

RESOLUTION TO TRANSMIT
Comprehensive Plan Update

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 for Local Comprehensive Planning adopted by the Board of Community Affairs pursuant to the Georgia Planning Act of 1989; and

Whereas, the **City of Madison, GA: Comprehensive Plan (2017-2027)**, effective February 11, 2019, and was prepared in accordance with said Minimum Planning Standards and Procedures; and

Whereas, the Comprehensive Plan Update is required prepared and updated and reviewed by the Northeast Georgia Regional Development Center and the Georgia Department of Community Affairs no later than June 2022; and

Whereas, the City of Madison revised and updated portions of the relevant portion of the Comprehensive Plan, as necessary, and further detailed the community agenda by preparing short term work programs (STWP) entitled a **Report of Accomplishments (2017-2022)** and **Program of Work (2023-2027)**.

Whereas, the **City of Madison, GA: Comprehensive Plan Update** was prepared in accordance with the Minimum Planning Standards and Procedures for Local Comprehensive Planning, and a multiple duly advertised public hearings were held; and

Now, therefore be it resolved by the Mayor and City Council of Madison, Georgia, that the **Comprehensive Plan Update**, dated May 2022, as reviewed by the Northeast Georgia Regional Commission and 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.

Approved by the City of Madison, GA,
this 12th day of September 2022.



CITY OF MADISON MAYOR AND CITY COUNCIL

By:

Fred Perriman, Mayor

Richard H. Blanton, Councilmember

Carrie Peters-Reid, Councilmember

Ed Latham, Councilmember

Eric Joyce, Councilmember

Betsy Wagenhauser, Councilmember

Attest:

Ashley Hawk, City Clerk



City of Madison, Georgia

COMPREHENSIVE PLAN

Update of 11 Feb 2019 Plan
ADOPTED VERSION: [DATE 2022]

MADISON PLAN 2017 - 2037

The plan summarizes the decennial local planning process as informed by stakeholder and public input. Referencing both public participation and community assessment, the plan sets forth a community vision and community agenda. The plan is intended to coordinate and integrate the various aspects of local planning at the direction of the Mayor and Council by departments, commissions, and agencies of the City. Plan preparation acknowledges the vital importance of local community planning in concert with, and to attain, state planning objectives and regional performance standards.

Madison Planning & Development
May 2022

ACKNOWLEDGEMENTS

CITY OF MADISON

Fred Perriman, Mayor
 Carrie Peters-Reid, District 1
 Eric Joyce, District 2
 Ed Latham, District 3
 Rick Blanton, District 4
 Betsy Wagenhauser, District 5

MADISON PLANS (STEERING) COMMITTEE

Fred Perriman, Mayor/Elected Official
 Carrie Peters-Reid, Elected Official
 W. David Nunn, City Manager
 Vince Cole / Chip Meyer, School System
 Megan Morris, Hospital
 Bob Hughes, Chamber of Commerce/Economic Dev
 Jennifer Rosa, Convention & Visitors Bureau/Tourism
 Julie Speyer, Retail/DDA
 Flynn Clyburn, sdf/HPC
 Phil Smeltzer, Health Services/GCC
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 Judy Senft/Ashley Hunt, Retiree/Real Estate/HOC
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 Robert Trulock, Finance/P&Z
 Nelson Hale, Banking
 Leon Peters, Construction

MADISON CITY STAFF

Monica Callahan, Planning & Development Director
 Karen Robertson/ Main Street & Event Planning
 Bryce Jaeck, Planner, GIS Analyst
 Ken Kocher, Information Specialist &
 & Planner, Architecture & Art

SPECIAL THANKS

To the long serving and long suffering civic volunteers providing the enduring stewardship our community needs to thrive and sustain Madison's quality of life.

UPDATECONTENTS

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 (engagement background from original plan 4-7)

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 Infrastructure 16
 Services 18
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 Cultural Assets 22
 Tourism 24
 Growth 26
 Revitalization 28
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 Industrial Expansion Areas 40
 Traditional Residential Areas 42
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 Service Delivery Areas 46
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COMMUNITY ACCOUNTABILITY .. see Attachment D

ATTACHMENT A - PUBLIC PARTICIPATION

Public Input Notices
Public Hearing Sign-In Sheets
Public Hearing Minutes
Public Comment Submittal

ATTACHMENT B - NEEDS & OPPORTUNITIES

Steering Committee Worksession Summaries

ATTACHMENT C - COMMUNITY VISION

Character Area Map (2019 and 2022)
Character Area Map Revisions
Census Tract Maps (2019 and 2022)

ATTACHMENT D - COMMUNITY AGENDA

Report of Accomplishments (2017-2022)
Program of Work(2023-2027)

OVERVIEW

Update to the Madison Comprehensive Plan

The Madison Comprehensive Plan 2017-2037 was adopted on February 1, 2019, and was scheduled for update by the GA Department of Community Affairs (DCA) for June 2022 regardless of plan adoption date. Therefore, the update necessitated is nominal given that only three years have elapsed since plan adoption.

Purpose & Intent

The original plan, and this update thereto, serve as a guide for government officials, community leaders, and decision-makers faced with growth management and capital investment choices. Such are further intended, to the extent possible, to coordinate, integrate, and balance the various aspects of local planning as implemented by the City's departments, commissions, and agencies.

Scope

The update addresses the essentially the same geographic area as the Comprehensive Plan, with a three minor modifications to incorporate minor annexations. The topical scope for the update was extended to include to more discussion of the arts given the establishment of the Public Arts Commission since adoption of the plan.

Coordination

The Madison Planning & Development Department staff coordinated the stakeholder group, citizen planning bodies, and city departments worksessions as well as the preparation of the update.



Mayor Fred Perriman receives Madison's PlanFirst award at the State Capital from GA DCA Commissioner Camila Knowles.





Comprehensive Plan Update

This update addresses the four principal planning components as follows:

Public Participation: Unlike the prior CP Update with a single 8-hour workshop, this update utilized a series 2-3 hour planning worksessions plus public hearings. Public input was received at the public hearings as well as taken by a steering committee at all worksessions. Written comments were accepted throughout the process. **PG 2-7; Attachment A - Update Notices, Sign-In Sheets, Minutes, Submittals**

Community Assessment: The appointed steering committee of three years prior - entitled the Madison Plans Committee, with a few substitutions, was requested to review and refresh their work. Given only 3 years elapsed of the 20 year window, critical community assessment within the plan was deemed current and valid. New observations and discussion focused primarily upon two of the most significant emergent community needs and opportunities: 1) the state mega-site industrial development proposed at the county line (i.e., Rivian), and 2) the paucity of affordable housing stock for the workforce, elderly, and starter housing sectors. **PG1 (Committee List); PG8-31; Attachment B - Worksession Summaries**

Community Vision: Character Area Narratives were deemed valid and not revised. Extensive discussion focused upon revisions to the Character Area Map guiding future land use - both inside city limits and for city adjacent land, particularly given the limited amount of undeveloped commercial investment property and actual availability of residential land. **PG 32-46 (Character Areas Narratives); Attachment C - Update Character Area Maps**

Community Agenda: Acknowledging some pandemic impacts upon operations and the limited timeframe for implementation to date, both current and future work programs demonstrated progress toward implementation of discussed objectives. **Attachment D - Update Report of Accomplishments & Program of Work.**

MARCH 07 & 09

Steering Committee Preliminary Discussion

AGENDA:

- review of update scope
- review of committee role
- review of vision statement
- review of extant and emergent needs and opportunities

Notes were included from these preliminary meetings; however, all materials and conclusions were reiterated during subsequent Steering Committee worksessions.

SHORT OPINION: Online polls opened in March and offered few insights.

LONG SURVEY: No additional survey forms were submitted.

APRIL 5 & 6 & 18

Steering Committee Worksessions 3, 4 & 5

AGENDA:

- candid interviews with utility and safety providers
- discussion of extant and emergent needs/opportunities to make recommendations regarding updates to: Assessment, Map, Agenda
- itemized review of work plan progress and addition(s)

TOPICS:

- public utilities (S/W/G)
- public services (PD, FD, etc)
- transportation
- service delivery area
- census tract area(s)

MARCH 10 & 16

Steering Committee Worksessions 1 & 2

AGENDA:

- confirmation of community vision statement
- discussion of extant and emergent needs/opportunities to make recommendations regarding updates to: Assessment, Map, Agenda

TOPICS:

- demographics
- natural resources
- cultural assets
- economic development
- revitalization / growth
- community development
- housing / recreation
- tourism
- art (new foci for update)

PUBLIC HEARINGS

Public Hearings

- #1 - Preliminary
March 28, 2022
brief community leaders and citizens on the CP Update
- #2 - Reporting
May 9, 2022
report on the update progress and preview map changes
- #3 - Concluding
May 23, 2022
receive final public comments consider Resolution to Transmit
- #4 - Adopting
Pending 2022
review NEGR/C/DCA comments consider Resolution to Adopt

Small Town: BIG PLANS

City of Madison
Comprehensive Plan '17

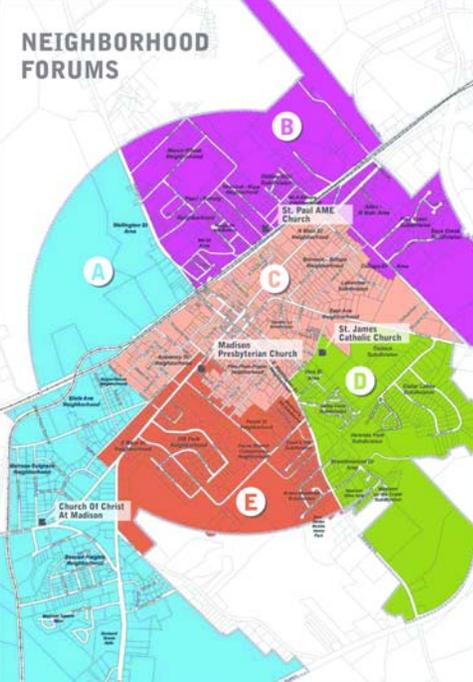


**FIND YOUR LOCATION
AND JOIN THE
CONVERSATION**

Over the next year, the City of Madison asks for your input to develop our comprehensive plan. We would like to encourage you to attend at least one of the five neighborhood forums held in January and February. This is a great opportunity to get involved and work with neighbors to envision a shared outcome for your neighborhood, and your city, for years to come.

Join us from **5:30–7:00 P.M.** at the location nearest you.

NEIGHBORHOOD FORUMS



Not a Public Meeting Person? Visit www.MadisonGA.com, to leave feedback for the Monthly Online Survey (Feb.–Nov.), or come by City Hall, to pick up a Planning-In-The-Box Kit (March–June) for your personal use.

- FEBRUARY 2, 2016**
Forum A
Church of Christ At Madison
225 Church St.
Beacon Heights Neighborhood
Dixie Ave. Neighborhood
Jasper-Race Neighborhood
Meirino-Salgrave Neighborhood
Cantebury Apartments
Madison Square Gardens
Orchard Grove Apartments
Madison Health & Rehab
- FEBRUARY 3, 2016**
Forum B
St. Paul A.M.E. Church
847 Pitts St.
5th St. Area
Allen-N. Main Area
College Area
Wellington St. Area
Anchorage Neighborhood (Twee Walk)
March-Wheat Neighborhood
MLK-Billups Neighborhood
Pearly-Barney Neighborhood
Walker Ross Lane Neighborhood
Whitwell-Mapp Neighborhood
Hidden Hills Subdivision
Hough Circle Subdivision
Pinecrest Subdivision (Harper St.)
Sage Creek Subdivision
Daniel Morgan Homes
Gilmora Apartments
Silver Lakes Court Apartments
- FEBRUARY 4, 2016**
Forum C
First United Methodist Church
226 South Main St.
Academy St. Neighborhood
Belmont-Billups Neighborhood
East Ave. Neighborhood
N. Main St. Neighborhood
Pine-Plan-Poplar Neighborhood
E. Washington St. Neighborhood
Candler Lane Subdivision
Lakewood Subdivision
Assisted Living (In Progress)
Bell Park Lofts (In Progress)
Carriage Club Apartments
Concord Lane Townhomes
Cottmore Lofts
James Madison Homes
James Madison Inn Lofts
Jefferson Square Parkside Lofts
Jefferson Ridge Townhomes
Madison Homes
Main St. Village Lofts (The Pig)
Parkview Lofts
Thompson Building Lofts
- JANUARY 26, 2016**
Forum D
St. James Catholic Church
543 Vine St.
Bramblewood Dr. Area
Vine St. Area
Cedar Lakes Subdivision
Green Meadows Subdivision
Madison on the Creek Subdivision
Trickett Subdivision
Valley Farm Subdivision
Veranda Park Subdivision
Bramblewood Apartments
Deer Haven Mobile Home Park (Closed)
- FEBRUARY 11, 2016**
Forum E
Madison Presbyterian Annex
122 South Main St.
Foster St. Neighborhood
Hill Park Neighborhood
Horse Branch Conservancy
Neighborhood
S. Main St. Neighborhood
Cook's Hill Subdivision (Piner St.)
Markham's Hill Subdivision

COMMUNITY PARTICIPATION

REQUISITE PUBLIC INPUT PROCESS

To insure the comprehensive plan reflects a broad perspective of community needs and opportunities, public input is essential - Citizenship 101. In addition to requisite public involvement, Madison implemented a more proactive community engagement process, providing various venues and formats to enhance public education, improve detail of public feedback, and encourage more robust public participation over a year long period.

Under state standards, public involvement means:

- 1] **two (2) requisite public hearings**
opening hearing (start-up/outline of process)
closing hearing (conclusion/review of draft)
- 2] **stakeholder identification and involvement**
utilizing identified public participation techniques
and including elected officials and economic
development professionals

Public Hearings

The January 11, 2016 public hearing announced the commencement of the comprehensive planning process. Following a year-long community engagement effort and subsequent plan development, an October 1, 2018 hearing afforded public comment prior to draft plan submittal for regional and state review.

Madison Plans Committee

In January 2016, Mayor and Council appointed a 21-member, diverse stakeholder group including: elected officials, active community leaders, and citizens recruited to reflect sector and demographic diversity. Professional facilitation solicited interactive discussion, critical assessment of public input and community assessment, and committee work products.





PROACTIVE COMMUNITY ENGAGEMENT INITIATIVE

The planning process began with the creation of a new logo and a tag line to facilitate public recognition of City public input, running concurrently with County public input. Colleen Hall of Madison Main Street provided the graphic design for the logo, referencing Madison's former hexagonal paver-lined sidewalks paired with a custom photo frame and a tag line - **"Small Town: BIG PLANS."**

Public Awareness

Beyond just notice in the legal organ, Madison's affirmative marketing efforts included:

- **newspaper display ads**, 1/4-page full-color ads for hearings, forums, and open houses;
- **newsletter articles**, 4 headline articles and feature center-fold in *Madison Matters*, distributed via utility bills to 4000 households and available online at city website;
- **posters**, distributed for posting in public buildings, businesses, and churches;
- **announcements**, via public meetings, city website, and social media outlets.

Public Involvement

As highlighted (right), participation techniques were varied to include different venues and formats, offering public participation opportunities customized to meet today's busy schedules and myriad of personal comfort levels - group and individual, public and anonymous, older and younger citizens, and speakers and observers.

Public Education

Early data collection informed the visual displays and resource mapping for the series of Topic Open Houses, coordinated to reflect the categories of Community Assessment: **Recreation & Beautification, Heritage & Tourism, Home & Neighborhood, Safety & Service, and Revitalization & Growth.** This forum allowed for early and extended public access to the data references for plan development.

NEIGHBORHOOD FORUMS

A series of neighborhood forums heralded the onset of community visioning, creating an after-hours venue for near-neighbor interaction and discussion of shared goals and issues.

In January-February 2016, five (5) evening forums were held at centrally-located, quasi-public centers within our neighborhoods (roughly equivalent to election districts). Forums were professionally facilitated as to encourage frank discourse between the public, elected officials, civic volunteers, and planning staff.

FOCUS GROUPS

A series of focus groups solicited discussion and input from our older and younger citizens, targeting those age groups typically underrepresented in community planning.

The four (4) generational focus groups included: Morgan County Middle School, Morgan County High School, Morgan County Senior Center, and Prime-timers Gathering. Discussion was professionally facilitated, conducted in the group's normal setting, and with only their age group as to instill confidence.

COMMUNITY SURVEYS

Community surveys enabled city residents to provide anonymous and unfiltered feedback, particularly for those shy in group settings or less competitively verbose.

Community surveys were distributed at all public meetings, electronically upon request, and at City Hall. Short topical surveys were also gathered at the Open Houses. While all feedback was reviewed and given consideration, note the **Community Survey Report** reflects community surveys completed by forum and focus group participants.

OPEN HOUSES

A series of open houses offered a drop-in format, addressing those favoring individual participation via information gathering, visual displays, and one-on-one discourse.

A series of three (3) half-day Saturday workshops were held at the Meeting Hall. Open houses were co-hosted by the Planning Department and related civic boards and/or private non-profit(s). Staff and department heads (Manager, Fire Chief, etc.) were on hand to answer questions relative to the open house topic.

Stakeholder Involvement

OUR 3 FAVORITES

- 1] **Downtown Restaurants**
(places to gather with friends and family)
- 2] **Home and Neighborhood**
(places of familiarity and safety)
- 3] **Community Greenspaces**
(places to walk and have fun)

For fun, Committee members shared their three favorite spots to spend time here in Madison. Do you see yours? With the two runner-ups underlying the themes of family and fun, this list wouldn't be complete without them.

- 4] **Cemetery**
(place of memory and history)

- 5] **Historic Areas & Venues**
(places of heritage and beauty)

Appendix A-3.7, MPC Visioning Report
Consultant observed... that most identified "favorite spots" lie in the Downtown Core or Traditional Residential Area, indicating protection and enhancement of these areas should be a primary focus of City leadership.

MADISON PLANS COMMITTEE (MPC)

Comprehensive planning necessitates engaged citizens - Citizenship 201. Madison is very fortunate to have a diligent group of diverse stakeholders to offer time, expertise, and experience to inform the planning process with reflective, thoughtful, and creative information. Following initial public participation in which every stakeholder participated in some fashion, the Madison Plans Committee convened in Summer 2016. Facilitation was provided by Jessica Tullar, AICP, with logistical support by city staff.

Discussions & Deliverables

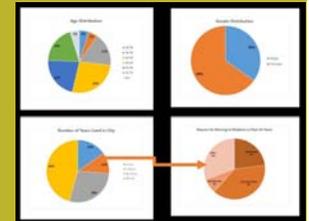
The first meeting outlined: the requisite process and activities to date, committee's role and consultant's deliverables, and the formation of work groups and assignments. While subsequent agendas scheduled presentations from the consultant, work groups, or staff, the overriding purpose of meetings was a venue for interactive discussion: the formal, the informal, and the amazing tidbits discovered over a shared meal.

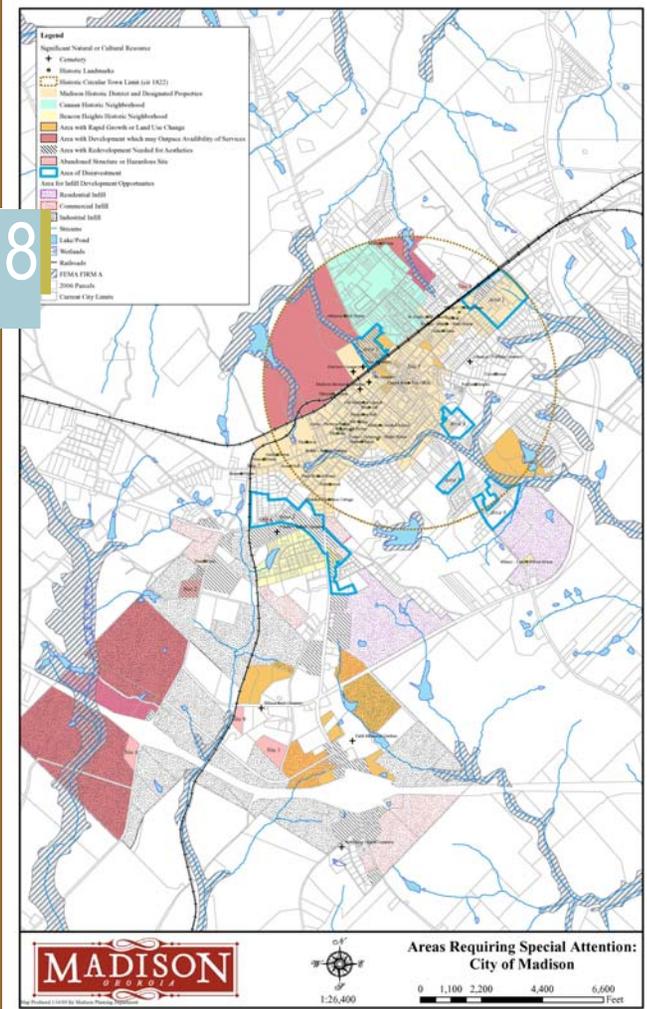
Committee members and committee work groups engaged in basic SWOT Analysis (Strengths-Weaknesses-Opportunities-Threats) including:

- Reviewing public input: Keepers & Fixers, Neighborhood Priorities, Focus Group Reports, Community Survey Report, etc.;
- Highlighting community commonalities: personal favorites and apparent future challenges;
- Assisting with community assessments: evaluating past work program performance and documenting items in-process and/or pending;
- Preparing a shared vision and providing detailed feedback on visual preferences and character area planning for development of the future land use tools.

Appendix A-3.1, MPC Agendas - 2016/Jul 28, Aug 25, Sep 29, Oct 31; 2018/Oct 23

SURVEY SAYS





The Areas of Special Attention Map (2009, as amended), remains valid and instrumental for local planning purposes.

COMMUNITY ASSESSMENT

NEEDS & OPPORTUNITIES

The community assessment (and associated appendices) follows a topical chapter reflective of the prior plan and similar to the open houses. The format incorporates needs and opportunities resulting from Strengths, Weaknesses, Opportunities, and Threats (SWOT) identified during the course of public input, stakeholder prioritization, and professional analysis of relevant data.

Neighborhood Fixers & Keepers

The Neighborhood Forums SWOT analysis yielded a fairly cohesive list of valued community elements and desired improvements from the public, who identified those items specific to their neighborhood area and citywide as well as prioritization of those items.

Appendix A-2.1, Neighborhood Forum, Call & Response

Citywide Challenges & Strategies

The Madison Plans Committee report regarding significant challenges and potential strategies prioritized many of the needs and opportunities already identified. This indicates that community leaders are very cognizant of public perception.

Appendix A-3.5, MPC Top 10 Challenges

Comparative Data Analysis

Planning staff collected an extensive array of data, updating archival information provided in the prior plan and adding current details. This information provided the basis for many maps prepared for public review for the Open Houses series and the plan's companion data and map Atlas.

Appendix A-2.4, Open Houses; Appendix B-1, Atlas

KEEPERS & FIXERS



Keepers

CITY SERVICES
SMALL TOWN FEEL
WALKABLE
GOOD PLACE TO RETIRE
DOWNTOWN LANDSCAPING
QUALITY OF LIFE
IMPROVEMENTS ON 83 LOCATION
GOOD PARKS
CLEANLINESS
HISTORIC CHARACTER
SMALL BUSINESSES
TREE CANOPY
NEIGHBORHOOD CLEANUP

Fixers

VARIED HOUSING OPTIONS
PEDESTRIAN SAFETY & SIDEWALKS
CITY/COUNTY RELATIONSHIP
DETERIORATED HOUSING
MOTELS ON 441
INCREASED BANDWIDTH
BEAUTIFY GATEWAYS
STORMWATER IMPROVEMENTS

SELF ASSESSMENT TOOLS

To evaluate local performance in terms of both planning and implementation, the following tools were utilized:

Local Areas of Special Attention Assessment

The Areas of Special Attention Map (2009) was reprised, as it is one of the most useful comprehensive planning tools because of the visual focus it brings to the critical overlap of sensitive resources, city fabric deterioration, infrastructure constraints, and development pressures. *Appendix B-1, Atlas - Land Use*

Regional Performance Standards Review - Minimum & Excellence

In addition to staff review of Morgan County and Northeast Georgia Regional Center plans inclusive of the Madison area, both Minimum Standards and Excellence Standards for local government performance were considered during community assessment and for update of the implementation program.

Appendix B-2, Regional Performance Standards: 2017 Review

State Quality Community Objectives (QCO) Assessment

Use of DCA's QCO Assessment tool was particularly useful as a holistic measure of city implementation of identified smart growth planning strategies - particularly relative to self-comparison to similar size jurisdictions. The local QCO Assessment policy advancements and retrenchments, as well as bellwethers, are discernible.

Appendix B-3, Quality Community Objectives: 2017 Assessment

QUALITY COMMUNITY OBJECTIVES

The 10 objectives (appearing in similar inset boxes throughout Part II) are adapted from generally accepted community development principles to fit the unique qualities of Georgia's communities. Although these are only recommendations, DCA is convinced that if a community implements these principles, it will result in greater efficiency, cost savings, and a higher quality of life for Georgia citizens.

These objectives are intentionally crafted with significant areas of overlap, such that, by addressing one or more of the objectives, a community will also end up addressing aspects of others. DCA stands ready to partner with communities to assist with any of these objectives to help create a climate of success for Georgia's families and businesses.

Due to long-term stable yet progressive leadership, Madison scored highly (2009) and continues to score well using this state community self-assessment tool.

STWP REPORT CARD

1) Economic Development

Industrial 6C; 2P
Tourism 9C
Downtown 9C; 1P; 1A
Community 18C; 1S; 1A

2) Natural & Cultural

Greenspace 7C; 6S; 1P
Historic 5C; 2S
Cemetery 6C; 1S

3) Community Facilities

Admin 2C; 1P
Utility-Dis 6C; 1S; 1NS
Utility-Fac 9C; 3S
Public Wks 2C; 4S; 1A
Public Safety 24C; 3A

4) Housing

Housing 10C; 1S; 2P

5) Land Use

Land Use 10C; 1S; 1NS; 7P; 1A

C Complete **NS** Not Started
S Started **PP** Postponed
IP In Progress **A** Abandoned

**no longer to be listed in the STWP unless directly funded or an itemized performance of the service contract
**additional updates in report format*

*App A-3.6, STWP Report Card;
App C-1, Report of Accomplishments*

HIGHLIGHT OF THE YEAR

2009

GA Downtown of the Year

2010

Featured by Don Rykema

2011

Opportunity Zone

2012

GEDA Deal of the Year

2013

KaBOOM! Playground

2014

New Public Meeting Hall

2015

PlanFirst Community

2016

Fire Aerial Device

2017

Live-Work-Play City

Leadership



REPRESENTATION

10

GOVERNANCE & POPULATION

Established in 1809, Madison is expected to see an increase from 3,979 people (2010) to 4,385 people (2020), a roughly 9% increase and directly in line with historic growth patterns since 1920. Madison residents represent roughly one-quarter of Morgan County's citizenry (remains under 20,000 people).

Community Goals & Policies:

- Establish ongoing, regular dialog with the County to improve relations and discuss mutual assistance, concerns, and shared problem solving.
- Entertain options for consolidation of services to improve efficiency, not resulting in lower quality nor higher cost of service to Madison residents.
- Work with the Board of Education (BOE) to understand mutual obligations regarding service provision and the implications of growth.

Elected Officials

Madison has a City Manager form of government with a citywide general election for the Mayor and five (5) Councilmembers (one per district). The City Manager's role is that of the Chief Executive Officer and the Mayor and Council serve roles similar to Chairman of the Board and a Board of Directors, establishing policy, approving budgets, and providing direction and oversight.

Professional Staff

Madison has enjoyed a good amount of stability from long-term service (a result of good GMA benefits package). The lack of repetitive turnover ultimately leads to institutional memory and imbued value employees, improves consistency of decision-making, and affords time to implement both programs and projects. When at full staff, Madison employs 75 full-time positions.

Appointed Officials

Madison is also fortunate to have a progressive, active civic volunteer corps who contribute time and expertise to improve the community. Eight appointed boards with various working committees and a cadre of at-large volunteers offer public input, energy, and focus to aspects of planning and development:

Main Street & Event Volunteers (1984), Downtown Development (1985), Historic Preservation (1987), Corridor Design (1998), Cemetery Stewardship (2000), Planning & Zoning (2015) [previously a joint planning commission], Housing Opportunity (2015), Public Arts (2018)

Keepers

- > Public input.... consistently referenced a stable elected body and good fiscal management.
- > Prevailing public response indicates city officials are never far from reach and approachable even on sensitive topics – but more district-conscious now.

Fixers

- >> Public input... identified as a “fixer” the need for openness and respectful discussion by both city and county officials.
- >> City and Morgan County elected officials must actively seek out the cooperation of one another, especially with regard to issues effecting residents of both jurisdictions, and when regional objectives are being considered.

Needs

- >>> Finalize Service Delivery Strategy, within the extension period with joint-jurisdictions [WP.01-17].

Opportunities

- >>>> Demographic snapshots reveal the city and the county populations to be both approximately 23% 59yrs+ with the County predicting residency of 75yrs+ to double (2040). As the city provides an active center for civic life, operates a sewer utility for denser housing options, and was the site selected for 4 senior-restricted developments, Madison should expect a rapid shift in the age demographic. Race is likely to also reflect retirement trends, with black population decreasing as a whole and remaining city-concentrated.
- >>>> Also of note, Madison's education is a clear dichotomy: 36% college education (County, 21%; Georgia, 28%) and 22% lack high school diploma (County, 18%; Georgia, 15%).
- >>>> In terms of household incomes as adjusted for inflation, there has been a substantial, if not uneven, shift: 1980 - median income, \$38,674; mean income, \$52,368; 2010 - median income, \$42,557; mean income, \$85,316.



PROFESSIONALISM

Keepers

- > Public input... was overall highly complimentary of staff professionalism, accessibility, and responsiveness (specific reference was made to landscape, sanitation, and planning).
- > Whether collecting trash or planning events, city staff performs at a high level and is customer service-oriented.

Fixers

- >> All departments need to make more attempts to publish information that might be of interest to the public via a consolidated information source.

Needs

- >>> As increasingly senior administration staff and department supervisors are approaching retirement, advance successional planning is needed.
- >>> The employee Wellness Committee - "Mad for Fitness" - works diligently to build comradery, ensure workplace good behavior, focus on employee physical health, and improve risk-avoidance. Increase focus on mental health issues by the employee Wellness Committee [WP.02-17].

Opportunities

- >>>> While the service demands are likely to increase as Madison attracts more seniors to a quality living environment and BOE attracts more families with a superior education system, there will also be a corresponding trend toward strained and reduced support for resources to serve the same.



VOLUNTEERISM

Keepers

- > Public input... identified many "keepers" that are possible because of citizen volunteer labor or as a direct result of work by appointed citizen planning boards and event volunteers.
- > A greater focus is lent to quality-of-life issues and more work is accomplished for our size community because citizen planners augment staff time and expertise.

- > Working committees (shorter duration and narrow topic) have encouraged public engagement and future public service.

Fixers

- >> More age and racial diversity for leadership and volunteer roles is important.

Needs

- >>> Supplement training opportunities for citizen planning boards (e.g., annual ethics training; periodic cross-training worksessions; special topic issue training) [WP.03-17].

Opportunities

- >>>> More retirees mean more volunteers to support increased event activity, downtown as an activity center, and citizen planner participation.

QUALITY COMMUNITY OBJECTIVE: REGIONAL COOPERATION

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

Natural Resources - Water



SURFACE WATER

12

ENVIRONMENTAL PROTECTION

As an unbounded natural resource (one with no jurisdictional boundaries), water protection requires cooperative planning and strong intergovernmental relationships. Madison implements all of the “Minimum Planning Standards: Environmental Planning Criteria” utilizing model state ordinances for the protection of river corridors and other state waters, water supply watersheds, groundwater recharge areas, wetlands, floodplains, and soil erosion prevention.

Community Goals & Policies:

- Continue to maintain infrastructure and provide reliable wholesale water service to Madison’s sister cities – Bostwick, Buckhead, and Rutledge - so that they are not under duress during times of drought.

Water You Can See

Madison encompasses tributaries or portions of six streams: Mile Branch, North Sugar Creek, Horse Branch, South Sugar Creek, Four Mile Branch, and Little Indian Creek. Whereas in county environs a 100 foot buffer protects state waters within the larger agrarian context, the City utilizes the state’s minimum 25 feet buffer within its developed environment.

Water From Your Faucet

Madison provides water within the city environs, wholesale service to our sister towns, and some service along the city lines to those communities. The two water intake points are Hard Labor Creek and Lake Oconee, where Madison operates its water plants. Development within watersheds and groundwater recharge area garner extra attention for water supplies for households in Madison, Bostwick, Buckhead, Rutledge, and Morgan County. Madison also operates wastewater treatment plants to send clean water on down stream.

Water in the Ditch and Curb

Madison manages storm runoff via several measures: Zoning Ordinance - Impervious Surface Limits; Soil Erosion & Sedimentation Ordinance, and a Flood Damage Prevention Ordinance. Periodically discussed, there is not a citywide stormwater utility to date. As of 2016, the city secured local issuing authority status for land disturbance permits and the City Building Official inspects stormwater and erosion issues upon complaint.

Keepers

> n/a

Fixers

>> Public input... identified stormwater management, including erosion issues in subdivisions adjoining waterways which were part of a private lot, and resulting erosion as a priority fixer (Note: Forums followed a 50-year event and everyone ignores stormwater issues in between - an unseen utility).

>> Horse Branch is the historically most impaired state water as a result of historic development and sheer number of abutting, uninformed owners of developed properties.

Needs

>>> Increased public awareness of the limitations of land disturbance and vegetation removal on built lots.

>>> Partnerships with local conservation groups (e.g., the new Jr MMConservancy) to highlight concerns and execute cleanup activities along impaired streamcourses.

Opportunities

>>>> Prioritize acquisition of land or easements for environmentally sensitive land, serving dual purpose of environmental protection and provision of passive recreational needs [WP.04-17].

>>>> Draft openspace requirements where the first allocation is a public or communal ownership of the buffer, instead of allowing its use for lot acreage [WP.05-17].

>>>> Draft alternative compliance measures for stormwater management facilities and/or devices: 1) land-locked industries (e.g. shared facilities), 2) larger tracts along undisturbed streamcourses (e.g. 50’ stream buffer), and 3) developments utilizing a pilot “rural appearance zone” (e.g. open swales) [WP.06-17].



DRINKING WATER

Keepers

> n/a

Fixers

>> n/a

Needs

>>> The Madison Plans Committee identified Sewer-Water Utilities as one of the *Top 10 Challenges*.

>>> Evaluate potential impact of county's development suitability map and zoning policy for the halo, where it overlaps city's Water Supply Intake Areas and Groundwater Recharge Areas [WP.07-17].

Opportunities

>>>> Conduct a public awareness campaign regarding increasing regulatory limits on F-O-G waste, highlighting impending cost to utility customers for failure to reduce such waste [WP.08-17].

>>>> Seek WaterFirst designation [WP.09-17].



STORM WATER

Keepers

> n/a

Fixers

>> Public input... identified stormwater infrastructure and particularly maintenance as a priority fixer (Note: Forums followed a 50-year event and everyone ignores stormwater issues in between - an unseen utility).

Needs

>>> The Madison Plans Committee identified Stormwater Management as one of the *Top 10 Challenges*.

>>> Complete a feasibility study for a new stormwater utility, not assuming that the Street Department budget can continue to absorb expenses associated with substandard and sparse infrastructure [WP.10-17].

Opportunities

>>>> Draft alternative compliance measures for lot coverage (impervious/pervious) for land-locked industries, (e.g. stormwater bank) similar to redevelopment policy for small-lot commercial [WP.11-17].

QUALITY COMMUNITY OBJECTIVE: RESOURCE MANAGEMENT

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.



Keepers

> Rural openspace at city edges and beautification points at major entrances and intersections are valued.

Fixers

>> Public input... identified the importance to protect more openspace to balance with growth and density.
>> Loss of a sense of town-country and transition to the uncontained sprawl, repetitive curbcuts on roads, and loss of rural scenic values of concern.

Needs

>>> Develop a model bundling program for smaller conservation easements, to address small and linear conservation objectives [WP.12-17].
>>> Incorporate hydrology data collection and update the Madison Greenprint, the more customized component of Comprehensive Plan addressing natural and cultural resource protection [WP.13-17].

Opportunities

>>>> Leverage every dollar allocated for acquisition in the new SPLOST (\$1 to \$3), protecting the largest amount of sensitive openspace as possible [WP.14-17].

*Reference also the **Madison Greenprint Addendum (2009)**, the city-level detail of the former **Morgan County Greenprint (2004)**.*



Keepers

> Public input... was extremely positive regarding development of parks, passive recreation, and trails.
> Passive parks are well-sited near neighborhoods, safe and openly visible, and well-maintained.
> The proposed Madison Greenway... a 10-mile bisected, multi-modal route with spurs and loops has garnered lots of good feedback, particularly from millenials and active adults.

Fixers

>> Public input... identified the importance to provide and improve more greenspace to balance with growth.
>> Neighborhood parks... are well-sited but need updating, some more and/or modern amenities, and public restrooms.

Needs

>>> Complete design, funding, and development of model tot lot (Martin Tot Lot) [WP.15-17].
>>> Complete design, funding, and development of final quadrant neighborhood park (Lambert Park) [WP.16-17].

Opportunities

>>>> Design connective greenspace network for the W. Washington Gateway.
>>>> Leverage current land donations to complete acquisition for "model mile" (Horse Branch Trail EAST) [WP.17-17].

*Reference also the **Madison Greenprint Addendum (2009)**, the city-level detail of the former **Morgan County Greenprint (2004)**.*

QUALITY COMMUNITY OBJECTIVE: COMMUNITY HEALTH

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.



Appendix B-1, Data Atlas - Tree Canopy, Parks & Conservation Easements, Conservation Use (CUVA) Properties, Trail System - Existing & Proposed

Natural Resources - Land

BEAUTIFICATION

Keepers

- > Public input... identified tree canopy and beautification points, including downtown and park cleanliness as priority keepers.
- > A healthy and lush tree canopy... has been at the forefront of city beautification efforts for 50+ years and results from tree cutting limitations and proactive planting initiatives (for both public and private property).
- > Rural viewsheds at city edge and beautification points at gateways and gateway intersections... set a small-town gem within the perfect setting of its agrarian heritage.

Fixers

- >> Public input... identified as a “fixer” additional gateway improvements, point parks, and edge of town areas.
- >> Gateways and point parks... still needed at bypass intersections and downtown entrances.
- >> Loss of a sense of town-country... is actively in progress now with bypass sprawl, state routes parsed up with single-lot sprawl with disposable architecture and repetitive curbcuts, an erosion of scenic viewsheds, and lowest long-term benefit tax base development.

Needs

- >>> Complete design, funding, and development of beautification point (Clark Park) [WP.18-17].
- >>> Address previous economic deterioration and aesthetic issues caused by previous sprawl at city edges (e.g., commercial nodes, motel areas, bypass).

Opportunities

- >>>> Update tree canopy regulations [WP.19-17].
- >>>> Draft alternative compliance measures for environmental ordinances for development-impaired properties (e.g., tree bank) [WP.20-17].

PASSIVE RECREATION

Community Goals & Policies:

- Implement a comprehensive greenspace policy, specifically including protection, acquisition, and funding mechanisms for community-valued greenspaces.
- Insure that existing developments retain greenspace; new developments provide greenspace; and that public/institutional facilities and uses of greater density are linked to additional greenspaces.
- Work with the County to establish long-term policies that protect a defined edge between town and country for mutual growth management, quality-of-life, and tourism-related benefits.

Openspace

Openspace herein refers to undeveloped natural resource areas. Conservation of such areas is essential to protect our hydrological system, to reserve prime soil and tree canopy, to retain native habitats, to augment recreational opportunities, and to preserve historic settings and scenic viewsheds.

Greenspace

Active recreation, county-managed since 1985, is well organized and utilized. Madison complements this with passive recreation options - parks, playgrounds, and trails - for outdoor recreation for personal respite, families outings, unorganized play, and free non-reservation use. These improved greenspaces are dispersed citywide within a short walk of all neighborhoods and are intended to be fully connected by a network of existing sidewalks and future trails.

Beautification

One of the standard compliments about Madison is that it is beautiful and clean. A large part of the perception of that beauty is not about structures but about the connective space between (e.g., front yards, street trees, landscape plantings, flower boxes, and beautification points) and along our roadway. These items require regular maintenance, not mere installation and turning them over to a Street Department that is already at capacity.

Infrastructure



CONNECTIVITY

16

TRANSPORTATION

Community Goals & Policies:

- Work with the County and the School System to address transportation and traffic issues and concerns in a proactive, community-oriented manner.
- Continue successful implementation of water and wastewater long-term plans in compliance with bond agreements and explore opportunities to expand the gas system.
- Work with the County to establish long-term policies that protect a defined edge between town and country for mutual growth management, quality-of-life, and tourism-related benefits.

Roads and Streets

Madison grid-system distributes traffic fairly evenly and all such streets enjoy a fair to high level of service as indicated in thoroughfare planning. While well-prepared, plan implementation has been hampered by necessity for intergovernmental cooperation and service demands which strain the already taxed Street Department. Street design standards are outdated, and connectivity regulations have been set aside when economic strata of connecting areas brings political pressure. Citizens are increasingly seeking leadership solutions to traffic volume, speed, and noise on roads and streets.

Sidewalks and Bicycle Paths

Plans are underway to extend and infill sidewalks, while adding and integrating multi-modal options as much as possible. New design approaches for complete streets and multi-modal paths in tandem with trails are being integrated into normal planning practices. In a rural environment, education will be necessary to overcome the fear that overwhelms property owners in proximity to such connectivity features.

ADA Compliance

A 200 year old city offers a variety of challenges for retaining historic integrity while implementing ADA compliance. The City Manager is the ADA Coordinator, responsible for insuring compliance measures, responding to grievance complaints, and implementation ADA transition improvements.

Keepers

- > The street-grid system, established for Downtown Madison and extending into the adjacent traditional neighborhoods, remains efficient after nearly two centuries.
- > Extra cleaning and landscaping on state routes conveys that our community values its clean and tidy appearance.
- > Local leverage of state dollars for paving is an annual commitment and well spread throughout our community.

Fixers

- >> Public input... identified as a “fixer” is the “Bermuda Triangle” near old hospital on S Main Street.
- >> The Madison Plans Committee identified Downtown Truck Traffic - Bypass as one of the *Top 10 Challenges*.
- >> Tractor-trailor truck traffic along our Main Street (volume, speed, length, bypass intersection stacking, W. Washington St south turn, and thru Downtown traffic) is a dominant citizen concern and an increasing negative for the downtown, historic district, and tourism economy.
- >> Closing public hearing input indicates traffic noise - regardless of source - is a big concern for Main St residents.

Needs

- >>> Seek County support and request DOT outline next steps to accelerate the 83N bypass (2034) [WP.21-17].

Opportunities

- >>>> Install speed awareness signs (N. Main/College Dr, S. Main Street/before triangle intersection, Wellington Rd/Pearl St), slowing traffic at high volume and high incident locations and encouraging self-regulation [WP.22-17].
- >>>> Update and implement *Major Thoroughfare Plan*, requesting same of DOT's Plan [WP.23-17].

Reference also the *Major Thoroughfare Plan (2007)* and the joint jurisdiction plan for *Connecting 4-County Multi-Modal Plan (2007)*.



WALKABILITY

Keepers

- > Madison's scale is very human and walkable.
- > Downtown Madison, and nearby residential areas on the grid-system, are well connected with sidewalks.
- > Public sidewalks, even along arterials, are heavily used by a diversity of ages for passive recreation and by tourists.

Fixers

- >> Public input... identified the historic bridge as a "fixer" and as a priority repairing and infilling sidewalks and connecting with a more expansive trail network.
- >> Use of non-designated turn lanes and speeding makes Downtown crosswalks perilous.
- >> Pedestrian crossing of Eatonton Road (HWY 441) at motels is frequent, hazardous, and occurs at all hours.

Needs

- >>> Allot annual budget for sidewalk infill and extension, beyond normal repairs [WP.24-17].

Opportunities

- >>>> The Norfolk-Southern bridge should be restored and opened for at least pedestrian and bicycle use [WP.25-17].
- >>>> Infill western side of Eatonton Rd sidewalks, enabling non-drivers to walk to the grocery store [WP.26-17].

*Reference also the **Madison Greenprint Addendum (2009)**, the city-level detail of the former **Morgan County Greenprint (2004)**; the **Madison Greenway & Trail Network Plan (2014)**; the joint jurisdiction plan for **Connecting Morgan County: A Bicycle and Pedestrian Plan (2016)**; and the **Madison-Morgan County: Tourism Product Development Resource Team Report (2018)**.*

ACCESSIBILITY

Keepers

- > Systematic upgrades of downtown and arterials sidewalks, particularly at intersections, has improved accessibility.

Fixers

- >> Public input... identified as a "fixer" the pedestrian crossing of Eatonton Rd (HWY 441) at motels which frequent, hazardous, occurs at all hours, and heavily utilized by the less able, elderly, and impaired.
- >> Downtown sidewalks vary and are challenging for ADA accessibility - raised tree curbing especially.
- >> ADA parking at places of public assembly is insufficient.

Needs

- >>> Prioritize infill sidewalk segments, as already identified in the *Major Thoroughfare Plan* [WP.27-17].
- >>> Improve accessibility of sidewalks (uneven, roots, etc.) [WP.28-17].

Opportunities

- >>>> Install tree grates, in lieu of tree curbing, for all brick sidewalks (but not tree islands) in Downtown Madison, as tree replacement occurs to reduce tripping hazards and broaden access paths [WP.29-17].

*Reference also the **Madison ADA Transition Plan (2013)**.*

QUALITY COMMUNITY OBJECTIVE: TRANSPORTATION OPTIONS

Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.



Keepers

- > Public input... referenced Madison as a good place to live, repetitively using the terms: safe, clean, decent, quiet, caring, and family-friendly.
- > The public appears aware of volunteer fire department and its community service projects and generally cognizant of the budgetary financial savings from having a volunteer department.

Fixers

- >> Public input... identified as a "fixer" the need for more concentrated code enforcement (e.g., visible, exterior uses of front/side yards) and landlord and abandoned units.
- >> There is a public perception that that there is a lack of visibility and familiarity with new police officers.

Needs

- >>> As Madison's property crime rate remains equal to or higher than surrounding jurisdictions of similar size, more police visibility and neighborhood watch programs should be considered.

Opportunities

- >>>> Raise pay for volunteer fire force [WP.30-17].
- >>>> Complete a feasibility study to determine appropriate version and costs for equipment/technology (relative to body cameras, in-car computers, tag readers, and drone technology) to modernize police services [WP.31-17].



Keepers

- > Public input... noted that utility services are proficient and billing payments are easy.
- > Individual remarks noted senior-restrictive downtown options were charming and inclusive, but likely impractical.

Fixers

- >> Public input... expressed more interest in bill payment options (auto drafting specifically) and cessation of paper bill delivery.

Needs

- >>> There is not a service capacity study for all utilities.

Opportunities

- >>>> Complete SCADA system implementation for city facilities [WP.32-17].
- >>>> Complete full build-out, as-zoned study to determine service of existing zoned properties within city, improving industrial recruitment and avoiding EPD consent orders [WP.33-17].
- >>>> Draft a Sewer Ordinance to aid water treatment compliance and limit plant upgrade costs [WP.34 -17].

QUALITY COMMUNITY OBJECTIVE: LOCAL PREPAREDNESS

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.



Appendix B-1, Data Atlas - Police Report Incidents, Fire Report Incidents, Mutual Fire Aid & Hydrants, Waste Water System (city limits), Water System (city and beyond), Gas System (city and beyond), Sanitation Service

Services

MODERNITY

Keepers

- > Public input... internet service is poor, slow, and intermittent at best.
- > City website needs streamlining and information prioritization.

Fixers

- >> Public input... noted that full coverage of the Downtown would be an economic incentive and perhaps an interim goal.
- >> Realtors noted that some buyers are purchasing in the county only to discover lack of service; thus, homes and new development within the city becomes more desirable.

Needs

- >>> Pursue rural broadband development for Madison and Morgan County, prioritizing any efforts for Downtown Madison and direct service between Madison and Stanton Springs Industrial Park.

Opportunities

- >>>> Update website for public friendly options and new look [WP.35-17].
- >>>> Prepare a telecom technology refresh study for the current systems, serving six groups in current city facilities (Administration, Utility, Fire, Police, Chamber, CVB) [WP.36-17].
- >>>> Initiate feasibility study for rural broadband and attend the International Data Center Series conference [WP.37-17].

QUALITY OF LIFE

Community Goals & Policies:

- Provide an equivalent or improved level of public safety and public access to government as the community experiences growth.
- Continue public facilities capital improvements program, completing public safety and administration components.

First Responders & Emergency/Disaster Services

Madison has a proud, active Volunteer Fire Chief and Fire Department, which train vigorously and have secured lower ISO ratings because of improved service delivery and equipment. The Police Department is dedicated and able to recruit and retain new officers because of recent pay raises and take-home vehicles. The Code Officer and Animal Control Officer work cooperatively with both departments. The City participates in the Emergency/Disaster services plans and training with Morgan County and other jurisdictions.

Utilities and Sanitation

Madison operates several utility enterprise funds, providing utilities to customers within the city and some of the surrounding environs (Madison sold the electrical utility to GA Power in 1925). While proactive with the gas system, developers have to pay for extensions of water and sewer to their site as well as the replacement capacity fee. Sanitation and recycling services are now provided at curbside; however, elderly/disabled residents may still request backdoor service via the City Manager.

Internet Services

Madison and Morgan County are the prototypical market for the development of Rural Broadband (rural yet proximate to Athens-Covington markets). Madison is also perfect for professionals desirous of quiet or family-friendly living, while continuing careers in Atlanta. Emerging demands for broadband also includes the growth of distance medical, educational, and business meeting, eventually topping the booming demand for entertainment and gaming via broadband.

Housing

Appendix B-1, Data Atlas - Neighborhoods, Subdivisions & Developments, Housing Unit Types, Neighborhood Safety, Poverty Blocks & Subsidized Housing, Residential Vacancy, Conditions, Valuation, New Construction



STABLE

20

RESIDENTIAL DEVELOPMENT

Community Goals & Policies:

- Improve understanding of housing choices and housing needs in the city.
- Strengthen enforcement of the nuisances, unfit buildings, and demolition-by-neglect ordinances city-wide with particular attention to residential areas and residential properties
- Catalyze reinvestment and redevelopment of existing neighborhoods experiencing substandard conditions, disinvestment, vacancy and rental encroachment, and vandalism.
- Strengthen existing neighborhoods through encouragement of neighborhood associations, neighborhood watch, neighborhood cleanups, neighborhood identity meetings, etc.
- Encourage housing options addressing the elderly and special needs populations.

Residential Planning Areas

Madison uses historic residential planning areas (1969) to study demographics and housing over time for neighborhoods, subdivisions, and developments. While pressures continue for greenfield and infill development, there are developed lots (buildable lots with existing road frontage and utility access) in every existing planning area. A minimal amount of growth can be accommodated by infill development in the historic neighborhoods and existing subdivisions.

Single-Family Dwellings - New Starts & Average Home Sales

For the decade proceeding the recession, Madison and Morgan County new home starts were within \$5,000 of one another. Post-recession new home starts within the City have not recovered as well as the County and have a new disparity of nearly \$50,000. For the three year period studied for the plan, the average home sale for the 30650 zip code was \$212,000 (2,200 sq.ft.)

Planned Development Districts

Planned developments offer the highest degree of controlled zoning for new subdivisions. Although no longer for use in the residential portions of the historic district, this planning tool once revisited and streamlined can continue to encourage neo-traditional and smart growth choices (e.g., Valley Farm, Verandah Park, Anchorage) to meet state quality community objectives.

Keepers

> Public input... noted that there are single-family housing in stable neighborhoods for low-, mod-, and high-income individuals/families and most are in fairly good condition.
> Individual remarks noted senior-restrictive downtown options were charming and inclusive, but likely impractical.

Fixers

>> Public input... noted more robust code enforcement of derelict and abandoned houses is needed, but particularly focused on usage of yards and rental properties.
>> Landlord code enforcement was a reoccurring concern.

Needs

>>> Stabilization measures are needed to address Areas of Disinvestment (2009) and ACS data (2012-2016) which indicate poverty as an increasing concern for housing conditions and neighborhood stability.

Opportunities

>>>> Complete full build-out, as-zoned study, improving decision-makers' contextual understanding of utility coverage, transportation capacity, and rezoning implications [WP.38-17].
>>>> Document single-family rental properties and review policies for short-term rentals and property management [WP.39-17].
>>>> Pursue housing rehabilitation funds to stabilize housing in the Primary Target Area (Phase II-DURA) [WP.40-17].



AFFORDABLE

Keepers

> Public input... noted that new starts in Beacon Heights and the multi-family, senior-restricted Silver Lakes Court were great affordable additions to the community.

