



**MADISON COUNTY**

**COMPREHENSIVE PLAN**

**PARTIAL PLAN UPDATE**

**for**

**Madison County and the cities of  
Carlton, Colbert, Comer,  
Danielsville, Hull, and Ila**

**2008-2028**

**with amendment through January 2010**

Northeast Georgia Regional Development Center  
Planning Department





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## **1. PARTIAL PLAN UPDATE TO THE COMPREHENSIVE PLAN**

### **1.1 Purpose**

The purpose of the Partial Update to the Comprehensive Plan is to help Madison County and its cities address critical issues and opportunities during the interim, transitional period between Comprehensive Plan updates resulting from a shift in the statewide Comprehensive Plan Recertification Schedule. The next scheduled full plan update is due June 30, 2012.

This partial update includes all the required components for local governments updating comprehensive plans prepared under the 2004 and prior Minimum Planning Standards and Procedures as prepared by the Georgia Department of Community Affairs.

A public hearing was held May 29, 2008. The purpose of the hearing was to brief the community on the identified issues and opportunities that will be addressed through the updated Implementation Program, allow residents an opportunity to comment, and notify the community of when these plan components will be transmitted to the Northeast Georgia Regional Development Center.

Madison County and its cities will adopt the Partial Update by resolution after it has been found to be in compliance with the Minimum Planning Standards and Procedures as prepared by the Georgia Department of Community Affairs.

### **1.2 Assessment of Quality Community Objectives**

The following assessment was conducted to address the Quality Community Objectives (QCOs) requirements of Chapter 110-1201: Standards and Procedures for Local Comprehensive Planning. The analysis below uses the Quality Community Objectives Local Assessment Tool created by the Office of Planning and Quality Growth. The completed Local Assessment Tool can be found in Appendix I of this report.

Madison County remains a predominantly agricultural community and its cities are a small, rural communities. However, all continue to experience growth demands associated with the transition to more developed communities. The county adopted its first zoning ordinance in 1994. To date, the ordinance has seen only minor amendments with the exception of the Conservation Subdivision Ordinance. All of the cities have enacted zoning.

#### **1. Development Patterns**

Traditional neighborhoods, infill development, sense of place, regional identity, and transportation alternative are Quality Community Objectives relating to development patterns.

Traditional neighborhoods (TND) are defined as a comprehensive planning system that includes a variety of housing types and land uses in a defined area. The variety of uses permits educational facilities, civic buildings and commercial establishments to be located within walking distance of private homes. A TND is served by a network of paths, streets and lanes suitable for pedestrians as well as vehicles. This provides residents the option of walking, biking or driving to places within their neighborhood. Present and future modes of transit are also considered during the planning stages.

Public and private spaces have equal importance, creating a balanced community that serves a wide range of home and business owners. The inclusion of civic buildings and civic space -- in the form of plazas, greens, parks and squares -- enhances community identity and value.

Traditional neighborhood development is more commonly found in the municipalities; however, they can exist in unincorporated areas. Historically, Madison County has experienced sprawl development – the decentralization of urban land uses and associated economic and social functions. Development in the county is auto-dependant.

Madison County’s zoning ordinance promotes traditional Euclidean zoning (segregated uses) and Conservation Subdivision within the R-1, R-2, R-3, RR, and A-2 zoning districts. The conservation subdivision allows for a density-neutral adjustment in the location of residential dwellings with permanently protected open space. All city ordinances are traditional Euclidean ordinances; however, Comer and Carlton allow some mixed use development and upper-story residential in its commercial district.

Sense of Place is defined as a commitment to protection of historic areas, regulation of aesthetics and signage, and preserving trees and farmland. Madison County has a sign ordinance and protects its farmland but, other indicators of Sense of Place are absent. Each of the cities, with the exception of Danielsville and Ila, report that their communities evidence a sense of place.

Residential development is scattered through the county but, the greatest residential development continues to be in southwestern Madison County. Long-term, residential development is to be located in, adjacent to, and near the municipal jurisdictions and in southwest Madison County.

The municipalities within the county, Carlton, Colbert, Comer, Danielsville, Hull, and Ila presently offer the greatest opportunity for development patterns more in concert with the Quality Community Objectives.

Only Comer and Carlton have zoning ordinances that allow for multiples uses primarily within the Central Business District but, none of the cities ordinances allow TDN development as defined in this update.

Most cities have distinct characteristics that are important to their respective history and heritage and have taken steps to preserve those areas. The availability of sidewalks varies in the towns and are located, for those that have sidewalks, in the Central Business District. Requirements for sidewalks in new development varies in the cities.

For a more complete assessment of development patterns, see the Quality Community Objectives Local Assessment found in Appendix I of this report.

## **2. Resource Conservation**

Heritage preservation, open space preservation, and environmental protection are Quality Community Objectives that relate to resource conservation. The county adopted water supply watershed, wetlands, and groundwater recharge protection. Further, with the adoption of its most recent Future Land Use Map, the county continues to set aside a large area as Parks, Recreation, Conservation. However, farmland is under constant development pressure as this county transitions to a more developed county. Heritage preservation is more associated with the municipalities.

Within the cities, other than stormwater and some tree preservation, environmental resources are not inventoried beyond steep slopes, wetlands, floodplains, and groundwater recharge areas.

For a more complete assessment of the resource conservation, see the completed Quality Community Objectives Local Assessment in Appendix I of this report.

### **3. Social and Economic Development**

Growth preparedness, appropriate businesses, employment options, housing choices, and educational opportunities are the key components to social and economic development. There are a range of jobs in some of the cities. While job opportunities in the county continue to increase, a large portion of the population continues to commute outside the county for employment.

There are a variety of housing types and price ranges in the unincorporated county but, more affordable housing is needed. The cities report that there are a variety of housing types in the cities with the exception of multi-family housing which is limited primarily due to the lack of public sewerage facilities in most of the cities.

There are several educational opportunities to improve job skills in Madison County such as Athens Technical College in Clarke and Elbert counties. Higher education opportunities are available in nearby Athens, Gainesville, and Royston.

For a more complete assessment of the resource conservation, see the completed Quality Community Objectives Local Assessment in Appendix I of this report.

### **4. Government Relations**

Local self-determination combines with regional cooperation to form the governmental relations object.

The county and cities jointly plan for comprehensive planning purposes and share some services. The cities report that they initiate contact with other local governments to find solutions to common problems.

For a more complete assessment of the resource conservation, see the completed Quality Community Objectives Local Assessment in Appendix I of this report.

## **1.3 Areas Requiring Special Attention**

Madison County is a moderately growing county in Georgia ranking 67th in the state in 2006. A first step in preparing the County for growth is identifying “Areas Requiring Special Attention.” Existing land use patterns and trends were evaluated within Madison County and its cities. This section discusses the effects that anticipated growth may have on natural and cultural resources and the potential for infill development in the county and its cities. The Areas Requiring Special Attention are described in Figures 1-7.

### **1. Natural and Cultural Resources**

This section describes Madison County’s natural and cultural resources.

#### Natural Resources

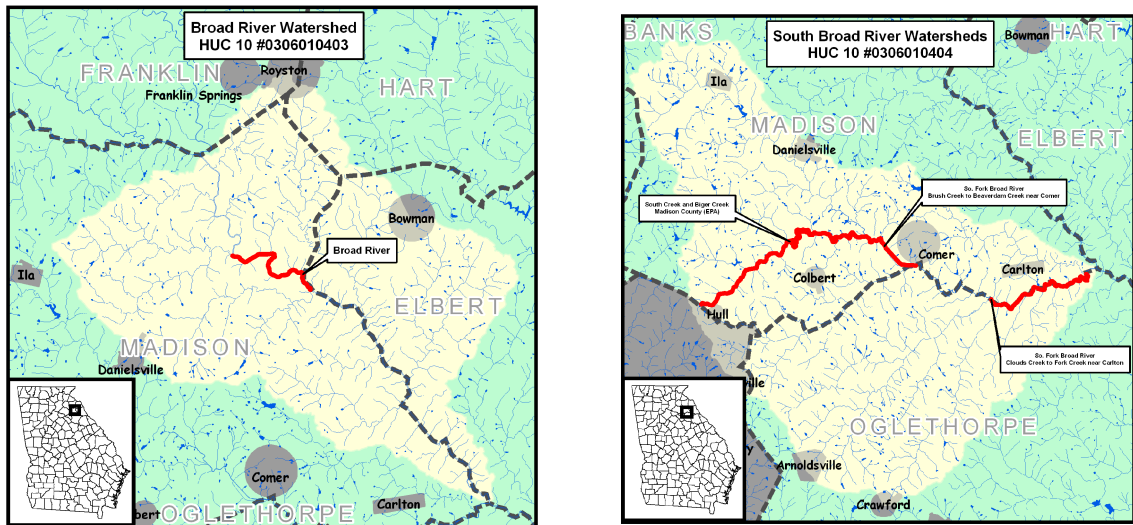
Major water resources in the county are Beaverdam Creek, S. Fork Broad River, Hudson River, and Broad River. The Broad River below Nails Creek is subject to the state-mandated river corridor protection criteria. The county enacted a River Corridor Protection Ordinance requires a 100-foot vegetative buffer adjacent to the river, restricted lot sizes and land uses. This buffer also protects wetlands and floodplains. Comer is the only city that contains a river within its jurisdiction but, no specific buffers are required beyond the state-required buffers.

In 2007, Total Maximum Daily Load (TMDL) plans were updated for two streams in Madison County determined as not supporting or only partially supporting designated uses, primarily fishing and swimming.

The Broad River (SR 281 to Scull Shoal Creek near Danielsville) TMDL segment is 5 miles in length and

is located in Madison County northwest of Danielsville and only partially supports its designated use due to fecal coliform contamination.

Three segments of the South Fork Broad River are impaired: Brush Creek to Beaverdam Creek (3 miles), Clouds Creek to Fork Creek (7 miles), and South Creek and Bigger Creek (14 miles). Brush Creek and Clouds Creek have fecal coliform contamination and South and Bigger creeks, sediment contamination.



Segments contaminated with sediment are at a continued risk as this is a developing area of the county.

Three groundwater recharge areas are located with unincorporated Madison County. These resources are more susceptible to contamination because two are located in southeastern Madison County, in the growth corridor and most development is on individual septic system due to the unavailability of a public sewerage system.

### Cultural Resources

Cultural resources scattered through unincorporated Madison County are largely comprised of individual residential structures. Watson Mill State Park, located in and near Carlton, attracts visitors primarily for passive recreation. The park and its historic covered bridge add to the county's character and visual appeal. Paoli, the location of the initial settlement of Madison County, is representative of the typical rural, crossroads communities found throughout the county. Paoli evidences Madison County's past as a predominately rural county strongly based in agriculture and offer its residents and others a place that is relatively unchanged and possessing the desired aesthetic and intrinsic qualities of a rural setting. It is probably one of the more, if not most, historically sensitive areas in the county.

Concentrations of cultural resources occur in each of the cities and include residential and commercial structures. Only Colbert and Comer have a district listed in the National Register.

Resources within the cities will likely experience infill development and modification to existing structures. None of the cities have development codes that require compatible infill development or appropriate restoration putting these resources at risk.



