

# City of Carlton 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

Carlton is a rural town of 270 people with a median household income of \$45,000 per year, and is not projected to grow in the next five years (ESRI BAO). Carlton has a lower median income, higher median age, lower educational attainment, and higher rate of disability than the state average, indicating a future need for enhanced senior service delivery as well as a need for small-scale economic development (ESRI BAO). Social capital and leadership are noted strengths in this small town.

### Planning, Land Use, and Housing

Carlton is almost exclusively residential or undeveloped land, but includes a handful of traditional commercial buildings located along State Route 72. Restoring these buildings and encouraging pop-up businesses, festivals, or farmers markets could create momentum for local commerce within walking distance for many Carlton residents. The housing stock of Carlton is exclusively single-family and mobile homes. Seventy percent of this stock is over the age of 40 years. Carlton should inventory the

housing stock and use code enforcement to prevent blight as well as potentially establishing a home repair program for the elderly.

### Transportation

Residents of Carlton typically commute long distances by car for work. An estimated 50% of workers commute 25 or more minutes to work, and 60% leave the county (ESRI BAO). Growing local businesses and building pedestrian facilities could reduce the need for long car trips.

### Natural and Cultural Resources

Carlton has significant open space where new development and parks can be created. This, along with the city's location near the popular Watson Mill Bridge State Park, means that developing recreation opportunities could be a viable economic development strategy.

### Community Facilities and Services

Aging infrastructure is a concern in Carlton. Repair and replacement options should be selected based on the community's ability to maintain these facilities into the future. A community center is highly desired and a plan for developing one should be considered. Broadband coverage in the area is weak, therefore options for expanding service should be explored.

## **Economic Development**

Carlton lacks the critical mass to attract and support large-scale businesses. Therefore, a strategy that emphasizes small-scale (even temporary pop-up) business growth may be the best option. For example, encouraging local gardens could be paired with the establishment of a farmers market to meet the needs of locals while creating business opportunities and enhancing social interaction. As mentioned previously, recreation and related activities could be a source of economic growth given the proximity to Watson Mill and potential for enhanced parks within the city.

## **Intergovernmental Coordination**

Georgia State Route 72's Business Route is the backbone of Carlton. Improvements to establish a town center near the commercial strip and park, such as on-street parking and sidewalks, may need approval from the Georgia Department of Transportation.

Carlton should identify potential projects for inclusion in future SPLOST campaigns.

Leadership noted a need for increased public safety, which could be satisfied through intergovernmental agreements with the Madison County Sheriff.

# Chapter 3

## Vision, Goals, & Policies

### VISION STATEMENT

*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.*

### Goals & Policies

1. Provide expanded parkland and community facilities.
2. Promote renovation and remodeling of aging residential and commercial buildings.
3. Cultivate local businesses and farmers markets to provide goods and service for residents.
4. Improve public safety and senior service delivery.
5. "Right-size" new infrastructure investments so they can be maintained into the future.

# 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.

### **Public Recreation / Conservation**

Recreation areas, lands held for conservation, and floodplains.

### **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.

# Carlton Future Land Use Map

- Agriculture / Forestry
- Commercial
- Government
- Industrial
- Residential
- Public / Institutional
- Public Recreation / Conservation
- Transportation / Communication / Utility



# 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	2023	City	\$1,000	City, DCA
2	Identify locations and funding for restoring historic commercial buildings/streetscaping	2022-2023	City	Minimal	City, DCA
3	Audit development patterns and city practices to promote compact, walkable development	2020-2021	City	\$2,000	City
4	Identify blighted structures and prioritize specific buildings for rehabilitation and enforcement	2021-2022	City	Minimal	City
5	Create an economic development plan, including low-cost initiatives	2020	City	None	NA
6	Develop a recreational facilities plan, including a possible community center	2021-2022	City	\$2,000	City, DCA
8	Develop an infrastructure expansion and maintenance plan including broadband	2019-2020	City	\$2,000	City
9	Identify and select public safety providers for local service	2019	City, County	TBD	City
10	Identify projects for SPLOST and TSPLOST funding	2019-2020	City	None	NA
11*	Create a city website (carried over from previous STWP)	2019	City	\$1,000	City
12*	Record retention ordinance project (carried over from previous STWP)	2019	City	\$500	City
13*	Fix 7 <sup>th</sup> Street grate and bridge (carried over from previous STWP)	2020	City	TBD	City
14*	Update software on city computers (carried over from previous STWP)	2022	City	TBD	City

**Report of Plan Accomplishments, 2013-2017**

Activity	Status	Notes
Provide info about historic preservation	Abandoned	Information was difficult/impossible to obtain and distribute
Create city website	Underway	2019 Completion
Fix 7 <sup>th</sup> Street grate and bridge	Postponed	2020 Completion; funds were used for more urgent needs
Update software on city computers	Postponed	2022 Completion; continuing to evaluate vendors
Record retention ordinance project	Underway	2019 Completion

# 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) 12-22-17 6:00 p.m.	
Please sign in. Thank you.	
1. Marie Bedard	19.
2. Cynthia Hobbs	20.
3. Stept H. Bryllh. Corner	21.
4. Paul E. Simpson	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 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 2019, 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 14th day of February, 2019.

City of Carlton

  
Cynthia Hobbs, Mayor

  
Shirley McIntyre, Clerk