Fixers

>> Public input... identified lack of affordable and workforce housing as priority “fixer”; lack of construction of middle-class subdivisions as a conundrum; and homelessness as an item for further study.

>> For affordable or workforce markets, single-family housing is not viable, unless built by non-profit or subsidized.

>> Affordable single-family housing - both rental and ownership options - are needed.

Needs

>>> The Madison Plans Committee identified the Extended Stay Hotel-Motels as one of the *Top 10 Challenges*.

>>> Support the community’s homelessness study group and the senior living group with liaison attendance and data.

>>> Increase awareness of infill lots already available in neighborhoods of varying price points.

>>> Increase awareness of financial programs to assist home ownership and home stabilization.

Opportunities

>>>> Develop housing policy/program to incentivize affordable and/or workforce housing in areas of similar valuation [WP.41-17].



CHOICE

Keepers

> Public input... single-family is the preferred housing type.

Fixers

>> Public input... lack of smaller-sized homes for “singles, newlyweds, empty-nesters, and down-sizers” and availability of non-single family options: townhomes, apartments, etc.

>> No guidelines for inclusive housing options.

Needs

>>> The Madison Plans Committee identified the Extended Stay Hotel-Motels as one of the *Top 10 Challenges*.

>>> Opportunities for designated, code-standardized extended stay lodging is needed to address sheltered homeless, as opposed to lodging covertly shifting its land use to multi-family and deficient to multi-family requirements.

>>> Modern subdivisions are exclusively single-family; whereas historic neighborhoods contain the few remaining duplexes/triplexes, apartment homes, and live-work units. Only one new planned development proposes mixed residential and it is not currently under construction.

Opportunities

>>>> Facilitate one mixed-income, family-oriented complex, utilizing tax incentive programs (LIHTC/FHB) for DURA [WP.42-17].

QUALITY COMMUNITY OBJECTIVE: HOUSING OPTIONS

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socio-economic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

Cultural Assets



SCENIC

22 RESOURCE IDENTIFICATION

Community Goals & Policies:

- Extend an equal quality of protection as afforded to historic resources to her natural resources.

Sense of Town and Country

One of the most important aspects of Madison is that it still conveys its small town character. Ex-urban and county development pressures will influence sprawl along roadways and abutting city edges without strong, cooperative planning. Current and prior County future land use maps remain essentially the same for non-residential sectors, but a density relief value for county rural environs is depicted as an increased density ring up against Madison and Rutledge. Thus, the further erosion a sense of town-and-country is likely.

Historic Districts and Buildings

The Madison Historic District is locally designated, regionally recognized, and nationally listed on the National Register of Historic Places (Note: For each of these status conditions, the boundaries are not co-terminus, the same buildings are not necessarily considered contributing, and benefits and restrictions differ). Of note, the district contains one building of solitary significance (Bonar Hall) and one building is part of a thematic listing (Morgan County Courthouse). Madison also has one locally-designated property (Finney-Land House) and the *Madison Greenprint (2008)* identifies several properties eligible for local Landmark status because of their intact historic landscapes or original acreages; however, none have been designated to date.

Historic Sites

Increasingly, genealogy is becoming important to baby boomers. Cemeteries and archeological sites around the country are experiencing more care and heightened awareness at the local level and beyond. Each year the Cemetery Stewardship Commission learns more about proper repair techniques, specialized artisan works, and the history of fore bearers interred in the collective public burial ground. The expansion cemetery is being actively planned to bear up over time as a similarly important asset, while offering a new range of burial options to the community.

Keepers

> Public input... identified the small town character, immediate access to rural, and the feel of town-and-country instead of sprawled city edge as an important keeper.

Fixers

>> n/a

Needs

>>> Acknowledge the county's pressures and its valiant attempt to retain large acre zones for agricultural use and protection of prime agriculture soils.

>>> Establish a working relationship with County elected officials for discussion of residential growth pressures influencing both city and county growth patterns and endangering our shared agrarian heritage.

>>> Solicit property owner participation for landmark designation for those historic assets identified as potentially significant for retained historic landscapes.

Opportunities

>>>> Create a new rural residential zone, prioritizing low infrastructure requirements in exchange for conservation of land and/or protection of conservation values and scenic viewsheds [WP.43-17].

>>>> Coordinate city and county zoning ordinance updates for property along the city limit border, updating the Service Delivery Strategy as necessary [WP.44-17].



ARCHITECTURE

Keepers

- > Public input... identified the historic district and small town feel, and “quirky” (not all spit and polish), as priority keepers.
- > Madison has a remarkable and noted collection of historic architecture, primarily Victorian with some Antebellum and Craftsman period structures.
- > Madison’s Historic Preservation Commission and its staff are considered among the best in the state and enjoy a high degree of support from the elected body.

Fixers

- >> Empty historic structures are still subject to vandalism and fire (one of the most significant was lost recently).

Needs

- >>> Increased awareness of financial incentives for sensitive rehabilitation of historic properties.
- >>> Increased education of the difference between local designation, regional importance, and national recognition.

Opportunities

- >>>> Survey and prepare National Register paperwork (HPIFs) regarding mid-century resources for Madison Historic District update and for Beacon Heights Historic Neighborhood nomination [WP.45-17].
- >>>> Develop a program for documenting and promoting history of non-residential resources [WP.46-17].
- >>>> Revise and add interpretive programs (not solely based on residential architecture - which is dated and ignores tourism trends) [WP.47-17].

Reference also the Madison-Morgan County: Tourism Product Development Resource Team Report (2018).



CEMETERY

Keepers

- > Public input... identified as the largest historic site and greenspace - Madison Historic Cemeteries - likely the most underappreciated cultural asset (other than a known archeological site).

Fixers

- >> Continue cemetery repairs and see if it is possible that the Street Department can assist with minor ones to make repair funds stretch further.
- >> Identify better grounds maintenance techniques to protect the older stones from additional damage.

Needs

- >>> Initiate a permanent collection of obituaries, a website for storage/access, and document all known burials in existing four cemeteries [WP.48-17].
- >>> Determine a revenue source or a funding mechanism for revival of the position of a Cemetery Sexton, devoted as a full-time cemetery caretaker.

Opportunities

- >>>> Complete engineering for the cemetery expansion area, based upon the presented Conceptual Plan (Phase I construction) [WP.49-17].
- >>>> Draft a new policy manual with design guidelines for the cemetery expansion area [WP.50-17].

QUALITY COMMUNITY OBJECTIVE: SENSE OF PLACE

Protect and enhance the community’s unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community’s character.

HERITAGE

Keepers

- > Public input.... noted that the Madison Historic District is the primary historic attraction and very much valued.
- > Consensus was historic attractions, museums, and home tours are well-known and enjoy good volunteer support.

Fixers

- >> Some residents noted that too many city services are concentrated solely in the district, most notably R-O-W grooming, street tree planting, and leaf-and-limb pickup.
- >> Tourism study indicates that while historic attractions are well maintained assets, interpretive programs and lack of collaboration fail to address and/or leverage the product to remain fresh, meaningful, and experiential.

Needs

- >>> Determine if Heritage Tourism grants should return to a reward-based program instead of a subsidy (post-recession); consider original grant with earned supplemental funds based on new interpretive programs and/or collaboration [WP.51-17].

Opportunities

- >>>> Allocate restoration funds (Hotel/Motel, General Fund, etc.) to rehabilitate Welcome Center [WP.52-17].
- >>>> As the Central of Georgia Depot is rehabilitated, insure preservation of the interior historic spaces of heightened integrity (e.g., Cultural Center auditorium) [WP.53-17].

QUALITY COMMUNITY OBJECTIVE: SENSE OF PLACE

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.



RECREATIONAL

Keepers

- > Public input.... other forms of tourism are emerging, specifically agritourism and recreational tourism; while Madison has little actual agriculture, its businesses can feature Georgia-grown and locally made products.

Fixers

- >> Additional modern facilities are needed to accommodate regional sports events (planned Soccer Complex), statewide competitions (e.g., Bike Ride Across Georgia), and the luxury traveling retiree (e.g., upscale RV park, mid-range hotels).

Needs

- >>> Public input... Madison needs more commercialized entertainment (bowling alleys, theaters, inflatable play centers, etc). (Note: Comment always heard and public does not want to hear that it is almost entirely a population density driven land use; these land uses are also dated).
- >>> More activity-oriented activity and tourism is popular now (reference zip-lines, rock climbing, etc.)

Opportunities

- >>>> As a unique use which straddles the city limit line, support the development of the Safari Park by funding a grant writer to secure funding for utility extension to this Regional Tourism Destination [WP.54-17].

Reference also the *Appendix B-1, Natural & Cultural Resources - Heritage & Recreational Tourism and the Madison-Morgan County: Tourism Product Development Resource Team Report (2018)*.



Appendix B-1, Data Atlas - National Register of Historic Places, Heritage & Recreational Tourism, Special Tax Districts, Downtown Development Area, Facade Grant Program Distribution, Arts & Entertainment Overlay District

Tourism

EXPERIENTIAL

Keepers

- > Public input... lots of community events, lots of family-focused and free activities.
- > Madison is fortunate to have an amazing volunteer workforce that makes the amount of event programming in the community possible.

Fixers

- >> There appears to be increasing interest in adult-only entertainment venues (bars, alcohol-service options, etc.) but these comments are generally expressed in side discussions and not proffered for general discussion.

Needs

- >>> Study the impact of an open container law, excepting the Arts & Entertainment District, as a possible means to recruit and limit compatible hospitality land uses in the Downtown Core.
- >>> Establish a Public Arts Commission and inventory known public art [WP.55-17].
- >>> Create a temporary installation program for interim use during development of a Public Arts Master Plan [WP.56-17].

Opportunities

- >>>> Marketing funds - for CVB and Main Street - remain flat or have decreased despite increasing costs; Determine other revenue sources for funding, if augmented marketing and/or event activity is desired [WP.57-17].
- >>>> Determine which businesses lend themselves toward accessory uses, which might be experiential-oriented but would not necessarily be approved, not traditionally customary or incidental [WP.58-17].

Reference also the **Appendix B-1, Natural & Cultural Resources - Heritage & Recreational Tourism and the Madison-Morgan County: Tourism Product Development Resource Team Report (2018)**.

PRODUCT DEVELOPMENT

Community Goals & Policies:

- Promote Madison as a tourism destination, supplementing the heritage tourism product with special event programming, cooperative cultural arts ventures, and development of eco-tourism products (coordinating with the County's agritourism and recreational efforts).
- Encourage coordination and cooperation between local historic/cultural institutions, as well as with special event planners and recreational providers.

Destination Marketing

A newly independent Convention & Visitors Bureau (CVB) houses the Madison Welcome Center, which can now focus full-time on marketing the community. With a private board, two full-time employees, and a budget funded nearly 75% by Madison, CVB competes and excels against larger, more-endowed locales. The Welcome Center is open 360 days a year. Also of note, the CVB has sought outside evaluation on the first years of performance and product development.

Event Programming

The CVB collects a **Community Calendar of Events** for marketing purposes, and to promote the community, will often provide literature or an information booth. Madison Main Street organizes Downtown Madison's signature quarterly events:

- MadisonFest (Spring), Firefly Festival (Summer), Chili Cook-Off (Fall), Caroling by Candlelight (Winter)
- City of Madison - Independence Day Fireworks and Holiday Parade

In addition to coordinating the two city events noted above, Main Street often pilots a new event (Saturday in the Park), partners on an event for Downtown (Memorial Day Ceremony), and oversees private events held on city property (NAACP Parade & Festival). There are a significant number of private events.

Retail Accessory Uses

Increasingly, the trend is toward experiential entertainment (beer tasting, soap making, olive oil testing, art and alcohol activities, etc.) where one becomes involved either through participation or observation. These augment the heritage tourism experience when showcasing authenticity and local flavor or culture.

Growth



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ECONOMIC DEVELOPMENT

Community Goals & Policies:

- Work through the Chamber and with the County to support mutual economic development goals, specifically a coordinated community strategy utilizing the Economic Development Director position and a proactive search for quality mid-size industrial employers (50-100).
- Continue aggressive pursuit of appropriate new enterprises – as well as retention and expansion of existing industries/businesses – compatible with employment needs, extant uses and infrastructure, a positive tax base, sustainability, and community-expressed preferences.

Expansion & Recruitment

The Chamber of Commerce (COC) houses the Economic Development Director position, jointly funded by Madison and Morgan County. There are two industrial development authorities - the Development Authority of Morgan County and joint-jurisdiction Development Authority of Jasper, Morgan, Newton, and Walton Counties. Freeport exists in both city and county jurisdictions.

Retention & Attraction

The Chamber represents the business sector of Madison and Morgan County, deriving half of its operating budget from its participating memberships. The Chamber cooperatively promotes Morgan County as an excellent place to live and invest, representing the county, its municipalities, the school system, the hospital, the business and industrial sectors, etc. The Chamber is also the business services provider for Madison and Morgan County.

Business Services

In addition to Chamber services, Madison Main Street supplements and coordinates additional services for businesses located in Downtown Madison and the defined service area. Area-only services include: 1) on-street parking, 2) brick sidewalks and street furnishings, 3) sidewalk cleaning and trash service, 4) destination and joint marketing, 5) joint tourism marketing with the CVB, 6) empowerment opportunities, 7) recruitment and incentive programs, and 8) city sidewalk, street, and event venue use, and 8) special event programming. The other special service area is the Corridor, supporting the interchange lights.

INDUSTRIAL

Keepers

- > Public input.... restated its preference for “multiple eggs in the basket” in lieu of a dominant, single employer.
- > Existing national and international industries (such as Mannington and Rema Tip Top) provide stable positions for a range of salaries and their expansion insures a thriving population and secure economy.

Fixers

- >> Establishment of new and expansion of existing industries is necessary to provide jobs for a growing population.
- >> Jobs without sufficient local workforce readiness and workforce housing merely adds commuters and compounds transportation concerns.

Needs

- >>> The Madison Plans Committee identified Workforce Development as one of the *Top 10 Challenges*.

Opportunities

- >>>> Complete a feasibility study for development of the northern zoned industrial area into an industrial park, rerouting traffic if possible to HWY 441 [WP.59-17].



COMMERCIAL

Keepers

- > Public input.... lauded the diversity of restaurants, from fine dining to fast food, and Greek to Mexican, for both citizens and visitors(also noted fast food heavy).
- > The Downtown businesses that area independently-owned retail and restaurants, from shoe stores to antiques, and BBQ to fine dining, provide opportunities for citizens and visitors to experience individuality and authenticity and set Downtown apart as a destination area.

Fixers

- >> Public input... noted that there is an excess in discount stores and lower market franchises (Note: This reflects Madison's demographics and interstate location site).
- >> Landscaping in general and parking lot trees are being poorly maintained.
- >> Use of existing space by new or expanding businesses would help fill voids left by previous businesses and add a sense of prosperity to areas previously thought neglected.
- >> Additional retail and grocery shopping options, especially chain clothing retailers and specialty food stores, is desired.

Needs

- >>> The Madison Plans Committee identified Business Retention / Attraction as one of the *Top 10 Challenges*.
- >>> Establish a citywide dark-sky fixture policy [WP.60-17].

Opportunities

- >>>> Bring code enforcement to bear where businesses are failing to adhere to proper maintenance, trimming inappropriately, not irrigating, or failing to honor approved landscape plans [WP.61-17].



SPECIALITY SERVICES

Keepers

- > Public input... consistently identified Downtown Madison as an asset and noted that Madison's entry areas are much improved due to the oversight of the Corridor Design Commission and gateway improvements.

Fixers

- >> Freshen up the Downtown streetscape; after 25 years it needs a little "punch."
- >> Continued road rash, frontage sprawl and multiple curbcuts, leads to the commonly identified "nowhere USA" and less effective transportation corridors.

Needs

- >>> Downtown street trees are reaching their life span; attempt replacment in a systematic instead of holistic fashion to not devoid the downtown canopy all at once.

Opportunities

- >>>> Develop a cooperative fire detection program, (perhaps as a matching grant) for shared party wall structures in Downtown Madison [WP.62-17].
- >>>> Work with property owners to implement temporary storefront insert program for Downtown, while buildings are in transition [WP.63-17].
- >>>> Complete a retail over-under study to determine the change in Downtown land use [WP.64-17].

QUALITY COMMUNITY OBJECTIVE: ECONOMIC PROSPERITY

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.



Keepers

> Public input... identified recent city investments in the demolition of blighted conditions on 83N, the Gilmore House, and Canaan Corner Store as valued improvements.

Fixers

>> Public input... liquor store is an issue, compounded by loitering, public urination, and enforcement; Area beyond city limits to bypass “needs help and is run down”, perceived as inside city but without same degree of aesthetics.
>> Littering is a distinct problem and street trees are not respected by property owners (particularly 441N).

Needs

>>> The Madison Plans Committee identified the [Canaan Redevelopment Area](#) as one of the *Top 10 Challenges*.
>>> The Madison Plans Committee identified the [N. Main Redevelopment Area](#) as one of the *Top 10 Challenges*.

Opportunities

>>>> Complete implementation of the W. Washington Gateway Plan [WP.65-17].
>>>> Establish a partnership with the BOE to prepare a redevelopment study for Middle School site [WP.66-17].

*Reference also the city **Downtown Urban Redevelopment Plan (2011)**, the master plan for a 500 acre of the community experiencing 50%+ poverty and blighted conditions.*



Keepers

> Public input... identified sidewalks additions by the city and recent greenspace acquisitions for openspace, tot lot, and trails as hopeful investments into the area.

Fixers

>> Public input... tallied concerns regarding unofficial trailer parks with aged structures, multiple substandard lots.
>> Ensure all present and future multi-family sites have direct connectivity to the public sidewalk system given this is a modest area with many walking poor.

Needs

>>> Research a land bank, or similar incentive tools, to provide revenue funds to leverage any city funds devoted to improving areas where blighted conditions are determined to exist.
>>> Insure that Gilbert Park has all baseline amenities.

Opportunities

>>>> Prepare a baseline study and/or Urban Redevelopment Plan, encompassing Areas of Disinvestment 3 and roughly delineated as South Madison URA [WP.67-17].

*Reference also the **B-1, Atlas - Land Use - Areas Requiring Special Attention & Redevelopment Areas**.*

QUALITY COMMUNITY OBJECTIVE: EDUCATIONAL OPPORTUNITIES

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.



Appendix B-1, Data Atlas - Downtown Urban Redevelopment Area Overlay w/DDA, Opportunity Zones, Revitalization Area Strategy, Areas Requiring Special Attention, Proposed Redevelopment Areas

Revitalization

TERTIARY RAS

Keepers

> Public input... (not located here) but lots of excitement about a modern hospital and particularly the auxiliary land uses which will likely follow.

Fixers

>> Public input... was very concerned about the pending relocation of the Morgan County Hospital and what that meant for the reuse of the current site.

>> Concern was expressed over the potential loss of Walton Park as a health recreation site and as a memorial event site for honoring veterans on the Blue Star Highway.

Needs

>>> The Madison Plans Committee identified the Extended Stay Hotel / Motels as one of the *Top 10 Challenges*.

>>> The Madison Plans Committee identified Southside -Westend Redevelopment Area as one of the *Top 10 Challenges*.

>>> This mixed use area is complex and vitally needs a micro-planning study as it is challenged by industrial-uses flanking the railroad, a brownfield site, undeveloped single-family sites that buffer properties for the historic district and an individually NR listed property, single-family, duplexes and tri-plexes, professional offices (most medical which will likely relocated with the hospital), social services government facilities, and nursing home.

Opportunities

>>>> Prepare a baseline study and/or Urban Redevelopment Plan, encompassing Areas of Disinvestment 4, 5, 6 and roughly delineated as East Madison URA [WP.68-17].

>>>> Establish a partnership with the Hospital Authority to secure the park land for passive recreation and veterans memorial [WP.69-17].

Reference also the B-1, Atlas - Land Use - Areas Requiring Special Attention & Redevelopment Areas.

ECONOMIC DEVELOPMENT

Community Goals & Policies:

- Pursue options for the provision of local workforce training and educational opportunities.
- Pursue options for revitalization of neighborhood commercial centers, replicating the incentives and measures employed in Downtown Madison.

Strategic Plans

Community revitalization plans constitute an intensively-focused Comprehensive Plan for a specific area, usually adopted for redevelopment purposes. Such plans necessitate additional public awareness and interaction, long-term strategies for guiding land use and implementing public infrastructure and services, and identification of vital public-private partnerships and non-city funding/programs. Most of all such plans require patience, often limited with public and officials, as systemic issues do not arise overnight and will not be solved overnight.

Inter-Agency & Intra-Agency Cooperation

While some concerns identified in master plans are not land use related, they can affect land use for the area or community as a whole. Georgia Power studies have consistently pointed to Morgan County's lack of workforce training and workforce housing. BOE is gearing up with a Career Academy; while, the City can have and has had a more direct impact upon workforce housing. As studies are completed for the Middle School, both workforce educational opportunities and housing will be at the forefront of discussions. To date, the Hospital Authority has not sought city cooperation for its site re-purposement.

Policy Implementation

Blighted conditions arise from multiple factors: generational and income shifts (Canaan area middle-class erosion), introduction of a new transportation facility (I-20 heralded decline of 83N and 441 N commercial areas), poor land use policy and decision-making (Orchard Grove Complex abutting Micah Way Duplexes), deficiency of options (lack of affordable housing and homeless shelter transitions three motels+ to unsuitable multi-family), etc. Acknowledging change, mistakes, and lessons learned is requisite to convert complaints into positive outcomes, and vital policy shifts demand advanced leadership and remain challenging.

Planning & Development

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SMART, BALANCED, SUSTAINABLE GROWTH

Community Goals & Policies:

- Continue to engage and empower public participation in the comprehensive planning process.

Plan Implementation

Like many municipalities, Madison has its share of planning documents but plans which sit on shelves are a waste of human and financial resources. Following this planning process, plan confluence and integration should follow to increase efficiency and decrease plan conflicts. Ordinance alignment and capital improvement budgets follow. With the adoption of the new Comprehensive Plan, the addendums to the prior plan (e.g., Greenprint Plan and Addendum) as well as other city plans (e.g., Downtown Urban Redevelopment Plan) remain a part of this new guiding document.

Planning & Zoning Commission

As a newer board, the Planning and Zoning Commission primarily engages in zoning adjustments - rezoning, variances, and conditional uses. Professional training is required for new members and annual refreshment opportunities are offered as well. Planning staff attempts to offer two local training opportunities per annum (where elected officials and other appointed bodies are welcome), arranging speakers to provide additional training or exposure to planning topics. Planning commissioners are also asked periodically to participate in special topical planning engagements as such arise.

Land Use Documents

Land use documents and regulations are often included by reference in the Code of Ordinances given the size of the documents. As many as possible are placed online for public convenience. Planning staff is customer-service oriented, providing copies of regulations and assisting applicants in understanding application materials and the applicable procedural process (land disturbance permits to variance permits). Additionally, planning staff provides assistance and guidance to the various public planning boards and their work groups and attempts to integrate and overlap their planning efforts as much as possible.

COHESION



Keepers

- > Town is good as-is; growth rate is fine with most residents.
- > Business leaders are pleased with county growth rate and supportive of zoning decisions (city or county) creating more rooftops (thus more customers).

Fixers

- >> Public input...more proactive community development, relax zoning restrictions, and tighten zoning definitions.
- >> Lack of growth incentives; Madison is being outpaced by western neighbors - Monroe, Conyers, and Social Circle.
- >> At one of the open houses, attendees indicated that Madison's future was threatened by poor planning and a lack of respect for the historic district and its benefits to the community as a whole.

Needs

- >>> Have legal staff qualify procedural differences between legislative acts and administrative acts (quasi-judicial) and advise on policy updates.

Opportunities

- >>>> Evaluate and clarify as necessary any conflicts between the Comprehensive Plan (2017) and prior plan addendums and other city policy documents [WP.70-17].
- >>>> Reconcile use-specific zoning and add definitions to reflect NACIS classifications, matching Occupation Tax Certificate categories [WP.71-17].



COMMUNICATION

Keepers

- > Public input... town halls held periodically by elected officials and those hosted thrice annually by the Planning Department in the URA area are appreciated.
- > Newsletters good at explaining policy changes and comparisons with surrounding counties (budget and taxes).
- > Mini-tours (e.g., one held by the Housing Team) are a great way to expose community leaders, public, and press to community development projects.

Fixers

- >> Public input... serve all areas of the community and spread efforts across city districts.
- >> Prefer more exposure of long-term planning initiatives and development projects, preferably online.

Needs

- >>> Encourage appointed boards to assist staff by:
 - 1) requesting a Council liaison, 2) providing an annual progress report to the Council, and 3) volunteering the Chair or a member of the board to make the presentation.
- >>> Continue to offer a speaker's bureau for civic group educational programming, encouraging each staff member to do at least two local and one state speaking engagement annually.

Opportunities

- >>>> For residential areas with expiring or no covenants, conduct a series of workshops to determine public interest in community planning districts (e.g., Gainesville) [WP.72-17].



COLLABORATION

Keepers

- > Public input... continued cooperation with County planning.

Fixers

- >> Public input... post more county, regional, and state items affecting Madison on city's Facebook feed or website.

Needs

- >>> Report as required and comment responsibly on proximate rezoning in Morgan County (HB489) and regional partner Developments of Regional Impact (DRIs).
- >>> Participate in county, regional, and state joint planning sessions and comment responsibly on Morgan County plans and Regional Plans.

Opportunities

- >>>> Reapply for PlanFirst designation [WP.73-17].

QUALITY COMMUNITY OBJECTIVE: EFFICIENT LAND USE

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

COMMUNITY VISION

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MADISON PLANS COMMITTEE

Stakeholders were asked to visualize and describe a future Madison, as perhaps viewed by a grown child, a returning visitor, or prospective retiree. In doing so, there were more points of similarity than dissimilarity. As a collective body, our stakeholders want Madison to engage in smart growth and be more inclusive.



Vision Statement

The community vision (right) represents a synthesis of vision statements composed by individual Committee members.

The community vision for Madison is:

- > one of **shared pride** in the stature, heritage, and nature of our small town;
- > one of **shared desires** for balanced growth, opportunity, and options;
- > one of **shared values** of safety and neighborliness despite our differences
- > one of **shared community** for an enduring quality of life for future families

Visual Preferences

Giving form to words, the Madison Plans Committee reviewed and commented upon a series of photographs representing development design principles for various land uses. This Visual Preference Survey resulted in clear desired outcomes (far right, “Winners & Losers”) and provided vital guidance during land use planning.

OUR COMMUNITY VISION

20 Years From Now...

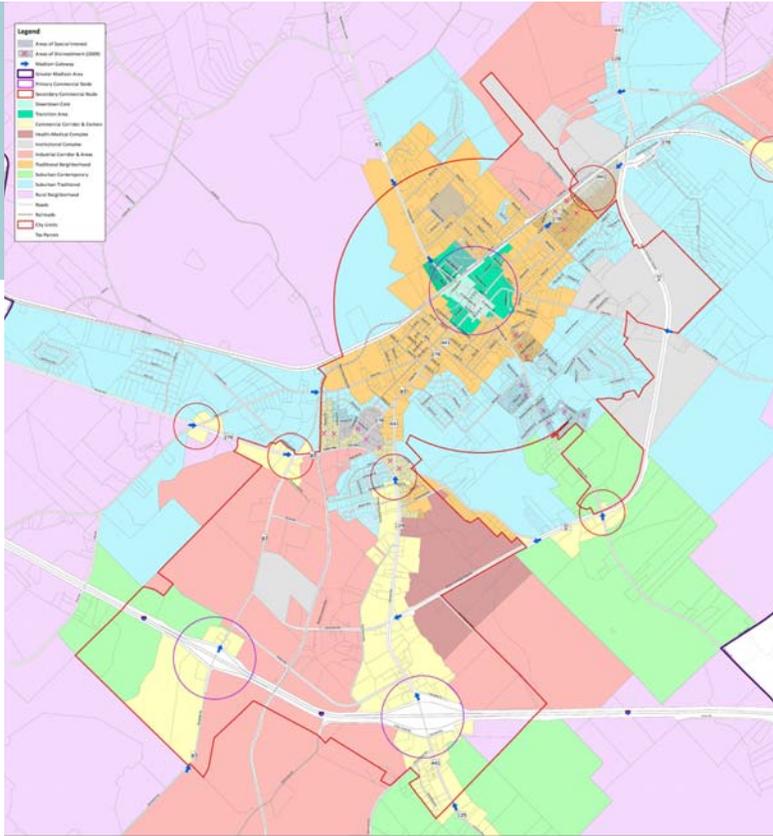
Madison is a small, close-knit community which proudly displays its natural beauty and historic heritage while embracing its bright future.

Madison has a vibrant economy comprised of a healthy balance of retail, commercial, office, and industrial business - offering enriching educational opportunities and housing options appropriate for all income levels and every phase of life.

Madison is a safe, peaceful town that embraces all its citizens and visitors and provides resources for all ages, income levels, and backgrounds.

Madison offers a range of employment opportunities and a variety of shopping, recreation, and entertainment options attractive to all – making Madison the small town in which to live, work, learn, and play.

Appendix A-3.7, MPC Visioning Report Consultant observed... that various individual vision contributions reiterated Madison’s small-town character, its architectural heritage, and its vibrancy. Community leaders recognize the potential for continued success and support healthy balanced growth but do not seek growth that compromises quality of life, heritage, and natural beauty, indicating that the balancing of quality of life factors with smart growth benefits should be a primary focus of City leadership.



LAND USE EVALUATION

The Madison Plans Committee drafted the basis for two new land use tools of the Comprehensive Plan, while planning staff compiled community assessment data, updated the existing land use map, and hosted a series of Open Houses to increase public access to planning data tools, ongoing programs, and planned projects.

Character Area Planning

Committee discussion addressed existing land uses, the city's developmental history, and the readily discernible areas of the community. For each area, the Committee specifically identified valued characteristic and discussed pending, potential, desirable, and less desirable land uses changes. Committee work resulted in a draft map and narratives for each area, ultimately resulting in the Land Use Guide.

VISUAL WINNERS

Although protective of the family-friendly and small-town environment, the Committee members identified opportunities for whimsy, improvement, and growth. Some might surprise you!



FIND-IT ART



CLEVER ALLEYS



SMART DRESSED INDUSTRY



A BRIDGE TO EVERYWHERE



HOME SMALL HOME

VISUAL LOSERS

As so often is the case, Committee members easily identified pot holes: land uses causing traffic, safety, and signs; unsightly work areas; residential isolation; and "that looks like _____, not Madison."



ROAD RASH



CITYfied SIGNAGE



KEEP ON TRUCK 'N



WON'T YOU NOT BE MY NEIGHBOR

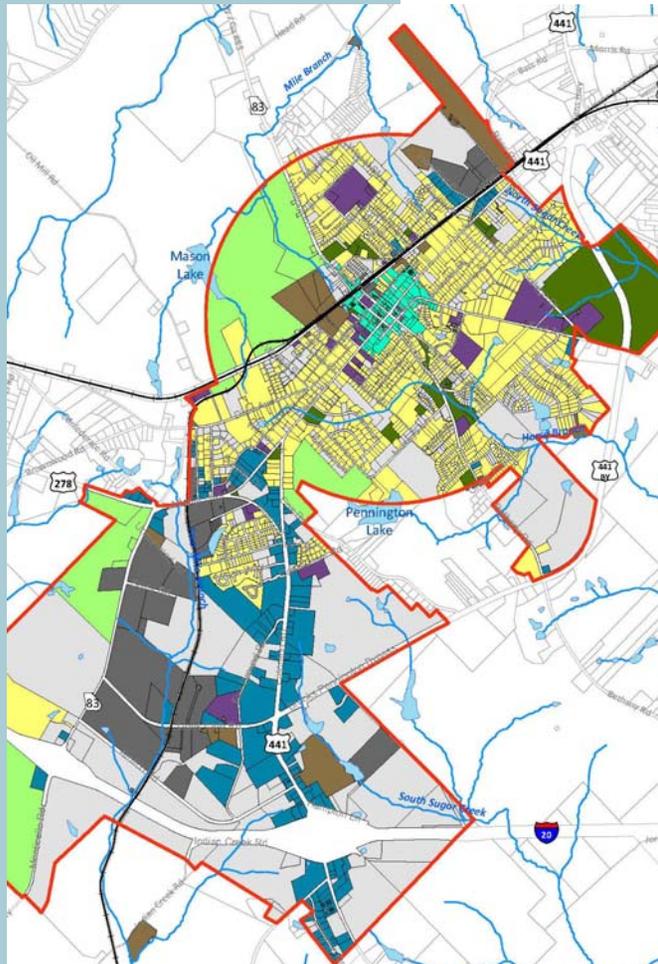


VERTICAL SUBURBIA

Land Use Guide

The Existing Land Use Map, used in concert with an articulated community vision and visual preferences for a future Madison, were instrumental to character area planning.

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CHARACTER AREA PRINCIPLES

Pursuant to the rules of the Georgia Department of Community Affairs (DCA), the **Character Area Map** and the defining narratives for identified **Character Areas** provide the physical planning component of the Comprehensive Plan. Herein, these tools are collectively referred to as the Land Use Guide, forming the basis for future land use decision-making.

Character Areas

DCA defines a character area as a specific section of the community that:

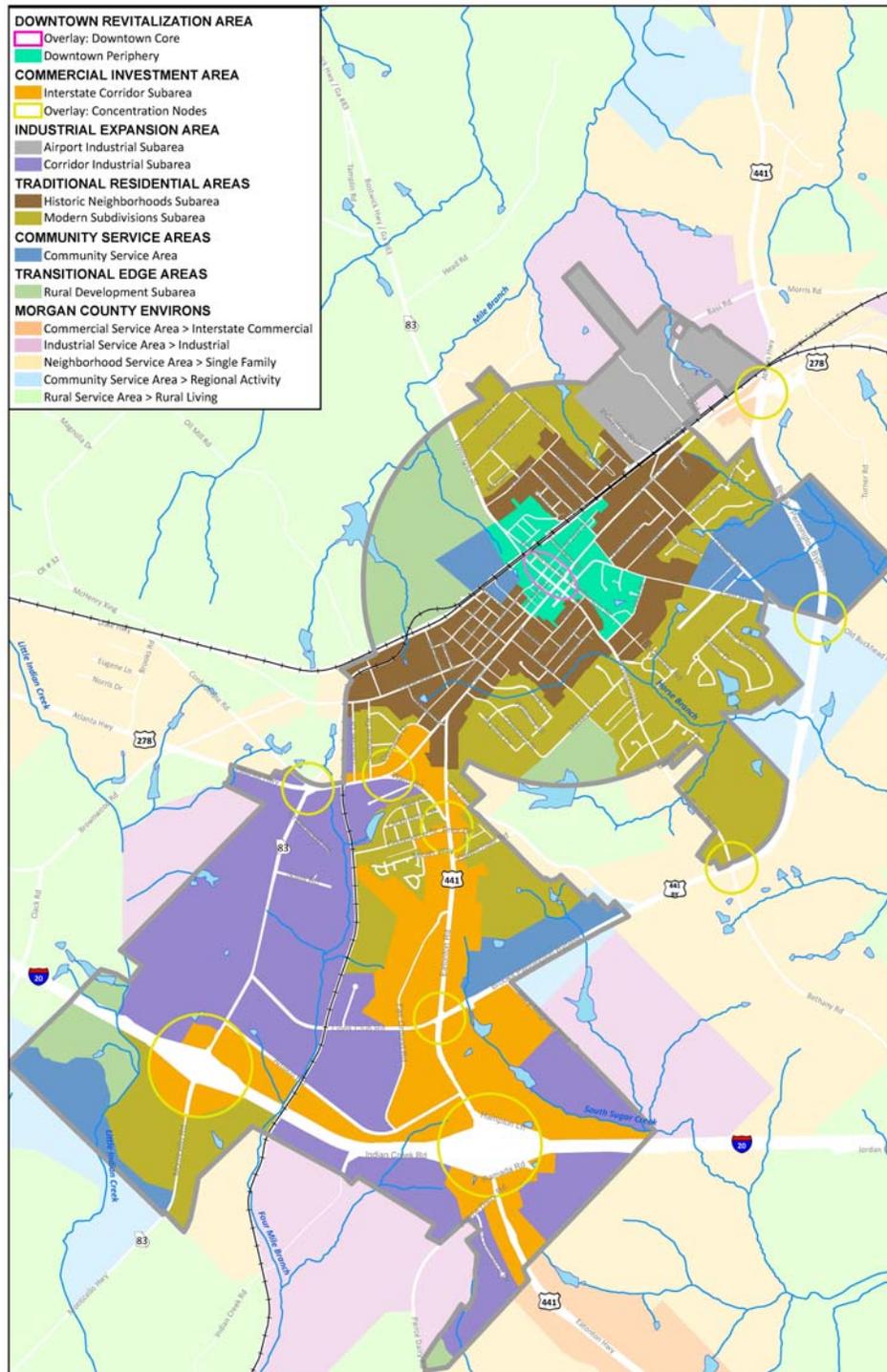
- 1] Has unique or special characteristics** to be preserved or enhanced (e.g., downtown, historic district, arts district, neighborhood, or transportation corridor);
- 2] Has potential to evolve into a unique area** with more intentional guidance of future development through adequate planning and implementation (e.g., strip commercial corridor evolution to a village development);
- 3] Requires special attention** due to unique development issues (e.g., rapid change of development patterns, economic decline)

Character Area Map

Informed by the Existing Land Use Map (left), the updated Character Area Map (right) outlines distinct character areas. A few character areas are further divided into subareas, and two overlays are used for additional guidance for property inside of the overlay line.

Defining narratives for each encompass considerations for land-use decision-making:

- a]** general description of the character area;
- b]** area-specific outcome-oriented vision;
- c]** valued characteristics of the area;
- d]** appropriate range of land uses;
- e]** zoning compatibility notes; and,
- f]** short-term implementation measures (investments and/or work) to reinforce the defining narrative for the area.



CAM VS FLUM COMPROMISE

As a future land use tool, a Character Area Map (CAM) provides greater flexibility and affords a tailored fit as compared to a traditional future land use map (FLUM). Traditional FLUMs are no longer the state favored planning tool given the broad but singular land use classification system (e.g., commercial, institutional), which often led to decision-makers and the public readily confusing land use planning with zoning regulations.

Thus, the land-use based yet outcome-oriented Character Area Map (CAM) provides the basis of future land use decision-making. The map (left) shows the identified character areas for Madison, while the defining narratives on the following pages document valued characteristics and the outcome-oriented character area principles.

As presented, the CAM remains somewhat property and jurisdictional boundary-driven. With continued use, it should evolve to incorporate increasingly area-based planning principles.

For a full page map, see Attachment C.

Character Area: Downtown Revitalization Area

DOWNTOWN CORE (inside Overlay line)

Downtown is: an enduring seat of local government and public landmarks; traditional central business district; place of public assembly and local welcome; special service area (Madison Main Street, includes the downtown periphery); historic destination and hub; and an emerging arts and entertainment district.

Vision & Outcome

Desired: mixed-uses within a single building, particularly second-floor residential; compatible infill - full lot coverage, zero-lot line, two-story maximum height; new businesses, uses, and activities attracting downtown-oriented foot traffic

Not Desired: non-occupational tax certificate uses at sidewalk level; non-retail use of premium storefronts; off-street surface parking; waiver/reduction of minimum parking requirements for residential, hospitality, and places of public assembly unless long-term parking arrangements exist in downtown periphery

APPROPRIATE LAND USES

restaurants, specialty retail, lodging, professional offices/services, lofts and apartments, attractions and venues

ZONING COMPATIBILITY NOTES

- Potential district [C-1]
Overlays: Downtown Development, Historic District, Arts & Entertainment

IMPLEMENTATION MEASURES

- 1] Develop an ongoing strategy to address and/or mitigate the high degree of vehicular traffic (i.e., semi-trailer trucks) and the deleterious impact upon businesses and hazardous conflict with pedestrian environment.
- 2] Prepare a downtown complete streets policy with designs to maximize public on-street parking, improve ADA accessibility, and address beautification options.
- 3] Update an over-under analysis, addressing dining/entertainment and shopping/visitation radii and marked change in bricks-and-mortar retail climate.

CHARACTERISTICS

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VALUED CHARACTERISTICS

- ☑ Architecture: brick, human scale, dense, and historic
- ☑ Acceptable Construction: adaptive reuse of historic structures; demolition of non-historic structures; infill of development pattern with similar architecture
- ☑ Primary Uses: government, professional, and retail; also restaurants, cultural attractions, and lodging
- ☑ Business-Oriented: primary floor (i.e., sidewalk level) for licensed, income-producing businesses
- ☑ Authenticity Preferred: locally-grown businesses, specialty retail, experiential, entertainment driven
- ☑ Open-Air: pedestrian friendly, noise tolerant, sidewalk uses, outdoor art and events, periodic street closures
- ☑ Streetscape: brick walks, street lights, furniture, street trees and grates, flower boxes, and on-street parking





NOTE:

Because of the same overarching service delivery goals but differing development pattern, the Downtown Revitalization Area guidance is further informed by focal insights inside and outside of an overlay line graphically represented on the Character Area map - Downtown Node.



DOWNTOWN PERIPHERY Subarea (outside Overlay Line)

Formerly residential, the area surrounding Downtown Madison is: where non-residential uses converted, or often demolished, frame houses to accommodate the automobile culture and downtown proximity; for uses not dependent upon window shopping and foot traffic; and an essential buffer between an evolving downtown activity center and traditional neighborhoods.



Vision & Outcome

Desired: one use per lot (no mixed-uses except as defined or planned districts); mixture of land uses within the area instead; demolition of incompatible, intrusive structures; surface parking reclamation

Not Desired: further erosion of surviving industrial or residential character by

CHARACTERISTICS

VALUED CHARACTERISTICS

- ☑ Architecture: traditional residential appearance, unless industrial/warehouse character flanking railroad
- ☑ Acceptable Construction: adaptive reuse of historic structures; demolition of non-historic structures; infill of development pattern with similar architecture
- ☑ Primary Uses: professional; places of assembly and cultural attractions; lodging and residential density
- ☑ Income-Oriented: primarily income-producing properties - businesses or residential
- ☑ Open-Air: passive recreation, limited noise tolerance (business hours and weekends), outdoor venues
- ☑ Streetscape: similar to residential areas (e.g., concrete walks, street trees); beautification points, landscaping
- ☑ Parking: screened rear yards and virtually invisible decks

APPROPRIATE LAND USES

professional offices, destination businesses, places of public assembly, parking decks, lofts, apartments, live/work units, dense single-family, attractions, venues, greenspaces

ZONING COMPATIBILITY NOTES

- Potential districts [**P-2, R-4, R-6, R-8**]
 - Planned districts [**PRD, PPD**]
Overlays: Downtown Development, Historic District, Urban Renewal, Opportunity Zone

IMPLEMENTATION MEASURES

- 1] Complete blighted property abatement, catalyst project (CofGA Depot), and update Urban Redevelopment Plan subareas: W. Washington and N. Second St.
- 2] Prepare a long-term off-street parking implementation strategy, identifying joint opportunities to work with other public providers and public-private partnerships.

Character Area: Commercial Investment Areas

INTERSTATE CORRIDOR Subarea (outside Overlay lines)

Extending along 441S toward I-20, the area is: the primary commercial corridor; most heavily-trafficked, illuminated city entrance; city and county business and employment destination area; strip commercial development with contemporary construction marking pre-annexation city edge development (motels, interchange).

Vision & Outcome

Desired: build-to, established facade line instead of setback minimum; interconnected sites; liner buildings; shaded and screened parking lots; redevelopment with more verticality at intersections leading to off-frontage

Not Desired: non-local materials (e.g., stone); additional mediocre architecture; sign clutter; close, repetitive individual curb-cuts; inappropriate undertrimming and maintenance of trees; colored, synthetic mulch and xeriscaping techniques

APPROPRIATE LAND USES

general business, restaurants, retail, professional offices and services; mixture of uses in off-frontage

ZONING COMPATIBILITY NOTES

- Potential district [C-3]
- Planned districts [PCD, PPD]
Overlays: Corridor

IMPLEMENTATION MEASURES

1] Re-evaluate parking and vegetation ordinances to insure adequate cover and compliance measures for proper vegetation maintenance.



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CHARACTERISTICS

VALUED CHARACTERISTICS

- ☑ Architecture: traditionally-inspired; brick preferred
- ☑ Acceptable Construction: established facade line for single and outparcels; limited synthetics and neons
- ☑ Primary Uses: general commercial, shopping centers, office parks, high-turnover restaurants; franchises
- ☑ Auto-Oriented: controlled-access heavy traffic flow; caters to general public and surrounding jurisdictions
- ☑ Site Design: regular site identification and limited competitive sign clutter; greenspace perimeter and ample landscaping; shaded and screened parking
- ☑ Open-Air: noise tolerant; connective walkways; nightsky protective on-site lighting
- ☑ Streetscape: sidewalk continuity with pedestrian lighting and street trees



NOTE:

Major intersections, primarily within the Commercial Investment Area, are further informed by focal insights to encourage integrated planning and concentrated development within an overlay line graphically represented on the Character Area map - Concentration Nodes.



CONCENTRATION NODES (inside Overlay lines)

Commercial nodes are clusters of commercial development which generally: are centered at crossroads or intersections; mark secondary commercial areas; are convenience-oriented; and would generally be deemed intrusive to surrounding environs if not concentrated tightly at the node. Road nodes are vehicular-oriented; street nodes are vehicular and/or pedestrian dependent.



Vision & Outcome

Desired: respect scale of the established node

Not Desired: extension beyond the established node leading to linear development

CHARACTERISTICS

VALUED CHARACTERISTICS

- ☑ Architecture: traditionally-inspired by surrounding area
- ☑ Acceptable Construction: established facade line for single and outparcels; appropriate to vicinity
- ☑ Primary Uses: fuel centers, convenience stores, lodging, high-turnover restaurants; franchises
- ☑ Traffic-Oriented: high traffic (vehicular/pedestrian) desired; caters to general public but targets a specific group (traveling public/neighborhood residents)
- ☑ Site Design: regular site identification and limited competitive sign clutter; greenspace perimeter and ample landscaping; shaded and screened parking
- ☑ Open-Air: connective walkways; nightsky protective on-site lighting
- ☑ Streetscape: sidewalk continuity and ADA access

APPROPRIATE LAND USES

- *highway vicinity:* restaurants, retail, fuel centers, lodging, travel services
- *residential vicinity:* convenience stores, laundry services, cafes, pet services

ZONING COMPATIBILITY NOTES

- Potential district [**C-4, highway**]
- Potential district [**C-2, residential**]
- Planned districts [**PCD**]
- Overlays:* Corridor

IMPLEMENTATION MEASURES

- 1]** Re-evaluate co-tenancy regulations as well as height restrictions for nodes.

Character Area: Industrial Expansion Areas



AIRPORT INDUSTRIAL Subarea

Located at the northern apex of the city limits, the airport area is distinguished and served by three transportation facilities - airport (City of Madison), railroads (CSX & Norfolk Southern), and highway (US 441); an employment center for small-scale and moderate-scale industrial investment; and an evolving industrial park.

Vision & Outcome

Desired: frontage greenspace buffer along Hwy 441 respectful of County's Neighborhood Living Area; e.g., The Arbors); use of Bass Road as a collector street

Not Desired: orientation, visibility, and direct access of industry from US 441 (continuation of road rash and disrespectful frontage toward County's Neighborhood Living areas); low-employment primary uses (storage, mini-warehouses); parking and outdoor storage not fenced and screened

APPROPRIATE LAND USES

medium-scale industrial uses; short subdivisions for small-scale industrial/commercial uses (e.g., Commerce Dr)

ZONING COMPATIBILITY NOTES

- Potential districts [**C-5, I-1**]
- Planned districts [**PID**]
Overlays: Urban Renewal, Opportunity Zone

IMPLEMENTATION MEASURES

- 1] Develop a micro-planning study to indicate steps necessary to consolidate and style the area and contiguous environs as a real industrial park.
- 2] Work with county and surrounding owners to realign Bass Road to be conducive to airport expansion, encourage truck traffic directly to Highway 441, and creation of a stylized industrial park entrance at the Bass Road intersection.
- 3] Extend utility services into Transitional Area as annexation occurs.

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CHARACTERISTICS

VALUED CHARACTERISTICS

- ☑ Architecture: utilitarian industrial warehouses, modest exterior upgrades, pre-fabricated metal buildings
- ☑ Acceptable Construction: industrial face-lifts for properties oriented to Bass Rd; short setbacks and higher lot coverage
- ☑ Uses: primarily light industry and manufacturing, given close proximity of dense single-family residential; some utility and trade service facilities
- ☑ Job-Oriented: employment center
- ☑ Parking: Mitigated frontage parking
- ☑ Open-Air: transit trails; employee-oriented openspace and pedestrian connectors
- ☑ Landscape & Signage: improved streetscape and landscaping; building signage given short setbacks



CHARACTERISTICS

VALUED CHARACTERISTICS

- ☑ Architecture: design detailed facades visible from the corridor (road right-of-way); deep setbacks
- ☑ Acceptable Construction: more utilitarian designs and lot coverage off corridor; essential infrastructure
- ☑ Uses: industry and manufacturing occupying large sites and requiring transportation accessibility; limited utility providers/trade service facilities to reserve large sites
- ☑ Job-Oriented: employment center
- ☑ Parking: Limited and screened frontage parking
- ☑ Open-Air: transit trails; employee-oriented openspace and pedestrian connectors
- ☑ Landscape & Signage: corporate campus appearance from corridor; utilizing corridor design concepts

CORRIDOR INDUSTRIAL SubArea

Extending along 83S toward I-20, the area is: the primary industrial corridor; most rural, unlit, and perceived safest entrance by residents; a city and county industrial and employment destination area; single site industrial development marked on both ends by pre-annexation city edge development (gas stations). Two additional clusters include: land south of I-20 between 83S and 441S and area at end of Mary Magnan Boulevard between 441 Bypass and I-20.

Vision & Outcome

Desired: orientation, visibility, and direct access of industry from to HWY 83; corporate campus appearance (e.g., Bard Manufacturing) for road frontage

Not Desired: multiple curbcuts and increased mixture of vehicular and truck traffic; front facing loading docks; low-employment primary uses (storage, mini-warehouses); parking and outdoor storage not fenced and screened

APPROPRIATE LAND USES

medium-scale and large-scale industry; distribution and warehouses; short subdivisions for small-scale industrial

ZONING COMPATIBILITY NOTES

- Potential districts [I-1, I-2]
 - Planned districts [PID]
Overlays: Corridor

IMPLEMENTATION MEASURES

- 1] Complete a capacity study to reserve enough wastewater capacity for within the city limits as zoned; identify undesirable, resource dependent or consumptive industries; and determine viewshed protection to mitigate industrial impact.
- 2] Develop a city-sponsored congregate directional signage program (similar to Downtown signage by Main Street), to avoid illegal off-premises sign proliferation.



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CHARACTERISTICS

VALUED CHARACTERISTICS

- ☑ Architecture: frame, historic, one and two-story homes
- ☑ Acceptable Construction: restoration and renovation of historic structures; demolition of incompatible structures; infill of structures of similar character
- ☑ Primary Use: single-family residential
- ☑ Lots: small to estate size; building scale and setbacks reflect street hierarchy and relate era and lot size
- ☑ Non-Residential: not tolerant of non-residential uses except home-based businesses and places of assembly; small, walk-up neighborhood commercial nodes
- ☑ Open-Air: neighborhood parks, tot lots, openspaces
- ☑ Streetscape: generally 40' street profile w/limited curb and gutter, 5' concrete sidewalks (at least one side of street with green parkway) and street trees

Character Area: Traditional Residential Areas

HISTORIC NEIGHBORHOODS Subarea

Madison's historic residential areas within the original 1/2-mile city limit line and extending along early rights-of way include: a rural undeveloped area; a geographically-divided traditional minority neighborhood; and a nationally-recognized, regionally-important, and locally-protected historic neighborhood. Generally, these older areas are more diverse, reflect multiple developmental periods, and utilize blocks formed by civic planned grid-based streets.

Vision & Outcome

Desired: single-family scale and well-maintained, restored and renovated homes; privacy, safety, and quiet enjoyment of home

Not Desired: excessive growth by infill development; intrusion of non-residential uses; residential uses or accessory uses that increase or introduce private uses (e.g. parking, recreation, storage) along street frontages - the quasi-public realm

APPROPRIATE LAND USES

single-family, home occupations, personal care homes, duplexes and apartment homes, churches, museums

ZONING COMPATIBILITY NOTES

- Potential districts [R, R-1, R-2, R-4, C-2]
- Planned districts [PRD, outside HPO]
Overlays: Historic District, Urban Renewal

IMPLEMENTATION MEASURES

- 1] Review policy for non-residential uses, performance and nuisance standards, and short term rental policy to insure prioritization of single-family land uses.
- 2] Review policy for non-single-family uses to insure accomodation of diversity and flexibility of housing choices without compromising single-family environs.
- 3] Prepare a complete streets standard detail applicable to traditional streets (old and new), adding connectivity and improving accessiblity for old streets.