### Agricultural Areas

Historically, Madison County has been an agricultural county. However, with development pressure from Athens-Clarke County, Madison County has seen increased development particularly in southwestern Madison. With development comes the pressure for agricultural lands to transition to developed properties thereby putting the agricultural character of the community at risk. However, Madison County, through its Land Use Plan, has indicated a preference to focus development in the southwestern portion of the county thus providing some protection to its agricultural and conservation lands. However, for long-term protection of the county's agricultural resources, adherence to the Land Use Plan when making development decisions is necessary.

The proposed amendment to the Madison County Future Land Use Map, January 22, 2007, identifies developed areas adjacent to cities, except Carlton, and in southeast Madison County. If higher density development is limited to these areas, development pressures on agriculture will be reduced. However, large lot (5 acres/dwelling unit) subdivisions are allowed in agricultural areas which will impact the agricultural community.

There are few agricultural areas within the cities. As the cities develop, these areas will transition to other uses.

### Developable Areas

Because of limited water and particularly sewerage infrastructure, large lot, sprawl development will predominate in Madison County. This development will challenge the community's ability to provide adequate infrastructure, community facilities, and services.

The cities are better equipped to handle development as all have a public water system. Lot size will be restricted in the cities without a public sewerage system, Hull, Ila, Carlton, and Colbert.

### Anticipated Change of Land Use

In unincorporated Madison County, rapid development is likely to occur in the areas of SR 106 and 29 south of Danielsville and SR 72 west of Comer. Along SR 106 and 29, residential development behind the commercial development is anticipated. Along SR 72, residential development behind the industrial/commercial development is anticipated.

Within the cities, most, if not all of the municipal developable land is likely to develop over the next 20 years as residential and supportive commercial uses.

### Infill Development Opportunities

In unincorporated, infill opportunities are limited to existing developed areas, primarily southeast Madison County and adjacent to the cities. Restricting medium and high density to these areas and where there is adequate supportive infrastructure will protect agricultural lands which are important in defining the county's rural character and its economic impact.

Within the cities, large undeveloped tracts are candidates for infill development.

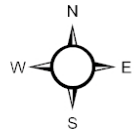
### Redevelopment Areas and Disinvestment Areas

There are no large areas of substandard or deteriorating housing with unincorporated Madison County or the cities. Deteriorated individual mobile homes and single family homes are scattered throughout the county.

### Brownfields

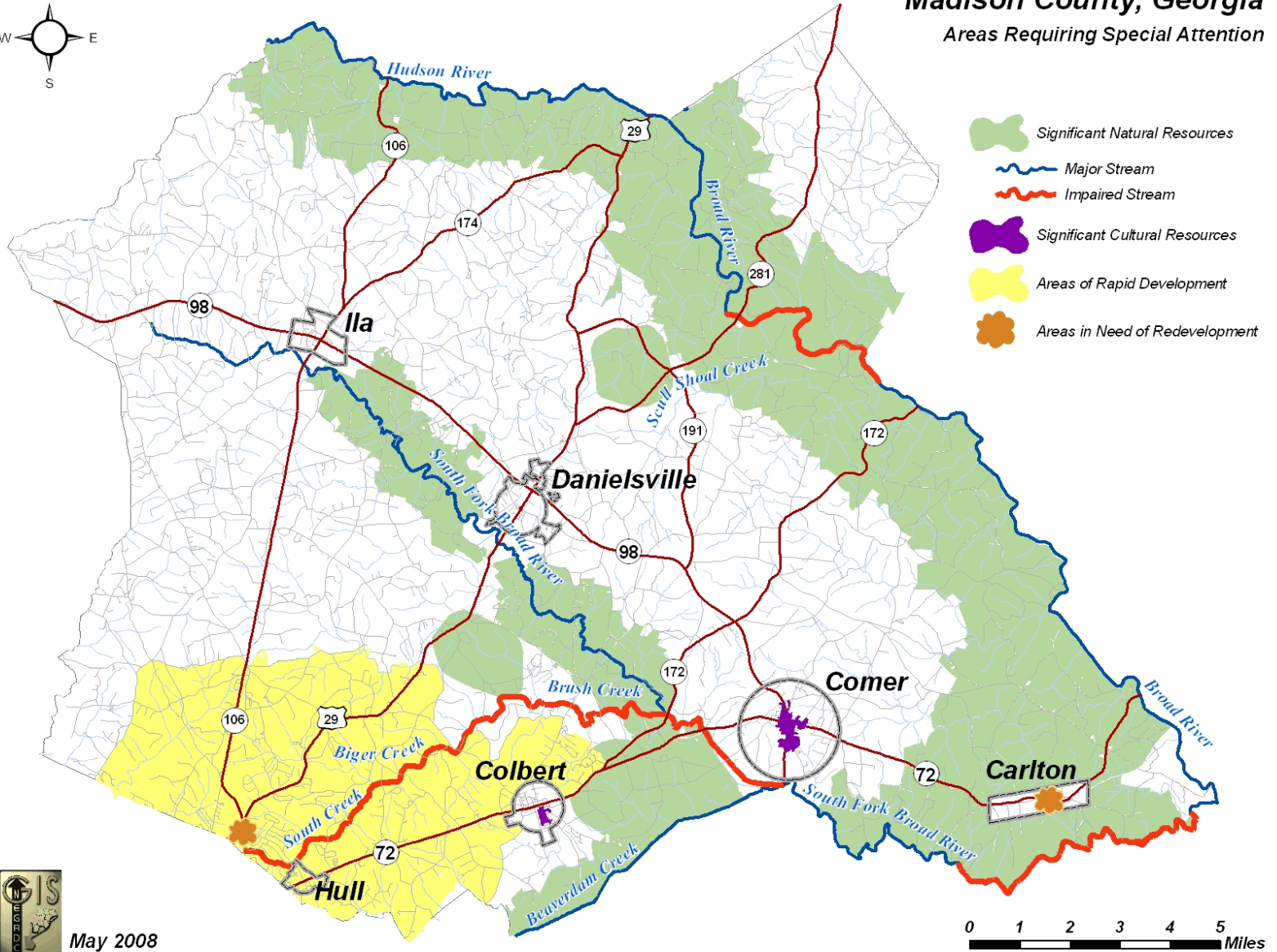
The term 'brownfield site' means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

There are no brownfields in the cities or unincorporated Madison County.









# Madison County, Georgia

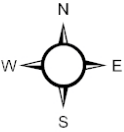
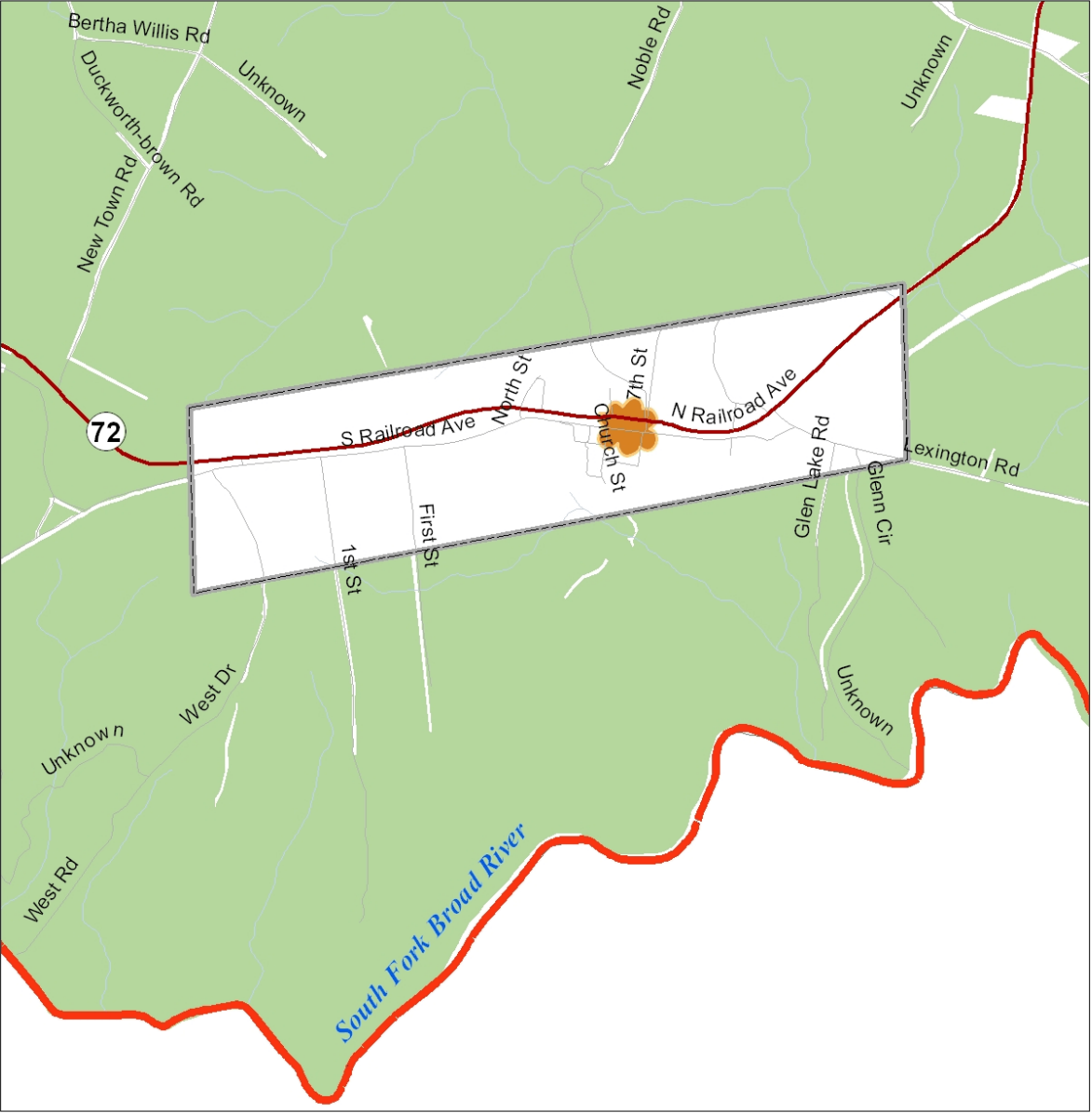
## Areas Requiring Special Attention



# City of Carlton, Georgia

## Areas Requiring Special Attention

-  Significant Natural Resources
-  Major Stream
-  Impaired Stream
-  Significant Cultural Resources
-  Areas of Rapid Development
-  Areas in Need of Redevelopment








