

1.0.0.0 Population

Introduction

The basis of a community's comprehensive planning should flow from an understanding of the community's past, present, and probable future population characteristics. Analysis of this data is requisite for understanding the current state of the community and creating a road map for the community to use in preparing for its future in terms of economic development activities, preservation of natural resources, provision of community facilities, housing stock, and future land use patterns. The population element of the comprehensive plan provides an overview of Morgan County's various socioeconomic characteristics as well as a comparison of these characteristics to the State of Georgia, the nation as a whole, and the northeastern region of the state whenever data is available. Population characteristics analyzed include current and projected population and trends based on age, sex, race, number of households, educational levels, and income.

1.1.0.0 Total Population

see subtopics

1.1.1.0 Total Population

Morgan County

Morgan County's total population has increased significantly in the last twenty years, from 11,572 in 1980 to 12,883 in 1990 to 15,457 in 2000, a 33.6% increase in all (Table 1.1). The state's population growth rate during the same period was 50% (Table 1.2). The increasing intensity of Morgan's growth surge in the last decade can be seen in Figure 1.1 below. Morgan County's growth may be attributed to the county's proximity to numerous urban areas: Atlanta, Athens, Augusta, and Macon, and its border with Lake Oconee. In comparison to these cities, Morgan County's lower land prices, "small town feel," and beautiful rural landscapes and historic districts are becoming increasingly attractive to individuals seeking to relocate.

Table 1.1 Morgan County GA Population 1980-2000

Morgan County, GA: Total Population			
Year	1980	1990	2000
Total Population	11,572	12,883	15,457
Morgan County, GA: Rate of Population Change			
Period	1980-1990	1990-2000	1980-2000
% Change	11.3%	20.0%	33.6%

Source: U.S. Bureau of the Census

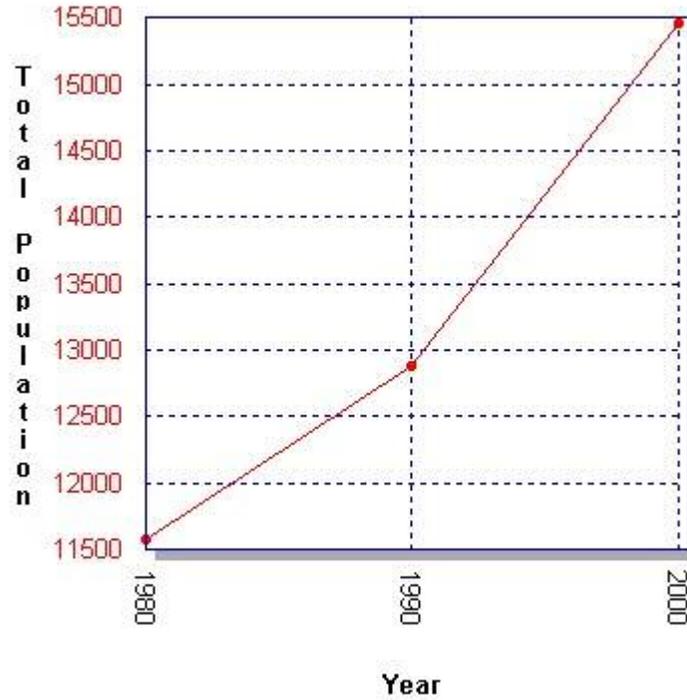
Table 1.2 Georgia Population 1980 - 2000

State of Georgia: Total Population

	1980	1990	2000
Total Population	5,457,566	6,478,216	8,186,453
State of Georgia: Rate of Population Change			
Period	1980-1990	1990-2000	1980-2000
% Change	18.7%	26.4%	50.0%

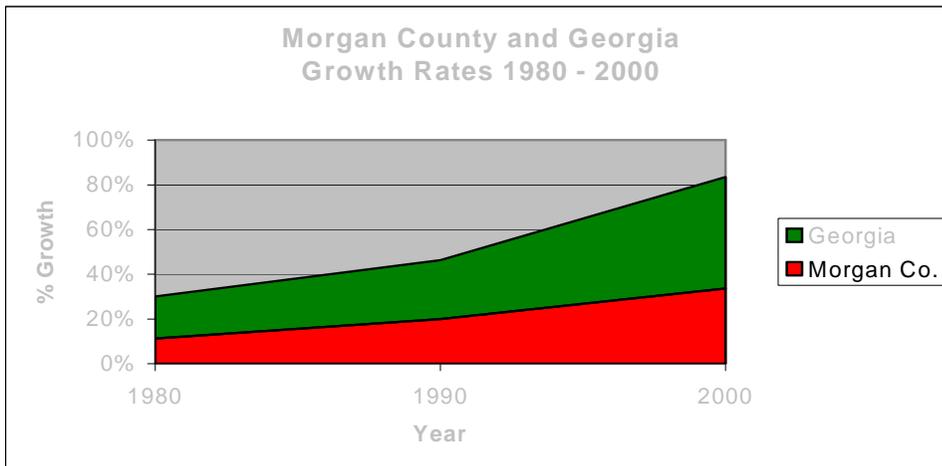
Source: U.S. Bureau of the Census

Figure 1.1 Morgan County, GA Population Growth 1980 - 2000



In comparison to the State of Georgia, Morgan County is growing at a proportionally slower rate. In the 1980's Morgan's rate of population increase was approximately 8% behind the state average, and in the 1990's Morgan's growth rate was 6% less than the state. While Morgan County is not growing at the same intensity as the whole state, the county is growing at a relatively steady pace correlative to the state growth rate (Figure 1.2).

Figure 1.2 Morgan County and Georgia Growth Rates 1980 - 2000



Morgan County is located in the Northeast Georgia Regional Development Center regional planning area, which is headquartered in Athens. As can be seen in the Georgia Department of Community Affairs 2000 Urbanized Areas & Metropolitan Statistical Areas (MSA) map (Figure 1.3), Morgan County is east of the Atlanta MSA, south of the Athens MSA, two counties north of the Macon MSA, and four counties west of the Augusta MSA. This unique position at the confluence of all four MSA's means that Morgan has the potential to be subject to dramatic population growth in the coming decades as the borders of these urban areas expand past their current limits.

The chart entitled Population Trends in Morgan County and Other I-20 East Counties 1950-2000 (Figure 1.4) shows that so far Morgan County has not been caught up in the tremendous growth that is spilling out of Atlanta and Augusta. Morgan, Greene, Taliaferro, and Warren Counties are relatively calm in their population growth compared to the other counties along the interstate highway.

The chart entitled Population Trends in Morgan County and other Northeast Georgia RDC Counties 1950-2000 (Figure 1.5) shows that the growth of Athens has also not quite reached Morgan County with full force. Walton and Oconee Counties, which abut Morgan, are showing the influence of Athens' and Atlanta's sprawling development however, Morgan remains one of the least developed counties in the region.

Figures 1.6 and 1.7 depict population growth during the 1990's in Northeast Georgia. The first map depicts absolute quantity of growth in a dot density format and the second map depicts percentage change. In terms of quantity the growth from the west and north will impact Morgan County first, but even to the south of Morgan there is significant percentage change in population.

Figure 1.3 2000 Urbanized Areas and MSA's

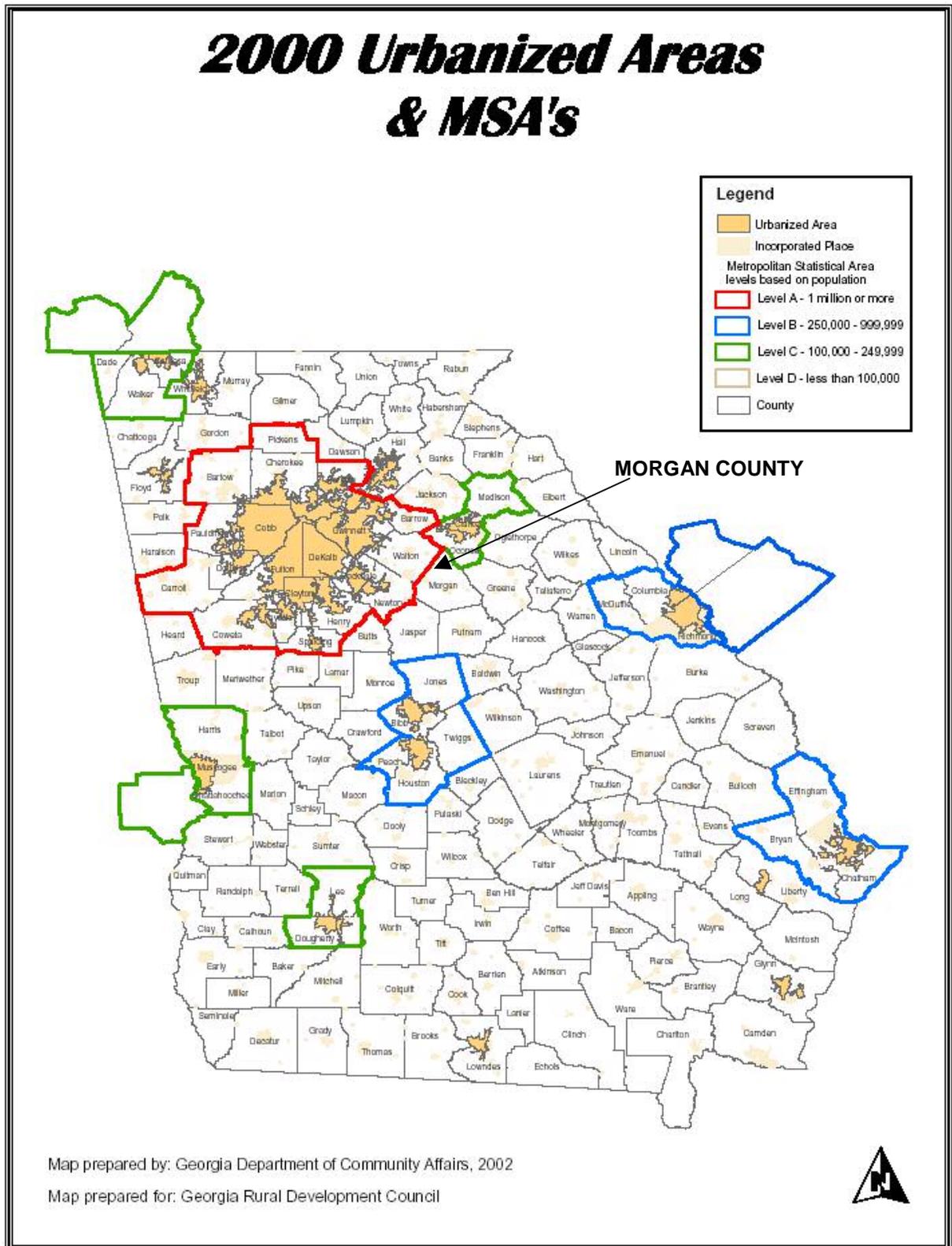


Figure 1.4 Population Trends in Morgan County and Other I-20 East Counties 1950 - 2000

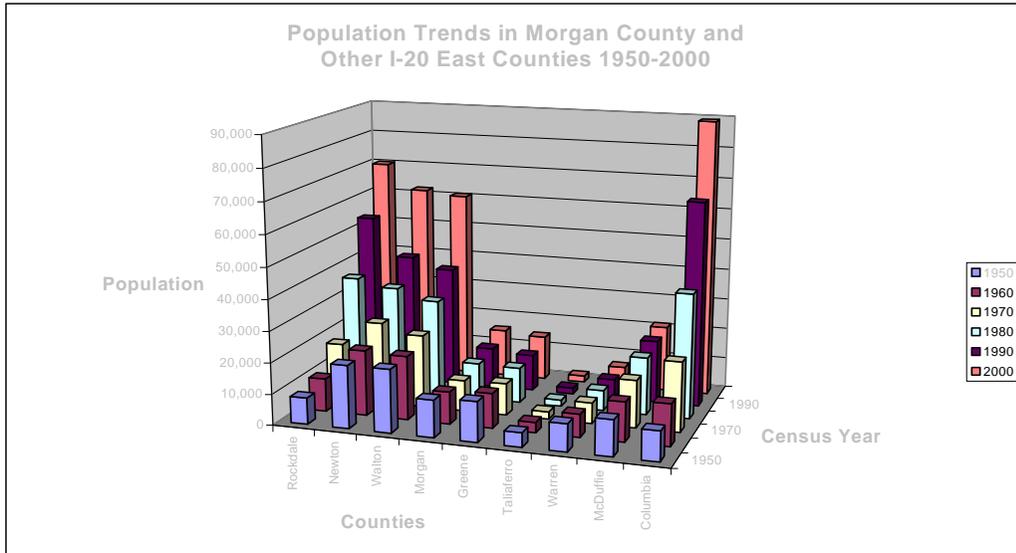
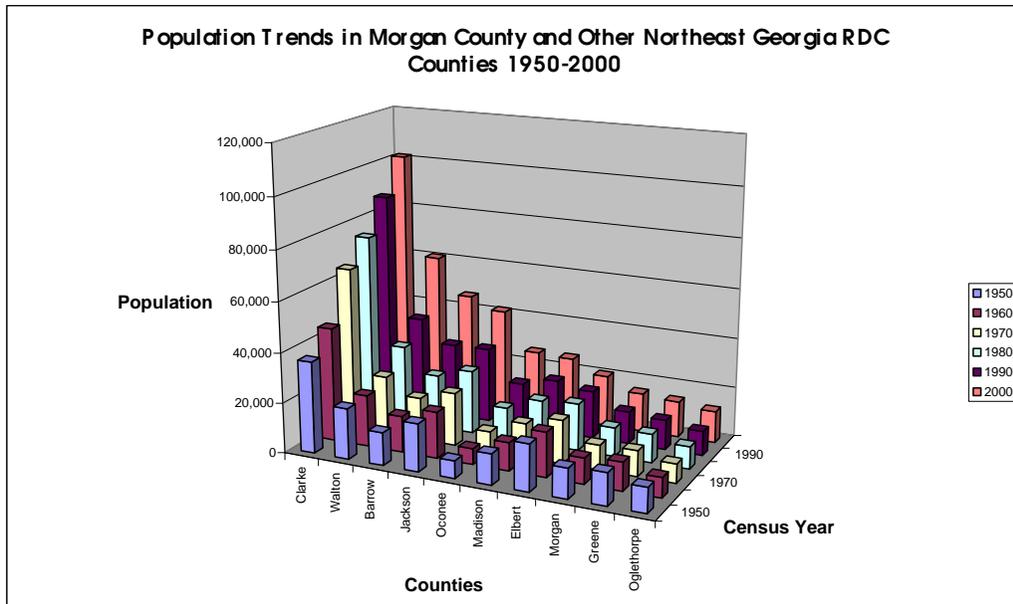
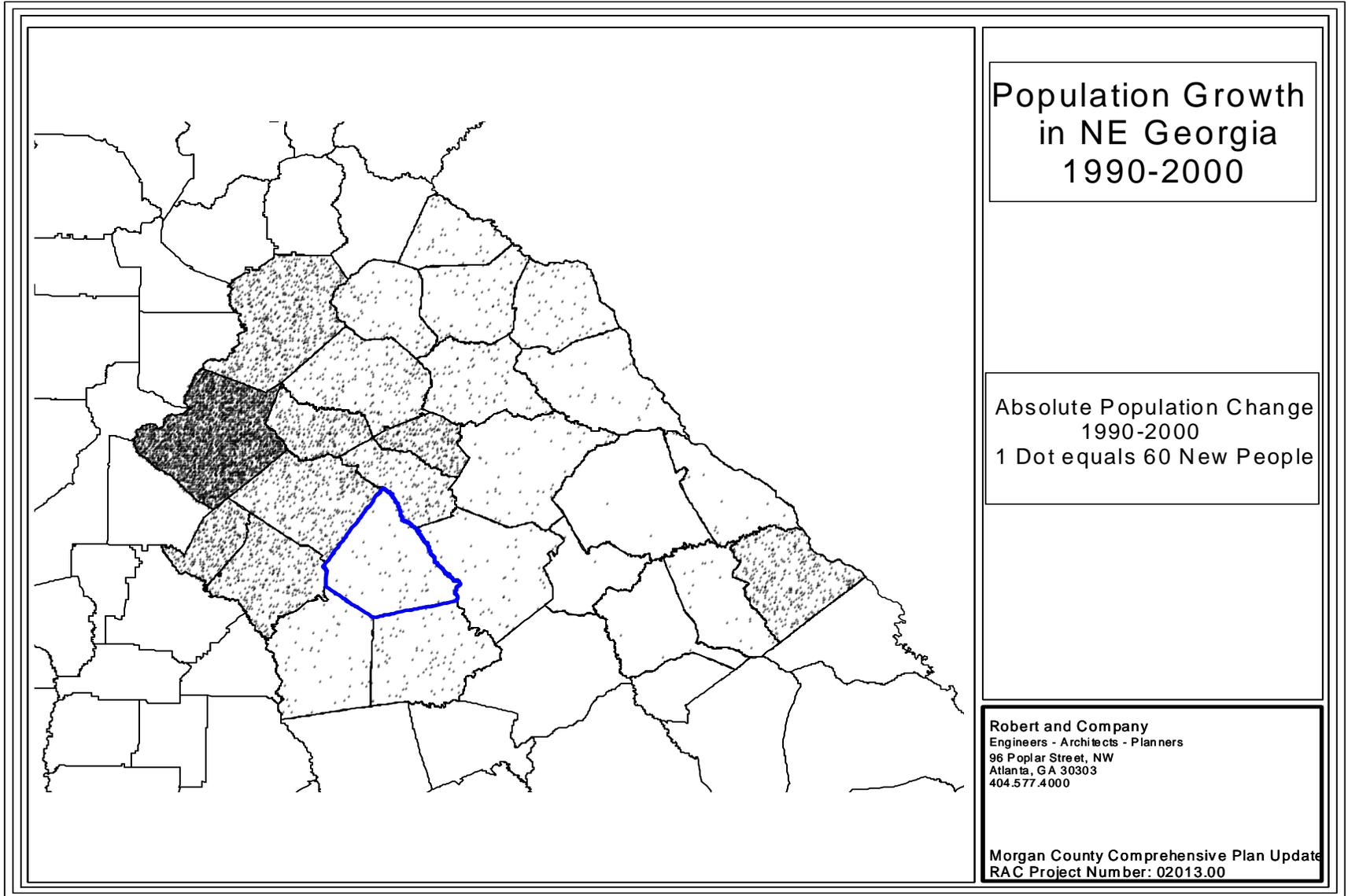


Figure 1.5 Population Trends in Morgan County and Other Northeast Georgia RDC Counties 1950 - 2000



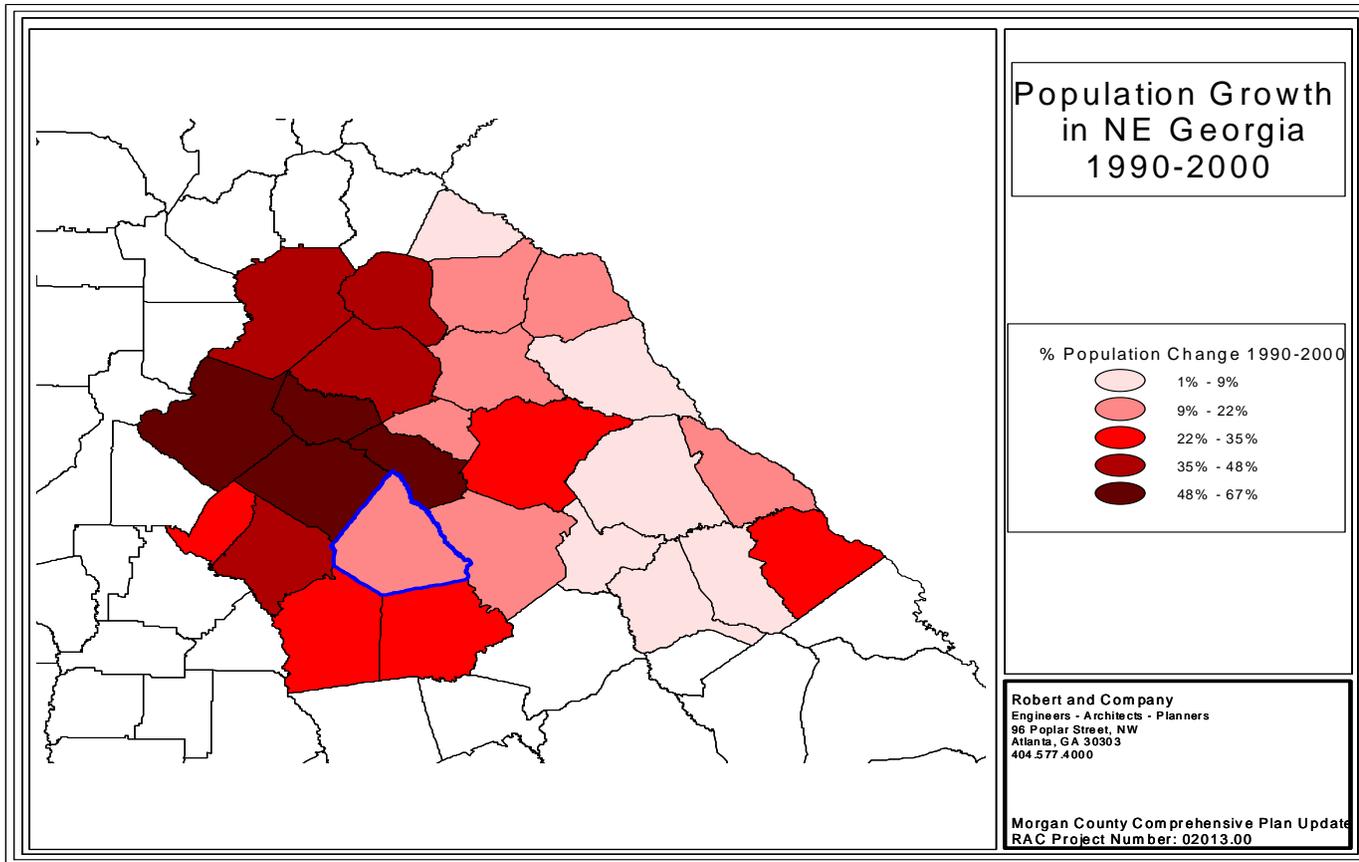
1 **Figure 1.6 Population Growth in NE Georgia 1990 – 2000**

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Figure 1.7 Population Growth in NE Georgia 1990 -2000



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City of Bostwick

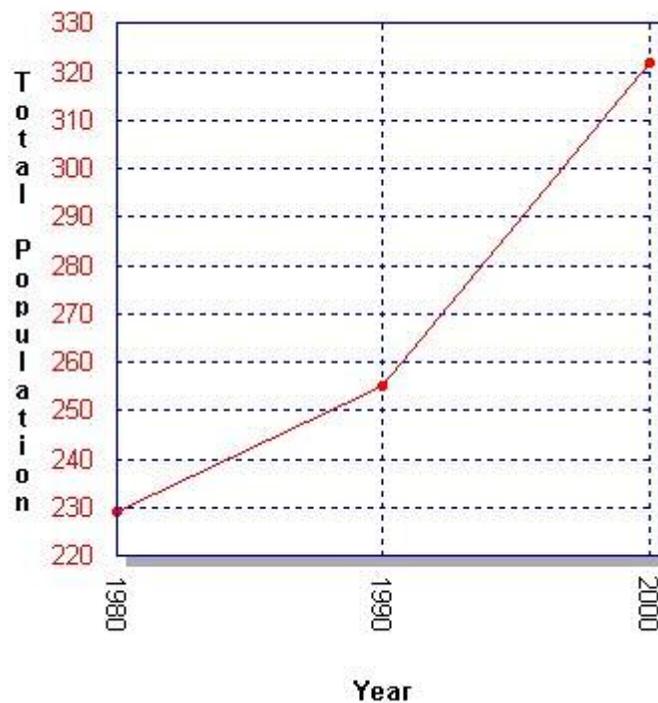
The city of Bostwick has grown significantly over the last two decades (Table 1.3, Figure 1.8). The trend in its rate of increase has been very similar to the rate for the entire county. From 1980 to 1990 the rate for Bostwick was 11.4%. A decade later it was 26.3%. Bostwick is experiencing population growth somewhat faster, but consistent with Morgan County.

