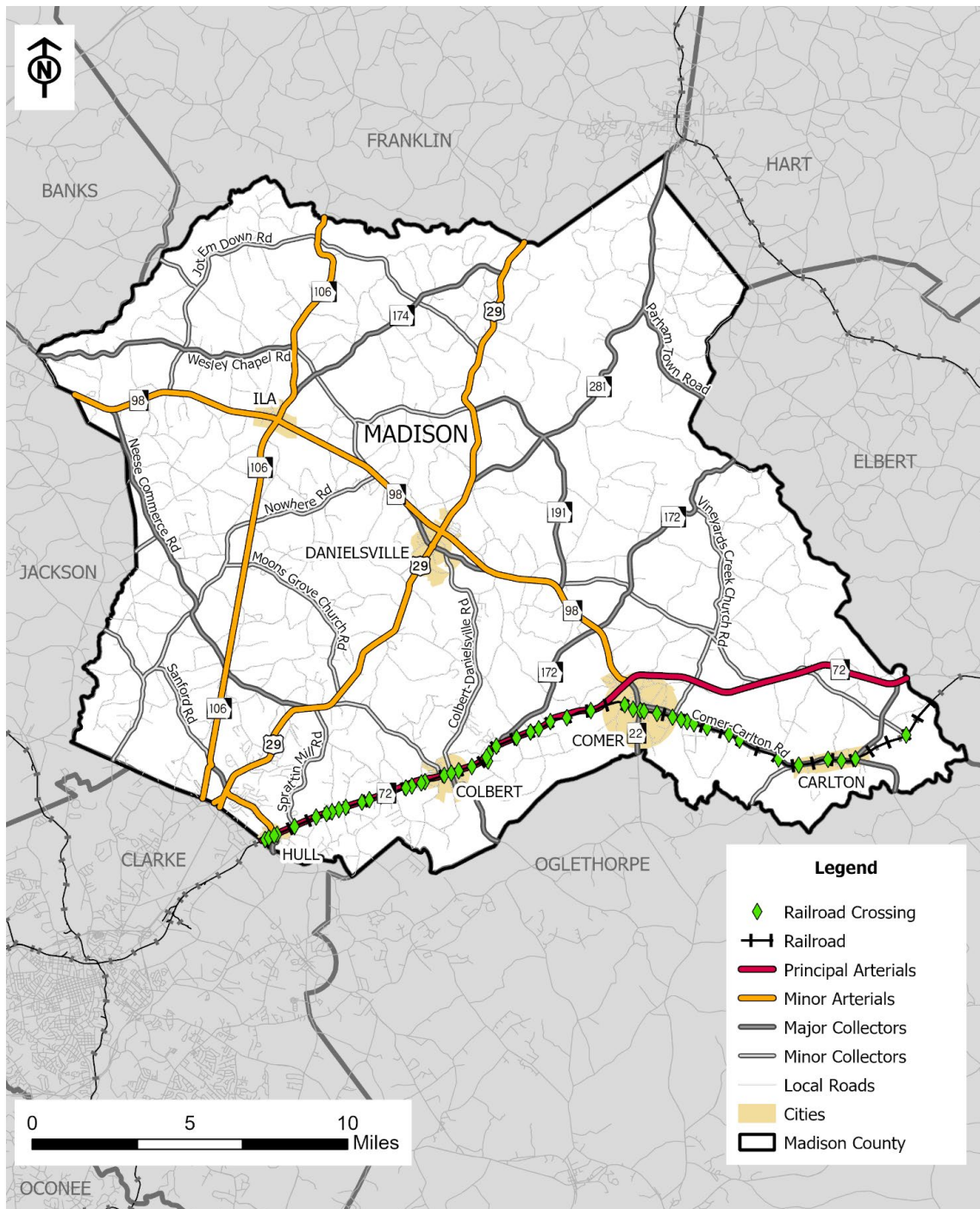
### Aviation

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.

