

# City of Ila Comprehensive Plan

2019 Update

## Acknowledgements

*Steering Committee of the Joint County/Municipal  
Comprehensive Planning Process*

- John Scarborough **Madison County Board of Commission,  
Chair**
- Linda Fortson **Madison County Board of Commission, Clerk**
- Tripp Strickland **Madison County Board of Commission**
- Terry Chandler **Madison County Farm Bureau**
- Wayne Douglas **Madison County Planning & Zoning**
- Marvin White **Madison County Industrial Development  
Authority**
- Cynthia Hobbs **Citizen**
- Paul Simmons **Citizen**

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# Chapter 1

## Introduction & Overview

### Purpose

This comprehensive plan serves as a decision-making guide for local government officials and community leaders. Based on input from the public and a steering committee, the plan identifies needs and opportunities, goals and policies, land use practices, and an implementation framework for key elements.

### Process

The comprehensive plan process follows the Rules of the Georgia Department of Community Affairs (DCA), Minimum Standards and Procedures for Local Comprehensive Planning, effective 10/1/2018.

### Public Involvement

#### Public Input & Steering Committee

**This plan is based on a joint county/cities planning process**, which began with a public hearing and was followed by a community input session, during which the public and a local steering committee were invited to discuss local trends and aspirations. Following the initial public meetings, several work sessions were held with a steering committee, with citizen, staff, and elected official membership. Additional feedback opportunities were provided via the availability of steering committee members to take questions and comments throughout the process (as presented at the first public hearing). A final public hearing was held before submittal of the plan to DCA for review.

#### NEGRC's Role

The Northeast Georgia Regional Commission's Planning & Government Services Division oversaw the development of this plan, including facilitating public and steering committee meetings.

# Chapter 2

## Needs & Opportunities

The following list of needs and opportunities results from a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis conducted at the first input meeting, with both steering committee and public present, as well as professional analysis of relevant data and results of the online questionnaire.

*\*Italicized entries indicate high priorities (with STWP project number in parentheses)*

### Population, Community, and Governance

Ila is a rural town of 340 people with a median household income of \$41,000 per year, and is not projected to grow in the next five years (ESRI BAO). Ila has a lower median income, higher median age, and lower educational attainment than the state average. This signifies a need to increase opportunities for educational and employment opportunities, as well as increasing senior services. Stakeholders indicated a need to increase civic pride and participation.

### Planning, Land Use, and Housing

Ila's development pattern is characterized by undeveloped and residential land with a small commercial crossroads. Focusing new development and bicycle/pedestrian improvements at this crossroads could create an attractive, walkable, and financially productive town center. Revisions to the zoning and building codes may be necessary to enable this development.

Ila's housing stock is exclusively mobile or detached single-family homes. Approximately 55% of housing is 40 or more years old, indicating a possible need for maintenance and blight prevention. The community takes pride in its elementary school, and its location within the Ila's core helps make the downtown crossroads an ideal focal point for public and private investment.

### Transportation

Residents of Ila typically commute long distances by car and frequently leave the county for work. An estimated 75% of workers commute 20 or more minutes to work, including 6% who commute 90 or more minutes (ESRI BAO). Growing local businesses and building pedestrian facilities could reduce the need for long car trips.

### Natural and Cultural Resources

Ila has significant open space where infill and parks can be created. Potential parkland and landowners should be identified.

### Community Facilities and Services

A second well has improved access to drinking water for Ila, but a lack of sewer access is noted as a weakness. Street and sign maintenance is also of concern to stakeholders. The community should create a maintenance schedule and explore small-scale sewer solutions such as Septic Tank Effluent Pumping (STEP) systems, which treat waste in an on-site tank before pumping the leftover water to a small treatment plant.

Ila should also develop a plan for the expansion of broadband coverage, given low service levels in the area.

### Economic Development

Ila's economic development strategy can be paired with the desire to increase civic participation and pride by focusing on small, low-risk, high-reward projects such as events and temporary/pop-up businesses, community gardens, and code revisions.

### Intergovernmental Coordination

Georgia State Routes 98 and 106 form the crossroads on which Ila is built. Improvements may need the approval of GDOT or Madison County.