Table 1.3 City of Bostwick Population 1980 - 2000

City of Bostwick, GA: Total Population			
Year	1980	1990	2000
Total Population	229	255	322
City of Bostwick, GA: Rate of Population Change			
Period	1980-1990	1990-2000	1980-2000
% Change	11.4%	26.3%	40.6%

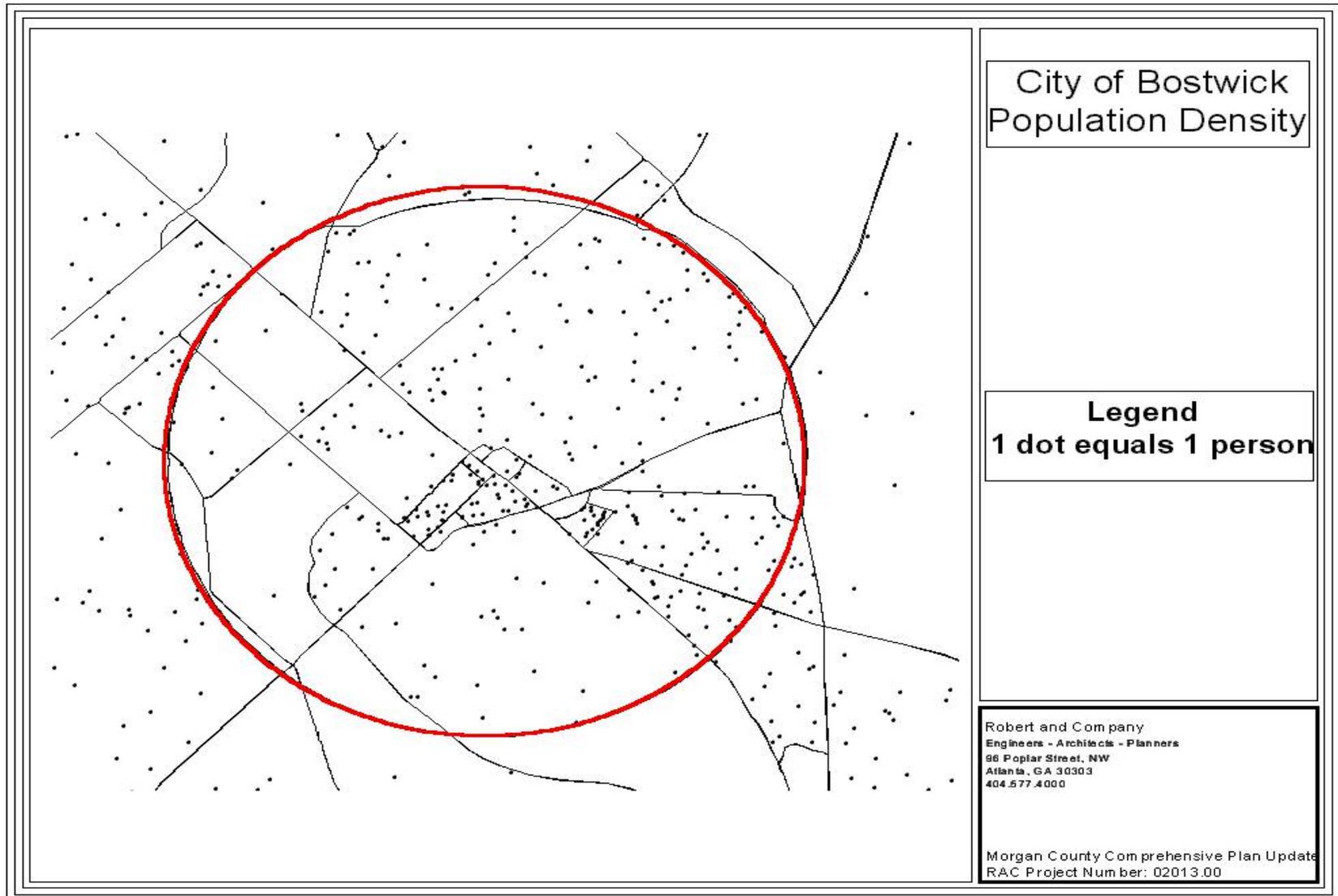
Source: U.S. Bureau of the Census

Figure 1.8 Town of Bostwick Population Growth 1980 - 2000



In terms of current population density, Figure 1.9 shows that Bostwick remains a very low-density community even as of the 2000 Census.

Figure 1.9 City of Bostwick Population Density



Town of Buckhead

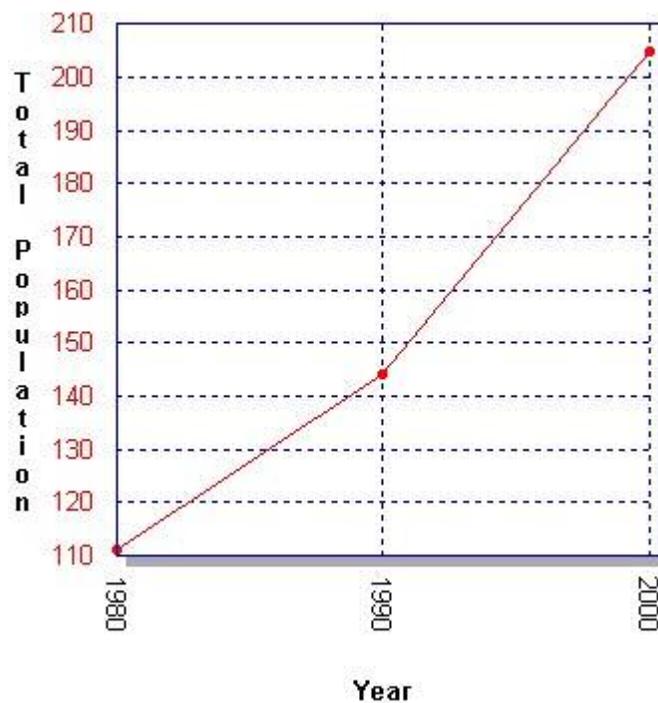
The Town of Buckhead has grown significantly over the last two decades (Table 1.4, Figure 1.10) The trend in its rate of increase has been more intense than the county as a whole. From 1980 to 1990 the rate of growth for Buckhead was 29.7%; a decade later it was 42.4%. Though still small in terms of overall population, the Town of Buckhead is experiencing growing at a more intense rate than Morgan County.

Table 1.4 Town of Buckhead Population 1980 - 2000

Town of Buckhead, GA: Total Population			
Year	1980	1990	2000
Total Population	111	144	205
Town of Buckhead, GA: Rate of Population Change			
Period	1980-1990	1990-2000	1980-2000
% Change	29.7%	42.4%	84.7%

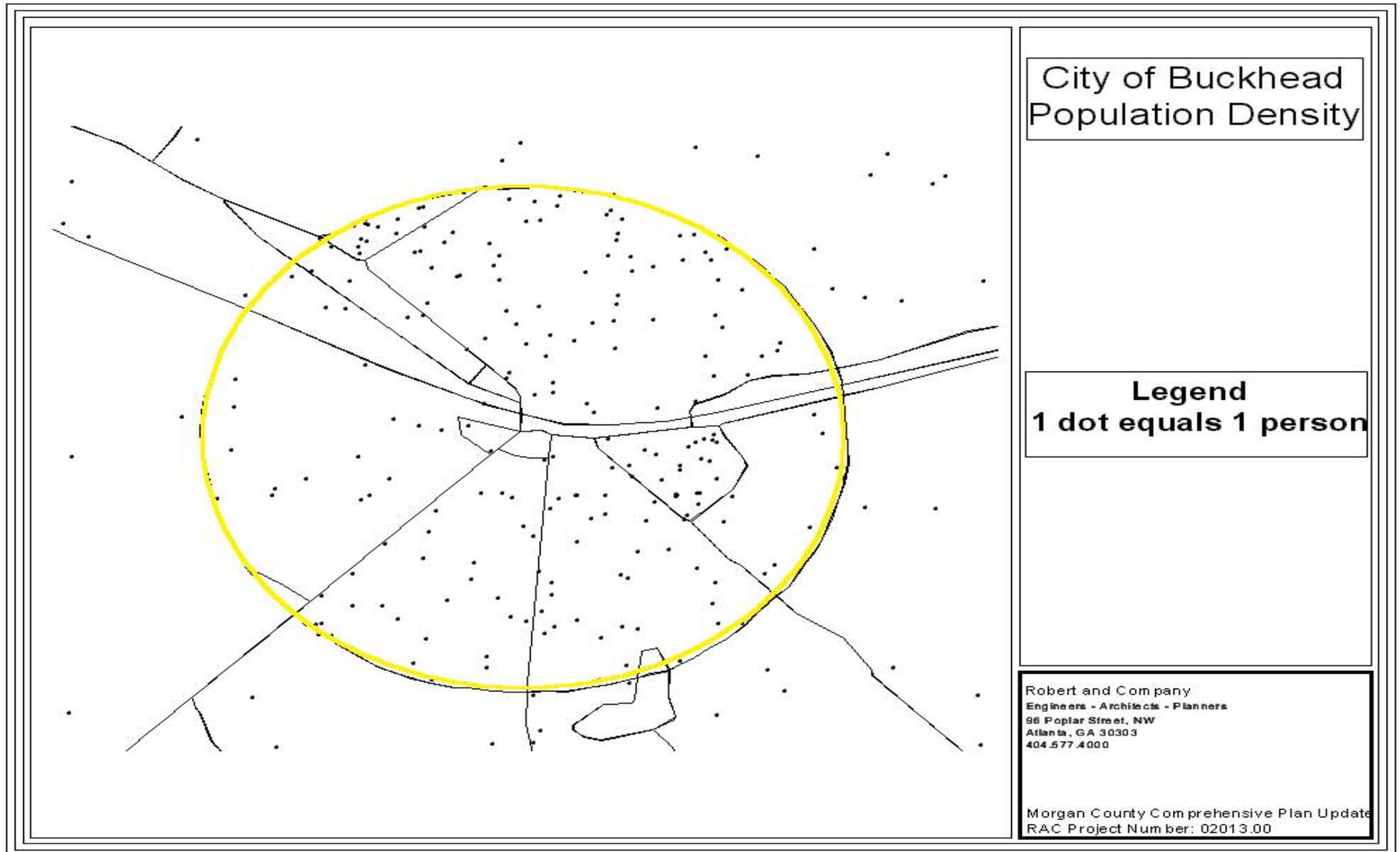
Source: U.S. Bureau of the Census

Figure 1.10 Town of Buckhead Population Growth 1980 – 2000



In terms of current population density, Figure 1.11 shows that Buckhead remains a very low-density community even as of the 2000 Census.

Figure 1.11 City of Buckhead Population Density



City of Madison

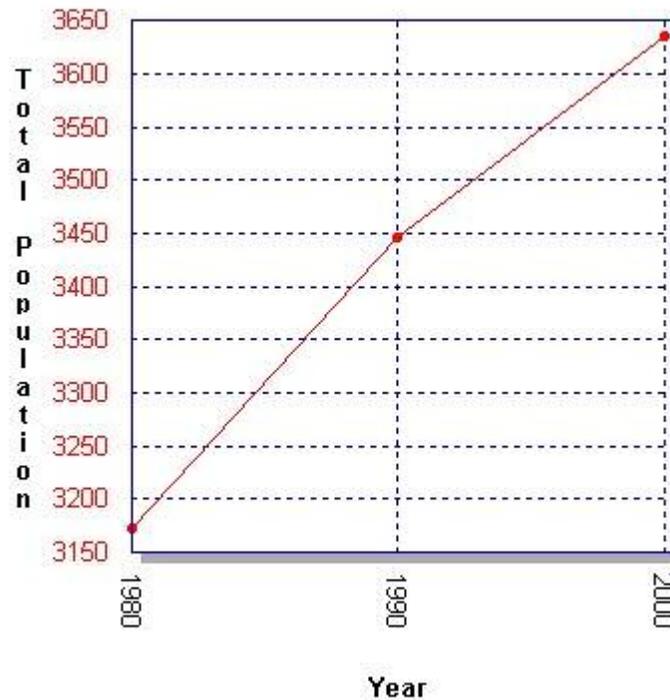
The population of the City of Madison has grown slowly over the last two decades (Table 1.5, Figure 1.12). The trend in its rate of increase has been much less intense than the county as a whole. From 1980 to 1990 the growth rate for Madison was 8.6%; from 1990 to 2000 the rate was even slower at 5.5%. Madison is experiencing a slower and more modest pattern of population growth compared to the whole of Morgan County. The slower pace of growth in Madison may be a reflection of the city's higher housing costs and lower rate of housing growth, as compared to the county and its other municipalities, during the past decade.

Table 1.5 City of Madison Population 1980 – 2000

City of Madison, GA: Total Population			
Year	1980	1990	2000
Total Population	3,173	3,447	3,636
City of Madison, GA: Rate of Population Change			
Period	1980-1990	1990-2000	1980-2000
% Change	8.6%	5.5%	14.6%

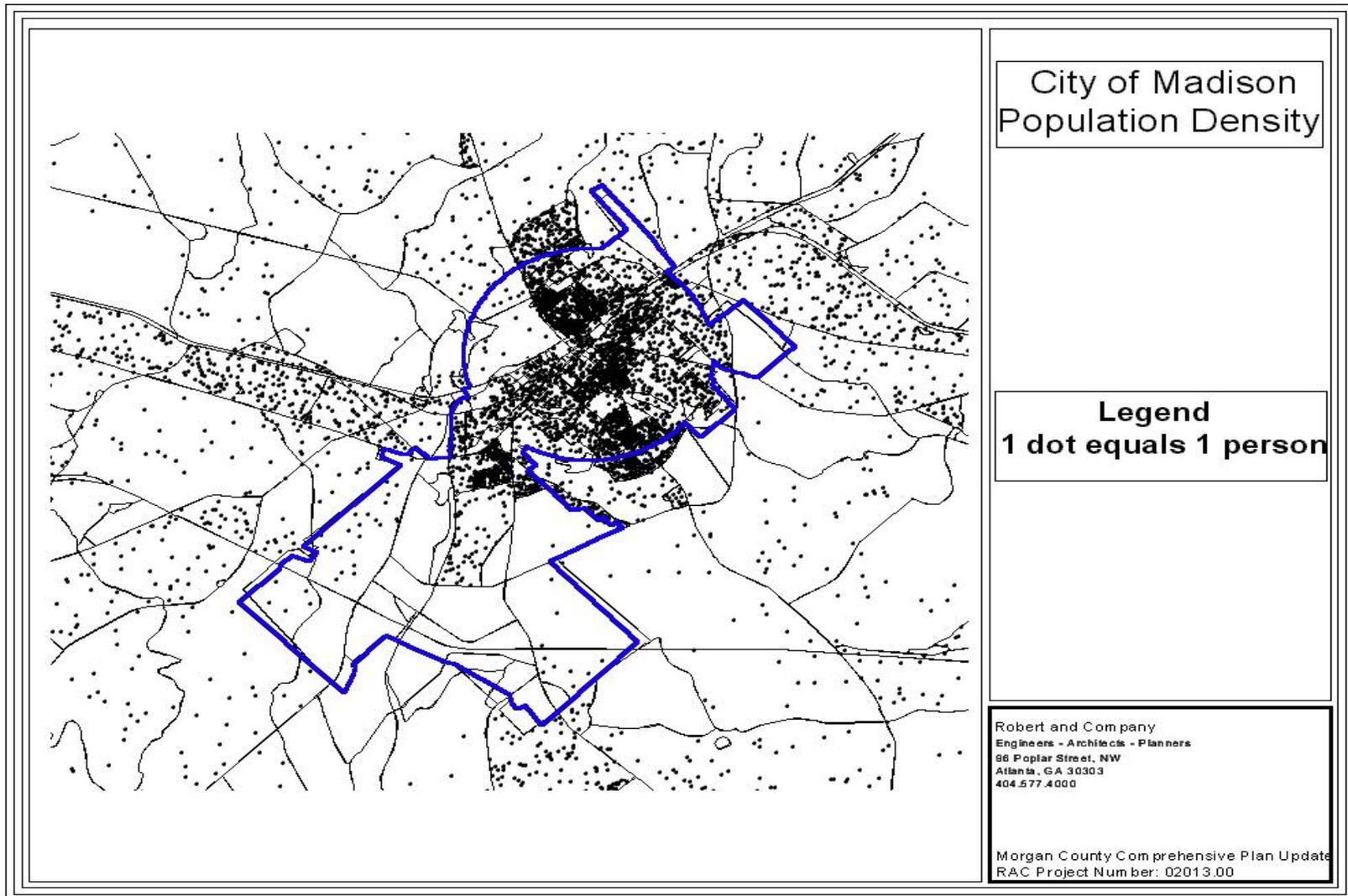
Source: U.S. Bureau of the Census

Figure 1.12 City of Madison Population Growth 1980 - 2000



In terms of current population density, Figure 1.13 shows that Madison has a relatively high-density population in the historic sections of the city, particularly northwest and southwest of the courthouse square. However, density is relatively low in the annexed areas towards I-20.

Figure 1.13 City of Madison Population Density



City of Rutledge

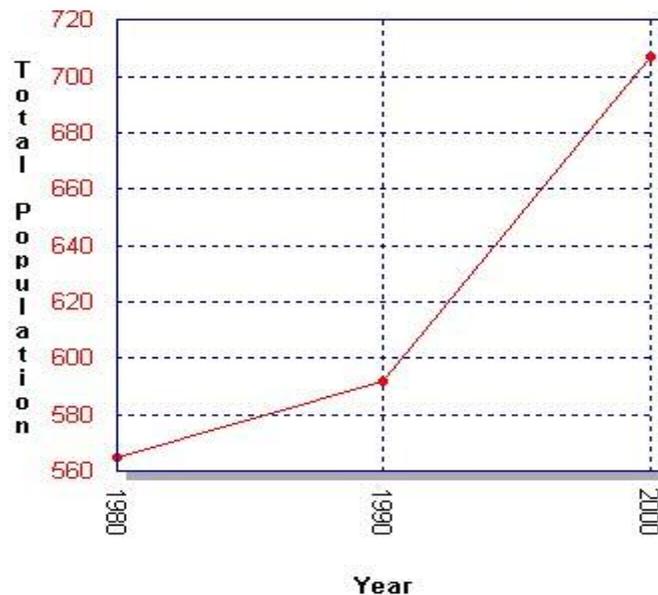
Between 1980 and 2000 the population of the City of Rutledge grew by over 25% (Table 1.6, Figure 1.14). While this rate of increase is less than the rate for Morgan County it should be noted that between 1990 and 2000 the rate of growth for Rutledge and Morgan are nearly identical. It may be concluded that Rutledge is now experiencing a very rapid intensification of population for a geographically small community. This growth could be attributed to many factors. Rutledge is located on the western edge of Morgan County abutting the high growth areas of Social Circle and Newton County. The City of Rutledge has also initiated a trend of annexation of county acreage, which has been developed into housing lots. Between 1990 and 2000 Rutledge annexed the Indian Creek housing area, gaining approximately 35 households. Rutledge has most recently annexed another group of lots adjacent the Indian Creek housing area adding another 11 households. Due to the service delivery mechanism in place for this area, it is expected that Rutledge will continue to annex land areas that become developed.

Table 1.6 City of Rutledge Population 1980 – 2000

City of Rutledge, GA: Total Population			
Year	1980	1990	2000
Total Population	565	592	707
City of Rutledge, GA: Rate of Population Change			
Period	1980-1990	1990-2000	1980-2000
% Change	4.8%	19.4%	25.1%

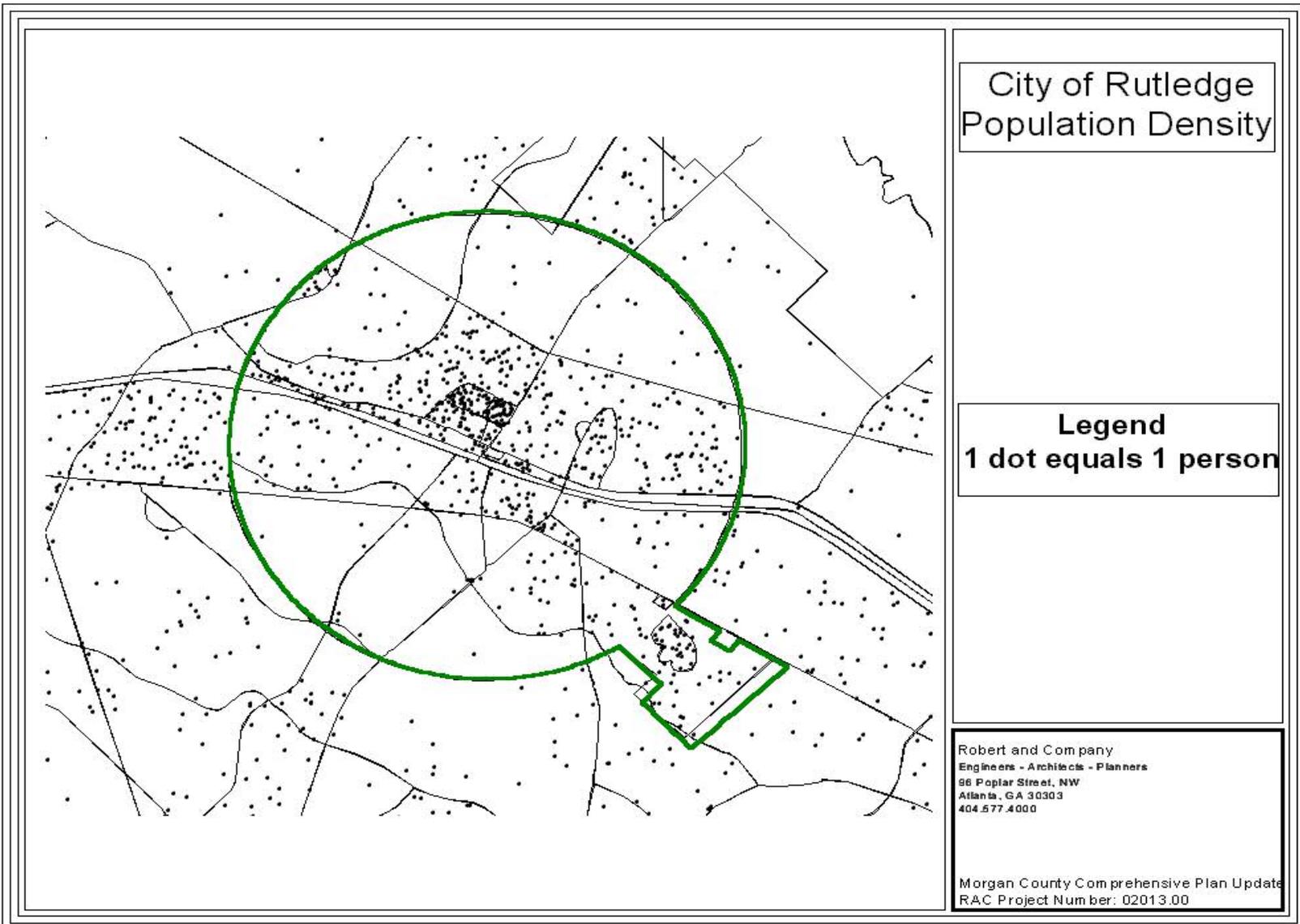
Source: U.S. Bureau of the Census

Figure 1.14 City of Madison Population Growth 1980 - 2000



In terms of current population density, Figure 1.15 shows that Rutledge remains a very low-density community even as of the 2000 Census.

Figure 1.15 City of Rutledge Population Density



1.2 Future Population

Morgan County

The State of Georgia Department of Community Affairs (DCA) has traditionally used data from Woods & Pool Economics, Inc. for county planning purposes. The population estimates provided by Woods and Pool are shown in Tables 1.7 – 1.9. The Woods & Pool projections indicate that Morgan County will continue to grow over the next twenty years, but at a decreased rate. The population is expected to increase from 15,468 in 2000 to 18,376 in 2025, an 18.74% increase. In comparison, Woods & Pool estimate the population of the state of Georgia will increase 35.91% between 2000 and 2025. The Woods and Pool projections provide a very conservative estimate. Generally they predict that the Morgan County growth rate will progress steadily at only 3-4% per annum, always lagging behind the state growth averages. However, the gap between the State and Morgan County growth rates is expected to narrow from 3.6% in the period of 2000–2005 to 2.3% in the period 2020-2025.

Table 1.7 Morgan County Population Projections to 2025

Morgan County: Total Population												
Category	1980	1990	2000	2005	2006	2007	2008	2009	2010	2015	2020	2025
Total	11,630	12,946	15,468	15,955	16,069	16,177	16,283	16,396	16,509	17,081	17,718	18,376

Source: Woods & Pool Economics, Inc.

Table 1.8 Morgan County and State of Georgia Population Projections 2000–2025

Morgan County: Total Population						
Category	2000	2005	2010	2015	2020	2025
Total	15,468	15,955	16,509	17,081	17,718	18,376
Georgia: GA Total Population						
Category	2000	2005	2010	2015	2020	2025
Total	8,229,820	8,784,650	9,349,660	9,940,380	10,550,700	11,185,100

Source: Woods & Pool Economics, Inc.