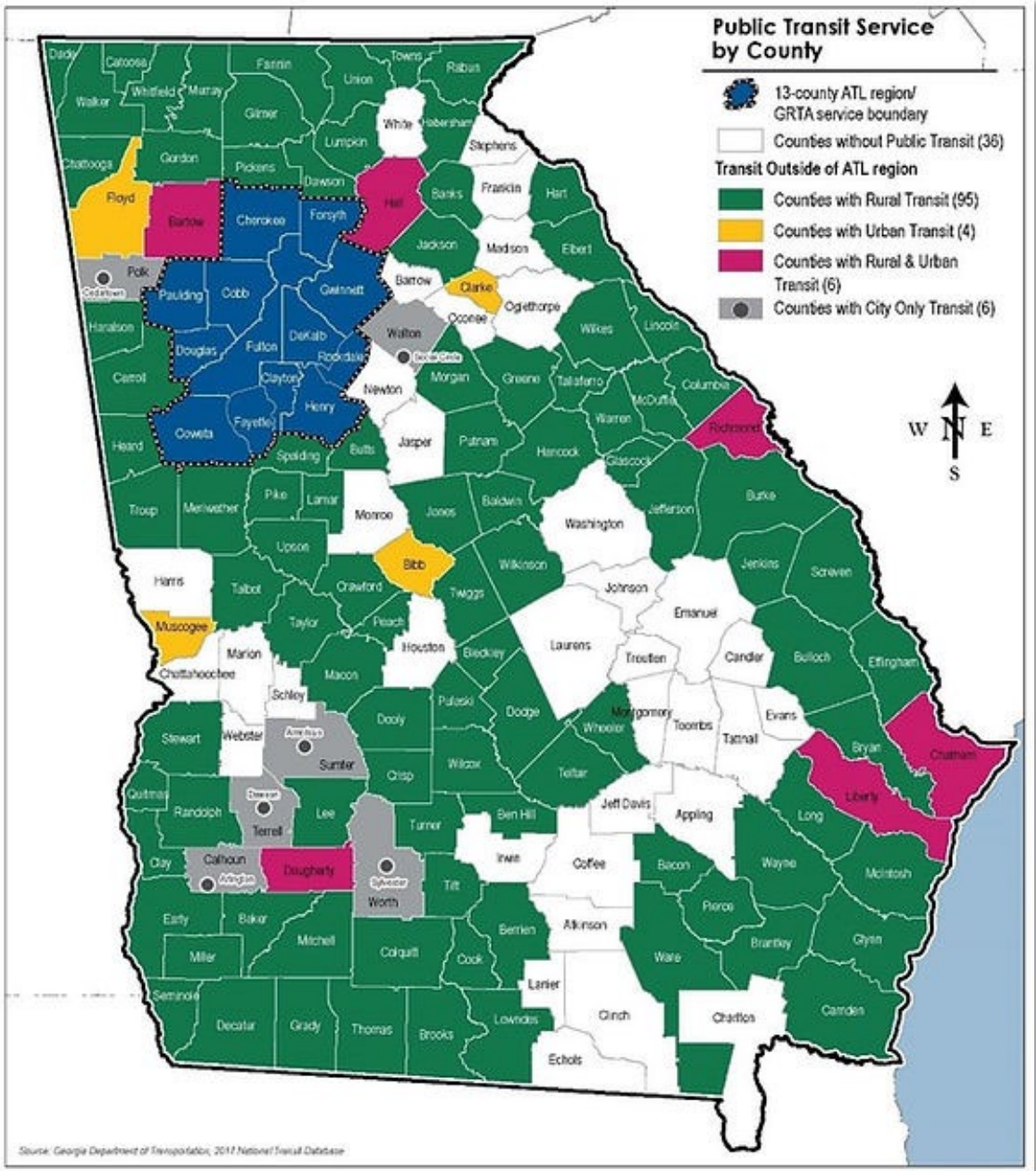
Figure 48: Railroad Network and Crossings



### 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 49: Public Transit Service by County



# **SECTION 10**

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Supporting Documentation

## 10. Supporting Documentation

### 10.1 List of Accomplishments

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

Table 34: Madison County – List of Accomplishments

| Item   | Timeframe  | Responsible Party | Cost                               | Funding Source | Status/Comments |           |
|--|--|-------------------|------------------------------------|----------------|-----------------|-----------|
| <b>ECONOMIC DEVELOPMENT (Madison County List of Accomplishments)</b> |  |                   |                                    |                |                 |           |
| <b>1</b>   | 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  |
| <b>2</b>   | 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       |
| <b>LAND USE, HOUSING AND DEVELOPMENT (Madison County List of Accomplishments)</b> |  |           |                                  |                     |                         |                 |
| 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)**

|          |   |           |                                    |                   |                                 |           |
|----------|---|-----------|------------------------------------|-------------------|---------------------------------|-----------|
| <b>9</b> | 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 |
|----------|---|-----------|------------------------------------|-------------------|---------------------------------|-----------|

**COMMUNITY FACILITIES & SERVICES (Madison County List of Accomplishments)**

|           |   |           |  |                   |                              |          |
|-----------|---|-----------|--|-------------------|------------------------------|----------|
| <b>10</b> | 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 |
|-----------|---|-----------|--|-------------------|------------------------------|----------|

**TRANSPORTATION (Madison County List of Accomplishments)**

|           |   |           |  |                 |                           |          |
|-----------|---|-----------|--|-----------------|---------------------------|----------|
| <b>11</b> | Develop a complete streets and trails plan  | 2018-2020 | County planning & dev.                   | \$5,000         | County, GDOT              | Underway |
| <b>12</b> | 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 |
| <b>13</b> | 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 |
| <b>14</b> | Create a Transit Development Plan (feasibility analysis)  | 2017-2020 | County leadership, planning & dev.       | \$2,500-\$7,500 | County, GDOT              | Underway |

|           |   |      |                   |      |    |          |
|-----------|---|------|-------------------|------|----|----------|
| <b>15</b> | Prioritize transportation needs for inclusion in future community and regional plans (ex.: SPLOST and T-SPLOST) | 2017 | County leadership | None | NA | Underway |
|-----------|---|------|-------------------|------|----|----------|