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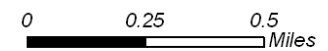
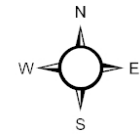
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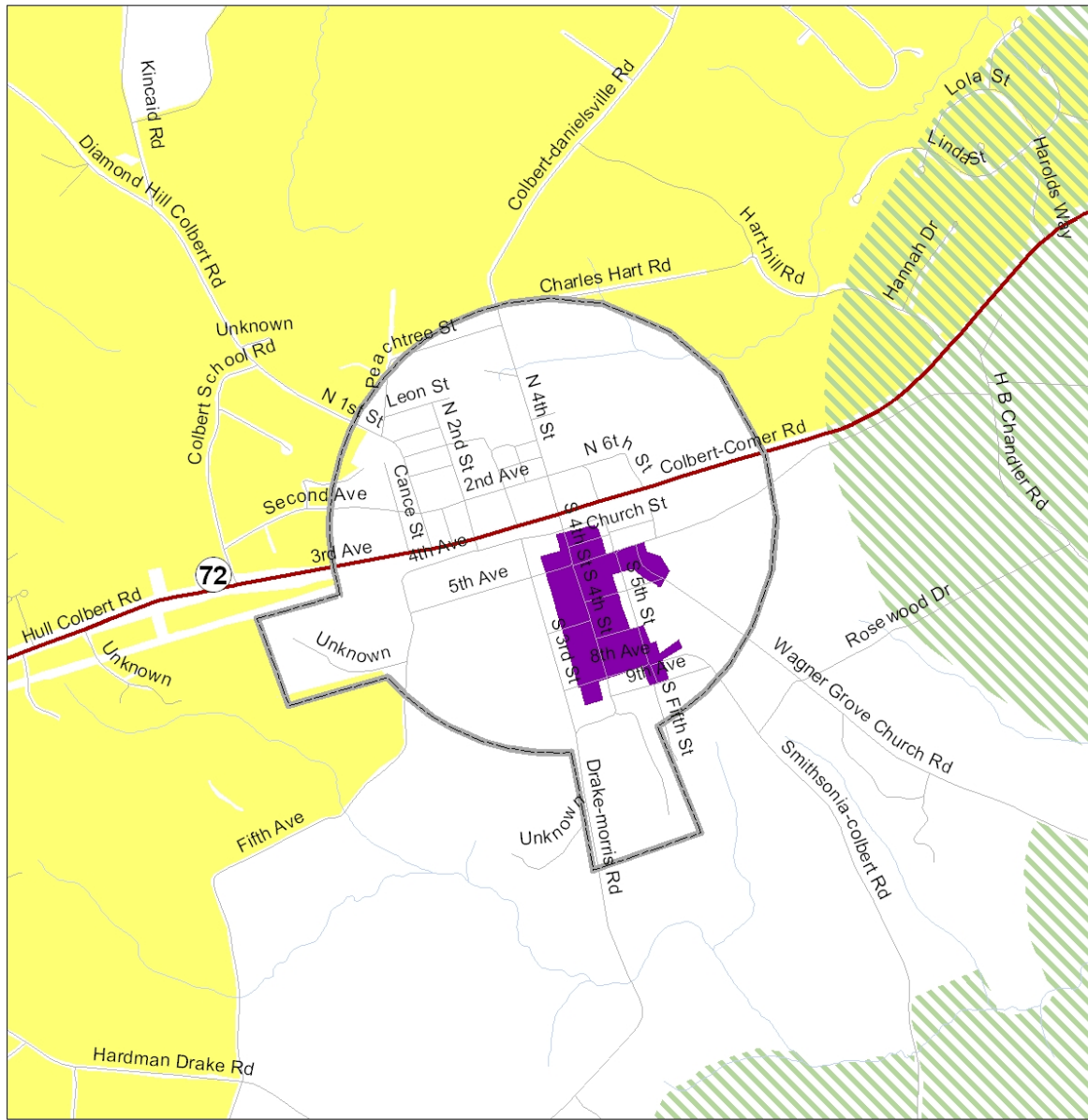
# City of Colbert, Georgia

## Areas Requiring Special Attention

-  Significant Natural Resources
-  Major Stream
-  Impaired Stream
-  Significant Cultural Resources
-  Areas of Rapid Development
-  Areas in Need of Redevelopment









May 2008

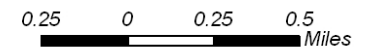
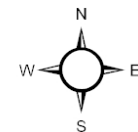




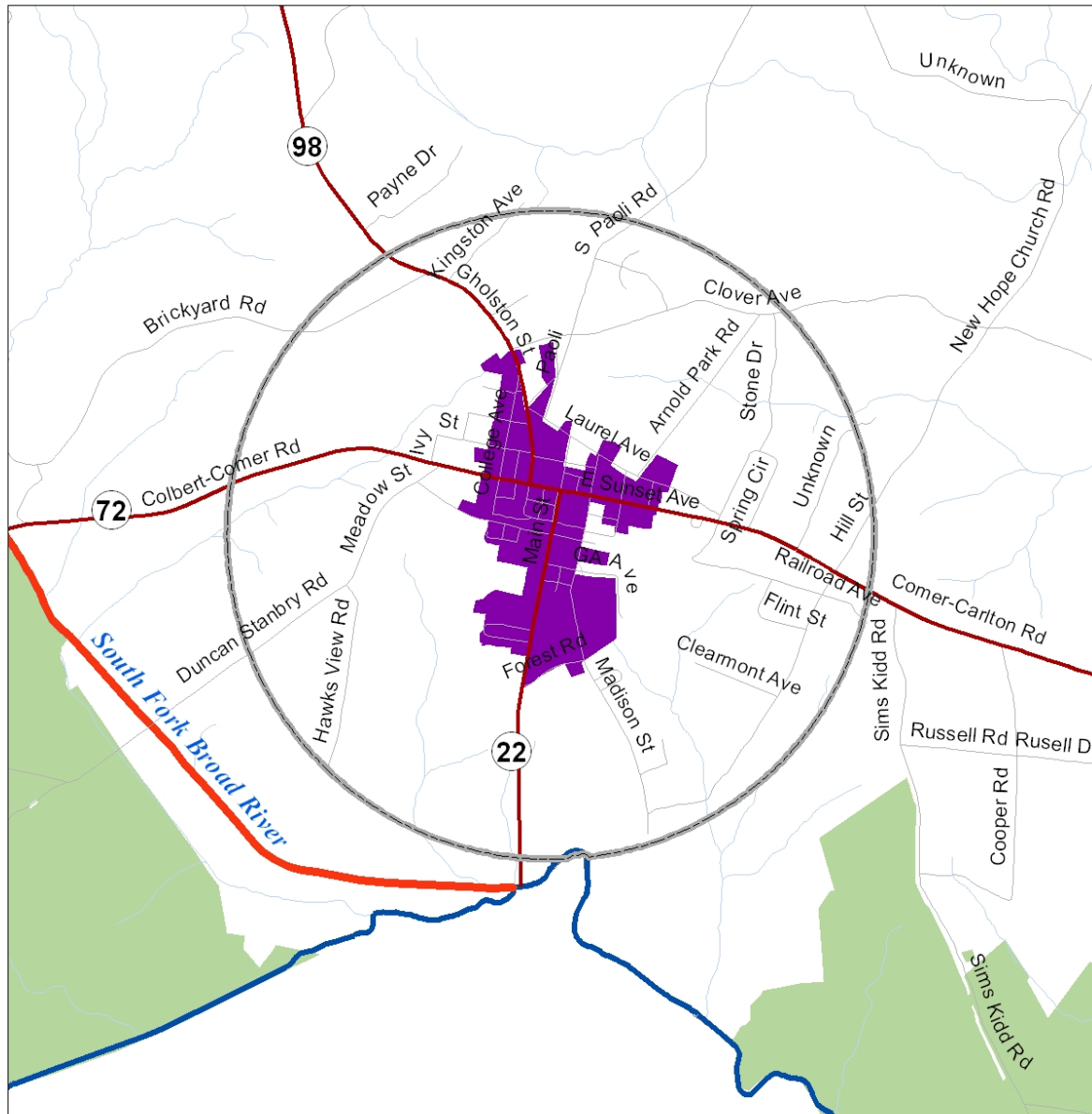
# City of Comer, Georgia

## Areas Requiring Special Attention

-  Significant Natural Resources
-  Major Stream
-  Impaired Stream
-  Significant Cultural Resources
-  Areas of Rapid Development
-  Areas in Need of Redevelopment



May 2008



## 1.4 Issues and Opportunities

The following Issues and Opportunities were identified using the Georgia Department of Community Affairs' Quality Community Objectives Local Assessment Tool and Typical Issues and Opportunities, and a survey of community leaders and stakeholders. The full update to the Comprehensive Plan, scheduled for 2011-2012, will use a detailed analysis of data on demographics, housing, economic development, land-use, community facilities, intergovernmental coordination, transportation, and natural and cultural resources to elaborate and expand this preliminary list.

### 1. Madison County

#### Economic Development

- The county has a limited economy and depends heavily on some of its cities and surrounding counties for employment and services. However, as the demand for development increases, the local economy will experience profound changes. As the population increases, demand for services will increase and the local economy will respond with new businesses and employment opportunities.
- The county has only a limited vision for future economic development. There is a plan to recruit compatible business/industries but there is no plan that takes into account the county's strengths, assets, and weaknesses.
- The county has limited infrastructure (water, sewer, and transportation) which impacts the county's ability to attract larger businesses. Further, CSX Railroad will not support small quantity shipment generally supported through spur lines, limiting industrial location opportunities. While the county continues to pursue options for development of supportive infrastructure, large-scale economic development will continue to be limited until the supportive infrastructure is in place.
- The county has limited professional job opportunities; however, as the population increases and more businesses locate in the county, more professional job opportunities should be available.
- In an effort to better support business opportunities in the county, the county was designated an Entrepreneur Friendly community by the State of Georgia in December 2007. The Chamber of Commerce web site includes a small business guide, "Start Me Up," to assist the owners of start-up businesses in the community. Long-term, this resource will assist Madison County and its cities in attracting retail development to the community.

#### Natural and Cultural Resources

- Agricultural land is pressured by development thus increasing the potential for land use conflicts. Utilizing the expertise of the Planning Director and the resources of the Comprehensive Plan can help mitigate these conflicts.
- Target monitoring is underway for the Broad River listed segment. Monitoring results are not anticipated until mid-2009; however, if contaminants are identified, the county will need to identify whether additional targeted monitoring is needed and what action steps will need to be taken to reduce contaminants, if any.

#### Facilities and Services

- A growing population can put a strain on public facilities and services. The county has an opportunity to plan ahead for growth by developing and maintaining a Capital Improvements Plan that includes parks, transportation, public safety, emergency services, and other public facilities and services.

- Public water has somewhat limited availability in Madison County. As the availability of public water increases, development patterns will change dramatically providing more opportunity for smaller lot development and protection of greenspace.

#### Housing

- The majority of housing in the county is single-family detached and manufactured homes and there is an adequate supply of affordable owner-occupied housing to serve current residents though, much of the affordable housing is manufactured homes. However, the supply of affordable renter-occupied housing is inadequate and many renters are rent-challenged, a problem common in the Athens Metropolitan area. Many elderly low-income homeowners need assistance with repairs to their homes. The Madison County Habitat for Humanity Chapter has undertaken some construction to provide affordable housing but, the organization is small and has limited resources. Additionally, the Madison County Rotary Club installs air-conditioning and ramps to home for elderly citizens.

#### Land Use

- Areas along the Colonial Pipeline are contaminated and the presence of the pipeline and its impact on environmental integrity continues to be a concern to Madison County residents. In response, the Board of Commissioners passed an ordinance mandating a 1000' buffer on each side of the pipeline.

#### Intergovernmental Coordination

- Coordination between Madison County and its cities is necessary to further the implementation of each local governments' long-range goals. The specific issues and opportunities associated with intergovernmental coordination will be evaluated further in the full update to the Madison County Comprehensive Plan.
- Through MACORTS, Madison County undertakes regional transportation planning for its southern portion of the county with Clarke and Oconee counties. Participation in this joint effort will continue.

## **2. Carlton**

#### Economic Development

- The city has a limited economy and depends heavily on surrounding counties for employment and services. However, as the demand for development increases, the local economy will experience profound changes. As the population increases, demand for services will increase and the local economy will respond with new businesses and employment opportunities but, these changes will be long-term.
- The Madison County Chamber of Commerce is the county-wide economic development organization. The Chamber has only a limited vision for the future economic development. There is a plan to recruit compatible business/industries but there is no plan that takes into account the city's strengths, assets, and weaknesses.
- The city has limited professional job opportunities. Until the city experiences substantial growth, there will be little to no change in professional job opportunities.