Table 1.9 Rate of Population Growth 2000–2025

Morgan County: Total Population					
Period	2000-2005	2005-2010	2010-2015	2015-2020	2020-2025
Rate of Change	3.15%	3.47%	3.46%	3.73%	3.71%
Georgia: GA Total Population					
Category	2000-2005	2005-2010	2010-2015	2015-2020	2020-2025
Rate of Change	6.74%	6.43%	6.32%	6.14%	6.01%

Source: Woods & Pool Economics, Inc.

In a series of alternative projections, (Table 1.10 and Figures 1.16 – 1.17), Robert and Company produced projections for Morgan County population in 2010 and 2020. These projections are based on the assumption of a continuation of the annualized growth rates from the 1950, 1960, 1970, 1980, 1990, and 2000 Census figures for Morgan County. The starting point is the 2000 Census total for Morgan County of 15,457, (Table 1.11). The numbers have a low-end projection of 17,306 in 2020 and a high-end projection of 21,634. In Figure 1.17 this same method of population projection is extended to 2050.

Table 1.10 Population Projections for Morgan Co. based on Morgan Co. Historic Population Counts

Morgan County							<i>Future Population Projections</i>					
Census Year	1950	1960	1970	1980	1990	2000	<i>Based on Assumption of Continuing Annualized Rates</i>					
Population	11,899	10,280	9,904	11,572	12,883	15,457	<i>Future Census Year</i>	2010	2020	2030	2040	2050
Change over Decade	NA	-1,619	-376	1,668	1,311	2,574						
% Change over Decade	NA	-13.6%	-3.7%	16.8%	11.3%	20.0%						
Change 1950-2000						3,558						
% Change 1950-2000						29.9%						
% Change 1950-2000 Annualized						0.6%		16,381	17,306	18,230	19,155	20,079
Change 1960-2000						5,177						
% Change 1960-2000						50.4%						
% Change 1960-2000 Annualized						1.3%		17,403	19,349	21,295	23,241	25,187
Change 1970-2000						5,553						
%Change 1970-2000						56.1%						
%Change 1970-2000 Annualized						1.9%		18,346	21,235	24,123	27,012	29,901
Change 1980-2000						3,885						
% Change 1980-2000						33.6%						
% Change 1980-2000 Annualized						1.7%		18,052	20,646	23,241	25,836	28,430
Change 1990-2000						2,574						
% Change 1990-2000						20.0%						
% Change 1990-2000 Annualized						2.0%		18,545	21,634	24,722	27,810	30,898

Figure 1.16 Population Trend in Morgan County 1950 - 2000

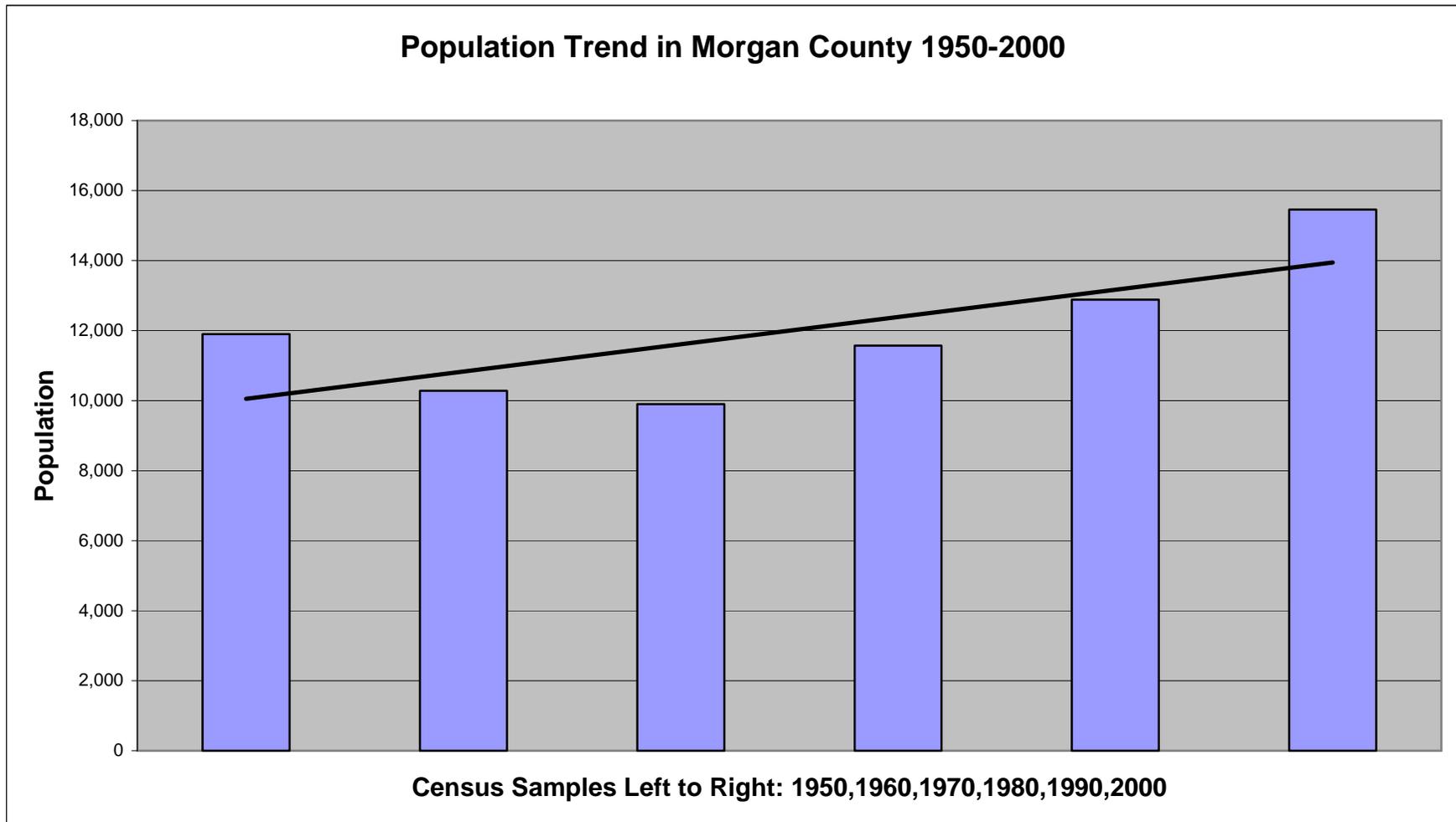
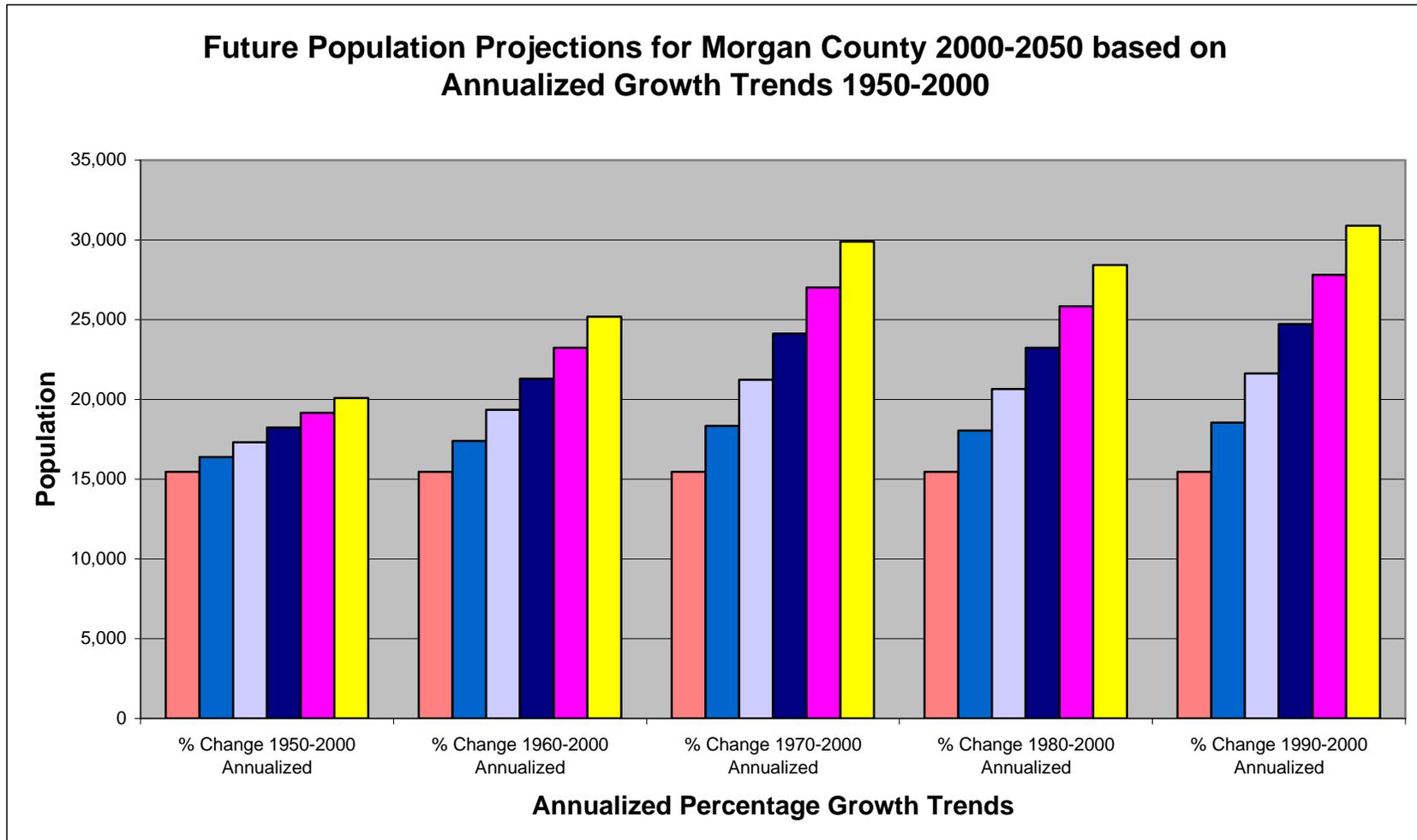


Figure 1.17 Future Population Projections for Morgan County 2000 – 2050 based on Annualized Growth Trends 1950 - 2000



In another series of projections, (Table 1.10 and Figures 1.18 – 1.19), which were created at the request of Morgan County for its Long Range Water Supply Study, Robert and Company produced projections of the Morgan County population in 2010 and 2020. These projections are based on the assumption of a continuation of the annualized growth rates from the 1950, 1960, 1970, 1980, 1990, and 2000 Census figures for Morgan County and all adjacent counties. The starting point is the 2000 Census total for Morgan and all adjacent counties, 209,014, (Table 1.10). The results of these projections are higher low and high-end estimates than the previous projections. The low-end estimate using all neighboring counties and Morgan County comes to 24,065 in 2020 and the high-end estimate comes to 29,020.

Table 1.11 Population Projections for Morgan Co. based on Morgan and Surrounding Counties 2000 Population

Morgan County and all Adjacent Counties

Census Year	1950	1960	1970	1980	1990	2000
Population	87,370	83,190	91,871	118,938	145,278	209,014
Change over Decade	NA	-4,180	8,681	27,067	26,340	63,736
% Change over Decade	NA	-4.78%	10.44%	29.46%	22.15%	43.87%

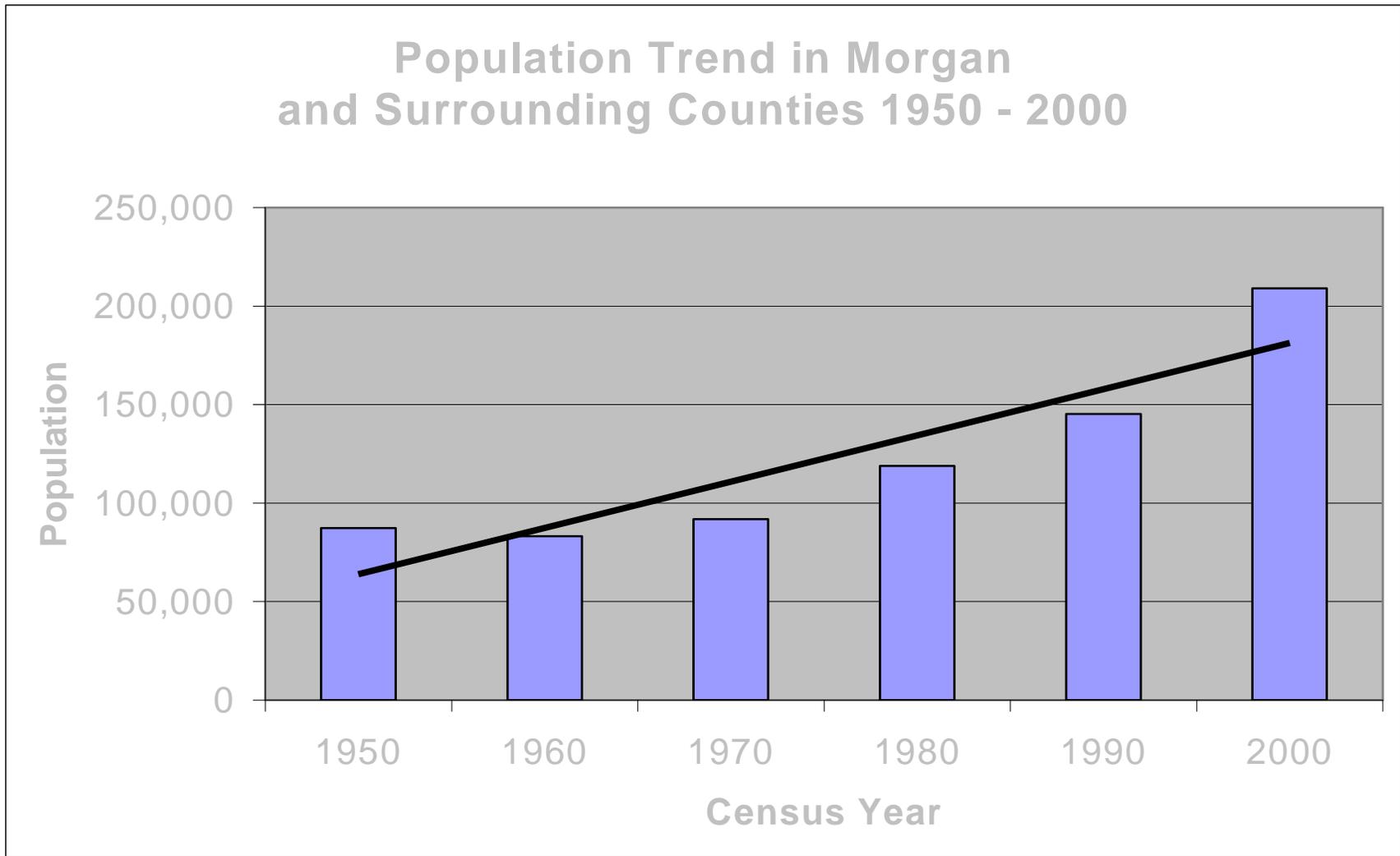
Future Population Projections for Morgan County Alone

Based on Assumption of Continuation of Regional Annualized Rates

As the Dominant Trend Within Morgan County

		Future Census Year	2010	2020
Change 1950-2000	121,644			
% Change 1950-2000	139.23%			
% Change 1950-2000 Annualized	2.78%		19,761	24,065
Change 1960-2000	125,824			
% Change 1960-2000	151.25%			
% Change 1950-2000 Annualized	3.78%		21,302	27,146
Change 1970-2000	117,143			
% Change 1950-2000	127.51%			
% Change 1950-2000 Annualized	4.25%		22,027	28,596
Change 1980-2000	90,076			
% Change 1950-2000	75.73%			
% Change 1950-2000 Annualized	3.79%		21,310	27,163

Figure 1.19 Population Trend in Morgan and Surrounding Counties 1950 -2000



Due to Morgan County’s previous growth management efforts, e.g. the Development Regulations of May 7, 2002, which limit land subdivision in the agricultural areas of the county to 5-acre minimum lot size, it is assumed that Morgan County will continue to grow; however, the rate of growth Morgan County will experience is expected to be somewhat less than some of its surrounding counties, which lack such growth management policies at this time. Due to this factor the rate of growth that is considered most accurate for Morgan County over the period of 2000 – 2025 (Table 1.12) is an average of the rates exhibited in the two preceding population projection methods discussed. Using this assumption the following projections were made.

Table 1.12 Projected Morgan County Population 2000-2025

Projected Morgan County Population 2000-2025					
2000	2005	2010	2015	2020	2025
15,457	17,344	19,231	21,119	23,006	24,713

Municipalities

There are not standardized published population projections for the municipalities in Morgan County. Due to this population projections for the individual cities have been calculated by applying the growth trends projected for Morgan County as a whole to 2000 populations of the individual municipalities (Tables 1.13 - 1.16).

City of Bostwick

Table 1.13 Projected Bostwick Population 2000 - 2025

Projected Bostwick Population 2000 - 2025					
2000	2005	2010	2015	2020	2025
322	361	400	439	479	514

Town of Buckhead

Table 1.14 Projected Buckhead Population 2000 - 2025

Projected Buckhead Population 2000 - 2025					
2000	2005	2010	2015	2020	2025
205	230	255	280	305	327

City of Madison

Table 1.1.5 Projected Madison Population 2000 - 2025

Projected Madison Population 2000 - 2025					
2000	2005	2010	2015	2020	2025
3636	4077	4517	4961	5404	5805

City of Rutledge

Table 1.16 Projected Rutledge Population 2000 - 2025

Projected Rutledge Population 2000 - 2025					
2000	2005	2010	2015	2020	2025
707	793	878	965	1051	1129

1.1.2.0 Seasonal Population

Not Available

1.1.3.0 Daytime Population

Not Available

1.2.0.0 Households

See Subtopics

1.2.1.0 Number of Households

1.3 Number of Households

The exhibited growth in the number of households in Morgan County is consistent with the rate of growth in the total population of the county from 1980 to 2000. Many new houses and subdivision developments have been completed in the county as a result of inexpensive land prices and the close proximity to the City of Atlanta and Lake Oconee. According to Table 1.17, the number of households in Morgan County increased by 26.3% over the last decade.

Table 1.17 Morgan County: Number of Households

Morgan County: Number of Households										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	3,692	4,074	4,425	4,895	5,587	5,858	6,119	6,364	6,573	6,755

Source: Woods & Pool Economics, Inc.

1.2.2.0 Average Size of Households

1.4 Average Household Size

A household is defined as all persons who occupy a given housing unit such as a house, apartment, a group of rooms, or a single room occupied as separate living quarters. The average household size (Table 1.18) in Morgan County decreased from 3.12 persons per household in 1980 to approximately 2.74 persons in 2000. In comparison, the average household size in the State of Georgia was 2.91 in 1980 and 2.68 in 2000. This decrease reflects the national trend towards smaller household sizes. The decrease in household size may also be attributed to

factors such as a rise in the divorce rate over this time period, an increase in independent living by elderly and disabled persons, and growing numbers of young adults living on their own after leaving their parent’s homes and before marriage.

Table 1.18 Comparison of Average Household Sizes

Average Household Size										
Year	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Morgan County	3.12	2.97	2.88	2.82	2.74	2.69	2.67	2.66	2.67	2.7
Georgia	2.91	2.81	2.73	2.72	2.68	2.52	2.39	2.28	2.19	2.12
United States	2.81	2.75	2.70	2.70	2.67	2.55	2.44	2.36	2.30	2.25

Source: Woods & Pool Economics, Inc.

1.3.0.0 Age Distribution

See Subtopics

1.3.1.0 Age Distribution

1.5 Age Distribution

Morgan County

Morgan County’s past, present and future age distributions are shown in Tables 1.19 and 1.20. In 1980, the Census indicated that a significant percentage of the population (44.6%) was under 25 years of age. By 2000, Morgan County’s population shifted and was more evenly distributed among the older age groups. In 2000, only 34.3% of the county’s population was under 25. The most noticeable growth over the last 20 years was in 35-44 and 45-54 brackets. The percentage of school age children has not substantially increased, which suggests that school infrastructure needs will not be as pressing as they are in other growing counties. The majority of the population growth is among the middle and older age groups, this growth highlights a need for added health-care infrastructure in the future.

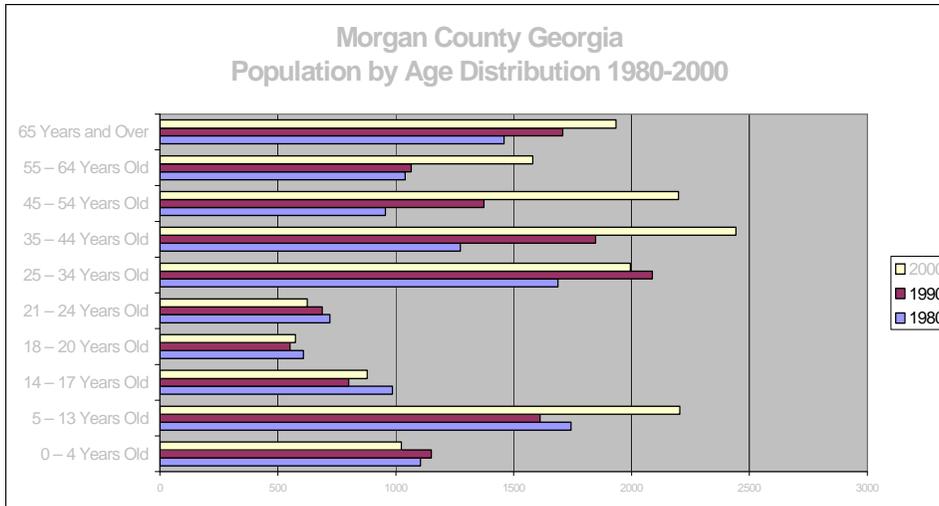
Table 1.19 Morgan County Population by Age

Morgan County Population by Age						
AGE	1980		1990		2000	
	Total	Percent	Total	Percent	Total	Percent
0 – 4 Years Old	1,105	9.5%	1,150	8.9%	1,023	6.6%
5 – 13 Years Old	1,744	15.1%	1,612	12.5%	2,204	14.3%
14 – 17 Years Old	985	8.5%	800	6.2%	879	5.7%
18 – 20 Years Old	608	5.3%	551	4.3%	574	3.7%
21 – 24 Years Old	720	6.2%	688	5.3%	625	4.0%
25 – 34 Years Old	1,688	14.6%	2,088	16.2%	1,995	12.9%
35 – 44 Years Old	1,273	11.0%	1,847	14.3%	2,443	15.8%
45 – 54 Years Old	956	8.3%	1,374	10.7%	2,199	14.2%

55 – 64 Years Old	1,040	9.0%	1,065	8.3%	1,581	10.2%
65 Years and Over	1,460	12.6%	1,708	13.3%	1,934	12.5%
TOTAL Population	11,572	100.0%	12,883	100.0%	15,457	100.0%

Source: U.S. Bureau of the Census

Figure 1.20 Morgan County Georgia Population Age Distribution 1980 - 2000



Source: U.S. Bureau of the Census

According to projections supplied by Woods & Poole Economics Inc, only 30.0% of the population is expected to be under 25 years of age in 2020 (Table 1.20). These projections also indicate that age categories of 55-59, through 85+ will increase significantly accounting for 35.6% of the population by 2020 compared to only 22.7% in 2000 (Table 1.20). This trend is consistent with national trends, which predict a large elderly population in the future.