**BROADBAND (Madison County List of Accomplishments)**

|           |  |      |  |                   |   |           |
|-----------|--|------|--|-------------------|---|-----------|
| <b>16</b> | Become a Broadband Ready Community                                 | 2021 | County leadership                            | None              | NA  | Completed |
| <b>17</b> | 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 35: City of Carlton – List of Accomplishments

|          | <b>Item (City of Carlton List of Accomplishments)</b>   | <b>Time frame</b> | <b>Responsible Party</b> | <b>Cost</b> | <b>Funding Source</b> | <b>Status/ Comments</b>  |
|----------|---|-------------------|--------------------------|-------------|-----------------------|--|
| <b>1</b> | 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. |
| <b>2</b> | 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. |
| <b>3</b> | 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. |
| <b>4</b> | Identify blighted structures and prioritize specific buildings for rehabilitation and enforcement | 2021-2022         | City                     | Minimal     | City                  | Completed  |

|          | <b>Item (City of Carlton List of Accomplishments)</b>                         | <b>Time frame</b> | <b>Responsible Party</b> | <b>Cost</b> | <b>Funding Source</b> | <b>Status/ Comments</b>  |
|----------|---|-------------------|--------------------------|-------------|-----------------------|--|
| <b>5</b> | 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 |
| <b>6</b> | 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  |
| <b>8</b> | 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.   |
| <b>9</b> | 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.   |

|            | <b>Item (City of Carlton List of Accomplishments)</b>                | <b>Time frame</b> | <b>Responsible Party</b> | <b>Cost</b> | <b>Funding Source</b> | <b>Status/ Comments</b>  |
|------------|--|-------------------|--------------------------|-------------|-----------------------|--|
| <b>10</b>  | 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. |
| <b>11*</b> | 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         |
| <b>12*</b> | Record retention ordinance project (carried over from previous STWP) | 2019              | City                     | \$500       | City                  | Completed  |
| <b>13*</b> | Fix 1st Street grate and bridge (carried over from previous STWP)    | 2020              | City                     | TBD         | City                  | Completed  |
| <b>14*</b> | Update software on city computer (carried over from previous STWP)   | 2022              | City                     | TBD         | City                  | Completed  |

Table 36: City of Colbert – List of Accomplishments

| Item  | Time frame  | Responsible Party | Status/Comments   |
|---|---|-------------------|---|
| <b>ECONOMIC DEVELOPMENT (City of Colbert List of Accomplishments)</b>           |   |                   |   |
| 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 |
| <b>LAND USE (City of Colbert List of Accomplishments)</b>                       |   |                   |   |
| 4   | Evaluate and, if appropriate, adopt zoning ordinance and subdivision regulations  | 2017-2021         | City Leadership Underway  |
| <b>NATURAL AND CULTURAL RESOURCES (City of Colbert List of Accomplishments)</b> |   |                   |   |
| 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  |

|   | <b>Item</b>  | <b>Time frame</b> | <b>Responsible Party</b>  | <b>Status/Comments</b>   |
|---|--|-------------------|---|--|
| 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;<br>IDA                                     | Underway   |
| 9   | Prepare for emergencies by establishing a volunteer response unit and participating in countywide disaster planning                                  | 2017-2021         | City leadership; staff,<br>volunteer fire dep.;<br>county sheriff | Not accomplished<br>/cancelled – Instead, city<br>will coordinate with county<br>on county wide effort |
| <b>TRANSPORTATION (City of Colbert List of Accomplishments)</b> |  |                   |   |  |
| 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;<br>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 37: 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.   |



|                |   |           |      |      |           |   |
|----------------|---|-----------|------|------|-----------|---|
| <b>7</b>       | Develop a recreational facilities plan  | 2019-2020 | City | TBD  | City      | Not accomplished /cancelled – Instead, city will coordinate with county on county wide effort |
| <b>8</b>       | Identify projects for SPLOST and TSPLOST funding  | 2019      | City | None | NA        | Completed   |
| <b>9</b>       | 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          |
| <b>10</b><br>* | Wastewater pond upgrades (carried over from previous STWP)  | 2019      | City | TBD  | City      | Underway  |
| <b>11</b><br>* | Renovate existing, aged water & sewer lines (carried over from previous STWP)                           | 2019      | City | TBD  | City      | Underway  |