#### Facilities and Services

- A growing population can put a strain on public facilities and services. The city has an opportunity to plan ahead for growth by development and maintaining a Capital Improvements Plan for city services.



#### Housing

- The majority of housing in the city is single-family detached. There is an adequate supply of affordable housing to serve current residents.

#### Intergovernmental Coordination

- Coordination between Madison County and its cities is necessary to further the implementation of each local governments' long-range goals. The specific issues and opportunities associated with intergovernmental coordination will be evaluated further in the full update to the Madison County Comprehensive Plan.

### **3. Colbert**

#### Economic Development

- The city has a limited economy and depends heavily on surrounding counties for employment and services beyond convenience retail. However, as the demand for development increases, the local economy will experience profound changes. As the population increases, demand for services will increase and the local economy will respond with new businesses and employment opportunities.
- The Madison County Chamber of Commerce is the county-wide economic development organization. The Chamber has only a limited vision for the future economic development. There is a plan to recruit compatible business/industries but there is no plan that takes into account the city's strengths, assets, and weaknesses.
- The city has limited professional job opportunities. Until the city experiences substantial growth, there will be little to no change in professional job opportunities.

#### Facilities and Services

- A growing population can put a strain on public facilities and services. The city has an opportunity to plan ahead for growth by development and maintaining a Capital Improvements Plan for city services.

#### Housing

- The majority of housing in the city is single-family detached. There is an adequate supply of affordable housing to serve current residents.

#### Intergovernmental Coordination

- Coordination between Madison County and its cities is necessary to further the implementation of each local governments' long-range goals. The specific issues and opportunities associated with intergovernmental coordination will be evaluated further in the full update to the Madison County Comprehensive Plan.

### **4. Comer**

#### Economic Development

- The city continues to devote resources to expanding the occupancy of retail establishments in its Central Business District. However, the city still depends on surrounding counties for employment and services beyond convenience retail. However, as the demand for development increases, the local

economy will experience profound changes. As the population increases, demand for services will increase and the local economy will respond with new businesses and employment opportunities.

- The Madison County Chamber of Commerce is the county-wide economic development organization. The Chamber has only a limited vision for the future economic development. There is a plan to recruit compatible business/industries but there is no plan that takes into account the city's strengths, assets, and weaknesses.
- The city has limited professional job opportunities; however, as the city experiences substantial growth, professional job opportunities will increase.

#### Facilities and Services

- A growing population can put a strain on public facilities and services. The city has an opportunity to plan ahead for growth by development and maintaining a Capital Improvements Plan for city services.

#### Housing

- The majority of housing in the city is single-family detached. There is an adequate supply of affordable housing to serve current residents.

#### Intergovernmental Coordination

- Coordination between Madison County and its cities is necessary to further the implementation of each local governments' long-range goals. The specific issues and opportunities associated with intergovernmental coordination will be evaluated further in the full update to the Madison County Comprehensive Plan.

### **5. Danielsville**

#### Economic Development

- The city continues to devote resources to expanding the occupancy of retail establishments in its Central Business District. However, the city still depends on surrounding counties for employment and services beyond convenience retail and limited entertainment (restaurants). However, as the demand for development increases, the local economy will experience profound changes. As the population increases, demand for services will increase and the local economy will respond with new businesses and employment opportunities.
- The city has limited professional job opportunities; however, as the city experiences substantial growth, professional job opportunities will increase.

#### Facilities and Services

- A growing population can put a strain on public facilities and services. The city has an opportunity to plan ahead for growth by development and maintaining a Capital Improvements Plan for city services.

#### Housing

- The majority of housing in the city is single-family detached. There is an adequate supply of affordable housing to serve current residents.

#### Intergovernmental Coordination

- Coordination between Madison County and its cities is necessary to further the implementation of each local governments' long-range goals. The specific issues and opportunities associated with intergovernmental coordination will be evaluated further in the full update to the Madison County Comprehensive Plan.

### **6. Hull**

#### Economic Development

- The city has a limited economy and depends heavily on surrounding counties for employment and services. However, as the demand for development increases, the local economy will experience profound changes. As the population increases, demand for services will increase and the local economy will respond with new businesses and employment opportunities.
- The Madison County Chamber of Commerce is the county-wide economic development organization. The Chamber has only a limited vision for the future economic development. There is a plan to recruit compatible business/industries but there is no plan that takes into account the city's strengths, assets, and weaknesses.

#### Facilities and Services

- A growing population can put a strain on public facilities and services. The city has an opportunity to plan ahead for growth by development and maintaining a Capital Improvements Plan for city services.

#### Housing

- The majority of housing in the city is single-family detached. There is an adequate supply of affordable housing to serve current residents.

#### Intergovernmental Coordination

- Coordination between Madison County and its cities is necessary to further the implementation of each local governments' long-range goals. The specific issues and opportunities associated with intergovernmental coordination will be evaluated further in the full update to the Madison County Comprehensive Plan.

### **7. Ila**

#### Economic Development

- The city has a limited economy and depends heavily on surrounding counties for employment and services. However, as the demand for development increases, the local economy will experience profound changes. As the population increases, demand for services will increase and the local economy will respond with new businesses and employment opportunities.
- The Madison County Chamber of Commerce is the county-wide economic development organization. The Chamber has only a limited vision for the future economic development. There is a plan to recruit compatible business/industries but there is no plan that takes into account the city's strengths, assets, and weaknesses.
- The city has limited professional job opportunities.

#### Natural and Cultural Resources

- Historic resources are not adequately identified or protected.

#### Facilities and Services

- A growing population can put a strain on public facilities and services. The city has an opportunity to plan ahead for growth by development and maintaining a Capital Improvements Plan for city services.

#### Housing

- The majority of housing in the city is single-family detached. There is an adequate supply of affordable housing to serve current residents.

#### Intergovernmental Coordination

- Coordination between Madison County and its cities is necessary to further the implementation of each local governments' long-range goals. The specific issues and opportunities associated with intergovernmental coordination will be evaluated further in the full update to the Madison County Comprehensive Plan.

### **1.5 Policies**

The policies below are designed to help Madison County and its cities in the decision-making process. They are based on the Georgia Department of Community Affairs State Planning Recommendations and address the issues and opportunities presented in this Partial Plan Update to the Comprehensive Plan. The policies should apply to Madison County and its cities.

These policies will serve as a starting point for the policies that will be developed during the full Comprehensive Plan Update process due in 2012.

#### **1. Economic Development**

- As our population increases to support economic growth, we will support programs for retention, expansion and creation of businesses that enhance our economic well-being.
- We will encourage economic development and redevelopment.
- We will evaluate the impact of economic development on infrastructure, housing, and natural resources.

#### **2. Natural and Cultural Resources**

- We will encourage new development in suitable locations in order to protect natural resources, environmentally sensitive areas, and agricultural lands.

#### **3. Facilities and Services**

- Our community will make efficient use of existing infrastructure as well as future investments and expenditures for capital improvements and long-term operation and maintenance costs.
- We will coordinate public facilities and services with land use planning to promote more compact urban development in order to reduce sprawl and development pressure on agricultural land.
- Our community will use planned infrastructure to support areas identified as suitable for development.

- We will protect existing infrastructure investments by encouraging infill, redevelopment, and compact development.

#### **4. Housing**

- We will eliminate substandard or dilapidated housing in our community.
- Development shall provide for a variety of residential types and densities to meet all income levels.

#### **5. Land Use**

- We will promote efficient use of land by promoting well-designed development patterns.
- We will avoid leapfrog development across undeveloped areas.
- We will make as a priority the redevelopment and revitalization of existing underutilized commercial and industrial areas over development of new land for commercial purposes.
- We will encourage the use of landscaping, underground utilities and building design to add value to our community.
- We will encourage redevelopment and in-fill over development of new property on the periphery of the urban areas.
- Greenspace will be a major component within our neighborhoods, along our streets, parking lots and within commercial and industrial development.
- Commercial nodes of varying sizes should be located at the intersections of arterial street.
- We will employ innovative planning concepts to achieve desirable and well-designed neighborhoods, protect the environment, preserve meaningful open space, improve traffic flow, and enhance the quality of life in our community.

### **1.6 Implementation Program**

#### **1. Short-Term Work Program**

- The Short-Term Work Program identifies specific implementation actions the County and cities intend to take during the first-five year time frame of the planning period. This includes any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan.
- Each item in the Short-Term Work Program includes a beginning and ending date, a responsible party, a cost estimate, and funding source. The Short-Term Work Program for the county and each city is presented on the following pages. The List of Accomplishments for the 2001-2005 Short-Term Work Program is included in the Appendix of this Partial Update to the Comprehensive Plan.

<b>MADISON COUNTY, GEORGIA</b> <b>SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS</b> <b>2008 - 2012 AND ONGOING</b>					
<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>
Discourage growth along the pipelines	2008	2008	0	County Planner/ B.O.C	
Monitor turbidity, nitrates, and macroinvertebrates based on volunteer availability	2008	Ongoing	0	Broad River Watershed Association (BRWA)	BRWA
Undertake targeted monitoring for E. coli and fecal coliform on impaired segment of the Broad River.	2008	2009	2000	Broad River Watershed Assn., EPD	Ga EPD
Expand Sammy A Haggard Park using adjacent county lands.	2008	2008	Unknown	Madison County	Madison County
Expand water lines.	2008	Ongoing	Based on scope of project	Madison County, ID&BA	GEFA
Extend sewer line to Hull-Dogsborough area.	2009	2009	1,500,000	Madison County, ID&BA	GEFA, One Georgia, Madison County

<b>CITY OF CARLTON, GEORGIA</b> <b>SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS</b> <b>2008 - 2012 AND ONGOING</b>					
<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>
Provide information about historic preservation	2008-2012	Ongoing	0	City of Carlton, Madison County	

<b>CITY OF COLBERT, GEORGIA SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS 2008 - 2012 AND ONGOING</b>					
<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>
Renovate Colbert Depot (City Hall)	2008	2010	100000	City of Colbert	GDOT TE grant
Repair school building.	2008	2010	40,000-500,000	City, Other	DCA, DNR, Other
Construct Sidewalks along main streets (Colbert)	2008	2009	25,000	Colbert	Local, DCA, DOT

<b>CITY OF COMER, GEORGIA SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS 2008 - 2012 AND ONGOING</b>					
<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>
Provide information about historic preservation	2008	Ongoing	0	City of Comer	City, GA RDC, Other
Document the town's history.	2008	2009	1,000-3,000	City, Other	GA HUM
Update the wastewater treatment facility (Comer)	2008	2009	50,000	City of Comer	Local, DCA

<b>CITY OF DANIELSVILLE, GEORGIA SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS 2008 - 2012 AND ONGOING</b>					
<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>
Repaving speedbumps on Madison Rd.	2008	2008	10,000	City of Danielsville	City of Danielsville
Sewer expansion Highway 29 South	2008	2009	500,000	City of Danielsville	CDBG
Prepare streetscape master plan	2008	2009	5,000	City of Danielsville	City, DCA, LDF
Implement streetscape master plan	2009	2011	500,000	City of Danielsville	City, GDOT
Examine feasibility of traffic calming techniques in infrastructure projects	2008	2010	10,000	City of Danielsville	local
Revise zoning ordinance and map	2010	2010	3,200	City of Danielsville	local, DCA