CHARACTERISTICS

VALUED CHARACTERISTICS

- ☑ Architecture: more homogenous and one-story
- ☑ Acceptable Construction: renovation and remodeling of structures; infill of structures of similar scale
- ☑ Primary Use: single-family subdivisions; dispersed multi-family complexes; manufactured-home parks
- ☑ Lots: more homogenous; building scale and setbacks are also more homogenous
- ☑ Non-Residential: not tolerant of non-residential uses within the cluster; dispersed multi-family small, walk-up neighborhood commercial nodes
- ☑ Open-Air: on-site openspace and private amenities
- ☑ Streetscape: generally 50' street profile w/curb and gutter; mixed levels of residential infrastructure; some sidewalks and street trees

MODERN SUBDIVISIONS Subarea

Within the original 1-mile city limit line and extending from the grid-system, these neighborhoods include: mid-century historic residential areas and enveloped rural areas; mid-century and contemporary subdivisions; and neo-traditional development. Such modern areas are relatively homogenous, reflect a single development period, and are insular via auto-centric design.

Vision & Outcome

Desired: single-family scale and well-maintained; dispersed multi-family and well-maintained; privacy, safety, and quiet enjoyment of home; improved community connectivity

Not Desired: excessive growth by infill development; teardowns, lot splits, McMansions; accessory uses that increase visible or audible uses (parking, commercial vehicles, storage, garbage, noise)

APPROPRIATE LAND USES

single-family, home occupations, personal care homes, churches, multi-family complexes, greenspace

ZONING COMPATIBILITY NOTES

- Potential districts [R-2, R-4, R-6, R-8, C-2]
 - Planned districts [PRD, PPD, PCD]
Overlays: Corridor

IMPLEMENTATION MEASURES

- 1] Review policy for non-residential uses, performance and nuisance standards, and short term rental policy to insure prioritization of single-family land uses.
- 2] Develop an implementation plan to improve community connectivity: sidewalks, trails, and ADA accessibility.

Character Area: Community Services Areas

COMMUNITY SERVICE AREAS

Primarily clustered on the city edge, these areas are: over-sized lots with singular uses, perhaps which have been increasingly populated with additional buildings; size defined by a larger, collective service area - for instance countywide education or medical services and/or regional recreation or tourism facilities.

Vision & Outcome

Desired: new community landmarks of enduring architectural design; deep setbacks; campus architecture; well-designed and maintained landscaping

Not Desired: mediocre architecture, trendy materials, and clusters of small inconsequential structures; a paucity or overabundance of on-site directional signage; electronic signage (except scoreboards); light pollution; failure to acknowledge and plan for specific use-generated traffic or internal circulation; service areas visible from rights-of-way

APPROPRIATE LAND USES

places of assembly, education, active recreation, office parks, medical parks, greenspace, limited multi-family

ZONING COMPATIBILITY NOTES

- Residential districts [R6, R8, P1]
- Planned districts [PPD, PCD]
Overlays: Corridor

IMPLEMENTATION MEASURES

- 1] Prioritize these areas where pressure to evolve can not be readily anticipated for small planning studies, area master plans, etc. to determine primary focus and/or anchor and further customize the Character Area Land Use Guide & Map.
- 2] Review policy for non-residential uses, performance and nuisance standards (light, noise, etc) to avoid impact on surrounding residential and agricultural environs.



- CHARACTERISTICS
- VALUED CHARACTERISTICS
- ☑ Architecture: brick and monumental/landmark
 - ☑ Acceptable Construction: architect-designed facilities (avoid mediocrity and trendy materials)
 - ☑ Primary Use: educational, medical, recreational, tourism
 - ☑ Pedestrian-Preferred: increasing connectivity and multi-modal options; shaded and screened parking
 - ☑ Site Design: regular site identification and limited competitive sign clutter; greenspace perimeter and ample landscaping; shaded and screened parking
 - ☑ Open-Air: outdoor sports facilities; noise tolerant evenings and weekends
 - ☑ Streetscape: sidewalk continuity with surrounding residential areas; potential transit stops



Character Area: Transitional Edge Areas

RURAL DEVELOPMENTS Subarea

Madison is the town center of an agrarian county and shares an agrarian heritage. The areas in close proximity of the city “string out and belly up” to the city limits and sometimes become part of the city proper. Few of these areas remain agricultural in land use when faced with transportation upgrades and development pressure.

Vision & Outcome

Desired: a development pattern that preserves a sense of town and country; different than strip development allowed by both city and county policies - past and present; accommodate county density push to preserve openspace elsewhere

Not Desired: more curbcuts yielding less effective roads and more road widening; ubiquitous large subdivisions, typical of urban county developments

CHARACTERISTICS

VALUED CHARACTERISTICS

- ☑ Architecture: frame, traditional, small-scale
- ☑ Acceptable Construction: traditional rural development patterns when no planned developments; limited small crossroad nodes for convenience and community service
- ☑ Primary Use: agricultural and single-family
- ☑ Lots: traditionally large acreage with a primary residence and a few tenant houses; rural heritage
- ☑ Non-Residential: row crops, pecan groves, forestry, pasture
- ☑ Open-Air: lots of openspace and rural vestiges
- ☑ Streetscape: limited Infrastructure, except in qualifying subdivisions with road buffering

APPROPRIATE LAND USES

single-family, residential subdivisions, agricultural

ZONING COMPATIBILITY NOTES

- Residential districts [R, R-1]**
- Commercial district [PRD, PCD]

Overlays: Corridor

IMPLEMENTATION MEASURES

- 1] Prepare new zoning classification(s)** to correspond to county density push up against city boundary, considering possible use of proactive planning tools (corridor buffers, cluster zoning, transfer of development rights, limited curbcuts, etc.) as criteria for provision of services.

County Environs: Service Delivery Areas

UTILITY PROVIDER - Madison, Morgan County, and Other

City of Madison is a service provide of wastewater, water, and natural gas:

- **wastewater service area:** includes inside the city limits, with only a few areas that can not be served, and a few abutting sites as well;
- **water service area:** includes inside the city limits and limited portions of the county via existing distribution lines extended to smaller towns for backup water supply, where they connect at a single point and their system begins distribution; and,
- **natural gas service area:** city, county, and beyond, including service to the multi-county industrial park - Stanton Springs.

Wastewater & The Transitional Areas

The wastewater system - well established, operated, and ample at present - does have a capacity limit and treatment tolerances are currently presenting a potential heavy capital investment in the near future.

- 1] Capacity to serve city property owners should be the primary consideration with a reasonable reserve held to meet the obligation to serve as yet undeveloped land in the city.
- 2] Annexation requests to secure service should be considered a higher priority than those not requesting annexation, as annexed properties would contribute to both the customer base and the city tax base.
- 3] Remaining capacity should be carefully prioritized to serving those areas with uses designed to: increase a positive shared tax base (i.e., identified regional activity and industrial areas), where city and county goals align (e.g., developments providing protection of scenic roadways and environmental resources), and which if annexed, would assist the city in avoiding emerging edges (developed areas now annexed populate the Top 10 Challenges).

Water and Gas & The Residential Areas

After ensuring sufficient reserve to serve its developing property owners, decisions to extend water and natural gas further in the service area should be based on development's ability to pay for said extensions, shared positive tax base growth, and where city and county policy coincide. Specific attention should be given to hydrological resources and the city's and county's shared desire for more housing choices, particularly in terms of workforce housing proximate to employment centers.



CHARACTERISTICS

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VALUED COUNTY CHARACTERISTICS

- ✓ Town-and-country feel; definite feeling of entering a community and entering a rural landscape
- ✓ Agricultural heritage and scenic viewsheds
- ✓ Agricultural fields, pecan groves, forestry
- ✓ Farm fencing, rustic small outbuildings, pasture lands
- ✓ Naturalized areas (not streetscapes, nor parks)
- ✓ Historical or historic-style single-family homes on very large tracts well-dispersed along roadways
- ✓ Non-visible subdivisions perserving rural roadside - extended access road to behind tree lines, pasture lands and windbreaks, or other off-road frontages - dense, clustered, and even some mixed use
- ✓ Industrial, with substantial setbacks, fencing, and landscaping preserving rural roadside

County Environs: Census Tract Areas

TRANSITIONAL AREAS (outside of city limits)

Morgan County's Comprehensive Plan (2016, MCPlan, as amended) identifies essentially three character areas in the shared census tract (approx. 50,000 acres). Madison only constitutes 5,610 acres. Two residential character areas identified are Neighborhood Living and Rural Living, and the remaining character areas are collectively referred to herein as Transitional Areas.

Residential Areas

Single-Family Residential (approx. 17,000 acres): Most comparable to the city's Modern Subdivision area, these areas are intended for medium and low density residential, with places for public assembly and recreation. As described, the development pattern includes limited municipal water availability; medium and large lots; high vehicular traffic and low pedestrian access; and use of conservation subdivisions.

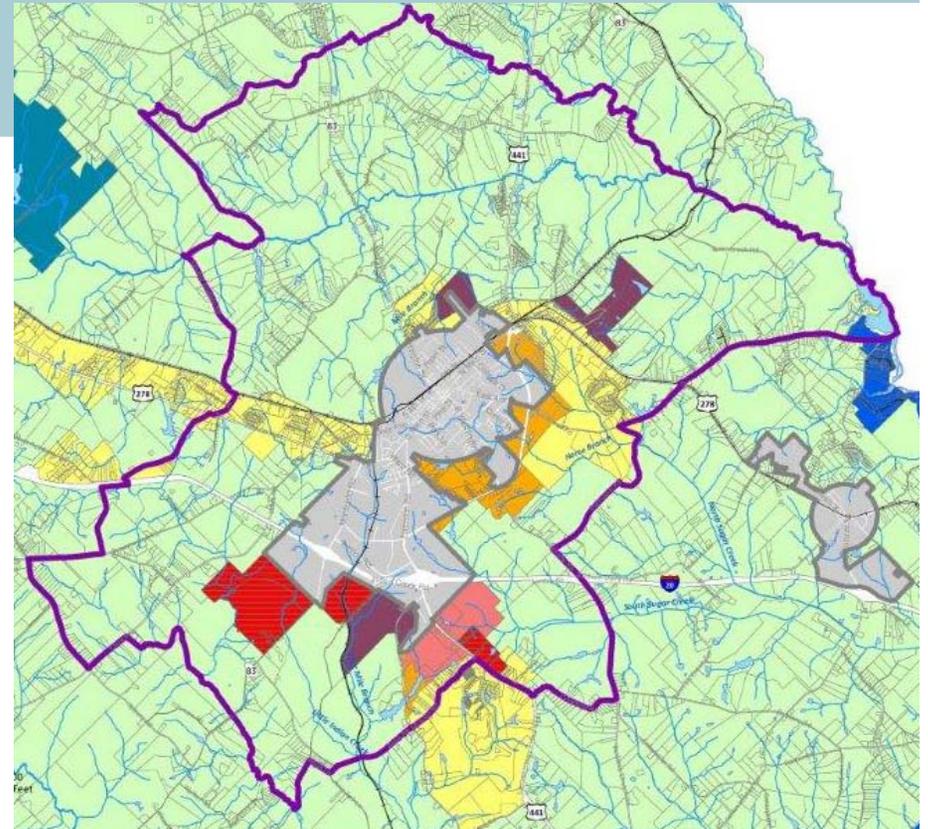
Rural Living (approx. 10,795 acres):

Most comparable to the city's Rural Development area, these areas are intended for low density residential and agricultural residential uses, with agricultural and undeveloped natural areas. As described, the development pattern includes a mixture of low density residential and agricultural uses, some agri-tourism enterprise, and no pedestrian access.

Non-Residential Areas

Regional Activity, Industrial, Interstate Commercial (approx. 14,605 acres):

Collectively these areas represent emerging edge areas. As described, the development pattern is mixed. Primary land uses planned include commercial, industrial, residential (medium and high), mixed-use, and agriculture; thus, anything but low density residential and agriculture are possible. These are the areas most likely to pressure for city services without contributing to the city tax base (annexation), result in urban sprawl and loss of town-and-country appeal without proactive planning, and alleviate pressure for up-zoning in the county rural environs.



As noted, the MC Plan: Character Area Map has two residential and four potentially non-residential areas surrounding city limits predicted to transition over 20 years. To assist translation of that from the Madison Plan: Character Area Map and predict likely future land use transition and demand for services, the city map indicates the most comparable character area outside of the city limits in a lighter color to echo the abutting area within the city limits. Further analysis of sensitive environmental resources and wastewater capacity beyond city limits will continue to fine tune what transition is actually possible. Disclaimer - City and county designations may not fully match.

ATTACHMENT A

PUBLIC PARTICIPATION:

Public Notices

Public Hearing Sign-In Sheets

Public Hearing Minutes

Public Comment Submittal

8065 Planning Commission

Morgan County Administration Building located at 150 East Washington Street, Madison, Georgia 30650. A final decision will be given by the Buckhead Town Council on Monday, April 18, 2022 at 7:00 p.m. This meeting will be held at Buckhead Town Hall, 4741 Buckhead Road, Buckhead, Georgia. All persons with an interest in this application should attend one or both of these meetings. For further information, please call Tara Cooner at 706/342-4373.

3:10, 2022

MCC595

NOTICE TO THE PUBLIC OF ZONING REVIEW MORGAN COUNTY PLANNING COMMISSION

Raul Rivera is requesting conditional use approval for agritourism on 2.02 acres located on Buckhead Road (052-115B). Approval is contingent on an annexation into the city limits of Buckhead.

A public hearing will be held by the Morgan County Planning Commission on Thursday, March 31, 2022 at 7:00 p.m. to review and consider a recommendation to the Buckhead Town Council. The hearing will be held in the Second Floor Conference Room of the Morgan County Administration Building located at 150 East Washington Street, Madison, Georgia 30650.

A final decision will be given by the Buckhead Town Council on Monday, April 18, 2022 at 7:00 p.m. This meeting will be held at Buckhead Town Hall, 4741 Buckhead Road, Buckhead, Georgia.

All persons with an interest in this application should attend one or both of these meetings. For further information, please call Tara Cooner at 706/342-4373.

3:10, 2022

8070 Probate

MCC532

IN THE PROBATE COURT OF MORGAN COUNTY STATE OF GEORGIA

IN RE: ESTATE OF CHARLES DEXTER SLAUGHTER, DECEASED ESTATE NO. E22-018

NOTICE OF PETITION TO FILE FOR YEARS SUPPORT

The Petition of CORINNE BONNIE LOU SLAUGHTER for a Years Support from the Estate of CHARLES DEXTER SLAUGHTER, deceased, of Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before March 21st, 2022, why said Petition should not be granted.

All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

Charles W. Merritt, Jr., Judge of the Probate Court
By: Debbie H. Vaughan, Clerk of the Probate Court
Morgan County Probate Court
P. O. Box 857
Madison, GA 30650
(706) 343-6500
2:17, 24; 3:3, 10, 2022

MCC533

IN THE PROBATE COURT COUNTY OF MORGAN STATE OF GEORGIA

IN RE: ESTATE OF ALLEN C. MILES, DECEASED ESTATE NO. E22-020

PETITION FOR LETTERS OF ADMINISTRATION

LILLIE FRANKLIN has petitioned to be appointed Administrator of the Estate of ALLEN C. MILES, deceased, of said County. All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before March 21st, 2022. BE NOTIFIED FURTHER: All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Charles W. Merritt, Jr., Judge of the Probate Court
By: Debbie H. Vaughan, Deputy Clerk of the Probate Court
P. O. Box 857
149 E. Jefferson St.
Madison, GA 30650
706-343-6500
2:17, 24; 3:3, 10, 2022

MCC541

IN THE PROBATE COURT COUNTY OF MORGAN STATE OF GEORGIA

IN RE: ESTATE OF THEOTIS BURKE, SR., DECEASED ESTATE NO. E22-023

PETITION FOR LETTERS OF ADMINISTRATION

Thomas Lamar Burke, Sr. has petitioned to be appointed Administrator of the Estate of THEOTIS BURKE, SR., deceased, of said County. All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before March 28th, 2022. BE NOTIFIED FURTHER: All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Charles W. Merritt, Jr., Judge of the Probate Court
By: Debbie H. Vaughan, Deputy Clerk of the Probate Court
P. O. Box 857
149 E. Jefferson St.
Madison, GA 30650
706-343-6500
2:24, 3:3, 10, 17, 2022

8075 Foreclosures

MCC568

NOTICE OF SALE UNDER POWER

GEORGIA, MORGAN COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from CHRISTOPHER RAY MCGLAUCHLEN AKA CHRISTOPHER R. MCGLAUCHLEN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR CONTOUR MORTGAGE CORPORATION, dated May 8, 2015, recorded May 21, 2015, in Deed Book 541, Page 600-613, Morgan County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Seventy-Nine Thousand Six Hundred Seventy-Five and 00/100 dollars (\$179,675.00), with interest thereon as provided for therein, said Security Deed having been lost, sold, assigned and transferred to The Money Source Inc., there will be sold at public outcry to the highest bidder for cash at the Morgan County Courthouse, within the legal hours of sale on the first Tuesday in April 2022, at a public description of said Security Deed including, but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 362 OF THE 4TH DISTRICT, 279TH G.M.D. OF MORGAN COUNTY, GEORGIA BEING SHOWN AS LOT/TRACT 6, CONTAINING 5.01 ACRES, MORE OR LESS, IN ACCORDANCE WITH THAT PLAT OF SURVEY ENTITLED "SURVEY FOR EDIE WALL" AS PREPARED BY R.V. BALDWIN, G.R.S. #2655, DATED NOVEMBER 18, 2003, AND RECORDED AT PLAT BOOK 30, PAGE 145, PUBLIC RECORDS OF MORGAN COUNTY, GEORGIA, SAID PLAT BY REFERENCE THERETO BEING INCORPORATED INTO AND MADE A PART HEREOF FOR A MORE PARTICULAR DESCRIPTION OF THE CAPTIONED PROPERTY. SAID PROPERTY BEING KNOWN AS 1541 PARKS MILL RD., BUCKHEAD, GA 30625.

8075 Foreclosures

BERING HOUSES IN MORGAN COUNTY, GEORGIA

Said legal description being controlling, however the property is more commonly known as 1541 PARKS MILL RD., BUCKHEAD, GA 30625.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any lending authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is CHRISTOPHER RAY MCGLAUCHLEN AKA CHRISTOPHER R. MCGLAUCHLEN, LAUREN GOODWIN MCGLAUCHLEN, ESTATE AND/OR HEIRS-AT-LAW OF CHRISTOPHER RAY MCGLAUCHLEN, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: The Money Source Inc., Loss Mitigation Dept., 135 Maxess Rd., Melville, NY 11747, Telephone Number: 866-867-0330. Nothing in C.C.G.A. Section 44-1-142 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

THE MONEY SOURCE INC. as Attorney in Fact for CHRISTOPHER RAY MCGLAUCHLEN AKA CHRISTOPHER R. MCGLAUCHLEN MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. TMS-19-07879-13 riselaw.com/propertylisting 3:10, 17, 24, 31, 2022

Morgan County hosts 2022 Charles Bell Memorial Commercial Dairy Heifer Show

Maggie Harper wins Grand Champion

Special to The Citizen

The 22nd annual Charles Bell Memorial Farm Bureau Commercial Dairy Heifer Show took place on Thursday, Feb. 10 at the Morgan County Agricultural Center.

The Morgan County dairy show team has been working hard this year to prepare for the National Livestock show in Perry, Ga. This local show allows the team to practice their skills and receive feedback from a judge.

This year's team consisted of 10 students from Morgan County Middle School, and five from Morgan County High School. In total there were 23 dairy heifers shown. Each exhibitor can show up to three dairy heifers.

There are two types of classes that the exhibitor's compete in, showmanship and weight class. Showmanship is where the exhibitor is judged on his/her ability to prepare the animal to show. In weight classes, the heifers themselves are judged, according to their respective form and confirmation. Each exhibitor who participated received a cash prize and ribbons.

The Grand Champion Heifer for the overall show was the weight class 4 winner, belonging to Maggie Harper, from Morgan County 4-H. The reserve Champion for the overall show was the weight class 1 winner, Paul Lavengood, from Morgan County 4-H. The judge for this year's show was Matthew Mitchell of Speedwell, Tenn. Mitchell has been a judge for past dairy shows and has supported and guided Morgan County Dairy show team over the years.

The annual show is made possible through the ongoing support of the Morgan County Farm Bureau Association. Every year they continue to give Morgan County 4-H youth opportunities and experiences that would not be possible without them. The team also thanked 4-H volunteer leaders who help lead the dairy program, along with Carol Williams and her family dairy for all the time and resources they put into the program.

"Your guidance within this program is priceless and we are very grateful for you," said Michala Bryant, Morgan County Agriculture and Natural Resources Program Assistant.

Contributed photo
From left, Judge Matthew Mitchell joins exhibitors Andrew Gardner, Emilee Smith, Preston Shelton, Grayson Gardner, Landon Gardner, Lucas Cason, Mayson New, Maggie Harper. On the right side, back row, from left are Isabelle Johnson, Noel Pickle, Audrey Williams, and Cadence Bell. On the front row, from left, are Catlyn Johnson, Sawyer Miller, and Paul Lavengood and President of Morgan County Farm Bureau Brian Lance.



Small Town: BIG PLANS

City Of Madison Comprehensive Plan '17

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2017-2037

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Madison, GA, 30650

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Kiwanis hosts 5K Spring Classic this Saturday

By Tia Lynn Ivey
News Editor

Don't miss the chance to run through historic Downtown Madison for a good cause this Saturday. Madison Kiwanis Club is hosting its annual 5K Spring Classic Road Race to raise money for community organizations and programs.

"The Madison Kiwanis Club is excited to host the 3rd annual Kiwanis 5K Spring Classic this Saturday, March 19, in downtown Madison," said Jennifer Sides, president of the Madison Kiwanis. "This event is an important fundraiser for the club, whose motto is 'Serving the Children of the World.'"

According to Sides, all proceeds from the 5K will support various groups in the

community, including the Madison-Morgan Boys and Girls Club, the local Foster Association, Pup Packs, the Morgan County Parks and Recreation Department, and three college scholarships for local students.

Runners will follow a flat course through downtown Madison, taking off from the First United Methodist Church of Madison's parking lot on Saturday, March 19, located

at 296 South Main Street in Madison. Registration opens up at 7:30 a.m. and the race begins at 8:30 a.m.

Awards will be given out at 9:30 a.m. In the event of rain, organizers are encouraging runners to "get wet" and keep going.

Registration for the 5K Spring Classic Road Race is available at www.RunSignup.com or by emailing, tomgreenfield44@gmail.com.



Patrick Yost

Jim NeSmith spent 21 years in the U.S. Army as an assistant branch chaplain before moving to Madison and serving as administrator for Madison Baptist Church for 27 years.

The right direction

Jim NeSmith retires from Madison Baptist Church after nearly three decades of service

By Patrick Yost
Staff Writer

Even after 27 years of working behind the scenes to keep one of Morgan County's largest congregations flowing, Jim NeSmith can't walk away.

NeSmith, who retired on March 1 from his role as church administrator for Madison Baptist Church, makes a last minute call to a reporter who had been asking about his years of service.

"Hey, one more thing," the affable NeSmith says. "I'm still going to be involved with the benevolent fund. I want to keep working on that. We need to continue doing that for the community."

For those who have never needed the help of the Madison-Morgan County Benevolent Fund, it is a last-chance place for folks down on their luck to receive some financial assistance for anything from a night's stay at a local motel to help paying hospital bills to a food voucher or utility payment. Local churches contribute to the fund and it has been administered by NeSmith through the Madison Baptist Church for years. Prior to COVID, NeSmith says, the fund aided more than 800 people in a year.

"It's important," he says.

NeSmith moved to Madison in 1990 with his wife, Vicki, and immediately became involved in community affairs, including joining the Madison Baptist Church. Five years later when the church needed an administrator, NeSmith, who had spent 21 years in the U.S. Army as an assistant branch chaplain all over the United States, was a natural choice. The NeSmiths moved to Madison, he says, after Vicki's mother had become ill. He was born in Savannah and raised in Decatur and Vicki was "the girl across the street." The couple have one daughter, Lara and two grandchildren; Michael and Emma.

"When I got to Madison Baptist Church, I had the experience for the job," says NeSmith. That experience has helped him navigate through three pastors, Jim Ross, Charles Smith and now Griffen Gullede. Through all three, NeSmith says, his role was to keep the church moving forward financially, to insure that the church buildings stayed structurally sound and remained functional, that the light bill was paid on time. He says he relished the role. "A church administrator should free up the pastor to do what he needs to do. That is our job," he says.

"You've got to learn to spend the money the best way possible."

NeSmith says one of his greatest accomplishments at the Madison Baptist Church was the restoration of the church's glorious stained glass windows. What were becoming a yellowed, stained glass are now sparkling, clear works of art that tell much of the church's history. "That stands out in a church, beautiful, stained glass windows. The community really liked that."

He said he was also proud of the church for its willingness and leadership role in bringing the entire theological community together for worthy causes like the Benevolent Fund.

"One thing that has been very unique about Madison Baptist Church is the church has always gotten along and had good relationships with all the churches. We've always set a good example for the community."

With those relationships, he says, "we've been able to do a lot of things."

NeSmith, 72, says he looks forward to continuing his role as administrator of the Benevolent Fund. "We are here to help the Man upstairs," he says. "We should bring people to Christ and help them go in the right direction."

COMMUNITY CAPITAL

Boys & Girls Club raises money for its capital campaign through community yard sale

By Tia Lynn Ivey
News Editor

The Madison-Morgan Boys & Girls Club held a Community Yard Sale on Saturday to raise money for the ongoing capital campaign to renovate the club's headquarters at the historic Pearl-Burney campus.

The roughly \$1.5 million renovation project will be partially funded through a \$750,000 community block grant, with the club raising the rest of the money.

"We need to raise \$850,000 and I know we can do it with your help," said Kathryn Cardwell, who is overseeing the Madison-Morgan Boys & Girls Club's capital campaign, during the launch of the fundraising effort in January. "Now is the time for us to expand those opportunities by building a new facility."

As part of the club's fundraising effort, the old Morgan County Middle School gym was transformed into a flea market style sale Saturday morning, drawing a sizeable crowd to sift through hundreds of items, including furniture, home decor, kitchen supplies, toys, books, and more.

"This is a one of a kind event with such a great opportunity for community involvement and support," said Bob Mackey, president and CEO of the Boys & Girls Clubs of North Central Georgia. "The process is looking promising as we've kicked off our Capital Campaign efforts. We plan to break ground shortly after the summer of 2022."

The ambitious project to renovate and revamp the historic Pearl-Burney Campus will allow the boys and girls club to take on more children and expand their educational and social programs to help children flourish into successful and productive citizens.

The Pearl-Burney Campus, which is currently home to the Madison-Morgan Boys & Girls Club and once housed the old Morgan County Middle School, is also the historic site that served as Pearl High School, an all-Black school in the Canaan community before school integration in 1970.

Through the CDBG grant, the City of Madison will renovate two of the buildings on the Pearl-Burney Campus and build a new addition that connects the buildings. The project will benefit 200 persons, of whom 177 (89 percent) are low-to-moderate income people. The total project cost is \$1,547,010 with \$797,010 in match funds.

Mackey rejoiced at the news of the grant money last year, noting how the transformed facility will expand the non-profit organization's reach in the community when working with underprivileged children.

"As you can imagine, we're excited about the announcement. From the amazing partnership with the City of Madison to seeing the



Tia Lynn Ivey

Madison-Morgan Boys & Girls Club leaders ran a Community Yard Sale last Saturday to raise money for the upcoming renovation of the Pearl-Burney campus.

Club reside on the corner of Hope & Promise is beyond remarkable," said Mackey. "It's a dream come true. Having an opportunity to serve more kids, more often is our goal. We now have a chance to create an opportunity of a lifetime. And, a facility to capture the many dreams and goals of the youth for years to follow. This is a win-win for the Club and community."

To support the club's capital campaign, visit: www.bgcneg.com/mmc.



Contributed

A conceptual rendering of the renovated Pearl-Burney Campus housing the Madison-Morgan Boys and Girls Club.



Madison-Morgan Boys & Girls Club Director Sarah Swope, volunteer Sandi, and Teen Director Diedre Richbow help with the Community Yard Sale out of the Pearl Burney campus on Saturday, March 12.

Tia Lynn Ivey

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Rutledge celebrates Arbor Day

By Tia Lynn Ivey
News Editor

The sun returned to Morgan County last Saturday as The “Small, But Special” community of Rutledge hosted an Arbor Day festival that featured a variety of activities, food, and fun for the entire family.

A sizeable crowd gathered in Rutledge’s Veterans Park (also known as Play Fair Park) to peruse local vendor booths, eat fresh BBQ and boiled peanuts, while the sounds of popular 90s music filled the park and children climbed the jungle gym.

The festival included a farmers market, tree planting projects, treasure hunts, the burying of a time-capsule, a BBQ food truck, and a lemonade stand to raise money for Ukrainians affected by the ongoing war.

“We could not have picked a better sunny Saturday to host Arbor Day. The kids raised money through sales of lemonade which has been sent to Samaritans Purse for victims Ukrainian war,” said Jen Buzbee, a member of Rutledge’s Tree Board and owner of Over Yonder Outpost.

“There were lots of laughs all over our towns playground and park. The BBQ was outstanding and the music was wonderful. The Boy Scouts planted two trees with the help of Miles Buzbee Scout



Troop Leaders Miles Buzbee and Lea Clark (center) and local boy scouts Reid Ruark, Gunner Carson and Banks Buzbee plant a tree in Rutledge’s Veterans Park on Saturday, March 19 during the Arbor Day festival.



Sharron Stewart, owner of Branded S, sells her merchandise during Rutledge’s Arbor Day festival. Find her store in Facebook and Instagram.

leader and Lea Clark of the Forestry Commission. All the vendors had creative and unique items.”

“What a great day and good turnout. Always enjoy meeting new people and selling my wares,” said Marilyn Odum, one of the vendors. “Thanks to Jen Buzbee it was a fun day for everyone. Looking forward to the next event here in Small but Special Rutledge.”

Free trees were also given away during the festival. Miles Buzbee’s Local Rutledge Boy Scout Troop planted two new trees at Rutledge’s City Park. Rutledge’s Garden Club and Tree Board also contributed to the event.

The time capsule was filled with moments and memories representing the last 150 years of Rutledge’s rich history. The local BBQ truck, operated by the Jackson Family, kept the crowd



Rutledge’s Tree Board: Montie Davies, Dale Bradford, Tim Odum, Lee Clark, and Justin Kennedy, who is holding his son, Brooks Kennedy.



Sam Hoffman, owner of Sami’s Dreams, sells her merchandise during Rutledge’s Arbor Day festival last Saturday. Find her store on Facebook, Instagram and Etsy.

fed all afternoon.

Rutledge’s Tree Board organized the event as part of the efforts to plant beautiful trees throughout the city.

“It was a beautiful day on Saturday and a great turnout. We gave out 75 saplings. Dogwood, red oak, bald cypress, catauba,” said Montie

Davies, a tree board member.

“We have a wonderful tree board serving the Rutledge Community. This is our sixth year of being a tree city.”

said Rutledge Mayor Bruce Altznauer, before the event.

The Tree Board has already

SEE **ARBOR**, B4



Local Rutledge kids organize a lemonade stand during the Arbor Day Festival to raise money for those affected by the war in Ukraine. From Left to Right: Reid Ruark, Banks Buzbee, Asher Allen, Sarah Doran, Trevor Fugett, Wade Buzbee, Ross Griscom, Brooks Kennedy, Gunner Carson, and Sawyer McCormack.



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Kiwanis Spring Classic 5K kicks off running season

By Brad Rice
Madison Kiwanis Club

On Saturday morning, March 19, a Maryville, Tenn., woman was the fastest runner at the annual Madison Kiwanis Club 5K event. Shannon Robbins is avid 38-year-old runner who took time from visiting family members at their home near Lake Oconee to come to Madison to participate in the race. Race co-chairman Tom Greenfield, reported that this was the first time that a female runner has won the overall competition.

The male winner was Tyson Frederick, a 16-year-old member of the Morgan County High School track team. Male and female winners were also named in several age classes. The Kiwanis Club employs Classic Race Services of Athens to certify the official times. The 5k (approx. 3.1 mile) course began at Jones Alley and proceeded out Old Post Road and Dixie Avenue to Brownwood Road where the runners turned around and headed back toward the finish line.

Proceeds from entry fees and sponsorships benefit the numerous youth-oriented programs that Madison



Contributed photo

And they're off! The Madison Kiwanis 5K began at Jones Alley on March 19.

Kiwanis supports.

Morgan Medical Center was the Diamond sponsor of the race. Platinum sponsors included Bank of Madison, Amici, Jim Boyd Insurance, Wendall McNeal, Longview Wealth Management, Madison Studios, Main Street Vet and Lodge, Brady Inn, Prime Property, Madison Machine Shop, Rivian, Thrifty Mac Rx, United Bank and the Morgan County Citizen.

The race shirt also featured more than a dozen community organizations and businesses as gold and silver sponsors. The United Methodist Church graciously provided their parking

lot as the staging area, and Chick-fil-a distributed free coupons to all participants and volunteers.

The City of Madison police department and the volunteer reserve corps of the Madison Sheriff worked with Kiwanis volunteers to provide traffic control along the course.

Saturday was actually the last official day of winter, Greenfield admitted; "but we still called it a spring race." The Madison Kiwanis event was one of the first of several springtime races across north Georgia that can prepare runners for the iconic Peachtree Road race in July.



Josiah Connelly

Josue Lopez attempts a goal during Tuesday's match against Hephzibah.

BULLDOGS

From B1

in the 20th minute of the contest. His second goal of the night came in the 45th minute with another blast from way outside of the box.

Rogers Clark scored the third and final goal of the match but he did it much closer to the net in the 76th minute. The Bulldogs took the win 3-0.

The Bulldogs close the season with a region contest on the road at Hephzibah. The match is scheduled to begin at 7:30 p.m. and can be watched live at MCHSLive.com.



Rogers Clark and Clayton Hammons celebrate a score against Hephzibah on Tuesday.

DIAMOND

From B1

2-3 and swiping two bases. Brendan Conway and Jack Harper both added a triple and Ethan Mizell legged out a double as a part of the Dogs six hits in the game. On the mound Bryce Bragg closed the game with a strikeout to get his 10th of the game. He walked three and gave up only four hits.

Game two got off to a rough start for the Bulldogs when

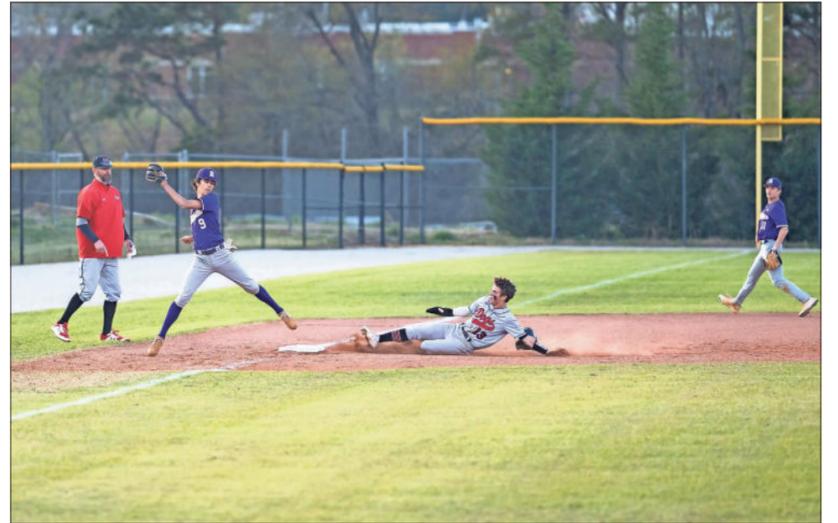
they gave up two runs in the opening frame. They bounced back in the second putting up five runs. They added a pair of runs in the 3rd and another in the 4th inning on their way to an 8-2 win and a sweep of the series.

Zach Moore and Talan Fuller lead the Dogs going 2-2 and 2-3 respectively at the plate. The key to the MCHS win in game two was capitalizing on free and stolen bases. The Dogs combined for seven stolen bases and took advantage of four Musketeeer errors. Brendan Conway and

Ben Coody combined to allow three hits and two runs in the win.

The team was to play Hephzibah Saturday for game three of that series which had been postponed three times due to weather. The Rebels didn't make the trip to Madison and forfeited the game.

The Dogs stand at 11-6 overall and unblemished 9-0 in region 4-AAA play. They travel to Cross Creek on Friday for a double header to conclude that series. First pitch is at 5 p.m.

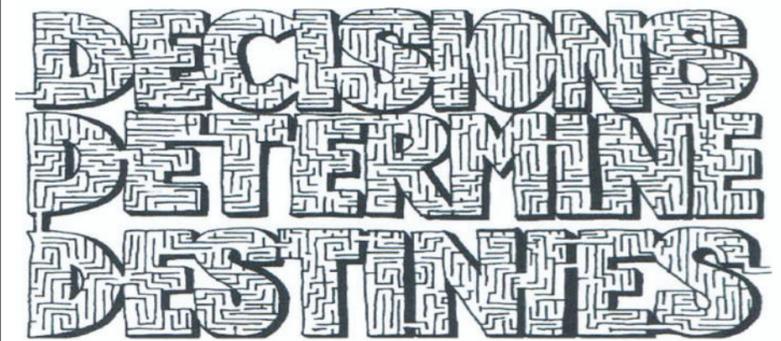


Josiah Connelly

Zach Moore beats a throw to third during Friday's double header against ARC.



Ethan Mizell dives back to base during a double header against ARC on Friday.



7th Annual Teen Maze

April 1st, 2022

Morgan County High School-Freshman Academy

Teen Maze is a live interactive maze that challenges students to graduate and obtain a career without being detoured by bad decisions. The maze starts with a party scene that turns into a crash scene. The students then proceed to the maze to learn about positive decision making in which the decisions they make will be by random draw. We inform students that in real life, they do have the power to make wise decisions, so choose wisely!



Community Partners:

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BOE sings the praises of MCHS Men's Quartet



Patrick Yost

The Morgan County High School men's quartet was recognized Monday night at the April meeting of the Morgan County Board of Education. The quartet has been the state runner up in the state literary competition the past two years and has won the region contest the past four years in a row. Pictured, from left, are Superintendent Dr. Virgil Cole, Charles McGregor, Dominic Biscoglia, Trey Palmer, John Duclos and Andrew Ainslie, chairman, Morgan County Board of Education.

FERST

From B3

out a month. That mailing, says Myers, is a "miraculous thing to me. the idea that we can influence an entire community."

Marhaver conceived of the idea of Ferst Readers based in large part on Dolly Parton's Imagination Library. Marhaver says she contemplated creating "a non-profit that would put itself out of business." She also was only thinking of helping Morgan County.

Then Steve Schaefer came along, she says. Schaefer, the director of the Uncle Remus Regional Library System, a system serving six Georgia counties with its headquarters in Madison, urged Ferst to expand the program. "He wanted us to be in every county in his region," she says.

What Marhaver found was the community action team concept had to be worked in every county for the program to replicate. She also learned that not every county was like Morgan. "We had a model that worked," she says. However, in one Georgia county, the county commission refused to fund opening the county library more than two days a week. Marhaver worked with a man who wanted to increase childhood reading in the county through a donation, but he needed a mechanism. Ferst Readers stepped in. "It's always very personal like that, the money has to be

raised locally."

In that county, she says, "we did what we had to do and then we shamed them."

The library was opened the entire week.

Around 2011, Johnston and Marhaver remember, the recession was wreaking havoc on non-profits. Charitable giving had collapsed and the growing Ferst Readers program, which had expanded into counties across the state, was foundering.

A fundraiser was called for at Madison's Bonar Hall. Marhaver says she was "working the room" and three things happened. First, she realized all the children in the room were part of the first class of kids who started school after the program was initiated in 1999.

"They just wanted to give back," she says. The second thing, Ferst Readers was out of money. Johnston says she had secured a \$50,000 anonymous matching grant from a person with the caveat that to get the money another \$50,000 needed to be raised. "We were teetering," says Johnston.

The third thing Marhaver learned that night? "You don't tell Babs Johnston no."

Johnston says she asked all the local, Morgan County donors to transfer that year's donation to the Ferst Readers headquarters to keep the program afloat. "I went to each of them and asked if they would, for one year, donate to headquarters. Every person said they would," Johnston recalls. "Morgan County has been very gracious. It saved

us, It saved the whole organization."

At one point, Marhaver remembers, a man who had a reading friendly dog sent the dog into her office with a check in the dog's mouth. "That's just how it was in Morgan County."

Now, 23 years later, Ferst Readers operates on an annual \$2.3 million budget and each month sends 50,000 books to children in 10 states, says President Davida Morgan Washington.

Since its founding, the program now includes additional literacy support services and a rural library enhancement program. Morgan Washington says she joined Ferst Readers, in part, because of the early reading initiative.

"I like to get in on the front of problems," she says. The organization survived the pandemic she says, and during lock downs became vital for some families. "I have always appreciated meaningful work. The opportunity to have impact and affect the trajectory of children's lives is what keeps me here. I love the timing of Ferst Readers."

Marhaver says she still gets greeted, sometimes, "as the book lady." At the March 31 gala she was surrounded by a large group of people who heard her vision in Morgan County, believed and pressed forward. Marhaver scanned the room of 20-year friends. "It's because this team made a model for every other team," she says. "It's amazing. How could I not be happy?"

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April 18

Work Program
5:30-7:00 PM

Public Safety Bldg., Meeting Hall, 160 N. Main Street

April 20

Overflow (if needed)
5:30-7:00 PM

Public Safety Bldg., Meeting Hall, 160 N. Main Street

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Housekeeping (3rd shift) Needed for Madison House Senior Living.

Please apply in person
167 W Jefferson St. • Madison, GA 30650

655 Miscellaneous

Beacon Heights Baptist Church, Madison is seeking a pianist.



If interested please call
706-342-3382.

480 Tree Services

TREEMAN COMPANY

Tree and Stump Removal
Licensed and Insured
Commercial and Residential
We have all the equipment to remove any height and any size tree!
We also climb trees if needed!
Open hours: M-F 8am to 6pm
Contact Owner Chris Harper
770-883-7026
Email:
Treemanharper@gmail.com
www.TreemanChrisHarper.com

480 Tree Services

TREEMAN COMPANY

Tree and Stump Removal
Licensed and Insured
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We have all the equipment to remove any height and any size tree!
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Open hours: M-F 8am to 6pm
Contact Owner Chris Harper
770-883-7026
Email:
Treemanharper@gmail.com
www.TreemanChrisHarper.com

620 Domestic, Janitorial

Madison House SENIOR LIVING

Help Wanted

Housekeeping (3rd shift) Needed for Madison House Senior Living.

Please apply in person
167 W Jefferson St. • Madison, GA 30650

655 Miscellaneous

Beacon Heights Baptist Church, Madison is seeking a pianist.



If interested please call
706-342-3382.

665 Professional, Technical

NOW HIRING

CSR POSITION

SUCCESSFUL INDEPENDENT INSURANCE AGENCY IN MADISON HAS AN OPENING FOR A FULL-TIME CUSTOMER SERVICE REPRESENTATIVE TO HANDLE COMMERCIAL LINES. THE SUCCESSFUL CANDIDATE SHOULD HAVE EXPERIENCE IN WORKING WITH THE PUBLIC VIA TELEPHONE AND PERSONAL CONTACT ALONG WITH GOOD COMPUTER SKILLS. CANDIDATE MUST HAVE A MINIMUM HIGH SCHOOL DIPLOMA. WORK WEEK CONSISTS OF MONDAY THRU FRIDAY WITH HOURS FROM 8:30 A.M. UNTIL 5 P.M.

INTERESTED CANDIDATES SHOULD CALL 404-783-0077 FOR A PERSONAL INTERVIEW OR FORWARD RESUME TO: snave43@att.net

1095 Miscellaneous

FILL DIRT AND GRAVEL

FOR SALE

IN MADISON
CALL 706-342-5543

7999 LEGALS

8000 Legals

Gpn14 Mcc630

The Georgia Department of Community Affairs (DCA) requests proposals from developers for the Project-Based Voucher (PBV) Program. PBV proposals are being accepted for up to 1,200 vouchers (the number of units to be funded) for new and existing housing construction projects within the 149 Georgia counties served by DCA. Proposals must be received by DCA no later than Friday, April 29, 2022, at 5 p.m. Participation in the PBV program requires compliance with Fair Housing and Equal Opportunity (FHEO) requirements. For more information on submitting RFPs visit: <https://www.dca.ga.gov/safe-affordable-housing/rental-housing-assistance/housing-choice-voucher-program-formerly-known-as-DCAs-Project-Based-Voucher> waiting list is also open.
4/7,14,21,2022

MCC607 9pn10

IN THE JUVENILE COURT OF MORGAN COUNTY, STATE OF GEORGIA

IN THE INTEREST OF:

H.R.
SEX: M
AGE: 4
DOB: 04/07/2017
CASE#: 2022-104J-026
N.H.
SEX: F
AGE: 2
DOB: 05/18/2019
CASE#: 2022-104J-027

Children Under 18 Years of Age.

NOTICE OF SUMMONS & EFFECT OF TERMINATION JUDGMENT TO WHOM IT MAY CONCERN and any and all unknown biological fathers of H.R. and N.H.:

Georgia law provides that you can permanently lose your rights as a parent. A petition to terminate parental rights has been filed requesting the court to terminate your parental rights to your child. A court hearing for your case has been scheduled for the 6th day of May, 2022 at 10:00 a.m., at the Morgan County Courthouse, Madison, Georgia. A copy of the petition may be obtained by the parents from the Clerk of the Juvenile Court of Morgan County Courthouse, Madison, Georgia, during regular business hours, Monday through Friday, 9:00 o'clock am until 5:00 o'clock p.m. exclusive of holidays. A free copy shall be available to the parent. Upon request, the copy will be mailed to the requester parents or alleged parents only. The general nature of the allegations are abandonment and failure to comply with your

reunification case plan. If you fail to appear, the court can terminate your rights in your absence. If the court at the trial finds that the facts set out in the petition to terminate parental rights are true and that termination of your rights will serve the best interest of your child, the court can enter a judgment ending the rights to your child. If the judgment terminates your parental rights, you will no longer have any rights to your child. This means that you will not have the right to visit, contact, or have custody of your child or make any decisions affecting your child or your child's earnings of property. Your child will be legally freed to be adopted by someone else. Even if your parental rights are terminated: (1) You will still be responsible for providing financial support (child support payments) for your child's care unless and until your child is adopted; and (2) Your child can still inherit from you unless and until your child is adopted. This is a very serious matter. You should contact an attorney immediately so that you can be prepared for the court hearing. You have the right to hire an attorney and have him or her represent you. If you cannot afford to hire an attorney, the court will appoint an attorney if the court finds that you are an indigent person. Whether or not you decide to hire an attorney, you have the right to attend the hearing in your case, to call witnesses on your behalf, and to question those witnesses brought against you. To any and all unknown biological fathers of H.R. and N.H.: Morgan County has filed a petition to terminate your parental rights. Therefore, set out below is an exact copy of O.C.G.A. § 15-11-283, which has important information to a biological father concerning his illegitimate child when there is a petition for termination of parental rights. The Code Section is as follows: When notice is given pursuant to this Code section, it shall advise such biological father who is not the legal father that he loses all rights to the child and will not be entitled to object to the termination of his rights to the child unless, within 30 days of receipt of such notice, he files: (1) A petition to legitimate the child pursuant to Code Section 19-7-22; and (2) Notice of the filing of the petition to legitimate with the court in which the action under this Code section is pending. If you have any questions concerning this notice, you may call the telephone of the clerks office which is (706) 342-3605. WITNESS THE HONORABLE KELLI C. RUTHERFORD, Judge of said Juvenile Court. This 17th day of March, 2022. /s/ Jody M. Higdon
CLERK, JUVENILE COURT OF MORGAN COUNTY, GEORGIA

630 Health Care/Nursing

630 Health Care/Nursing

630 Health Care/Nursing

8000 Legals

Prepared by:
Lee R. Moss
Special Assistant Attorney General
288 South Main Street
Madison, Georgia 30650
(706) 707-8500
3:24,31:4:7,14, 2022

MCC622 9pn16

NOTICE OF ZONING REVIEW CITY OF MADISON PLANNING & ZONING COMMISSION CITY OF MADISON MAYOR AND COUNCIL

A public hearing will be held by the City of Madison Planning and Zoning Commission on April 21, 2022, at 5:30 p.m. at 160 N Main Street, Suite 400. The Mayor Council will hold a public hearing on May 9, 2022, at 5:30 p.m. at 160 N Main Street, Suite 400, Madison, GA 30650. Both meetings can viewed online at www.madisonga.com/livestream or participated in virtually. Don Menke is requesting a conditional use for 2151 E Eatonton Road (tax parcel 046B 049) for medical office in a professional office park. The Downtown Development Authority is proposing an amendment to the Urban Renewal Plan along West Jefferson Street (tax parcel M09 007) 3:31;4:;7,14, 21, 2022

8000 Legals

MCC634 9pn17

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE

You are hereby notified, in accordance with OCGA 40-11-19 (a) (2), that each of the below referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at Chancey's Wrecker Service 2191 Eatonton Rd Madison, GA 30650. The vehicles subject to liens as stated above are identified as:

Vehicle Make: Yamaha Year: 2011 Model: YZF R6
Vehicle ID #: JYARJ16E6BA021778 Vehicle License #: WJY757 State: GA
Picked up from: Eatonton Rd/County Line, Madison, GA
Vehicle Make: Honda Year: 2009 Model: Accord
Vehicle ID #: 1HGCP26859A031979 Vehicle License #: CRK9002 State: GA
Picked up from: I-20 WB @ 108 IN THE MEDIUM, Madison, GA
Vehicle Make: Prowlter Regal Year: 2003 Model: Camper
Vehicle ID #: 1ECSR29294A000096 Picked up from: I 20 WB @ 110, Madison, GA
Vehicle Make: Toyota Year: 2007 Model: Envoy
Vehicle ID #: 4T1BE46K57U613160 Vehicle License #: TAM4955 State: GA
Picked up from: 928 Eatonton Rd, Madison, GA 30650, USA
Vehicle Make: GMC Year: 2006 Model: Envoy
Vehicle ID #: 1GKDS13S462217650 Vehicle License #: RUP1605 State: GA
Picked up from: 928 Eatonton Rd, Madison, GA 30650, USA
Vehicle Make: Chrysler Year: 2016 Model: 300
Vehicle ID #: 2C3CCAEG3GH170430 Vehicle License #: RUV7880 State: GA
Picked up from: 1020 TOWN CREEK CIRCLE, GREENSBORO, GA, 30642
Vehicle Make: Ford Year: 2002 Model: Mustang
Vehicle ID #: 1FAFP4492F131511 Vehicle License #: RVR8933 State: GA
Picked up from: I-20 W mmm 109, Madison, GA
Vehicle Make: River Forest Year: 2017 Model: 5th wheel camper
Vehicle ID #: 4X4FXLM2JF164051 Picked up from: MADDOX RD @ HWY 441 MADISON GA
Vehicle Make: Chevrolet Year: 2002 Model: Blazer
Vehicle ID #: 1GNCT18WX2K173798 Picked up from: 1500 MONTICELLO RD, MADISON GA, 30650
Vehicle Make: Nissan Year: 2005 Model: Altima
Vehicle ID #: 1N4AL11D75C261995 Vehicle License #: TBW0366 State: GA
Picked up from: I-20 WEST @ REST AREA WESTBUDN, Madison, GA
Vehicle Make: Homemade Model:

1040 Clothing, Shoes

Joseph's Coat Thrift Store

Warm wishes on Easter to all our customers and their families!

As always, all children may have a free kids book and toy while they last!