Table 38: 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<br>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<br>Instead, City will coordinate with county on county wide effort |

|            |   |           |              |  |
|------------|---|-----------|--------------|--|
| <b>8</b>   | Identify and select public safety providers for local service   | 2019      | City, County | Completed  |
| <b>9</b>   | Identify projects for SPLOST and TSPLOST funding  | 2019-2020 | City         | Underway   |
| <b>10</b>  | 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 |
| <b>11*</b> | Improvements to Crawford Street (carried over from previous STWP)   | 2020      | City         | Underway   |

Table 39: City of Hull – List of Accomplishments

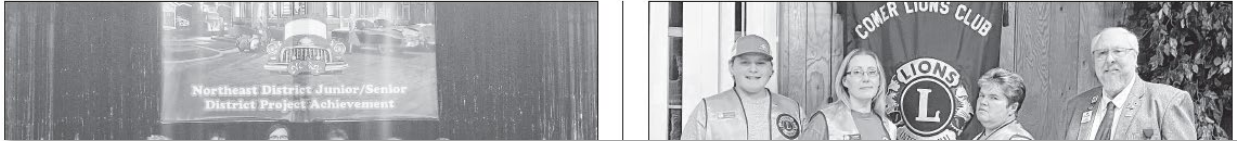
| <b>Item</b> | <b>Activity</b>   | <b>Status</b> | <b>Notes</b>  |
|-------------|---|---------------|---|
| <b>1</b>    | Establish a zoning ordinance  | Ongoing       | The zoning ordinance has been complete and is ready for adoption. Item carried over to CWP #7   |
| <b>2</b>    | Install sidewalk on Glenn Carrie Rd.  | Postponed     | The city included this sidewalk in a Complete Streets and Trails plan and plans to build it in the next five years. Item carried over to CWP #1 |
| <b>3</b>    | Extend sidewalk on Charlie Bolton Rd. to city limits                                | Postponed     | The city included this sidewalk in a Complete Streets and Trails plan and plans to build it in the next five years. Item carried over to CWP #3 |
| <b>4</b>    | Develop strategic plan for water infrastructure                                     | Postponed     | The City plans to develop this plan in the next five years. Item incorporated into CWP #6   |
| <b>5</b>    | Form ad hoc committee to address emergency services planning; produce report        | Postponed     | The City will work with Madison County to develop a Disaster Recovery Plan. Item carried over to CWP #10  |
| <b>6</b>    | Develop strategy/standing meeting schedule for coordination between city and county | Postponed     | The City will work to establish this in 2024. Item to be carried over to CWP #11  |

## 10.2 Public Input (Madison County and the Cities of Carlton, Colbert, Danielsville, and Ila)

### 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 28<sup>th</sup> 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 19<sup>th</sup>, 2022, beginning at 8 AM in preparation of the March 28<sup>th</sup> Public Hearing and Special Called.

|   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|
|   | 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 |   | 9 |   |
| 6 |   | 7 | 4 | 1 | 9 |   |   | 8 |
|   |   |   | 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  | Drago Tesanovich                                      |
| 7  | Mike Coyle - City of IIA                              |
| 8  | Care Ramsey   |
| 9  | Virginia Beavers 706 202 9650 640 Riverhill Dr Bowmar |
| 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 II                                      |
| 19 | Paul Walton Mayor of Hull                             |
| 20 | Bonnie Cooper   |
| 21 | Stacy K Berrone                                       |
| 22 | C. O. Deane   |
| 23 | Cynthia Hobbs & Ken Parthun, Carlton                  |
| 24 | Henrietta G Braune - 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 professor rfo9ua1@ca   |
| Cynthia Fortson        | 34 East 5th Ave, Colbert, GA    | cynthiafortson@outlook.com |
| Carol Elynn TRINARD    | 535 S. 4th St.                  | ETRINARD@hotmail.com       |
| Chris + Anita Ped      | 627 Handman Morris Park         |                            |
| Tony McArthur          | Colbert                         | tonymc@windstream.net      |
| Bruce                  | Colbert - New Guinea            |                            |
| Debra Ward             | 95 Brown Falls Dr. Hill         |                            |
| Bina Ward              | 11                              |                            |
| Leslie Ann Jones       | 147 S. 4th St. Colbert          | LJONES1311@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        |                              |
| James Barber           | 75 E 2nd Ave, Colbert           |                              |
| Rickey Barber          | 75 E 2nd Ave, Colbert           |                              |
| Shirley McClure        | 107 E 2nd Ave, Colbert          |                              |
| Anita + Chris Ped      |                                 |                              |
| Drago Tesanovich       | 959 Hwy 172, Colbert            | dragoj@comcast.com           |
| Virginia Beavers       | 424 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. Keenan
2. Michael D. Cook
3. ~~Tracy Bullock~~
4. Victor Johnson
5. Dorothy Deason
6. Tracy Johnson
7. Wanda Lauphear
8. ~~Bruce W. July~~
9. ~~Christophe Weaver~~
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><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Agriculture and nature</li> <li>• Rural Carlton</li> <li>• Watson Mill State Park</li> <li>• “Hidden Treasures”</li> <li>• Rural nature of county</li> <li>• Proximity to urban centers</li> <li>• School system</li> <li>• Agricultural Industry</li> <li>• People/culture</li> <li>• Low density population</li> <li>• Chamber of Commerce</li> </ul> | <p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Infrastructure – water/sewer/broadband</li> <li>• Location             <ul style="list-style-type: none"> <li>◦ Bedroom community</li> <li>◦ People spend money elsewhere</li> <li>◦ 80% of people work outside of county</li> </ul> </li> <li>• Sewer – lack of sewer limits development/redevelopment/jobs/retail</li> <li>• Jobs – lack of living wage jobs</li> <li>• Higher taxes because of low business income/sales</li> <li>• Tax base             <ul style="list-style-type: none"> <li>◦ Residential growth does not cover costs to accommodate them unless the homes cost \$350k+</li> <li>◦ Spec houses are not good for tax base</li> </ul> </li> <li>• Poverty – economically disadvantaged people</li> <li>• Affordable housing – no apartments for young people who may want to stay in the county</li> <li>• Food desert – limited access to grocery stores in the northern part of the county</li> <li>• County’s Park and Recs programs have deteriorated</li> </ul> |
| <p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• “Hidden Treasures” – Chamber of Commerce effort to document unique features in the county</li> <li>• Graduating seniors</li> <li>• Rail system</li> <li>• Industrial park and land availability – industries are interested in being here</li> <li>• Water system</li> </ul>  | <p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Dirty industry</li> <li>• Growth is creating all the problems</li> <li>• Wrong types of business – example is storage building</li> <li>• Growth threatens quality of schools</li> <li>• Regulations are not ready for growth (staff &amp; ordinances) – stormwater, noise, natural resources</li> </ul>   |