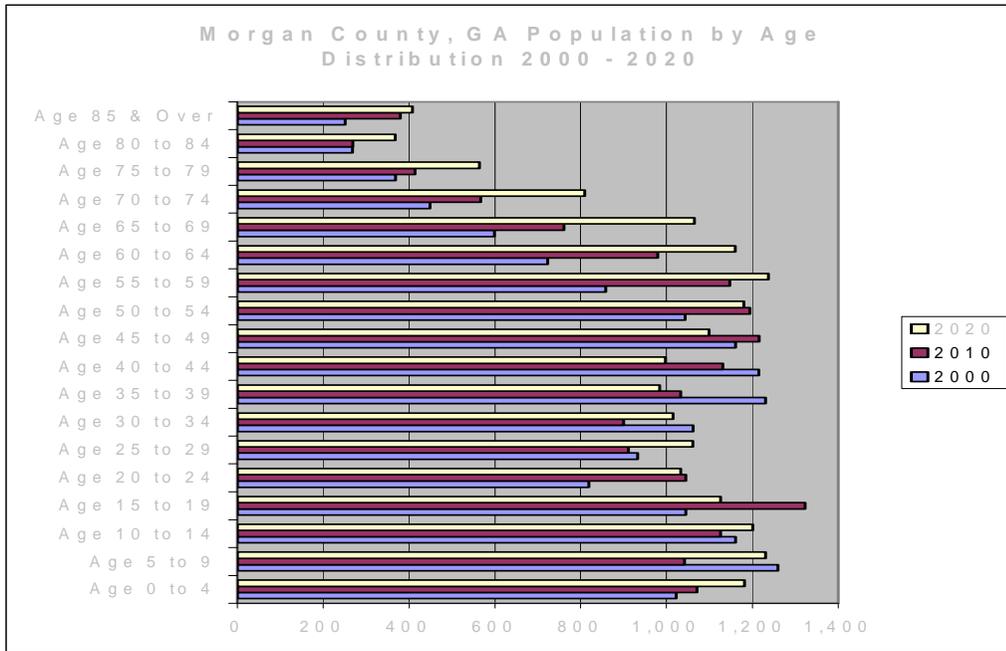
Table 1.20 Morgan County: Projected Age Distribution

Morgan County: Projected Age Distribution												
Year	2000		2005		2010		2015		2020		2025	
Category	Total	Percent										
Age 0 to 4	1,023	6.6%	967	6.1%	1,071	6.5%	1,147	6.7%	1,181	6.7%	1,187	6.5%
Age 5 to 9	1,259	8.1%	1,078	6.8%	1,042	6.3%	1,139	6.7%	1,230	6.9%	1,274	6.9%
Age 10 to 14	1,161	7.5%	1,305	8.2%	1,126	6.8%	1,096	6.4%	1,201	6.8%	1,291	7.0%
Age 15 to 19	1,045	6.8%	1,170	7.3%	1,323	8.0%	1,146	6.7%	1,126	6.4%	1,236	6.7%
Age 20 to 24	819	5.3%	958	6.0%	1,045	6.3%	1,137	6.7%	1,033	5.8%	1,037	5.6%
Age 25 to 29	933	6.0%	854	5.4%	911	5.5%	998	5.8%	1,061	6.0%	1,018	5.5%
Age 30 to 34	1,062	6.9%	978	6.1%	900	5.5%	939	5.5%	1,015	5.7%	1,065	5.8%
Age 35 to 39	1,230	8.0%	1,107	6.9%	1,033	6.3%	943	5.5%	984	5.6%	1,057	5.8%
Age 40 to 44	1,215	7.9%	1,254	7.9%	1,131	6.9%	1,079	6.3%	997	5.6%	1,031	5.6%
Age 45 to 49	1,161	7.5%	1,174	7.4%	1,216	7.4%	1,137	6.7%	1,099	6.2%	1,000	5.4%
Age 50 to 54	1,043	6.7%	1,179	7.4%	1,194	7.2%	1,250	7.3%	1,180	6.7%	1,142	6.2%
Age 55 to 59	858	5.5%	1,014	6.4%	1,147	6.9%	1,168	6.8%	1,237	7.0%	1,183	6.4%
Age 60 to 64	723	4.7%	823	5.2%	979	5.9%	1,124	6.6%	1,160	6.5%	1,232	6.7%
Age 65 to 69	599	3.9%	659	4.1%	761	4.6%	917	5.4%	1,065	6.0%	1,102	6.0%
Age 70 to 74	449	2.9%	502	3.1%	567	3.4%	659	3.9%	809	4.6%	947	5.2%
Age 75 to 79	369	2.4%	366	2.3%	414	2.5%	475	2.8%	564	3.2%	690	3.8%

Age 80 to 84	268	1.7%	265	1.7%	269	1.6%	311	1.8%	368	2.1%	438	2.4%
Age 85 & Over	251	1.6%	302	1.9%	380	2.3%	416	2.4%	408	2.3%	446	2.4%
Total	15,468	100.0%	15,955	100.0%	16,509	100.0%	17,081	100.0%	17,718	100.0%	18,376	100.0%

Source: Woods & Pool Economics, Inc.

Figure 1.21 Morgan County Population by Age Distribution 2000 - 2020



Source: Woods & Pool Economics Inc.

City of Bostwick

In 2000 the most populous age group in the City of Bostwick was the 35 to 44 year olds followed by children aged 5 to 13. In general the 2000 population of Bostwick appears to peak in size in the middle-aged age groups (Figure 1.22) with the bulk of the population (57%) in the 35-44 year old age group or older (Table 1.21). One reasonable conclusion is that the population of Bostwick is aging. However, the city’s limited size makes it difficult to draw significant conclusions based on the age of the population.

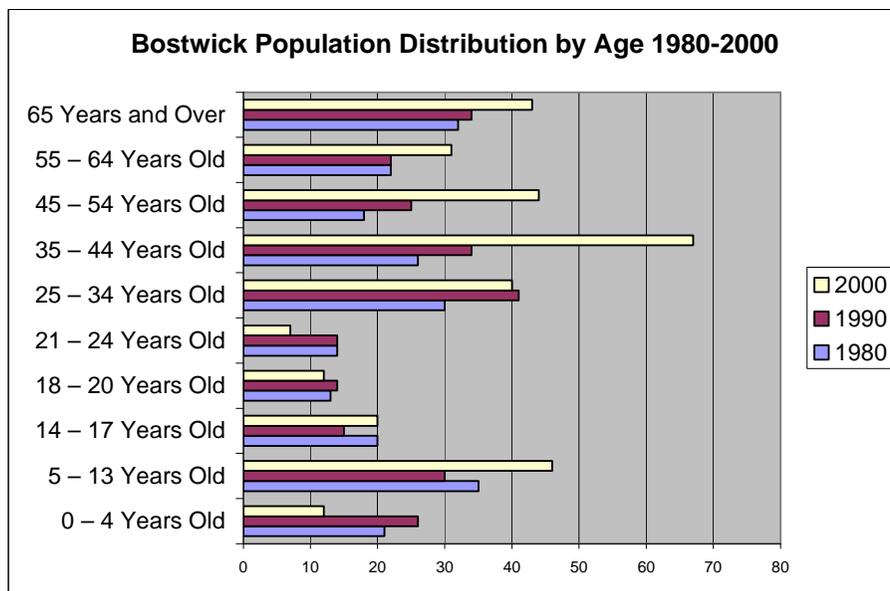
Table 1.21 Bostwick Population by Age

Bostwick Population by Age						
Year	1980		1990		2000	
	Total	Percent	Total	Percent	Total	Percent
0 – 4 Years Old	21	9.2%	26	10.2%	12	3.7%
5 – 13 Years Old	35	15.3%	30	11.8%	46	14.3%
14 – 17 Years Old	20	8.7%	15	5.9%	20	6.2%
18 – 20 Years Old	13	5.7%	14	5.5%	12	3.7%
21 – 24 Years Old	14	6.1%	14	5.5%	7	2.2%
25 – 34 Years Old	30	13.1%	41	16.1%	40	12.4%
35 – 44 Years	26	11.4%	34	13.3%	67	20.8%

Old						
45 – 54 Years Old	18	7.9%	25	9.8%	44	13.7%
55 – 64 Years Old	22	9.6%	22	8.6%	31	9.6%
65 Years and Over	32	14.0%	34	13.3%	43	13.4%
TOTAL Population	229	100.0%	255	100.0%	322	100.0%

Source: U.S. Bureau of the Census

Figure 1.22 Bostwick Population Distribution by Age 1980 - 2000



Source: U.S. Bureau of the Census

Town of Buckhead

In 2000 the majority of the Town of Buckhead’s population was between the ages of 5 and 13. The next populous age groups were 35 to 44 and 55 to 64 (Table 1.22). This pattern is fairly balanced with no end of the age spectrum being particularly over weighted (Figure 1.23). However, again due to the town’s size it is difficult to draw significant conclusions based on the available data.

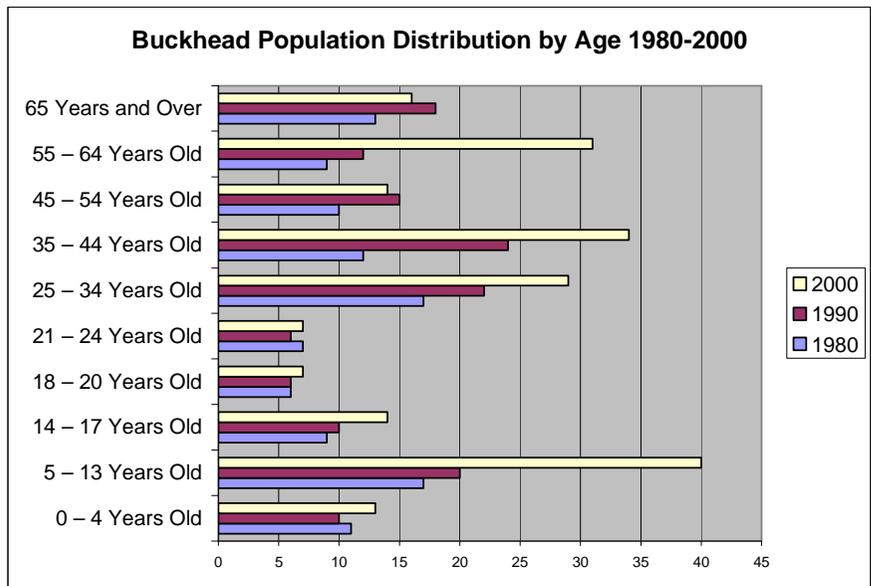
Table 1.22 Buckhead Population by Age

Buckhead Population by Age						
<i>Year</i>	1980		1990		2000	
	Total	Percent	Total	Percent	Total	Percent
0 – 4 Years Old	11	9.9%	10	6.9%	13	6.3%
5 – 13 Years Old	17	15.3%	20	13.9%	40	19.5%
14 – 17 Years Old	9	8.1%	10	6.9%	14	6.8%

18 – 20 Years Old	6	5.4%	6	4.2%	7	3.4%
21 – 24 Years Old	7	6.3%	6	4.2%	7	3.4%
25 – 34 Years Old	17	15.3%	22	15.3%	29	14.1%
35 – 44 Years Old	12	10.8%	24	16.7%	34	16.6%
45 – 54 Years Old	10	9.0%	15	10.4%	14	6.8%
55 – 64 Years Old	9	8.1%	12	8.3%	31	15.1%
65 Years and Over	13	11.7%	18	12.5%	16	7.8%
TOTAL Population	111	100.0%	144	100.0%	205	100.0%

Source: U.S. Bureau of the Census

Figure 1.23 Buckhead Population Distribution by Age 1980 - 2000



Source: U.S. Bureau of the Census

City of Madison

In 2000 the most populous age group in Madison was the 65 plus years old cohort followed by the 35-44 years old cohort. The next largest groups are 5-13, 25-34, and 45-54 which suggests a fair balance of population among the various age groups (Table 1.23, Figure 1.24). The large percentage of the population over 65 (15.9%) suggests that Madison is an attractive locality for retired individuals and, therefore, it is possible that the current population in the 25 to 64 age brackets may choose to “age in place” as their children leave the home. If the population ages considerably in the future, Madison may experience higher than usual expenditures on health

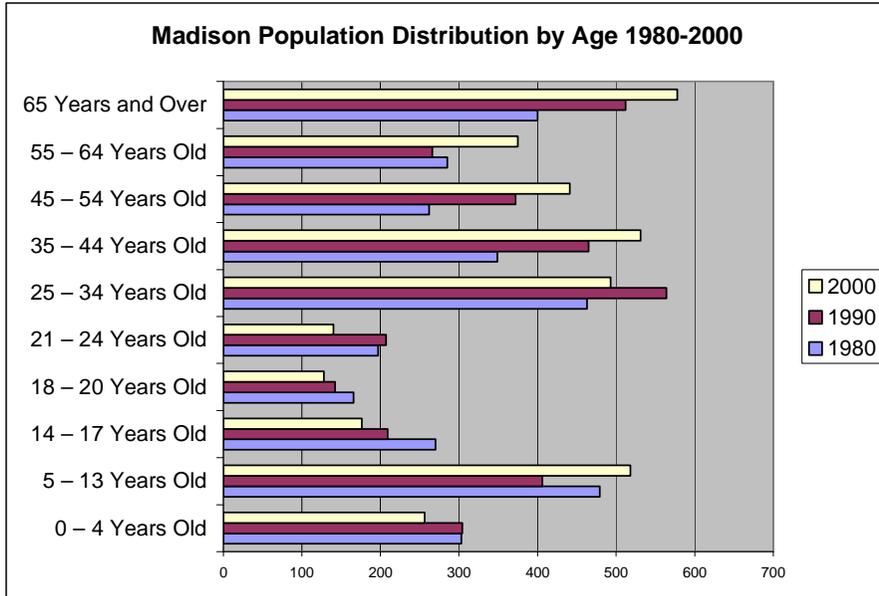
care costs and limited spending on schools and active recreation facilities. If this happens it may make it difficult for the city to attract younger residents and families with children.

Table 1.23 Madison Population by Age

Madison Population by Age						
<i>Year</i>	1980		1990		2000	
Category	Total	Percent	Total	Percent	Total	Percent
0 – 4 Years Old	303	9.5%	304	8.8%	256	7.0%
5 – 13 Years Old	479	15.1%	406	11.8%	518	14.2%
14 – 17 Years Old	270	8.5%	209	6.1%	176	4.8%
18 – 20 Years Old	166	5.2%	142	4.1%	128	3.5%
21 – 24 Years Old	197	6.2%	207	6.0%	140	3.9%
25 – 34 Years Old	463	14.6%	564	16.4%	493	13.6%
35 – 44 Years Old	349	11.0%	465	13.5%	531	14.6%
45 – 54 Years Old	262	8.3%	372	10.8%	441	12.1%
55 – 64 Years Old	285	9.0%	266	7.7%	375	10.3%
65 Years and Over	400	12.6%	512	14.9%	578	15.9%
TOTAL Population	3,173	100.0%	3,447	100.0%	3,636	100.0%

Source: U.S. Bureau of the Census

Figure 1.24 Madison Population Distribution by Age 1980 - 2000



Source: U.S. Bureau of the Census

City of Rutledge

In 2000 the population of Rutledge was well balanced with 27.4% under 18, 38.5% between 25 and 55 and 24.2% over 65 (Table 1.24, Figure 1.25). The low population in the 18 to 25 age bracket may be attributed to individuals moving away to attend college or leaving their parents homes upon securing employment after high school. The City of Rutledge has approximately two thirds of its population in the 25 to 65 and over 65 categories; therefore there is the potential for a significantly aging population in the future. If the city wishes to preserve the balance of ages in the population then attention should be given to ensuring that local schools and other amenities important to middle-aged individuals with families receive adequate funding.

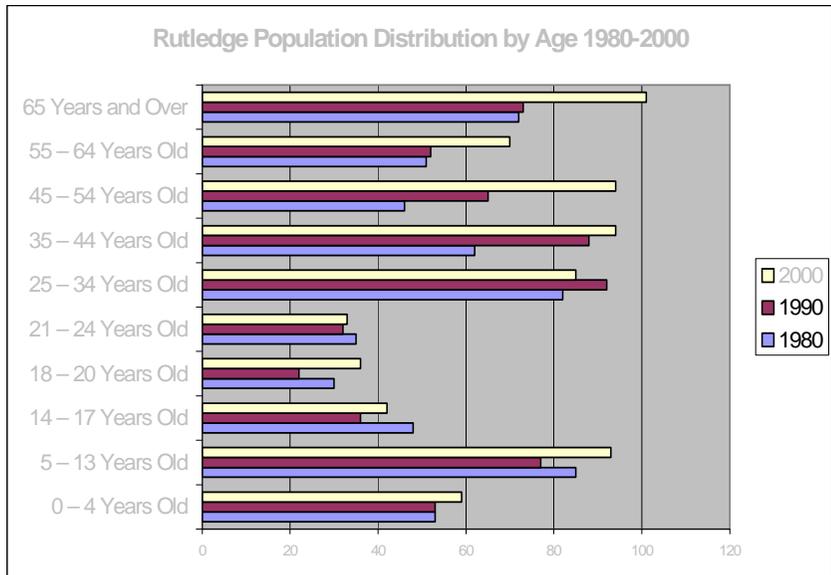
Table 1.24 Rutledge Population by Age

Rutledge Population by Age						
Year	1980		1990		2000	
	Total	Percent	Total	Percent	Total	Percent
0 - 4 Years Old	53	9.4%	53	9.0%	59	8.3%
5 - 13 Years Old	85	15.0%	77	13.0%	93	13.2%
14 - 17 Years Old	48	8.5%	36	6.1%	42	5.9%
18 - 20 Years Old	30	5.3%	22	3.7%	36	5.1%
21 - 24 Years Old	35	6.2%	32	5.4%	33	4.7%
25 - 34 Years Old	82	14.5%	92	15.5%	85	12.0%
35 - 44 Years	62	11.0%	88	14.9%	94	13.3%

Old						
45 – 54 Years Old	46	8.1%	65	11.0%	94	13.3%
55 – 64 Years Old	51	9.0%	52	8.8%	70	9.9%
65 Years and Over	72	12.7%	73	12.3%	101	14.3%
TOTAL Population	565	100.0%	592	100.0%	707	100.0%

Source: U.S. Bureau of the Census

Figure 1.25 Rutledge Population Distribution by Age 1980 - 2000



Source: U.S. Bureau of the Census

1.4.0.0 Racial Composition

See Subtopics

1.4.1.0 Racial Composition

1.6 Racial Composition

Morgan County

Table 1.25 indicates that the racial composition in Morgan County is changing. In 1980 the white population made up 58.8% of the total population, black 41.1%, Native American .1%, Asian 0.1%, and Hispanic made up .9%. Since 1980, the White, Asian, and Hispanic populations have increased in terms of overall share of the population while the black population total and percentage share have decreased. Woods and Pool Economics Inc, provides projections of racial distribution through 2025. Although these figures do not correlate exactly with the Robert and Company total population projections for Morgan County discussed earlier; these

figures are helpful in providing a general sense of how the county's racial mix will change over time. In the future (Table 1.26), it is projected that that the black population's percentage share will stop declining and that the black population will experience some small gains in their percentage share of the total population, increasing by 3.5% between 2000 and 2025. The amount of population with Hispanic origins is also expected to increase over the next two decades. This may account for the slight decrease in the percentage share of the white population (5%) that is expected between 2000 and 2025. Although the white population is expected to lose some percentage points in the overall racial mix of the county, it is expected to continue to grow in number through the 2025.

Table 1.25 Morgan County Population by Race

Morgan County Population by Race						
Year	1980		1990		2000	
Race	Total	Percent	Total	Percent	Total	Percent
<i>White</i>	6,800	58.8%	8,355	64.9%	10,772	69.7%
<i>Black</i>	4,751	41.1%	4,459	34.6%	4,410	28.5%
<i>American Indian Eskimo or Aleut</i>	9	0.1%	12	0.1%	21	0.1%
<i>Asian or Pacific Islander</i>	9	0.1%	26	0.2%	52	0.3%
<i>Other</i>	0	0.0%	31	0.2%	64	0.4%
<i>Persons of Hispanic Origin</i>	103	0.9%	117	0.9%	248	1.6%
TOTAL Population	11,572	100.0%	12,883	100.0%	15,457	100.0%

Source: U.S. Bureau of the Census

Table 1.26 Morgan County: Projected Racial Composition

Morgan County: Projected Racial Composition										
Year	2005		2010		2015		2020		2025	
Race	Total	%								
White	10,967	68.7%	11,184	67.7%	11,353	66.5%	11,613	65.5%	11,871	64.6%
Black	4,643	29.1%	4,925	29.8%	5,269	30.8%	5,579	31.5%	5,878	32.0%
Native American	21	0.1%	24	0.1%	20	0.1%	19	0.1%	23	0.1%
Asian & Pacific Islander	58	0.4%	88	0.5%	111	0.6%	132	0.7%	162	0.9%
Hispanic, any Race	266	1.7%	288	1.7%	328	1.9%	375	2.1%	442	2.4%
Total	15,955	100.0%	16,509	100.0%	17,081	100.0%	17,718	100.0%	18,376	100.0%

Source: Woods & Poole Economics, Inc.

In figures (1.26-1.28) the relative countywide distribution of the White, Black, and Hispanic populations are mapped by percentage total of each block. Each group is mapped into quintiles so each color contains 20% of all the blocks in the county. The maps reveal where each group is located in concentrated numbers.