<b>CITY OF HULL, GEORGIA</b> <b>SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS</b> <b>2008 - 2012 AND ONGOING</b>					
<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>
Encourage residential growth	2008	2012	0	City of Hull, private developers	

<b>CITY OF ILA, GEORGIA</b> <b>SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS</b> <b>2008 - 2012 AND ONGOING</b>					
<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>
Install 6 inch water main and fire hydrants on King Street	2007	2008	50,000	City of Ila	City, DCA
Replace Existing 2" lines with 4" lines (Ila)	2008	2008	35,000	City of Ila	City, DCA



## 2. Appendix I: Quality Community Objectives Assessment

### 2.1 Madison County

<b>Development Patterns</b>			
<b>Traditional Neighborhoods</b>			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1) If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		
2) Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.		X	
3) We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.	X		
4) Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	
5) We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.		X	
6) Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		Sidewalks are in 2 subdivisions, South Creek and Bruce Landing.
7) In some areas several errands can be made on foot, if so desired.		X	
8) Some of our children can and do walk to school safely.		X	
9) Some of our children can and do bike to school safely.		X	
10) Schools are located in or near neighborhoods in our community.	X		

<b>Development Patterns</b>			
<b>Infill Development</b>			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1) Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2) Our community is actively working to promote brownfield redevelopment.		X	
3) Our community is actively working to promote greyfield redevelopment.		X	
4) We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	X		Only near intersections that are close to towns.
5) Our community allows small lot development (5,000 square feet or less) for some uses.		X	
<b>Sense of Place</b>			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1) If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.		X	
2) We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.		X	
3) We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4) We have ordinances to regulate the size and type of signage in our community.	X		

<b>Development Patterns</b>			
5) We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6) If applicable, our community has a plan to protect designated farmland.	X		
<b>Transportation Alternatives</b>			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1) We have public transportation in our community.		X	
2) We require that new development connects with existing development through a street network, not a single entry/exit.		X	
3) We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	
4) We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5) We require that newly built sidewalks connect to existing sidewalks wherever possible.		X	
6) We have a plan for bicycle routes through our community.		X	
7) We allow commercial and retail development to share parking areas wherever possible.	X		
<b>Regional Identity</b>			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	Yes	No	Comments
1) Our community is characteristic of the region in terms of architectural styles and heritage.	X		

<b>Development Patterns</b>			
2) Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3) Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).		X	
4) Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		
5) Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6) Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		
<b>Resource Conservation</b>			
<b>Heritage Preservation</b>			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1) We have designated historic districts in our community.		X	
2) We have an active historic preservation commission.		X	
3) We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	

<b>Development Patterns</b>			
<p><b>Open Space Preservation</b></p> <p>New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.</p>			
	Yes	No	Comments
1) Our community has a greenspace plan.	XX		
2) Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	X		Greenspace associated with new development.
3) We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	X		
4) We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	X		
<p><b>Environmental Protection</b></p> <p>Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.</p>			
	Yes	No	Comments
1) Our community has a comprehensive natural resources inventory.	X		
2) We use this resource inventory to steer development away from environmentally sensitive areas.	X		
3) We have identified our defining natural resources and taken steps to protect them.	X		
4) Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	X		
5) Our community has a tree preservation ordinance which is actively enforced.		X	
6) Our community has a tree-replanting ordinance for new development.	X		

<b>Development Patterns</b>			
7) We are using stormwater best management practices for all new development.	X		
8) We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X		
<b>Social and Economic Development</b>			
<b>Growth Preparedness</b>			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1) We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2) Our local governments, the local school board, and other decision-making entities use the same population projections.	X		
3) Our elected officials understand the land-development process in our community.	X		
4) We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		
5) We have a Capital Improvements Program that supports current and future growth.		X	
6) 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.	X		
7) We have clearly understandable guidelines for new development.	X		
8) We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	

<b>Development Patterns</b>			
9) We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10) We have a public-awareness element in our comprehensive planning process.	X		
<p><b>Appropriate Businesses</b></p> <p>The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.</p>			
	Yes	No	Comments
1) Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	X		The Chamber of Commerce focuses on retail establishments to increase the county tax base of the provide opportunities for residents to shop locally.
2) Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X		
3) We recruit firms that provide or create sustainable products.	X		
4) We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X		
<p><b>Employment Options</b></p> <p>A range of job types should be provided in each community to meet the diverse needs of the local workforce.</p>			
	Yes	No	Comments
1) Our economic development program has an entrepreneur support program.	X		
2) Our community has jobs for skilled labor.	X		
3) Our community has jobs for unskilled labor.	X		
4) Our community has professional and managerial jobs.		X	Very few.

<b>Development Patterns</b>			
<b>Housing Choices</b>			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1) Our community allows accessory units like garage apartments or mother-in law units.		X	
2) People who work in our community can also afford to live in the community.	X		
3) Our community has enough housing for each income level (low, moderate and above-average).	X		There is a need for more low-income housing.
4) We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		Encouraged but difficult to enforces as city and county zoning ordinances are different.
5) We have options available for loft living, downtown living, or “neo traditional” development.	X		Some zones allow people to live and have a business in the same building.
6) We have vacant and developable land available for multifamily housing.	X		Difficult to get through the zoning process.
7) We allow multifamily housing to be developed in our community.	X		Only duplexes have been built.
8) We support community development corporations that build housing for lower-income households.	X		
9) We have housing programs that focus on households with special needs.		X	
10) We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	



<b>Development Patterns</b>			
<b>Educational Opportunities</b>			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
	Yes	No	Comments
1) Our community provides workforce training options for its citizens.	X		
2) Our workforce training programs provide citizens with skills for jobs that are available in our community.		X	
3) Our community has higher education opportunities, or is close to a community that does.	X		
4) Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	
<b>Governmental Relations</b>			
<b>Regional Solutions</b>			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1) We participate in regional economic development organizations.	X		
2) We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		The Broad River Watershed is involved in water quality monitoring along the Broad River and its tributaries.
3) We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		

<b>Development Patterns</b>			
4) Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.		X	
<p><b>Regional Cooperation</b>                      Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.</p>			
	Yes	No	Comments
1) We plan jointly with our cities and county for comprehensive planning purposes.	X		
2) We are satisfied with our Service Delivery Strategy.	X		
3) We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies.		X	
4) We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.		X	

**2.2 Carlton**

<b>Development Patterns</b>			
<p><b>Traditional Neighborhoods</b>                      Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.</p>			
	Yes	No	Comments
1) If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		

2) Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.		X	
3) We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.		X	
4) Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	
5) We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6) Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7) In some areas several errands can be made on foot, if so desired.	X		
8) Some of our children can and do walk to school safely.		X	
9) Some of our children can and do bike to school safely.		X	
10) Schools are located in or near neighborhoods in our community.	X		
<p><b>Infill Development</b> Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.</p>			
	Yes	No	Comments
1) Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2) Our community is actively working to promote brownfield redevelopment.		X	
3) Our community is actively working to promote greyfield redevelopment.		X	

4) We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	
5) Our community allows small lot development (5,000 square feet or less) for some uses.		X	

**Sense of Place**

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

	Yes	No	Comments
1) If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		
2) We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		
3) We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4) We have ordinances to regulate the size and type of signage in our community.	X		
5) We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6) If applicable, our community has a plan to protect designated farmland.		X	

**Transportation Alternatives**

Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

	Yes	No	Comments
1) We have public transportation in our community.		X	
2) We require that new development connects with existing development through a street network, not a single entry/exit.		X	

3) We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	
4) We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	X		
5) We require that newly built sidewalks connect to existing sidewalks wherever possible.		X	
6) We have a plan for bicycle routes through our community.		X	
7) We allow commercial and retail development to share parking areas wherever possible.	X		

**Regional Identity**

Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

	Yes	No	Comments
1) Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2) Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3) Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	X		
4) Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		X	
5) Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6) Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		

<b>Resource Conservation</b>			
<b>Heritage Preservation</b>			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1) We have designated historic districts in our community.	X		
2) We have an active historic preservation commission.	X		
3) We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	
<b>Open Space Preservation</b>			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1) Our community has a greenspace plan.		X	
2) Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	X		
3) We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		X	
4) We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	

<b>Environmental Protection</b>			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1) Our community has a comprehensive natural resources inventory.		X	
2) We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3) We have identified our defining natural resources and taken steps to protect them.		X	
4) Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.		X	
5) Our community has a tree preservation ordinance which is actively enforced.	X		
6) Our community has a tree-replanting ordinance for new development.		X	
7) We are using stormwater best management practices for all new development.	X		
8) We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X		
<b>Social and Economic Development</b>			
<b>Growth Preparedness</b>			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1) We have population projections for the next 20 years that we refer to when making infrastructure decisions.		X	
2) Our local governments, the local school board, and other decision-making entities use the same population projections.		X	

3) Our elected officials understand the land-development process in our community.		X	
4) We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.		X	
5) We have a Capital Improvements Program that supports current and future growth.		X	
6) 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.		X	
7) We have clearly understandable guidelines for new development.		X	
8) We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	
9) We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10) We have a public-awareness element in our comprehensive planning process.	X		

**Appropriate Businesses**

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.

	Yes	No	Comments
1) Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X	
2) Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.		X	
3) We recruit firms that provide or create sustainable products.		X	
4) We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X		



<b>Employment Options</b>			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1) Our economic development program has an entrepreneur support program.	X		
2) Our community has jobs for skilled labor.	X		
3) Our community has jobs for unskilled labor.	X		
4) Our community has professional and managerial jobs.		X	
<b>Housing Choices</b>			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1) Our community allows accessory units like garage apartments or mother-in law units.	X		
2) People who work in our community can also afford to live in the community.	X		
3) Our community has enough housing for each income level (low, moderate and above-average).	X		
4) We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5) We have options available for loft living, downtown living, or “neo traditional” development.	X		
6) We have vacant and developable land available for multifamily housing.		X	
7) We allow multifamily housing to be developed in our community.	X		
8) We support community development corporations that build housing for lower-income households.	X		

9) We have housing programs that focus on households with special needs.	X		
10) We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	
<p><b>Educational Opportunities</b>                  Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.</p>			
	Yes	No	Comments
1) Our community provides workforce training options for its citizens.	X		
2) Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3) Our community has higher education opportunities, or is close to a community that does.	X		
4) Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		
<b>Governmental Relations</b>			
<p><b>Regional Solutions</b>                  Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.</p>			
	Yes	No	Comments
1) We participate in regional economic development organizations.	X		
2) We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3) We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		

4) Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		
<p><b>Regional Cooperation</b></p> <p>Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.</p>			
	Yes	No	Comments
1) We plan jointly with our cities and county for comprehensive planning purposes.	X		
2) We are satisfied with our Service Delivery Strategy.	X		
3) We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies.	X		
4) We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.		X	

**2.3 Colbert**

<b>Development Patterns</b>			
<p><b>Traditional Neighborhoods</b></p> <p>Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.</p>			
	Yes	No	Comments
1) If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	x		
2) Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.		X	

3) We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.		X	
4) Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	
5) We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6) Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7) In some areas several errands can be made on foot, if so desired.	X		
8) Some of our children can and do walk to school safely.		X	
9) Some of our children can and do bike to school safely.		X	
10) Schools are located in or near neighborhoods in our community.		X	
<p><b>Infill Development</b>                      Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.</p>			
	Yes	No	Comments
1) Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X	
2) Our community is actively working to promote brownfield redevelopment.		X	
3) Our community is actively working to promote greyfield redevelopment.		X	
4) We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	
5) Our community allows small lot development (5,000 square feet or less) for some uses.		X	