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

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- 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)

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- 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)

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- 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 40: Workshop 2 and 3 Results – Issues, Threats, &amp; Needs

| <b>Issue/Threat/Need Workshops 2 and 3</b>                     | <b>Priority Weight</b> | <b>Times listed as priority</b> | <b>City and County Issue?</b> |
|--|------------------------|---------------------------------|-------------------------------|
| 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                             |

| <b>Issue/Threat/Need Workshops 2 and 3</b>                   | <b>Priority Weight</b> | <b>Times listed as priority</b> | <b>City and County Issue?</b> |
|--|------------------------|---------------------------------|-------------------------------|
| Water Supply is needed                                       | 3                      | 1                               | X                             |
| 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 41: Mad Money Summary

| <b>Box</b>                  | <b>Count</b> |
|-----------------------------|--------------|
| <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           |
| <b>Grand Total</b>          | <b>165</b>   |

**Table 42: Mad Money Detailed Response**

| <i>Category</i>        | <b>Need</b>                                     | <b>Location</b>  | <b>Additional Comments</b> |
|------------------------|---|--|----------------------------|
| <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                                    |  |                            |
| <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 &amp; Rec</i> | active parks                                    |  |                            |
| <i>Parks &amp; Rec</i> | active parks                                    |  |                            |
| <i>Parks &amp; Rec</i> | active parks                                    | each city should have park with playground and walking trail |                            |
| <i>Parks &amp; Rec</i> | broad river access for swimming and kayak/canoe |  |                            |
| <i>Parks &amp; Rec</i> | broad river public access                       |  |                            |

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

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

| <i>Category</i> | <i>Need</i>                            | <i>Location</i> | <i>Additional Comments</i>           |
|-----------------|--|-----------------|--------------------------------------|
| <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>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.

|                                      | <b>Count</b> |
|--------------------------------------|--------------|
| <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           |
| <b>Grand Total</b>                   | <b>165</b>   |

#### 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 &amp; Draft Plan Public Comments, due 12/12/2022

| <b>Emailed public Comments on Draft Comp Plan (due 12/12/2022)</b> |  |
|--|--|
| <b>1</b>   | <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> |
| <b>2</b>   | 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.   |
| <b>3</b>   | 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.   |
| <b>4</b>   | 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.   |

|   |  |
|---|--|
| 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> |

|           |  |
|-----------|--|
| <b>10</b> | 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.   |
| <b>11</b> | 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 ? |
| <b>12</b> | 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 ? |
| <b>13</b> | I urge planners to address this health concern for future development.   |
| <b>14</b> | I would like to see a county wide Light Pollution Ordinance added to the Comprehensive Plan for Madison County..   |
| <b>15</b> | 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 .  |
| <b>16</b> | 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.  |

|           |   |
|-----------|---|
| <b>17</b> | <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>  |
| <b>18</b> | <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>  |
| <b>19</b> | <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>   |
| <b>20</b> | <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> |
| <b>21</b> | <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>  |



|           |   |
|-----------|---|
| <b>22</b> | Please include these proposed noise guidelines in the Comprehensive Land Use Plan. We can't afford not to have this in our plans!!  |
| <b>23</b> | <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>  |
| <b>24</b> | 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.   |
| <b>25</b> | <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> |
| <b>26</b> | 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.  |

|           |  |
|-----------|--|
| <b>27</b> | 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 1 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. |
| <b>28</b> | 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.   |
| <b>29</b> | Total infrastructure plan, including all towns, is needed.   |
| <b>30</b> | 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