Figure 1.26 Morgan County Black Population as Percentage of Block Total

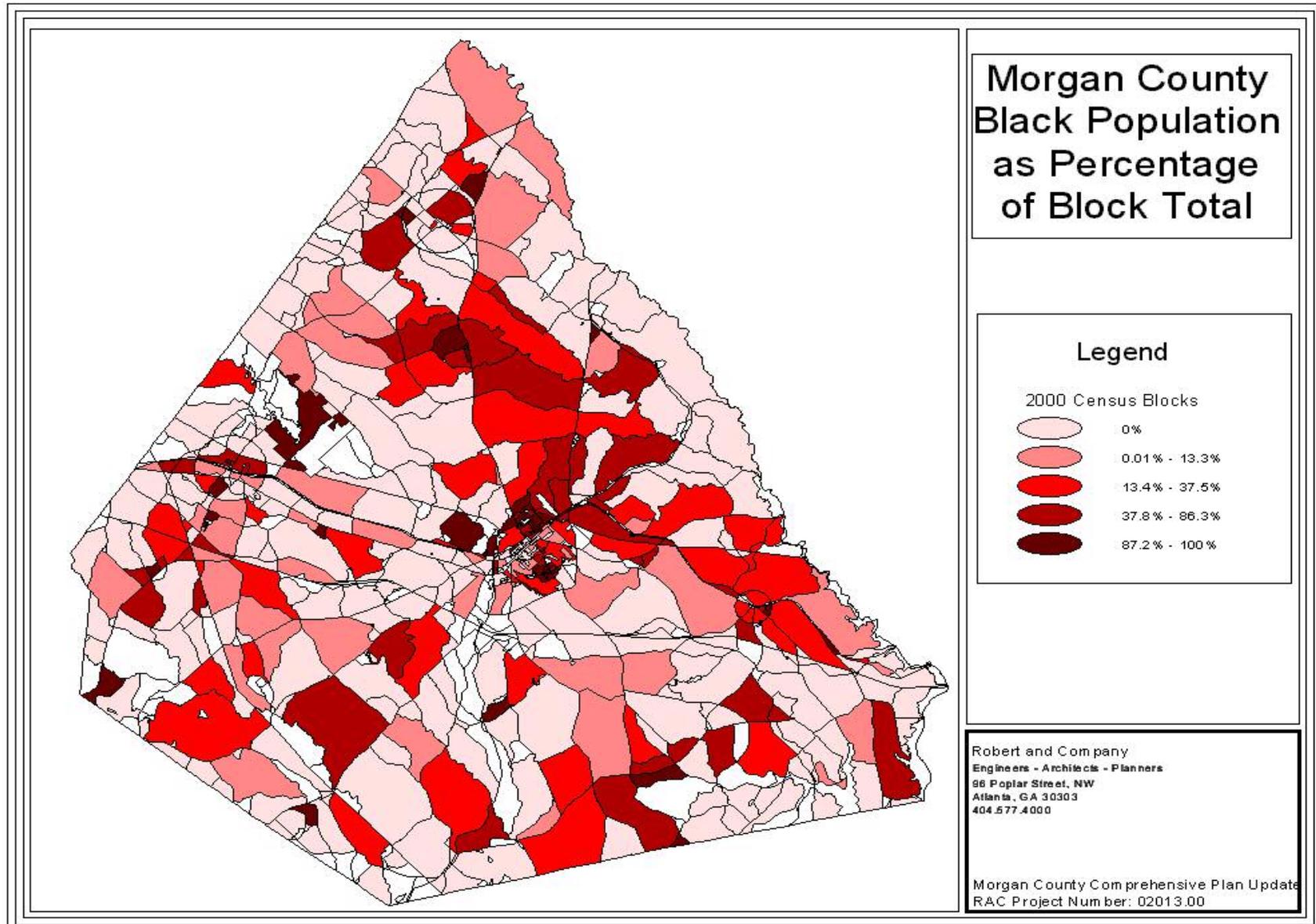


Figure 1.27 Morgan County Hispanic Population as Percentage of Block Total

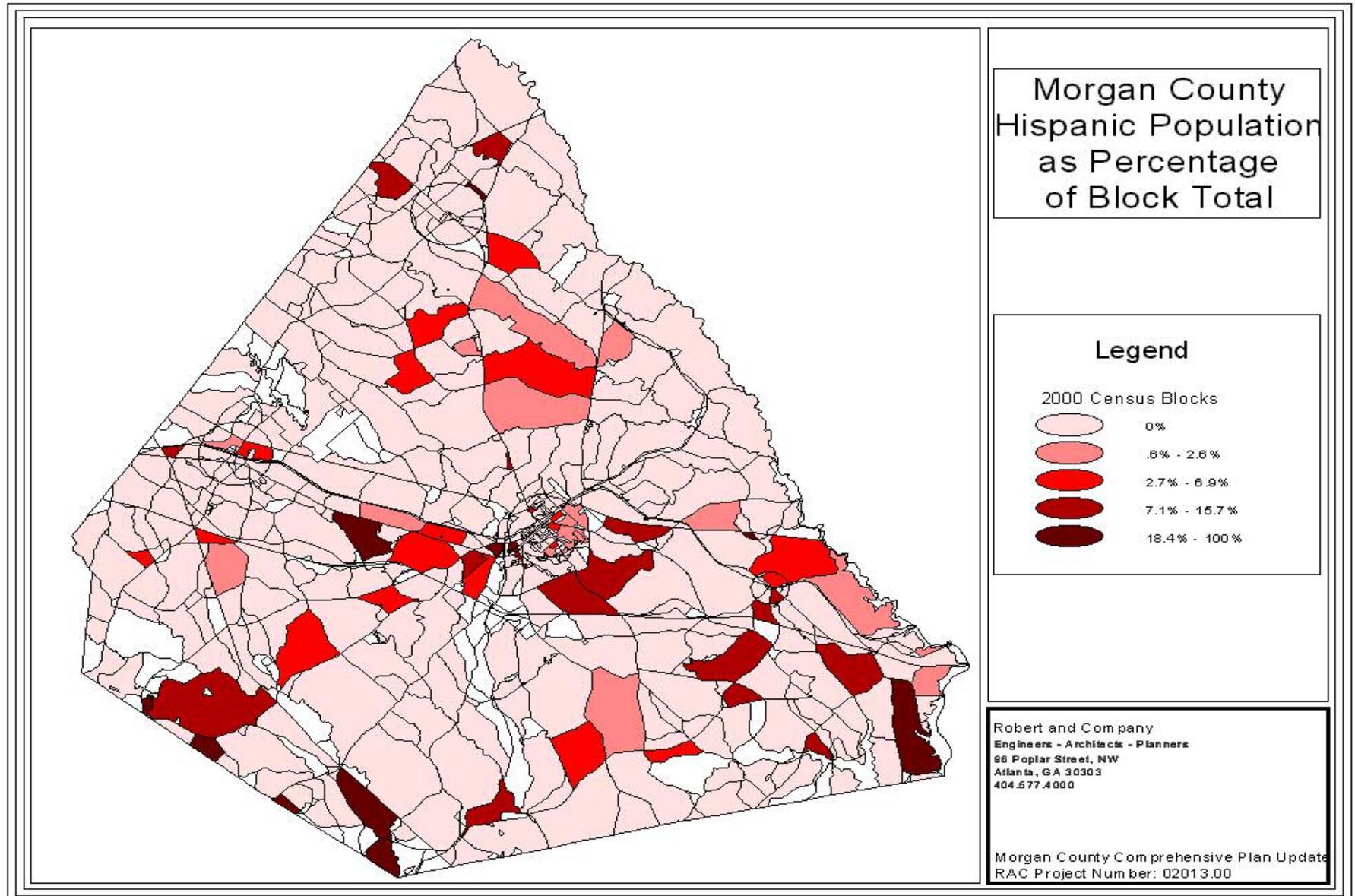
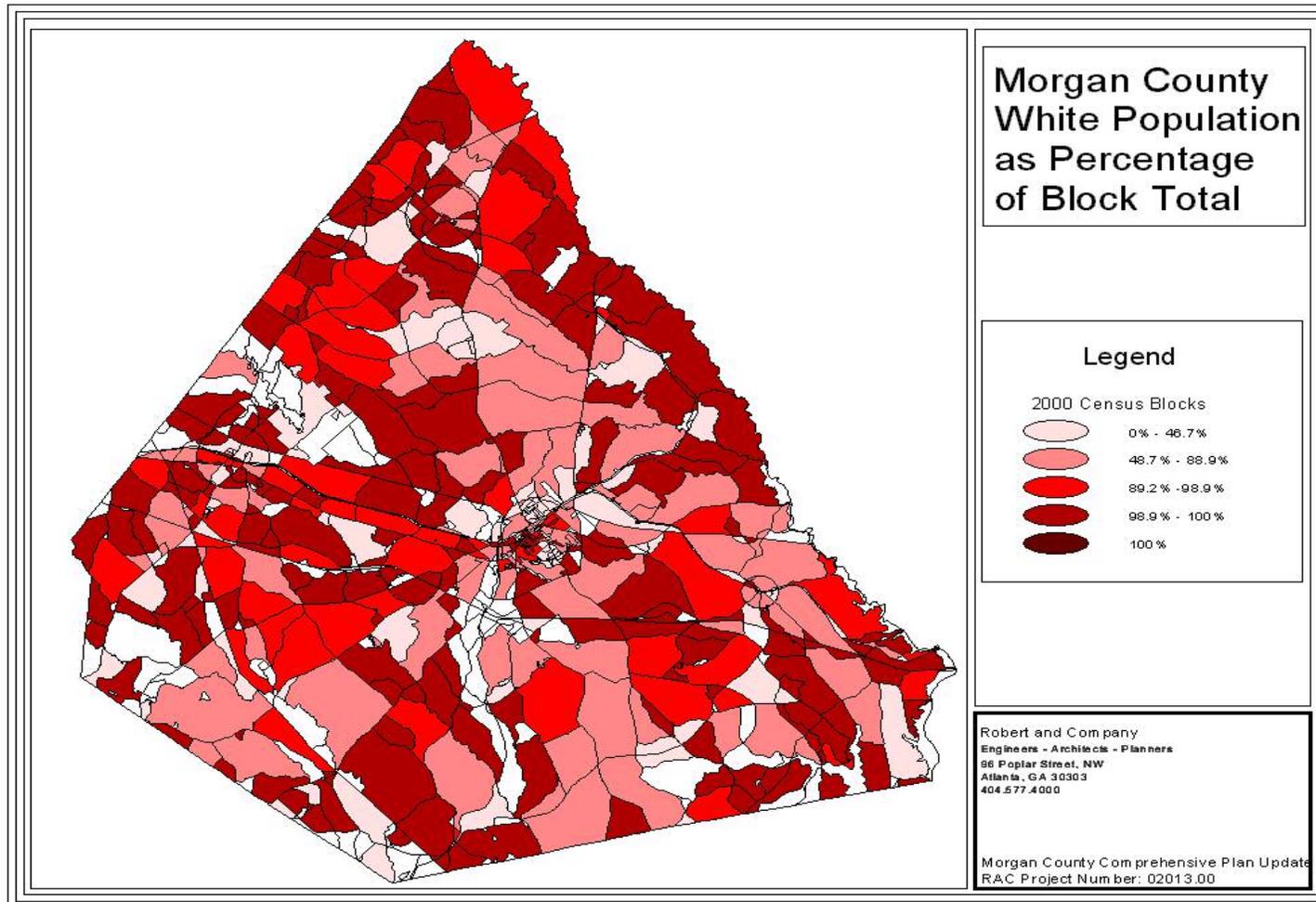


Figure 1.28 Morgan County White Population as a Percentage of Block Total



City of Bostwick

The white population has been increasing over the last twenty years at strong pace in Bostwick jumping 60.3% in the 1980's and another 40.8% in the 1990's (Table 1.27). In contrast the black population has been steadily declining over the same period dropping 39.8% in the 1980's and 11.7% in the 1990's. The American Indian, Asian, and Hispanic populations are either non-existent or extremely small and have shown little significant change.

Table 1.27 City of Bostwick Population by Race

City of Bostwick Population by Race						
Year	1980		1990		2000	
Racial Group	Total	Percent	Total	Percent	Total	Percent
White	116	50.7%	186	72.9%	262	81.4%
Black	113	49.3%	68	26.7%	60	18.6%
American Indian Eskimo or Aleut	0	0.0%	0	0.0%	0	0.0%
Asian or Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Other	0	0.0%	1	0.4%	0	0.0%
Persons of Hispanic Origin	3	1.3%	3	1.2%	1	0.3%
TOTAL Population	229	100.0%	255	100.0%	322	100.0%

Source: U.S. Bureau of the Census

In Figures (1.29 –1.31) the relative distribution of the white, black, and Hispanic populations in Bostwick are mapped by percentage total of each block. Each group is mapped into quintiles so each color contains 20% of all the blocks in the county. The maps reveal where each group is located in concentrated numbers.

Figure 1.29 City of Bostwick Black Population as Percentage of Block Total

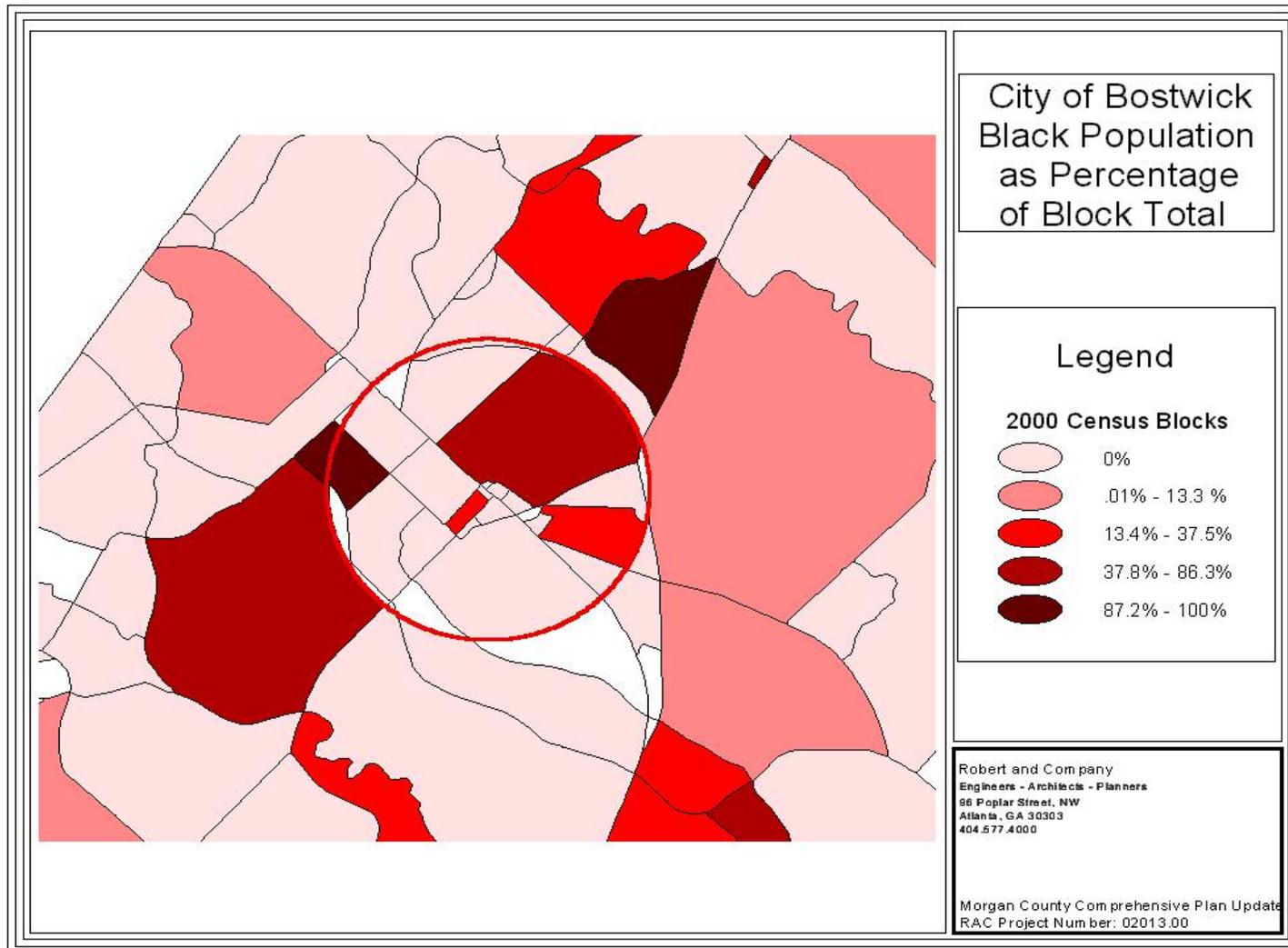


Figure 1.30 City of Bostwick White Population as Percentage of Block Total

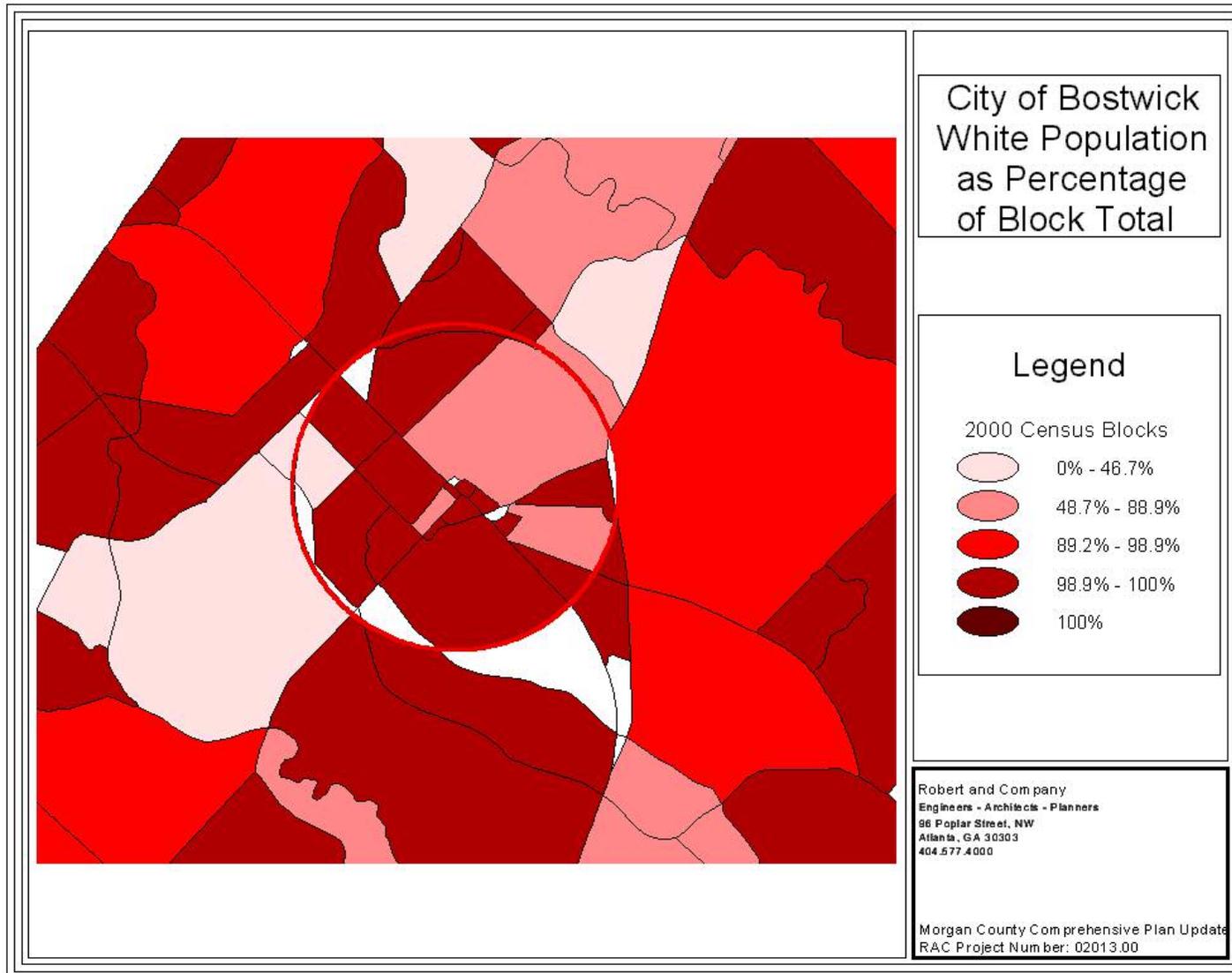
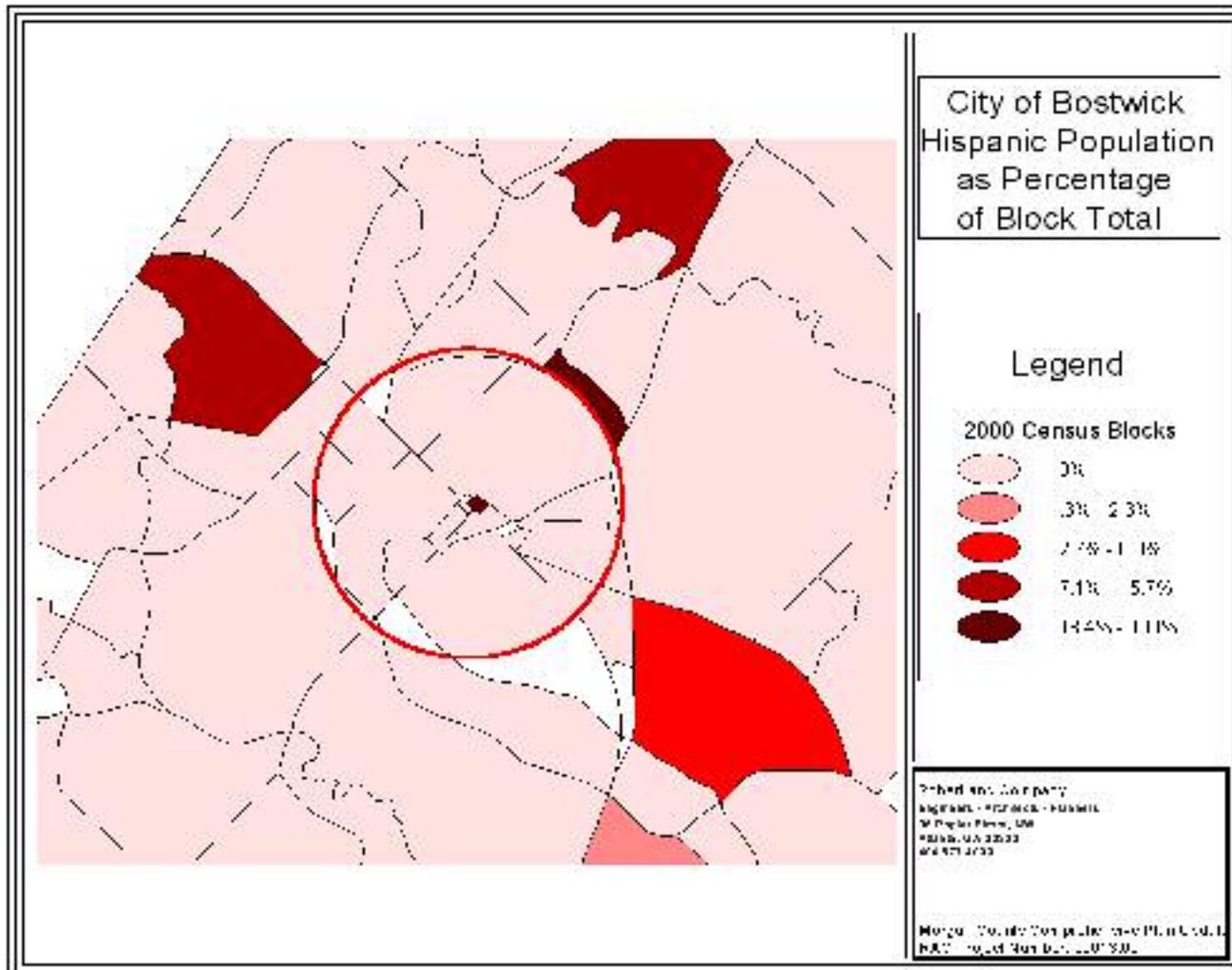


Figure 1.31 City of Bostwick Hispanic Population as Percentage of Block Total



Town of Buckhead

The white population has been increasing over the last twenty years at strong to moderate pace in Buckhead jumping 51.4% in the 1980's and another 22.9% in the 1990's (Table 1.28). In a different pattern the black population was declining over the 1980s and then rebounding in the 1990's. The black population dropped 10.5% in the 1980's and gained 76.4% in the 1990's. The American Indian, Asian, and Hispanic populations are either non-existent or extremely small and have shown little significant change.

Table 1.28 Town of Buckhead Population by Race

Town of Buckhead Population by Race						
<i>Year</i>	1980		1990		2000	
Racial Group	Total	Percent	Total	Percent	Total	Percent
<i>White</i>	72	64.9%	109	75.7%	134	65.4%
<i>Black</i>	38	34.2%	34	23.6%	60	29.3%
<i>American Indian Eskimo or Aleut</i>	0	0.0%	0	0.0%	0	0.0%
<i>Asian or Pacific Islander</i>	0	0.0%	0	0.0%	0	0.0%
<i>Other</i>	0	0.0%	0	0.0%	11	5.4%
<i>Persons of Hispanic Origin</i>	1	0.9%	0	0.0%	6	2.9%
<i>TOTAL Population</i>	111	100.0%	144	100.0%	205	100.0%

Source: U.S. Bureau of the Census

In figures (1.32-1.34) the relative distribution of the white, black, and Hispanic populations in Buckhead are mapped by percentage total of each block. Each group is mapped into quintiles so each color contains 20% of all the blocks in the county. The maps reveal where each group is located in concentrated numbers.