Monticello Hwy
Beside State Patrol Office
Tuesday & Wednesday 10-3
Thursday 10-5 Friday & Saturday 10-3
(706) 342-0444

8000 Legals

Trailer
Picked up from: 1500 MONTICELLO RD., MADISON GA 30650
Anyone with an ownership interest in any of these vehicles should contact the following business immediately:
Business Name: Chancey's Wrecker Service
Address: 2191 EATONTON RD MADISON, GA 30650
Telephone #: (770) 483-0698
4:7, 14, 2022

MCC635 9pn17

PUBLIC AUCTION

These vehicles will be sold at Public Auctions on the following WEDNESDAY, April 20, 2022. All auctions start promptly @ 1:00pm. Registration begins @ 12 noon. The auction will be held at: Chancey's Wrecker Service, Inc 539 McDaniel Mill Rd SW Conyers, Ga 30012
Telephone: 770-483-0698
Fax: 770-922-5223

Year Make Model Vin#: 2014 Dodge Avenger White 1C3CDZAB7EN216982 ENCLOSED Trailer Gray 4D6EB1219AA027830 2003 Freightliner Columbia 120 1FUBA5C943LK68105
4:7,14,2022

8000 Legals

MCC638 9pn16

NOTICE OF PUBLIC HEARING

The City of Madison is updating its Comprehensive Plan (2017-2037), adopted Feb 2019. In compliance with state law, the second of two public hearings on the update will be held before the Mayor and Council on May 9, 2022, 5:30 pm. at the Public Safety Bldg., Meeting Hall, 160 N. Main Street. All those having interest, please make plans to attend.
4:14,21,28;5:5,2022

8020 Service/Construction Bids

MCC621 9pn05

City of Madison, Georgia INVITATION TO BID

Resurfacing Nine (9) City Streets
The City of Madison is accepting proposals for paving and stripping 1.88 miles of city streets. Streets to be resurfaced are as follows: Carriage Way - .03 mi.; Cooke Hill Road - .33 mi.; Park Street - .08 mi.; Burnett Street - .15 mi.; Jasper Street - .13 mi.; Carriage Lane - .11 mi.; Meadow Ridge Drive - .24 mi.; Pearl Street - .41 mi.; Sulgrave Drive - .40. Edge milling shall be done on streets with existing curb/gutter (app. 8500 lf.). The streets are to be paved with Asphaltic Concrete 9.5MM w/ H Lime 1/2 and striped. No paving shall be done unless the temperature is at least 45 degrees and rising; and all work is to be done to D.O.T. specifications. Sealed proposals on the provided forms will be received in the City of Madison, P.O. Box 32, 285 North Main Street, Madison, Georgia 30650, attention David Nunn, until 11:00 a.m. on Friday, April 29, 2022. Forms can be requested by emailing David Nunn at dunn@madisonga.com. Bids will be evaluated promptly and bidders will be notified within one week. Envelopes must be marked City of Madison Street Resurfacing. The City reserves the right to do all, some, or none of the aforementioned. The City will bear the cost of any utility facility removal and relocations necessary in connection with the construction of this project. City will be responsible for backfill to edge of pavement upon completion of resurfacing. City will be responsible for final grading of project. The contractor will be responsible for signage and traffic control during project and temporary pavement markings upon completion of resurfacing. Please contact David Nunn at (706) 342-1251 ext. 1202 with any questions. The City will pay the contractor for work completed at the stated unit prices as described herein. Upon special final acceptance, the City will remit to the contractor all amounts remaining due under the

The deadline for placing a classified ad is Monday at 12 Noon for the following Thursday paper. Line ads are \$15/week for 20 words or less.



Work Where You Feel Like Family

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Full Time, Part Time & PRN Positions Available

Morgan Medical Center is growing our team!
We offer a supportive patient-centered work environment in our new modern facility. Our friendly, passionate employees enjoy robust benefits, growth opportunities and all the conveniences of a larger facility.

FT MT/MLT/Lab Tech - \$10,000 Sign-On Bonus*
FT Med - Surg RN - \$10,000 Sign-On Bonus*
FT Days (11a-11p) Emergency Dept RN - \$10,000 Sign-On Bonus*
PRN Emergency Dept/Trauma RN
PRN OR - Circulator RN
PT Cardiopulmonary - CRT or RRT
PRN ECHO, MRI & CT/X-ray
PRN Occupational Therapist
PRN SPD/Scrub Tech
PRN Admissions Clerk

Visit Morgan Medical Center's Career Portal for Details

All Clinical positions require current GA Licensure
**\$10,000 Sign-On Bonus for applicable FT/PT positions*

Questions? Contact Sarah Phillips at sarahp@morganmedical.org or 706-752-2239
Morgan Medical Center · 1740 Lions Club Road · Madison, GA · 30650
APPLY ONLINE: morganmedical.org/careers
Morgan Medical Center is a drug-free workplace and an equal opportunity employer.

Pro Rodeo returns to Greene County this weekend

Special to The Citizen

The 23rd Annual Greene County Pro Rodeo returns to the Greene County Agricultural Center Arena, 1180 C. Weldon Smith Road in Greensboro, this Friday and Saturday, April 22-23 at 8 p.m. nightly. Tickets are \$15 for ages 13 and up, \$10

for children ages 5-12, and free for children ages 4 and under.

The annual pro rodeo is put on by Bubba Oubre Rodeo Company and sponsored by the Greene County Livestock Association and the Greene County Extension Service.

The event will feature traditional rodeo events along with free events for children

including a calf scramble, stick horse race, and more. Kyle Layman of Pigeon Forge, Tenn., will entertain audiences, along with an amazing trick rider.

Concessions will be available along with vendors at the Cowboy Corner.

Proceeds from the event benefit the Greene County Extension, the Greensboro Fire

Department, the Greene County FFA, the Cystic Fibrosis Association in honor of Holt Sapp, and the Southeastern Brain Tumor Association in honor of Brent Ogletree, Rachel Patrick Kinsaul and Bill Bryans. The proceeds also make it possible to have two Junior Rodeos each year during the summer for the youth of the county and surrounding area.

Find the latest local news online at morgancountycitizen.com.



Small Town: BIG PLANS

City Of Madison Comprehensive Plan '17



PUBLIC NOTICE UPDATE TO COMPREHENSIVE PLAN 2017-2037

The City of Madison is preparing a requisite periodic update to the Comprehensive Plan, adopted Feb 2019.

In compliance with state law, there will be two legal (2) Public Hearings on the CP Update:

- March 28, 2022
- April 11, 2022 (postponed)
- May 9, 2022
5:30 pm

The Madison Plan Committee will provide feedback at the following public meetings:

April 18
Work Program
5:30-7:00 PM
Public Safety Bldg., Meeting Hall, 160 N. Main Street

April 20
Overflow (if needed)
5:30-7:00 PM
Public Safety Bldg., Meeting Hall, 160 N. Main Street

Masonic Masters Apron presentation



Jesse Mayfield Sr.

During a recent Madison Lodge #376 meeting, Scott Johnson (right), past Master and currently Second Grand Steward for the Grand Lodge of Georgia, presents the Masonic Masters Apron to current Chaplain for Lodge #376, Richard Young Simpson (left), a new member of Lodge #376. Photo courtesy of William 'Jesse' Mayfield, Sr., Senior Deacon of Madison Lodge #376.

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morgancountycitizen.com.



FREE COVID-19 VACCINATIONS + boosters



VACCINES
Save Lives

available at your county

HEALTH DEPARTMENT

NortheastHealthDistrict.com/covidvaccine



REQUEST FOR QUALIFICATIONS Engineering Design Services

The City of Madison, Georgia, is requesting Statements of Qualification (SOQ) from professional engineering firms for the purpose of providing preliminary engineering for the Gateway Connectivity in Madison (RFQ #22-0018359).

Consultant services will be performing engineering design services for a transportation alternatives project (TAP) providing community enhancement and connectivity via the construction sidewalks, more specifically: construction of 2,500 feet of new sidewalks as well as pedestrian crosswalks, demolition and reconstruction of 850 feet of trail to achieve ADA compliance, and construction of 2710 feet of natural and boardwalk trails in the W. Washington St. Gateway, located in the northwest quadrant of the city and roughly bounded by GA Highway 83, CSX Railway, and a tributary of One Mile Branch.

Information about the project and a complete Request For Qualifications (RFQ) package can be obtained online at the City of Madison website: MadisonGA.com/Bids-RFPs-RFQs or a hardcopy in person at City of Madison, Planning & Development, 162 N Main St., Madison, GA, 30650.

One copy of the proposal should be submitted in .pdf format to the One Drive link noted in the RFQ. The proposal should be titled "Request for Qualifications- Gateway Connectivity Project – City of Madison (RFQ #22-0018359)", and submitted no later than 2:00 PM local time, Thursday, June 2, 2022.

Inquiries regarding this RFQ should be directed to:

Monica Callahan
162 N Main St
Madison, GA 30650

mhcallahan@madisonga.com
(706) 342-1251 x1207

Music City series wraps up with fourth singer-songwriter performance

Special to The Citizen

The Madison-Morgan Cultural Center (MMCC) hosted the final round of "Music City Comes to Madison," in which award-winning singers and songwriters from Nashville, Tenn., take the iconic cultural center stage to perform. Last Saturday, local favorite

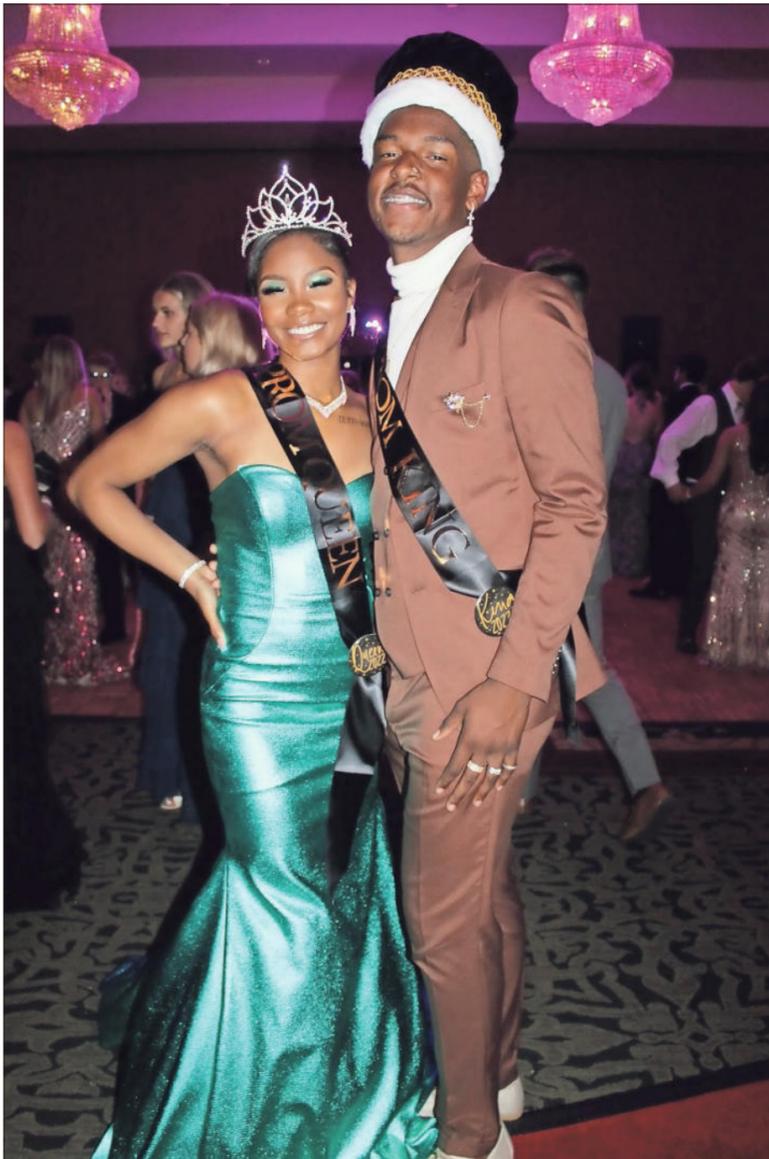
and Nashville recording artist Eric Dodd returned, bringing with him award-winning songwriters from Nashville including: J.T. Harding, Jesse Lee and Corey Crowder.

Elizabeth Moore
Nashville musicians perform in the finale of the cultural center's "Music City Comes to Madison" series on Saturday, April 23.

Last Saturday, local favorite and Nashville recording artist **Eric Dodd** returned, bringing with him award-winning songwriters from Nashville.



2022 Prom Queen and King



Tia Lynn Ivey

Morgan County High School Seniors Kyla Cook and Alex Williams were named the 2022 Prom Queen and King last weekend at the Classic Center in Athens.

Landmarks Society rambles in Rutledge

By Deneice Rice
Morgan County Landmarks Society

Morgan County Landmarks Society members toured downtown Rutledge and the surrounding countryside on their spring ramble April 23.

Members met at the Rutledge United Methodist Church to be welcomed by Bruce Altnauer, Rutledge mayor, and to learn the history of the church from Bonita Benkowski.

Tour goers were then on their own to explore the town and countryside with both walking and driving options available so that participants could choose their method of travel. Detailed printed ramble guides provided a downtown map, photos and historical information on each site along with a general history of Rutledge.

The business district walking tour featured some 17 different locations with current and historical information on each while the 10-mile driving tour covered 25 different locations both in town and the nearby countryside.

Formally incorporated on December 13, 1871, by act of the Georgia Legislature, Rutledge first developed as a railroad town as hotels, bars, and boarding houses sprang up to meet the demands of



Contributed photo

Ann Pitner and Phyllis Sutherland visit with Rutledge Mayor Bruce Altnauer before his welcome to the Landmarks Society.

travelers and workers on the railroad line between Augusta and Atlanta. In 1872 the town charter was amended to expand the corporate limits of town to include an area within a circle, one thousand yards in radius from the center of Fairplay Street and

Madison (now Main) Street. Today, the city encompasses 3.3 square miles.

Members joined together again after their afternoon explorations for refreshments at the Clyde Davis Fellowship Hall, an historic home restored and owned by the Rutledge United Methodist Church.

Sidelined by the pandemic for the past two years, the ramble had been an annual event for Landmarks members, according to Terry Tatum, who along with Nancy Brock and other Board members planned this year's return event. "We were excited to bring back the fun of exploring Morgan County," Tatum added.

The Morgan County Landmarks Society is dedicated to promoting through education the preservation of historic landmarks, landscapes, and culture of Morgan County.



From left, Jerry McCollum and Betsy Richter admire the stained glass window over the Masonic Lodge in downtown Rutledge.



VOLUNTEER FOR PUBLIC SERVICE

Are you interested in serving on the:

- Audit Committee (must be a CPA)
- Cemetery Stewardship Commission
- Housing Opportunity Commission
- Public Arts Commission

Apply at:
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Small Town: BIG PLANS

City Of Madison Comprehensive Plan '17



PUBLIC NOTICE

UPDATE TO COMPREHENSIVE PLAN

2017-2037

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April 20

Overflow (if needed)

5:30-7:00 PM

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‘Walk With Me’ opens May 6

Contemporary landscapes anchor new exhibition at MAGallery

Special to The Citizen welcomes Atlanta artist Laura Davis Shainker to Madison and the Morgan County community for the opening of her one-woman exhibition titled “Walk with Me.”



Contributed photo

Tamarisk by Laura Shainker, 12 x 12 Oil on Canvas



Contributed photo

Down South by Laura Shainker, 40 x 30 Oil on Canvas

The public is invited to join Guild members and artists at MAGallery on May 6 from 6 p.m. to 8 p.m. for the opportunity to meet the artist and enjoy light refreshments, wine and live entertainment. “Walk with Me,” one of the gallery’s ten special exhibitions this year, will remain through June 4. All works are for sale. MAGallery is located at 125 W. Jefferson St., Madison.

“Walk with Me” is a collection of 42 original paintings inspired by locations near to Shainker’s heart, including Georgia, the South Carolina low country, and the French countryside. Shainker works from photographs, field notes, and memory to create a sense of balance and serenity through simplified compositions and harmonious palettes. Marshes, mountains, farmlands, water, and florals are favorite subjects, as is architecture and its relationship to the environment.

It was during a dual career of business and raising children that Shainker began pursuing her interest in art by studying the classical principles of drawing and painting with several artists. With forays into teaching as well as owning The Art School of Sandy Springs in Atlanta, Shainker continued to paint on the side, turning to full-time painting in 2019. That same year, Shainker was awarded a Denis Diderot Artist-In-Residence grant to participate in the residency program at Chateau Orqueyaux in the Champagne-Ardenne region of

France. Shainker credits the experience and French countryside as greatly influencing her work.

To experience and shop “Walk with Me” in person, visit MAGallery from 11 a.m. to 5 p.m., Tuesday through Saturday, or shop online at www.themadisonartistsguild.org. Exhibition closes

Saturday, June 4.

The Special Exhibitions Program at MAGallery showcases original artwork of emerging and established artists who are from outside the local community. MAGallery, a retail art gallery supporting local artists and their talents, is operated by Madison Artists Guild,

a 501(c)3 nonprofit dedicated to education and the encouragement of artistic endeavor in its members and the community through outreach programs, classes, workshops and social gatherings. For membership information or to learn more about the organization, visit TheMadisonArtistsGuild.org.

Find the latest local news online at morgancountycitizen.com.

Small Town: BIG PLANS

City Of Madison Comprehensive Plan '17



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Madison-Morgan Cultural Center readies for Antiques Show & Sale

Special to The Citizen

The Madison-Morgan Cultural Center is once again inviting visitors to experience the best in early American antiques and accessories during the 21st Annual Madison Antiques Show & Sale, being held May 19-21.

The three-day event includes a Preview Party and free lectures by experts in Southern stoneware and vintage Georgia Breweriana and beer collectables. The Antiques Show is dependent on the generous support of our Host Committee Members and Sponsors. This year’s sponsors are Becker Marketing Services Inc., and Rosie Becker.

The Preview Party kicks off the Antiques Show & Sale from 6 p.m. to 9 p.m. on Thursday, May 19. Tickets to the Preview Party are \$50 per person and include a reception with drinks and hors d’oeuvres, a first opportunity to buy this year’s antiques, silent auction, and an opportunity to mingle with expert dealers. Preview Party ticket holders may also attend the show on Friday and Saturday at no additional entry fee. Tickets to the Preview Party may be purchased online at MMCC-ARTS.ORG, by calling the Center at (706) 342-4743, or at the door.

The Antiques Show & Sale continues May 20 and 21 with 22 dealers from nine states displaying American antiques and accessories predominantly from the South. Items range from furniture and vintage linens to silver, pottery, and fine art. Tickets for Friday and Saturday are \$10 per person and may be purchased at the door. All tickets include repeat admission to the show. Show times

are 10 a.m. to 5 p.m.

Free lectures begin at 9 a.m. on Friday and Saturday in MMCC’s Auditorium. Friday’s lecture by Ken Jones, President of Atlantic Chapter of Brewery Collectibles of America titled, “Collecting Vintage Georgia Breweriana” will be a review of breweries in Georgia from the mid 1800s to 1970 and the collectables they produced. Jones has helped decorate various Atlanta bars and restaurants and advised local movie productions on placing accurate beer advertising for sets.

Saturday’s lecture is titled “The Major Schools of African-American made 19th Century Edgefield Face Vessels” by Philip Wingard. Wingard is a ceramic historian, a southern stoneware collector, and has been an antiques dealer for the past 35 years. He is past president of the North Carolina Folk Art Society, and sole promoter of a three-consecutive year “Southern Pottery Exposition” in York, S.C., from 1991-1993. Wingard was also a three-year member of the McKissick Museum Advisory Council. He has published several essays on historical southern potters.

Proceeds from the Madison Antiques Show & Sale support programming at the Madison-Morgan Cultural Center, a non-profit multidisciplinary visual and performing arts center located in a restored 1895 Romanesque Revival school building in historic Madison.

The Cultural Center is located at 434 S. Main Street, Madison, with the Hall on Foster Street located directly behind the building. For more information, visit mmcc-arts.org or call (706) 342-4743.



Contributed photo

Rosie Becker, long time Antiques Show Sponsor and Paulette Long, Antiques Show Founder, stand proud amongst the wonderful Americana Antiques at the Madison Antiques Show & Sale.

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Andrews prize winners share writings with community

By Tia Lynn Ivey

Tia Lynn Ivey

Five young creative writers, who won the Raymond Andrews Prize through the Morgan County African American Museum, performed a public reading of their pieces at the Sinclair in Madison on Tuesday, May 3.

The winners, from several contest years, are all Morgan County High School students: Gretchen Floyd, Litzy Delgado, Peyton Triplett, Levi Hubbard, and Quintavious Proby.

"We are here today to celebrate these young writers. They are taking on real issues that students face. It's an honor to be able to have them here today to share their perspective," said Jesse Freeman, coordinator for the Raymond Andrew Prize program.

Madison Mayor Fred Periman attended the event, praising the students for their bravery in sharing their carefully-crafted stories.

"I am so glad to see young people enthused about writing. I am glad they are writing about African Americans since many in our country and in our states seem to think history is

Winners of the Raymond Andrews Prize, through the Morgan County African American Museum, Gretchen Floyd, Litzy Delgado, Peyton Triplett, Levi Hubbard, and Quintavious Proby. The group of Morgan County High School students read their prize-winning stories during a public reading held at the Sinclair in Madison.

not important. We, along with these young people, have to keep history alive."

Hubbard read his story titled "Portrait of the Artist as an Old Man." Delgado read her story titled "Quince Caramel." Floyd read her story titled "7th Grade Year." Proby read his story titled "The Other Side of the Leaf." Triplett closed the performance with a reading of his story titled "Cinderella (Or Rather What Really Happened, but Don't Tell the Grimm Brothers I Told You)."

According to Freeman, the program aims to keep Andrews' legacy alive while encouraging other young writers to flourish creatively.

"We created the Raymond Andrews Prize for Creative Writing in order to encourage creative writing (and reading) among the local high school students. Here in Madison we are

fairly quick to recognize academic achievement. We are perhaps even quicker to recognize athletic achievement. But too often we fail to recognize artistic achievement. That is a mistake. With this prize we are doing our part to rectify that mistake," said Freeman, who elaborated on Andrews' local legacy for Madison.

"This prize exists, in part, as a way to remember the novelist Raymond Andrews. Raymond Andrews is a member of the Georgia Writers Hall of Fame. He was born in Morgan County before WWII and moved away as a teenager, but he always came home with his books. Every novel he published is set in the fictional Muskogean County, which is stand-in for Morgan County. Much of the action takes place in the town of Apalachee, which is not, in fact, the town of



Apalachee just a few miles north of us, it's actually the name he used for Madison. Which of course gives us the title of his most famous work, Apalachee Red. So in the world of Raymond Andrews that can be translated as 'Madison Red.'"

The audience listened eagerly as each student read their prize-winning stories. Freeman closed the night by urging the crowd to invest in these young writers' futures.

"We hope you will support

the Prize and more importantly, we hope you will support these students as

they endeavor to make our community a better place," said Freeman.

Work Based Learning Program celebrates successful year

By Patrick Yost
Staff Writer

The Morgan County High School Work Based Learning program on Monday held its end-of-the-year banquet at the school.

The event, a breakfast catered by Waffle House, celebrated a successful year of students learning while working in area businesses including Morgan Medical Center and Amelia's.

Morgan County Sheriff's Office Chief Deputy Keith Howard was the keynote speaker for the event.



Patrick Yost

Morgan Medical Center was honored Monday during the Morgan County High School Work Based Learning Program's breakfast banquet. The medical center was noted for employing the most students in the program for the year. Pictured are hospital employees Sara Phillips, Robin Couch, Dean Stewart, Kay Utley and Lauren Darsey. Students are Madesyn Berry, Haley Harrison, Bailey Waldrep and Natalie Ross.

Early voting turnout higher than expected in Morgan County

By Tia Lynn Ivey
News Editor

Morgan County voters are showing up to the polls early in higher numbers than expected ahead of the May 24 Primary Election. According to Morgan County Elections Director Jennifer Doran, a total of 584 ballots have been cast thus far as of press time on Tuesday, May 10.

Doran says there is a significant increase from previous early voting periods during Midterm primaries.

"In 2018, a total of 768 ballots were cast in all three weeks of early voting. We are just one week and two days in and we are almost at two-thirds of that number.

Doran attributed the rise in voter participation to the public's ever-growing interests in electoral politics and several key races currently on the ballot, including the statewide primary race for Governor, which pits several Republican candidates against Incumbent Governor Brian Kemp.

The race for Secretary of State (SOS), which also includes several Republican challengers to Incumbent SOS Brad Raffensperger, is also a popular interest among voters. Both Kemp and Raffensperger came under fire from Former President Trump and his supporters after the 2020 Presidential Election when neither would agree to overturn the election results that handed President Joe Biden a narrow victory in the Peach State.



The only local election on the primary ballot is between two Republicans running for the Morgan County Commissioner Seat in District 2. As long-time County Commissioner Andy Ainslie retires from office this year, three candidates have filed to run for his seat in District 2 — two Republicans and one Democrat.

Republicans Keith Wilson and Blake McCormack will face off in the upcoming primary election on Tuesday, May 24. The winner will run against Democrat Bob Baldwin in the Nov. 8 General Election for the open seat on the Morgan County Board of Commissioners.

Early voting hours will be from 8 a.m. to 5 p.m., Monday through Friday, with early voting available this Saturday, May 14, from 9 a.m. to 5 p.m. All early voting is done at the BOER office, which is located at 237 North Second Street in Madison. Your county polling location may have changed since the 2020 elections. You can confirm your election day polling place by going to mvp.sos.ga.gov or calling the BOER at 706-343-6311.

In the local state representative races, candidates have lined up to compete for two State Senate seats and one State House of Representatives seat.

For State Senate District 25, currently held by Burt Jones who is vacating office to run for Lt. Governor, candidates running to replace him include Republicans Rick Jeffares, Leland Jake Olinger II, Daniela Sullivan-Marzahl, and Ricky Williams.

For State Senate District 17, Republican Incumbent Brian Strickland is running for reelection, facing Republican challenger Brett Mauldin. The winner will go to run against Democratic challenger Kacy Morgan in the Nov. 8 General Election.

State Rep. Dave Belton will not seek reelection for District 114. Republicans Wendell McNeal and Tim Fleming will face off in the May primary election for their party's nomination.

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Small Town: BIG PLANS

City Of Madison Comprehensive Plan '17

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The City of Madison will hold a public hearing and consider the resolution to forward the final draft of the update to the Comprehensive Plan (2017-2037) for regional and state review.

Monday, May 23, 2022 – 5:30 PM
And Friday, June 3, 2022 - 8:30 AM
Public Safety Bldg, Meeting Hall, 160 N. Main Street

Find the latest local news online at morgancountycitizen.com.

Buckhead eyes multimillion dollar water system overhaul, considers raising water rates

By Tia Lynn Ivey
News Editor

The Town of Buckhead is looking to revamp its aging water infrastructure, and developers eager to bring large-scale projects to the area have a vested interest in helping the small community fund that goal.

Even still, the Buckhead Town Council is considering raising water rates in the near future to help pay for immediate water system improvements. In the long-term, the Buckhead Town Council is considering a multimillion dollar plan that would modernize and expand Buckhead's water infrastructure — laying the groundwork for significant growth in housing and commercial enterprises to

emerge in Morgan County's smallest municipality.

Buckhead council members are considering raising water rates for residents up to a \$25 base rate for 2,000 gallons of water. The current base rate is \$18 dollars.

"We are well under what we should be," said Town Clerk Cheryl Saffold, who researched water rates in other communities.

Buckhead is looking to replace its 125 water meters in town that are outdated and not calculating water usage properly, which could cost up to \$75,000. Buckhead currently has about \$20,000 set aside for the project but will most likely need a loan to replace all of the water meters.

During Monday night's

regular meeting, the council heard a grand plan to completely overhaul Buckhead's water system.

Davis Ogden, a representative of Turnipseed Engineers out of Atlanta, presented preliminary plans for a multimillion dollar water infrastructure overhaul that would include new water lines, a new well, a 200,000 gallon elevated water tower, and the addition of a new sewer system and water treatment plant that would finally allow Buckhead residents to get off of septic systems.

"I don't want to get hung up on the cost just yet," said Ogden. "But it would be millions of dollars to do."

Ogden promised more concrete numbers at the next regular meeting, but urged



Tia Lynn Ivey

Buckhead Councilman Richard "Buddy" Harris examines preliminary multimillion dollar plan for water system overhaul and expansion presented by Davis Ogden from Turnipseed Engineers out of Atlanta.

the council members to consider the preliminary plans and partnering with a local developer who may front some of the costs.

Jeff Grant, who owns a 42-acre tract of land on the west side of Seven Islands Road currently zoned for Industrial Mixed Use (IMU) has

expressed interest in developing the land for both residential and commercial uses, according to the Buckhead Town Council.

"But to do that, they need water," said Ogden, who explained developers could serve as a financing source for the project, either through

loans or gifts.

Ogden said Turnipseed Engineers works with small communities and developers to secure funding for projects like this.

"This is what we do," said Ogden. "We will come back to the next meeting with more detailed plans and figures."



David Ogden, a representative from Turnipseed Engineers in Atlanta, presented a preliminary multimillion plan to overhaul Buckhead's water system at Monday evening's regular meeting.

RIVIAN

From A1

The BOA will hear JDA's tax exemption request at the Wednesday, May 25 meeting at 9 a.m. on the second floor of the county administration building, located at 150 East Washington Street in Madison.

The JDA is eager to settle the matter, after the first BOA meeting resulted in the board tabling the tax exemption request, and raised accusations from the JDA that the meeting was not held in accordance to the law and that one of the board members, John Artz, has a "conflict of interest" due to his public activism in the anti-Rivian movement out of Rutledge.

"We are sorry to learn there is an illness and hope those affected recover quickly. We look forward to the meeting taking place on May 25," said JDA Spokesperson Ben Sheidler.

The JDA requested the special-called meeting after they discovered the first meeting on April 27, at which the BOA tabled the Rivian tax exemption request, was not properly advertised to the public beforehand. During the April meeting, which was heavily attended by anti-Rivian demonstrators, the BOA debated at length Rivian's tax exemption deal, as well as the Rivian project as a whole. The discussion earned a rebuke from County Attorney Christian Henry who urged the BOA to only consider the tax exemption request before them and not their personal concerns regarding the Rivian project as a whole.

"All of that is outside of this board's purview...we have exceeded the scope of this board's authority," said Henry. Henry reminded the board that it was not their place to judge the merits of the Rivian deal, but instead, to solely consider whether or not Rivian's rental agreement with the JDA and the state is tax exempt under the requirements of the law. According to Henry, it meets the requirements.

During the April meeting, JDA Attorney Andrea Gray described the request as a "routine" process in which the board would simply affirm the terms of the rental

agreement, under the newly finalized Economic Development Agreement (EDA) between Rivian, the JDA, and the State of Georgia. The JDA plans to argue the same grounds for approval at the upcoming May 25 BOA meeting.

"As we have previously shared, the only decision before the Board of Tax Assessors is to confirm the legal determination that Rivian's interest in the property is not taxable. Rivian will make set payments, which are significant, to the community rather than paying regular property taxes. This is an issue the Board of Tax Assessors is familiar with and has approved on multiple occasions for other local companies," said Sheidler.

"To be clear, this meeting is not about whether the project will move forward or whether Board Members personally like the project. This is about recognizing the legal structure that will allow Rivian to provide millions of dollars in payments over 25 years that will benefit local schools and Morgan County."

However, BOA member John Artz did not agree that the request from JDA was comparable to past tax exemption deals approved by the board.

"This was all brought on too abruptly. We need time to digest this," said Artz at the April 27 meeting. "We need to do a little more research on this. I don't think right now we can say there should be tax abatements for this...It's apples and oranges." Artz argued the other Stanton Spring industries, like Takeda and Baymare (Facebook), started off with the proper zoning in a predetermined plot of land intended for heavy industrial use. "This project is so much bigger than Baymare. There is no way you can compare the two. This project is north of I-20 and is not in the original Stanton Springs."

The anti-Rivian movement isn't planning on letting up either, announcing one of their legal representatives will be speaking at the next BOA meeting and holding a press conference to decry the tax exemption deal.

"The cancellation of today's BOA meeting triggered a domino effect of other cancellations as well," said Keith Wilson, one of the anti-Rivian

leaders. "One unfortunately being John Christy, one of our legal representatives. He was to speak at the meeting and hold a press conference after the meeting. He will reschedule this to the May 25 BOA meeting. He along with Stack and Associates continue to work diligently on our behalf."

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NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Madison will receive a presentation and conduct a public hearing on Monday, **June 6, 2022**, at 5:30 p.m. at the Madison Public Safety Building, 160 N. Main Street, Meeting Hall/Suite 400, High Street Entrance, Madison, Georgia to consider an amendment to:

Urban Redevelopment Plan, Downtown Urban Redevelopment Area

Any persons wishing to be heard may appear. For additional information, please contact Planning & Development Director, Monica Callahan, at 706-342-1251 x1207.



Small Town: BIG PLANS

City Of Madison Comprehensive Plan '17



The City of Madison will hold a public hearing and consider the resolution to forward the final draft of the update to the Comprehensive Plan (2017-2037) for regional and state review.

Monday, May 23, 2022 – 5:30 PM
And Friday, June 3, 2022 - 8:30 AM (as necessary)
Public Safety Bldg, Meeting Hall, 160 N. Main Street

March 28, 2022

The Called Meeting of the Mayor and Council of the City of Madison was held on Monday, March 28, 2022, immediately following the work session at the City of Madison Public Safety Building Meeting Hall, located at 160 N Main Street, Suite 400. Present were the following: Mayor Fred Perriman; Mayor Pro Tem Rick Blanton; Council Members Carrie Peters-Reid, Eric Joyce (virtually), Ed Latham and Betsy Wagenhauser; City Manager David Nunn; City Clerk Ashley Hawk; Finance Officer Stapp; Information Officer Ken Kocher; Main Street Director Karen Robertson; Planning Director Callahan; and Attorney Carter. The meeting was called to order by Mayor Perriman welcomed those in attendance. Opening prayer and Pledge of Allegiance were led by members of council.

Legal Matters

Public Hearing – Comprehensive Plan Update

Callahan explained that the city was updating the Comprehensive Plan a little early, as it was adopted in 2019. She said typically this is done every 5 years, but the city has been asked by the state to do this now so it will be in sync with Morgan County's Comprehensive Plan which is undergoing its own update. She also touched on the work done by the Steering Committee done at earlier meetings. She concluded by saying this meeting is intended for public comment and for staff to answer any questions the public may have. Ideally, the final meeting for the Mayor and Council would be on June 13 so the plan could be sent on to the Department of Community Affairs (DCA) and the Northeast Georgia Regional Commission (NEGRC).

Perriman opened the public hearing.

Wagenhauser asked about the advertisement process.

Carter indicated that the city would use the same process for when the plan is written anew in 2027.

Elizabeth Bell, a city resident, provided a handout with portions of the DCA rules on amending Comprehensive Plans. She also had a letter which she said had concerns about the legal procedure. Given that the Steering Committee met before this meeting, she argued that anything produced from those meetings should be discarded. She also disagreed with the NEGRC assessment that advertising in the general paper rather than the legal section did not meet the standards of the rules. She also asked the current meeting be cancelled and rescheduled for a later date to allow for sufficient legal advertisement. She concluded with providing a document from Carol Winslow.

Carol Winslow, a city resident who joined the meeting virtually, a city resident, asked about the advertisement process. She was concerned the proper procedure had not been followed and referenced several jurisdictions from the Atlanta area and how they advertised. She also provided a letter. She also raised concerns that social media had not been used enough to advertise the amendment process.

Celia Murray, a city resident, agreed with the procedural questions raised by the first two speakers. She asked Callahan if the changes were minor.

Callahan replied they were minor, given the scope of changes and the shorter than normal time frame.

Murray disagreed with that assessment due to the expansion of US Highway 441, the Rivian proposed development, the Savannah Harbor expansion and the US 441 freight corridor. These and other circumstances have changed. She also cited traffic on North Main Street and asked the Mayor and Council to develop a new thoroughfare plan to replace or at least effectively update the 2007 Thoroughfare Plan. She is especially concerned with traffic in the Historic District. She felt the previous and current Comprehensive Plan were underwhelming on these matters. Notably, the city had not made enough progress towards a Georgia Highway 83 Bypass to the west of the town.

Additionally, she is concerned about excess growth and its impact on all services. She argued the city should perform a detailed study on traffic, city utilities, schools, city services, county services and parks. A moratorium on all permits should be set to allow for this work to be done.

Seeing no one else willing to speak virtually or in person, Perriman closed public comment.

Carter stated he would work with staff to ensure correct procedures were followed.

Callahan indicated that the Northeast Georgia Regional Commission (NEGRC), which handles the review of comprehensive plans for the area, informed her that advertising in the paper was enough. This was based on conversations with Mike Beatty of the NEGRC.

Carter indicated that tonight's meeting had been correctly advertised.

Callahan added that as the county has had to push their plan back, it will provide a window for the city to provide additional advertisement and meetings to assuage Winslow's and others concerns.

Wagenhauser asked staff to run it in the legal and regular portions of the paper just to be safe.

Latham noted that a general ad reached more of the public than a legal ad.

Callahan did note that the DCA and NEGRC want plans that focus on what falls within the local government's powers and scope. State level matters, such as state highways, are strongly discouraged from being added.

With no further comment, the meeting ended at 6:16 PM.

Adjournment

With no further business, Mayor Perriman adjourned the Called Meeting.

Approved: _____
Fred Perriman, Mayor

Attest: _____
Ashley Hawk, City Clerk

Date: _____

April 11, 2022

The Regular Meeting of the Mayor and Council of the City of Madison was held on Monday, April 11, 2022, at 5:30 PM at the City of Madison Public Safety Building Meeting Hall, located at 160 N Main Street, Suite 400. Present were the following: Mayor Fred Perriman; Mayor Pro Tem Rick Blanton; Council Members Carrie Peters-Reid, Eric Joyce, Ed Latham and Betsy Wagenhauser; City Manager David Nunn; City Clerk Ashley Hawk; Information Officer Ken Kocher; Main Street Director Karen Robertson; Planning Director Callahan; and Attorney Carter. The meeting was called to order by Mayor Perriman welcomed those in attendance. Opening prayer and Pledge of Allegiance were led by members of council.

Approval Of Minutes Of Previous Meeting(S)

Joyce said the minutes for the Work Session of March 4, 2022, should be amended to note that the utility and growth capacity was per decade, not per year. Joyce moved to approve the minutes as amended for the March 4, 2022, work session and called meeting, and the regular meeting of March 14, 2022. Wagenhauser second. Approved, vote unanimous (5:0).

Legal Matters

Public Hearing - Comprehensive Plan Update

Planning Department has requested a postponement of the public hearing until April 29, 2022 or May 9, 2022.

Perriman congratulated council member Peters-Reid on her appointment to the Georgia Municipal Association training board and Harold F. Hoarz training board. Perriman commended council member Joyce for his nomination on the 5th District Ballot as third vice president.

Contract - Revised Memorandum of Understanding (MOU) – Department of Community Affairs - Madison Historic Resource Survey

Kocher said the original memorandum of understanding was delayed, so adjustments needed to be made on the contract to reflect the time frame and the points of data collected. Joyce asked what areas will be surveyed. Kocher said the survey will cover downtown Madison. Kocher explained that 40-year-old resources within the historic district will be added into the survey. Those areas included Beacon Heights, Cedar Lakes, and the Harris/Belmont area. He said the criteria has changed a bit and therefore someone will not be hired to complete the survey. Blanton moved to approve the revised MOU with DCA for Madison Historic Resource survey. Latham second. Opportunity for discussion. Approved, vote unanimous (5:0).

Contract - The Gas Authority - Authorization for Firm Contract Changes

Nunn said opportunity to consider the changes to gas purchase was presented several months ago. He explained that the proposed contract would allow the city to make the changes going forward. Nunn said the change would not take place until 2027. He asserted that city growth is such that there could be a great need to add capacity. He said the firm changes would allow for 500 dekatherms/per day. He said the authorization would be approved with the mayor's signature. He said the previous authorization (in February) did not go through as the pipeline decided not to move forward.

Latham asked Nunn if the amount in the authorization what is the city will pay for the service. Nunn said the cost is blended with the use of gas when the amount of gas use is increased. He said the authority can also transfer gas to others if the full amount is not being used. Latham

moved to approve the contract with The Gas Authority for Authorization for Firm Contract Changes. Blanton second. Opportunity for discussion. Approved, vote unanimous (5:0).

Planning Department Acquisitions

Jennifer Lockridge with the Greenspace commission announced the receipt of a generous donation from Rhonda and the late Ron Erwin for a dog park. She said the gift is \$100,000 to be received in quarterly increments. Lockridge said the park will hopefully be open in late fall.

Greenspace Acquisition, Fifth St. & Washington St. – Parcel M26A 055 - 4.7 acres

Callahan asked that the first parcel be approved and authorize the mayor to sign the memorandum of understanding (MOU) between the city of Madison and Athens Land Trust (ALT). Joyce moved to approve the MOU with ALT for 4.87 acres for parcel M26A 055. Peters-Reid second. Opportunity for discussion. Approved, vote unanimous (5:0)

Greenspace Acquisition - Deed of Gift - W. Washington St.

Callahan said there are two warranty deeds that represent the original proposal from Downtown Development Authority (DDA) in 2015 to mayor and council to protect the one-mile branch of water shed. She explained that the mile includes tributaries that cross the old Silver Lakes site. She said the acreage included in the gift is 5.78. She asked that council to accept the gift and authorize the mayor to sign the paperwork. Nunn asked about DDA's cost to acquire property. Callahan said the city write a check for \$100k to DDA for the property. She said the amount is the first 100k out of 400k SPLOST bucket. Callahan asserted that the funds were budgeted last year but DDA did not get a chance have the property surveyed. She said the funds will go to debt reduction. Latham moved to approve and authorize mayor to sign closing papers for the warranty deed for \$100,000 for 5.78 acres for parcel M08 034. Peters-Reid second. Opportunity for discussion. Approved, vote unanimous (5:0).

Conservation Easement Closing, E. Washington St.

Callahan explained that parcels M08 045 and M08 046 total approximately ¼ acre of land. She said the deed of gift will not involve a monetary exchange between DDA and city. She said DDA will not execute the deed until the building are demolished, and she expects that demolition will begin in the next 90 days. Latham moved to execute the transaction. Joyce second. Opportunity for discussion. Approved, vote unanimous (5:0).

Callahan explained that the final gift of property will take place in Markham's Hill. She said Robert Terrell would like to transfer greenspace for the subdivision to the city. She said the item is not ready for action, but it would include parcel M19 120 when all documents are in order.

She said the parcels discussed will be included in the 100k acres within the city limits that are protected greenspace. In addition to the items discussed in the meeting tonight additional parcels included in the 100k acres are Valley Farm greenspace behind the city parcels, 18 acres to be donated by Mike Conrads, and a future 65-acre gift from Kelly Mahony, all under conservation easements.

Joyce commended the Greenspace commission for their work.

Perriman announced that the called meeting of April 22, 2022, will take place at 9:00 as opposed to 8:00.

Robertson reminded those in attendance about the upcoming community shred event and Madison Fest. She also said there were an estimated 300 people in attendance at town park to view the Atlanta Braves World Series Trophy.

Ordinance - Amendment - Chapter 14, Article 7 - Section 14-131 (b)

Hawk said the ordinance was previously amended in its entirety in 2018, and the amendment notes that vicious or dangerous dog cases be heard by the probate court. Hawk said that recently there was a dangerous dog case and the court clerk asked that the ordinance be amended to read municipal court as opposed to probate court. Carter said the case is ongoing and a change in the ordinance will transfer the case to the Municipal Court. Joyce moved to amend the ordinance to read Madison Municipal Court under Chapter 14, Article 7 – Section 14-131 as opposed to probate court. Wagenhauser second. Opportunity for discussion. Approved, vote unanimous (5:0).

Nun provided update on the survey being done at Candler Lane. Perriman left the meeting.

Callahan said applications for Canaan Crossing are no longer being accepted.

Joyce brought up recent destruction of property in the cemetery and suggested installing cameras and other measures that could provide protection.

Mayor Pro Tem Blanton adjourned the meeting at 6:13 PM.

Adjournment

With no further business, Mayor Perriman adjourned the Regular Meeting.

Approved: _____
Fred Perriman, Mayor

Attest: _____
Ashley Hawk, City Clerk

Date: _____

May 9, 2022

The Regular Meeting of the Mayor and Council of the City of Madison was held on Monday, May 9, 2022, at 5:30 PM at the City of Madison Public Safety Building Meeting Hall, located at 160 N Main Street, Suite 400. Present were the following: Mayor Fred Perriman; Mayor Pro Tem Rick Blanton; Council Members Carrie Peters-Reid, Eric Joyce, Ed Latham and Betsy Wagenhauser; City Manager David Nunn; City Clerk Ashley Hawk; Information Officer Ken Kocher; Main Street Director Karen Robertson; Planning Director Callahan; and Planner Bryce Jaeck. Absent: Attorney Carter. The meeting was called to order by Mayor Perriman welcomed those in attendance. Opening prayer and Pledge of Allegiance were led by members of council.

Approval Of Minutes Of Previous Meeting(S)

Peters-Reid moved to approve the minutes of the Called Meeting of March 28, 2022, Regular Meeting of April 11, 2022, Called Meeting of April 21, 2022, and Called Meeting of April 22, 2022. Latham second. Approved, vote unanimous (5:0).

Consent Agenda

Joyce moved to accept the consent agenda consisting of Heritage Tourism Grants (Madison Morgan Cultural Center, Morgan County Historical Society, & Morgan County African American Museum) and Jacobs Engineering Change Order #5 and #6. Blanton second. Approved, vote unanimous (5:0).

Zoning Hearing

Public Hearing - Conditional Use - 2151 Eatonton Road, Suite 1 (Tax Parcel 046B 049) - To allow a medical office in a professional office park.

Jaeck said the applicant is requesting a condition use at 2151 Eatonton Road, Suite 1 to operate a pediatric office. He explained that medical offices are conditional uses because of use of heavy medical equipment or medical waste, however this is not the case for the pediatric office. Additionally, the office park offers sufficient parking.

Perriman opened and closed the public hearing with no comments in favor or against.

Joyce inquired about the condition that says use expires twelve (12) months after the current use is vacated. He asked if that is standard practice. Jaeck said yes.

Latham moved to approve the conditional use of a medical office in a profession office park for 046B 049 (2151 Building 1 Eatonton Road) based on the application, public hearing, and discussion, and considering applicable standards, with the following condition: expiration of the conditional use after twelve (12) months after a use change. Peters-Reid second. Opportunity for discussion. Approved, vote unanimous (5:0).

Public Hearing - Rezone - Gregg Bayard is requesting a rezone from Estate Residential (R) to Planned Residential District (PRD) for a portion of tax parcel 036E 008 fronting Carmichael Road.

Jaeck stated that the proposed rezone is a map amendment. The applicant request rezone from Estate residential (R) to a planned residential district (PRD) (area in purple). Jaeck reviewed the site plan which includes a layout of the proposed development. If the zoning map amendment is approved four acres (noted on the map) of land will be donated to the city for an additional park. Jaeck said 11 acres will be developed as a 60-unit multi-family development to include 8 one

bedroom units, 32 two bedroom units, and 20 three bedroom units. He said the development will have on site management.

Jaeck said the architectural style is a mix of brick and siding. He said WODA will use the same architectural firm that has been used in the past for other developments. The Character Area is the traditional residential category which allows for Planned Residential Districts (PRD) and multifamily homes which are allowed in PRD's. The Greenprint lays out walkability to any city park and the proposed development would help bring walkability to parks to that area of town.

The development would be a low-income housing credit. include work force housing and reviewed the types and number of units that will be available. He explained that the rent is based on a percentage of the Annual Median Income (AMI) for Morgan County as set by the US Department of Housing and Urban Development (HUD). The base AMI for a household was \$64,011 for 2020. The AMI varies based on household size and can cause the qualifying income to vary. Jaeck then reviewed the rental rate for various unit sizes. In addition, the Housing Opportunity Commission has reviewed the project and assigned the project one GICH point they are allowed to give

Jaeck said the development meets every aspect of zoning standards. He asserted that work force housing demand is substantial. So much so that the current work force project, Canaan Crossings, has stopped accepting applications. He said the Planning and Zoning Commission (PZC) recommended approval (3-0, with 2 abstentions), and recommended the following conditions – 1) City approval of the development agreement (including the future park land) within 12 months of the rezone and 2) the area of the future park will retain its Estate Residential Zoning (R), with the remaining area being zoned PRD.

Wagenhauser asked about the capacity at Canaan Crossing. Jaeck said the development was set at 60 units. Joyce asked how the 60 unit came about because of the 32-unit limit noted in the zoning ordinance. Jaeck explained the authority's ownership.

Perriman opened the public hearing. There were no comments in opposition. Denny Blackburn with WODA Cooper companies spoke in favor of the amendment. He said the application process is very competitive. Blackburn reviewed how the project would be funded with federal funds and how tax credits work. He said currently 15.9 million is budgeted to the project. He stated that he and Gregg Bayard committed to leading the development program.

Joyce inquired about the commitment to have a certain percentage of low-income units. Blackburn said that commitment is noted in the LURC (Land Use Restrictive Covenant) for 40 years. He said WODA will install the new road from Carmichael Rd. to the development.

Peters-Reid thanked the group for all they have done.

Latham echoed previous comments from elected officials and asserted that it is important to emphasize affordable rent. He said the units are built to market standards and asserted no corners were being cut. Latham asked if renovations happen at fifteen years. Blackburn said renovations are important because you can apply for tax credits again. Latham asked if the city could help garner more points. Blackburn said not at this time, but he would reach out if help is needed in the future.

Callahan shared that the city's housing team had relayed their housing preferences with speculative workforce developers and WODA / Parallel Housing had met all parameters to

receive the GICH awarded point: 1) family-oriented workforce housing, 2) mixed-income housing, 3) PUD community benefits balance test suggestions. She noted she would prepare the GICH endorsement letter and noted that although no competitor had submitted a plan, that if approved, the mayor should also be authorized to complete the city-preferred development letter. Perriman closed the public hearing.

Peters-Reid moved to rezone from Public Estate Residential (R) to Planned Residential District (PRD) for a portion of tax parcel 036E 008 fronting Carmichael Road with the following conditions: approval of mayor to sign a letter of support; 1) city approval of a development agreement including the future park land being deeded back to the city within 12 months of approval of the request; 2) the area of the future park will retain its Estate Residential District (R), the remaining 11 acres will be zoned Planned Residential (PRD) 3) The PRD will expire within 3 years of approval if building permits are not obtained and 4 years if work has not begun otherwise the property zoned PRD will revert to the Estate Residential District. Blanton second. Opportunity for discussion. Joyce said he does not want to minimize what is being done by changing current zoning of large lot residential to a denser zoning because the benefits are so overwhelming. He asserted there is a need for workforce housing within the community and this proposed change could help with the need. He said he does not take the change in zoning lightly and doesn't want to give any indication or implications for the rest of the property. Approved, vote unanimous (5:0).

Legal Matters

Public Hearing - City of Madison - District Map Boundary Changes - Review and Discussion

Jaeck reviewed changes to the voting district map based on data collected from the 2020 census. He said district 1 had a small change in their boundary. The change takes place along Washington and Jefferson which was initially in district 1 and has now been moved to district 2. There are no changes to district 3. Jaeck said the most change takes place in district's 4 & 5. He noted that the change is due to a change in blocks. Blocks are the numbered small areas on the map divided by roads, streams, or railroads. Jaeck said the dividing line used to run down Micha Way, but it has now been moved. Jaeck said the ideal district size is 890 people. Jaeck noted that all districts were within 2% of the 890 ideal size.

Joyce asked if any public comment has been received on the changes. Perriman said he met with the president of NAACP regarding the changes and asserted they were very please.

Perriman opened the public hearing and closed the public hearing with no comment from the public.

Ordinance - Amendment - Chapter 14, Animal Control - Article IV, Sec. 14-73, and Sec. 14-163

Sherry MacKean, Animal Control Officer, stated that a complaint was received regarding sheep on Dixie Ave. Upon further review it was discovered that there is a large acreage exception in the ordinance that gives there are no restrictions for lots larger than 10 acres and is requesting that the number be increase to 20 acres. She said by increasing the acreage to 20 you can have any livestock you would like, but anything under 10 would limit the number of livestock of certain types.

Philip Malcom, Code Enforcement, agreed that the 10 acres should be adjusted to 20 acres.

Nunn said the issue has never come up before and the current ordinance has always worked effectively, however he thinks a change to the ordinance could use further consideration.

Wagenhauser asked if the incident is an isolated issue or if it is an issue city wide. She asserted that adjusting the ordinance for isolated incidents would affect the entire city. After further discussion it was decided that the amendment of the ordinance would be discussed at a future meeting.

Public Hearing - Comprehensive Plan Update

Callahan provided a progress report for the Comprehensive Plan Update, suggesting either a called meeting for March 23 or the next regular meeting for the concluding public hearing and Resolution to Transmit. She noted the Steering Committee had finished their series of discussions and all input and public comments to date had been loaded to the website. Callahan relayed that while content had been collected the cover narrative and work program being formatted to be posted to the website by end of week. She noted nominal text changes and a concentration upon the map.

Callahan presented the Character Area Map. She provided a review of proposed changes as outlined in the Character Area Map notes: annexations and land use areas including gross undeveloped acreages. Callahan concluded by discussing the transition areas flanking the city environs, noting no large conflicts with the County's proposed Character Area Map. Joyce queried growth accommodated by the map, and Callahan indicated that the map telegraphed intent and location whereas zoning decision making was most able to dictate pacing.

Wagenhauser spoke to public hearings and final steps. Callahan shared that unlike County postponements that Comp Plan hearings were left on the agenda in case citizens had made arrangements to attend, so she encouraged the Council to take public comments knowing a subsequent public hearing would be readvertised.