<b>Sense of Place</b>			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1) If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		
2) We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		
3) We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4) We have ordinances to regulate the size and type of signage in our community.	X		
5) We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6) If applicable, our community has a plan to protect designated farmland.		X	
<b>Transportation Alternatives</b>			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1) We have public transportation in our community.		X	
2) We require that new development connects with existing development through a street network, not a single entry/exit.		X	
3) We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		Fair
4) We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5) We require that newly built sidewalks connect to existing sidewalks wherever possible.		X	

6) We have a plan for bicycle routes through our community.		X	
7) We allow commercial and retail development to share parking areas wherever possible.		X	
<p><b>Regional Identity</b>                  Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.</p>			
	Yes	No	Comments
1) Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2) Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X	
3) Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).		X	
4) Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		X	
5) Our community promotes tourism opportunities based on the unique characteristics of our region.	X		July 4th celebration.
6) Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.		X	
<b>Resource Conservation</b>			
<p><b>Heritage Preservation</b>                  The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.</p>			
	Yes	No	Comments
1) We have designated historic districts in our community.	X		
2) We have an active historic preservation commission.		X	

3) We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	
<p><b>Open Space Preservation</b> New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.</p>			
	Yes	No	Comments
1) Our community has a greenspace plan.		X	
2) Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.		X	
3) We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		X	
4) We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	
<p><b>Environmental Protection</b> Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.</p>			
	Yes	No	Comments
1) Our community has a comprehensive natural resources inventory.		X	
2) We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3) We have identified our defining natural resources and taken steps to protect them.		X	
4) Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.		X	
5) Our community has a tree preservation ordinance which is actively enforced.		X	
6) Our community has a tree-replanting ordinance for new development.		X	

7) We are using stormwater best management practices for all new development.	X		
8) We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).		X	
<b>Social and Economic Development</b>			
<b>Growth Preparedness</b>			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1) We have population projections for the next 20 years that we refer to when making infrastructure decisions.		X	
2) Our local governments, the local school board, and other decision-making entities use the same population projections.	X		
3) Our elected officials understand the land-development process in our community.	X		
4) We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.		X	
5) We have a Capital Improvements Program that supports current and future growth.		X	
6) 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.		X	
7) We have clearly understandable guidelines for new development.	X		
8) We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	
9) We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		



10) We have a public-awareness element in our comprehensive planning process.		X	
<p><b>Appropriate Businesses</b> The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.</p>			
	Yes	No	Comments
1) Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X	
2) Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.		X	
3) We recruit firms that provide or create sustainable products.		X	
4) We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X		
<p><b>Employment Options</b> A range of job types should be provided in each community to meet the diverse needs of the local workforce.</p>			
	Yes	No	Comments
1) Our economic development program has an entrepreneur support program.	X		
2) Our community has jobs for skilled labor.	X		
3) Our community has jobs for unskilled labor.		X	
4) Our community has professional and managerial jobs.	X		

<b>Housing Choices</b>			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1) Our community allows accessory units like garage apartments or mother-in law units.		X	
2) People who work in our community can also afford to live in the community.	X		
3) Our community has enough housing for each income level (low, moderate and above-average).	X		
4) We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5) We have options available for loft living, downtown living, or “neo traditional” development.	X		
6) We have vacant and developable land available for multifamily housing.		X	
7) We allow multifamily housing to be developed in our community.		X	
8) We support community development corporations that build housing for lower-income households.		X	
9) We have housing programs that focus on households with special needs.		X	
10) We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		
<b>Educational Opportunities</b>			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
	Yes	No	Comments
1) Our community provides workforce training options for its citizens.		X	

2) Our workforce training programs provide citizens with skills for jobs that are available in our community.		X	
3) Our community has higher education opportunities, or is close to a community that does.	X		
4) Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		

**Governmental Relations**

**Regional Solutions**

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

	Yes	No	Comments
1) We participate in regional economic development organizations.	X		
2) We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3) We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		
4) Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.		X	

**Regional Cooperation**

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

	Yes	No	Comments
1) We plan jointly with our cities and county for comprehensive planning purposes.	X		
2) We are satisfied with our Service Delivery Strategy.	X		

3) We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies.	X		
4) We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.		X	

**2.4 Comer**

<b>Development Patterns</b>			
<b>Traditional Neighborhoods</b>			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1) If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		
2) Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.		X	
3) We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.		X	
4) Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	
5) We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6) Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7) In some areas several errands can be made on foot, if so desired.	X		

8) Some of our children can and do walk to school safely.		X	
9) Some of our children can and do bike to school safely.		X	
10) Schools are located in or near neighborhoods in our community.	X		

**Infill Development**

Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

	Yes	No	Comments
1) Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2) Our community is actively working to promote brownfield redevelopment.		X	
3) Our community is actively working to promote greyfield redevelopment.		X	
4) We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	
5) Our community allows small lot development (5,000 square feet or less) for some uses.		X	

**Sense of Place**

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

	Yes	No	Comments
1) If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		
2) We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		

3) We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4) We have ordinances to regulate the size and type of signage in our community.	X		
5) We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6) If applicable, our community has a plan to protect designated farmland.		X	

**Transportation Alternatives**

Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

	Yes	No	Comments
1) We have public transportation in our community.		X	
2) We require that new development connects with existing development through a street network, not a single entry/exit.		X	
3) We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	
4) We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	X		
5) We require that newly built sidewalks connect to existing sidewalks wherever possible.		X	
6) We have a plan for bicycle routes through our community.		X	
7) We allow commercial and retail development to share parking areas wherever possible.	X		

**Regional Identity**

Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

	Yes	No	Comments
1) Our community is characteristic of the region in terms of architectural styles and heritage.	X		

2) Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3) Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	X		
4) Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		X	
5) Our community promotes tourism opportunities based on the unique characteristics of our region.		X	
6) Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		
<b>Resource Conservation</b>			
<b>Heritage Preservation</b>			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1) We have designated historic districts in our community.	X		
2) We have an active historic preservation commission.	X		
3) We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	
<b>Open Space Preservation</b>			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1) Our community has a greenspace plan.		X	

2) Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	X		
3) We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		X	
4) We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	

**Environmental Protection**

Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

	Yes	No	Comments
1) Our community has a comprehensive natural resources inventory.		X	
2) We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3) We have identified our defining natural resources and taken steps to protect them.		X	
4) Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.		X	
5) Our community has a tree preservation ordinance which is actively enforced.	X		
6) Our community has a tree-replanting ordinance for new development.		X	
7) We are using stormwater best management practices for all new development.	X		
8) We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X		



<b>Social and Economic Development</b>			
<b>Growth Preparedness</b>			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1) We have population projections for the next 20 years that we refer to when making infrastructure decisions.		X	
2) Our local governments, the local school board, and other decision-making entities use the same population projections.		X	
3) Our elected officials understand the land-development process in our community.		X	
4) We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.		X	
5) We have a Capital Improvements Program that supports current and future growth.		X	
6) 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.		X	
7) We have clearly understandable guidelines for new development.		X	
8) We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	
9) We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10) We have a public-awareness element in our comprehensive planning process.	X		

<b>Appropriate Businesses</b>			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.			
	Yes	No	Comments
1) Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X	
2) Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.		X	
3) We recruit firms that provide or create sustainable products.		X	
4) We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X		
<b>Employment Options</b>			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1) Our economic development program has an entrepreneur support program.	X		
2) Our community has jobs for skilled labor.	X		
3) Our community has jobs for unskilled labor.	X		
4) Our community has professional and managerial jobs.		X	
<b>Housing Choices</b>			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1) Our community allows accessory units like garage apartments or mother-in law units.	X		

2) People who work in our community can also afford to live in the community.	X		
3) Our community has enough housing for each income level (low, moderate and above-average).	X		
4) We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5) We have options available for loft living, downtown living, or “neo traditional” development.	X		
6) We have vacant and developable land available for multifamily housing.		X	
7) We allow multifamily housing to be developed in our community.	X		
8) We support community development corporations that build housing for lower-income households.	X		
9) We have housing programs that focus on households with special needs.	X		
10) We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	
<p><b>Educational Opportunities</b> Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.</p>			
	Yes	No	Comments
1) Our community provides workforce training options for its citizens.	X		
2) Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3) Our community has higher education opportunities, or is close to a community that does.	X		
4) Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		

<b>Governmental Relations</b>			
<b>Regional Solutions</b>			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1) We participate in regional economic development organizations.	X		
2) We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3) We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		
4) Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		
<b>Regional Cooperation</b>			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
	Yes	No	Comments
1) We plan jointly with our cities and county for comprehensive planning purposes.	X		
2) We are satisfied with our Service Delivery Strategy.	X		
3) We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies.	X		
4) We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.		X	

**2.5 Danielsville**

<b>Development Patterns</b>			
<b>Traditional Neighborhoods</b>			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1) If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		
2) Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.		X	
3) We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.		X	
4) Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	
5) We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.		X	
6) Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7) In some areas several errands can be made on foot, if so desired.	X		
8) Some of our children can and do walk to school safely.	X		
9) Some of our children can and do bike to school safely.	X		
10) Schools are located in or near neighborhoods in our community.	X		

<b>Infill Development</b>			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1) Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2) Our community is actively working to promote brownfield redevelopment.		X	
3) Our community is actively working to promote greyfield redevelopment.		X	
4) We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	
5) Our community allows small lot development (5,000 square feet or less) for some uses.	X		
<b>Sense of Place</b>			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1) If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.		X	
2) We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.		X	
3) We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4) We have ordinances to regulate the size and type of signage in our community.	X		
5) We offer a development guidebook that illustrates the type of new development we want in our community.		X	

6) If applicable, our community has a plan to protect designated farmland.		X	
<p><b>Transportation Alternatives</b>          Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.</p>			
	Yes	No	Comments
1) We have public transportation in our community.		X	
2) We require that new development connects with existing development through a street network, not a single entry/exit.		X	
3) We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		
4) We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	X		Subdivision Ordinance requires sidewalks in all new development.
5) We require that newly built sidewalks connect to existing sidewalks wherever possible.	X		
6) We have a plan for bicycle routes through our community.		X	
7) We allow commercial and retail development to share parking areas wherever possible.	X		
<p><b>Regional Identity</b>          Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.</p>			
	Yes	No	Comments
1) Our community is characteristic of the region in terms of architectural styles and heritage.		X	
2) Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X	
3) Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).		X	

4) Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		X	
5) Our community promotes tourism opportunities based on the unique characteristics of our region.		X	
6) Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.		X	
<b>Resource Conservation</b>			
<b>Heritage Preservation</b>			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1) We have designated historic districts in our community.		X	
2) We have an active historic preservation commission.		X	
3) We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	We want to complement our historic development but, we do not have an ordinance in place to insure this.
<b>Open Space Preservation</b>			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1) Our community has a greenspace plan.	X		Included in the Land Development Ordinance.
2) Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	X		
3) We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	X		



4) We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	
<p><b>Environmental Protection</b></p> <p>Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.</p>			
	Yes	No	Comments
1) Our community has a comprehensive natural resources inventory.		X	
2) We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3) We have identified our defining natural resources and taken steps to protect them.		X	
4) Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.		X	
5) Our community has a tree preservation ordinance which is actively enforced.		X	
6) Our community has a tree-replanting ordinance for new development.		X	
7) We are using stormwater best management practices for all new development.	X		
8) We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X		

