

# City of Danielsville 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

Danielsville is a rural town of approximately 600 people with a median household income of \$43,000 per year, and is not projected to grow significantly in the next five years (ESRI BAO). Danielsville has a lower median income, higher median age, and lower educational attainment than the state average (ESRI BAO). These statistics indicate a need for increased educational and employment opportunities and a future need for increased senior services. Danielsville's daytime population grows by approximately 5,000 people thanks to the presence of Madison County public schools, county government facilities, and local businesses.

### Planning, Land Use, and Housing

Danielsville is characterized by low- and medium-density single-family housing and an auto-oriented commercial strip along State Route 8/US Highway 29. Development has spread along this corridor, rather than concentrating near the center of town by the historic courthouse. The state highway design favors cars and is generally unfriendly to people walking despite the

presence of a sidewalk. Converting this route, within the city limits, into a complete street with abundant space for people walking and bicycling, and planning for compact buildings oriented toward the street, would improve aesthetics and safety, increase the tax base, and ensure efficient use of infrastructure.

The courthouse square along SR 8 is the natural center of the community, but roads and paved surfaces isolate the site. Streetscaping and infill could help establish the square as the true core of the community, providing a natural gathering place and spurring private investment.

The Madison County school complex represents an underutilized asset for Danielsville. The sidewalk physically connects the town with the schools, but infilling the area could establish a neighborhood that is tightly connected to the schools and increases the housing supply.

Zoning and code revisions, plus new infrastructure should be revised as necessary, in order to enable these ideas.

### Transportation

Residents of Danielsville typically commute long distances by car for work. An estimated 70% of workers commute 20 or more minutes to work and many leave the county (ESRI BAO). Growing local businesses, and building bicycle and pedestrian facilities could reduce the need for long car trips.

### Natural and Cultural Resources

Danielsville's historic courthouse is a key local landmark worthy of perseveration and reuse. If the traffic circle surrounding the building is made safe for people to cross on foot, then the facility could be better integrated within the town.

Danielsville has significant open space and several ponds that could potentially become park facilities. Possible locations and relevant landowners should be identified.

### Community Facilities and Services

Multiple Madison County government facilities, including a park and the health department, are located on the outskirts of Danielsville, while several Madison County schools are located within the city limits.

Danielsville has noted a need to maintain and repair local infrastructure. Planning, prioritizing, and coordinating improvements to match the development vision and available resources is essential. Any infrastructure plan should also include strategies for expanding broadband access, given the low levels of service in the area.

### Economic Development

Danielsville should prepare a basic strategy for economic development in order to realize the community vision. This plan could include revisions to the zoning code, activation of space with temporary events and businesses, and other low-cost initiatives.

### Intergovernmental Coordination

US 29/SR 8/General Daniels Ave. forms the backbone of Danielsville. Corridor improvements will require working with GDOT and Madison County.

Danielsville should identify and prioritize needs and projects for inclusion on future SPLOST campaigns.

# Chapter 3

## Vision, Goals, & Policies

### VISION STATEMENT

*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.*

### Goals & Policies

1. Align zoning and economic development to grow the housing supply, attract business, and increase the tax base.
2. Plan and maintain Infrastructure and development to maximize efficient use of land and expenditures.
3. Locate private and public development close to existing infrastructure and centers of activity to increase the walkability and vitality of the community.
4. Develop and activate Danielsville's core to provide an attractive and vibrant town center.
5. Provide all-ages services and programming opportunities.
6. Cultivate the square as an activity hub for the city and surrounding areas.

# 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.

### Highway Corridor

Mixed-use overlay area that includes mainly commercial and residential areas, but may also be appropriate for civic, light industrial, and other uses. Driveway/curb-cut access should be limited, buildings should address the street, and pedestrian connections and streetscaping should be implemented. While the underlying land use category should be the primary source of control and decision-making, Highway Corridor's inclusion as an overlay intends to provide a limited degree of flexibility for other applications where appropriate.

