

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 Standards and procedures promulgated by the Georgia Department of Community Affairs; and

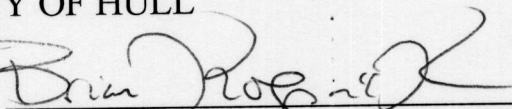
WHEREAS, the Comprehensive Plan Update for the City of Hull, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures;

NOW THEREFORE, Be it resolved by the City of Hull, Georgia, that the Comprehensive Plan Update for the City of Hull, Georgia, dated 2018, 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.

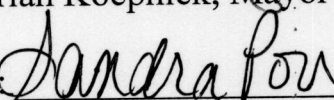
Adopted this 23rd day of August, 2018.

CITY OF HULL

By:


Brian Koepnick, Mayor Pro Tem

Attest:


Sandra Pou, City Clerk

City of Hull Comprehensive Plan

2018 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 3/1/2014.

Public Involvement

Public Input & Steering Committee

This plan is based on a joint county/cities planning process, which began with a public hearing (11/1/16) and was followed by a community input session (12/6/16), 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 (12/27/17).

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*

Population

Needs

- Madison County's poverty rate fell between 2010 and 2015 (17.2% to 15.1%) but consistently has remained above the state average (15.7% to 18.5%); local government, employers, and social service providers should work together to address poverty
- Madison County's senior (65+) population is projected to grow by 27% over the next five years. As this segment of the population grows their need for services will increase as well

Opportunities

- The overall population in Madison County is projected to grow by a little over 3% in the next five years. This growth in population will bring with it an increased demand for housing and services such as retail and commercial uses

Economic Development

Needs

- Only 27% (3,134 out of 11,598) of Madison County's employed population stays in the county for work; this points to a need for increased employment options within the community
- The county has only a limited vision for future economic development. There is a plan to recruit compatible business/industries but there is no plan that takes into account the county's strengths, assets, and weaknesses

Opportunities

- The many state and US highway miles within Madison County provide an opportunity for corridor-style business development
- A unified vision based upon the stated goals in this plan and its predecessor of encouraging growth that references and respects the community's natural and cultural resources could be a catalyst for quality economic development and a high standard of living

Housing

Needs

- Madison County's rate of owner-occupied housing is approximately 8.5% higher than the Regional average; while this can be seen as a positive, it may also indicate a need for increased rental options

Opportunities

- After significant nationwide decline, stakeholders cite a strong housing market in Madison County and point to ample land and expanding infrastructure capacity for planned development

Natural & Cultural Resources

Needs

- "Rural charm" was listed by stakeholders as a strength of Madison County's; preserving the community's character and resources should be a priority

Opportunities

- Open space and greenspace preservation can improve water quality, protect sensitive habitat, create recreational opportunities, and attract visitors; the community could work with land trusts to acquire and conserve land and water resources

Community Facilities & Services

Needs

- *Stakeholders cite a need to address aging water infrastructure due to water quality and potential health concerns. An ongoing effort for improvement through a strategic plan should be used to improve service and update and repair existing facilities*
- *As Madison County and its municipalities grow, so will the need for emergency services*

Opportunities

- *The possibility of partnerships between the County and Hull presents an opportunity to leverage investment in infrastructure that would be mutually beneficial.*

Intergovernmental Coordination

Needs

- As individuals and families continue to express an interest in recreation for all ages, service agreements between municipal and county governments may help address this need

Opportunities

- Coordinated planning efforts between Madison County and its municipalities, as took place during the development of this document, provide a platform for informed decision making and effective investment

Transportation

Needs

- Stakeholders noted excessive traffic coming into town; a traffic-calming program should be considered
- Several state and US highways traverse Madison County and stakeholder input identified a need for increased local impact on decisions regarding these roads

Opportunities

- Communities across the country are building trails for walking and bicycling as a means to improve health, transportation choices, recreation, social interaction, and economic development; local leadership sees trail development as a worthwhile opportunity
- A well-maintained system of local and county roads was listed as a stakeholder-identified strength; keeping the roads in good condition by performing preventive maintenance represents an opportunity to avoid heavy repair and reconstruction costs in the future

Chapter 3

Vision, Goals, & Policies

VISION STATEMENT

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.

Goals & Policies

1. Preserve natural and cultural resources by concentrating development in and around established areas; prioritize development within nodes at major intersections
2. Meet resident needs and attract newcomers and tourists by providing quality housing, recreation, education, shopping, employment, and transportation choices
3. Increase sense of community and encourage healthy living by developing parks, playgrounds, passive and organized recreation opportunities, safe spaces for walking and bicycling, greenspace, and accessibility for all abilities and ages
4. Promote the City to families, professionals, retirees, and others
5. Spur appropriate private development by focusing public investment to maximize consistency with stated planning priorities; improve and utilize existing infrastructure
6. Anticipate and control impacts and opportunities associated with nearby growth, including traffic, development patterns and aesthetics, natural resources, and increased interest and attention
7. Maximize the impact of the existing connections and proximity to regional population centers in marketing and economic development efforts
8. Generate work opportunities by encouraging small-business growth inside key existing and planned development areas
9. Engage the citizenry in local government knowledge sharing and decision making
10. Work with other local governments to achieve the vision of this plan

Chapter 4

Transportation

Since a portion of Madison County, including the City of Hull is located within the Metropolitan Planning Organization (MPO) boundary of the Madison Athens-Clarke Oconee Regional Transportation Study (MACORTS), the State of Georgia requires its comprehensive plan to include this transportation element. MPOs are federally-mandated organizations that provide regional context to transportation planning in urbanized areas. This section and the MACORTS Long Range Transportation Plan (LRTP), and Transportation Improvement Plan (TIP) should be used together when considering local transportation decisions.