Ila should identify potential projects for inclusion in future SPLOST campaigns. Leadership noted a need to identify public safety providers who could contract with the community for municipal public safety services.

# Chapter 3

## Vision, Goals, & Policies

### VISION STATEMENT

*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*

### Goals & Policies

1. Enhance public safety through intergovernmental service provision agreements
2. Increase civic participation and pride
3. Promote re-use of existing structures and new development at and around the town crossroads
4. Plan for infrastructure maintenance

# Chapter 4

## Land Use

These future land uses (FLU) correspond to the map that follows. While zoning regulations vary, FLU represents a standardized approach to envisioning and planning for desired scenarios. As such, inconsistencies between FLU and existing land use or zoning maps may arise because FLU presents a blueprint for what is to come.

### Agriculture / Forestry

Predominantly farms. Residential development should maintain a rural character with single-family homes on large lots.

### Commercial

Property where business and trade are conducted. Includes retail stores, shopping centers, and office buildings.

### Government and Public / Institutional

Used for local community facilities, general government, and institutional purposes. Examples include schools, government buildings, health facilities, places of worship, and libraries.

### Industrial

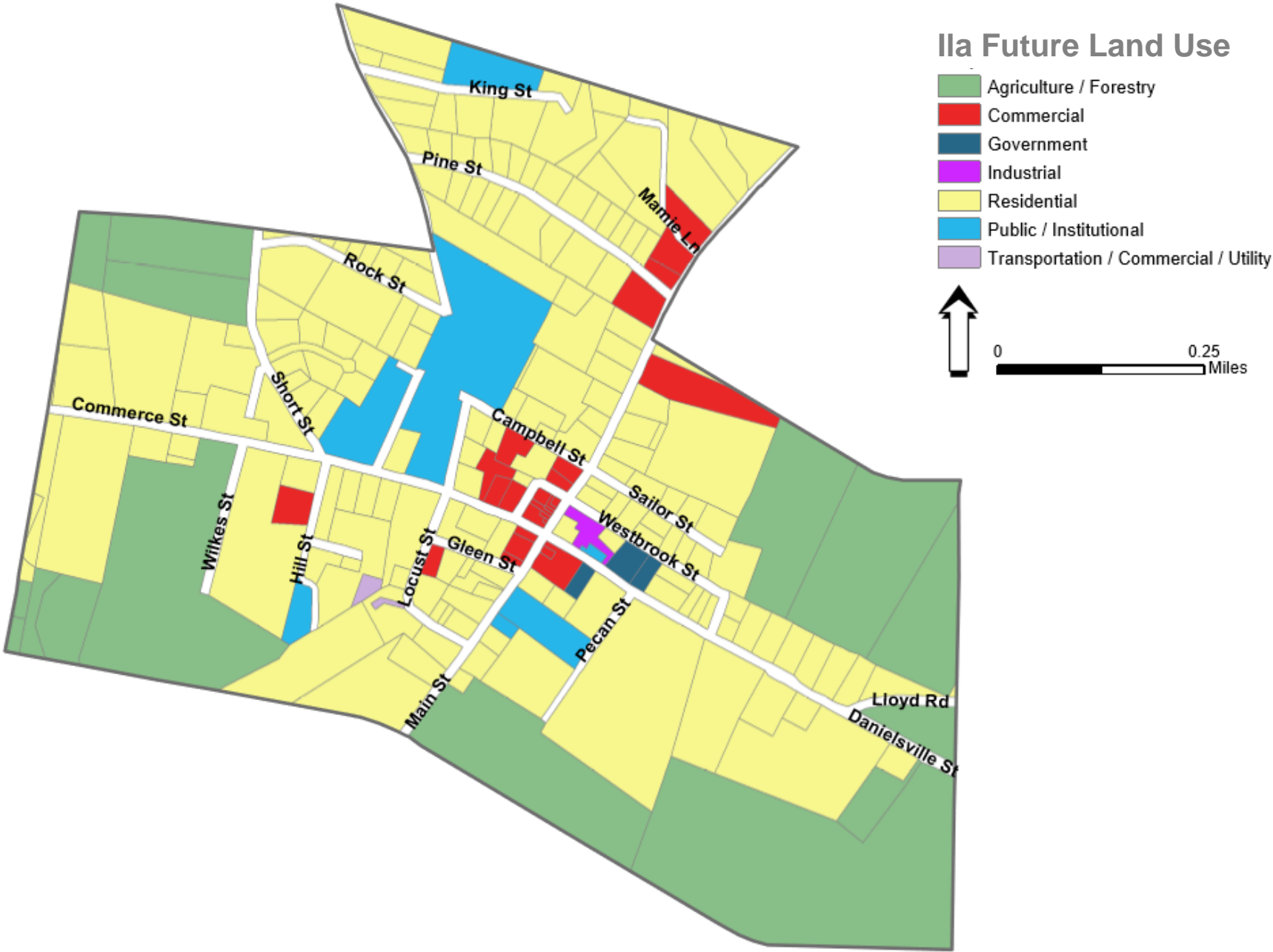
Property used for warehousing, distribution, trucking, and manufacturing.