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### **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

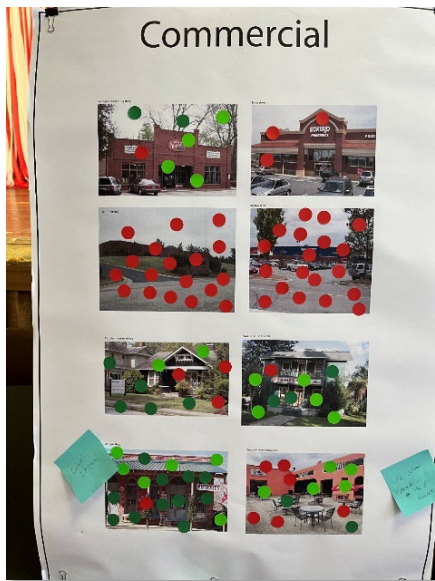
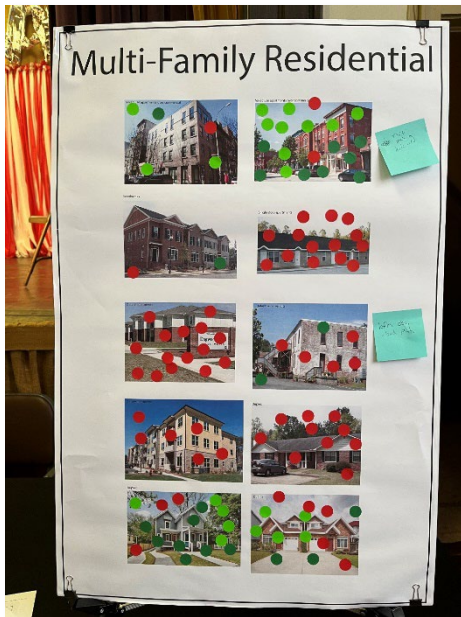
Train Depot – people come here to take photos of caboose, the whole block is preserved

4<sup>th</sup> 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)



### **10.3 Public Input (City of Hull)**

The City of Hull conducted their own public input process for their comprehensive plan update. Documentation of public hearings, steering committee meetings, and public input surveys are provided below:


**Hull first Public Hearing and Steering Committee Meeting Advertisement & Sign In**

**NOTICE OF PUBLIC HEARING**

The City of Hull will conduct a Public Hearing on September 22, 2022, at 6:00 p.m. at the Jackson EMC Building in Madison County, 85 Spratlin Mill Rd, Hull, GA 30646.

**Comprehensive Plan Update  
for the City of Hull**

The purpose of the public hearing is to brief the community on the process for developing the comprehensive plan, and to obtain input on the proposed planning process. The local government has elected to collaborate on the public input process with Madison County but will maintain separate plans specific to each jurisdiction. Citizens, business owners, and all stakeholders are invited to attend the Public Hearing to provide comments, ideas, and suggestions. If you are unable to attend and wish to receive information regarding the hearing, please contact Phillip Jones, NEGRC Community Planner, at (706) 369-5650.

|  |  | City of Hull 2023 Comprehensive Plan Update<br>Public Hearing #1 & Steering Committee Meeting #1: September 22, 2022 – 6:00 p.m.<br>Jackson EMC Building, 85 Spratlin Mill Rd, Hull, GA 30646 |
|---|--|---|
| NAME  | TITLE  | EMAIL   |
| Phillip Jones   | Community Planner, NEGRC<br><del>phjones@negrc.org</del> | <b>Email Addresses Redacted</b>   |
| Carol Flaute  | Community Planner, NEGRC                                 |   |
| Kimberly Willoughby   | Resident   |   |
| Mike McElroy  |  |   |
| John L Barber   | Hull Council member                                      |   |
| DANIEL DOOLEY   | BUSINESS OWNER   |   |
| Darlene Malbry  | Resident   |   |
| Brian Kogrock   | Council member   |   |
|   |  |   |
|   |  |   |


## Hull Second Steering Committee Meeting Advertisement and Sign-In

### Notice of Input Meeting

The Steering Committee for the City of Hull's 2023 Comprehensive Plan Update will hold an input meeting on **October 27, 2022, at 6:00 p.m.** at the Jackson EMC Building in Madison County, 85 Spratlin Mill Rd, Hull, GA 30646.