<b>Social and Economic Development</b>			
<b>Growth Preparedness</b>			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1) We have population projections for the next 20 years that we refer to when making infrastructure decisions.		X	
2) Our local governments, the local school board, and other decision-making entities use the same population projections.		X	
3) Our elected officials understand the land-development process in our community.		X	
4) We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		
5) We have a Capital Improvements Program that supports current and future growth.		X	
6) 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.		X	
7) We have clearly understandable guidelines for new development.	X		
8) We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	
9) We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10) We have a public-awareness element in our comprehensive planning process.	X		

<b>Appropriate Businesses</b>			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.			
	Yes	No	Comments
1) Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X	
2) Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.		X	
3) We recruit firms that provide or create sustainable products.		X	
4) We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X	
<b>Employment Options</b>			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1) Our economic development program has an entrepreneur support program.	X		
2) Our community has jobs for skilled labor.	X		
3) Our community has jobs for unskilled labor.	X		
4) Our community has professional and managerial jobs.	X		
<b>Housing Choices</b>			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1) Our community allows accessory units like garage apartments or mother-in law units.	X		

2) People who work in our community can also afford to live in the community.	X		
3) Our community has enough housing for each income level (low, moderate and above-average).	X		
4) We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5) We have options available for loft living, downtown living, or “neo traditional” development.	X		
6) We have vacant and developable land available for multifamily housing.	X		
7) We allow multifamily housing to be developed in our community.	X		
8) We support community development corporations that build housing for lower-income households.	X		
9) We have housing programs that focus on households with special needs.	X		
10) We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		
<p><b>Educational Opportunities</b>                      Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.</p>			
	Yes	No	Comments
1) Our community provides workforce training options for its citizens.		X	
2) Our workforce training programs provide citizens with skills for jobs that are available in our community.		X	
3) Our community has higher education opportunities, or is close to a community that does.	X		City is 30 minutes from Athens, home of the University of Georgia, the Athens Technical Institute, and private schools of higher education.
4) Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		

<b>Governmental Relations</b>			
<p><b>Regional Solutions</b> Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.</p>			
	Yes	No	Comments
1) We participate in regional economic development organizations.	X		
2) We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3) We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		
4) Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		
<p><b>Regional Cooperation</b> Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.</p>			
	Yes	No	Comments
1) We plan jointly with our cities and county for comprehensive planning purposes.	X		
2) We are satisfied with our Service Delivery Strategy.	X		
3) We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies.	X		
4) We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.		X	

**2.6 Hull**

<b>Development Patterns</b>			
<b>Traditional Neighborhoods</b>			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1) If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	
2) Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.		X	
3) We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.		X	
4) Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	
5) We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.		X	
6) Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7) In some areas several errands can be made on foot, if so desired.	X		
8) Some of our children can and do walk to school safely.		X	No school in the City.
9) Some of our children can and do bike to school safely.		X	No school in the City.
10) Schools are located in or near neighborhoods in our community.		X	

<b>Infill Development</b>			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1) Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X	
2) Our community is actively working to promote brownfield redevelopment.		X	
3) Our community is actively working to promote greyfield redevelopment.		X	
4) We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	
5) Our community allows small lot development (5,000 square feet or less) for some uses.		X	
<b>Sense of Place</b>			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1) If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		
2) We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		Town Well - symbol of yesteryear.
3) We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4) We have ordinances to regulate the size and type of signage in our community.		X	
5) We offer a development guidebook that illustrates the type of new development we want in our community.		X	

6) If applicable, our community has a plan to protect designated farmland.			N/A
<p><b>Transportation Alternatives</b>                  Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.</p>			
	Yes	No	Comments
1) We have public transportation in our community.		X	
2) We require that new development connects with existing development through a street network, not a single entry/exit.		X	
3) We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	Only 1 sidewalk in City.
4) We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5) We require that newly built sidewalks connect to existing sidewalks wherever possible.			N/A
6) We have a plan for bicycle routes through our community.		X	
7) We allow commercial and retail development to share parking areas wherever possible.	X		
<p><b>Regional Identity</b>                  Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.</p>			
	Yes	No	Comments
1) Our community is characteristic of the region in terms of architectural styles and heritage.		X	
2) Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X	
3) Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).		X	



4) Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		X	
5) Our community promotes tourism opportunities based on the unique characteristics of our region.		X	
6) Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		
<b>Resource Conservation</b>			
<b>Heritage Preservation</b>			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1) We have designated historic districts in our community.		X	
2) We have an active historic preservation commission.		X	
3) We want new development to complement our historic development, and we have ordinances in place to ensure this.			N/A
<b>Open Space Preservation</b>			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1) Our community has a greenspace plan.		X	
2) Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.		X	
3) We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		X	

4) We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	
<p><b>Environmental Protection</b>                  Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.</p>			
	Yes	No	Comments
1) Our community has a comprehensive natural resources inventory.		X	
2) We use this resource inventory to steer development away from environmentally sensitive areas.			N/A
3) We have identified our defining natural resources and taken steps to protect them.		X	
4) Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.		X	
5) Our community has a tree preservation ordinance which is actively enforced.		X	
6) Our community has a tree-replanting ordinance for new development.		X	
7) We are using stormwater best management practices for all new development.		X	
8) We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).		X	

<b>Social and Economic Development</b>			
<b>Growth Preparedness</b>			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1) We have population projections for the next 20 years that we refer to when making infrastructure decisions.		X	
2) Our local governments, the local school board, and other decision-making entities use the same population projections.			N/A
3) Our elected officials understand the land-development process in our community.	X		Somewhat.
4) We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		Being developed.
5) We have a Capital Improvements Program that supports current and future growth.		X	
6) 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.		X	Growth areas designated but not based on natural resources inventory.
7) We have clearly understandable guidelines for new development.		X	
8) We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	
9) We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.		X	
10) We have a public-awareness element in our comprehensive planning process.		X	

<b>Appropriate Businesses</b>			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.			
	Yes	No	Comments
1) Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X	
2) Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X		
3) We recruit firms that provide or create sustainable products.		X	
4) We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X	
<b>Employment Options</b>			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1) Our economic development program has an entrepreneur support program.	X		
2) Our community has jobs for skilled labor.		X	
3) Our community has jobs for unskilled labor.		X	
4) Our community has professional and managerial jobs.	X		
<b>Housing Choices</b>			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1) Our community allows accessory units like garage apartments or mother-in law units.		X	

2) People who work in our community can also afford to live in the community.		X	
3) Our community has enough housing for each income level (low, moderate and above-average).		X	
4) We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5) We have options available for loft living, downtown living, or “neo traditional” development.		X	
6) We have vacant and developable land available for multifamily housing.		X	
7) We allow multifamily housing to be developed in our community.		X	
8) We support community development corporations that build housing for lower-income households.		X	
9) We have housing programs that focus on households with special needs.		X	
10) We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		
<p><b>Educational Opportunities</b> Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.</p>			
	Yes	No	Comments
1) Our community provides workforce training options for its citizens.		X	
2) Our workforce training programs provide citizens with skills for jobs that are available in our community.		X	
3) Our community has higher education opportunities, or is close to a community that does.	X		
4) Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	

<b>Governmental Relations</b>			
<b>Regional Solutions</b>			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1) We participate in regional economic development organizations.		X	
2) We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.		X	
3) We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.		X	
4) Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.		X	
<b>Regional Cooperation</b>			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
	Yes	No	Comments
1) We plan jointly with our cities and county for comprehensive planning purposes.		X	
2) We are satisfied with our Service Delivery Strategy.		X	
3) We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies.	X		
4) We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.		X	

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<b>Development Patterns</b>			
<b>Traditional Neighborhoods</b>			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1) If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	
2) Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.		X	
3) We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.		X	
4) Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	
5) We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6) Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7) In some areas several errands can be made on foot, if so desired.	X		
8) Some of our children can and do walk to school safely.	X		
9) Some of our children can and do bike to school safely.		X	
10) Schools are located in or near neighborhoods in our community.	X		

<b>Infill Development</b>			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1) Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2) Our community is actively working to promote brownfield redevelopment.		X	
3) Our community is actively working to promote greyfield redevelopment.		X	
4) We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	
5) Our community allows small lot development (5,000 square feet or less) for some uses.		X	
<b>Sense of Place</b>			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1) If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.		X	
2) We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.		X	
3) We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4) We have ordinances to regulate the size and type of signage in our community.	X		
5) We offer a development guidebook that illustrates the type of new development we want in our community.		X	



6) If applicable, our community has a plan to protect designated farmland.	X		
<p><b>Transportation Alternatives</b>          Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.</p>			
	Yes	No	Comments
1) We have public transportation in our community.		X	
2) We require that new development connects with existing development through a street network, not a single entry/exit.	X		
3) We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	
4) We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5) We require that newly built sidewalks connect to existing sidewalks wherever possible.	X		
6) We have a plan for bicycle routes through our community.		X	
7) We allow commercial and retail development to share parking areas wherever possible.	X		
<p><b>Regional Identity</b>          Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.</p>			
	Yes	No	Comments
1) Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2) Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X	
3) Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).		X	

4) Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		X	
5) Our community promotes tourism opportunities based on the unique characteristics of our region.		X	
6) Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.		X	
<b>Resource Conservation</b>			
<b>Heritage Preservation</b>			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1) We have designated historic districts in our community.	X		
2) We have an active historic preservation commission.		X	
3) We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	
<b>Open Space Preservation</b>			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1) Our community has a greenspace plan.		X	
2) Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.		X	
3) We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	X		

4) We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	
<p><b>Environmental Protection</b></p> <p>Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.</p>			
	Yes	No	Comments
1) Our community has a comprehensive natural resources inventory.		X	
2) We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3) We have identified our defining natural resources and taken steps to protect them.		X	
4) Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.		X	
5) Our community has a tree preservation ordinance which is actively enforced.		X	
6) Our community has a tree-replanting ordinance for new development.		X	
7) We are using stormwater best management practices for all new development.	X		
8) We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X		
<b>Social and Economic Development</b>			
<p><b>Growth Preparedness</b></p> <p>Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.</p>			
	Yes	No	Comments
1) We have population projections for the next 20 years that we refer to when making infrastructure decisions.		X	

2) Our local governments, the local school board, and other decision-making entities use the same population projections.		X	
3) Our elected officials understand the land-development process in our community.	X		
4) We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		
5) We have a Capital Improvements Program that supports current and future growth.		X	
6) 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.		X	
7) We have clearly understandable guidelines for new development.	X		
8) We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	
9) We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10) We have a public-awareness element in our comprehensive planning process.	X		
<p><b>Appropriate Businesses</b>                      The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.</p>			
	Yes	No	Comments
1) Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X	
2) Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.		X	

3) We recruit firms that provide or create sustainable products.		X	
4) We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X	
<b>Employment Options</b> A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1) Our economic development program has an entrepreneur support program.	X		
2) Our community has jobs for skilled labor.		X	
3) Our community has jobs for unskilled labor.		X	
4) Our community has professional and managerial jobs.		X	
<b>Housing Choices</b> A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1) Our community allows accessory units like garage apartments or mother-in law units.		X	
2) People who work in our community can also afford to live in the community.	X		
3) Our community has enough housing for each income level (low, moderate and above-average).	X		
4) We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5) We have options available for loft living, downtown living, or “neo traditional” development.		X	
6) We have vacant and developable land available for multifamily housing.		X	

7) We allow multifamily housing to be developed in our community.		X	
8) We support community development corporations that build housing for lower-income households.	X		
9) We have housing programs that focus on households with special needs.		X	
10) We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		