### Commercial

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

### Public/Institutional

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

### Residential

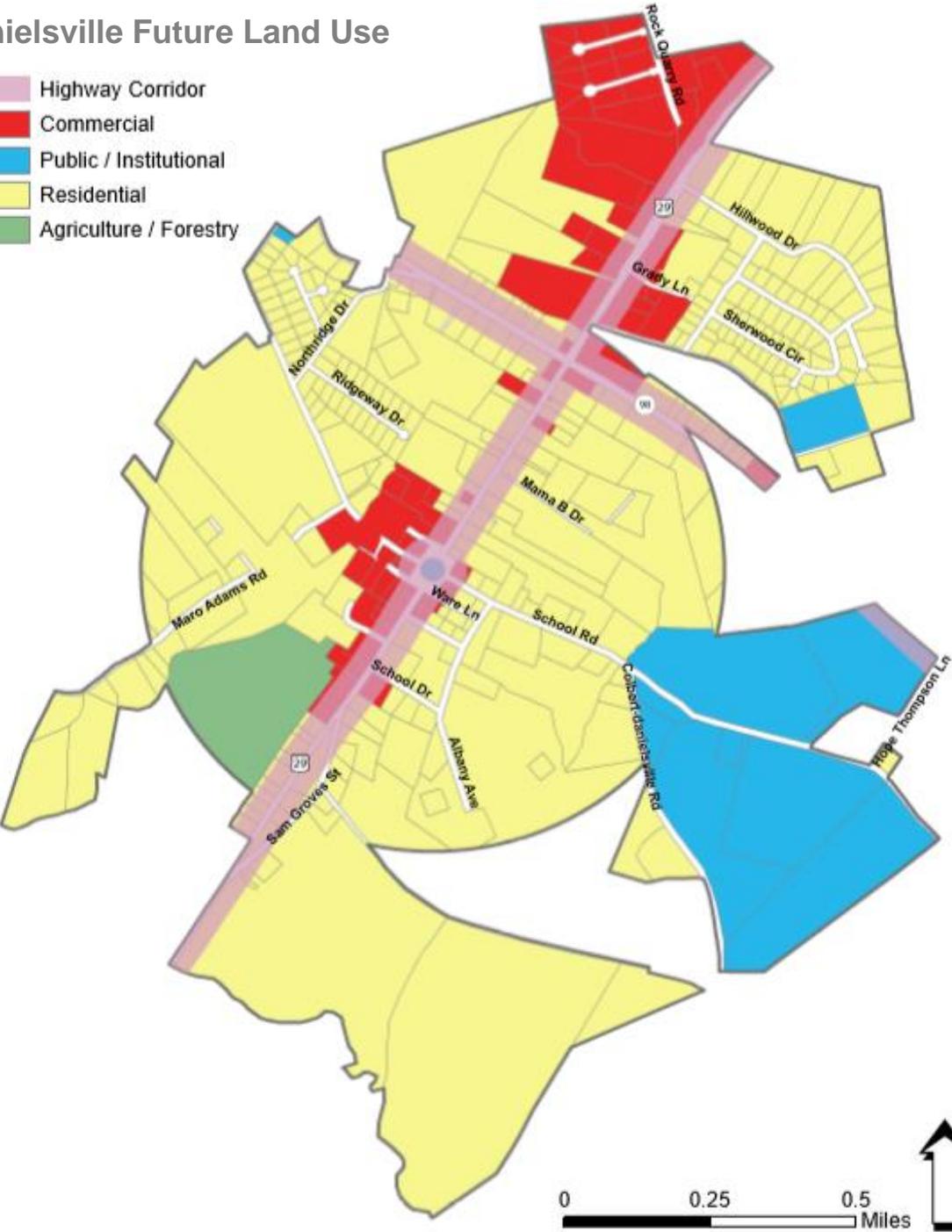
Conventional residential subdivisions, as well as conservation subdivisions, with supportive recreational amenities and small-scale public/institutional uses.

### Agriculture / Forestry

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

### Danielsville Future Land Use

- Highway Corridor
- Commercial
- Public / Institutional
- Residential
- Agriculture / Forestry



# 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	Conduct a tax-value-per-acre study to efficiently direct public and private investment	2019	City	\$500	City, DCA
2	Audit existing development patterns and internal city practices to promote compact, walkable development	2019-2020	City	\$2,000	City
3	Develop a senior service delivery strategy	2020	City	\$500	City
4	Adopt a complete streets policy	2019	City	None	NA
5	Implement complete streets improvements on General Daniels Ave	2021-2023	City, GDOT	TBD	City, GDOT
6	Develop an infrastructure expansion and maintenance plan including broadband	2019-2020	City	\$2,000	City, Grants
7	Develop a recreational facilities plan	2020	City	TBD	City
8	Identify projects for SPLOST and TSPLOST funding	2019-2020	City	None	NA
9	Create an economic development plan, including low-cost initiatives like supporting “pop-up” businesses	2020-2021	City	\$1,000	City, DCA
10*	Wastewater pond upgrades (carried over from previous STWP)	2020	City	TBD	City
11*	Renovate existing, aged water & sewer lines (carried over from previous STWP)	2020	City	TBD	City

Report of Plan Accomplishments, 2013-2017

Activity	Status	Notes
Wastewater Pond Upgrades	Underway	2020 Completion
Implement FOG (Oil & Grease) control program	Completed	
Implement fire flow availability charges for users that have fire water risers that feed sprinkler systems	Completed	
South Tank Project/100,000 gal. water tank	Completed	
Super Well water supply supplement	Abandoned	Well couldn't pass radiological testing
Intersection improvements at Hwy 29/98 Roundabout	Completed	
Renovate existing, aged water & sewer lines	Underway	2020 Completion
Safe routes to school	Ongoing	Will not be carried over into STWP

# 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. Magic Padonak	19.
2. Cynthia Hobbs	20.
3. Steve H. Bryllh. 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

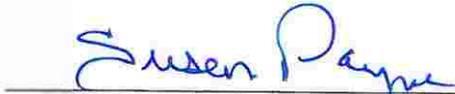
WHEREAS, the Comprehensive Plan Update for the City of Danielsville, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the City of Danielsville Mayor and Council that the Comprehensive Plan Update for the City of Danielsville, Georgia dated 2017, 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 13<sup>th</sup> day of May, 2019.

City of Danielsville

  
Todd Higdon, Mayor

  
Susan Payne, City Clerk