### Comprehensive Plan Update for the City of Hull

The purpose of the input meeting is to further discuss the updates to City's Comprehensive Plan, which includes topics regarding community goals, broadband access, land use, and transportation. Citizens, business owners, and all stakeholders are invited to attend the input meeting. If you are unable to attend and wish to receive information regarding the input meeting, please contact Phillip Jones, NEGRC Community Planner, at (706) 369-5650.


|  |  |  |
|--|--|--|
|  | <p>City of Hull 2023 Comprehensive Plan Update<br/>Steering Committee Meeting #2: October 27, 2022 – 6:00 p.m.<br/>Jackson EMC Building, 85 Spratlin Mill Rd, Hull, GA 30646</p> |  |
| <p><b>NAME</b></p>   | <p><b>TITLE</b></p>  | <p><b>EMAIL</b></p>                    |
| <p>Phillip Jones</p>   | <p>Community Planner</p>   | <p><b>Email Addresses Redacted</b></p> |
| <p>Card Flauto</p>   | <p>Community planner</p>   |  |
| <p><del>DAVID NEEDLE</del></p>   | <p><del>BUSINESS OWNER</del></p>   |  |
| <p>Mike McElroy</p>  | <p>consult member</p>  |  |
| <p>Alison Smith</p>  | <p>Writer-Madison Co. Journal</p>  |  |
| <p></p>  | <p></p>  |  |



### Hull Third Steering Committee Meeting Sign-In

|  |                | City of Hull 2023 Comprehensive Plan Update<br>Steering Committee Meeting #3: November 21 <sup>st</sup> – 6:00 p.m.<br>Hull Fire Department Building, 20 Daniel St, Hull, GA 30646 |
|---|----------------|--|
| NAME  | TITLE          | EMAIL  |
| Phillip Jones   | GIS Manager    | Email Addresses Redacted   |
| Mike McElroy  | Council member |  |
| DANIEL DOOLEY   | CITIZEN        |  |
| John L Barber   | Mayor of Hull  |  |
|   |                |  |

### Hull Second Public Hearing Advertisement and Sign-In

|  |                | City of Hull 2023 Comprehensive Plan Update<br>Final Public Hearing: March 28 <sup>th</sup> , 2024 – 6:30 p.m.<br>Hull Fire Department Building, 20 Daniel St, Hull, GA 30646 |
|--|----------------|---|
| NAME   | TITLE          | EMAIL   |
| Cindy Bozeman  | Council Member | c.bozeman@hullga.com  |
| Shawn Bozeman  | Council Member | s.bozeman@hullga.com  |
| John Barber  | Mayor          | jbarber@hullga.com  |
| Andrea Prou  | clerk          | spourbellsouth.net  |
| Mike McElroy   | Council Member | rufasmcalroy@gmail.com  |
| Jim D. Love  | City Attorney  | jd1215@aol.com  |
|  |                |   |

**NOTICE OF PUBLIC HEARING**

The City of Hull will hold a Public Hearing on March 28th, 2024, at 6:30 PM at the Hull Volunteer Fire Department, 20 Daniel Street, Hull, GA 30646.

2023 Comprehensive Plan Update for the City of Hull

The purpose of the public hearing is to brief the community on the contents of the city's plan, provide an opportunity for final suggestions, and notify the public of the submittal and adoption schedule. All interested parties are encouraged to attend.

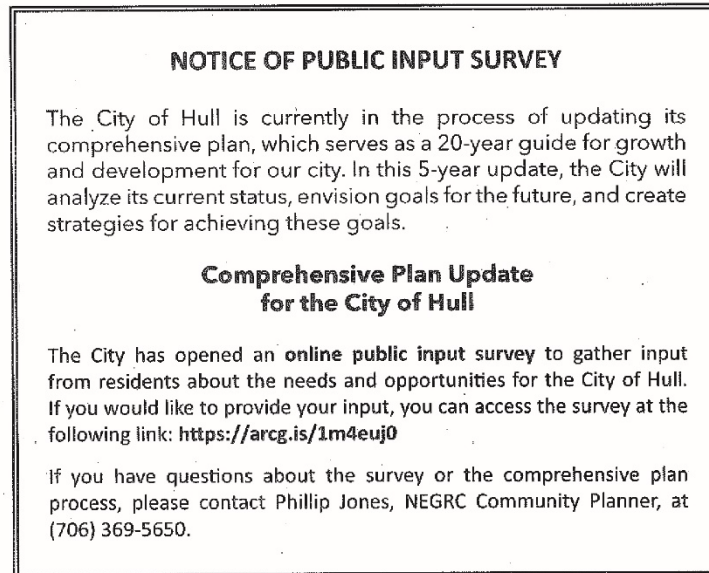
## Hull Survey Results

Data Collected by the Northeast Georgia Regional Commission

Survey Open From 9/23/2022–10/24/2022

The online survey was advertised in the Madison Journal on October 6<sup>th</sup>, 2022.