Celia Murray spoke and reemphasized her written comments, particularly address traffic concerns and impacts upon the school system. She requested a full moratorium on development and remarked that she believed the city to be a crossroads and the failure to plan for smart growth would lead to a loss in quality of life. Murray specifically spoke to allowing residential growth at Exit 113. Peters-Reid shared her frustration regarding transportation cooperation, adding that GDOT had come to community meetings at least four times. She also noted regular town halls were held in development of the comp plan and periodically prior to pandemic conditions. Annie Hunt Burris spoke about transportation challenges and concluded that political solutions were necessary.

Bell Park Agreement – City of Madison / Massey Easement

Callahan said a solution has been reached with the Massey's regarding Bell Park, and the lease agreement has switched to an easement agreement subject to form. She said the Masseys have agreed to mitigate visibility for parking and would allow access to parking. Blanton moved to approve the easement agreement, subject to legal form. Joyce second. Opportunity for discussion. Joyce asked if the diagram remains the same and if document remains the same. Callahan said yes. Approved, vote unanimous (5:0)

New Business

District 5 Ballot

Wagenhauser moved to approve the district 5 ballot as presented. Latham second. Opportunity for discussion. Approved, vote unanimous (5:0).

LMIG Bid Tabulation

Nunn said three bids were received and East Coast Grading were the low bid at \$403,497.60. He outlined work that would be done and noted that the paving would be funded through TSPLOST. Blanton moved to approve the LMIG Bid Tabulation for East Coast Grading. Peters-Reid second. Opportunity for discussion. Approved, vote unanimous (5:0).

Planning Director Report

Callahan reviewed her quarterly report which included the following updates: in 2021 83 plan reviews, 349 building permits, 24 Unit/24 Singles Family units were reviewed; Q1 of 2022 - 19 plan reviews, 82 building permits, and 2 single-family plans were reviewed. In regards to environmental compliance she noted that, regular reporting takes place along with procedural checks and balance, and enhanced code enforcement. She reported that the following zoning actions took place; one text amendment, one map amendment, and one conditional use. In addition, two subdivisions were reviewed – Veranda Park and Commerce Park. She reported on the accomplishments of the Greenspace commission including the opening of Pritchard Loop, Arbor Day Celebration, opening of a neighborhood park, and East Horse Branch conservation easements and greenspace donations. Callahan said housing projects are moving forward including Canaan Crossing, Missing Middle Models (3 of 6 designs) and GICH endorsed workforce housing, Carmichael Commons. She said the return of the ice cream social will happen in the next few weeks. She also made note of the Public Arts Commission and Cemetery Commission.

She said upcoming projects include backfilling planner one, land use policy updates, neighborhood park restroom remodel, Bark Park design is taking place, and cemetery expansion grading quotes will be gathered. She said the planning department is administering four grants and outlined next steps in the application process for future grants.

FY2023 Budget Work Session

Stapp said she will except questions regarding the proposed budget if needed. Perriman reminded elected officials to meet with Stapp if needed.

Natural Gas Expansion Bid Tabulation

Nunn said he is presenting a recommendation to the most qualified bidder for the natural gas expansion to Bostwick. Nunn said the amount of work became too much for staff on top of everyday workload. He noted that the boar through Hard Labor Creek State Park was going to be bid out due to the type of work. The current bid will assist in extending gas from Old Mill Rd. to Fairplay Rd, through the park, to Sandy Creek Road and to several poultry houses. He said five bids were received and the lowest bidder was Southern Utility Group, however they did not have the qualifications needed and the bid was rejected. He said the second lowest bidder was D. Lance Souther Inc.. Nunn recommended approval of the bid amount of \$1,999,955 from D. Lance Southern and authorize Nunn to sign and send notice of award. Joyce asked if state law allows for rejection of bids. Nunn said yes. Joyce moved to approve the bid amount of \$1,999,955 from D. Lance Southern and authorize Nunn to sign and send notice of award to the company. Peters-Reid second. Approved, vote unanimous (5:0).

Wagenhauser asked about the time frame going forward. Nunn estimated six months to complete the extension.

Adjournment

With no further business, Mayor Perriman adjourned the Regular Meeting at 8:03 PM.

Approved: _____
Fred Perriman, Mayor

Attest: _____
Ashley Hawk, City Clerk

Date: _____

May 23, 2022

The Called Meeting of the Mayor and Council of the City of Madison was held on Monday, May 23, at 5:30 PM at the City of Madison Public Safety Building Meeting Hall, located at 160 N Main Street, Suite 400. Present were the following: Mayor Fred Perriman; Mayor Pro Tem Rick Blanton; Council Members Carrie Peters-Reid, Eric Joyce, Ed Latham and Betsy Wagenhauser; City Manager David Nunn; City Clerk Ashley Hawk; Information Officer Ken Kocher; Planning Director Callahan; Main Street Director Karen Robertson; and Attorney Carter. The meeting was called to order by Mayor Perriman welcomed those in attendance. Opening prayer and Pledge of Allegiance were led by members of council.

Legal Matters

Peters-Reid moved to add executive session for the purpose of discussing legal matters to the agenda. Latham second. Approved, vote unanimous (5:0).

Public Hearing - Comprehensive Plan Update

Jaeck said there are two house cleaning items to address: 1) update to the overall area for the county and changes they have made; 2) On the maps, there is a typo on the legend of one of the maps, and he explained that an experimental color was used in the legend that will not appear in the final submission.

Planning Director Callahan reviewed the process to update the comprehensive plan which included the following: legal advertisements; steering committee meetings; and updates to the short-term work program line-by-line. She explained that there are intentionally blank sheets included in the plan because minutes, and public comments received the day of the meeting will be inserted prior to submittal. She said the red numbers are new items, and if approved will be re-numbered. Also included in the update is an updated image of the county's character area map. She said the Madison Plans Committee met six to seven times and participated in very thorough meetings.

Callahan said the process for the meeting will be to hold a public hearing tonight and afterwards a vote on the resolution to transmit the comprehensive plan update to NEGRC who will review for completeness and once completeness has been determined the plan will be sent to DCA for a review of content. When reviewed by both entities, the plan will come back to a meeting for review and final vote.

Callahan said there is concern from the community regarding traffic, growth, and a tug and pull-on housing.

Mayor Perriman opened the public hearing. With no comments for or against, the public hearing was closed.

Joyce asked if public comments will be added to the plan before submission. Callahan said yes, comments will be inserted on the blank pages online. He also asked if approval of the update needs to be postponed to consider public comment that has been received over the last few days. Callahan said that would be possible if it was the will of the council. Wagenhauser asked if public comments will be inserted exactly as they were submitted. Callahan said yes.

Latham suggested forming committees to look at various areas of concern noted in public comments outside of the comprehensive plan. Callahan said the update is not a minutia

document but an umbrella. Callahan said the major throughfare plan would address traffic concerns. Latham asserted that the process was very thorough and informative. Callahan explained that the update is midway of a 10-year plan.

Latham asserted traffic is an issue all over the city and not just Main St. and the Historic District. Callahan said transportation engineers could review the issue or planners can come look at traffic from an outside perspective.

Callahan noted the request for a full moratorium on development was not addressed. The map was where there were the biggest changes.

Resolution to Transmit – Comprehensive Plan Update

Latham moved to approve the resolution to transmit the comprehensive plan update be signed and delivered. Peters-Reid second. Opportunity for discussion. Approved, vote unanimous (5:0).

Wagenhauser moved to exit the called meeting and enter executive session for the purpose of discussion legal matters. Peters-Reid second. Opportunity for discussion. Approved, vote unanimous (5:0).

Adjournment

With no further business, Mayor Perriman adjourned the Work Session.

Approved: _____
Fred Perriman, Mayor

Attest: _____
Ashley Hawk, City Clerk

Date: _____

HISTORIC MADISON COALITION

March 25, 2022

Via Electronic Delivery

Mayor & Council
City of Madison, GA
c/o City Clerk, Ms. Ashley Hawk
City Hall
Madison, GA 30650

Re: Comprehensive Plan Update Public Hearing at Called Meeting for March 28, 2022

Honorable Mayor and Council Members:

We write to you today to express our concern over the possible lack of required and appropriate notice of this meeting, lack of opportunity for the general public to participate in any comprehensive plan update, and the lack of opportunity to review any draft of the Comprehensive Plan Update, which seems contrary to the requirements of the Georgia Department of Community Affairs Rules of Procedure. If there are different rules applicable to updates of comprehensive plans, we would appreciate it if Mayor & Council would point us to those rules, as we have not been able to identify any.

It appears that the general public may not even be aware that an update of the Comprehensive Plan is underway. There has been no mention of this process on any meeting agenda published by Mayor & Council, nor can we find any mention of it in the local newspaper. Only by chance could the public be aware that it is time for the update, since the only mentions of it came twice during meetings: once in substitution for the noticed agenda item of a quarterly report, and once when called for during more general discussion. It seems that Council was advised that no public meetings were necessary for comprehensive plan updates; only two public hearings would be required.

Whether that is a correct assessment of the law or not, Item IX. Legal Matters, a. "Public Hearing-Comprehensive Plan Update" on the agenda for this upcoming called meeting appears to be premature at best.

I. The DCA Rules of Procedure do appear to apply to plan updates, not just the original comprehensive plan.

There is nothing in the Rules of Procedure to indicate that these legal notice and procedure requirements do not apply to updates of the plan. In fact, the Definitions section of the Rules, at §110-12-1-.05(18) states:

‘Plan’ means the comprehensive plan for any county or municipality.

Then at §110-12-1-.05(20):

‘Plan update’ means a more or less complete re-write of the plan, which shall occur approximately every five years, in accordance with the recertification schedule maintained by the Department.

The failure to notify the public that the update process is underway surely appears to fly in the face of the clear intention of the Rules of Procedure that the public be aware of and included in the update process. Again, if different rules apply to comp plan updates, please let us know what they are.

II. Notice of this hearing appears to be insufficient under the Rules, laws, and principles of fairness.

With regard to the notice required for public hearings on Comprehensive Plans, the Rules of Procedure of the Georgia Department of Community Affairs state at §110-12-1-.04(1):

Preparation, Transmittal and Review of the Comprehensive Plan. All required hearings should be handled in a manner that is consistent with any locally-adopted ordinances or other customary processes regarding the conduct of public hearings. The Department recommends that any community which must include a Land Use Element in its plan pursuant to section 110-12-1-.03(7) [a. Character Area Map and Defining Areas; b. Future Land Use Map and Narrative; c. Land Based Classification Standards (LBCS)] should comply with the Zoning Procedures Law (O.C.G.A. §36-66-1, et seq.). Failure to handle public hearings appropriately may undermine the legal validity of the local comprehensive plan. Documentation of the required public hearings (e.g., a copy of the “tear sheet” advertising the hearing in the local newspaper, a sign-in sheet from the hearing, etc.) must be included in the appendix of community involvement activities discussed in section 110-12-1-.02(2)(d).

It does not appear that the called meeting for March 28 has been advertised in the legal organ for Morgan County, nor, as stated above, can we find any advertisement that the City is undertaking an update of the comprehensive plan.

III. The first public hearing on the update is to precede the development of the plan.

It is unclear from the agenda for the called meeting for March 28, exactly what will be offered to Mayor and Council for consideration. As of 9:30 p.m. last night, we could find no attachments for this agenda item. Today, three draft maps concerning Land Use now are posted. According to the Rules of Procedure, at §110-12-1-.04(1)(a):

First Required Public Hearing. A first public hearing must be held at the *inception* (emphasis supplied) of the local planning process. The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. Once public comments have been addressed, the community may begin the process of development the plan.

Unless a different set of rules applies here, and if this is intended to be the first required public hearing, then any actions other than those outlined in the Rules stated above would be premature. No committees should have been formed or met; no draft of a plan update should have been prepared. The public has had no opportunity to participate as contemplated by the Rules on a first hearing. Nor could the public have done so, never having been made aware that the update process is underway.

If in fact they do apply, we ask that Mayor & Council review the DCA Rules of Procedure and take no action at the upcoming meeting in violation of those Rules or any other requirement of law. Any such violation could find the Mayor & Council operating not only outside the Rules, but also in violation of the First Amendment of the United States Constitution, and, as the Rules state: “Failure to handle public hearings appropriately may undermine the legal validity of the local comprehensive plan.” §110-12-1-.04(1).

Openness, fairness, and transparency are essential elements of representative government, and we implore Mayor & Council to employ these principles, respecting the rights of their constituents to participate in this very important process for planning the future of our community.

Respectfully submitted,

The Historic Madison Coalition

cc: James E. Carter, Esq.

Elizabeth Bell
555 S. Main St.
Madison, GA 30650

Called Meeting of Mayor & Council
March 28, 2022
Submission of Public Comment Concerning Agenda Item IX,a.
Legal Matters, Public Hearing – Comprehensive Plan Update

The Georgia Department of Community Affairs has established the Rules of Procedure for developing Comprehensive Plans and Plan Updates.

1. The first required public hearing on the update is to precede any development of the plan or even any development of the process that will be used to develop the plan. The first required public hearing “must be held at the inception of the local planning process.”

No planning, meetings, or other activities that might lead to a draft are to be held before this meeting, because according to the DCA Rules of Procedure, there are three purposes of this meeting:

- a. Brief the community on the process to be used to develop the plan;
- b. Obtain input on the proposed planning process; and
- c. Brief the community on opportunities for public participation in the development of the plan.

The text of the Rule reads as follows:

First Required Public Hearing. A first public hearing must be held at the *inception* (emphasis supplied) of the local planning process. The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. Once public comments have been addressed, the community may begin the process of development of the plan. §110-12-1-.04(1)(a).

The results of any meetings prior to the establishment of the process at the first required meeting could be based on factors and assumptions as to which the public would have had no input, like:

- the universe of items available for discussion (e.g., will we look at what hasn't been completed from the original plan, or just at changes that might require addition to or alteration of the plan, which could eliminate traffic from any consideration);
- assumptions that are to be made for our outlook (e.g., what growth rate projection will be used);
- how broad or narrow will the focus be on different issues;
- will there be open discussion on some or all issues, or will discussion be limited or guided, as through a set of choices.

These and many other issues of process should be decided with the input of the public, as the Rules require.

2. "Failure to handle public hearings appropriately may undermine the legal validity of the local comprehensive plan." §110-12-1-.04(1). Participants in zoning hearings in the future could challenge the validity of the Comprehensive Plan and any decisions against their interests that were based on the plan.

3. This meeting should be rescheduled, to achieve the purpose of and follow the Rules established by the DCA, and when it is, the notice should be published in the legal advertisements of the Morgan County Citizen. The Rules of Procedure recognize two places to look for guidance on notice: customary processes regarding the conduct of public hearings, and practices regarding zoning if land use is in issue in the comp plan. §110-12-1-.04(1).

- Notices of the conduct of public hearings in this City customarily and routinely are published in the legal advertisements of the newspaper.
- The draft maps attached to tonight's agenda evidence that the City considers land use to be an item for consideration in the comprehensive plan update, which requires that the zoning ordinance notice procedures be followed. Notice of zoning hearings in Madison are published in the legal advertisements of the newspaper.

Both of these dictate a notice in the legal advertisements, which did not happen here.

4. Surely the State's due date for this comp plan update has been out there for some considerable time. Couldn't this process have been started in a timely manner so that the Rules could be followed and the public could have more than two weeks to consider a draft they haven't even seen yet for a plan that will chart the course of this town for at least the next five years?

Yes, there likely will be consequences if we miss the deadline, as there probably were last time around when we missed it, but that shouldn't be taken out on the public. It has to be a better choice to do the plan right, get back in compliance, and avoid having the plan upended

down the road and the public feeling like the City doesn't really want to include them in the plan for their community.

The Rules of Procedure clearly require broad and deep public involvement, from process design to completion, open and accessible to all. Many other cities have followed the Rules and produced a plan the public believes will carry their community forward in the right direction. We should, too.

Respectfully submitted, March 28, 2022,

By: O. Elizabeth Bell

Celia Murray
555 S. Main St.3
Madison, GA 30650

Called Meeting of Mayor & Council
March 28, 2022
Submission of Public Comment Concerning Agenda Item IX,a.
Legal Matters, Public Hearing – Comprehensive Plan Update

Setting aside the substantial issues regarding adherence to the Rules of Procedure for Comprehensive Plans, transparency in the process, and citizen input, this comment specifically addresses the issues of traffic volume, infrastructure, and planning.

On page 32 of the 2017-2037 Comprehensive Plan in the “Our Community Vision” section the following language appears, ““Consultant observed... that various individual vision contributions reiterated Madison’s small-town character, its architectural heritage, and its vibrancy. Community leaders recognize the potential for continued success and support healthy balanced growth but do not seek growth that compromises quality of life, heritage, and natural beauty, indicating that the balancing of quality of life factors with smart growth benefits should be a primary focus of City leadership.”

Issues related to traffic and infrastructure are clearly areas of concern in that vision for the future of Madison. Indeed, the Madison Plans Committee identified Downtown Truck Traffic as one the top ten challenges in the City. *See Page 7, 2017-2037 Comprehensive Plan.*

Truck traffic is, of course, just one part of the great volume of traffic in our community, particularly in the Historic District. In 2007, the City commissioned an engineering firm to prepare a Major Thoroughfare Plan. One of the top findings was that the sheer volume of traffic in Madison was a significant problem which would only grow worse. The Major Thoroughfare Plan also notes the difficulty of alleviating the volume of traffic caused by the unique character of the Historic District.

The Major Thoroughfare Plan recognized the historic district as the major environmental constraint to addressing traffic issues due to its vast size and critical economic value to the community. “This district, being centrally located and containing many of the major trip generators and attractions of the city, make it imperative that transportation investments and land use development in and around the city pay special attention to the inevitable impacts to the transportation system in this district. Developing viable alternatives for local and through traffic that avoid this district is a critical need for the city.” *See Major Thoroughfare Plan, Section 6.0.*

As the Major Thoroughfare Plan noted in 2007, “(r)ecent increases in vehicular traffic in the city have been unexpectedly high. The population of Morgan County alone increased by nearly 33% in the 1990’s and that level of growth is continuing in neighboring counties as well. Using standard GDOT traffic growth rates, traffic is expected to nearly double on

3/28/22

all the main routes through downtown. Furthermore, truck traffic is expected to grow at an even faster rate than vehicular traffic. *Major Thoroughfare Plan Alternatives Analysis Report and Recommendations, Section 2.0.*

The City of Madison has indicated a desire to have all of its roadways function at a Level of Service of “C” or better, on a scale of A to F. When the Major Thoroughfare Plan was completed 15 years ago, South Main Street was already functioning at a LOS of D. See *Major Thoroughfare Plan, Section 2.4.1.* Now, the Georgia Department of Transportation projects that in five years’ time, Highway 441 will be a LOS EF, that is a road operating at maximum capacity or with “extreme delays with stopped traffic conditions” all the way from I-20 all the way to downtown, and North Main Street will be a LOS of D.

While, disappointingly, the entirety of the 2017 Comprehensive Plan Section of “Roads and Streets” is only four sentences long, it does note that “(c)itizens are increasingly seeking leadership solutions to traffic volume, speed, and noise on roads and streets.” See *Page 32, 2017-2037 Comprehensive Plan.*

The 2017-2037 Comprehensive Plan includes on pages 48-50, in the Community Agenda, various short-term work program items. Under “Infrastructure,” the first item is “Seek County support and request DOT outline next steps to accelerate the 83N bypass (2034).” The “Schedule” for that item is 2017-2022. Also included in the items is “Update and Implement Major Thoroughfare Plan, requesting same of DOT’s Plan,” with a “Schedule” of 2020-2021.

With recent developments in the State and surrounding community, the need for attention to these items and the issue of traffic is more urgent than ever. The deepening of the Port of Savannah, the designation by the State of Highway 441 as a freight corridor and its widening, and the anticipated construction of a major manufacturing facility in the county, all point to a coming explosion in demands on Madison’s critical infrastructure.

It is imperative that the City immediately undertake the two action items in the Comprehensive Plan as well as include additional items in the work program items to address the looming demands. These, in this writer’s opinion, should include:

- The commissioning of a new traffic study as the Major Thoroughfare Plan is now 15 years old;
- The imposition of a moratorium on new development for a period of time sufficient to conduct an in-depth study of the City’s infrastructure, both physical and human;
- Through robust community engagement, determine the consensus of the community with regard to how much growth is too much.

Respectfully submitted

Celia L. Murray

March 28, 2022

Public Comment

Honorable Mayor and City Council Members,

Regarding the Comprehensive Plan Update process, I researched what other cities had done to initiate their plan update efforts. I include some of the information I found below.

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3/28/22

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My input on the proposed planning process is:

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Carol Winslow

Celia Murray
555 S. Main St.3
Madison, GA 30650

Called Meeting of Mayor & Council
March 28, 2022
Submission of Public Comment Concerning Agenda Item IX,a.
Legal Matters, Public Hearing – Comprehensive Plan Update

Setting aside the substantial issues regarding adherence to the Rules of Procedure for Comprehensive Plans, transparency in the process, and citizen input, this comment specifically addresses the issues of traffic volume, infrastructure, and planning.

On page 32 of the 2017-2037 Comprehensive Plan in the “Our Community Vision” section the following language appears, ““Consultant observed... that various individual vision contributions reiterated Madison’s small-town character, its architectural heritage, and its vibrancy. Community leaders recognize the potential for continued success and support healthy balanced growth but do not seek growth that compromises quality of life, heritage, and natural beauty, indicating that the balancing of quality of life factors with smart growth benefits should be a primary focus of City leadership.”

Issues related to traffic and infrastructure are clearly areas of concern in that vision for the future of Madison. Indeed, the Madison Plans Committee identified Downtown Truck Traffic as one the top ten challenges in the City. *See Page 7, 2017-2037 Comprehensive Plan.*

Truck traffic is, of course, just one part of the great volume of traffic in our community, particularly in the Historic District. In 2007, the City commissioned an engineering firm to prepare a Major Thoroughfare Plan. One of the top findings was that the sheer volume of traffic in Madison was a significant problem which would only grow worse. The Major Thoroughfare Plan also notes the difficulty of alleviating the volume of traffic caused by the unique character of the Historic District.

The Major Thoroughfare Plan recognized the historic district as the major environmental constraint to addressing traffic issues due to its vast size and critical economic value to the community. “This district, being centrally located and containing many of the major trip generators and attractions of the city, make it imperative that transportation investments and land use development in and around the city pay special attention to the inevitable impacts to the transportation system in this district. Developing viable alternatives for local and through traffic that avoid this district is a critical need for the city.” *See Major Thoroughfare Plan, Section 6.0.*

As the Major Thoroughfare Plan noted in 2007, “(r)ecent increases in vehicular traffic in the city have been unexpectedly high. The population of Morgan County alone increased by nearly 33% in the 1990’s and that level of growth is continuing in neighboring counties as well. Using standard GDOT traffic growth rates, traffic is expected to nearly double on

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all the main routes through downtown. Furthermore, truck traffic is expected to grow at an even faster rate than vehicular traffic. *Major Thoroughfare Plan Alternatives Analysis Report and Recommendations, Section 2.0.*

The City of Madison has indicated a desire to have all of its roadways function at a Level of Service of “C” or better, on a scale of A to F. When the Major Thoroughfare Plan was completed 15 years ago, South Main Street was already functioning at a LOS of D. See *Major Thoroughfare Plan, Section 2.4.1.* Now, the Georgia Department of Transportation projects that in five years’ time, Highway 441 will be a LOS EF, that is a road operating at maximum capacity or with “extreme delays with stopped traffic conditions” all the way from I-20 all the way to downtown, and North Main Street will be a LOS of D.

While, disappointingly, the entirety of the 2017 Comprehensive Plan Section of “Roads and Streets” is only four sentences long, it does note that “(c)itizens are increasingly seeking leadership solutions to traffic volume, speed, and noise on roads and streets.” See *Page 32, 2017-2037 Comprehensive Plan.*

The 2017-2037 Comprehensive Plan includes on pages 48-50, in the Community Agenda, various short-term work program items. Under “Infrastructure,” the first item is “Seek County support and request DOT outline next steps to accelerate the 83N bypass (2034).” The “Schedule” for that item is 2017-2022. Also included in the items is “Update and Implement Major Thoroughfare Plan, requesting same of DOT’s Plan,” with a “Schedule” of 2020-2021.

With recent developments in the State and surrounding community, the need for attention to these items and the issue of traffic is more urgent than ever. The deepening of the Port of Savannah, the designation by the State of Highway 441 as a freight corridor and its widening, and the anticipated construction of a major manufacturing facility in the county, all point to a coming explosion in demands on Madison’s critical infrastructure.

It is imperative that the City immediately undertake the two action items in the Comprehensive Plan as well as include additional items in the work program items to address the looming demands. These, in this writer’s opinion, should include:

- The commissioning of a new traffic study as the Major Thoroughfare Plan is now 15 years old;
- The imposition of a moratorium on new development for a period of time sufficient to conduct an in-depth study of the City’s infrastructure, both physical and human;
- Through robust community engagement, determine the consensus of the community with regard to how much growth is too much.

Respectfully submitted

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Carol Winslow

Celia Murray
535 S. Main Street
Madison, GA 30650

April 18, 2002

Mayor & Council
City of Madison, GA
c/o City Clerk, Ms. Ashley Hawk
City Hall
Madison, GA 30650

Re: Comprehensive Plan Update Public Comment

Honorable Mayor and Council Members:

As you know from my previous communications to you, I am extremely concerned about Madison's growing traffic issues. At the last meeting of the Mayor and Council, which also served as the first public meeting on the update to the City's Comprehensive Plan, I addressed my concerns regarding traffic. Your response was essentially that, as Highway 441 was controlled by the State's Department of Transportation, the City's hands were tied with regard to the issue of traffic.

I beg to disagree with that assertion. Certainly, Highway 441 carries the greatest volume of traffic through town and the condition of that roadway causes the greatest concern, but there are measures well within the City's capabilities to address the growing traffic issues facing Madison.

I would first urge that a new, comprehensive traffic study be undertaken at the earliest possible date. The Major Thoroughfare Plan was completed in 2007. While that plan was prescient in many regards (see *Major Thoroughfare Plan Alternatives Analysis Report and Recommendations, Section 2.0* predictions of the doubling of traffic on routes through downtown and an even greater growth in truck traffic), it is seriously out-of-date. Without a current study to guide development, the City simply cannot create a comprehensive plan that adequately addresses traffic and the inevitable tension between development and preservation.

Pending the completion of such a study, I urge the City to institute a moratorium on development. In addition to allowing time for a new traffic study to be completed, a moratorium would also give the City time to address other infrastructure issues impacted by rapid development including the adequacy of the current school sizes, public safety forces, environmental impacts, storm water, and the myriad other areas impacted by rapid growth. Obviously, consultation with Morgan County would be required as to many of these issues.

The 2007 Major Thoroughfare Plan recognized the historic district as the major environmental constraint to addressing traffic issues due to its vast size and critical economic value to the community. “This district, being centrally located and containing many of the major trip generators and attractions of the city, make it imperative that transportation investments and land use development in and around the city pay special attention to the inevitable impacts to the transportation system in this district. Developing viable alternatives for local and through traffic that avoid this district is a critical need for the city.” *See Major Thoroughfare Plan, Section 6.0.*

On this issue, I urge the City to follow the Northeast Georgia Regional Council's *Resource Management Plan for Regionally Important Resources* with its clearly designed guidance for appropriate development practices, reviewing development within one mile outside of the Historic District as they suggest, and identifying this land with an overlay that creates a buffer zone around the Historic District.

As the City has long recognized, the Historic District is the economic engine of Madison, pumping some \$49 million annually into the local economy. In order to protect this vital resource, the City should encourage development *outside* of the original one-mile boundary of the City. Additionally, the City must act to route as much through traffic as possible away from the District. An updated traffic study would guide the City in doing this using streets and roads with the City's control.

Along this same line, I encourage the City to close the Kolb Street and Oil Mill Road railroad crossings. The potential development of the Pritchard Farm property has the potential to generate a tremendous volume of traffic cutting through the Historic District. Closing these crossings would act to limit the impact of this potential development on the District, and require a development plan that directed traffic away from the District.

Finally, I encourage the City to promote citizen involvement in all Madison neighborhoods which may be potentially affected by tear-down and infill development. Unfortunately, residents who don't watch the legal ads frequently find out about impacts to their neighborhoods too late in game to affect the outcome. The creation of planning districts or resident groups that are informed in the beginning stages regarding development in the neighborhood would not only provide residents a voice and some ability to protect their neighborhood's character, but would also improve the relationship between residents and City Hall.

I respectfully request that the Comprehensive Plan Steering Committee be furnished with a copy of this letter and that this letter be included in the public comment for the comp plan update.

Respectfully submitted

Celia L. Murray

BROOKS PENNINGTON III
1210 MAXEY LANE
MADISON, GA 30650

Received 4/21/2022
3:07 Pm

April 20, 2022

Mayor and Council
City of Madison, GA
c/o City Clerk, Ms. Ashley Hawk
City Hall
Madison GA 30650

RE: Response to Comprehensive Plan
Update Public Comment Letter

Honorable Mayor and Council Members,

While attending a Comprehensive Plan Update meeting on Monday night the group was presented a public comment letter from Celia Murray, a local resident. The essence of her letter was "with regard to the issue of traffic." However, her request to engage in a comprehensive traffic study morphed into the idea of putting Madison under a "moratorium on development" while the traffic study is completed and the City addresses "infrastructure... schools... public safety... environmental/impacts... storm water... and a myriad of other areas."

As a citizen (and not as a member speaking for the Comprehensive Plan Committee) I feel compelled to respond to the moratorium request.

I am opposed to a moratorium on development. Throughout my sixty-seven years of residency in Madison/Morgan County I have always been impressed with the way the City balances the interests of residents, small businesses, industries, service providers and others. It is my opinion that stopping all development to fix problems that we will always have to deal with is not the answer.

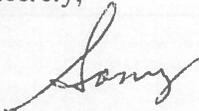
Traffic in Madison is an issue. I work on Main Street and I see it firsthand. However, we have been told by GA-DOT that the City has no jurisdiction to regulate the 441 and 83 state highways. Many vocal residents point to "truck traffic" as the root problem. So, I did a survey while standing at the front door of my office. Out of 100 vehicles that passed, 93 were private passenger. Of the seven (7) trucks there was one (1) transient eighteen wheeler, three (3) ten wheelers (hauling gravel to the 441 DOT project south of town) and three (3) short bed trucks belonging to a local business, the City, and the County. I believe we have a volume issue – not a truck issue. I also believe that much of our issue is caused by the success of our vibrant downtown area featuring a healthy balance of shops, professional, restaurants, and other retail.

I also would point out that the Comprehensive Plan draft does put the update of the traffic study on the five year plan. However, my suspicion is that the results of the study will point to what we already know.

Stopping all development is in my opinion not in the best interest of the City and would certainly be harmful to many existing and future businesses and residents of the City. During the course of the review and update of the Comprehensive Plan we had representatives of the schools, public health and safety providers, water, gas and other infrastructure providers, etc. give testimony to the state of these respective areas. While it is clear that we do have needs and challenges, we are in most respects in very good shape and should be able to handle growth going forward. That is what we plan for.

Thank you for allowing me to make this public comment. I was born in the hospital on Jefferson Street and I plan on living here in Madison for the rest of my life. It is the only place I want to be.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sonny".

Brooks "Sonny" Pennington III

Monica Callahan

From: Ashley Hawk
Sent: Friday, May 20, 2022 8:14 AM
To: Mayor and Council
Cc: David Nunn; Monica Callahan; Bryce Jaeck
Subject: FW: Comments regarding Comp Plan

Public Comment regarding the comp. plan update.

Ashley Hawk
City Clerk
706-342-1251 x 1205
www.madisonga.com

From: Vic Peeples <victor.peeples@hotmail.com>
Sent: Thursday, May 19, 2022 8:08 PM
To: Ashley Hawk <AHawk@madisonga.com>; ejoyce@madison.com
Subject: Comments regarding Comp Plan

We wish to address certain issues which we believe should be part of the comp plan.

I am, Vic Peeples of 596 Old Post Rd, Madison, GA. 30650. I live there with my wife, Denise. We have lived at this address almost 17 years. During this time, We have witnessed the changes in Madsion. In our view, some were good and some, not so good.

We would like to address 4 topics,
Traffic
Noise
Parking needs
New Development within the City and the impact of development surrounding Madison.

It is our hope you will address these issues and plan for the further impact of the current and future growth Madison and surrounding areas is and will experienced in the next several years to improve the quality of life for the citizens of Madison.

We hope you have heard a great deal about the traffic issues.

Main Street is ill equipped to handle its current volume of traffic. 17 years ago, I could turn out onto Main Street from Walton Street, Turn right, or left from E Washington Street onto Main Street in a reasonable amount of time. This is no longer true. During certain times of the day, I have waited over 10 minutes to make a left turn onto Main Street. from Walton Street. (our house sits on the corner of Walton Street and Old Post Rd.) I know the 10 minutes as it is 3 songs on the radio. The same is true of making a right or left turn onto Main St. from E. Washington Street. It is possible to sit through 3 green lights before you are able to make your turn.

Other than the amount of increased traffic, We think there are two issues effecting the Washington Street situation.

There is a limited vehicle stack between the traffic lights at East Washinton and the next one on Jefferson Street. This issue is compounded by semi or large trucks, or deliveries made to businesses on Main Street.

The other issue is the two lights are not synchronized adding to the insufficient car stack issue.

Drivers are solving the Main Street traffic issue by using residential streets, like mine, Old Post Road, and Acadamy Street to connect to Downtown or to Confederate Hwy to avoid Main Street traffic. These streets where not design to handle heavy traffic. Some of the vehicles drive too fast for the area.

We believe the amount of traffic will only increase due to the widening of Highway 441 to 4 lanes, the building and opening of Rivian Plant, and the housing development in the Rutlege area caused by Rivian and people continuing to escape the congestion of Atlanta and Conyers.

Developments just outside Madison City limits, like Madison Lakes are growing rapidly. Madison Lakes has built or have purchased lots to build close to 100 new homes. Drive the county roads, you will see numerous new houses under construction. Most of these new residents will be traveling to Madison to shop and use services here.

We think the council needs to seek expert help regarding the current and easily seen future traffic issues and traffic control. We suggest a traffic study be added to the comp plan and how it will be funded. We think such a study would also address areas where new business and any new housing development should be located to avert additional traffic from Main St and residential streets.

I don't know whether Noise pollution is a subject for the comp plan. We have a concern about this issue which is mostly caused by the traffic.

I thought the Council adopted a Noise ordinance. If they did it is not well enforced.

We purposely did not buy a house on Main Street back in 2005, as even then logging truck noise was an issue. We live a block off Main Street. There are times, due to amount of traffic, we can hear it inside our house. We may not be able to resolve this issue. However, vehicles with loud mufflers or loud radios/Boom Boxes, can be and should be addressed.

On a regular basis, we can feel the vibration of loud music and loud vehicles sitting inside our home. I can only imagine what the people who live on Main Street experience. We want to live somewhere where it does not sound as if, we live in a high-density urban setting. It is why we chose not to live in the greater Atlanta area. We wanted a quite small town which Madison was but, has begun not to be.

Recent additions to downtown Madison have included many new businesses, restaurants, and an assisted living complex. These are all good additions. They do burden an existing parking issue in the downtown area. I spent 40 plus years in the restaurant industry, where I was involved in site selection for close to 100 new locations with several different national chains. One of the most important issues was enough land for adequate parking for employees and customers. Sufficient parking is essential for businesses to survive. This issue should be addressed in your comp plan with the city adding a large parking facility or several smaller lots or areas.

We purposely purchased a home in the historic district when we moved to Madison. We love old homes, and we believed the historic district was protected somewhat from new housing development by the then existing comp plan. We were extremely disappointed by the councils approved change in the zoning for the Froster Park development allowing less than half-acre building lots. We believe that council disregarded the language of the existing comp plan.

We hope any new comp plan would protect the streets and the residences of the History District of ingress and egress traffic of any possible future developments where the location/s adjoins or abuts the Historic District, and they would be required to adhere to half-acre lots.

We hope the council agrees that the preservation of the charm and environment of the Historic District is important to the economic vitality of Madison and Madison is unique being a small town with open land and green spaces and that the council produces a comp plan which protects these attributes.

Don't let Madison get swallowed up by surrounding developments as so many small towns around Atlanta have been.

Thank You for your time and consideration of our input.

Vic & Denise Peeples

O. Elizabeth Bell
555 South Main Street
Madison, GA 30650

May 23, 2022
Via Electronic Delivery
Submitted to the Record of the
Mayor & Council Meeting of May 23, 2022
and the
Record of Public Comment on the Draft Comprehensive Plan Update

Mayor & Council
c/o Ashley Hawk, City Clerk
City Hall
City of Madison, GA

Re: Mayor & Council May 23, 2022 Public Hearing on Updated Comprehensive Plan

Honorable Mayor & Council:

I. NOTICE

You may or may not be aware that the agenda attachments for this meeting, containing parts of the Comprehensive Plan Update materials, were not posted to the agenda until Friday morning, May 20. It was stated at an April Steering Committee meeting that before any vote, the Committee would have a week to review the draft plan, and then the public would have a week to review the draft plan. While only one week is woefully inadequate given the scope and importance of the document, the public actually has been given only one business day to review a partial plan. The comp plan update process from start (with steering committee meetings held before the public knew the process was begun) to attempted finish (with a draft including pages labelled "Placeholder Intentionally Left Blank"), is hardly public friendly.

Moreover, the notices of the second public hearing placed in the general information sections of the newspaper hold no accurate notice to the public. As you will recall, the legally required second hearing already has been noticed once, for May 9, but the public was told *at the meeting* that the hearing wouldn't go forward because the draft wasn't ready. The new notices for the second hearing hold two possible dates, May 23 and/or maybe June 3. How many times is the public to be put on notice and on the mark for the hearing on this critically important document, only to have the city not complete its work in a timely manner? This cannot be considered legal notice if the complete product is not even available.

The comp plan update process was begun with inadequate legal notice (See letter of March 28, 2022, attached), and continues this way. Despite the request even of Council members at the first hearing that future advertisements be run in the legal advertisements, they were not. I reiterate my objection to the process as a whole as having been inadequately noticed to the public.

I respectfully request that Mayor & Council set a date for the document to be completed. When it is, the public should be given at least 30 days to review it, and a legal notice conforming to the Rules of Procedure should be placed for the second hearing. Surely this would not be difficult, and certainly it would be fairer than the obstacle course the public has had to run so far to have a say in its future.

II. DRAFT COMPREHENSIVE PLAN PROVISIONS TO DATE

As to the parts of the draft Comprehensive Plan made available to the public at this late notice, a cursory review shows the following as to Attachments:

Attachment A

Public Participation

It is inappropriate for the public meeting section to include notes from four steering committee meetings that were held before the first public hearing, and these notes should be deleted from any information transmitted to the NEGRC and DCA.

The public record appears to be incomplete. No responses to surveys and other independent written submissions online to the City or Planning Department have been included, and any other e-mail or hard copy submissions made to the City or Planning Department are required to be included as well, before this Plan is transmitted to the NEGRC and DCA.

Attachment D

Short Term Work Program

Some notable deletions and changes from the existing STWP have been made, which likely will have a significant impact over the five-year term of this plan. Of the draft posted to date, the following are of particular note.

Item WP. 23-17 – “Update and implement *Major Thoroughfare*, requesting same of DOT’s plan.” This item has been rolled from the plan for the first five years to the plan for the next five years, and isn’t slotted for actual consideration until 2023/24 or 2024/25. (The push-off of this item is made clearer by the proposed budget currently under consideration for 2022/23, where the amount budget for traffic studies like this is \$0.)

The proposed cost for this study is \$10,000. The proposed source of funding is listed as a grant. It is hard to understand why, in five years, no one has taken the time to write a grant application for this critical piece of information for our City's future. What is perhaps more perplexing is why the City continues to refuse to fund the study out of other sources of income – income that comes off the backs of the citizens.

Traffic is an enormous and growing concern for the citizens of this City; we have development coming at us from all sides; traffic conditions are already worse than the projections of the 2007 Plan. Yet this City refuses to spend even \$10,000 to begin the process of finding a solution, and the draft Comp Plan proposes kicking this down the road at least another year or two? I request that an immediate source of funding be identified, and that this item be completed in the 2022/23 fiscal year.

Item WP.75-108 – Implement a regular meeting schedule with local governments (City, County, BOE). The April 2021 STWP showed that no regular meeting had been scheduled as of that date. The 2022 Report of Progress characterized the progress measure as Completed/Ongoing. Now, it has fallen off the STWP altogether. If the work is ongoing, it should remain on the STWP as an active item, not be consigned to the stack of old comp plans on a shelf. More than ever, we need this coordination, now and for the future.

There are other items that have been struck from the list, too, apparently with the hope that they will be resolved before the close of this fiscal year. For example, the Downtown URA Plan 10-year update [WP.159-20], and the Subdivision Regulation [WP.128-18], neither of which is even to be presented in draft until June of this year. They should remain on the list until they are completed.

Making the list shorter does not make it better or more accurate, or what the citizens want. Pushing specific and achievable items off the list of work to be done because that work must be ongoing does not mean the work has already been completed and should not be subject to monitoring going forward.

Surely there is more that Mayor & Council and the public should and must consider about this plan when it is complete and there has been adequate time for review. We respectfully request that you take no action on this draft plan, other than to insist that it be completed and presented to the public for review in a timely and legal manner.

Respectfully submitted,



O. Elizabeth Bell

cc. Mayor Perriman
Council Member Blanton

Council Member Peters-Reid
Council Member Joyce
Council Member Latham
Council Member Wagenhauser
Monica Callahan

Elizabeth Bell
555 S. Main St.
Madison, GA 30650

Called Meeting of Mayor & Council
March 28, 2022
Submission of Public Comment Concerning Agenda Item IX,a.
Legal Matters, Public Hearing – Comprehensive Plan Update

The Georgia Department of Community Affairs has established the Rules of Procedure for developing Comprehensive Plans and Plan Updates.

1. The first required public hearing on the update is to precede any development of the plan or even any development of the process that will be used to develop the plan. The first required public hearing “must be held at the inception of the local planning process.”

No planning, meetings, or other activities that might lead to a draft are to be held before this meeting, because according to the DCA Rules of Procedure, there are three purposes of this meeting:

- a. Brief the community on the process to be used to develop the plan;
- b. Obtain input on the proposed planning process; and
- c. Brief the community on opportunities for public participation in the development of the plan.

The text of the Rule reads as follows:

First Required Public Hearing. A first public hearing must be held at the *inception* (emphasis supplied) of the local planning process. The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. Once public comments have been addressed, the community may begin the process of development of the plan. §110-12-1-.04(1)(a).

The results of any meetings prior to the establishment of the process at the first required meeting could be based on factors and assumptions as to which the public would have had no input, like:

- the universe of items available for discussion (e.g., will we look at what hasn't been completed from the original plan, or just at changes that might require addition to or alteration of the plan, which could eliminate traffic from any consideration);
- assumptions that are to be made for our outlook (e.g., what growth rate projection will be used);
- how broad or narrow will the focus be on different issues;
- will there be open discussion on some or all issues, or will discussion be limited or guided, as through a set of choices.

These and many other issues of process should be decided with the input of the public, as the Rules require.

2. "Failure to handle public hearings appropriately may undermine the legal validity of the local comprehensive plan." §110-12-1-.04(1). Participants in zoning hearings in the future could challenge the validity of the Comprehensive Plan and any decisions against their interests that were based on the plan.

3. This meeting should be rescheduled, to achieve the purpose of and follow the Rules established by the DCA, and when it is, the notice should be published in the legal advertisements of the Morgan County Citizen. The Rules of Procedure recognize two places to look for guidance on notice: customary processes regarding the conduct of public hearings, and practices regarding zoning if land use is in issue in the comp plan. §110-12-1-.04(1).

- Notices of the conduct of public hearings in this City customarily and routinely are published in the legal advertisements of the newspaper.
- The draft maps attached to tonight's agenda evidence that the City considers land use to be an item for consideration in the comprehensive plan update, which requires that the zoning ordinance notice procedures be followed. Notice of zoning hearings in Madison are published in the legal advertisements of the newspaper.

Both of these dictate a notice in the legal advertisements, which did not happen here.

4. Surely the State's due date for this comp plan update has been out there for some considerable time. Couldn't this process have been started in a timely manner so that the Rules could be followed and the public could have more than two weeks to consider a draft they haven't even seen yet for a plan that will chart the course of this town for at least the next five years?

Yes, there likely will be consequences if we miss the deadline, as there probably were last time around when we missed it, but that shouldn't be taken out on the public. It has to be a better choice to do the plan right, get back in compliance, and avoid having the plan upended

down the road and the public feeling like the City doesn't really want to include them in the plan for their community.

The Rules of Procedure clearly require broad and deep public involvement, from process design to completion, open and accessible to all. Many other cities have followed the Rules and produced a plan the public believes will carry their community forward in the right direction. We should, too.

Respectfully submitted, March 28, 2022,

By: O. Elizabeth Bell

May 23, 2022

Mayor and City Council Members
City of Madison

Honorable Mayor and City Council Members:

Re: Public Comment for the draft of the Comprehensive Plan Update

- The new automotive plant was mentioned in the Community Assessment section, but it doesn't appear that the emergence of a major industry in our county was taken into account in the Comprehensive Plan update. Other communities are taking the time via moratoria to study the impact to their communities now that the demand for growth due to the automotive industry appears intense. The wording in our comprehensive plan section on Growth in the update looks to be the exact same wording as is in the older plan. The newer Scope section mentions Public Art, but doesn't mention impending growth.
- Citizens have on many occasions requested more notice and more transparency with pending changes to our plans and ordinances. One way to aid in this would be to have some sort of design review board for areas that are not reviewed by either the Historic Preservation Commission or the Corridor Commission. Another way to be more open would be to establish procedures that indicate requirements for providing proposals, applications and staff reports to be posted online earlier than a day or two before the hearings. There are many other simple ways to increase transparency to citizens, and I think this is a worthwhile goal for how we plan.
- The following statement appears in both the existing Comprehensive Plan and the update draft version:

Madison grid-system distributes traffic fairly evenly and all such streets enjoy a fair to high level of service as indicated in thoroughfare planning.

A careful review of our traffic issues as part of updating our Major Thoroughfare Plan (MTP) would allow for examination of this statement. Madison has said that Level of Service C was desirable, and we know that many of our roads have had lower levels for years (data for the MTP are from 2005). Finding alternatives to piling up overflow traffic on the secondary streets in a grid formation would help to maintain safety and quality of life, enhancing street walkability rather than eroding it.

- The Community Vision pages appear to be missing in the draft update. The pages go from 30 (numbered) /31 (unnumbered) to 34 (numbered) /35 (unnumbered).
- Protection of the Historic District does not appear to be a priority. The Historic Madison Coalition 2018 letter (attached) for the previous plan was not included in the previous Comprehensive Plan, even though it was submitted as public comment. Many letters submitted as public comment during the update process were not included (mine is attached). Citizen suggestions to follow the Regional Council's guidelines to aid in protection of the Historic District do not appear to be reflected in the body of the narrative section of the previous plan, and still are not apparent in the update draft.
- A brief look at the maps in the draft update and comments made in city meetings indicate many of the vacant parcels surrounding the city, and the city's industrial and residential sections, may see applications for development shortly. Special attention should be paid to the tax implications for the incoming growth, as increases in property taxes to pay for increased services affect housing affordability directly. In the past, I suggested looking at impact fees to somewhat offset these expenses, and I do not think that has been done. It seems prudent to me to at least consider the option as we examine the financial implications of rapid growth. We might find that what we need in times of rapid growth differs from what we needed following the economic decline from over a decade ago.

- Attention to the logistical effects of development in the area surrounding the city, known as the "halo" area, suggests the need for ongoing cooperative conversations with the county and school leadership.

Carol Winslow

Attached: 2018 letter from Historic Madison Coalition
May 9 2022 letter missing from Public Comments Section

October 25, 2018

Honorable Mayor and Council:

We write to you to express our appreciation, thoughts, and concerns, with regard to the future protection of Madison Historic District under the draft comprehensive plan currently under consideration. In the following paragraphs we first review the recognition of the District and the responsibilities for the District that are a part of that recognition. Second, we review the language in the draft comp plan that reflects the importance of the District to our City. Third, we review the Land Use Guide in the draft comp plan, and the protections necessary to be included there if the District is to be preserved for the next and future generations. Fourth, we highlight just a few areas that should be included in the self-assessments. Finally, we attach an addendum reflecting the suggested changes in the draft comp plan.

To begin, as has been recognized, the Madison Historic District is a Regionally Important Resource (RIR), and with that come obligations by our City to protect it. The Northeast Georgia Regional Council (NEGRC) has clearly designed guidance for appropriate development practices in its Resource Management Plan for RIRs, including using infrastructure to steer development away from the resource, use of compatible scale and design, appropriate housing size and style, lot size and setbacks; and general policies and protection measures, including incorporating RIR protection into local planning efforts, local and regional stakeholder involvement in planning and development, buffers, design guidelines, focused growth areas, historic preservation, overlay zoning, increased public involvement and Transferable Development Rights (TDRs) as sending sites. Development that might have an impact on the resource deserves heightened scrutiny. For instance, developments that qualify as Developments of Regional Impact carry a required procedure for review of their potential impact on such a resource if they are within a mile of an RIR. Even without this regional scrutiny, however, we all know how important the Historic District is to the City, both culturally and economically. Its local and national registry status should not be threatened by over-development, commercialization, or neglect. We shudder at the thought that what has happened in Savannah, where the historic district status has been downgraded to “Threatened,” would ever happen here.

The draft comp plan reflects the importance of the Historic District and its protection, to the citizens of Madison. For example, at page 6, “the Consultant observed ... that most identified “favorite spots” lie in the Downton Core or Traditional Residential Area [which includes the Historic District], indicating protection and enhancement of these areas should be a primary focus of City leadership.”

Concerns arise, however, about the degree of protection afforded by this new draft plan. The Land Use Guide, which begins at page 34 of the draft plan, states, “the **Character Area Map** and the defining narratives for identified **Character Areas** provide the physical planning component of the Comprehensive Plan. Herein, these tools are collectively referred to as the Land Use Guide, forming the basis for future land use decision making.” (Emphasis in original.) The defining

narratives for each Character Area fall into six broad categories.

When it comes to the Madison Historic District, the Land Use Guide that forms the basis for future land use decision making in the District comes down to two pages: the Character Area Map showing the Traditional Residential Areas of the city within which the Historic District lies, and page 42, the defining narrative for all of the Traditional Residential Areas. Two pages with no specific protections stated are all that is allotted to protection of the foundation of the heritage tourism industry of this City and the neighborhood of the hundreds of residents who not only call it home, but provide the economic engine for that industry.

The draft comp plan states at page 35 that the Character Area Map will evolve over time, but no guidance, direction, or parameters are stated in the narrative that would provide protection for the Historic District. Not once is density even addressed. When it comes to the Historic District, page 42, Valued Characteristics of the Traditional Residential Areas clearly should include “infill of structures of similar character *and density*.” On that same page, Goals & Outcomes - Not Desired clearly should include “dense infill.” (See Attachment A.)

While the Stakeholder Involvement section of the plan evidences real work by the citizens involved, that section alone cannot be considered to reflect the “community vision” that a comprehensive plan is supposed to consider and reflect. The data and work of the committee are now over two years old, and much has changed in this community since then. When a new development in the District was proposed seeking a zoning change from R-2 to R-4, which would double the density on a large parcel in the District, hundreds of residents of the District petitioned the City to deny that densification. (Attachment B.)

Moreover, on the Zoning Compatibility Notes on page 42, it is noted that PRDs are a zoning option outside the District. At page 20 of the Draft plan, however, it is suggested that PRDs will be revisited for use in the residential areas of the Historic District, despite the fact that hundreds of citizens petitioned the City to have that urban planning tool removed as an option in the residential areas of the Historic District, where traditional zoning is more appropriate. (Attachment C.)

The Comp plan cannot be based solely on data now over two years old, and use only that to form the basis for a comprehensive plan, when so much more has happened in this community in the intervening years that work on this plan was left in abeyance. This community has been engaged and involved in conveying its vision for its community, and that vision must be respected and reflected in any document that carries this community forward.

The new comprehensive plan for Madison states that it incorporates addenda from the current plan (See p.30.) At a minimum, it should incorporate the language from the current comp plan that provides protection for the District:

6.8 City of Madison Future Land Use, Growth Areas: A minimal amount of growth can be accommodated by infill development of the historic areas of Madison.

The draft comp plan never states that the community has decided that these protections would not carry forward. Indeed, the community has resoundingly, and repeatedly, voiced its support for preserving the integrity of the historic district from infill development. The groups that were brought together by the planners and the citizens who came to public meetings back some years

ago, came with a base understanding that protections for the District were in place. If the plan was not to carry these protections forward, they should have been told. Protection of the integrity of the Historic District obviously was and is important to them and to the residents of the District.

Too, the Major Thoroughfare Plan from 2007 stated some segments of the Main Street roadway in the historic district were at level of service 'D' and predicted to be failing by 2030. The Thoroughfare Plan, recognizing the "critical economic value" of the district to the community, suggested transportation and land use development pay attention to the inevitable impacts. Protection of historic structures and districts was suggested to be aided by efforts steering development and transportation infrastructure away, in order to avoid compromising the entire district or having a significant adverse effect.