Local and Regional Transportation Considerations

Transportation discussions are found throughout this comprehensive plan. Additionally, the community has identified the following *Objectives and Policies* from the MACORTS Long Range Transportation Plan (LRTP) as desirable:

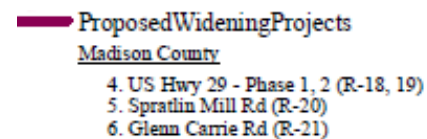
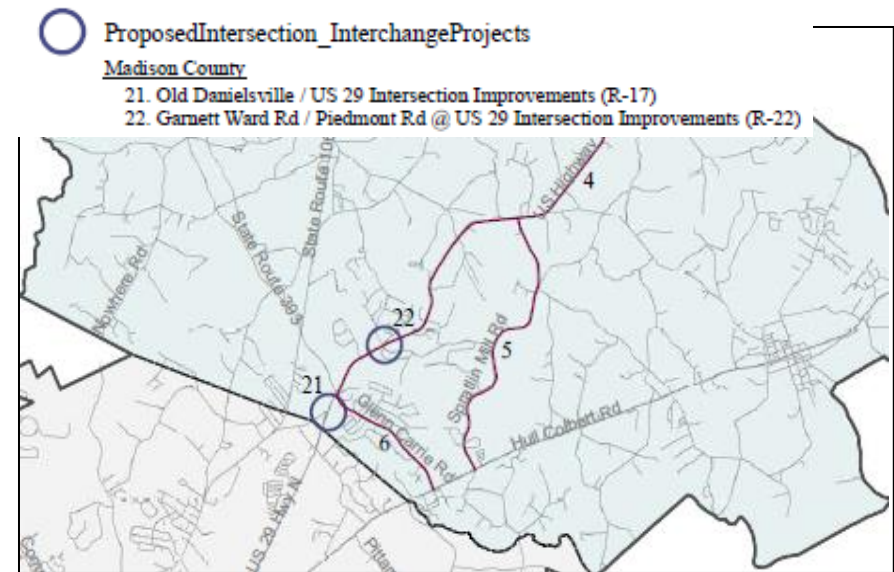
- 1.2 The overall social, economic, energy, and environmental effects of transportation decisions on the community will be some of the criteria used to develop plans and programs.
- 2.2 The preservation of existing transportation facilities and, where practical, ways to meet transportation needs by using existing transportation facilities more efficiently will be examined in the planning and design of transportation facilities
- 2.4 Develop and maintain a balance between thoroughfare capacity and land use development
- 3.8 Design transportation corridors that improve flow to major businesses with the primary emphasis on public safety
- 5.1 Establish a transportation system that accommodates a variety of methods of travel and minimizes reliance on any single travel mode
- 6.2 Identify roadway segments and intersections operating or projected to operate at less than the regional level of service standard and use this information as input into the planning process to prioritize projects in order to eliminate transportation network deficiencies

Growth and Development

Madison County's Future Development vision, which is detailed in Chapter 4 of the County's Comprehensive plan, presents a complex, countywide mix of varying desired growth and development patterns. While the MACORTS LRTP's Road Projects Map (shown here), which describes improvements for Madison County that would support development of a mix of Developing Suburbs, Rural Areas, and Town Centers, does not present wholesale conflict with the community's desired growth patterns, it should be viewed as a generalization. The local government and MACORTS should refer to the growth vision and development scenarios found in this comprehensive plan when making decisions about future transportation investments.

Madison County and the MACORTS MPO

Madison County and its municipal government are represented at the MACORTS MPO on the Policy Committee and Technical Coordinating Committee. The MACORTS LRTP 3 widening projects on US 29, Spratlin Mill Rd, and Glenn Carrie Rd. as well as two intersection improvements to Old Danielsville Rd and US 29 and Garnett Ward Rd. /Piedmont Rd. at US 29. (<http://www.macorts.org/files/Final2040LRTP-10-8-14.pdf>) pg. 49



Chapter 5

Community Work Program

The Short-Term Work Program (2017-2021), 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 (2012-2016), follows.

Short-Term Work Program, 2017-2021

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
1	Establish a zoning ordinance	2018-2019	City	\$5,000-\$10,000	City, Georgia DCA
2	Install sidewalk on Glenn Carrie Rd.	2019-2020	City, County	Unknown	City, SPLOST, grants
3	Extend sidewalk on Charlie Bolton Rd. to city limits	2019-2020	City, County	Unknown	City, SPLOST, grants
4	Develop strategic plan for water infrastructure	2018-2019	City	Minimal	City, DCA
5	Form ad hoc committee to address emergency services planning; produce report	2020-2021	City	Minimal	City, DCA
6	Develop strategy/standing meeting schedule for coordination between city and county	2018	City, County	None	NA

Report of Plan Accomplishments, 2013-2018

Activity	Status	Notes
Improvements to Yarborough Road	Completed	
Improvements to Pope Miller Road	Completed	
Improvements to Oak Street	Completed	
Improvements to Glenn Carrie Road.	Completed	

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.

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.

Comprehensive Plan Update	
(Public Hearing)	
12-22-17	
6:00 p.m.	
Please sign in. Thank you.	
1. Marie Beland	19.
2. Cynthia Hobbs	20.
3. Jeff W. Smith, Corner	21.
4. Paul Edipman	22.
5. Jim D. Scarborough	23.
6.	24.