**Total Respondents: 2**



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### Respondent Location

**1. Which area of the community are you a resident of? Please choose one:**

- Within City Limits: 1
- Outside City Limits: 1

### Comprehensive Plan Vision Statement

**2. During the City of Hull's 2018 comprehensive plan update, the city created the below vision statement. How satisfied are you with this vision statement?<sup>10</sup>**

- Completely satisfied (1)
- Somewhat satisfied (1)

**3. Please explain what you like and/or dislike about Hull's 2018 Vision Statement. If you think it should be modified, please indicate changes you recommend.**

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<sup>10</sup> Possible answers include completely satisfied, somewhat satisfied, neither satisfied nor dissatisfied, somewhat dissatisfied, and completely dissatisfied

- Yes, I would like the idea of being able to shop close to where I live or explore option that will be available to me at my leisure. Having a downtown area near me will be a great idea.
- It would be nice to state in your plan that the City of Hull's well structure and all landscape for the well and city would be maintained to a high standard on a regular basis.. A landscape plan drawn up in phases for the City would be a plus. When replacing the shingles on the well structure, black would be so classy. Seasonal flowers/plants in the brick planters would beautify the well setting. Hull is such a quaint and quiet little town dating all the way back to 1905 and is conveniently located near Athens. When I reviewed the website for the City of Hull, I think the time from the College campus of UGA (downtown Athens) and from Athens Technical College may need to be verified.

### Community Quality of Life Questions

**4. Do you feel that the local government manages land use and zoning appropriately in your community? If not, explain what changes you would like to see:**

- Well I'm not sure how much the local government owned within the City limits and I don't feel like they own or manage any land here, I've always heard by word of mouth that mostly all the land here is owned by private owners.
- Not sure.

**5. Are there any activities you would like to do in your community but cannot? Explain:**

- Having sidewalks through out the neighborhood would be nice so you can walk safely thru out the City, Walking is always good for you health. Having a playground so that children can have a safe way to play in the community.
- N/A.

**6. Are the streets and sidewalks adequately maintained?<sup>11</sup>**

- Yes (2)

**7. Is the community safe, comfortable, and inviting for people to walk or bike to activities, jobs, shopping, dining, services, etc.?**

- Yes (1)

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<sup>11</sup> Possible answers for questions 6-10 include yes, no, and I don't know

- No (1)
  - If not, what are some improvements you would recommend?
    - Need more retail businesses and restaurants. (1)

**8. Does your community have any traffic issues?**

- No (1)
- I don't know (1)

**9. In your opinion, is park space within/near your community easily accessible to all residents?<sup>11</sup>**

- Yes (2)

**10. Are there any persistent public safety issues in your community (dangerous intersections, sanitation, crime, run-down properties, etc.)?<sup>11</sup>**

- Yes (1)
- I don't know (1)

**i. If yes, please explain:**

1. There is blight in the community on Davis street and on Glen Carrie after Hidden falls subdivision on the right toward HWY 72. (1)

**Community Services Ratings<sup>12</sup>**

**11. How would you rate the water & sewer services in your community:**

- Average (1)
- Poor (1)

**12. How would you rate the emergency response services in your community:**

- Excellent (1)
- Very Good (1)

**13. How would you rate the internet services in your community:**

- Average (2)

**14. How would you rate the leisure/recreation services in your community:**

- Average (1)
- Poor (1)

**15. If you would like to explain any of your responses to questions 11-14, provide details here**

- There is know recreation services and the City need it badly because I see children playing along the railroad tracks and that is unsafe.

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<sup>12</sup> Possible answers for questions 11-14 include excellent, very good, good, average, and poor

- Please see below for more information.

### Housing Questions

**16. Are there adequate housing options to meet the future needs of the community?<sup>13</sup>**

- Yes (1)
- No (1)

**17. What is the most immediate housing need within your community? Explain.**

- Well the City need to somehow get rid of all those old trailer park home along Davis street and rebuild new affordable apartments in the community.
- Need more single-family homes.

### Community Values and Planning

**18. What cultural and natural resources does your community value?**

- Don't have any that I know of.
- Small town southern hospitality.

**19. What is a defining characteristic of your community that you would like to see preserved?**

- City Mural at the chevron gas station.
- See below.

**20. List three small actions your local government could take to improve the quality of life in your neighborhood/community:**

- 1) Recreation; 2) Downtown; 3) walking trail
- 1) Keep Hull beautiful and clean; 2) Provide sewer system; 3) More internet speed and options

**21. What are the most important projects that the community should complete over the next five years?**

- Downtown area is very much needed.
- Sewer System. Maintaining a landscape plan/design for the town with some native plants to Georgia. Preserve and maintain the Well structure. Keep Hull beautiful!

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<sup>13</sup> Possible answers include yes, no, and I don't know