The regional and state standards self-assessments raise many questions about the City's protection of the District as well. To name a few, under the Regional Performance Standards, Excellence Standard (1), "density" obviously is a problem in our zoning ordinance. Under Standard (5), the City should listen to the residents of the Historic District and make public documents available to them, without requirement of filing Open Records Act Requests; the City should prevent the efforts underway to dilute the authority of the Historic Preservation Commission; and the City should recommit itself to listening to and following the recommendations of the HPC – the board constituted of members who hold the knowledge necessary to the analysis of the preservation issues before them.

Under the state Quality Community Objectives, Social and Economic, Growth Preparedness, (6), the "yes" box is checked indicating that "We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community," but there is no narrative explanation of where this growth area designation can be found.

Finally, we do applaud the idea put forward at page 20 of the plan, promoting the idea of neighborhood groups and covenants. The Historic District has these: the Historic Madison Coalition; the Historic District national, state, and local statutes, ordinances and guidelines; and the Historic Preservation Commission. These should be involved at every consideration of this recognized regionally important resource.

We appreciate your consideration of the changes to the draft comprehensive plan that we support and request, as reflected in Attachment A.

Sincerely,
The Historic Madison Coalition Board

Attachments omitted 5/23/22

Sent: Mon, May 9, 2022 4:11 pm
Subject: Comprehensive Plan update - public comment

Honorable Mayor and City Council Members:

When reading parts of the Morgan County Comprehensive Plan, I noticed that some citizen comments were made concerning traffic issues in Madison. Some of the survey respondents wrote that they were Madison residents. I'm including the comments here as I think it's important to understand not only our city residents' views on traffic, but also those comments from people that come to Madison for business, entertainment, shopping, etc. It's likely that visitors who come to Madison who don't live in our county also observe the things pointed out here, but wouldn't be providing input for our comprehensive plans. I think the issues mentioned should be included in the Madison plan update as well as the county's, so I am submitting this letter as public comment for the Madison Comprehensive Plan update.

Comments from the Morgan County Comprehensive Plan Update draft:

https://www.morganga.org/DocumentCenter/View/3333/2022-2036MorganCountyJointCompPlan_FinalDraft_Reduced_Size

Downtown Madison Additional parking with shuttle service from the parking to the merchants and restaurants. This would reduce downtown traffic.

The biggest issue regarding traffic is the large trucks that come through Main St. in Madison.

Inconvenience of large truck traffic in downtown area of Madison.

10 wheelers and speed continue to be a persistent problem North and S. Main St. Madison. Local police do not stop and ticket. Excessively loud music from cars as well as tail pipes persist and to my knowledge is not addressed and ticketed 18 wheelers thru downtown Madison

Bostwick highway main street I20 to Madison by-pass

Bypass. Y intersection at the old hospital. 83/downtown Madison

Need to complete the bypass around Madison

The only problem is the intersection of S. Main Street at W. Washington where large 18 wheel trucks make a right turn. They are too big to come through the downtown. The idea of a bypass for Hwy 83 going which goes south to north has been talked about for the 22 years since I moved back to Madison. If mega sites can be bought up, why can't this needed bypass be worked on?

There are a few places in Madison where it is difficult to get out in traffic at certain times of the day.

Traffic has greatly increased in Madison. It is to the point that it is hard to get in the road at certain times of the day. Truck traffic on highway 83 at I-2.0 by the new truck stop is dangerous

When driving from the outer Madison or Rutledge areas, traveling to downtown Madison via Hwy 278, the driver will arrive at a one-sided stop sign near the address of 877 S. Main St. It is there that Madison's South Main St. "fork in the road" area needs a traffic light instead of just a one-sided stop sign. It can be dangerous when one tries to navigate to downtown Madison after that one-sided stop sign. A slight miscalculation of oncoming traffic speed or a blind spot on your right can result in accidents. It is also a safety issue for drivers traveling on South Main St. coming from downtown Madison as one nears that same "fork" juncture point - - where one could either continue driving straight towards Rutledge OR bear left to drive towards Madison's shopping area with Ingles, Walmart, Lowes and fast food. The current one-sided stop sign is just for drivers coming from opposite direction. As traffic and population both continue to grow, this will continue to be a safety issue.

Where 278 comes into 441 in Madison.

Where 278 going east joins Main Street. Always a painfully long and dangerous current layout.

Need to FORCE large trucks (18 wheels, etc.) to use the bypass and stay out of downtown - and off the square.

I would like the simplicity if it all remain. To not have heavy traffic constantly in Rutledge like it now is in Madison.

keep tractor trailers out of Madison

Keep the large trucks from coming through Madison

Remove 2 hour parking signs from downtown Madison B) find a way to keep trucks out of downtown Madison

Keep the large trucks from coming through Madison

City Of Madison. Additional parking and shuttle service from parking to merchants and restaurants. Police speeds and 10 wheelers through downtown Madison. I have yet in the past six years seen any truck, car or any vehicle stopped for speeding. Policing to Direct 10 wheelers from downtown to 441

Cooperation between Morgan County and the City of Madison needs to improve for the mutual benefit of the citizens. Can we do anything to promote a Madison By-pass on the Westside? This is not just a downtown Madison problem, but would help cross-county traffic flow and wiser development as those pressures accelerate. If we are going to grow the infrastructure needs to go ahead and start changing so we can accommodate the growth vs waiting until its too late.

Keep 18 wheelers out of Madison square.

Morgan County to build a north/west Madison bypass. Need a plan for traffic issues in area around schools.

Big trucks do not need to drive through downtown

Bypass. Y intersection at the old hospital. 83/downtown Madison

Intersection at dead end of 278 and S Main Street. Intersection of Hwy 83 and 278. Intersection of 83 and main street downtown. Need to get the trucks out of town.

Police and maintain speeds as well as 10 wheeler traffic on North and S. Main St. Direct 10 wheelers away from downtown and toward 441.

Reducing tractor trailer traffic in the downtown area, increased police presence on the Main Streets to slow people to the appropriate speeds,

4-lane 441 to Athens keep large trucks out of downtown by building a bypass These are probably work for the GDOT, but need to be pushed by the City and County.

I think the Rivian Project is a mistake, but if that happens despite my objections, controlling the negative impacts of this unprecedented change will be critical. There are of course opportunities to channel that change, and to fund many improvements from revenues and development concessions. Cooperation between Morgan County and the City of Madison needs to improve for the mutual benefit of the citizens. Can we do anything to promote a Madison By-pass on the Westside? This is not just a downtown Madison problem, but would help cross-county traffic flow and wiser development as those pressures accelerate. If we are going to grow the infrastructure needs to go ahead and start changing so we can accommodate the growth vs waiting until its too late.

Thank you for your consideration.

Carol Winslow

Monica Callahan

From: Ashley Hawk
Sent: Monday, May 9, 2022 4:24 PM
To: Mayor and Council
Subject: Fwd: Today's scheduled M&C meeting

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From: Historic Madison Coalition <hmc@historicmadisoncoalition.org>
Sent: Monday, May 9, 2022 3:36:00 PM
To: Ashley Hawk <AHawk@madisonga.com>
Subject: Today's scheduled M&C meeting

Hi Ashley,

Could you please forward this to the mayor and council ahead of today's meeting?

Thank you

Honorable Mayor and City Council Members:

While some maps, notes, some of the public comments and a list of work items were posted online Friday for Madison's Comprehensive Plan update, there was no draft that we could see for the public to review to provide comments. We suggest you postpone the public hearing for this important document until a few weeks after it is written and published to allow the participation of Madison citizens.

Sincerely,
Historic Madison Coalition

Glenn T. Eskew

May 2022

**PUBLIC COMMENTS FOR MADISON'S
FIVE YEAR UPDATE TO THE
2017-2037 COMPREHENSIVE PLAN**

These comments are intended to assist the Mayor and City Council along with the Madison City Manager and Planning Department as it revises the Five-Year-Plan in anticipation of projected growth anticipated for Morgan County resulting from its designation as part of Atlanta's 29-County Metropolitan Statistical Area. In summary, the remarks emphasize the need for the City of Madison to increase its protection of the Madison National Register Historic District along with the surrounding neighborhoods while taking care to improve "Brand Madison."

Renowned for its attractive nineteenth century architecture in open settings characteristic of its rural heritage, Madison's Historic District has both been enhanced and diminished through planning and municipal decisions over the past twenty years. While an active Historic Preservation Commission has worked hard to maintain the appearance of the housing stock in the community, misguided application of "New Urbanism" practices has promoted housing density throughout the Historic District, compromising the rural look and open spaces that provide the very reasons for inscription on the National Register of Historic Places. The adoption of a new zoning map in 2005 that attempted to codify and standardize lot sizes actually resulted in numerous split parcels creating new building lots that have inundated the Historic District with infill houses. No amount of regulation by the HPC regarding the architectural style of these new structures can offset their impact on the decline of open spaces in town. The worst example of such bad infill is Foster Park which should have been limited to what the existing zoning and space would have allowed rather than the cookie-cutter cul-de-sac development that has materialized under a landscape swept clean of its heritage as one of Madison's historic pecan groves. Not only did this decision contradict all previous housing construction in the Historic District by introducing suburban design and look-alike-housing, but it ignored the importance of the agricultural heritage represented by the pecan trees which elsewhere in town had been saved when the land faced development for housing such as along the Eatonton Road, the Pennington track, down State Highway 83 by the old Hospital, and East Avenue. Instead the City of Madison allowed the worst of Atlanta-style construction to take place in the heart of the Historic District on clear-cut lots that promote global warming.

After the turn of the century in pockets around town Madison briefly experienced congested residential areas when former sharecroppers fled the boll weevil and the collapsing cotton economy of the Morgan County countryside. Although never sustained, the thirty-odd years of this has been used to create a false argument to try and justify new housing density. While it is true that cheaply constructed shacks once existed behind the Morgan County Courthouse, between Academy and Old Post near Central Avenue, and beside Burney Street near the waterworks, these areas housed a migratory rental population roughly from 1910 to 1940. Nevertheless, the city has used this to justify the building in the Historic District of the densely populated housing developments Candler Lane and Walker Rose and now along Second Street in an effort to shoehorn in as many houses as possible. No such future developments should be allowed in Madison's Historic District or established neighborhoods. Misguided "New Urbanism" policies are inappropriate for rural Morgan County and diminishes Madison's rationale for being on the National Register. In justifying density, planners claim to promote a "walkable city" but Madison's planning department repurposed its two intown grocery stores—turning the Pig into residences and offices and the IGA into Town Park—which forced residents to drive to the strip. With the current shift to electronic vehicles powered by renewable energy, "walkability" is no longer a concern. As a rural county seat, Madison is not a regional center like Athens or a metropolis like Atlanta, nor should it aspire to either of these.

To inappropriate housing density might be added the numerous unfortunate decisions by Mayor and City Council to downzone properties despite vocal opposition from neighboring residents who had been promised in 2005 that the land would be protected as R1. On the north side of the Historic District the city downzoned property along North Avenue for a developer and on the south side along Fourth Street for a property owner. The worst example occurred when the city ignored a petition signed by more than 300 residents opposing the downzoning of the Foster Park track. Such actions make meaningless the 2005 zoning code and ignores the property rights of the tax-paying neighbors and residents.

Often the argument for housing density includes the idea that “more roofs” will provide more tax revenues for the city’s coffers without ever truly acknowledging the increased demands on municipal government of having more residents. To adequately offset the additional costs of fire and police protection, wear and tear on public roads, schools, the hospital and other public services, the value of a new house must exceed \$400,000 to provide enough in tax revenue to warrant its construction. Population growth is not the answer—it is the problem. The city should promote instead of new construction with new residents, the rehabilitation of the existing housing stock and a stable population.

To be fair to the City of Madison, in addition to providing basic services, it does many things right including the cosmetic landscaping in town, the various civic committees to maintain the cemetery, plant trees, and oversee enforcement of historic preservation practices. Yet years of planning department projects worked out in conjunction with the Downtown Development Authority and a handful of choice developers taints the good accomplished. It seems that the public’s benefit comes with an added expense factored in to favor certain others as seen through the developments that surround Town Park. Once it is finished, the West Washington Gateway will make an attractive welcome into town, but this redevelopment and that of Silver Lakes has created additional water runoff that despite the multimillion-dollar wastewater treatment installation continues to inundate the property of Mr. Curtis Chapman on Pearl Street. Why?

ACTIONS

There are several actions the City of Madison should take as priorities when revising its Five-Year Comprehensive Plan:

MORATORIUM ON NEW BUILDING UNTIL ADEQUATE PROTECTION AND APPROPRIATE TRAFFIC PLANS ARE IN PLACE: Following the example of other communities facing rapid development, Madison should immediately adopt a moratorium on new construction until after the city has in place adequate protective measures, addressed existing and anticipated traffic congestion, and planned for problems brought about by additional development in Morgan County and the surrounding area.

NO HOUSING DENSITY IN THE HISTORIC DISTRICT: The City must prevent any more housing density in the Historic District. It must uphold and protect the current zoning and mitigate the bad decisions already made regarding infill. If there must be population growth in Madison—and no one has convincingly argued reasons why Madison and Morgan County should absorb Atlanta’s surplus population—then whatever growth occurs must take place outside the boundaries of the Historic District which serves as a precious economic engine for the community. The Historic District is finite. Developers and realtors need to be forced to accept what exists and quit trying to add more listings simply to line their own pockets. People who want growth never seem to be able to say how much growth is good growth. One need only look at Gwinnett County with its population topping one million people—or Newton with 110,000—to see how advocating for growth kills community. Is the municipal leadership trying to kill Madison? If not, then it should be actively resisting growth at all costs and prevent it from occurring in the Historic District.

CREATE A BUFFER ZONE AROUND THE HISTORIC DISTRICT: Indeed to strengthen the city’s cultural heritage and its environmentally sound tourism industry, a Buffer Zone of about a mile wide should be designated around the boundary of the Historic District to protect its sensitive nature and viewshed and to help limit the impact of traffic and congestion.

This Buffer Zone would incorporate other historic neighborhoods such as Cedar Lakes and along East Avenue, Harris Street, the East End of North Main, Maxey Lane, East Washington, Pearl Street and other distinctive residential areas in Madison's city limits. These neighborhoods deserve protection not just from bad infill but also tear-downs and macmansions and other forms of metropolitan destruction. Elsewhere in the world, historic town centers are fighting environmental degradation and Climate Change by preventing housing density, reducing population congestion, and limiting sprawl. The City of Madison should follow this lead.

LIMIT NEW HOUSING TO OUTSIDE THE BUFFER ZONE: If there must be additional housing construction, then it must occur at a distance from Madison's established neighborhoods and the Historic District, further down the existing corridors of U.S. Highway 441, State Highway 83, and along the bypass. Any traffic that results from such development should be connected to the bypass and away from the town center and Historic District so that its impact is limited on the streetscape and quality of life of the residents who live in town and the tourists who visit.

FUND A TRAFFIC STUDY: Madison needs an up-to-date traffic study that addresses the current congestion and truck problems in town and that plans for any potential population growth anticipated over the next two decades. While much has been said about traffic, little appears to have been done except by the Georgia Department of Transportation which erect double traffic lights with turn signals on Washington and Jefferson Streets. What's the plan now, to four-lane U. S. Highway 441 through the middle of town? The failure to adequately respond to the increase in truck traffic is a failure of municipal leadership. The steady increase in daily usage of Main Street underscores the problem that must be solved.

PROVIDE ENTRANCE TO THE NEW CEMETERY FROM HIGHWAY 83: Although the City of Madison plans to extend access from Kolb Street into new areas purchased recently for the cemetery, that should not be done and the railroad crossing closed instead. This is a dangerous plan. Anyone who has watched cars slowly snake through a cemetery with their fits and starts to get to a grave's location knows it is a mark of bad planning to encourage funeral processions to cross railroad tracks! Instead a new entrance for the cemetery located on the north side of the railroad tracks should be developed off of West Washington Street and Highway 83. The Kolb Street crossing is no longer necessary with the restoration of Historic Bull Street coming off Highway 83 on the other side of the tracks and entering the cemetery. Indeed an appropriate new entrance to the cemetery should be built on this north side of the tracks.

SAVE THE HISTORIC WOODEN BRIDGE AT OIL MILL ROAD: For years the City has budgeted for a state-of-the-art vehicular overpass to replace the historic wooden bridge that crosses the Norfolk Southern Railway at Oil Mill Road now called Mason Road. Long closed to traffic, this historic structure is a contributing feature to Madison's National Register Historic District and must be protected and restored. The money budgeted for this bridge replacement should be used for whatever is required so that Historic Bull Street can gain access into the cemetery on the north side of the tracks.

CONDUCT A SURVEY OF MADISON'S HISTORIC STREETScape: The City should use its own funds to pay for a survey of the streets in Madison's Historic District and then develop regulations to be overseen by the Historic Preservation Commission that can be adopted through ordinance to protect these contributing elements to Madison's National Register listing. Streets should be divided into "primary," "secondary," and "tertiary" according to levels of development. So a "primary" street, like Main Street, would be identified by being a U. S. or Georgia Highway, paved as two or three lanes with curbing, gutters, storm sewers, sidewalks, streetlights and other requirements for heavy traffic. A "secondary" street like Academy Street would be two-lane, paved, maybe with storm sewers and gutters and sidewalks and maybe not. A "tertiary" street like Third Street might or might not be paved, might be one-lane wide, lack completely storm sewers and streetlights. Some streets—like Old Post Road—retain characteristics of all three, from "primary" in town, to "secondary" and "tertiary" in the neighborhood. These "tertiary" streets are crucial to maintaining Madison's appearance as a rural county seat and rather than showing a lack of importance for failing to have such

“improvements,” they actually are more significant now than the “primary” and “secondary” streets as far as retaining the character of the Historic District. The gravel one-lane Walker Street as it crosses the gravel one-lane Third Street reinforces the attractive, open, and rural nature of the community—the opposite of Atlanta’s suburban feel—and under no circumstances should this be altered in any fashion. Such characteristics increase property values. Adding curbs, sidewalks, storm sewers would diminish property values. As of now there are no protections in place to protect the streetscape save for an understanding that such change would be detrimental to the look of town. Therefore a survey must be conducted with appropriate measures recommended that can be adopted as a new ordinance to enable the HPC to regulate and prevent any alterations to Madison’s valuable streetscape in the Historic District.

BURY THE OVERHEAD LINES: The City of Madison should work with the utilities to bury the overhead lines throughout the Historic District. This could be done in a targeted fashion and by appealing to property owners to assist in the process and expense. As the city generates more and more income off of its ability to serve as a movie set, it should facilitate that feature by taking down the unsightly powerlines, telephone cables (are they even necessary anymore?) and other overhead utilities. Burying the lines would reduce the number of outages that result from falling limbs.

REPEAL THE NEW BED&BREAKFAST ORDINANCE: Two years ago at the onset of the COVID pandemic, in a terrible breach of fairness, Madison’s city government ignored criticism by neighbors and showed favoritism towards a local developer by rewriting its Bed & Breakfast Ordinance. Heretofore, the law limited the B&B to a maximum of four rooms and required the owner of the property to live onsite in order to remain in keeping with the practice that a B&B was not a primary business but instead a single-family primary residence that had been granted special permission to rent out rooms as a conditional or supplemental use of the property. Enterprises that rented more than four rooms fell under the municipal ordinance for an Inn which restricted where they could be located in town and made other requirements. In contradiction to this law, the city altered its B&B ordinance, creating the possibilities of Inn-like businesses being run as B&Bs in residential areas. This egregious violation of the interests of the community on behalf of one favored individual should be repealed and the old B&B Ordinance reinstated.

EMBRACE MADISON’S CULTURAL HERITAGE: When the city adopted its new seal which features a drawing of the grand mansion, Boxwood, it was not lost on anyone familiar with the issue that the former owner of the house was hardly cold in the ground when the change occurred. He had long opposed the use of his property for marketing purposes by others and the city conveniently waited until he was dead to make the change. In doing so, it reiterated an awareness of the value of Madison’s cultural heritage as expressed in Greek Revival architecture to “Brand Madison.” This begs the question then why does the city otherwise embrace suburban Atlanta’s marketing strategies? Madison and Morgan County have a rich cultural heritage that should provide ample ideas for promotional opportunities. Simply copying the satellite culture of communities that orbit metropolis dissolves Madison’s distinctiveness. Few things are more foreign to Middle Georgia than “Chili Cookoffs” and “Firefly Festivals.” Neither has any relationship to the people and their heritage. Yet “Barbecue Competitions” and if you must a “Lightning Bug Festival” does. There’s nothing wrong with the local cultural heritage and it should be embraced and celebrated. Who wants to be the Chili Cookoff that falls on the calendar of Atlanta’s Chili Cookoffs between Brookhaven and Cabbagetown? Rebrand the cooking event around the cultural tradition of barbecue so that it recognizes such local “pit masters” as the legendary Veasley Brothers. Use the southern language that has been in use since settlers arrived in the nineteenth century and call them by what they are, Lightning Bugs, and not some Yankee term that is incorrect to begin with because they are not flies! It is unfortunate the city chose not to “rebrand” these made-up events when they were cancelled during the pandemic.

BE CAREFUL IN CREATING BRAND MADISON: Unless care is taken, the city runs the risk of replicating the hollow and plastic event culture that currently exists throughout metropolitan Atlanta. What’s next? More suburban knockoffs from the southwest? Perhaps

Christmas luminaria? It would not take much to simply slide into the same meaningless cultural expressions evident elsewhere in suburbia. Brand Madison also requires preventing certain trends from taking hold here. The golf carts need to be removed from the public highways, streets, roads and lanes and limited to private property. Madison is not a gated community nor should it aspire to become one. Golf carts and such electronic vehicles bespeak of elitist country club culture, of Reynolds Plantation and the golf course, of Hilton Head with its private developments. Madison is Morgan County's seat of government and the local ordinance that forbids these vehicles from being driven on the public thoroughfares should be enforced. Such conveyances are growing in popularity and if they are not restricted someone is going to get hurt and the city will be liable. The woman who drives a green cart with a blue roof has twice now done U-Turns in front of the post office on Main Street at noon on weekdays. Children years before being old enough for a learner's permit can be seen driving these vehicles on streets and sidewalks! Yet law enforcement does nothing and Brand Madison suffers because town now appears to be like Peachtree City. Limit the golf carts to the gated Madison Lakes and private property. Remember people move to Madison to escape ATL and they don't want ATL to follow them here! Madison must quit promoting ATL's rootless suburban culture and celebrate instead its legacy as Georgia's premier piedmont community!

Celia Murray
555 S. Main St.3
Madison, GA 30650

Meeting of Mayor & Council
May 9, 2022
Submission of Public Comment Concerning Agenda Item IX,c.
Comprehensive Plan Update

I am dismayed that just hours before the Mayor and Council take up the Comprehensive Plan Update, no narrative draft of the plan has been made available to the public for comment. This raises substantial issues regarding adherence to the Rules of Procedure for Comprehensive Plans, transparency in the process, and citizen input. Does a narrative draft exist? If so, why is it not available to the public? If a draft does not yet exist, how can the Mayor and Council take up the matter?

I remind the Mayor and Council that in the April 6 public meeting, Planner Callahan indicated that she needed about a week to produce the draft, that when the draft was complete, the Steering Committee would need a week to review it, and then the public would have a week to review it prior to Mayor and Council taking it up.

Additionally, the short-term work program gives no indication of who or what entities will be involved in the work program projects, the time frame for the projects, and, critically, the funding sources for the projects.

Approval of the Comprehensive Plan Update in these circumstances would be an abrogation of the responsibilities of our elected public officials. I urge that any action on the Comprehensive Plan Update be postponed until such time as a draft document is made available to public and the public is given sufficient time for review and comment.

The agenda and attachments for today's meeting of Mayor and Council would indicate that City staff has abandoned the position set out in the 2017-2037 Comprehensive Plan approved only three years ago. "Community leaders recognize the potential for continued success and support healthy balanced growth but do not seek growth that compromises quality of life, heritage, and natural beauty, indicating that the balancing of quality of life factors with smart growth benefits should be a primary focus of City leadership." *Page 32, 2017-2037 Comprehensive Plan.*

Citizens across the City hold diverse views as to the appropriate amount of growth for the City in coming years, but it would be difficult to find anyone who supports uncontrolled growth. The City simply cannot support extensive growth without "compromis(ing) quality of life..."

Traffic volume is certainly a "quality of life" issue. The sheer volume of traffic in Madison was found to be a significant problem in 2007 when the Major Thoroughfare Plan was commissioned. The problem has grown exponentially worse in the fifteen years since.

When I have addressed this body regarding traffic in the past, I have often been met with a “DOT controls Highway 441 so there’s nothing we can do” attitude. Similarly, when I proposed a moratorium on re-zoning and new development, the reaction was one of dismay even though by not imposing a moratorium, the City of Madison is an outlier as compared to our neighboring counties and municipalities.

However, both of these issues can and should be addressed. While the City has no jurisdiction over Highway 441 (Main Street), the City does have jurisdiction over its surface streets. For example, traffic backs up for long stretches and blocks intersections on East Avenue and in the areas around the schools each school day morning and afternoon. What action has the City taken to address that issue? Downtown is another area in which action can and should be taken to address traffic. It is not uncommon to have to circle the block to find parking downtown. This often leads to blocked intersections when traffic lights change and makes crossing downtown streets on foot treacherous. And yet, the plan for a parking deck in the Washington Street gateway area has been scrapped in favor of a housing development which, with insufficient on-site parking, will compound, rather than alleviate, the downtown parking and attendant traffic issues.

The City cannot, of course, control development in the county. However, the City must plan for such development. The Comprehensive Plan Update should and, indeed must, address issues caused by county development. For example, it is inconceivable that the Kingston residential development, with some 750 housing units in Morgan County, will not adversely impact traffic in the City, particularly in the zone surrounding the schools.

I remind the Mayor and Council that one work program item in the 2017-2037 Comprehensive Plan is “Update and Implement Major Thoroughfare Plan, requesting same of DOT’s Plan,” with a “Schedule” of 2020-2021. To date, this plan remains only that – a plan.

With recent developments in the State and surrounding community, the need for attention to development and the issue of traffic is more urgent than ever. The deepening of the Port of Savannah, the designation by the State of Highway 441 as a freight corridor and its widening, and the anticipated construction of the Rivian facility in the county, all point to a coming explosion in demands on Madison’s critical infrastructure. A thoughtful and forward-looking plan is critical.

It is imperative that the City recommit itself to the goals of the 2017-2037 Comprehensive Plan, and recall that “(c)ommunity leaders ... do not seek growth that compromises quality of life, heritage, and natural beauty, indicating that the balancing of quality of life factors with smart growth benefits should be a primary focus of City leadership.”

The Comprehensive Plan Update must include work program items to address the looming challenges the City faces. These, in this writer’s opinion, should include:

- The commissioning of a new traffic study as the Major Thoroughfare Plan is now 15 years old;

- The imposition of a moratorium on all re-zoning and new development for a period of time sufficient to conduct an in-depth study of the City's infrastructure, both physical and human, and to plan appropriately for the unintended consequences of that development;
- Conduct a robust community outreach initiative to determine the consensus of the community with regard to how much growth is desirable and how much is too much.

It is unfortunate that many citizens do not involve themselves in the City governance on a regular basis. Only when construction begins, do many realize how a new development project will impact their neighborhood, and, at that point, it is too late.

To encourage robust community engagement to determine the consensus of citizens regarding growth and development, I suggest that the Mayor and Council engage in a series of "listening tours." Citizens will be more involved if elected officials go to them. For instance, I believe a neighborhood forum at the Gilmore House would attract many more members of the community than does the usual Mayor and Council meeting. Of course, such meetings must be well publicized with flyers distributed in each neighborhood as opposed to an advertisement in the newspaper or a simple posting on the City's website.

The City of Madison stands at a crossroads unlike any in its history. With the great challenges ahead also come great opportunities, but the City must be prepared with a carefully charted path to the future. Rushing to produce a Comprehensive Plan Update in order to meet an artificial deadline does not meet that end.

Respectfully submitted

Celia L. Murray

Monica Callahan

From: Ashley Hawk
Sent: Monday, May 9, 2022 4:24 PM
To: Mayor and Council
Subject: Fwd: Comprehensive Plan update - public comment

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From: apjmom@aol.com <apjmom@aol.com>
Sent: Monday, May 9, 2022 4:11:03 PM
To: Fred Perriman <FPerriman@madisonga.com>; Carrie Peters-Reid <cpreid@madisonga.com>; Rick Blanton <RickBlanton@madisonga.com>; Eric Joyce <EJoyce@madisonga.com>; Betsy Wagenhauser <bwagenhauser@MadisonGA.com>; Ed Latham <elatham@madisonga.com>; Ashley Hawk <AHawk@madisonga.com>
Subject: Comprehensive Plan update - public comment

Honorable Mayor and City Council Members:

When reading parts of the Morgan County Comprehensive Plan, I noticed that some citizen comments were made concerning traffic issues in Madison. Some of the survey respondents wrote that they were Madison residents. I'm including the comments here as I think it's important to understand not only our city residents' views on traffic, but also those comments from people that come to Madison for business, entertainment, shopping, etc. It's likely that visitors who come to Madison who don't live in our county also observe the things pointed out here, but wouldn't be providing input for our comprehensive plans. I think the issues mentioned should be included in the Madison plan update as well as the county's, so I am submitting this letter as public comment for the Madison Comprehensive Plan update.

Comments from the Morgan County Comprehensive Plan Update draft:
https://www.morganga.org/DocumentCenter/View/3333/2022-2036MorganCountyJointCompPlan_FinalDraft_Reduced_Size

Downtown Madison Additional parking with shuttle service from the parking to the merchants and restaurants. This would reduce downtown traffic.

The biggest issue regarding traffic is the large trucks that come through Main St. in Madison.

Inconvenience of large truck traffic in downtown area of Madison.

10 wheelers and speed continue to be a persistent problem North and S. Main St. Madison. Local police do not stop and ticket. Excessively loud music from cars as well as tail pipes persist and to my knowledge is not addressed and ticketed 18 wheelers thru downtown Madison

Bostwick highway main street I20 to Madison by-pass

Bypass. Y intersection at the old hospital. 83/downtown Madison

Need to complete the bypass around Madison

The only problem is the intersection of S. Main Street at W. Washington where large 18 wheel trucks make a right turn. They are too big to come through the downtown. The idea of a bypass for Hwy 83 going which goes south to north has been talked about for the 22 years since I moved back to Madison. If mega sites can be bought up, why can't this needed bypass be worked on?

There are a few places in Madison where it is difficult to get out in traffic at certain times of the day.

Traffic has greatly increased in Madison. It is to the point that it is hard to get in the road at certain times of the day. Truck traffic on highway 83 at I-2.0 by the new truck stop is dangerous

When driving from the outer Madison or Rutledge areas, traveling to downtown Madison via Hwy 278, the driver will arrive at a one-sided stop sign near the address of 877 S. Main St. It is there that Madison's South Main St. "fork in the road" area needs a traffic light instead of just a one-sided stop sign. It can be dangerous when one tries to navigate to downtown Madison after that one-sided stop sign. A slight miscalculation of oncoming traffic speed or a blind spot on your right can result in accidents. It is also a safety issue for drivers traveling on South Main St. coming from downtown Madison as one nears that same "fork" juncture point - - where one could either continue driving straight towards Rutledge OR bear left to drive towards Madison's shopping area with Ingles, Walmart, Lowes and fast food. The current one-sided stop sign is just for drivers coming from opposite direction. As traffic and population both continue to grow, this will continue to be a safety issue.

Where 278 comes into 441 in Madison.

Where 278 going east joins Main Street. Always a painfully long and dangerous current layout.

Need to FORCE large trucks (18 wheels, etc.) to use the bypass and stay out of downtown - and off the square.

I would like the simplicity if it all remain. To not have heavy traffic constantly in Rutledge like it now is in Madison.

keep tractor trailers out of Madison

Keep the large trucks from coming through Madison

Remove 2 hour parking signs from downtown Madison B) find a way to keep trucks out of downtown Madison

Keep the large trucks from coming through Madison

City Of Madison. Additional parking and shuttle service from parking to merchants and restaurants. Police speeds and 10 wheelers through downtown Madison. I have yet in the past six years seen any truck, car or any vehicle stopped for speeding. Policing to Direct 10 wheelers from downtown to 441

Cooperation between Morgan County and the City of Madison needs to improve for the mutual benefit of the citizens. Can we do anything to promote a Madison By-pass on the Westside? This is not just a downtown Madison problem, but would help cross-county traffic flow and wiser development as those pressures accelerate. If we are going to grow the infrastructure needs to go ahead and start changing so we can accommodate the growth vs waiting until its too late.

Keep 18 wheelers out of Madison square.

Morgan County to build a north/west Madison bypass. Need a plan for traffic issues in area around schools.

Big trucks do not need to drive through downtown

Bypass. Y intersection at the old hospital. 83/downtown Madison

Intersection at dead end of 278 and S Main Street. Intersection of Hwy 83 and 278. Intersection of 83 and main street downtown. Need to get the trucks out of town.

Police and maintain speeds as well as 10 wheeler traffic on North and S. Main St. Direct 10 wheelers away from downtown and toward 441.

Reducing tractor trailer traffic in the downtown area, increased police presence on the Main Streets to slow people to the appropriate speeds,

4-lane 441 to Athens keep large trucks out of downtown by building a bypass These are probably work for the GDOT, but need to be pushed by the City and County.

I think the Rivian Project is a mistake, but if that happens despite my objections, controlling the negative impacts of this unprecedented change will be critical. There are of course opportunities to channel that change, and to fund many improvements from revenues and development concessions. Cooperation between Morgan County and the City of Madison needs to improve for the mutual benefit of the citizens. Can we do anything to promote a Madison By-pass on the Westside? This is not just a downtown Madison problem, but would help cross-county traffic flow

and wiser development as those pressures accelerate. If we are going to grow the infrastructure needs to go ahead and start changing so we can accommodate the growth vs waiting until its too late.

Thank you for your consideration.

Carol Winslow

NEEDS & OPPORTUNITIES:

**Madison Plans
(Steering) Committee*
Worksession Summaries**

NOTE:

As the term “steering committee” is a generic term used in a variety of planning processes and documents, as well as by various local agencies, the steering committee for the purposes of Comprehensive Planning for the dicennial and update planning processes and documents was entitled as the Madison Plans Committee.

For an itemized list of the Madison Plans Committee, please see page 1 of the plan update.

Notes and Key Points from 3/7 – Natural & Cultural Resources

Attendees: Fred Perriman (Mayor), Karen Roberts (Mainstreet), Jennifer Rosa (CVB), Bob Hughes (Economic development), Judy Senft (Audit/Housing), Robert Trulock (PC), Chip Meyer (BOE), Flynn Clyburn (HPC), Sonny Pennington (CDC), Monica Callahan (Planning Director), Ken Kocher (HPC/CDC staff), Bryce Jaeck (GIS Planner)

1. Experiential tourism is a key to future visits.
2. Better information access to aid tourism
 - adding QR codes to places like cemetery, downtown
 - more guided tours via internet access
 - better information online
3. Continue to grow tourism via athletic tournaments at the schools, rec leagues, and other organizations
4. Develop better hotels, consider increasing height limits, need to ensure fire can still operate as it does now
5. Develop a targeted grant program for Downtown focused on maintenance to help defray costs and prevent downtown from becoming more professionalize
6. Consider some sort of alarm fund for downtown
7. Add a Public Arts Section
8. Development across the bypass may be reasonable possibility in the future
9. Rolling fund for legacy stormwater, given that most of it is downtown
10. On the statement, consider replacing “progressive” with a different term (thoughtful, forward looking, visionary, foresight etc)
11. Likely keep “small town” in vision statement
12. Continue to develop alternative transportation by allowing golf carts and more walking trail construction
13. Continue to develop and support effective greenspace
14. Neighborhood Park development to occur in response to growth, not in advance of possible growth.

Notes and Key Points from 3/9 – Economic Development/Growth

Attendees: Fred Perriman (Mayor), Carrie Peters-Reid (Council Member), Karen Roberts (Mainstreet), Jennifer Rosa (CVB), Bob Hughes (Economic development), Judy Senft (Audit/Housing), Robert Trulock (PC), Flynn Clyburn (HPC), Sonny Pennington (CDC), Nelson Hale (Finance), Julie Speyer (Retail/DDA), Leon Peters (Builder), Monica Callahan (Planning Director), Ken Kocher (HPC/CDC staff), Bryce Jaeck (GIS Planner)

1. Consider more support for CVB
 - More funds
 - Benefits for staff
 - More grant aid
2. For future URAs
 - Consider adding façade program
 - Investigate the possibility of a revolving loan fund or similar program
 - Rewrite corridor regs to help make improvements easier
 - Consider tools to help meet 60/40 impervious surface through mitigation or other options
3. Develop a booster program for the City
4. Research ways into addressing building inventory issues (the general lack of available space)
5. Focus new commercial development at the nodes/intersections of GA 83, where it meets I-20 and splits from 278, retain rest for industrial
6. Consider adding some sort of commercial corridor along Amtico Road, if this is done, City may need to provide signals where it meets the state highways
7. Keeping the remainder of Mary Magnan industrial in terms of zoning and character areas seems appropriate
8. Consider improvements to Pierce Dairy road if the right development prospects will work with the City
9. Support keeping Rooker tract as one piece for future larger sized industrial development (employing 200-500 people)
10. Seek options to provide a parking deck downtown
11. Improve internet downtown, build on earlier success
12. Work with Morgan County to ensure that their offices remain downtown
13. Install electric car charging stations downtown and consider running lines for future stations at DDA projects
14. Improve accessibility in downtown
 - Better ADA spaces
 - Better access to buildings
 - If enough improvements have occurred, use it to market to ADA demographics

Notes and Key Points from 3/10 – Economic Development/Growth

Attendees: Fred Perriman (Mayor), Carrie Peters-Reid (Council Member), David Nunn (City Manager), Karen Roberts (Mainstreet), Jennifer Rosa (CVB), Bob Hughes (Economic development), Judy Senft (Audit/Housing), Robert Trulock (PC), Julie Speyer (Retail/DDA), Flynn Clyburn (HPC), Sonny Pennington (CDC), Brook Pennington (Fire Department), Gene Porter (Fire Marshal), Megan Morris (Morgan County Hospital Authority), Martha Harrell (CSC), Leon Peters (Builder), Chip Meyers (BOE) Monica Callahan (Planning Director), Ken Kocher (HPC/CDC staff), Bryce Jaeck (GIS Planner) [Note – Eric Joyce, Councilmember, sat as member of public]

1. Replace Engine 11 as soon as possible, in dire need of repairs, but given its age parts are unavailable.
2. Fire Department advised a review of residential setbacks
3. New fire station should be added for 1-3 year window
4. One to three part time positions may be needed for fire department to cover tight points in volunteer schedules
5. Improvements for Downtown Fire Safety
 - Review and map existing sprinklers and fire alarm systems
 - Research and find either grants or low interest loans to pay for needed sprinkler and alarm systems downtown
6. Revise codes to ensure hydrants are not covered by overgrowth or high grass.
7. Training center (joint City/County) will need improvements within 1-3 years
8. May need to add 1-2 police in the next three years.
9. City should consider adding an additional crew or expanding current crew to accommodate new parks and continue ROW maintenance
10. More waste receptacles on roads in neighborhoods to encourage keeping the area clean and making area more appealing to walk in
11. Finish the last few meters so they are radio read.
12. Determine Cemetery expansion time frame
13. Research and develop options to provide Madison appropriate Workforce and Affordable Housing.
14. Develop alternative design standards for low use/low service need residential, industrial, and commercial areas
15. Consider ways to establish and support controlled growth without over burdening the quality of services currently provided and provide ways to prevent too much development providing a shock to the City, County, and BOE
16. Consider allowing for secondary “town centers” that provide certain desirable elements such as mixed use and walkability and establishing them far enough away from downtown to protect its character and continued development
17. Consider providing greater density and alternative house sizes under the right circumstances and conditions

Notes and Key Points from 3/16

Attendees: Karen Wibell (CVB), Bob Hughes (Economic development), Flynn Clyburn (HPC), Dr. Cole (BOE), Robert Trulock (P&Z), Smeltzer (Greenspace), Martha Harrell (CSC), Megan Morris (Hospital), Monica Callahan (Planning Director), Ken Kocher (HPC, CDC), Bryce Jaeck (GIS Planner)

[Note – Eric Joyce, Councilmember, sat as member of public]

Items for Character Area Amendments/Changes made

Inside City

1. Change portion of the Pennington property near Cox Road mad Skyline to Traditional Residential – Subdivision
2. Show annexed areas and properly categorize them
3. Add commercial nodes
4. Southside of Amtico between interstate and road should be Commercial not industrial
5. Area next to TK Auto needs to be taken out of the Industrial Character Area
6. Adjust around former hospital site, sort out area for further review
7. Divide Zoo area to reflect split between residential, commercial, and zoo

County Transition Area

1. Mirror County Map when practical
2. Expand Commercial Area down US 441 to Madison Lakes
3. Change Pennington frontage on NW side of bypass to higher level of residential transition
4. Change area along 83/Head Road to higher level of residential transition
5. Check with Morgan County and Bob Hughes to resolve the “Megatract” industrial site south of city
6. Add ROW to Westminster Subdivision
7. Revise area around zoo outside city to reflect likely changes

Notes from the 4/05/2022 Meeting

Attendance: Mayor Perriman, David Nunn (City Manager), Carrie Peters-Reid (Councilmember), Betsy Wagenhauser (Councilmember 5:44 PM), Bob Hughes (Economic Development), Sonny Pennington (CDC), Jennifer Rosa (CVB), Flynn Clyburn (HPC), Phil Smeltzer (Greenspace), Robert Trulock (PC), Karen Robertson (Mainstreet), Leon Peters (builder), Monica Callahan (Planning Director), Bryce Jaeck (GIS Planner) Ken Kocher (HPC, Assistant Clerk – 5:50); plus members of the public including Mary DiLetto, Joe DiLetto, Elizabeth Bell, Mike Conrads, Dr. Eddie Cassio, Diana Cassio, Dr. Meky Cassio, Glenn Eskew and others

The meeting started at 5:30 PM and was held on the second floor of the Visitor Center on 115 East Jefferson Street.

Callahan reviewed the possible amendments to the Character Area Map. She did note the properties in the county transition areas may be adjusted to reflect changes in the county character area map.

Joe DiLetto asked about the youth soccer area, and Callahan indicated where those were reflected.

Callahan and Hughes noted the changed on Fairgrounds Road, shifting from industrial to a commercial character area to allow either multi-family residential or commercial uses on the front.

Nunn and Callahan discussed whether this map reflects the present or future. Callahan indicated this map works to do both. Callahan also noted the map uses streams and property lines.

Callahan raised the question of how change outside of the city would be best reflected.

Nunn indicated that a challenge of annexing residential areas, given their lower property tax contribution compared to their service demand. Callahan agreed this should be considered and is not advocating any annexations. That said, vacant areas next to the city could be backfilled and annexed if to assure proper service for commercial or industrial uses.

Dr. Eddie Cassio raised concerns about residential property growth.

Callahan reviewed earlier population trends for the city. She noted there is some pressure to adjust industrial areas to allow for more residential opportunities.

Peters-Reid noted that housing availability is very limited in the city right now.

Callahan and Hughes noted that many large industrial projects have relatively limited impact on housing stock demand when they are built. Callahan specially noted the excess housing built for Kia in southwest Georgia.

Trulock asked about Kingston (a county development). Hughes indicated it is still under discussion.

Callahan discussed the possibility of demand for big changes near the hospital in terms of residential density.

[Smeltzer left at 6:55 PM]

Joe DiLetto asked where housing for those households working two jobs, making \$85,000 a year and have two kids is going to go.

Callahan indicated that currently the trends do not offer such opportunities.

Callahan asked about the status of Veranda Park. Conrads indicated that last nine have sold to developers and is working on phase II. The lots and houses are definitely not affordable housing given their lot cost and housing costs.

Rosa brought up that Atlanta housing statistics indicate that affordable housing is essentially gone. Callahan noted that Madison and Morgan County are part of the Atlanta Metropolitan Statistical Area.

Clyburn asked about what a starter home would cost.

Peters said around \$220,000, provided a lot could be gotten at a reasonable price.

Joe DiLetto asked why an 80-unit condo development would be seen as a problem. Callahan said that it doesn't fit Madison's earlier and current development patterns.

Wagenhauser asked about what how to find a "between" place from over development and no growth. Callahan suggested looking at number units driving this a concrete way to view the challenge. Other factors such as height or unit types also play hand. Nunn acknowledged that we cannot see the future, but this is a good as we can get.

Callahan discussed changes regarding commercial areas on the Character Area Map. Property between Amtico Road and Interstate 20 have been moved from Industrial to Commercial.

Industrial areas on the Character Area Map were reviewed as well along with service-institutional character areas.

Callahan returned to residential areas. Pennington asked where the different types of housing (house, apartment, duplex and so forth) fit best in the city. Callahan indicated that the traditional residential character area may cover some of them.

Callahan also indicated that the modern subdivision character area is more car based and less grid oriented. She also discussed the development of possible residential zone for low service standards/needs to provide for options similar to East Lane.

Wagenhauser discussed the terms of the update.

Hughes discussed the development of the updated Morgan County Character Map.

The group then discussed housing concerns. Nunn noted the work by Leon Peters on providing work force housing in the City.

Callahan reviewed the Needs and Opportunities work list. She asked the public if they had ideas as what parts of the vision statement meant. What does “small” mean?

Heritage and Tourism was discussed next. Robertson said the City should consider adopting a “City Booster Program” similar to Milledgeville. Also discussed were the possible increase in hotel heights near the interstate and the need for quality lodging, especially in or near downtown.

Bell asked about how to provide security and emergency services on trails as they develop. Rosa mentioned that with more use there would be more eyes on the trails.

Housing availability was discussed next. Pennington raised the question of landbanks. Callahan indicated that could happen and listed several places that have done something like that, such as the Athens Land Bank. Mary DiLetto (a board member with Habitat for Humanity) informed the committee that Habitat for Humanity is limited by the amount of work it can do, its policies and the availability of land at an affordable rate.

Peters described his efforts to build work force housing, or homes that cost around \$225,000 or less. One of the limits is the availability of reasonably priced lots. Callahan asked if he thought he could do a subdivision in the future. Peters indicated that it is something he could do, provided the price was within his approach’s price range.

Callahan then discussed interest from Celia Murray (from the March 28 meeting) in a moratorium on all development to ensure all infrastructure (schools, water, sewer, roads, and city services) will be sufficient in the future.

Bell expressed concern over infill development, and for areas outside of the Historic District to avoid the McMansion concern. She suggested some sort of design guidelines for those areas.

Callahan mentioned that Gainesville did something like that recently to provide general design guidelines, with the adoption of a Community Planning District.

The meeting then adjourned at 7:38 PM.

Notes from the 4/06/2022 Meeting

Attendance: David Nunn (City Manager), Carrie Peters-Reid (Councilmember), Bob Hughes (Economic Development), Jennifer Rosa (CVB), Robert Trulock (PC), Karen Robertson (Mainstreet), Monica Callahan (Planning Director), Bryce Jaeck (GIS Planner) Ken Kocher (HPC, Assistant Clerk); plus members of the public including Elizabeth Bell, Glenn Eskew (entered at 5:48)

The meeting started at 5:31 PM and was held in the Mayor and Council Chamber.

Senft began the discussion about the supply of nursing home beds. Callahan hoped that supply could be added to in the future.

Callahan asked if anyone had questions from the previous day (4/5/2022).

She then reviewed the County Character area map.

The review of the work plan then began. Callahan noted that many tasks labeled as ongoing would be removed as DCA and the NEGRC are requesting jurisdictions focus on specific, achievable goals.

[SEE LIST OF ITEMS AND DATES ATTACHMENT FOR THIS PORTION OF THE MEETING]

The meeting then adjourned at 7:38 PM.

Notes and Key Points from 4/18

Attendees: Fred Perriman (Mayor), Robert Trulock (P&Z), Megan Morris (Hospital), Karen Roberts (Mainstreet), Jennifer Rosa (CVB), Smeltzer (Greenspace), Flynn Clyburn (HPC), Sonny Pennington (CDC), Ashley Hunt (HOC, Realtor) Monica Callahan (Planning Director), Ken Kocher (HPC/CDC staff), Bryce Jaeck (GIS Planner)

Celia Murray (member of public) was present

[Note – Eric Joyce & Betsy Wagenhauser Councilmembers, sat as member of public as well as Phillip Von Hanstein, Morgan County Commissioner]

Start at 5:35

The remaining items on the STWP were discussed. This occupied the bulk of the meeting.
[SEE LIST OF ITEMS AND DATES ATTACHMENT FOR THIS PORTION OF THE MEETING]

Public Comment -

Murray raised traffic concerns. Trucks would be the largest concern.

Adjourn at 7:29

Notes and Key Points from 4/25

Attendees: Fred Perriman (Mayor), Karen Roberts (Mainstreet), Jennifer Rosa (CVB), Robert Trulock (PC), Flynn Clyburn (HPC), Megan Morris (Morgan County Hospital Authority), Leon Peters (Builder – arrived 5:46), Ashley Hunt (Realtor) Monica Callahan (Planning Director), Ken Kocher (HPC/CDC staff), Bryce Jaeck (GIS Planner) [Note – Eric Joyce, Councilmember, sat as member of public]

Start at 5:32

1. General support for housing affordability, needs to research ways to provide affordable/workforce housing. Possibilities include Land Banks, working with Habitat, DDA and other groups.
2. Consider a landbank to prevent affordable residences being bought by investment groups
3. Develop incentives for mixed income/better housing options that reward the effort as compared to the current PRD model which add work/time
4. Research Density Bonuses or other tools to encourage affordable housing.
5. Research Stack Design – a flex of owner/renter mixed housing, consider looking at multi-story stacking
6. Examine ways to reduce the use of hotels being used as housing
7. Beacon Heights would be an ideal model for starter homes (or a similar model)
8. Staff needs to research and provide data on housing costs and chance to amend
9. Housing Commission would look at redoing the employment/housing survey performed a few years ago for current data
10. Pursue an industrial gateway for GA 83 between 278 and I-20
11. Deck has been removed for the URP, parking needs to be reexamined for the Downtown area
12. Better lodging options are needed to grow Madison as a convention destination
13. Improvements to the Jefferson Railroad Crossing are still needed
14. A better distribution of ADA spaces is needed downtown
15. Trulock suggested more planning advice for subdivisions and developments
16. Night Sky lighting should be implemented

The remaining items on the STWP were discussed.

[SEE LIST OF ITEMS AND DATES ATTACHMENT FOR THIS PORTION OF THE MEETING]

Adjourn at 7:19

COMMUNITY VISION:

**Character Area Map,
adopted (2019)
proposed (2022)**

**Character Area Map
Revisions**

**Census Tract Area Maps,
adopted (2019)
proposed (2022)**

NOTE:

The Land Use Guide outlines the purpose of Character Areas, which are depicted upon the Character Area Map and defined in the Character Area narratives. Outside the city, land use guidance is informed by county planning efforts and depicted upon Census Tract Maps.

For Character Area narratives, please reference pages 36-46 of the plan update.

Character Area Map Revisions

CITY ENVIRONS

- 1. Annexations.** Two annexations were added and coded to match abutting character areas (A#1, A#2). The annexation below I-20 was added (A#3) and was split-coded given multiple frontages - frontage on HWY 441 coded for commerce; frontage on Pierce Dairy Road coded for residential; the bulk of the Commerce Drive road extension was coordinated with revised coding for industrial.
> Gross acreage of annexations is approximately 150 acres.
- 2. Commercial Character Areas.** Nominal undeveloped commercial land exists (<50 acres); so a few areas were changed to commercial to establish opportunity for commercial growth. EX113 was coded in the commercial node (C#1). Frontage along Amtico (C#2) and Fairground (C#3) roads was coded for lateral growth. Frontage along HWY 278 was recoded for commerce, given relocation of the community service anchor (C#4).
> Gross acreage of undeveloped commercial character areas is approximately 155 acres.
- 3. Industrial Character Areas.** Undeveloped industrial land is concentrated along Monticello Road and Indian Creek Road (+/- 440 acres). The largest adjustments were below the interchange. While land between the RR and Pierce Dairy remained industrial, the land east of the RR was recoded residential (I#1) because of the emerging community service anchor. Land off frontage commercial on HWY 441 was coded industrial (I#2). Tracts abutting railroad on Hanover Drive were coded for industry (I#3), given recent expansion approvals.
> Gross acreage of undeveloped industrial character areas is approximately 565 acres.
- 4. Residential Character Areas.** Two substantial tracts have undeveloped residential options (=270 acres). With noted housing demand and lack of housing supply, revisions reflect efforts to diffuse residential proposals along the spectrum (sprawl vs. density) and not concentrated in just those two areas. The largest change to residential identifies large service and industrial tracts south of EX113 to residential (R#1) surrounding the commercial node. Two modest tract changes convert less advantageous industrial land (#R2) and a small change on Cox Road for future extension of Sunnybrook Heights (R#3). Non-frontage along HWY 278 was recoded for residential, given relocation of the community service anchor (R#4).
> Gross acreage of undeveloped residential character areas is approximately 620 acres.