**Educational Opportunities**

Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

	Yes	No	Comments
1) Our community provides workforce training options for its citizens.		X	
2) Our workforce training programs provide citizens with skills for jobs that are available in our community.		X	
3) Our community has higher education opportunities, or is close to a community that does.	X		
4) Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		

**Governmental Relations**

**Regional Solutions**

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

	Yes	No	Comments
1) We participate in regional economic development organizations.	X		
2) We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		

3) We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		
4) Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		
<p><b>Regional Cooperation</b> Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.</p>			
	Yes	No	Comments
1) We plan jointly with our cities and county for comprehensive planning purposes.	X		
2) We are satisfied with our Service Delivery Strategy.	X		
3) We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies.	X		
4) We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

### 3. Appendix II: Reports of Accomplishments

<b>MADISON COUNTY, GEORGIA SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS 2001 - 2005 AND ONGOING</b>							
<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation (If Abandoned) or Estimated Completion Date (If Postponed)</b>
Update Future Land Use Map	2005	2006	2,000	County Planner	General Fund	1	
Initiate a Transferable Development Rights Program	2006	2007	2,000	County Planner	General Fund	4	Not a priority.
Initiate an Impact Fee Program	2006	2007	2,000	County Planner	General Fund	4	Not a priority.
Locate a large piece of land capable of providing rail access for a major industrial or commercial operation	2006	2006	Unknown	B.O.C.	Madison County	4	Lack of staff and funding.
Solicit Rail Extension from Athens - Park and Ride	Ongoing	2007	Unknown	B.O.C.	Madison County, GDOT, ISTE A	4	Lack of staff and funding.
Improve Communication and Coordination with Cities, Schoolboards	Ongoing	2006	No Cost	B.O.C./ County Planner, Schoolboard, cities	N/A	4	Lack of interest.
Encourage people to shop locally	2006	Ongoing	2,000	Chamber/ County Planner	Madison County	4	Need more businesses in the local area.
Find a way to discourage growth along the pipelines	2006	2006	No Cost	County Planner/ B.O.C	N/A	2	Zoning ordinance under review. ECD 2008.
Calm traffic on Colbert Danielsville Rd.	2005	2006	Unknown	B.O.C.	Madison County	1	
Explore possibility of adopting a Unified Land Development Code	2006	2007	Unknown	County Planner, B.O.C.	Madison County	4	Not a priority.
Work with school board to create an accurate projection of likely student population growth rates.	2006	Ongoing	Unknown	B.O.C., Schoolboard	B.O.C., Schoolboard	1	
Work with IDA to develop an infrastructure plan that will serve the	2006	2007	Unknown	B.O.C., IDA	B.O.C., IDA	1	



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<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation (If Abandoned) or Estimated Completion Date (If Postponed)</b>
county's commercial, industrial and residential needs to be phased in over the coming years.							
Improve the County's sign ordinance	2005	2006	No cost	County Planner	N/A	1	
Explore possibility of opening an inert landfill for the county	2005	2006	No Cost	B.O.C.	N/A	1	
Set aside funds for the purchase of green space in county, possibly along river corridors and near Watson Mill State Park	2006	Ongoing	Unknown	B.O.C.	Georgia Land Conservation Program, Madison County	4	Lack of funding.
Explore possibility of creating a business license program for the county. If that is not feasible, at least create a business registry for the county	2006	2007	Unknown	B.O.C.	B.O.C.	1	
Economic Development Study of the County	2001	Ongoing	10,000	Madison County Chamber of Commerce and IDA	Madison County	1	
Infrastructure Expansion in Growth Areas	2001	Ongoing	Unknown	Madison County Board of Commissioners, IDA	Unknown	1	
Broad River Watershed Association will monitor turbidity, nitrates, and macroinvertebrates based on volunteer availability	2001	Ongoing	Unknown	Broad River Watershed Association (BRWA)	BRWA	2	
Adopt stormwater ordinance	2001	2006	600	Madison County	Madison County	1	
Contact Natural Resources Conservation Service for available technical information	2001	2005	No Cost	Madison County	NA	1	

<b>MADISON COUNTY, GEORGIA SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS 2001 - 2005 AND ONGOING</b>							
<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation (If Abandoned) or Estimated Completion Date (If Postponed)</b>
concerning local aquifer type and hazards, boundaries of recharge areas, amount and rate of infiltration necessary to maintain its water yield							
Develop and implement groundwater protection strategies that maintain annual groundwater recharge	2002	2006	Unknown	Madison County	Madison County	1	
Adopt groundwater recharge ordinance	2002	2006	No Cost	Madison County	N/A	4	Not a priority.
Develop Ordinances/ Programs to address alternative Ag resource protection	2002	2005-2007	Unknown	Madison County Planning and Zoning Dept.	Madison County	4	Not a priority.
Adopt and Implement ordinance changes	2003	2006/2007	No Cost	Madison County	N/A	1	
Determine National Register eligibility for Sanford School, Madison Springs, Ft. Lamar, Rogers Mill, Union Primitive Baptist Church and Seagraves Mill.	2002	2006	No Cost	Madison County, GA RDC	N/A	3	Lack of funding. ECD 2012.
If eligible, nominate Sanford School, Madison Springs, Ft. Lamar, Rogers Mill, Union Primitive Baptist Church and Seagraves Mill to National Register.	2002-2005	2006	No Cost	County, Other, GA RDC	N/A	3	Lack of funding. ECD 2012.
Apply for Historical Marker at Lystra Church, Ft. Lamar, Gen. Daniel's grave site, and Madison Springs.	2002	2006	800 each 3200 total	County	County, GA OTH, private	3	Lack of staffing. ECD 2012.
Seek funding for courthouse repairs.	2001-2005	2007	10,000-40,000	County	County, Other	1	
Provide information about historic preservation.	2001-2005	2005	No Cost	County, RDC, Other	N/A	3	Lack of staffing. ECD 2012.
Widen SR. 8 from 2 to 4 lanes (CR 228 to CR 88) (PI 122180)	2003	2013	N/A	GDOT	GDOT	4	Not a priority.

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<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation (If Abandoned) or Estimated Completion Date (If Postponed)</b>
Widen SR. 8 from 2 to 4 lanes (CR 106 to CR 228) (PI 122190)	2003	2013	N/A	GDOT	GDOT	4	Not a priority.
Widen SR 72 from 2 to 5 lanes (SR 172 to WCL of Comer) (PI 122100)	2004	2012	N/A	GDOT	GDOT	3	ECD 2012.
Widen SR 72 from 2 to 5 lanes (WCL Comer to Broad River) (PI 122650)	2004	2012	N/A	GDOT	GDOT	3	ECD 2012
SR 106 from MP0.61 S of CR 393 to MP2.48 N of CR 177 (PI 132400)	2006	2007	N/A	GDOT	GDOT	2	ECD April 2008.
Examine feasibility of traffic calming techniques in infrastructure projects	2002	2006	1000	County, Cities	local	1	
Promote the activities of the Clean and Beautiful Commission to increase recycling awareness	2001	2005-2007	500	Madison County and all cities	Madison County	1	
Expand Sammy A Haggard Park using adjacent county lands	2002	2006	Unknown	Madison County	Madison County	2	
Create irrigation ponds in all parks other than Sammy A Haggard	2003	2006	50000	Madison County	Madison County, LDF	4	Lack of funding.
Construct multi-purpose trails for bicycling and walking	2003	2006	50000	Madison County	Madison County	4	Lack of funding/feasibility.
Examine the feasibility of constructing a multi-purpose building for Madison County	2003	2007	Unknown	Madison County	Madison County	4	Lack of funding.
Examine the feasibility of constructing a new middle school	2001	2008	To be determined	Madison County Board of Education	Madison County	1	

CITY OF CARLTON, GEORGIA SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS 2001 - 2005 AND ONGOING							
Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
Provide information about historic preservation	2001-2005	Ongoing	0	City of Carlton, Madison County	NA	2	

CITY OF COLBERT, GEORGIA SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS 2001 - 2005 AND ONGOING							
Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
Renovate Colbert Depot (City Hall)	2006	2007	100000	City of Colbert	GDOT ISTEAA grant	3	Waiting for grant funds.
Repair school building.	2002-2005	2010	40,000-500,000	City, Other	DCA, DNR, Other	3	???
Examine feasibility of traffic calming techniques in infrastructure projects	2002	2007	1,000	County, Cities	Local	4	no longer needed
Construct Sidewalks along main streets (Colbert)	2002	2006	25,000	Colbert	Local, DCA, DOT	2	project underway. ECD???

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<b>CITY OF COMER, GEORGIA SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS 2001 - 2005 AND ONGOING</b>							
<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation (If Abandoned) or Estimated Completion Date (If Postponed)</b>
Provide information about historic preservation	2002	Ongoing	0	City of Comer	City, GA RDC, Other	2	
Document the town's history.	2001- 2005	Ongoing	1,000-3,000	City, Other	GA HUM	2	ECD 2009
Update the wastewater treatment facility (Comer)	2003	2009	50,000	City of Comer	Local, DCA	2	Pre Engineering Planning Stage

<b>CITY OF DANIELSVILLE, GEORGIA                      SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS                      2001 - 2005 AND ONGOING</b>							
<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation (If Abandoned) or Estimated Completion Date (If Postponed)</b>
Repaving speedbumps on Madison Rd.	2006	2006	10,000	City of Danielsville	City of Danielsville	2	ECD 2008
Drill new well	2006	2006	80,000	City of Danielsville	City of Danielsville	2	ECD 12/07
Sewer expansion Highway 29 South	2007	2008	500,000	City of Danielsville	CDBG	2	In planning stage
Nominate town to National Register	2001	2007	0	City, GA RDC, Other	NA	4	Not a priority
List Crawford W. Long House in National Register	2001	2007	0	Other	NA	4	Not a priority
Prepare streetscape master plan	2002	2005	5,000	City of Danielsville	City, DCA, LDF	3	Waiting to hear if awarded GDOT grant
Implement streetscape master plan	2004	2006	500,000	City of Danielsville	City, GDOT	3	Waiting to hear if awarded GDOT grant
Continue repairs to Presbyterian Church	2002	Ongoing	5,000-16,000	City, Other	City, DCA, LDF, GA DNR	4	Not a city function.
Provide information about historic preservation	2001-2005	Ongoing	0	City, County	N/A	4	Not a priority.
Examine feasibility of traffic calming techniques in infrastructure projects	2002	2006	10,000	City of Danielsville	local	2	Working with GDOT.

**CITY OF HULL, GEORGIA  
SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS  
2001 - 2005 AND ONGOING**

<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation (If Abandoned) or Estimated Completion Date (If Postponed)</b>
Annexing property into the City	2006	2006	unknown	City of Hull	N/A	4	No interest.
Encourage residential growth	2006	2007	unknown	City of Hull, private developers	N/A	2	

**CITY OF ILA, GEORGIA  
SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS  
2001 - 2005 AND ONGOING**

<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation (If Abandoned) or Estimated Completion Date (If Postponed)</b>
Install 6 inch water main and fire hydrants on King Street	2007	2008	50,000	City of Ila	City, DCA	2	Getting bids
Sidewalk adjacent to Campbell St. (Ila)	2006	2007	30,000	City of Ila	City, DCA, GDOT	4	No interest
Replace Existing 2" lines with 4" lines (Ila)	2006	2007	35,000	City of Ila	City, DCA	3	Seeking Grant. ECD 2008