### Residential

Conventional residential subdivisions, as well as conservation subdivisions, with supportive recreational amenities and small-scale public/institutional uses.

### Transportation / Communication / Utilities

Areas used for transportation-, communication-, or utility-related activities, such as power generation plants, sewage and water treatment facilities, landfills, railroad facilities, telecom towers, public transit, telephone switching stations, airports, or similar uses.





# Chapter 5

## Community Work Program

The Short-Term Work Program (2019-2023), updated every five years, provides a list of specific activities that the community plans to address as immediate priorities. A Report of Plan Accomplishments, which provides status commentary on the previous work plan (2013-2017), follows.

*Short-Term Work Program, 2019-2023 - \* Indicates carryover from previous STWP*

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
1	Develop a senior service delivery strategy	2022-2023	City	Minimal	City
2	Identify locations and funding paths for restoring historic commercial buildings	2022-2023	City	Minimal	City
3	Audit existing development patterns and internal city practices to promote compact, walkable development	2020-2021	City	\$1,000	City
4	Streetscape the downtown crossroads	2021-2023	City	TBD	City, GDOT
5	Identify blighted structures and prioritize specific buildings for rehabilitation and code enforcement	2021	City	None	NA
6	Develop a recreational facilities plan	2020	City	\$2,000	City, DCA
7	Develop an infrastructure expansion and maintenance plan including broadband	2019-2020	City	\$2,000	City, DCA, Grants
8	Identify and select public safety providers for local service	2019	City, County	TBD	City, Grants, SPLOST, County
9	Identify projects for SPLOST and TSPLOST funding	2019-2020	City	None	NA
10	Create an economic development plan including low-cost initiatives like supporting “pop-up” businesses in historic downtown buildings	2019-2020	City	\$1,000	City, DCA
11 *	Improvements to Crawford Street (carried over from previous STWP)	2020	City	TBD	City

Report of Plan Accomplishments, 2013-2017

<b>Activity</b>	<b>Status</b>	<b>Notes</b>
Improvements to Westbrook Street	Completed	
Improvements to Wilkes Street	Completed	
Improvements to Pine Street	Completed	
Improvements to Church Street	Completed	
Improvements to Crawford Street	Postponed	2020 Completion; Cemetery Street was in greater need

# Appendix

## Appendix: Participation Records

*\*These records refer to the joint county/cities planning process*

### PUBLIC NOTICE

The first public meeting for the Madison Co. Future Land Use Map will be Tuesday November 1, 2016 at 6:30 in the Public Meeting Room. This is located at the Government Complex at 91 Albany Ave., Danielsville. Please use the upper back door.

Comprehensive Plan Update (Public Hearing)	
12-27-17	
6:00 p.m.	
Please sign in. Thank you.	
1. Maria Padon	19.
2. Cynthia Hobbs	20.
3. Steph H. Loyth. Comer	21.
4. Paul Edgeman	22.
5. John D. Scarborough	23.
6.	24.

### PUBLIC NOTICE

The second meeting for the Madison Co. Future Land Use Map will be Tuesday December 6, 2016 at 6:30 in the Public Meeting Room, located in the Government Complex at 91 Albany Ave, Danielsville. Please use the upper back door.

## 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 2019, 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 4<sup>th</sup> day of Feb, 2019.

CITY OF ILA, GEORGIA

  
Michael D. Coile Mayor



Clerk