Figure 1.32 Town of Buckhead White Population as Percentage of Block Total

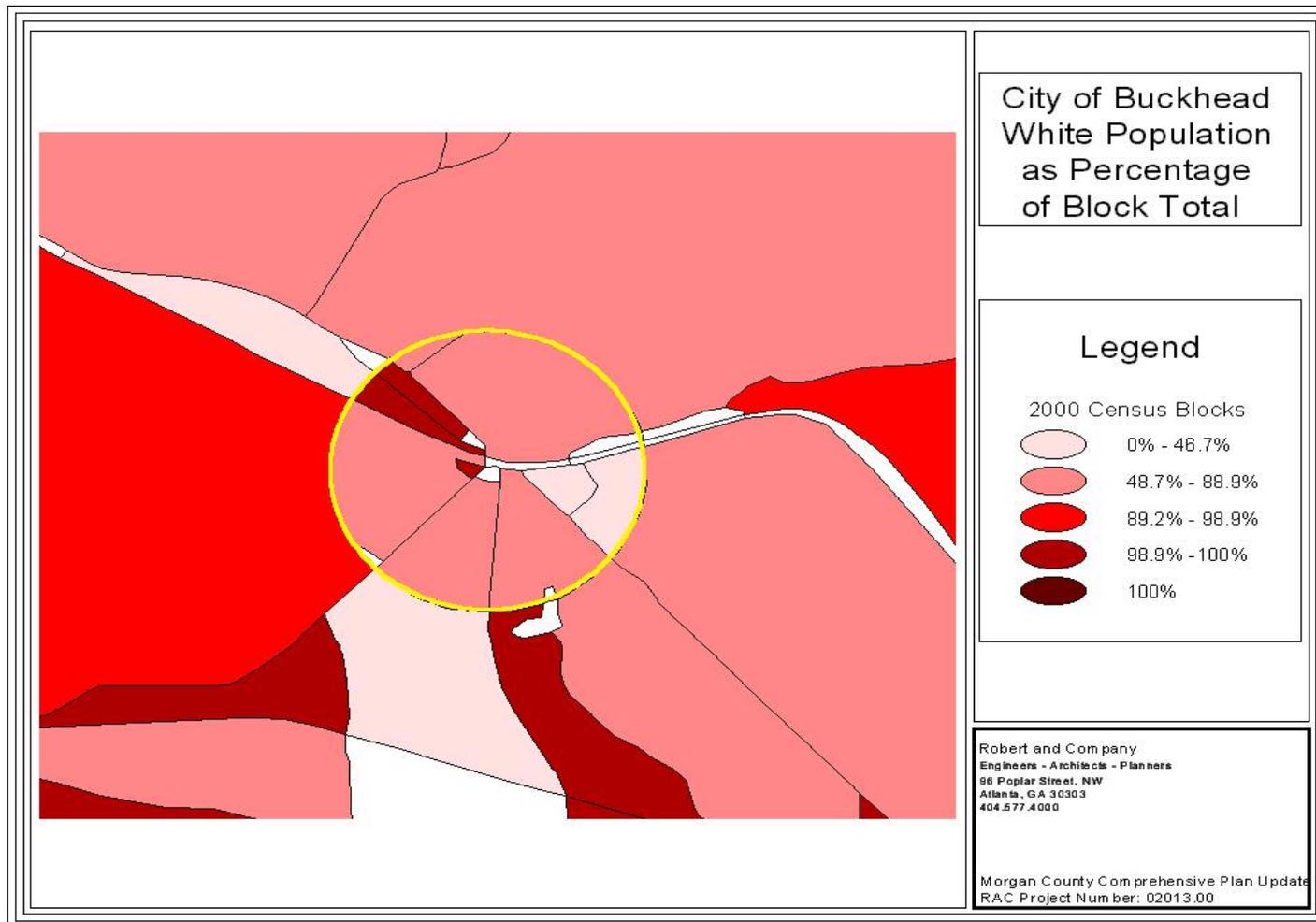


Figure 1.33 Town of Buckhead Black Population as Percentage of Block Total

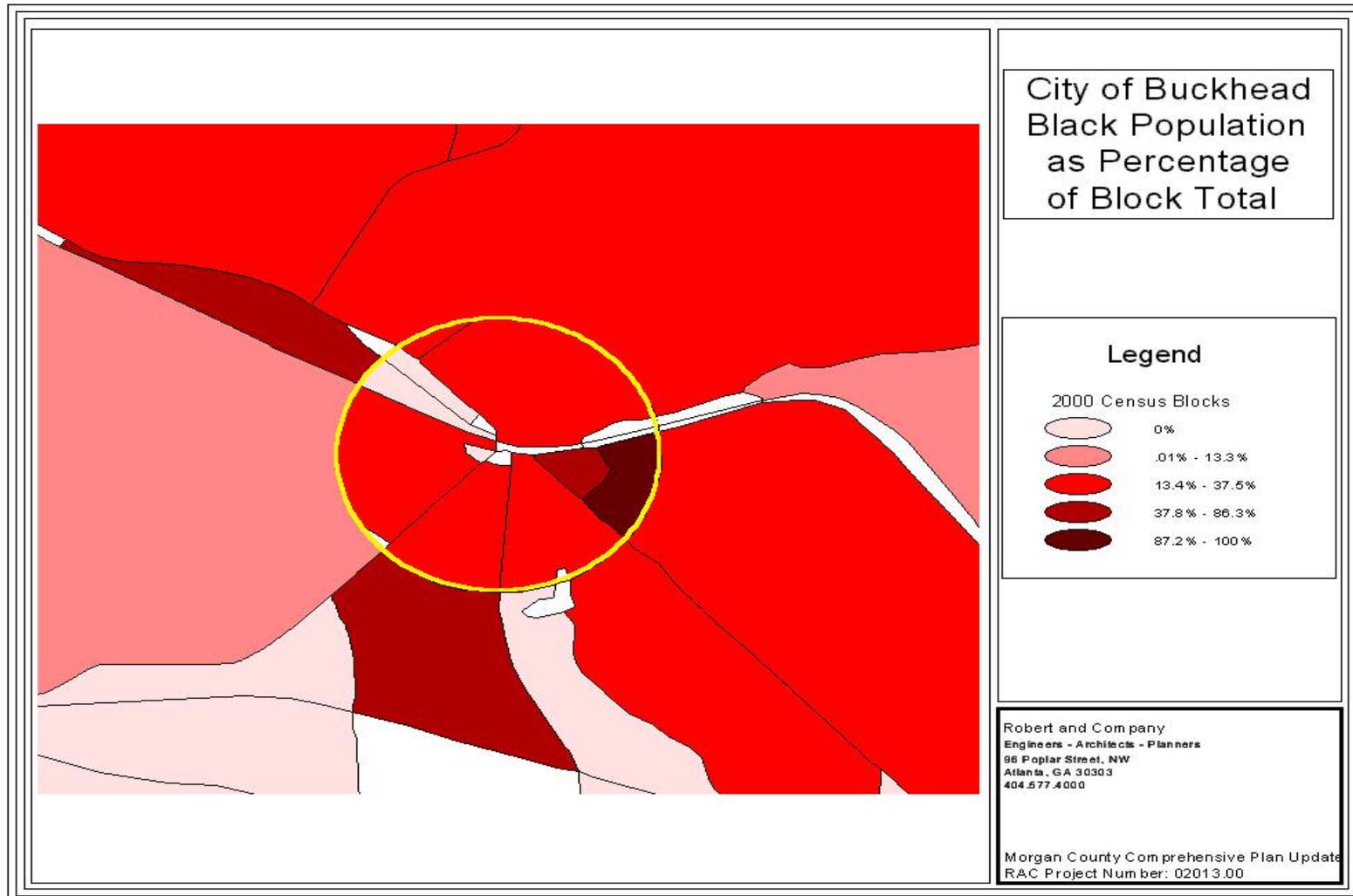
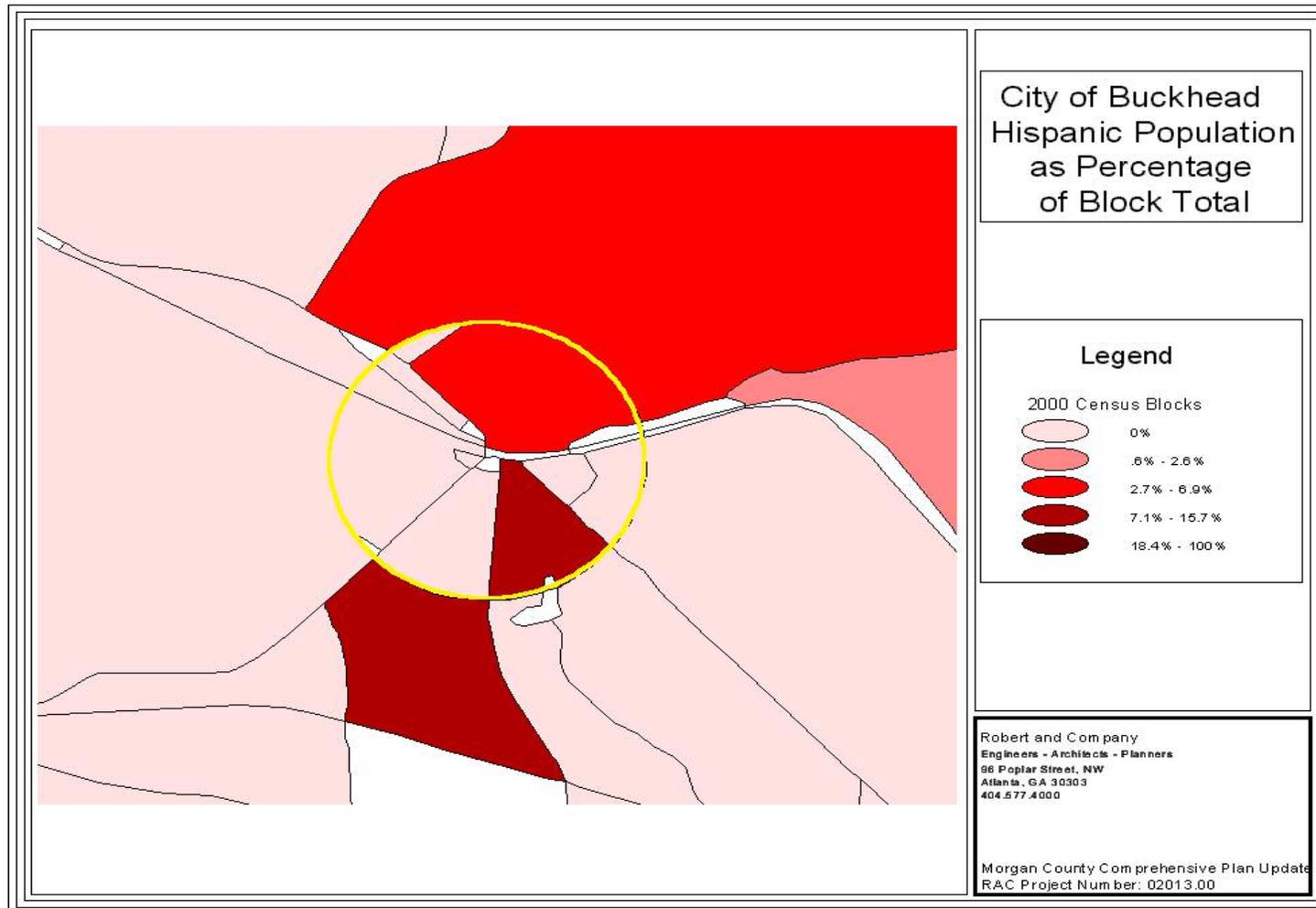


Figure 1.34 Town of Buckhead Hispanic Population as Percentage of Block Total



City of Madison

Madison's white population has been declining at a slow pace over the last twenty years falling 1.6% in the 1980's and another 2.9% in the 1990's. In contrast, the black population increased over the same period. The black population grew by 22.1% in the 1980's and gained 9.2% in the 1990's. However, it should be noted that the numerical changes in the black and white populations have been small, 435 and 84 people, respectively, between 1980 and 2000. The American Indian population showed almost no change. The Asian population showed significant growth in percentage terms growing 200% in the 1980's and 300% in the 1990's, however, the numerical shifts were small, 3 and 33 persons respectively. The Hispanic population also grew over the last twenty years increasing 53.5% (13 people) during the 1980's and 85.3% (35 people) over the 1990's (Table 1.29).

Table 1.29 City of Madison Population by Race

City of Madison Population by Race						
Year	1980		1990		2000	
	Total	Percent	Total	Percent	Total	Percent
Racial Group						
White	1,863	58.7%	1,832	53.1%	1,779	48.9%
Black	1,304	41.1%	1,593	46.2%	1,739	47.8%
American Indian Eskimo or Aleut	2	0.1%	2	0.1%	3	0.1%
Asian or Pacific Islander	3	0.1%	9	0.3%	36	1.0%
Other	0	0.0%	11	0.3%	40	1.1%
Persons of Hispanic Origin	28	0.9%	41	1.2%	76	2.1%
TOTAL Population	3,173	100.0%	3,447	100.0%	3,636	100.0%

Source: U.S. Bureau of the Census

In Figures 1.35-1.37 the relative distribution of the white, black, and Hispanic populations in Madison are mapped by percentage total of each block. Each group is mapped into quintiles so each color contains 20% of all the blocks in the county. The maps reveal where each group is located in concentrated numbers.

Figure 1.35 City of Madison White Population as Percentage of Block Total

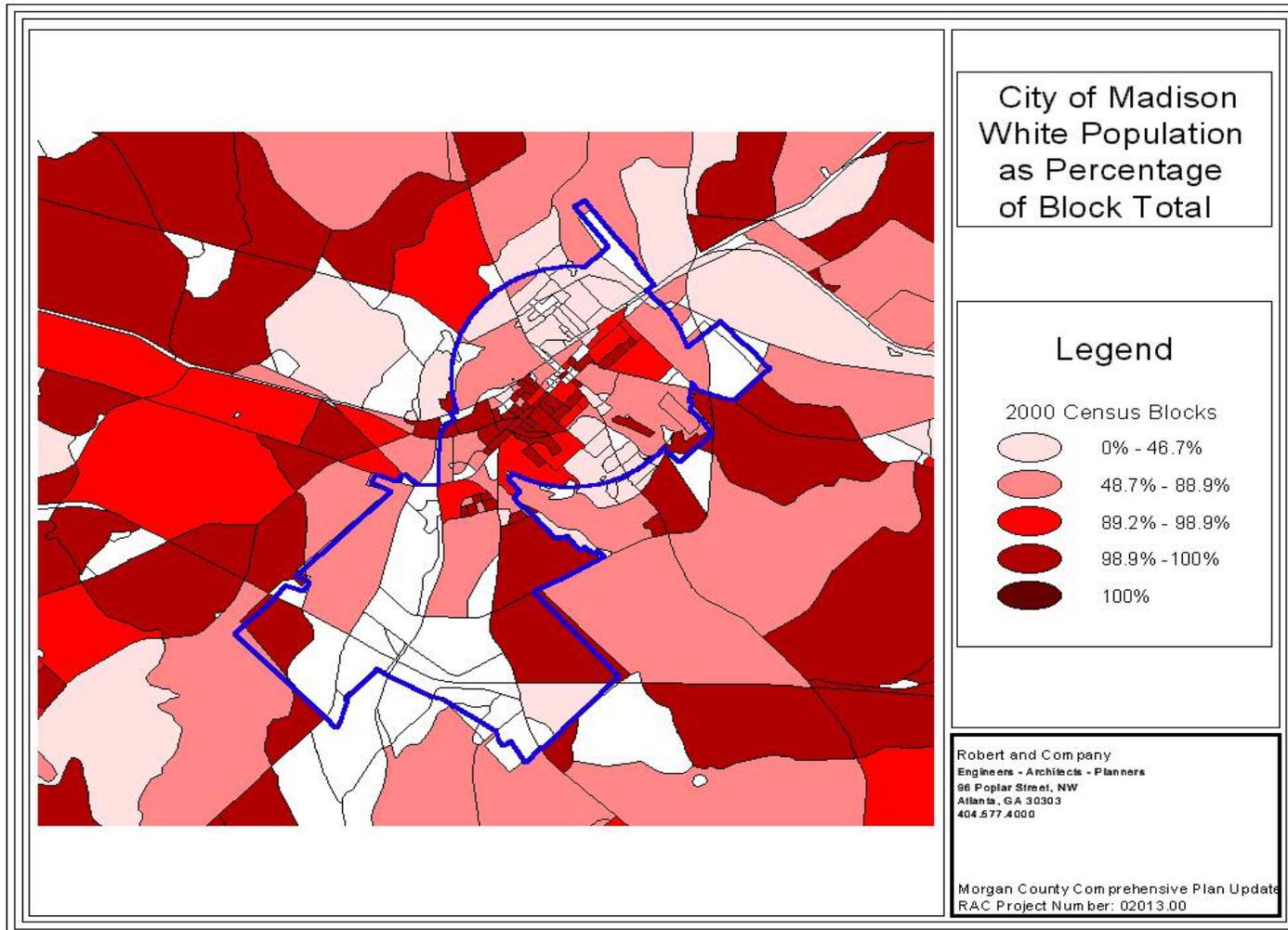


Figure 1.36 City of Madison Black Population as Percentage of Block Total

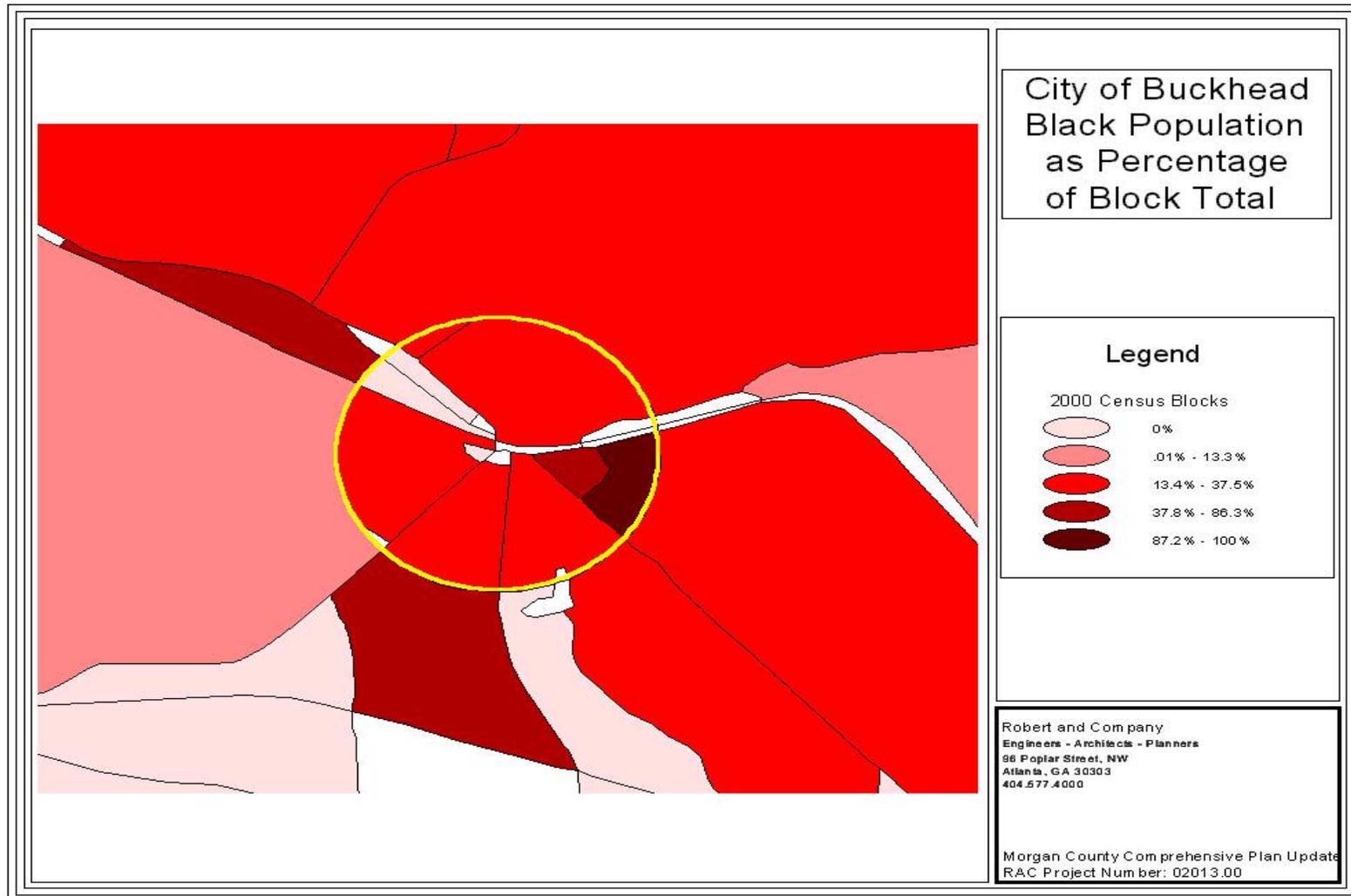
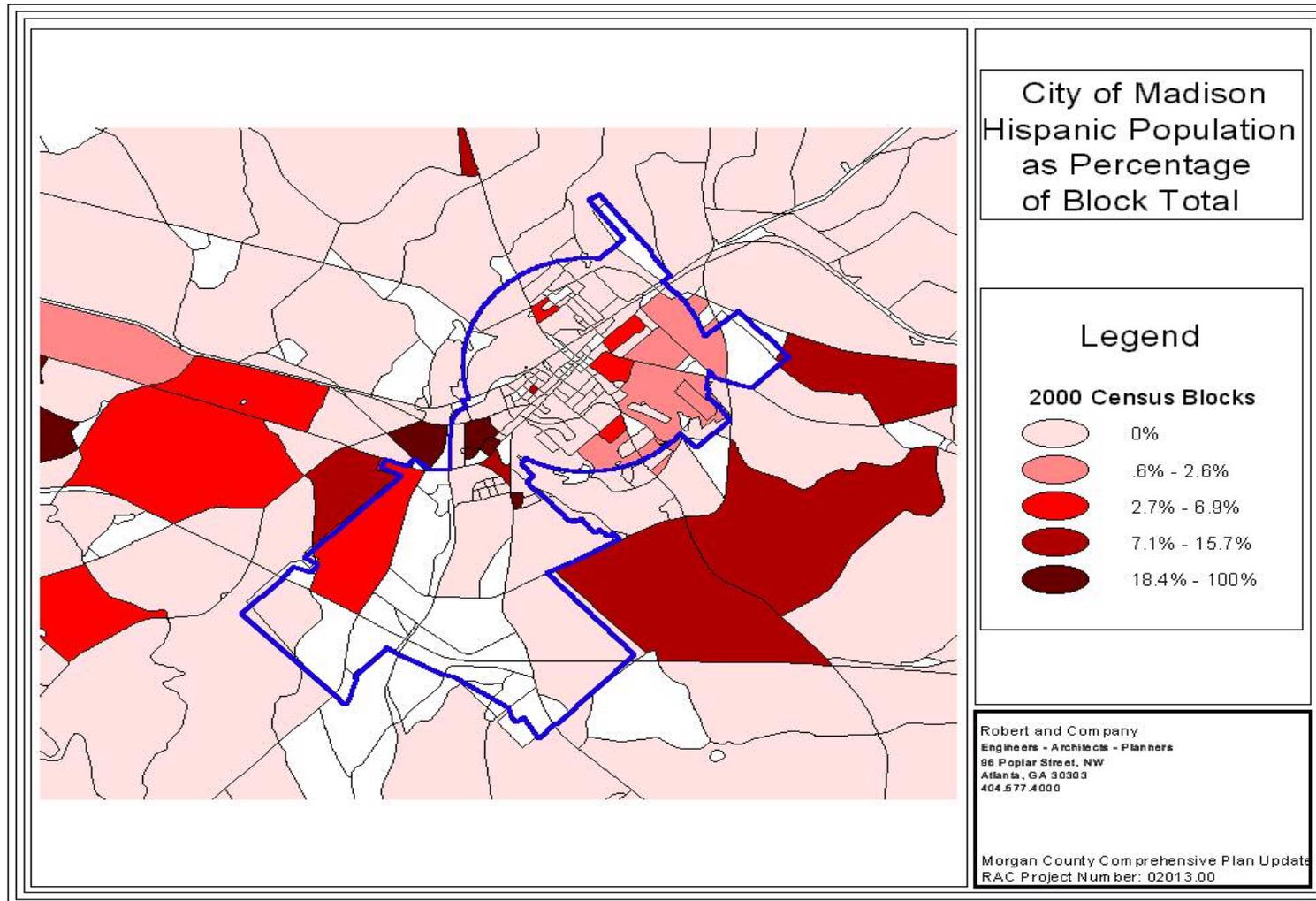


Figure 1.37 City of Madison Hispanic Population as Percentage of Block Total



City of Rutledge

The white population has been increasing at a diminishing pace over the last twenty years in Rutledge; rising by 26.7% in the 1980's but only another 2.3% in the 1990's (Table 1.30). In a different pattern the black population declined over the 1980s and then rebounded in the 1990's. The Black population dropped 26.8% in the 1980's and gained 57.5% in the 1990's. The American Indian, Asian, and Hispanic populations are extremely small and have shown little significant change.

Table 1.30 City of Rutledge Population by Race

City of Rutledge Population by Race						
<i>Year</i>	1980		1990		2000	
Racial Group	Total	Percent	Total	Percent	Total	Percent
<i>White</i>	329	58.2%	417	70.4%	427	60.4%
<i>Black</i>	235	41.6%	172	29.1%	271	38.3%
<i>American Indian Eskimo or Aleut</i>	1	0.2%	1	0.2%	0	0.0%
<i>Asian or Pacific Islander</i>	0	0.0%	1	0.2%	6	0.8%
<i>Other</i>	0	0.0%	1	0.2%	0	0.0%
<i>Persons of Hispanic Origin</i>	5	0.9%	3	0.5%	5	0.7%
<i>TOTAL Population</i>	565	100.0%	592	100.0%	707	100.0%

Source: U.S. Bureau of the Census

In Figures 1.38-1.40 the relative distribution of the White, Black, and Hispanic populations in Rutledge are mapped by percentage total of each block. Each group is mapped into quintiles so each color contains 20% of all the blocks in the county. The maps reveal where each group is located in concentrated numbers.