COUNTY ENVIRONS

Overall, very few adjustments were made to the County environs outside of the City.

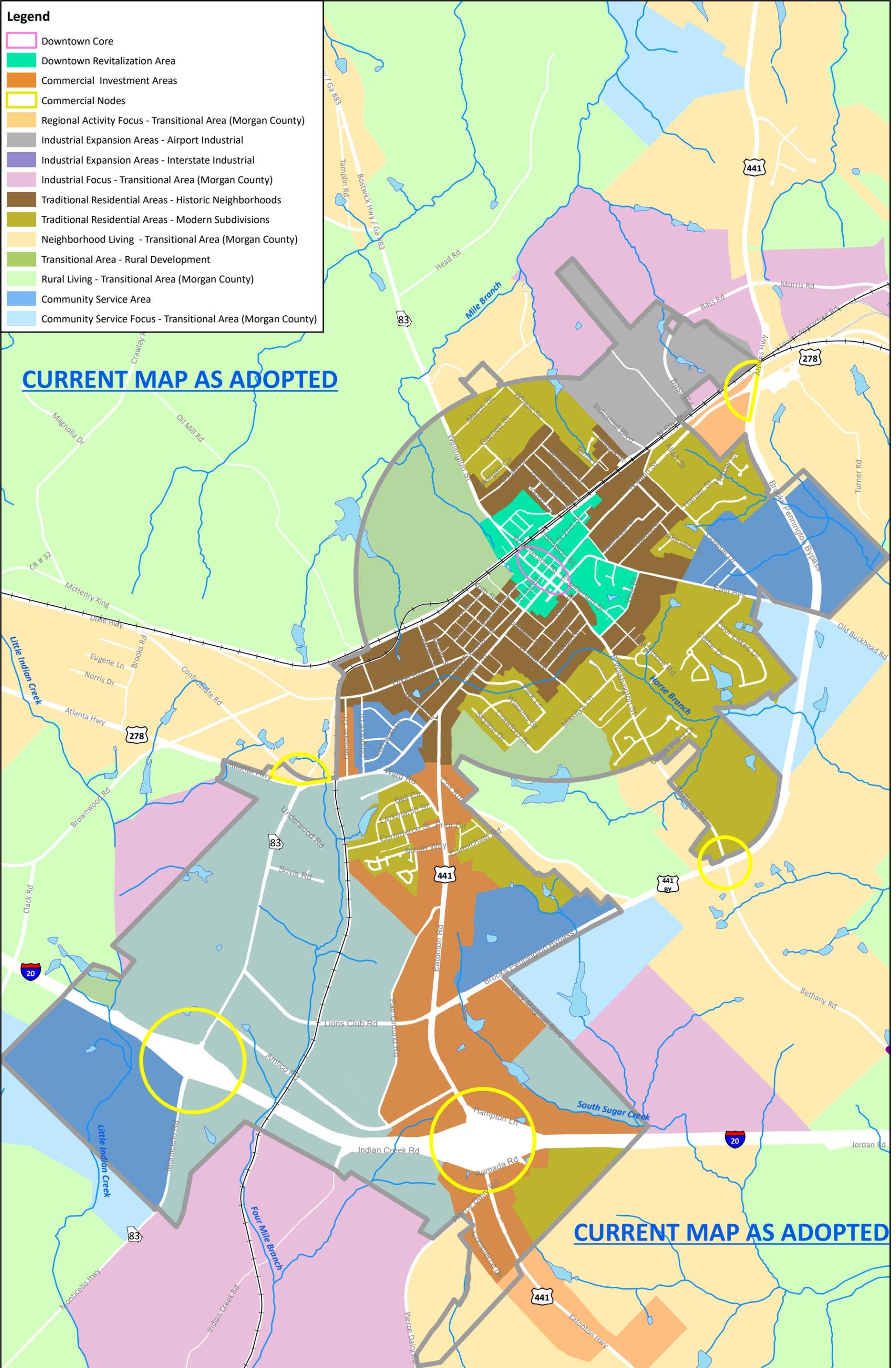
- In general, above the ridgeline and certainly above One Mile Branch, any changes focused on reinforcing an intent for Rural Living, given the groundwater recharge area and utility and transportation limitations.
- Neighborhood Living in two areas: the Rutledge Corridor (between RR and Atlanta Highway) and east of the One Mile Branch in a clockwise direction around the city with noted exceptions for Industrial Focus and Community Service Areas.
- The Commercial Investment Areas outside the city were pulled into the extant building in the northern gateway at 441/441 bypass and then the commercial corridor extending downward to Madison Lakes.
- Below I-20, the formerly Industrial Focus area (formerly referred to as an industrial mega-site and once considered for a landfill) is concentrated east of the RR and the close to the I-20 corridor with the residual converting to residential areas and the known community service anchor.

No changes substantially disagree with the County's latest Character Area Map but indicate clearly that requests for development or annexation converting Rural Living areas for higher density would not be favorably received.

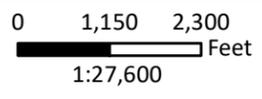
Legend

- Downtown Core
- Downtown Revitalization Area
- Commercial Investment Areas
- Commercial Nodes
- Regional Activity Focus - Transitional Area (Morgan County)
- Industrial Expansion Areas - Airport Industrial
- Industrial Expansion Areas - Interstate Industrial
- Industrial Focus - Transitional Area (Morgan County)
- Traditional Residential Areas - Historic Neighborhoods
- Traditional Residential Areas - Modern Subdivisions
- Neighborhood Living - Transitional Area (Morgan County)
- Transitional Area - Rural Development
- Rural Living - Transitional Area (Morgan County)
- Community Service Area
- Community Service Focus - Transitional Area (Morgan County)

CURRENT MAP AS ADOPTED



CURRENT MAP AS ADOPTED



LAND USE

**Planning & Development
Character Areas - City of Madison**

DOWNTOWN REVITALIZATION AREA

- Overlay: Downtown Core
- Downtown Periphery

COMMERCIAL INVESTMENT AREA

- Interstate Corridor Subarea
- Overlay: Concentration Nodes

INDUSTRIAL EXPANSION AREA

- Airport Industrial Subarea
- Corridor Industrial Subarea

TRADITIONAL RESIDENTIAL AREAS

- Historic Neighborhoods Subarea
- Modern Subdivisions Subarea

COMMUNITY SERVICE AREAS

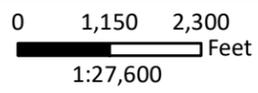
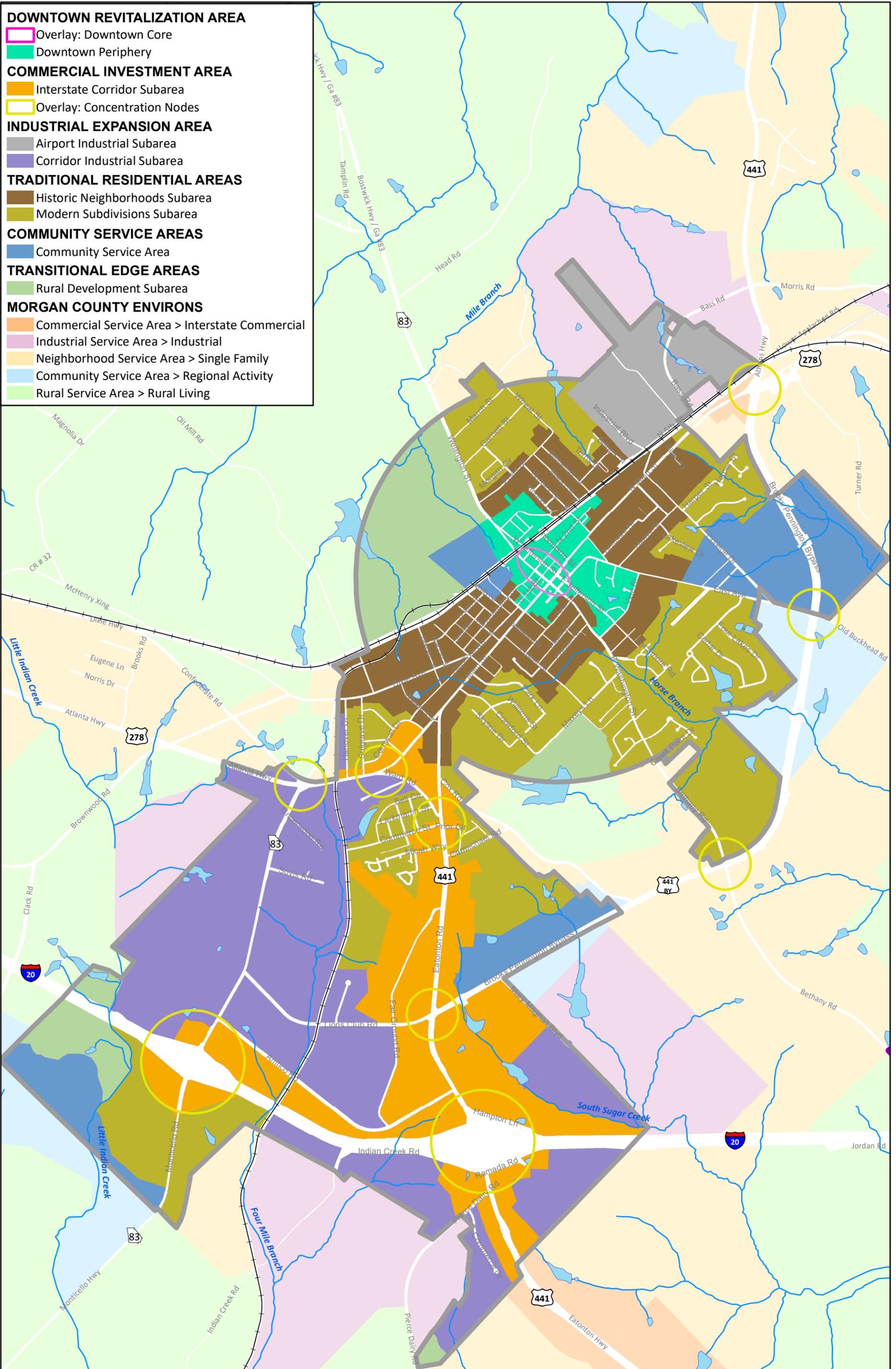
- Community Service Area

TRANSITIONAL EDGE AREAS

- Rural Development Subarea

MORGAN COUNTY ENVIRONS

- Commercial Service Area > Interstate Commercial
- Industrial Service Area > Industrial
- Neighborhood Service Area > Single Family
- Community Service Area > Regional Activity
- Rural Service Area > Rural Living



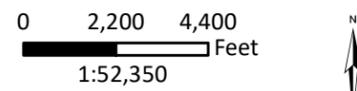
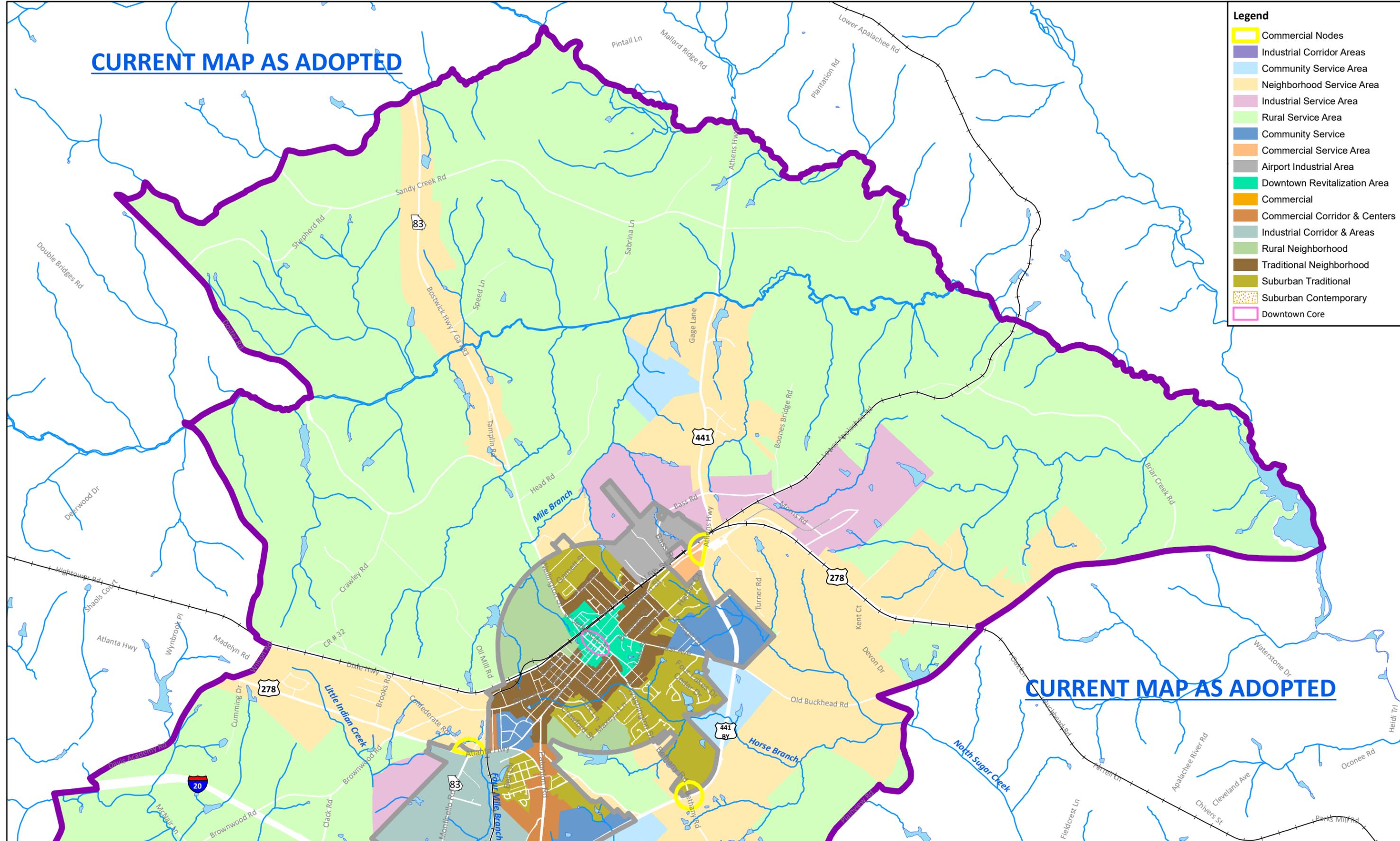
LAND USE

**Planning & Development
Character Areas - City of Madison**

CURRENT MAP AS ADOPTED

Legend

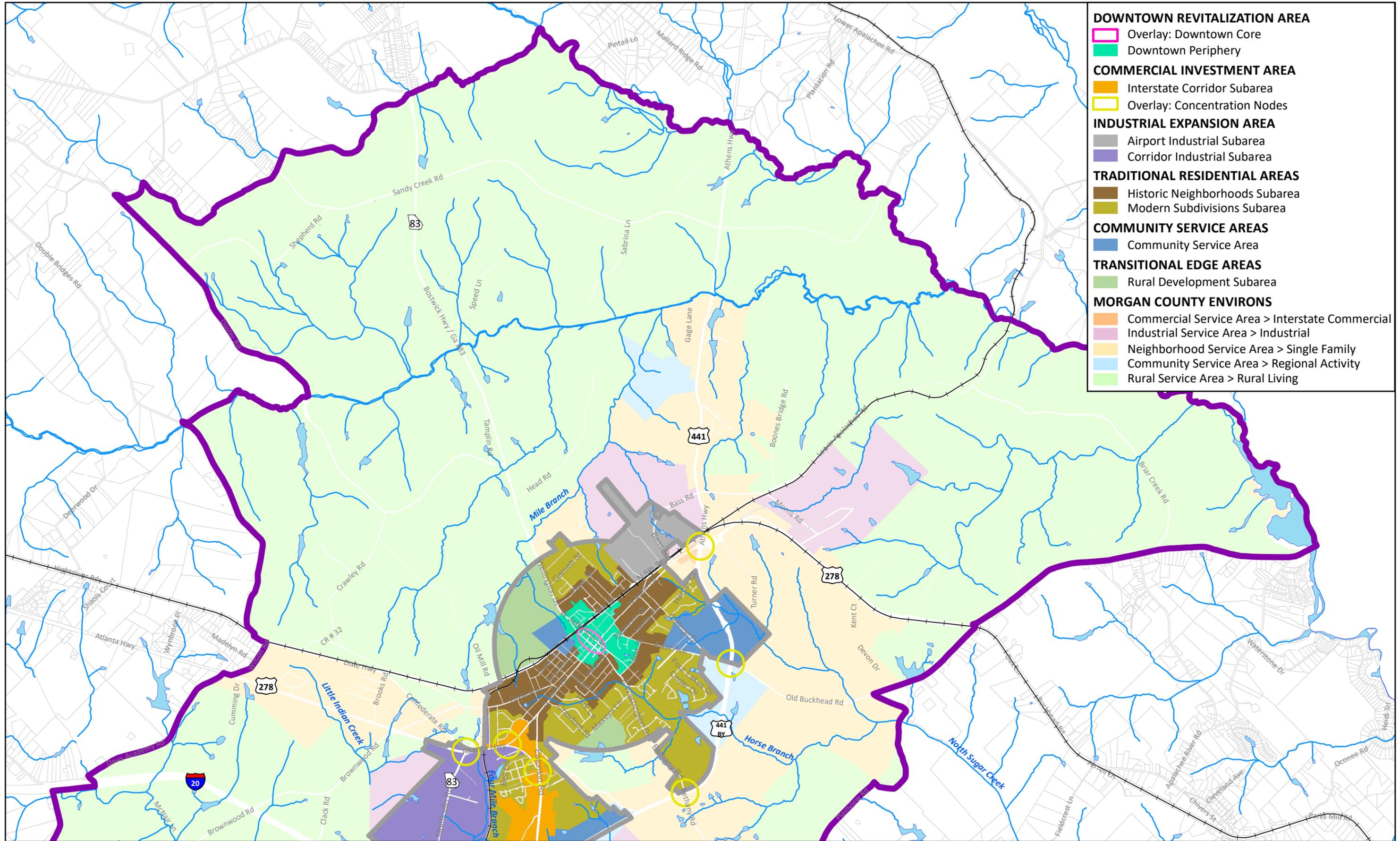
- Commercial Nodes
- Industrial Corridor Areas
- Community Service Area
- Neighborhood Service Area
- Industrial Service Area
- Rural Service Area
- Community Service
- Commercial Service Area
- Airport Industrial Area
- Downtown Revitalization Area
- Commercial
- Commercial Corridor & Centers
- Industrial Corridor & Areas
- Rural Neighborhood
- Traditional Neighborhood
- Suburban Traditional
- Suburban Contemporary
- Downtown Core



LAND USE

**Planning & Development
Character Areas - City of Madison**

Census Tract - Map A



- DOWNTOWN REVITALIZATION AREA**
- Overlay: Downtown Core
 - Downtown Periphery
- COMMERCIAL INVESTMENT AREA**
- Interstate Corridor Subarea
 - Overlay: Concentration Nodes
- INDUSTRIAL EXPANSION AREA**
- Airport Industrial Subarea
 - Corridor Industrial Subarea
- TRADITIONAL RESIDENTIAL AREAS**
- Historic Neighborhoods Subarea
 - Modern Subdivisions Subarea
- COMMUNITY SERVICE AREAS**
- Community Service Area
- TRANSITIONAL EDGE AREAS**
- Rural Development Subarea
- MORGAN COUNTY ENVIRONS**
- Commercial Service Area > Interstate Commercial
 - Industrial Service Area > Industrial
 - Neighborhood Service Area > Single Family
 - Community Service Area > Regional Activity
 - Rural Service Area > Rural Living



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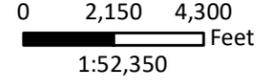
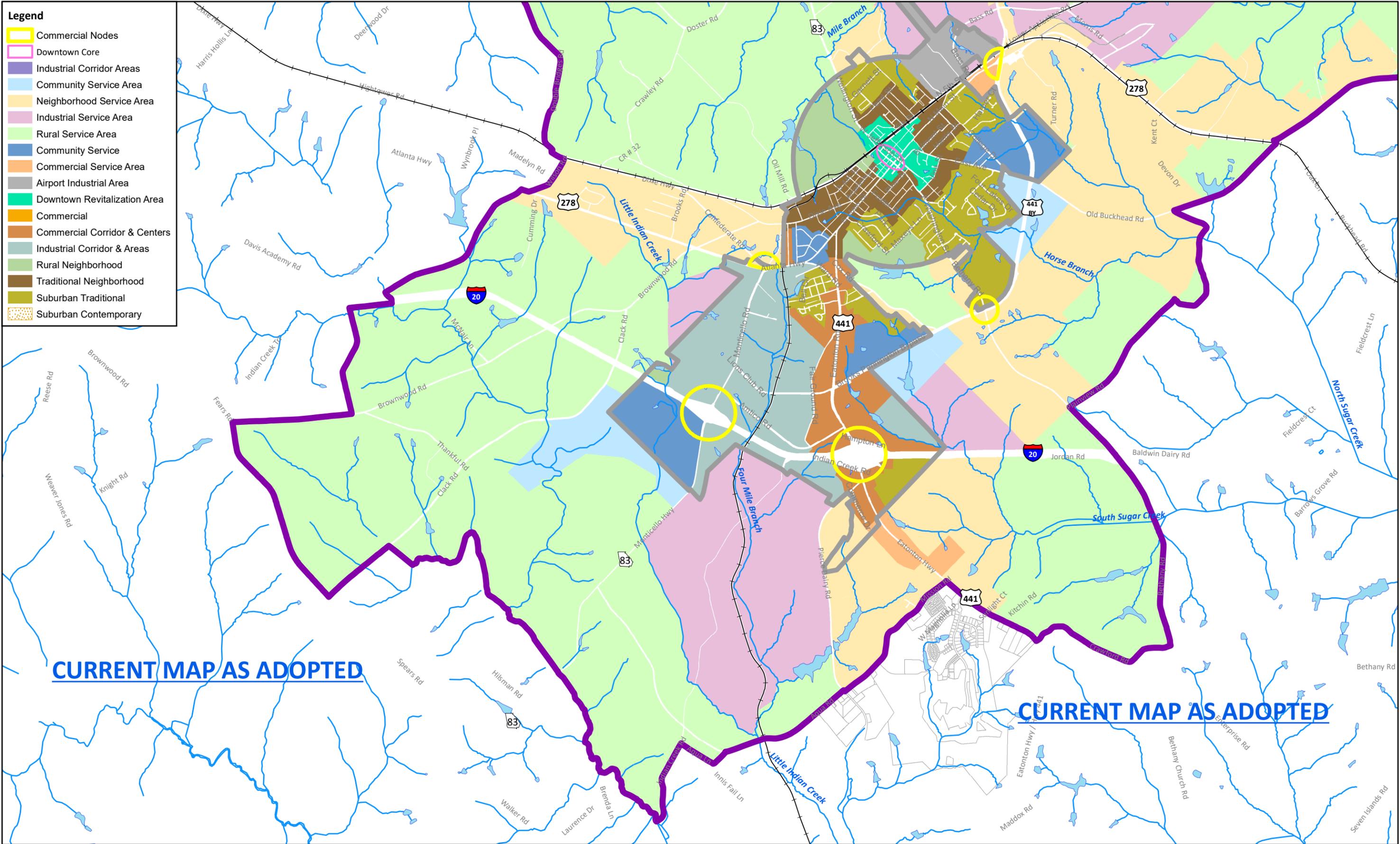
LAND USE

**Planning & Development
 Character Areas - City of Madison**

Census Tract - Map A

Legend

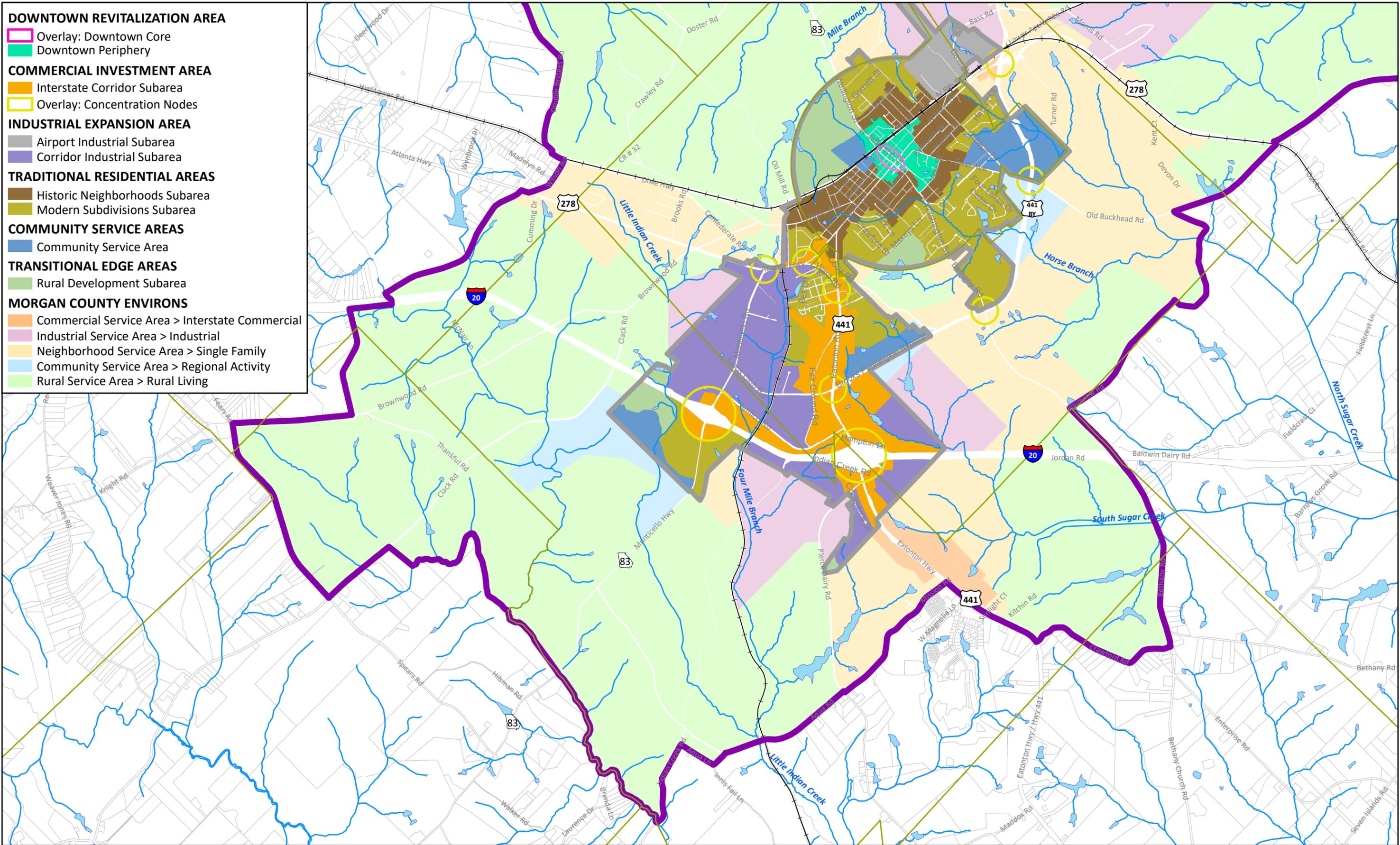
- Commercial Nodes
- Downtown Core
- Industrial Corridor Areas
- Community Service Area
- Neighborhood Service Area
- Industrial Service Area
- Rural Service Area
- Community Service
- Commercial Service Area
- Airport Industrial Area
- Downtown Revitalization Area
- Commercial
- Commercial Corridor & Centers
- Industrial Corridor & Areas
- Rural Neighborhood
- Traditional Neighborhood
- Suburban Traditional
- Suburban Contemporary



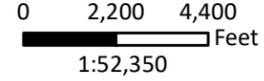
LAND USE

**Planning & Development
Character Areas - City of Madison**

Census Tract - Map B



- DOWNTOWN REVITALIZATION AREA**
- Overlay: Downtown Core
 - Downtown Periphery
- COMMERCIAL INVESTMENT AREA**
- Interstate Corridor Subarea
 - Overlay: Concentration Nodes
- INDUSTRIAL EXPANSION AREA**
- Airport Industrial Subarea
 - Corridor Industrial Subarea
- TRADITIONAL RESIDENTIAL AREAS**
- Historic Neighborhoods Subarea
 - Modern Subdivisions Subarea
- COMMUNITY SERVICE AREAS**
- Community Service Area
- TRANSITIONAL EDGE AREAS**
- Rural Development Subarea
- MORGAN COUNTY ENVIRONS**
- Commercial Service Area > Interstate Commercial
 - Industrial Service Area > Industrial
 - Neighborhood Service Area > Single Family
 - Community Service Area > Regional Activity
 - Rural Service Area > Rural Living



LAND USE

**Planning & Development
Character Areas - City of Madison**

Census Tract - Map B

ATTACHMENT D

COMMUNITY AGENDA:

Report of Accomplishments,
2017-2022

Program of Work,
2023-2027

2022 Report of Accomplishments Community Agenda / STWP Update

2017-2022 Summary

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		17/18	18/19	19/20	20/21	21/22				
LEADERSHIP & VISION										
Public Administration David Nunn, City Manager										
WP.01-17	SDS Finalize Service Delivery Strategy within the extension period with joint-jurisdictions.	X	X	-	-	-	Manager	Staff Time; Official Time	GF	COMPLETED.
WP.74-18	Joint Building Office Services Negotiate supplemental service arrangement for Building Inspection Services for singular Regional Tourism Attraction (GA Safari Park).	-	X	-	-	-	City Manager	Staff Time	GF	COMPLETED.
WP.75-18	Relationship Building Implement a regular meeting schedule with local governments (City, County, BOE).	-	-	X	X	X	City Manager	Staff Time; Official Time	GF	COMPLETED.
Public Records Ashley Hawk, City Clerk										
WP.76-18	Open Records Efficiency Determine w/ IT method to enable Clerk to independently access all city emails.	-	X	-	-	-	City Clerk	Staff Time	GF	COMPLETED.
WP.77-18	Meeting Facilitation Acquire agenda management software for scheduling of M&C docket.	-	-	X	-	-	City Clerk	\$2,000	GF	COMPLETED.
WP.78-18	Record Management Establish electronic filing system; remodel long-term storage; inventory physical records.	-	-	X	X	X	City Clerk	\$3,000; Intern Time	GF	COMPLETED.
Public Finances Karen Stapp, Finance Officer										
WP.79-18	OS Management Migrate from Access OS to an online OS, migrating six current data systems for proficiency.	-	X	X	X	X	Finance Director	\$10,000	GF	UNDERWAY. Two systems completed and four systems not started.
WP.80-18	Online Payments Expand online payment types to include: permit fees, license rentals, vendors, etc.	-	X	X	X	X	Finance Director	\$10,000 Staff Time	GF	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Finance understaffed and elective tasks postponed until new staff hired.
WP.81-18	Accounts Payable Add a full-time position to allow for a dedicated Human Resource Officer & Payroll Clerk.	-	-	-	X	X	Finance Director	\$35,000	GF	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Postponed awaiting personnel evaluation by CVIOG; Finance Director disagreed with study and does not believe work conditions warrant such yet.

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		17/18	18/19	19/20	20/21	21/22				
Community Promotion Karen Robertson, Special Projects Coordinator										
WP.51-17	Heritage Tourism Grants Determine if Heritage Tourism grants should return to a reward-based program instead of a subsidy.	-	-	✕	✕	✕	Special Projects	Staff Time	GF	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Delayed due to transition of leadership position of MainStreet Director and all three tourism attractions.
WP.57-17	Marketing Budget Determine other revenue sources for funding if augmented marketing and/or event activity is desired.	X	X	X	-	-	Special Projects	\$30,000	H-M GF	COMPLETED.
Community Outreach Monica Callahan, Planning & Development Director										
WP.03-17	Volunteer Training Supplement training opportunities for citizen planning boards.	X	X	X	X	X	City Planner	\$2,000 per annum	GF	COMPLETED.
WP.83-18	Public Service Internship Re-implement the annual co-op civic service internship(s) with BOE.	-	-	X	X	X	City Planner	\$5,000 (\$2,500@)	GF	COMPLETED.
WP.84-18	Civic Awareness Develop a Civic Academy, improving knowledge of local government and public participation.	-	-	-	✕	✕	City Planner	\$1,000	GF	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Academy for public engagement activities delayed due to pandemic restrictions on public assembly.
Human Resources Karen Stapp, Human Resources Officer										
WP.02-17	Wellness Committee Increase focus on mental health issues by the employee Wellness Committee.	-	X	X	-	-	Human Resources	\$1,000	GF	COMPLETED.
WP.85-18	Benefits Package Establish Flexible (Health) Savings Accounts system to augment benefits program.	-	-	✕	✕	-	Human Resources	Staff Time	GF	CANCELLED. Current benefits deemed sufficient by City Manager; perhaps to be revisited by new City Manager.
WP.86-18	Intra-Net Portal Build website portal for human resource and payroll services and for training personnel.	-	-	X	✕	✕	Human Resources	Staff Time	GF	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Finance understaffed and elective tasks postponed until new staff hired.

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		17/18	18/19	19/20	20/21	21/22				
Public Information Ken Kocher, Information Officer										
WP.35-17	Website Re-Branding Update website for more public friendly options and new look.	X	X	-	-	-	Information Officer	Staff Time	GF	COMPLETED.
WP.87-18	Live Video Stream Implement live streaming of Mayor & Council meetings.	-	X	X	-	-	Information Officer	Staff Time	GF	COMPLETED.
WP.88-18	Welcome Packet Upgrade to branded digital welcome packet and post online.	-	-	X	X	X	Information Officer	Staff Time	GF	CANCELLED. Current packet evaluated and deemed sufficient by Finance Director.
WP.130-20	Social Media Policy Develop city policy and prepare recommendation for gov-compliant archival system.	-	-	-	-	X	Information Officer	Staff Time	GF	UNDERWAY. >>> <i>Shift to next 5YR work program.</i>
WP.131-20	Main Street Subsite Develop new departmental subsite to allow for more selective branding and marketing.	-	-	-	-	X	Information Officer & MS	Staff Time	GF Grant	COMPLETED. Basic framework and date is built. Next: content from Main Street Director.
Facilities Management David Nunn, City Manager										
WP.52-17	Welcome Center Allocate restoration funds to rehabilitate Welcome Center (City Hall & Fire Station / CVB Offices).	-	X	X	X	X	City Manager	\$80,000 \$20,000	GF/ARP H-M	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> Next: interior refurbishment of plasterwork.
WP.82-18	Town Park Usage Review and update special event rental policy for advent of city ownership.	-	-	X	X	X	Special Projects	Staff Time	GF	COMPLETED.
WP.89-18	Custodial Staff Add a full-time position for property management services to cover all city facilities.	X	X	-	-	-	Finance Director	\$35,000	GF	COMPLETED.
WP.90-18	Meeting Hall Usage Review and update the facility use policy and forms for the public Meeting Hall.	-	X	-	-	-	City Clerk	Staff Time	GF	COMPLETED.
WP.91-18	Town Park Phased [4YR] repairs/maintenance: PHASE 1 – Fountain & Gazebo; PHASE 2 – Pavilion & Cottage; PHASE 3 – Fence (center and top side); PHASE 4 – Fence (3 sides).	X	X	X	X	X	City Manager	\$15,000 per annum	GF	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> Next: fountain and landscape refurbishment.
WP.92-18	Smith Cottage Design and rehabilitate Smith Building to relocate some administration functions (P&D Department).	-	-	X	X	-	City Manager	\$50,000; \$300,000	GF	COMPLETED.
WP.93-18	City Hall Implement Phase II for City Hall for administrative functions (Manager/Clerk/Finance and Utility Offices).	-	-	-	X	X	City Manager	\$1,000,000 \$2,000,000	SPLOST GF	UNDERWAY. >>> <i>Shift to next 5YR work program.</i>

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		17/18	18/19	19/20	20/21	21/22				
RECREATION & BEAUTIFICATION										
Greenspace Conservation Monica Callahan; Phil Smeltzer										
WP.04-17	Land Acquisition Policy Update Prioritize acquisition of land or easements for environmentally sensitive land.	X	X	X	X	X	P&D GCC	\$400,000 \$300,000	SPLOST Grant	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> Review begun and stagnated.
WP.05-17	Openspace Requirements Draft openspace requirements where the first allocation is a public or communal ownership of the buffer.	-	X	X	X	X	P&D GCC	Staff Time	GF	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Labor shortage – relocation of offices and covering position vacancy; not highest GCC priority.
WP.12-17	Model Easement Bundle Develop a model bundling program for smaller conservation easements.	X	X	X	X	X	P&D GCC	\$12,000	GF	COMPLETED.
WP.14-17	SPLOST Leverage Report Leverage every dollar allocated for acquisition in the new SPLOST (\$1 to \$3).	X	X	X	X	X	P&D GCC	\$400,000	SPLOST GF	UNDERWAY. SPLOST VI report completed; SPLOST VII in progress but acquisition spending is stagnant.
WP.15-17	Tot Lot Complete design, funding, and development of model tot lot (Martin Tot Lot).	X	X	X	X	X	P&D GCC	\$125,000 \$65,000	SPLOST Donation	COMPLETED.
WP.16-17	Neighborhood Park Complete design, funding, and development of final quadrant neighborhood park (Lambert Park).	-	X	X	X	X	P&D GCC	\$125,000 \$250,000 \$184,000	SPLOST GF Donation	COMPLETED. Phase 1 included signage, defined open space, picnic amenities, gravel parking. Public art and playground advanced via donation.
WP.17-17	Trail Leverage current land donations to complete acquisition for “model mile” (Horse Branch Trail EAST).	X	X	X	X	X	P&D GCC	\$100,000 \$175,000	SPLOST Grant	COMPLETED. Land assembly completed (May 2022) except for short leg easement.
WP.18-17	Beautification Point Complete design, funding, and development of beautification point (Clark Park).	-	-	X	X	X	P&D GCC	\$15,000	SPLOST GF, DDA	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Delayed for DDA relocation of current tenant (delayed by ongoing new construction) and demolition of obsolete building.
WP.19-17	Vegetation Ordinance Update tree canopy regulations.	X	X	X	X	X	P&D GCC	Staff Time	GF	COMPLETED. Adopted by Mayor & Council (2021).
WP.94-18	W. Washington Greenway Design connective greenspace network for the W. Washington Gateway.	-	X	X	X	X	P&D DDA	\$750	GF	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> Land assembly being finalized for plan.
WP.95-18	Neighborhood Park Protection Establish conservation easements to provide for the permanent protection of all neighborhood parks.	-	X	X	X	X	P&D GCC	Staff Time Consultants \$25,000	GF LDF TDR	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> Surveys completed and model easement now ready.
WP.132-20	Neighborhood Park Redesign and upgrade facilities at oldest neighborhood park (Hill Park).	-	-	X	X	X	Manager	\$200,000	SPLOST GF	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> Active element courts upgraded; restroom replacement re-design for cost.
WP.133-20	Tot Lot Complete design, funding, and development of tot lot (Murray Tot Lot).	-	-	-	X	X	P&D GCC	\$12,000	GF Donation Grant	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Delayed until first tot lot fully completed WP.15-17 and until sufficient funding available.

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		17/18	18/19	19/20	20/21	21/22				
WP.134-20	Neighborhood Park Redesign and upgrade facilities at second oldest neighborhood park (Wellington Park).	-	-	-	X	X	P&D GCC	\$250,000	SPLOST Grant	UNDERWAY. >>> Shift to next 5YR work program. Grant application to be redrafted.
WP.135-20	Trail Prioritize volunteer labor to clear and stabilize two primitive trails (Presidents' Trail and Pritchard Loop).	-	-	-	X	X	P&D GCC volunteers	Volunteer Labor / Hand Tools	GF	UNDERWAY. >>> Shift to next 5YR work program. Pritchard Loop opened; Presidents' Trail pending footbridges and signage for opening.
WP.136-20	Trail Construct the "Model Mile," prioritizing funding for the trunk line to the school system.	-	-	-	-	X	P&D GCC	\$2.5 M	SPLOST Grant	UNDERWAY. >>> Shift to next 5YR work program Leverage grant completed; not awarded.

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		17/18	18/19	19/20	20/21	21/22				
RECREATION & BEAUTIFICATION										
Corridor Management Ken Kocher, Design Specialist; Sonny Pennington, CH										
WP.60-17	Night Sky Pollution Establish a citywide dark-sky fixture policy.	-	-	X	X	X	P&D CDC	Staff Time	GF	POSTPONED. >>> Shift to next 5YR work program. Labor shortage – relocation of offices and covering position vacancy, as well as COVID outages and new COVID virtual meeting demands for 9 public boards.
WP.61-17	Landscape Plan Bring code enforcement to bear where businesses are failing to honor approved landscape plans.	-	-	X	X	X	COD CDC	Staff Time	GF	POSTPONED. >>> Shift to next 5YR work program. Labor shortage – relocation of offices and covering position vacancy, as well as COVID outages and new COVID virtual meeting demands for 9 public boards.
WP.137-20	Rules of Procedure Update ordinance and develop coordinating board operational procedures.	-	-	-	-	X	P&D CDC	Staff Time	GF	POSTPONED. >>> Shift to next 5YR work program. Labor shortage – relocation of offices and covering position vacancy, as well as COVID outages and new COVID virtual meeting demands for 9 public boards.
WP.138-20	Design Guidelines Create online visual guidelines for owner guidance.	-	-	-	-	X	P&D CDC	Staff Time	GF	POSTPONED. >>> Shift to next 5YR work program. Labor shortage – relocation of offices and covering position vacancy, as well as COVID outages and new COVID virtual meeting demands for 9 public boards.
WP.139-20	Ordinance Update Review and revise ordinance against 25 years of implementation.	-	-	-	-	X	P&D CDC	Staff Time	GF	POSTPONED. >>> Shift to next 5YR work program. Labor shortage – relocation of offices and covering position vacancy, as well as COVID outages and new COVID virtual meeting demands for 9 public boards.

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		17/18	18/19	19/20	20/21	21/22				
SAFETY & SERVICE										
Public Works Erin Tewksbury, Street Superintendent										
WP.21-17	HWY83 Bypass Seek County support and request DOT outline next steps to accelerate the 83N bypass (2034).	X	X	X	X	X	City Manager	Staff Time; Official Time	GF	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Change in top Administrative Position pending so postponed to new City Manager takes over.
WP.22-17	Speed Awareness Signs Install speed awareness signs that would slow traffic at high volume and high incident locations.	-	-	X	X	X	S&S	\$6,000	GF	COMPLETED.
WP.24-17	Sidewalk Budget Allot annual budget for sidewalk infill and extension.	X	X	X	X	X	City Manager S&S	\$50,000 per annum	GF	COMPLETED.
WP.25-17	Historic Bridge Develop plan to restore and reopen the Norfolk-Southern bridge (bike/ped/passenger vehicle).	-	X	X	X	-	P&D S&S / GCC :Consultant	\$5,000	GF	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Assessment done but postponed implementation awaiting policy maker discussion on range of access.
WP.26-17	HWY441S Sidewalks Infill western side of Eatonton Road sidewalks.	X	X	-	-	-	S&S	\$120,000 \$6,500	SPLOST / LDF	COMPLETED.
WP.27-17	Infill Sidewalks Prioritize infill sidewalk segments, as already identified in the <i>Major Thoroughfare Plan</i> .	X	X	X	X	X	City Manager S&S	\$50,000	SPLOST /grant	UNDERWAY. >>> <i>Shift to next 5YR work program.</i>
WP.28-17	Accessibility Upgrades Improve accessibility of sidewalks (uneven, roots, etc.).	X	X	X	X	X	S&S	\$5,000 per annum	GF	UNDERWAY. >>> <i>Shift to next 5YR work program.</i>
WP.29-17	Downtown Tree Grates Install tree grates, in lieu of tree curbing, for all brick sidewalks (but not tree islands) in Downtown Madison.	X	X	X	X	X	S&S	\$10,000 per annum	GF	UNDERWAY. >>> <i>Shift to next 5YR work program.</i>
WP.96-18	Downtown Trash Cans Phased [5YR] replacement of single can shrouds on Downtown sidewalks.	-	X	X	X	X	S&S	\$15,000 per annum (6)	GF	COMPLETED.
WP.97-18	Cemetery Hire Hire full-time position specifically for the cemeteries to provide full City Care.	-	-	X	-	-	S&S	\$35,000	GF	COMPLETED.
WP.98-18	Street Department Education Obtain CDL license(s) for two employees.	-	X	-	-	-	S&S	\$500 per course	GF	COMPLETED.
WP.99-18	Downtown Street Lights Phased [10YR] replacement of Downtown streetlights.	-	-	X	X	X	S&S	\$25,000 per annum (5)	GF Grants	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Grant applied for but not funded; seeking alternative funding sources.

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		17/18	18/19	19/20	20/21	21/22				
WP.140-20	Cemetery Ravine Complete improvements in cemetery.	-	-	-	X	-	S&S	\$0/Materials on hand	GF	COMPLETED.
WP.141-20	Landscape Hire Hire full-time position specifically for the cemeteries to provide full City Care.	-	-	-	X	-	S&S	\$35,000	GF	COMPLETED.
WP.142-20	Cemetery Equipment Acquire a zero turn mover and trailer.	-	-	-	X	X	S&S	\$12,000	GF	COMPLETED.
WP.143-20	Landscape Equipment Landscape equipment to outfit a second landscape crew.	-	-	-	X	X	S&S	\$50,000	GF	COMPLETED.
WP.144-20	Landscape Equipment Acquire new scanner	-	-	-	-	X	S&S	\$10,000	GF	COMPLETED.
WP.145-20	Landscape Equipment Acquire new tractor with arm.	-	-	-	-	X	S&S	\$80,000	GF	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Mechanical problems not sufficient to warrant replacement yet.
WP.146-20	Equipment Acquire new garbage truck.	-	-	-	-	X	S&S	\$165,000	GF	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Finance Director indicated only one purchase allowed for financing every five years.

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		17/18	18/19	19/20	20/21	21/22				
Public Safety										
Fire Gene Porter, Fire Marshal										
WP.30-17	Volunteer Pay Scale Raise pay for volunteer fire force.	X	X	-	-	-	City Manager MFD	\$15 >> \$20 per call	GF	COMPLETED.
WP.100-18	Temporary Station Build and certify temporary facility for storage of ladder truck.	X	X	-	-	-	MFD	\$300,000	GF	COMPLETED.
WP.101-18	Madison South Station Identify and acquire new site for station, converting temporary station for public works use.	-	X	X	X	-	MFD	\$1.3 M	SPLOST	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> Land acquired; pending financing.
WP.102-18	Confined Space Rescue Equipment Acquire equipment and train all firefighters - CSR certification.	-	-	X	X	-	MFD	\$30,000	GF	COMPLETED.
WP.103-18	Engine Acquire new engine and retain existing as reserve engine.	-	-	X	-	X	MFD	\$400,000	GF	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> Refurbishment not possible given more than 50% cost of engine.
WP.104-18	Tool Conversion Acquire HURST rescue tools, converting all to battery to require less maintenance.	-	-	X	X	-	MFD	\$25,000	GF	COMPLETED.
WP.105-18	Personnel Evaluate budget for addition of two part-time positions to cover evening shift.	-	-	X	X	X	City Manager MFD	\$15,000 each	GF	COMPLETED. >>> <i>Shift to next 5YR work program.</i> Requested for the FY22-23, coverage and focused on weekend 7am-7pm.
WP.147-20	Service Truck Replace Unit 015 with more updated air/light service unit.	-	-	-	-	X	City Manager MFD	\$160,000	GF	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Prioritized purchase of a new fire engine, where anticipated purchase was then \$100K in excess.
WP.148-20	Brush Unit Convert Unit 015 to a brush type unit.	-	-	-	-	X	City Manager MFD	\$30,000	GF	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Timing dependent upon completion of item WP.147-20.
WP.149-20	Cancer Reduction Initiative Add a second set of turn out gear for 15 most active firefighters.	-	-	-	-	X	City Manager MFD	\$38,000	GF	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> After-scene and De-Con policy and procedures updated. Last 8 sets of turnout gear to be purchased in FY22-23.

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		17/18	18/19	19/20	20/21	21/22				
Police									Colin Campbell, Assistant Police Chief	
WP.31-17	Equipment Study Complete feasibility study to determine appropriate version and costs relative to equipment/technology to modernize police services.	X	X	-	-	-	MPD	Staff Time	GF	COMPLETED.
WP.106-18	Certification Have one additional officer attain in-house Post Instructor Certification (none current/2 preferred).	-	X	X	X	X	MPD	Staff Time	GF	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> Officer in certification training at present.
WP.107-18	Personnel Hire two additional uniform officers (plus adds \$50,000 @ for car/equipment with each new hire).	-	-	X	-	X	MPD	\$103,300	GF	POSTPONED. .>>> <i>Shift to next 5YR work program.</i> Still struggling to keep existing positions in patrol staff filled.
WP.108-18	Drone Technology Add drone technology, equipment and/or services, including night vision software.	-	-	X	-	-	MPD	\$15,000	Safety Grant	CANCELLED. Financial resource reallocation to address requisite upgrades for in-car cameras as a higher priority.
WP.109-18	Tag Reader Technology Prepare a cost study and proposal for installing tag reader technology.	-	-	X	X	X	MPD	\$40,000	GF	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Funded more immediate short term needs.
WP.150-20	Officer Pay Incentives Increase officer pay to attract more qualified applicants.	-	-	-	X	-	MPD	\$50,000	GF	COMPLETED.
WP.151-20	Body Camera Purchase body cameras for each uniform police officer.	-	-	-	X	-	MPD	\$15,000	GF	COMPLETED.
WP.152-20	Equipment Upgrades Add licensing and storage for technology upgrades.	-	-	-	-	X	MPD	\$21,000	GF	COMPLETED.
Code Enforcement									Philip Malcom, Code Enforcement Officer	
Animal Control									Sherry MacKean, Animal Control Officer	

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		17/18	18/19	19/20	20/21	21/22				
Public Utilities										
Rusty Johnson, Utilities Superintendent										
WP.08-18	FOG Public Awareness Implement FOG waste public awareness campaign.	X	X	X	X	X	UT PI	\$500	ENT	UNDERWAY. >>> Shift to next 5YR work program.
WP.09-17	Water First Designation Seek WaterFirst designation.	X	X	-	-	-	UT P&D	Staff Time	GF	POSTPONED. >>> Shift to next 5YR work program. Awaiting evaluation and upgrade to hydrology ordinances.
WP.10-17	Stormwater Feasibility Study Complete a new feasibility study for a new stormwater utility.	-	-	X	X	-	Consultant UT	\$12,000	GF	POSTPONED. >>> Shift to next 5YR work program. City Manager research and recommendation ongoing; no definitive direction from elected body.
WP.32-17	SCADA Implementation Implement SCADA system at two (2) water facilities: Madison Water Plant (N. Second St) and Oconee Water Plant (Briar Ln).	X	X	-	-	-	UT	\$160,000	ENT	COMPLETED.
WP.33-17	City Full Service Capacity Complete full build-out as-zoned study to determine service of existing zoned properties.	-	-	X	X	X	P&D UT	Staff Time	GF	UNDERWAY. >>> Shift to next 5YR work program. Revisions post map amendments.
WP.34-17	Sewer Ordinance Draft a Sewer Ordinance to aid water treatment compliance and limit plant upgrade costs.	X	X	-	-	-	City Manager UT	Staff Time	GF	UNDERWAY. >>> Shift to next 5YR work program. Legal/Manager review in progress.
WP.110-18	Utility Operator Hire Hire additional Operator.	X	-	-	-	-	City Manager UT	\$30,000 /year	ENT	COMPLETED.
WP.111-18	Utility Operator Education Obtain Class II Operator Status.	-	-	X	X	X	UT	Staff Time; \$250 @	ENT	COMPLETED.
WP.112-18	Equipment Purchase Purchase Vacuum Truck.	-	X	-	-	-	UT	\$75,000	ENT	COMPLETED.
WP.113-18	SCADA Implementation Implement SCADA system at two (2) wastewater facilities: Southside (Four Lakes) & Indian Creek (I-20).	-	-	X	-	-	UT	\$75,000	ENT	POSTPONED. >>> Shift to next 5YR work program. Enduring procurement difficulties during COVID conditions; seeking new vendor.
WP.114-18	Filter System Installation Install filter system and adjust supplement system at Madison Water Plant.	-	-	X	-	-	UT	\$200,000	ENT	COMPLETED.
WP.115-18	Well Building Construction Construct well building at Madison Water Plant.	-	-	X	-	-	UT	\$25,000	ENT	COMPLETED.
WP.116-18	Pump Building Construction Construct pump building at Oconee Water Plant.	-	X	X	-	-	UT	\$21,000	ENT	COMPLETED.
WP.117-18	Design Development Report Complete Design Development Report, including an alternative engineering pilot at Southside Wastewater Plant.	-	X	X	X	X	Consultant UT	\$5,000	GF	UNDERWAY. >>> Shift to next 5YR work program.
WP.118-18	Southside Plant Updates Install headworks, upgrades for ammonia (copper and zinc), and a tertiary intervention for FOG waste at Southside Wastewater Plant.	-	-	X	X	X	UT	\$1.2 M	ENT	UNDERWAY. >>> Shift to next 5YR work program. Completed all items but FOG waste intervention.