Figure 1.38 City of Rutledge White Population as Percentage of Block Total

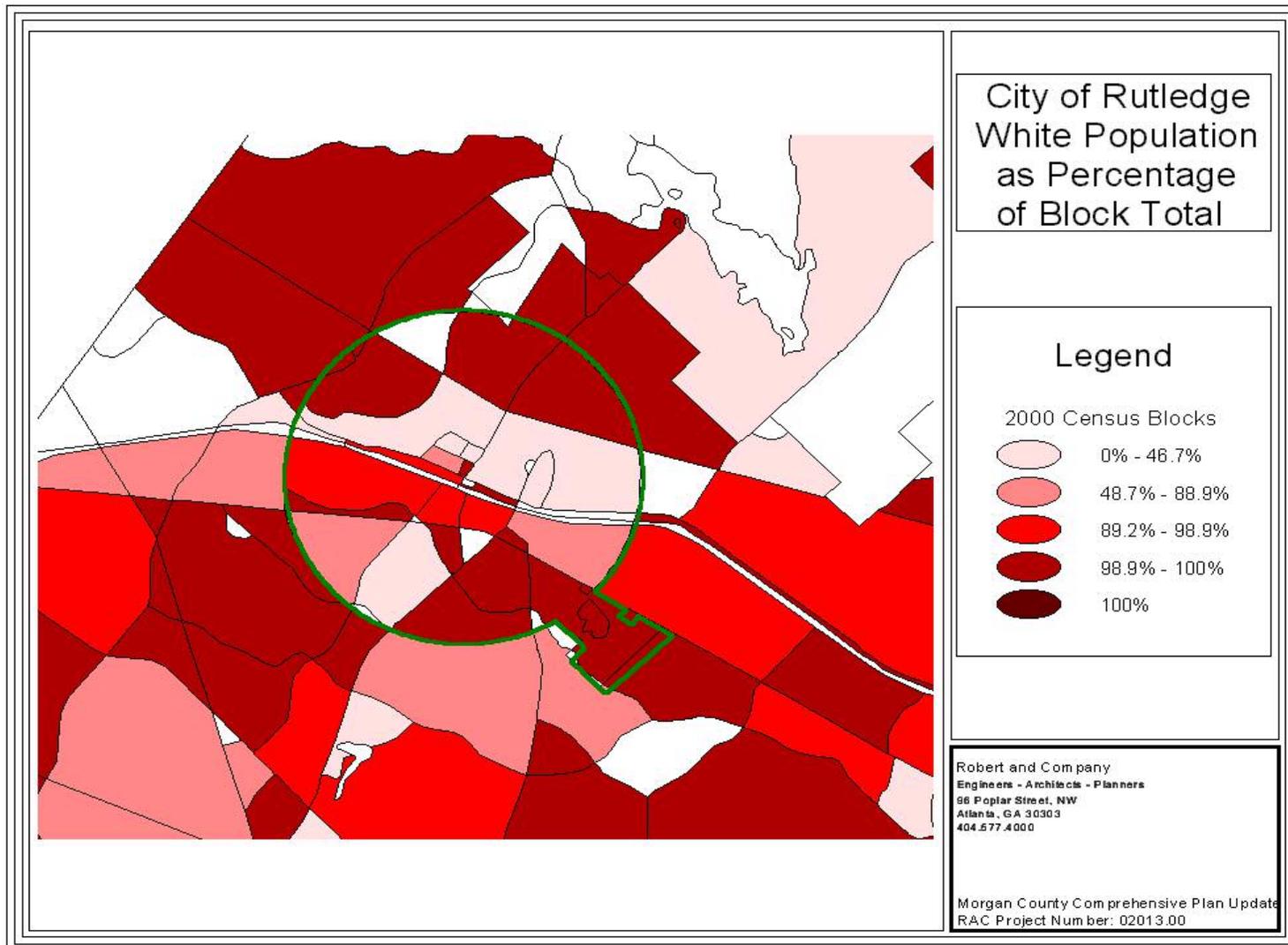


Figure 1.39 City of Rutledge Black Population as Percentage of Block Total

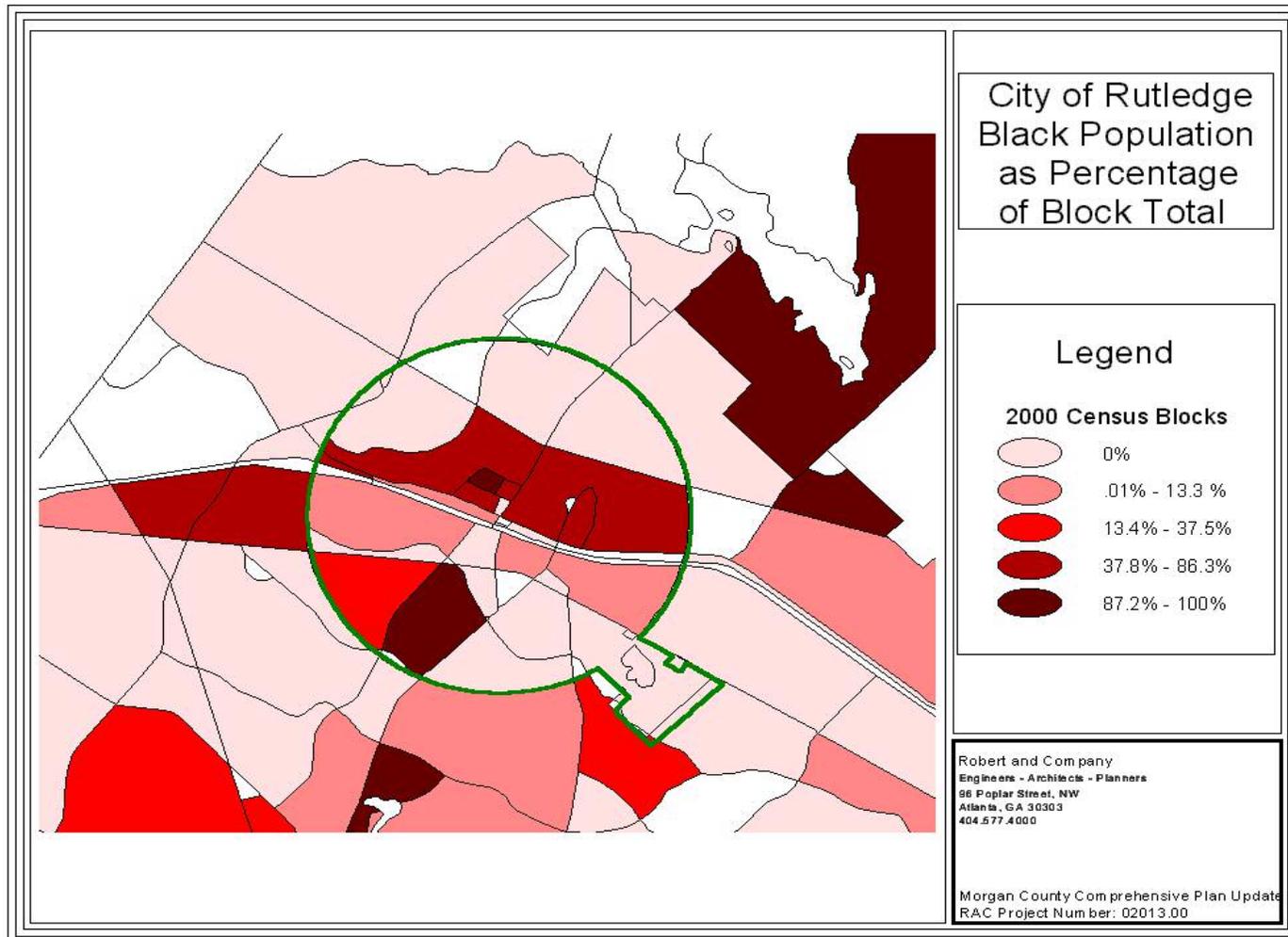
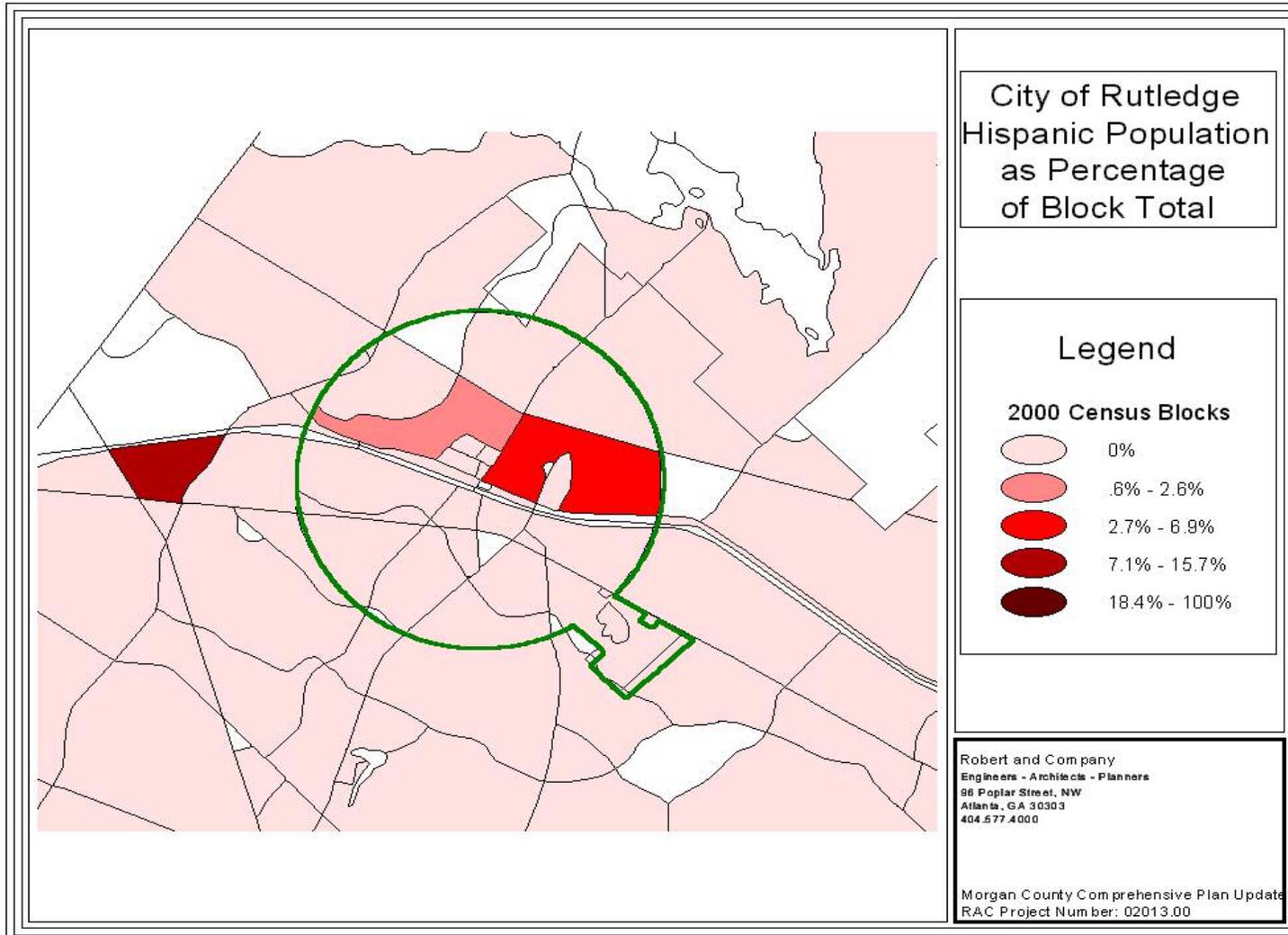


Figure 1.40 City of Rutledge Hispanic Population as Percentage of Block Total



1.5.0.0 Educational Attainment

See Subtopics

1.5.1.0 Educational Attainment

1.7 Educational Attainment

Morgan County

Table 1.31 indicates the educational attainment percentages for Morgan County. Since the 1990 Census, Morgan County's educational attainment figures have improved. In 1990, approximately 18% of the adults 25 and older had an eighth grade education or less. By 2000, this figure decreased to 8.2%. In 1990 22.5% of adults over 25 had only attended some high school and 33.1% had obtained their high school diploma. By 2000, the number of adults over 25 with some high school education decreased to 17.8% while approximately 37.1% of the adult population were high school graduates. The percentage of adults with some college has increased from 12.8% to 15.6%, those with associates degrees stayed level at 2.6%, those with bachelors degrees went from 7.2% to 13.0%, and those with graduate degrees went from 3.8% to 5.7%.

Table 1.31 Morgan County, GA: Educational Attainment

Morgan County, GA: Educational Attainment				
Category	1990	% of 1990 Total	2000	% of 2000 Total
TOTAL Adult Population 25 & Over	8,082	100.0%	10,125	100.0%
Less than 9th Grade	1,451	18.0%	833	8.2%
9th to 12th Grade (No Diploma)	1,817	22.5%	1,804	17.8%
High School Graduate (Includes Equivalency)	2,678	33.1%	3,752	37.1%
Some College (No Degree)	1,032	12.8%	1,582	15.6%
Associate Degree	212	2.6%	264	2.6%
Bachelor's Degree	585	7.2%	1,312	13.0%
Graduate or Professional Degree	305	3.8%	578	5.7%

Source: U.S. Bureau of the Census

Morgan County has generally had a lower high school dropout rate than the State of Georgia. From 1996 to 1998 there was a noticeable decline in Morgan County's performance by this measure, but since that time the county has improved its scores and beat the state average by at least 2 percentage points, (Table 1.32).

Table 1.32 Morgan County and Georgia Education Statistics

Morgan County: Education Statistics							
Category	1995	1996	1997	1998	1999	2000	2001
H.S. Graduation Test Scores (All Components)	68%	66%	62%	57%	62%	72%	57%
H.S. Dropout Rate	8.70%	10.70%	9.20%	7.10%	4.10%	4%	4.40%
Grads Attending Georgia Public Colleges	26.10%	43.90%	44.50%	33.30%	27.30%	NA	NA
Grads Attending Georgia Public Technical Schools	8.50%	4.70%	6.50%	5.40%	8.70%	8.60%	NA
Georgia: Education Statistics							
Category	1995	1996	1997	1998	1999	2000	2001
H.S. Graduation Test Scores (All Components)	82%	76%	67%	68%	66%	68%	65%
H.S. Dropout Rate	9.26%	8.60%	7.30%	6.50%	6.50%	6.50%	6.40%
Grads Attending Georgia Public Colleges	35.00%	30.00%	30.20%	38.80%	37.50%	37.30%	36.10%
Grads Attending Georgia Public Technical Schools	5.40%	6.20%	7.10%	6.50%	6.40%	7.40%	8.80%

Source: Georgia Department of Education

City of Bostwick

The shifts in the educational attainment of the population of Bostwick are similar to that experienced at the county level. However, among the municipalities of Morgan County, the City of Bostwick has the highest percentage of population with an education past high-school (43.5%). Between 1990 and 2000 the percentage of population with less than a high-school diploma dropped, while the population with a high-school degree or equivalent grew over 37%. The city also experienced gains in population that attended some college or obtained a bachelor's degree (Table 1.33). The percentage of population with graduate or professional degrees remained steady at 5.8%, and those with associates degrees decreased slightly 0.7%.

Table 1.33 City of Bostwick Educational Attainment

City of Bostwick: Educational Attainment				
<i>Category</i>	1990	% of 1990 Total	2000	% of 2000 Total
TOTAL Adult Population 25 & Over	156	100.0%	225	100.0%
Less than 9th Grade	38	24.4%	23	10.2%
9th to 12th Grade (No Diploma)	38	24.4%	25	11.1%
High School Graduate (Includes Equivalency)	37	23.7%	93	41.3%
Some College (No Degree)	15	9.6%	37	16.4%
Associate Degree	6	3.8%	7	3.1%
Bachelor's Degree	12	7.7%	41	18.2%
Graduate or Professional Degree	9	5.8%	13	5.8%

Source: Georgia Department of Education

Town of Buckhead

Between 1990 and 2000 Buckhead experienced gains in the percentage of population with graduate degrees similar to county's other municipalities and the county as a whole. In 2000 Buckhead had the highest percentage of population (19.87%) with some college education (Table 1.34). However, Buckhead also had the highest percentage of population with less than a 9th grade education. Between 1990 and 2000 the percentage of population in this category grew by 4.7%.

Table 1.34 Town of Buckhead Educational Attainment

<i>Town of Buckhead: Educational Attainment</i>				
Category	1990	% of 1990 Total	2000	% of 2000 Total
TOTAL Adult Population 25 & Over	91	100.0%	121	100.0%
Less than 9th Grade	16	17.6%	27	22.3%
9th to 12th Grade (No Diploma)	24	26.4%	28	23.1%
High School Graduate (Includes Equivalency)	26	28.6%	25	20.7%
Some College (No Degree)	10	11.0%	24	19.8%
Associate Degree	2	2.2%	4	3.3%
Bachelor's Degree	10	11.0%	7	5.8%
Graduate or Professional Degree	3	3.3%	6	5.0%

Source: Georgia Department of Education

City of Madison

In 2000 Madison had the highest percentage of population with a graduate or professional degree of any Morgan County municipality. During the 1990s the percentage Madison adults over 25 with less than a high-school education

dropped while the percentage with a high-school degree or equivalent increased slightly (1.7%) (Table 1.35). The percentages of population with bachelor's degrees also rose in Madison between 1990 and 2000.

Table 1.35 City of Madison Educational Attainment

City of Madison: Educational Attainment				
Category	1990	% of 1990 Total	2000	% of 2000 Total
TOTAL Adult Population 25 & Over	2,179	100.0%	2,279	100.0%
Less than 9th Grade	396	18.2%	187	8.2%
9th to 12th Grade (No Diploma)	465	21.3%	373	16.4%
High School Graduate (Includes Equivalency)	731	33.5%	803	35.2%
Some College (No Degree)	309	14.2%	365	16.0%
Associate Degree	34	1.6%	17	0.7%
Bachelor's Degree	152	7.0%	384	16.8%
Graduate or Professional Degree	92	4.2%	150	6.6%

Source: Georgia Department of Education

City of Rutledge

Between 1990 and 2000 the City of Rutledge experienced changes in the educational attainment of its population similar those experienced by the other municipalities in Morgan County. The percentage of population with a high-school diploma or equivalent held steady at 40% (Table 1.36) while the percentages in lesser educated categories dropped and those in the higher educated categories rose.

Table 1.36 City of Rutledge Educational Attainment

<i>City of Rutledge: Educational Attainment</i>				
Category	1990	% of 1990 Total	2000	% of 2000 Total
TOTAL Adult Population 25 & Over	370	100.0%	463	100.0%
Less than 9th Grade	55	14.9%	41	8.9%
9th to 12th Grade (No Diploma)	102	27.6%	85	18.4%
High School Graduate (Includes Equivalency)	148	40.0%	185	40.0%
Some College (No Degree)	34	9.2%	54	11.7%
Associate Degree	9	2.4%	26	5.6%
Bachelor's Degree	16	4.3%	48	10.4%
Graduate or Professional Degree	6	1.6%	24	5.2%

Source: Georgia Department of Education

The educational attainment statistics for all the counties adjacent to Morgan County (Putnam, Greene, Walton, Oconee, Newton, and Jasper) are given in Tables 1.37-1.40. Overall, Morgan's education attainment levels have improved over the last twenty years. However, Morgan still lags behind the state and some of the surrounding counties in citizens in the highest echelons of academic achievement. Morgan has a higher percentage of its population with less than an 9th grade education (0.6% difference) and a smaller percentage with graduate degrees (2.6% difference) than the state. Oconee

County is the only county with consistently and dramatically higher levels of educational attainment than Morgan County and most of this can be ascribed to the presence of the University of Georgia in nearby Clark County. Greene County leads Morgan County in numbers of graduate degrees but not in bachelor's degrees or high school graduates. All other neighboring counties lag behind Morgan County's academic achievement levels. The higher education level of Morgan County citizens, relative to the other counties in the Northeast Georgia region, may lead to attracting more professional and potentially higher paying jobs to the county that might locate elsewhere in the region.

Table 1.37 Jasper County Educational Attainment

<i>Jasper County, GA: Educational Attainment</i>				
Category	1990	% of 1990 Total	2000	% of 2000 Total
TOTAL Adult Population 25 & Over	5,327	100.0%	7,531	100.0%
Less than 9th Grade	751	14.1%	686	9.1%
9th to 12th Grade (No Diploma)	1,111	20.9%	1,593	21.2%
High School Graduate (Includes Equivalency)	1,923	36.1%	2,799	37.2%
Some College (No Degree)	688	12.9%	1,382	18.4%
Associate Degree	269	5.0%	202	2.7%
Bachelor's Degree	422	7.9%	547	7.3%
Graduate or Professional Degree	159	3.0%	322	4.3%

Source: Georgia Department of Education

Table 1.38 Oconee and Walton Counties Educational Attainment

Category	Oconee County, GA: Educational Attainment				Walton County, GA: Educational Attainment			
	1990	% of 1990 Total	2000	% of 2000 Total	1990	% of 1990 Total	2000	% of 2000 Total
TOTAL Adult Population 25 & Over	10,985	100.0%	16,470	100.0%	23,777	100.0%	38,527	100.0%
Less than 9th Grade	1,080	9.8%	742	4.5%	4,215	17.7%	3,193	8.3%
9th to 12th Grade (No Diploma)	1,453	13.2%	1,450	8.8%	5,791	24.4%	7,021	18.2%
High School Graduate (Includes Equivalency)	2,997	27.3%	3,850	23.4%	7,510	31.6%	13,725	35.6%

Some College (No Degree)	1,819	16.6%	3,069	18.6%	3,170	13.3%	7,945	20.6%
Associate Degree	517	4.7%	806	4.9%	861	3.6%	1,619	4.2%
Bachelor's Degree	1,713	15.6%	3,739	22.7%	1,629	6.9%	3,439	8.9%
Graduate or Professional Degree	1,398	12.7%	2,814	17.1%	602	2.5%	1,585	4.1%

Source: Georgia Department of Education

Table 1.39 Putnam and Newton Counties Educational Attainment

Category	Putnam County, GA: Educational Attainment				Newton County, GA: Educational Attainment			
	1990	% of 1990 Total	2000	% of 2000 Total	1990	% of 1990 Total	2000	% of 2000 Total
TOTAL Adult Population 25 & Over	9,114	100.0%	12,931	100.0%	25,190	100.0%	39,144	100.0%
Less than 9th Grade	1,356	14.9%	1,027	7.9%	4,018	16.0%	2,988	7.6%
9th to 12th Grade (No Diploma)	2,109	23.1%	2,147	16.6%	6,093	24.2%	6,912	17.7%
High School Graduate (Includes Equivalency)	3,138	34.4%	5,241	40.5%	8,267	32.8%	13,601	34.7%
Some College (No Degree)	1,088	11.9%	2,084	16.1%	3,409	13.5%	8,341	21.3%
Associate Degree	332	3.6%	570	4.4%	1,003	4.0%	1,610	4.1%
Bachelor's Degree	670	7.4%	1,107	8.6%	1,677	6.7%	3,715	9.5%
Graduate or Professional Degree	418	4.6%	755	5.8%	728	2.9%	1,977	5.1%

Source: Georgia Department of Education

Table 1.40 Greene County Educational Attainment

Greene County, GA: Educational Attainment				
Category	1990	% of 1990 Total	2000	% of 2000 Total
TOTAL Adult Population 25 & Over	7,096	100.0%	9,508	100.0%
Less than 9th Grade	1,606	22.6%	983	10.3%

9th to 12th Grade (No Diploma)	1,872	26.4%	1,863	19.6%
High School Graduate (Includes Equivalency)	2,151	30.3%	3,165	33.3%
Some College (No Degree)	686	9.7%	1,479	15.6%
Associate Degree	173	2.4%	342	3.6%
Bachelor's Degree	382	5.4%	1,043	11.0%
Graduate or Professional Degree	226	3.2%	633	6.7%

Source: Georgia Department of Education

1.5.2.0 Dropout Rates

Table 1.41 Morgan County and Georgia Education Statistics

<i>Morgan County: Education Statistics</i>							
Category	1995	1996	1997	1998	1999	2000	2001
H.S. Graduation Test Scores (All Components)	68%	66%	62%	57%	62%	72%	57%
H.S. Dropout Rate	8.70%	10.70%	9.20%	7.10%	4.10%	4%	4.40%
Grads Attending Georgia Public Colleges	26.10%	43.90%	44.50%	33.30%	27.30%	NA	NA
Grads Attending Georgia Public Technical Schools	8.50%	4.70%	6.50%	5.40%	8.70%	8.60%	NA
<i>Georgia: Education Statistics</i>							
Category	1995	1996	1997	1998	1999	2000	2001
H.S. Graduation Test Scores (All Components)	82%	76%	67%	68%	66%	68%	65%
H.S. Dropout Rate	9.26%	8.60%	7.30%	6.50%	6.50%	6.50%	6.40%
Grads Attending Georgia Public Colleges	35.00%	30.00%	30.20%	38.80%	37.50%	37.30%	36.10%
Grads Attending Georgia Public Technical Schools	5.40%	6.20%	7.10%	6.50%	6.40%	7.40%	8.80%

Source: GA Department of Education

Historically, Morgan County has also surpassed the state in terms of high school graduation test scores. However in 2001, Morgan County's scores dipped significantly from a high of 72% the previous year, to a low of 57%, this was even lower than the state average for the year, which was 65% (Table 1.41). Morgan has also had a lower percentage of students dropping out of high school, however the percentage of students attending public colleges has on average been lower than the percentage across the state. This may be a reflection of lower wages and incomes in Morgan County and the inability of families to pay for a college education. Despite lower percentages of students going on to public colleges, the statistics show that a growing percentage of Morgan County students are going on to public technical schools.

1.5.3.0 Standardized Achievement Test Scores

See Section 1.5.2.0

1.5.4.0 H.S. Graduates to Post-Secondary Education

See Section 1.5.2.0

1.6.0.0 Income

See Subtopics

1.6.1.0 Average Per Capita Income

1.8 Income

Morgan County

According to Table 1.42, the per capita income in Morgan County has been consistently lower than that of the state for the years 1980 – 2000. In 1990 the gap was \$2,853 or 16% and in 2000 it was \$2,730 or 11.9%. The forecast for the next 25 years shows the persistence of this trend with the gap between the per capita incomes in Morgan County and the State of Georgia narrowing to 10.3% in 2025. Morgan County has experienced higher unemployment than the state for all but a four-year period (1996 – 1999) during the 1990 – 2000 time frame. Morgan County has also consistently had a lower average weekly wage than the state; averaging approximately \$100 less a week during the 1989 – 1999 period. This difference in wages helps to explain the difference in income levels.