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		17/18	18/19	19/20	20/21	21/22				
Technology / Broadband David Nunn, City Manager										
WP.36-17	Telecom Update Study Prepare a telecom technology refresh study for current systems.	X	X	-	-	-	Consultant City Manager	Staff Time	GF	COMPLETED.
WP.37-17	Rural Broadband Study Initiate feasibility study for rural broadband and attend the International Data Center Series Conference.	-	-	X	X	X	Consultant City Manager	Staff Time	GF	COMPLETED.
WP.119-18	Free Downtown WIFI Conduct feasibility study to compile costs and strategy for internet coverage Downtown.	-	-	X	-	-	Consultant City Manager	UNK	TBD	CANCELLED. Town Park has been addressed; no further demand from downtown merchants; county addressing broadband countywide.

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		17/18	18/19	19/20	20/21	21/22				
HOME & NEIGHBORHOOD										
<i>Jordan Fleming, Planner; Judy Senft, HOC CH</i>										
WP.39-17	Residential Rental Policy Review Document single-family rental properties and review policies for short-term rentals and property management.	-	-	✗	✗	✗	P&D P&Z; HOC	Staff Time Volunteer Time	GF	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Volunteer research still in progress on options for landlord regulations.
WP.40-17	Housing Rehabilitation II Pursue housing rehabilitation funds to stabilize housing in Primary Target Area (PHASE II-DURA).	-	-	✗	X	X	Consultant P&D; HOC	\$15,000	CHIP	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> Some COVID sourcing delays. Project at 35% expenditure of \$300,000 in CHIP grant funds.
WP.41-17	Affordable-Workforce Housing Program Develop housing program/policy to incentivize affordable housing and workforce housing in areas of similar valuation.	-	-	✗	✗	✗	P&D HOC	Staff Time Volunteer Time	GF	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Volunteer work delayed by lack of committee meetings during COVID conditions.
WP.42-17	Workforce Housing Complex Facilitate one (1) mixed-income, family-oriented complex utilizing tax incentive programs (LIHTC/FHB) for DURA. [5YR]	X	X	X	X	X	P&D DDA; HOC	N/A \$450,000	N/A LIHTC HOME	COMPLETED. Construction delayed by pandemic supply line conditions; opening anticipated Jun 2022.
WP.120-18	DELETED	-	-	-	-	-	-	-	-	2019 Duplicate Item - WP.128-18.
WP.153-20	Housing Trends Study Complete comparative study of local housing strata with local economic spectrum, particularly in regards to trends in employment, demographic shift, and ownership/rental statistics.	-	-	-	-	X	P&D HOC	Staff Time	GF	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> Updated housing values map and collected residential sales.

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		17/18	18/19	19/20	20/21	21/22				
HERITAGE & TOURISM										
Historic Preservation							Ken Kocher, HP Officer; Flynn Clyburn, HPC CH			
WP.45-17	Mid-Century Resources Survey and prepared National Register paperwork (HPIFs) regarding mid-century resources (in and out of extant district).	-	X	X	X	X	P&D HPC Intern	\$18,000	GF donation	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> Anticipated completion Nov 2022.
WP.46-17	Non-Residential Resources Develop a program for documenting and promoting the history of non-residential resources.	X	X	X	-	-	MSS HPC	\$4,000 \$2,000 per annum	GF	COMPLETED. History sidebars are now ongoing research and installation in small batches of 4-5.
WP.53-17	Depot Preservation Insure preservation of the Central of GA Depot's interior historic spaces of heightened integrity.	X	X	X	X	X	P&D HPC DDA; GCC	\$250,000	TSPLOST Grants Donations	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Awaiting additional funding/fundraising/grant for completion of exterior and trailhead use.
WP.154-20	Landmark System Develop policy for landmark status for option of conservation easement protection.	-	-	-	X	X	P&D HPC	Volunteer / Staff Time	GF	COMPLETED.
WP.155-20	N. Main Street Evaluate northern district boundary modification based upon contributing historic resources.	-	-	-	-	X	P&D HPC	Volunteer / Staff Time	GF	COMPLETED.
Cemetery Stewardship							Bryce Jaeck, Planner; Lynn Treadwell, CSC CH			
WP.48-17	Obituary Project Initiate a collection of obituaries, website storage/access, and document all known burials.	X	X	X	X	X	P&D CSC	\$250	GF	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> Madison Memorial at 90%; other cemeteries still in progress.
WP.49-17	Cemetery Expansion Area Complete engineering for cemetery expansion and Phase I construction documents.	-	X	-	-	X	P&D CSC	\$15,000	GF	COMPLETED. Final documents prepared for grading and infrastructure.
WP.50-17	Policy Manual Addendum Draft a policy manual with design guidelines for the cemetery expansion area.	-	-	X	X	X	P&D CSC	Volunteer / Staff Time	GF	COMPLETED. Draft completed; awaiting revisions.
WP.121-18	Interpretive Exhibit Prepare a plan and budget for an outdoor interpretive exhibit for New Cemetery.	-	X	X	X	X	P&D CSC	\$1000	GF	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> Production now in progress; pending installation.
WP.122-18	Wellhouse Rehabilitation Prepare a plan and budget for wellhouse rehabilitation for use as an information kiosk, respite, and toolshed.	-	X	X	X	-	P&D CSC	Staff Time \$500	GF	COMPLETED.
WP.123-18	Central Axis Improvement Prepare a plan and budget for tree replacement and installation of retaining wall and parking along W. Central Ave. (between Old & MM).	-	-	X	X	X	P&D CSC	\$45,000	GF	CANCELLED. Reprioritized funds for opening expansion cemetery instead.

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		17/18	18/19	19/20	20/21	21/22				
Tourism Karen Robertson, Special Projects Coordinator										
WP.47-17	Interpretive Product Updates Revise and add interpretive programs (not solely based on residential architecture).	X	X	X	X	X	MMS HPC	\$500	GF	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> Use of research for sidewalk sidebars posted on web and expanded; Main Street use in social media and display board under consideration.
WP.54-17	GA Safari Park Support the development of the Safari Park by funding a grant writer to secure funding for utility extension.	-	X	-	-	-	Consultant	\$20,000	GF One GA	COMPLETED.
Public Arts Ken Kocher, Information & Design Officer										
WP.55-17	Public Arts Initiative Establish a Public Arts Commission (PAC) and inventory known public art.	X	-	-	-	-	P&D PAC	Staff Time Volunteers	GF	COMPLETED.
WP.56-17	Interim Public Art Create a temporary installation program for interim use during the development of a Public Arts Master Plan.	-	X	X	X	X	P&D PAC	\$1,500	GF Grants Donations	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> Completed first installation but haven't fully structured program.
WP.156-20	Acquisition Develop a multi-source funding program for acquisition of art for public spaces.	-	-	-	X	X	P&D PAC	\$50,000	GF Donations	COMPLETED.
Special Events Karen Robertson, Special Projects Coordinator										
WP.58-17	Arts & Entertainment Uses Determine which businesses lend themselves toward accessory uses not traditionally customary or incidental.	-	X	X	-	-	MMS P&D PZC	Staff Time	GF	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> Evaluation based on downtown inventory update in progress.

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		17/18	18/19	19/20	20/21	21/22				
REVITALIZATION & GROWTH										
Economic Development										
WP.59-17	Industrial Style Study Complete a feasibility study for development of the northern zoned industrial area into an industrial park.	-	-	✕	✕	-	P&D COC	\$7,500	Consultant	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Determined need to build buy-in from Chamber of Commerce.
Downtown Development										
WP.62-17	Fire Prevention Initiative Develop a cooperative fire detection program for shared party wall structures in Downtown.	✕	✕	✕	✕	✕	MMS P&D MFD, DDA	UNK	Grant	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Inadequate research available at this time; Fire Department assistance to be forthcoming.
WP.63-17	Store Insert Initiative Work with property owners to implement temporary storefront insert program for Downtown.	-	-	X	-	-	MMS P&D, DDA	\$3,000	GF	CANCELLED. No longer necessary as occupancy returned to nearly 100% with investments and expansions.
WP.64-17	Over-Under Study Complete a retail over-under study to determine the change in Downtown land use.	-	✕	✕	✕	✕	MMS P&D, DDA	\$4,000	GF	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Substantial number of property owner shifts in 2019 and renovations in progress; elected to shift forward to post-pandemic environment.
WP.157-20	N. Bull Street Warehouse Construct new facility and relocate anchor minority enterprise.	-	-	-	X	X	P&D DDA	\$600,000	Loan	COMPLETED. Exterior complete; interior under contract with completion early Fall of 2022.
WP.158-20	Off-Street Parking Construct public parking lot to service 50% of proposed gateway land uses (non-residential).	-	-	-	X	X	City Manager P&D, DDA	\$200,000	SPLOST TSPLOST	COMPLETED. Lighting and final punch list underway; placed in to service June 2022.

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		17/18	18/19	19/20	20/21	21/22				
Urban Renewal										
Monica Callahan, Planning & Development Director										
WP.65-17	W. Washington Gateway Plan Complete implementation of the W. Washington Gateway Plan (stormwater infrastructure).	X	X	X	-	-	P&D DDA	\$2.0M	GEFA IGA Supp.	COMPLETED.
WP.66-17	Middle School Site Redevelopment Plan Establish a partnership with the BOE to prepare a redevelopment study for the Middle School site.	-	X	X	X	-	P&D DDA HOC	\$75,000	BOE DDA	COMPLETED.
WP.67-17	South Madison URA Plan Prepare a baseline study and/or Urban Redevelopment Plan, encompassing Area of Disinvestment 3 (i.e., South Madison URA).	-	X	X	X	X	P&D PZC DDA & HOC	Staff Time	GF	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> Boundary defined and data collection completed.
WP.68-17	East Madison URA Plan Prepare a baseline study and/or Urban Redevelopment Plan, encompassing Area of Disinvestment 4,5,6 (i.e., East Madison Area).	-	-	X	X	X	P&D PZC DDA & HOC	Staff Time	GF	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> Boundary defined and data collection completed.
WP.69-17	Walton Park & Blue Star Memorial Establish a partnership with the Hospital Authority to secure park land for passive recreation and veterans' memorial.	-	-	X	X	-	P&D GCC	Staff Time Volunteer Time	GF	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Legal conflict with Hospital Authority signaled lack of cooperation at this time.
WP.159-20	Downtown URA Plan Complete 10 YR URA Plan Update.	-	-	-	X	-	P&D P&Z DDA & HOC	N/A	N/A	COMPLETED. Draft to be presented in June 2022.
WP.160-20	Opportunity Zone Re-apply for OZ designation status.	-	-	-	X	-	P&D DDA	N/A	N/A	COMPLETED. Draft to be submitted in June 2022.
WP.161-21	Youth Center Secure funding for renovation/rehabilitation of vacant school building(s) for facility for youth services.	-	-	-	X	X	P&D DDA	\$850,000	Grants (CDBG) Donations	COMPLETED. Construction for FY22-23.

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		17/18	18/19	19/20	20/21	21/22				
PLANNING & DEVELOPMENT										
Monica Callahan, Planning & Development Director										
WP.06-17	Stormwater Regulations Draft alternative ordinance compliances measures for stormwater management facilities and/or devices.	-	X	X	X	X	P&D PZC	Staff Time \$300	GF	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Focus upon revision of internal compliance checks for EPD and certification for two employees.
WP.07-17	Halo Area Water Impact Study Evaluate potential impact of county's development suitability map and zoning policy for the halo, upon sensitive hydrological resources.	-	-	X	X	X	P&D PZC	Staff Time	GF	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> Mapping of detailed hydrology features in the halo underway.
WP.11-17	Lot Coverage Regulations Draft alternative ordinance compliances measures for lot coverage for land-locked industries.	-	X	X	X	-	P&D PZC	Staff Time	GF	COMPLETED. Draft to be presented June 2022.
WP.13-17	Greenprint Plan Update Incorporate hydrology data collection and update the Madison Greenprint.	-	X	-	-	-	P&D	Staff Time Volunteer Time	GF	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Change in GCC leadership forstalled usual volunteer assistance; data collection completed.
WP.20-17	Environmental Regulations Draft alternative compliance measures for environmental ordinances for development-impaired properties.	X	X	X	X	X	P&D GCC	Staff Time	GF	COMPLETED.
WP.23-17	Thoroughfare Plan (2007) Update and implement <i>Major Thoroughfare</i> , requesting same of DOT's Plan.	-	-	-	✕	✕	Consultant P&D	\$10,000	GF	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Implementation of 50% items from last plan still not addressed; no new emergent issues.
WP.38-17	Residential Build-Out Study Complete full build-out, as-zoned study.	-	-	X	X	X	P&D P&Z; HOC	Staff Time	GF	UNDERWAY. Data collection completed. >>> <i>Shift to next 5YR work program.</i>
WP.43-17	Rural Residential Zoning District Create a new rural residential zone, prioritizing low infrastructure requirements in exchange for conservation.	-	✕	✕	✕	X	P&D PZC	Staff Time	GF	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> Research completed.
WP.44-17	Halo Area Zoning Coordination Coordinate city and county zoning ordinance updates for property along the city limit border.	-	-	X	X	X	City Manager P&D PZC	Staff Time	GF	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> Initial review complete; discussions in progress.
WP.70-17	Policy Conflict Resolution Evaluate and clarify as necessary any conflicts between the Comprehensive Plan (2017), addressing prior plan addendums and other city policy documents.	-	X	X	X	X	P&D PZC	Staff Time	GF	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> List of next steps and ordinance rewrites pending new hire.
WP.71-17	Land Use Table Update Reconcile use-specific zoning and add definitions to reflect NACIS classifications.	-	X	X	X	X	P&D PZC	Staff Time	GF	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> Industrial uses completed.
WP.72-17	Community Planning Workshops Determine public interest in community planning districts.	-	-	X	X	-	P&D PZC; HOC	\$500	GF	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Workshops for public engagement delayed due to pandemic restrictions on public assembly.

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		17/18	18/19	19/20	20/21	21/22				
WP.73-17	Plan First Designation Reapply for PlanFirst Designation.	-	X	-	-	-	P&D	Staff Time	GF	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Prioritized for after completion of 50% of work program by all departments.
WP.125-18	ADA Plan (2013) Complete 5YR update to plan, revise, and prioritize realistic implementation schedule.	-	X	X	X	-	P&D	N/A	N/A	COMPLETED. Next update pending.
WP.126-18	Transition Area Study Complete an intensive land use study of County-classified densification areas for utility service, environmental impact, and viewshed protection.	-	X	X	X	X	P&D PZC Consultant	Staff Time \$15,000	N/A	UNDERWAY. >>> <i>Shift to next 5YR work program.</i> Initial conversations with County P&Z underway regarding zoning sync efforts.
WP.127-18	Building Code Audit Review building codes and recommend minimums for quality construction.	-	X	X	X	X	P&D Consultant	Staff Time \$5,000	N/A	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Changeover in Permit Technician position twice has delayed this in lieu of training new hires.
WP.128-18	Subdivision Regulations Update regulations to insure that traditional subdivisions with more than 25 units must seek review to insure adequacy of connectivity, greenspace, and infrastructure.	-	-	X	X	X	P&D PZC	Staff Time	N/A	COMPLETED. Draft to be presented June 2022.
WP.129-18	Parking Requirements Revise to address land use, minimum mitigation, and alternative compliance options.	-	-	X	X	-	P&D CDC	Staff & Volunteer Time	N/A	POSTPONED. >>> <i>Shift to next 5YR work program.</i> Dependent upon parking audit, which was delayed during COVID because of non-use of volunteers.

ACRONYM & ABBREVIATION KEY

REFERENCES: Leader • Departments • Boards

CM	City Manager Office
CC	City Clerk Office
COC	Chamber of Commerce
COD	Code Enforcement Office/Officer
CSC	Cemetery Stewardship Commission
CVB	Convention & Visitors Bureau
DDA	Downtown Development Authority
FD	Finance Director Office
GCC	Greenspace Conservation Commission
HPC	Historic Preservation Commission
HOC	Housing Opportunity Commission
HR	Human Resources Office/Officer
M&C	Mayor & Council
MFD	Madison Fire Department
MPD	Madison Police Department
MMS	Madison Main Street Office/Officer
P&D	Planning & Development Department
PAC	Public Arts Commission
PI	Public Information Office/Officer
PZC	Planning and Zoning Commission
S&S	Street & Sanitation Department
UT	Utility Department – Distribution

REFERENCES: Estimate • Costs • Grant

CDBG	Community Development Block Grant
CHIP	Community Home Investment Program
DDA	Downtown Development Authority
FHB	Federal Home Bank
GEFA	Georgia Environmental Finance Authority
GF	General Funds
H-M	Hotel-Motel Pass Through Tax
In-Kind	Donation of Materials and/or Labor
LIHTC	Low Income Housing Tax Credit
LDF	Local Development Funds
OneGA	One Georgia Grant Funds
SDS	Service Delivery Strategy
SPLOST	Special Purpose Local Option Sales Tax
ENT	Enterprise Funds (Sewer, Water, Gas)



REFERENCES: Places • Districts • Overlays

A&E	Arts & Entertainment Overlay
DURA	Downtown Urban Redevelopment Area

2022 Report of Accomplishments
Community Agenda / STWP Update

2017-2022 Summary

STWP #	# ITEM Short Title Brief Description	Anticipated Start					Completed Cancelled*	Underway	Postponed	Progress Measures & Comments
		17/18	18/19	19/20	20/21	21/22				
COMMUNITY AGENDA ACCOUNTABILITY										
LEADERSHIP & VISION										
29	2017-2022 Plan 7 items Updates 22 Items	6	8	10	3	2	#1-3, 35, 57, 74-78, 82-83, 85*, 87, 88*, 89-90, 92, 131	#52, 79, 91, 93, 130	#51, 80-81, 84, 86	2022 TOTAL (29). Completed (17); Cancelled (2); Underway (5); Postponed (5)
RECREATION & BEAUTIFICATION										
21	2017-2022 Plan 11 items Updates 10 Items	6	4	4	3	4	#12, 15-17, 19	#4, 14, 94-95, 132, 134-136	#5, 18, 60- 61, 133, 137-139	2022 TOTAL (21). Completed (5); Cancelled (0); Underway (8); Postponed (8)
SAFETY & SERVICE										
55	2017-2022 Plan 18 items Updates 37 Item	15	8	18	6	7	#22, 24, 26, 30-32, 36-37, 96-98, 102, 104-105, 108*, 110- 112, 114-116, 119*, 140-144, 150-152	#8, 27-29, 33- 34, 100-101, 103, 106, 117-118, 149	#9, 10, 21, 25, 99, 107, 109, 113, 145-148	2022 TOTAL (55). Completed (29); Cancelled (2); Underway (12); Postponed (12)
HOME & NEIGHBORHOOD										
5	2017-2022 Plan 4 items Updates 1 Item	1	0	3	0	1	#42	#40, 153	#39, 41	2022 TOTAL (5). Completed (1); Cancelled (0); Underway (2); Postponed (2)
HERITAGE & TOURISM										
17	2017-2022 Plan 10 items Updates 7 Items	5	7	2	2	1	#46, 49-50, 54-55, 122, 123*, 154-156	#45, 47-48, 56, 58, 121	#53	2022 TOTAL (17). Completed (9); Cancelled (1); Underway (6); Postponed (1)
REVITALIZATION & GROWTH										
14	2017-2022 Plan 11 items Updates 3 Items	2	3	4	5	0	#63*, 65-66, 157-161	#67-68	#59, 62, 64, 69	2022 TOTAL (14). Completed (7); Cancelled (1); Underway (2); Postponed (4)
PLANNING & DEVELOPMENT										
18	2017-2022 Plan 13 items Updates 5 Items	1	10	6	1	0	#11, 20, 125, 128	#7, 38, 43-44, 70-71, 126	#6, 13, 23, 72-73, 127, 129	2022 TOTAL (18). Completed (4); Cancelled (0); Underway (7); Postponed (7)
SUMMARY										
159	2017-2022 Plan 74 Items Updates 85 Items	2	29	44	20	3 4	72 Completed 6 Cancelled	42 Underway	39 Postponed	2022 TOTAL (159): 49% completed; 51% remaining <i>NOTE – Reflects progress occurring from adoption date to mandated update period, a 3 year window.</i>

NOTES: Items #1 thru #181 Comprehensive Plan total; #120 deleted as duplicate; #124 skipped inadvertently; #69 postponed until the next Comprehensive Plan.

CONTENTS: Departments and boards should incorporate community agenda items into work programs (i.e., **1-3-5 Plan**). However, all items from individual work programs may not necessarily be listed herein (e.g., singular equipment expenditures less than \$2,500 – a new phone; ongoing programs – annual tree planting; filling an existing position – etc.). Any items seeking specifically state/federal public funds should be identified as early as possible for inclusion.

2022 Program of Work Community Agenda / STWP Update

2023-2027

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		22/23	23/24	24/25	25/26	26/27				
LEADERSHIP & VISION										
Public Administration								John Klimm, City Manager		
Public Records								Ashley Hawk, City Clerk		
Public Finances								Karen Stapp, Finance Officer		
WP.79-18	OS Management Migrate from Access OS to an online OS, migrating six current data systems for proficiency.	X	X	X	X	-	Finance Director	\$10,000	GF	Carried over from 5YR work program (2017-2022). UNDERWAY. Two systems completed and four systems not started.
WP.80-18	Online Payments Expand online payment types to include: permit fees, licenses, rentals, vendors, donations, etc.	X	X	-	-	-	Finance Director	\$10,000 Staff Time	GF	Carried over from 5YR work program (2017-2022).
WP.81-18	Accounts Payable Add a full-time position to allow for a dedicated Human Resource Officer & Payroll Clerk.	X	-	-	-	-	Finance Director	\$35,000	GF	Carried over from 5YR work program (2017-2022).
Community Promotion								Karen Robertson, Special Projects Coordinator		
WP.51-17	Heritage Tourism Grants Determine if grants should return to a reward-based program instead of a subsidy.	X	-	-	-	-	Special Projects	Staff Time	GF	Carried over from 5YR work program (2017-2022).
Community Outreach								Monica Callahan, Planning & Development Director		
WP.84-18	Civic Awareness Develop a Civic Academy, improving knowledge of local government and public participation.	X	X	-	-	-	Planner	\$1,000	GF	Carried over from 5YR work program (2017-2022). Crossover training opportunity with BOE Ambassador and COC Leadership Morgan suggested.
Human Resources								Leigh Ann Brandenburg, Human Resources Officer		
WP.86-18	Intra-Net Portal Build website portal for human resource and payroll services and for training personnel.	-	X	-	-	-	Human Resources	Staff Time	GF	Carried over from 5YR work program (2017-2022).
Public Information								Ken Kocher, Information Officer		
WP.130-20	Social Media Policy Develop city policy and prepare recommendation for gov-compliant archival system.	-	-	-	-	X	Information Officer	Staff Time	GF	Carried over from 5YR work program (2017-2022).
Facilities Management								John Klimm, City Manager		
WP.52-17	Welcome Center Allocate restoration funds to rehabilitate Welcome Center (City Hall & Fire Station / CVB Offices).	X	-	-	-	-	Manager	\$35,000	GF H-M ARP	Carried over from 5YR work program (2017-2022). UNDERWAY. Shift to next 5YR work program; next up, interior refurbishment of plasterwork.
WP.91-18	Town Park Phased [4YR] repairs/maintenance: PHASE I – Fountain & Gazebo; PHASE 2 – Pavilion & Cottage; PHASE 3 – Fence (center and top side); PHASE 4 – Fence (3 sides).	X	X	-	-	-	Manager	\$50,000 per annum	GF ARP	Carried over from 5YR work program (2017-2022). UNDERWAY. Shift to next 5YR work program; next up, fountain and landscape refurbishment.
WP.93-18	City Hall Implement Phase II for City Hall for administrative functions (Manager/Clerk/Finance and Utility Offices).	X	-	-	-	-	Manager	\$2,000,000	SPLOST GF	Carried over from 5YR work program (2017-2022). UNDERWAY. Scheduled for completion: Jun 2023.

**2022 Program of Work
Community Agenda / STWP Update**

2023-2027

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		22/23	23/24	24/25	25/26	26/27				
RECREATION & BEAUTIFICATION										
Greenspace Conservation										
Planner I; Phil Smeltzer, CH										
WP.04-17	Land Acquisition Policy Update Prioritize acquisition of land or easements for environmentally sensitive land.	X	-	-	-	-	P&D GCC	\$300,000	SPLOST Grant	<i>Carried over from 5YR work program (2017-2022).</i>
WP.05-17	Openspace Requirements Draft openspace requirements where the first allocation is a public or communal ownership of the buffer.	-	-	X	-	-	P&D GCC	Staff Time	GF	<i>Carried over from 5YR work program (2017-2022).</i>
WP.14-17	SPLOST Leverage Report Leverage every dollar allocated for acquisition in the new SPLOST (\$1 to \$3).	X	X	-	-	-	P&D GCC	\$400,000	SPLOST GF	<i>Carried over from 5YR work program (2017-2022).</i>
WP.18-17	Beautification Point Complete design, funding, and development of beautification point (Clark Park).	X	X	-	-	-	P&D GCC	\$15,000	SPLOST GF, DDA	<i>Carried over from 5YR work program (2017-2022).</i>
WP.94-18	W. Washington Greenway Design connective greenspace network for the W. Washington Gateway.	X	-	-	-	-	P&D	\$750	GF	<i>Carried over from 5YR work program (2017-2022).</i> UNDERWAY. Concurrent with TAP Grant.
WP.95-18	Neighborhood Park Protection Establish conservation easements to provide for the permanent protection of all neighborhood parks.	X	-	X	-	X	P&D GCC	Staff Time Consultants \$25,000	GF LDF TDR	<i>Carried over from 5YR work program (2017-2022).</i>
WP.132-20	Neighborhood Park Redesign and upgrade facilities at oldest neighborhood park (Hill Park).	X	-	-	X	X	Manager	\$200,000	SPLOST GF	<i>Carried over from 5YR work program (2017-2022).</i> UNDERWAY. Restroom re-design contracted.
WP.133-20	Tot Lot Complete design, funding, and development of tot lot (Murray Tot Lot).	X	X	X	X	X	P&D GCC	\$65,000	GF Donation	<i>Carried over from 5YR work program (2017-2022).</i>
WP.134-20	Neighborhood Park Redesign and upgrade facilities at second oldest neighborhood park (Wellington Park).	-	-	X	X	X	P&D GCC	\$250,000	GF Grants	<i>Carried over from 5YR work program (2017-2022).</i>
WP.135-20	Trail Prioritize volunteer labor to clear and stabilize two primitive trails (Presidents' Trail and Pritchard Loop).	-	-	-	X	X	P&D GCC	\$20,000	TSPLOST	<i>Carried over from 5YR work program (2017-2022).</i> UNDERWAY. Quotes for footbridges in progress.
WP.136-20	Trail Construct the "Model Mile," prioritizing funding for the trunk line to the school system.	-	-	-	-	X	P&D GCC	\$2.5 M	SPLOST Grant	<i>Carried over from 5YR work program (2017-2022).</i>
WP.162-22	Neighborhood Park Complete design and development of dog recreation area (Lambert Park).	X	-	-	-	-	P&D GCC	\$100,000	Donation	UNDERWAY. Design underway with first donation installment.
WP.163-22	Splash Pad Initiative Augment outdoor recreation and use of neighborhood parks in summer months.	X	X	-	-	-	P&D GCC	\$100,000 \$100,000	ARP Donation	UNDERWAY. ARP funding request for 50% funding submitted to Mayor & Council.

**2022 Program of Work
Community Agenda / STWP Update**

2023-2027

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		22/23	23/24	24/25	25/26	26/27				
RECREATION & BEAUTIFICATION										
Corridor Management										
										Ken Kocher, Design Specialist; Sonny Pennington, CH
WP.60-17	Night Sky Pollution Establish a citywide dark-sky fixture policy.	-	-	X	X	X	P&D CDC	Staff Time	GF	<i>Carried over from 5YR work program (2017-2022).</i>
WP.61-17	Landscape Plan Bring code enforcement to bear where businesses are failing to honor approved landscape plans.	-	-	X	X	X	COD CDC	Staff Time	GF	<i>Carried over from 5YR work program (2017-2022).</i>
WP.137-20	Rules of Procedure Update ordinance and develop coordinating board operational procedures.	-	-	-	-	X	P&D CDC	Staff Time	GF	<i>Carried over from 5YR work program (2017-2022).</i>
WP.138-20	Design Guidelines Create online visual guidelines for owner guidance.	-	-	-	-	X	P&D CDC	Staff Time	GF	<i>Carried over from 5YR work program (2017-2022).</i>
WP.139-20	Ordinance Update Review and revise ordinance against 25 years of implementation.	-	-	-	-	X	P&D CDC	Staff Time	GF	<i>Carried over from 5YR work program (2017-2022).</i>

**2022 Program of Work
Community Agenda / STWP Update**

2023-2027

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		22/23	23/24	24/25	25/26	26/27				
PUBLIC WORKS										
Street & Sanitation Erin Tewksbury, Street Superintendent										
WP.21-17	HWY83 Bypass Seek County support and request DOT outline next steps to accelerate the 83N bypass (2034).	X	X	X	X	X	City Manager	Staff Time; Official Time	GF	<i>Carried over from 5YR work program (2017-2022).</i>
WP.25-17	Historic Bridge Develop plan to restore and reopen the Norfolk-Southern bridge (bike/ped/passenger vehicle).	-	X	X	X	-	P&D S&S / GCC	\$5,000	GF	<i>Carried over from 5YR work program (2017-2022).</i>
WP.27-17	Infill Sidewalks Prioritize infill sidewalk segments, as already identified in the <i>Major Thoroughfare Plan</i> .	X	X	X	X	X	City Manager S&S	\$50,000	SPLOST /grant	<i>Carried over from 5YR work program (2017-2022).</i> UNDERWAY.
WP.28-17	Accessibility Upgrades Improve accessibility of sidewalks (uneven, roots, etc.).	X	X	X	X	X	S&S	\$5,000 per annum	GF	<i>Carried over from 5YR work program (2017-2022).</i> UNDERWAY.
WP.29-17	Downtown Tree Grates Install tree grates, in lieu of tree curbing, for all brick sidewalks (but not tree islands) in Downtown Madison.	X	X	X	X	X	S&S	\$10,000 per annum	GF	<i>Carried over from 5YR work program (2017-2022).</i> UNDERWAY.
WP.99-18	Downtown Street Lights Phased [10YR] replacement of Downtown streetlights.	X	X	X	X	X	S&S	\$25,000 per annum (5)	GF	<i>Carried over from 5YR work program (2017-2022).</i>
WP.145-20	Landscape Equipment Acquire new tractor with arm.	X	-	-	-	-	S&S	\$80,000	GF	<i>Carried over from 5YR work program (2017-2022)</i>
WP.146-20	Equipment Acquire new garbage truck.	X	-	-	-	-	S&S	\$165,000	GF	<i>Carried over from 5YR work program (2017-2022)</i>
Utilities Rusty Johnson, Utilities Superintendent										
WP.08-18	FOG Public Awareness Formalize FOG waste public awareness campaign.	X	X	X	X	X	UT PI	\$500	ENT	<i>Carried over from 5YR work program (2017-2022).</i>
WP.09-17	Water First Designation Seek WaterFirst designation.	-	X	-	-	-	UT	Staff Time	GF	<i>Carried over from 5YR work program (2017-2022).</i>
WP.10-17	Stormwater Feasibility Study Complete a new feasibility study for a new stormwater utility.	-	X	X	-	-	Consultant UT	\$12,000	GF	<i>Carried over from 5YR work program (2017-2022).</i>
WP.33-17	City Full Service Capacity Complete full build-out as-zoned study to determine service of existing zoned properties.	-	-	X	X	X	P&D UT	Staff Time	GF	<i>Carried over from 5YR work program (2017-2022).</i> UNDERWAY. Revisions post map amendments.
WP.34-17	Sewer Ordinance Draft a Sewer Ordinance to aid water treatment compliance and limit plant upgrade costs.	X	X	-	-	-	City Manager UT	Staff Time	GF	<i>Carried over from 5YR work program (2017-2022).</i> UNDERWAY. Legal/Manager review in progress.
WP.113-18	SCADA Implementation Implement SCADA system at two (2) wastewater facilities: Southside & Indian Creek.	X	X	-	-	-	UT	\$75,000	ENT	<i>Carried over from 5YR work program (2017-2022).</i>
WP.117-18	Design Development Report Complete Design Development Report, including an alternative engineering pilot at Southside Wastewater Plant.	-	X	X	-	-	Consultant UT	\$5,000	GF	<i>Carried over from 5YR work program (2017-2022).</i> UNDERWAY.
WP.118-18	Southside Plant Updates Install headworks, upgrades for ammonia (copper and zinc), and a tertiary intervention for FOG waste at Southside Wastewater Plant.	-	X	-	-	-	UT	\$1.2 M	ENT	<i>Carried over from 5YR work program (2017-2022).</i> UNDERWAY. Completed all items but FOG waste intervention.
Broadband John Klimm, City Manager										

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STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		22/23	23/24	24/25	25/26	26/27				
PUBLIC SAFETY										
Fire Gene Porter, Fire Marshal										
WP.101-18	Madison South Station Identify and acquire new site for station, converting temporary station for public works use.	X	X	X	-	-	MFD	\$3.0 M	SPLOST	<i>Carried over from 5YR work program (2017-2022).</i> UNDERWAY. Land acquired; pending financing.
WP.105-18	Personnel Evaluate budget for addition of two part-time positions to cover evening shift.	X	-	-	-	-	MFD	\$30,000 @	GF	<i>Carried over from 5YR work program (2017-2022).</i> UNDERWAY. Refurbishment not possible given more than 50% cost of engine.
WP.147-20	Service Truck Replace Unit 015 with more updated air/light service unit	-	-	X	-	-	MFD	\$200,000	GF	<i>Carried over from 5YR work program (2017-2022).</i>
WP.148-20	Brush Unit Convert Unit 015 to a brush type unit.	-	-	-	-	X	MFD	\$50,000	GF	<i>Carried over from 5YR work program (2017-2022).</i>
WP.149-20	Cancer Reduction Initiative Add a second set of turn out gear for 15 most active firefighters.	X	-	-	-	-	MFD	\$38,000	GF	<i>Carried over from 5YR work program (2017-2022).</i> UNDERWAY. After-scene and De-Con policy and procedures updated. Last 8 sets of turnout gear to be purchased in FY22-23.
WP.164-22	Personnel Evaluate budget for addition of two full-time positions to cover evening shift.	-	-	X	X	-	MFD	\$50,000 @	GF	
WP.165-22	Engine Acquire new engine.	-	-	X	-	-	MFD	\$600,000	GF	
WP.166-22	Personnel Evaluate budget for addition of two part-time positions to cover evening shift.	-	-	-	X	X	MFD	\$30,000 @	GF	
WP.167-22	Ladder Truck Replace aerial device.	-	-	-	-	X	MFD	\$1.3 M	GF	
Police Bill Ashburn, Police Chief										
WP.106-18	Certification Have one additional officer attain in-house Post Instructor Certification (2 preferred).	-	X	-	-	-	MPD	Staff Time	GF	<i>Carried over from 5YR work program (2017-2022).</i> UNDERWAY. Officer in certification training at present.
WP.107-18	Personnel Hire two additional uniform officers (plus adds \$50,000 @ for car/equipment with each new hire).	X	-	X	-	-	MPD	\$103,300 @	GF	<i>Carried over from 5YR work program (2017-2022).</i> UNDERWAY. Still struggling to keep existing positions filled and retention.
WP.109-18	Tag Reader Technology Prepare a cost study and proposal for installing tag reader technology.	-	-	X	-	-	MPD	\$40,000	GF	<i>Carried over from 5YR work program (2017-2022).</i>
WP.168-22	Firearms Range Locate and build a departmental firearms range to complete state law training.	X	-	-	-	-	MPD	\$10,000	GF	
WP.169-22	Mental Health Training Augment mental health training for first responders.	X	-	-	-	-	MPD	\$2,000	GF	
Code Enforcement Philip Malcom, Code Enforcement Officer										
Animal Control Philip Malcom, Code Enforcement Officer										

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		22/23	23/24	24/25	25/26	26/27				
HOME & NEIGHBORHOOD										
Planner I; Judy Senft, HOC CH										
WP.39-17	Residential Rental Policy Review Document single-family rental properties and review policies for short-term rentals and property management.	-	X	X	-	-	P&D P&Z; HOC	Staff Time Volunteer Time	GF	<i>Carried over from 5YR work program (2017-2022).</i>
WP.40-17	Housing Rehabilitation II Pursue housing rehabilitation funds to stabilize housing in Primary Target Area (PHASE II-DURA).	X	-	-	-	-	Consultant P&D; HOC	\$15,000	CHIP	<i>Carried over from 5YR work program (2017-2022). UNDERWAY. Project at 30% expenditure of \$300,000 in CHIP grant funds.</i>
WP.41-17	Affordable-Workforce Housing Program Develop housing program to incentivize affordable housing and workforce housing in areas of similar valuation.	-	X	X	-	-	P&D HOC	Staff Time Volunteer Time	GF	<i>Carried over from 5YR work program (2017-2022).</i>
WP.153-20	Housing Trends Study Complete comparative study of local housing strata with local economic spectrum, particularly in regard to trends in employment, demographic shift, and ownership/rental statistics.	X	-	-	-	-	P&D HOC	Staff Time	GF	<i>Carried over from 5YR work program (2017-2022). UNDERWAY. Updated housing values map and collected residential sales.</i>
WP.170-22	Missing Middle Models Develop 5-6 alternative housing concept plans for modest-scale pocket neighborhoods.	X	-	-	-	-	P&D; URA; HOC	\$5,000	GF	UNDERWAY. Three concepts in rendering phase at present.
WP.171-22	Workforce Housing Complex II Facilitate one (1) mixed-income, family-oriented complex utilizing tax incentive programs (LIHTC/FHB) in next URA. [5YR]	X	X	X	X	X	P&D HOC	Staff Time Volunteer Time	LIHTC	UNDERWAY. Proposal endorsed by GICH submitted for rezoning consideration prior to June 2022 (Carmichael Commons).
WP.172-22	Housing Rehabilitation IIII Pursue housing rehabilitation and construction funds to stabilize and augment home-ownership in Primary Target Area (PHASE III-DURA).	X	X	X	-	-	P&D HOC	\$600,000	CHIP Donations	UNDERWAY. Grant writer secured; deadline (Jan 2023).

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STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		22/23	23/24	24/25	25/26	26/27				
HERITAGE & TOURISM										
Historic Preservation Ken Kocher, HP Officer; Flynn Clyburn, HPC CH										
WP.45-17	Mid-Century Resources Survey and prepared National Register paperwork (HPIFs) regarding mid-century resources (in and out of extant district).	X	-	-	-	-	P&D HPC Intern	\$18,000	GF donation	<i>Carried over from 5YR work program (2017-2022).</i> UNDERWAY. Anticipated completion Nov 2022.
WP.53-17	Depot Preservation Insure preservation of the Central of GA Depot's interior historic spaces of heightened integrity.	X	-	-	-	-	P&D HPC	\$250,000	TSPLOST Grants	<i>Carried over from 5YR work program (2017-2022).</i>
WP.173-22	Preservation Awareness Co-host with the Georgia Trust for Historic Preservation the 2023 Fall Ramble.	X	X	-	-	-	P&D HPC	Staff Time \$20,000	GF	
Cemetery Stewardship Bryce Jaeck, Planner; Lynn Treadwell, CSC CH										
WP.48-17	Obituary Project Initiate a collection of obituaries, website storage/access, and document all known burials.	X	X	X	X	X	P&D CSC	\$250	GF	<i>Carried over from 5YR work program (2017-2022).</i> UNDERWAY. Madison Memorial at 90%; other cemeteries still in progress.
WP.121-18	Interpretive Exhibit Prepare a plan and budget for an outdoor interpretive exhibit for New Cemetery.	X	-	-	-	-	P&D CSC	\$1000	GF	<i>Carried over from 5YR work program (2017-2022).</i> UNDERWAY. Production; pending installation.
WP.174-22	Cemetery Expansion Area Complete engineering for cemetery expansion and Phase I construction documents.	X	-	X	-	-	P&D CSC	\$15,000	GF	
Tourism Karen Robertson, Special Projects Coordinator										
WP.47-17	Interpretive Product Updates Revise and add interpretive programs (not solely based on residential architecture).	X	X	X	X	X	MMS HPC	\$500	GF	<i>Carried over from 5YR work program (2017-2022).</i> UNDERWAY. Use of research for sidewalk sidebars posted on web and expanded; Main Street use in social media and display board in progress.
Public Arts Ken Kocher, Information & Design Officer										
WP.56-17	Interim Public Art Create a temporary installation program for interim use during the development of a Public Arts Master Plan.	X	X	-	-	-	P&D PAC	\$1,500	GF Grants Donations	<i>Carried over from 5YR work program (2017-2022).</i> UNDERWAY. Completed first installation but haven't fully structured program.
WP.175-22	Pop Up Arts Program Establish operational parameters for periodic and partnership opportunities.	X	X	-	-	-	P&D PAC	\$1,000	GF Donations	
Special Events Karen Robertson, Special Projects Coordinator										
WP.58-17	Arts & Entertainment Uses Determine which businesses lend themselves toward accessory uses not traditionally customary or incidental.	X	-	-	-	-	MMS P&D PZC	Staff Time	GF	<i>Carried over from 5YR work program (2017-2022).</i> UNDERWAY. Evaluation based on downtown inventory update in progress.

STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		22/23	23/24	24/25	25/26	26/27				
REVITALIZATION & GROWTH										
Economic Development										
WP.59-17	Industrial Style Study Complete a feasibility study for development of the northern zoned industrial area into an industrial park.	-	-	X	-	-	P&D COC	\$7,500	Consultant	<i>Carried over from 5YR work program (2017-2022).</i>
Downtown Development Karen Robertson & Monica Callahan										
WP.62-17	Fire Prevention Initiative Develop a cooperative fire detection program for shared party wall structures.	-	X	-	-	-	MMS / P&D MFD, DDA	UNK	Grant	<i>Carried over from 5YR work program (2017-2022).</i>
WP.64-17	Over-Under Study Complete a retail over-under study to determine the change in Downtown land use.	-	X	X	X	X	MMS / P&D DDA	\$4,000	GF	<i>Carried over from 5YR work program (2017-2022).</i>
Urban Renewal Monica Callahan, Planning & Development Director										
WP.67-17	South Madison URA Plan Prepare a baseline study and/or Urban Redevelopment Plan, encompassing Area of Disinvestment 3 (i.e., South Madison URA).	-	X	-	-	-	P&D PZC DDA & HOC	Staff Time	GF	<i>Carried over from 5YR work program (2017-2022).</i> UNDERWAY. Boundary defined and data collection completed.
WP.68-17	East Madison URA Plan Prepare a baseline study and/or Urban Redevelopment Plan, encompassing Area of Disinvestment 4,5,6 (i.e., East Madison Area).	X	-	-	-	-	P&D PZC DDA & HOC	Staff Time	GF	<i>Carried over from 5YR work program (2017-2022).</i> UNDERWAY. Boundary defined and data collection completed.
WP.176-22	URA Amendment Update commercial gateways to reflect desired redevelopment patterns and infrastructure.	X	-	-	-	-	P&D	Staff Time Volunteer	GF	
WP.177-22	Innovation Area Establish and fund a new enterprise area reflecting creativity and innovation.	X	X	-	-	-	P&D DDA & PAC	\$1.4 M	Seed \$\$\$ Grants	
WP.178-22	Middle School Redevelopment Entertain one or more development proposals to return land to tax rolls.	X	X	X	-	-	P&D DDA & HOC	\$30,000	DDA	
WP.179-22	N. Main Street Plan for senior housing and infrastructure for N. Main Street land.	-	X	X	-	-	P&D DDA & HOC	\$65,000	GF	
WP.180-22	Land Bank Determine the options for land bank and/or land trust benefits may be used in partnership for diverse housing opportunities for public-owned land (e.g., Athens Land Trust, GA Trust for Historic Preservation).	-	X	X	-	-	P&D DDA & HOC	Staff Time Legal Assistance	GF LDF	

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STWP #	ITEM Short Title Brief Description	Schedule					Responsible Party	Estimated Cost	\$\$\$ Source	Progress Measures & Comments
		22/23	23/24	24/25	25/26	26/27				
PLANNING & DEVELOPMENT										
Monica Callahan, Planning & Development Director										
WP.06-17	Stormwater Regulations Draft alternative ordinance compliances measures for stormwater management	-	X	X	-	-	P&D PZC	Staff Time \$300	GF	<i>Carried over from 5YR work program (2017-2022).</i>
WP.07-17	Halo Area Water Impact Study Evaluate potential impact of county's development suitability map and zoning policy	X	X	-	-	-	P&D PZC	Staff Time	GF	<i>Carried over from 5YR work program (2017-2022). UNDERWAY. Halo hydro underway.</i>
WP.13-17	Greenprint Plan Update Incorporate hydrology data collection and update the Madison Greenprint.	X	X	-	-	-	P&D	Staff Time Volunteer Time	GF	<i>Carried over from 5YR work program (2017-2022). UNDERWAY. Data collection completed.</i>
WP.23-17	Thoroughfare Plan (2007) Update and implement <i>Major Thoroughfare</i> , requesting same of DOT's Plan.	-	X	X	-	-	Consultant P&D	\$10,000	GF	<i>Carried over from 5YR work program (2017-2022).</i>
WP.38-17	Residential Build-Out Study Complete full build-out, as-zoned study.	X	-	-	-	-	P&D P&Z; HOC	Staff Time	GF	<i>Carried over from 5YR work program (2017-2022). UNDERWAY. Data collection completed.</i>
WP.43-17	Rural Residential Zoning District Create a new rural residential zone, prioritizing low infrastructure	X	-	-	-	-	P&D PZC	Staff Time	GF	<i>Carried over from 5YR work program (2017-2022). UNDERWAY. Research completed.</i>
WP.44-17	Halo Area Zoning Coordination Coordinate city and county zoning ordinance updates for property along the city limit border.	-	X	X	-	-	City Manager P&D PZC	Staff Time	GF	<i>Carried over from 5YR work program (2017-2022). UNDERWAY. Initial review complete; discussions in progress.</i>
WP.70-17	Policy Conflict Resolution Evaluate and clarify as necessary any conflicts between the Comprehensive Plan	X	-	-	-	-	P&D PZC	Staff Time	GF	<i>Carried over from 5YR work program (2017-2022).</i>
WP.71-17	Land Use Table Update Reconcile use-specific zoning and add definitions to reflect NACIS classifications.	-	X	-	-	-	P&D PZC	Staff Time	GF	<i>Carried over from 5YR work program (2017-2022). UNDERWAY. Industrial uses completed.</i>
WP.72-17	Community Planning Workshops Determine public interest in community planning districts.	-	X	-	-	-	P&D PZC; HOC	\$500	GF	<i>Carried over from 5YR work program (2017-2022).</i>
WP.73-17	Plan First Designation Reapply for PlanFirst Designation.	-	-	X	-	-	P&D	Staff Time	GF	<i>Carried over from 5YR work program (2017-2022).</i>
WP.126-18	Transition Area Study Complete an intensive land use study of County-classified densification areas for utility	X	X	-	-	-	P&D PZC	Staff Time \$15,000	GF	<i>Carried over from 5YR work program (2017-2022). UNDERWAY. Initial conversations with County</i>
WP.127-18	Building Code Audit Review building codes and recommend minimums for quality construction.	-	X	X	-	-	P&D Consultant	Staff Time \$5,000	GF	<i>Carried over from 5YR work program (2017-2022).</i>
WP.129-18	Parking Requirements Revise to address land use, minimum mitigation, and alternative compliance options.	-	X	X	-	-	P&D CDC	Staff & Volunteer	GF	<i>Carried over from 5YR work program (2017-2022).</i>
WP.181-22	Planner Replace full-time planner, insuring GIS Planner can return to data and study preparation.	X	-	-	-	-	P&D	\$60,000	GF	UNDERWAY. Approved and advertised.

ACRONYM & ABBREVIATION KEY

REFERENCES: Leader • Departments • Boards

CM	City Manager Office
CC	City Clerk Office
COC	Chamber of Commerce
COD	Code Enforcement Office/Officer
CSC	Cemetery Stewardship Commission
CVB	Convention & Visitors Bureau
DDA	Downtown Development Authority
FD	Finance Director Office
GCC	Greenspace Conservation Commission
HPC	Historic Preservation Commission
HOC	Housing Opportunity Commission
HR	Human Resources Office/Officer
M&C	Mayor & Council
MFD	Madison Fire Department
MPD	Madison Police Department
MMS	Madison Main Street Office/Officer
P&D	Planning & Development Department
PAC	Public Arts Commission
PI	Public Information Office/Officer
PZC	Planning and Zoning Commission
S&S	Street & Sanitation Department
UT	Utility Department – Distribution

REFERENCES: Estimate • Costs • Grant

CDBG	Community Development Block Grant
CHIP	Community Home Investment Program
DDA	Downtown Development Authority
FHB	Federal Home Bank
GEFA	Georgia Environmental Finance Authority
GF	General Funds
H-M	Hotel-Motel Pass Through Tax
In-Kind	Donation of Materials and/or Labor
LIHTC	Low Income Housing Tax Credit
LDF	Local Development Funds
OneGA	One Georgia Grant Funds
SDS	Service Delivery Strategy
SPLOST	Special Purpose Local Option Sales Tax
ENT	Enterprise Funds (Sewer, Water, Gas)



REFERENCES: Places • Districts • Overlays

A&E	Arts & Entertainment Overlay
DURA	Downtown Urban Redevelopment Area

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STWP #	# ITEM Short Title Brief Description	Anticipated Start					Completed Abandoned*	Started In Progress	Not Started Postponed	Progress Measures & Comments
		22/23	23/24	24/25	25/26	26/27				
COMMUNITY AGENDA ACCOUNTABILITY										
LEADERSHIP & VISION										
29	2017-2022 Plan & Updates 29 items 2023-2027 Plan 0 items	8	1	0	0	1				2022 TOTAL (10). Carried Over (10); New (0).
RECREATION & BEAUTIFICATION										
23	2017-2022 Plan & Updates 21 items 2023-2027 Plan 2 items	9	0	4	1	4				2022 TOTAL (18). Carried Over (16); New (2).
SAFETY & SERVICE										
61	2017-2022 Plan & Updates 55 items 2023-2027 Plan 6 items	16	6	5	1	2				2022 TOTAL (30). Carried Over (24); New (6).
HOME & NEIGHBORHOOD										
8	2017-2022 Plan & Updates 5 items 2023-2027 Plan 3 items	5	2	0	0	0				2022 TOTAL (7). Carried Over (4); New (3).
HERITAGE & TOURISM										
20	2017-2022 Plan & Updates 17 items 2023-2027 Plan 3 items	10	0	0	0	0				2022 TOTAL (10). Carried Over (7); New (3).
REVITALIZATION & GROWTH										
19	2017-2022 Plan & Updates 14 items 2023-2027 Plan 5 items	4	5	1	0	0				2022 TOTAL (10). Carried Over (5); New (5).
PLANNING & DEVELOPMENT										
19	2017-2022 Plan & Updates 18 items 2023-2027 Plan 1 item	7	7	1	0	0				2022 TOTAL (15). Carried Over (14); New (1).
SUMMARY										
179	2017-2022 Plan & Updates 159 items 2023-2027 Plan 20 items	59	21	11	2	7				2022 TOTAL (100). Carried Over (80); New (20).

NOTES: Items #1 thru #181 Comprehensive Plan total; #120 deleted as duplicate; #124 skipped inadvertently; #69 postponed until the next Comprehensive Plan.

CONTENTS: Departments and boards should incorporate community agenda items into work programs (i.e., **1-3-5 Plan**). However, all items from individual work programs may not necessarily be listed herein (e.g., singular equipment expenditures less than \$2,500 – a new phone; ongoing programs – annual tree planting; filling an existing position – etc.). Any items seeking specifically state/federal public funds should be identified as early as possible for inclusion.

UPDATES: Communicate revisions and additions by mid-November so that progress may be included in the end of year Annual Report(s) to the Mayor and Council and the early year draft Budget(s). Use the schedule to ensure pacing of financial and human resources for multiple programs/projects and mark items as: Completed, Started, In Progress, Not Started, Postponed, Abandoned – with a brief note, completion date, final cost, etc.