Table 1.42 Per Capita Income 1980 - 2025

Morgan County: Per Capita Income										
Year	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Income per Capita (1992 \$)	\$13,483	\$15,980	\$17,862	\$19,771	\$22,730	\$24,308	\$25,840	\$27,372	\$28,830	\$30,296
Georgia: Per Capita Income										
Year	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Income per Capita (1992 \$)	\$15,353	\$18,512	\$20,715	\$22,287	\$25,433	\$26,975	\$28,549	\$30,141	\$31,767	\$33,413
United States: Per Capita Income										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Income per Capita (1992 \$)	\$18,444	\$20,713	\$22,871	\$23,771	\$26,988	\$28,581	\$30,227	\$31,943	\$33,758	\$35,673

Source: Woods & Pool Economics, Inc.

Morgan County's average household income shows the same trend but with less variance from the state averages. Over the period 1990 to 2000 Morgan County had consistently lower average household incomes than the state (Table 1.43). In 1990 the gap was \$2,345 and in 2000 it was \$2,958. Data from Woods and Pool Economics, Inc., shows that this trend is forecast to continue until 2025 when Morgan County's average household income is projected to be about \$5,000 more than the state's average. Employment rates, average household sizes and the age of the population can explain some of this divergence. Although, Morgan County has recently begun to have lower unemployment rates than Georgia as a whole it has historically had higher unemployment rates. Additionally, wage rates in Morgan County have always been lower than the state average, which could explain the differential in household income levels.

1.6.2.0 Average Household Income

Table 1.43 Morgan County and Georgia Average Household Income

Morgan County: Average Household Income							
Category	1990	2000	2005	2010	2015	2020	2025
Mean Household Income (Current \$)	\$30,914	\$39,200	\$42,103	\$45,017	\$47,938	\$55,471	\$64,226
Georgia: Average Household Income							
Category	1990	2000	2005	2010	2015	2020	2025
Mean Household Income (Current \$)	\$33,259	\$42,158	\$44,169	\$52,533	\$54,203	\$63,964	\$59,049

Source: Woods & Pool Economics, Inc

Morgan County's household income distribution was unevenly distributed towards the middle and lower categories until the 2000 Census. In 1980 the distribution was skewed towards the lowest income bracket, households making less than \$10,000, and the middle range bracket of households making \$15,000-\$35,000, an indication of Morgan's historic rural economy, which did not generate high wages (Table 1.44). By 1990 the lowest two brackets had diminished and the middle bracket had grown even larger but, most importantly, all the higher income brackets showed strong growth, indicating that Morgan County had begun to tie into higher pay scales. However, this growth may be indicative of the attractiveness of Morgan County as a bedroom and retirement community for executives from the metro Atlanta region. By 2000 the trend had continued even further and Morgan seems poised to become an affluent county for a rural region with the majority of its households in the income categories above \$35,000.

1.6.3.0 Household Income Distribution

Table 1.44 Morgan County Household Income Distribution

Morgan County, GA: Household Income Distribution			
Year	1980	1990	2000

Total Households	3,660	4,390	5,579
Income less than \$10000	1,433	841	519
Income \$10000 - \$14999	641	498	409
Income \$15000 - \$34999	1,189	1,609	1,454
Income \$35000 - \$49999	254	621	945
Income \$50000 - \$74999	59	541	1,189
Income \$75000 - \$99999	47	174	518
Income \$100000 or more	37	106	545

Source: U.S. Bureau of the Census

Municipalities

The greatest cause for concern in Morgan County's municipalities is the fact that Madison and Bostwick had more than 10% of their populations below poverty line (\$10,000 per year) in 2000 (Tables 1.45 and 1.47). In Bostwick this number even rose in the 1990 – 2000 period after dropping by 50% during the 1980's. In comparison only 9% of Morgan County's population was below the poverty threshold in 2000. However, all cities and towns within the county are experiencing growth in the higher income brackets (Tables 1.45 – 1.48). Figure 1.41 shows that a strong middle class is developing within the county and its municipalities with most households earning between \$15,000 and \$74,000 per year in 2000.

Table 1.45 City of Bostwick Household Income Distribution

City of Bostwick: Household Income Distribution			
Year	1980	1990	2000
Total Households	70	84	139
Income less than \$10000	26	12	21
Income \$10000 - \$14999	12	8	12
Income \$15000 - \$34999	24	38	24
Income \$35000 - \$49999	5	11	34
Income \$50000 - \$74999	1	6	33
Income \$75000 - \$99999	1	4	10
Income \$100000 or more	1	3	5

Source: U.S. Bureau of the Census

Table 1.46 Town of Buckhead Household Income Distribution

Town of Buckhead: Household Income Distribution			
Year	1980	1990	2000
Total Households	36	48	59
Income less than \$10000	14	8	3
Income \$10000 - \$14999	7	3	0
Income \$15000 - \$34999	12	17	26
Income \$35000 - \$49999	2	9	15
Income \$50000 - \$74999	0	7	11

Income \$75000 - \$99999	0	1	2
Income \$100000 or more	0	1	0

Source: U.S. Bureau of the Census

Table 1.47 City of Madison Household Income Distribution

City of Madison: Household Income Distribution			
Year	1980	1990	2000
Total Households	1,004	1,195	1,333
Income less than \$10000	393	271	186
Income \$10000 - \$14999	175	163	92
Income \$15000 - \$34999	325	403	375
Income \$35000 - \$49999	69	144	242
Income \$50000 - \$74999	16	128	242
Income \$75000 - \$99999	13	61	115
Income \$100000 or more	10	24	126

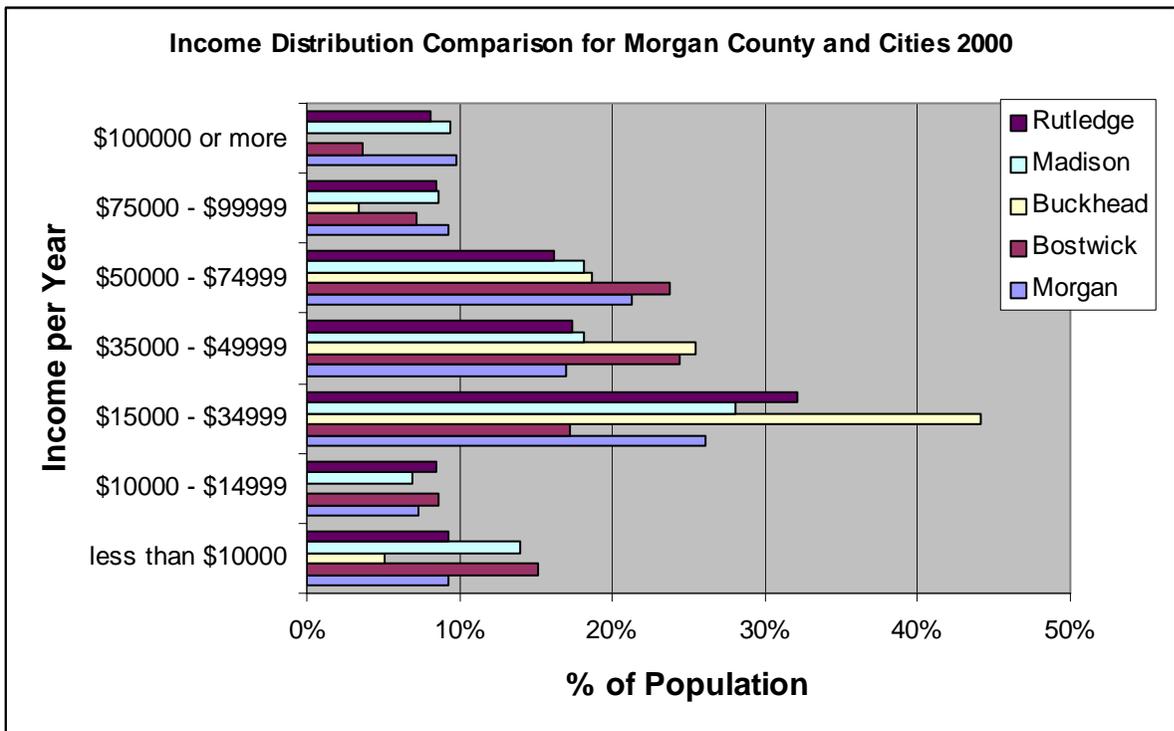
Source: U.S. Bureau of the Census

Table 1.48 City of Rutledge Household Income Distribution

City of Rutledge: Household Income Distribution			
Year	1980	1990	2000
Total Households	178	199	271
Income less than \$10000	70	40	25
Income \$10000 - \$14999	31	15	23
Income \$15000 - \$34999	59	65	87
Income \$35000 - \$49999	12	27	47
Income \$50000 - \$74999	3	41	44
Income \$75000 - \$99999	2	3	23
Income \$100000 or more	2	3	22

Source: U.S. Bureau of the Census

Figure 1.41 Income Distribution Comparison for Morgan County and Cities 2000



The growing affluence of Morgan County is evident when one compares the percentages of the household population in each income bracket with the state percentages (Table 1.49) in each bracket. Morgan has gone from having its household population slightly

more concentrated in the lower income brackets (less than \$10,000 and \$10,000 – \$14,999) when compared to the state in 1980 and 1990 to being slightly more affluent in 2000. However, Morgan County remains slightly behind the state percentages concentrated in the highest income categories (\$75,000 - \$99,999 and \$100,000 and above). The economic status of the average Morgan household has improved during the past two decades.

Table 1.49 Morgan County and Georgia Household Income Distribution (%)

Morgan County Household Income Distribution (%)				Georgia: GA Household Income Distribution (%)			
Year	1980	1990	2000	Year	1980	1990	2000
Total Households	100.00%	100.00%	100.00%	Total Households	100.00%	100.00%	100.00%
Income less than \$10000	39.2%	19.2%	9.3%	Income less than \$10000	33.30%	16.77%	10.1%
Income \$10000 - \$14999	17.5%	11.3%	7.3%	Income \$10000 - \$14999	16.28%	8.62%	5.9%
Income \$15000 - \$34999	32.5%	36.7%	26.1%	Income \$15000 - \$34999	33.95%	33.90%	24.9%
Income \$35000 - \$49999	6.9%	14.1%	16.9%	Income \$35000 - \$49999	8.89%	17.80%	16.7%
Income \$50000 - \$74999	1.6%	12.3%	21.3%	Income \$50000 - \$74999	3.51%	14.46%	19.7%
Income \$75000 - \$99999	1.3%	4.0%	9.3%	Income \$75000 - \$99999	2.57%	4.63%	10.4%
Income \$100000 or more	1.0%	2.4%	9.8%	Income \$100000 or more	1.52%	3.81%	12.4%

Source: U.S. Bureau of the Census

2.0.0.0 Economic Development

Introduction

The Morgan County economy has historically been agriculture-based and relatively prosperous. The easy accessibility afforded by I-20, the development of Lake Oconee (beginning in 1979), and the growth of Atlanta and Athens are major factors that have altered Morgan's economic structure in recent decades. Accessibility to I-20, in particular, offers great prospects for future economic growth in Morgan County. While the economy was first dependent on the 19th century railroad infrastructure for economic prosperity, it is now dependent on the interstate highway infrastructure that is a conduit for commerce as well as commuters. Several of the newer industries in Morgan County have chosen to locate near I-20 in pastoral settings, benefiting both from accessibility and quality of the environment. I-20, along with U.S. 441 brings the majority of tourists who visit historic Madison, Rutledge, Hard Labor Creek State Park and other sites.

The prime location and the quality of life offered by the historic towns and beautiful rural landscapes in Morgan County have become extremely appealing for residential development. New homes and subdivisions are spread fairly evenly around the county with some agglomeration near Lake Oconee. At this time it is not clear whether Morgan County will become a bedroom community for those who work throughout the Atlanta/Athens metropolitan areas, a second-home community, a retirement community, an economy to which many employees commute from outside the county, or a balanced blend of these.

2.1.0.0 Economic Base

The economic base, or profile, of a community is understood as a combination of several factors. Described in the following sections are data findings concerning employment, earnings, wages, income, major employers and major developments in Morgan County.

2.1.1.0 Employment by Sector

Between 1990 and 2000 Morgan County's total employment grew by 1,479 jobs, or by 21.4%. This is in keeping with the 23.2% increase during the 1980's (Table 2.1) and also reflects the continued steady growth in population which has occurred since 1980. In the future, Morgan County's population and employment bases are expected to continue growing. However, the rate of employment growth is uncertain. Woods and Poole Economics, Inc. project that between 2000 and 2010 employment will grow by 12.2%; and an 15.78% increase is

projected to occur between 2010 and 2025. It is possible that employment growth will outpace these projections, as population growth is locally expected to exceed Woods and Poole projections and more closely approximate that which has recently occurred in counties to the north and west. To a significant extent, growth in local employment will be related to the success of local economic development activities and industrial recruitment.

Table 2.1 Morgan County Employment by Sector

Morgan County: Employment by Sector										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	5,501	5,799	6,779	7,060	8,228	8,728	9,231	9,722	10,207	10,688
Farm	1,273	901	821	668	598	566	535	508	486	469
Agricultural Services, Other	34	67	131	150	380	368	390	419	448	475
Mining	0	0	0	0	0	0	0	0	0	0
Construction	160	142	219	315	449	496	524	541	555	567
Manufacturing	1,424	1,767	1,943	1,894	1,952	2,046	2,125	2,190	2,246	2,292
Transportation, Communications, & Public Utilities	127	112	122	188	141	155	167	179	189	196
Wholesale Trade	173	245	460	288	369	359	357	359	362	365
Retail Trade	712	846	1,124	1,216	1,264	1,303	1,343	1,380	1,413	1,442
Finance, Insurance, & Real Estate	159	216	271	316	398	416	434	452	470	486
Services	815	890	957	1,213	1,642	1,910	2,169	2,428	2,696	2,981
Federal Civilian Government	36	34	43	40	39	38	38	38	37	37
Federal Military Government	48	59	57	58	58	59	60	60	60	61
State & Local Government	540	520	631	714	938	1,012	1,089	1,168	1,245	1,317

Source: Woods & Pool Economics, Inc.

The largest sectors for Morgan County employment in 2000 were, in order, manufacturing (23.7%), services (20%), retail (15.4%), and state and local government (11.4%) (Table 2.2). The relative prominence of these activities is in line with state economic sectors, with the notable exception of manufacturing, which represents nearly a 10% greater share than the state average (23.7% in Morgan vs. 14.9% in Georgia) (Table 2.3).

Table 2.2 Morgan County Employment by Sector (%)

Morgan County: Employment by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Farm	23.1%	15.5%	12.1%	9.5%	7.3%	6.5%	5.8%	5.2%	4.8%	4.4%
Agricultural Services, Other	0.6%	1.2%	1.9%	2.1%	4.6%	4.2%	4.2%	4.3%	4.4%	4.4%
Mining	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Construction	2.9%	2.5%	3.2%	4.5%	5.5%	5.7%	5.7%	5.6%	5.4%	5.3%
Manufacturing	25.9%	30.5%	28.7%	26.8%	23.7%	23.4%	23.0%	22.5%	22.0%	21.4%
Transportation, Communications, &	2.3%	1.9%	1.8%	2.7%	1.7%	1.8%	1.8%	1.8%	1.9%	1.8%

Public Utilities										
Wholesale Trade	3.1%	4.2%	6.8%	4.1%	4.5%	4.1%	3.9%	3.7%	3.6%	3.4%
Retail Trade	12.9%	14.6%	16.6%	17.2%	15.4%	14.9%	14.6%	14.2%	13.8%	13.5%
Finance, Insurance, & Real Estate	2.9%	3.7%	4.0%	4.5%	4.8%	4.8%	4.7%	4.7%	4.6%	4.6%
Services	14.8%	15.4%	14.1%	17.2%	20.0%	21.9%	23.5%	25.0%	26.4%	27.9%
Federal Civilian Government	0.7%	0.6%	0.6%	0.6%	0.5%	0.4%	0.4%	0.4%	0.4%	0.4%
Federal Military Government	0.9%	1.0%	0.8%	0.8%	0.7%	0.7%	0.7%	0.6%	0.6%	0.6%
State & Local Government	9.8%	9.0%	9.3%	10.1%	11.4%	11.6%	11.8%	12.0%	12.2%	12.3%

Source: Woods & Pool Economics, Inc.

Table 2.3 Georgia Employment by Sector (%)

Georgia: Employment by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Farm	3.51%	2.55%	2.01%	1.63%	1.39%	1.24%	1.11%	1.00%	0.90%	0.82%
Agricultural Services, Other	0.60%	0.76%	0.85%	1.06%	1.13%	1.15%	1.16%	1.17%	1.17%	1.16%
Mining	0.32%	0.32%	0.29%	0.22%	0.20%	0.18%	0.17%	0.17%	0.16%	0.15%
Construction	5.07%	6.11%	5.75%	5.58%	6.10%	6.05%	5.94%	5.80%	5.66%	5.52%
Manufacturing	19.25%	17.53%	15.51%	14.27%	12.63%	12.07%	11.56%	11.03%	10.50%	9.97%
Trans, Comm, & Public Utilities	5.55%	5.51%	5.86%	5.72%	6.10%	6.17%	6.19%	6.16%	6.09%	5.97%
Wholesale Trade	6.34%	6.65%	6.18%	5.73%	5.69%	5.74%	5.73%	5.71%	5.69%	5.66%
Retail Trade	14.84%	16.13%	16.44%	17.14%	16.80%	17.08%	17.32%	17.51%	17.65%	17.76%
Finance, Insurance, & Real Estate	7.28%	6.98%	6.64%	6.36%	7.12%	7.05%	6.98%	6.91%	6.83%	6.76%
Services	18.30%	20.61%	23.75%	26.61%	28.63%	29.27%	30.10%	31.07%	32.16%	33.35%
Federal Civilian Government	3.08%	2.87%	2.79%	2.33%	1.90%	1.76%	1.63%	1.53%	1.43%	1.35%
Federal Military Government	3.36%	3.05%	2.46%	2.24%	1.93%	1.82%	1.71%	1.61%	1.51%	1.42%
State & Local Government	12.51%	10.92%	11.46%	11.11%	10.39%	10.44%	10.40%	10.33%	10.22%	10.10%

Source: Woods & Pool Economics, Inc.

The heavy reliance on manufacturing employment in Morgan County is a potential cause for concern given the general trend of decline in manufacturing nationally. Across the country, manufacturing declined from 18.2% of total employment in 1980 to 11.6% in 2000 (Table 2.4). However, only a modest decline in total share from 23.7% in 2000 to 21.4% in 2025 is predicted for Morgan County. Fortunately, Morgan County's manufacturing jobs are not centered in any single industry which may mitigate to some degree the trends in the larger economy that are negatively affecting only one or two particular industries. Thus, Morgan's decline in manufacturing jobs will likely be more balanced over time than if the county's manufacturing were dependent on a single industry.

Another declining sector in Morgan County is farming, where total farm employment has fallen 27% from 1990 to 2000. A further decline of 21.57% in farm employment is predicted for Morgan County between 2000 and 2025. This mirrors a national trend of decline in farming employment as human labor has been steadily replaced by machine labor, reducing available employment opportunities, and land formerly dedicated to agriculture has been converted into

suburban and exurban subdivisions, shopping centers, and distribution facilities. In the case of Morgan County, the continuing outward growth of metropolitan Atlanta has increased demand for developable land along the urban fringe, further encouraging the abandonment of agricultural production. Despite the decrease in the farm sector, though, employment in agricultural services increased 190% between 1990 and 2000.

Construction employment in Morgan County increased by 105% between 1990 and 2000. However, this increase was relatively modest in terms of total employees since construction represented only 5.5% of total employment in 2000. Growth in the local housing stock, typically a primary driver of employment growth in the construction sector, has occurred despite little change in construction employment, suggesting that many of the new permanent residential (and commercial) structures in Morgan were built by outside contractors using outside labor.

The largest increase in absolute number of jobs in Morgan County occurred in services, which increased 72% from 1990 to 2000. Given the recent growth in the county and its increasing integration into the metropolitan economy, service employment is likely to continue to expand. A further increase of 81.55% in service employment is expected for Morgan between 2000 and 2025. Service employment is expected to eclipse manufacturing as the County's largest employment sector in 2010. Statewide, the service sector has experienced similar explosive gains, expanding 177% in the past 20 years. Over this period (1980-2000) services have replaced manufacturing as the state's dominant sector.

Government employment has retained a strong presence in Morgan County, representing the fourth largest sector (11.4%) of total employment. This reflects the influx of population and concurrent demands for community services, state and local government are expected to grow an additional 40% by 2025. However, the percentage of total employment which government jobs account for will remain relatively small; accounting for 12.3% of total employment in 2025, an increase of less than 1% over the 2000 – 2025 time period.

Table 2.4 United States Employment by Sector (%)

United States: Employment by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Farm	3.32%	2.78%	2.26%	2.08%	1.91%	1.78%	1.65%	1.52%	1.40%	1.29%
Agricultural Services, Other	0.80%	0.93%	1.04%	1.20%	1.26%	1.26%	1.26%	1.25%	1.25%	1.24%
Mining	1.12%	1.11%	0.75%	0.59%	0.48%	0.47%	0.46%	0.46%	0.45%	0.44%
Construction	4.95%	5.19%	5.21%	5.18%	5.68%	5.67%	5.62%	5.55%	5.48%	5.40%
Manufacturing	18.19%	15.88%	14.13%	12.85%	11.61%	11.02%	10.49%	9.99%	9.51%	9.05%
Trans, Comm, & Public Utilities	4.97%	4.73%	4.71%	4.74%	4.88%	4.84%	4.78%	4.72%	4.65%	4.58%
Wholesale Trade	5.03%	4.93%	4.81%	4.64%	4.58%	4.61%	4.60%	4.58%	4.56%	4.52%
Retail Trade	15.66%	16.27%	16.44%	16.87%	16.37%	16.21%	16.08%	15.95%	15.80%	15.65%

Finance, Insurance, & Real Estate	7.67%	7.62%	7.68%	7.39%	7.94%	7.89%	7.83%	7.77%	7.70%	7.62%
Services	21.89%	25.09%	27.76%	29.97%	31.75%	32.77%	33.85%	34.95%	36.07%	37.21%
Federal Civilian Government	2.62%	2.42%	2.32%	1.97%	1.68%	1.60%	1.52%	1.45%	1.38%	1.31%
Federal Military Government	2.19%	2.21%	1.95%	1.54%	1.25%	1.19%	1.14%	1.08%	1.02%	0.97%
State & Local Government	11.61%	10.83%	10.93%	10.98%	10.62%	10.70%	10.72%	10.73%	10.73%	10.71%

Source: Woods & Pool Economics, Inc.

2.1.2.0 Earnings by Sector

Earnings by Sector

The sectors which provide the largest earnings in Morgan County are manufacturing (31%), state and local government (12.6%), services (11.9%), retail trade (12.2%), and wholesale trade (7%) (Table 2.5). Since 1995, farming, wholesale and retail trade earning have been decreasing and are expected to continue this trend through 2025. Although earnings from farming have decreased from 11.3% in 1990 to 7.1% in 2000; earnings in the agricultural services sector have increased slightly from 1.5% to 5.3% during the same period. This may represent a shift from actual farming to businesses that support farming. In the future, earnings in the services, state and local government, and retail trade are expected to stay strong and grow larger in total earnings. Transportation-communications-public utilities (TCU) is also expected to increase.

Table 2.5 Morgan County Earnings by Sector (%)

Morgan County: Earnings by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Farm	6.7%	6.6%	11.3%	8.2%	7.1%	6.8%	6.5%	6.2%	6.0%	5.9%
Agricultural Services, Other	0.4%	1.0%	1.5%	3.0%	5.3%	4.9%	5.0%	5.1%	5.3%	5.4%
Mining	0.3%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Construction	3.4%	3.0%	3.5%	4.3%	5.7%	5.8%	5.7%	5.5%	5.3%	5.1%
Manufacturing	41.8%	42.4%	36.3%	34.7%	31.0%	31.2%	31.1%	30.9%	30.6%	30.2%
Trans, Comm, & Public Utilities	3.9%	3.2%	3.1%	3.6%	2.2%	2.3%	2.4%	2.5%	2.5%	2.5%
Wholesale Trade	5.1%	6.5%	8.6%	6.7%	7.0%	6.4%	5.9%	5.5%	5.2%	5.0%
Retail Trade	11.8%	12.4%	10.2%	14.3%	12.2%	11.6%	11.1%	10.7%	10.3%	9.9%
Finance, Insurance, & Real Estate	3.2%	3.0%	3.0%	3.5%	3.9%	4.0%	4.0%	4.1%	4.1%	4.2%
Services	9.9%	9.5%	9.5%	9.7%	11.9%	13.3%	14.6%	15.7%	16.8%	18.0%
Federal Civilian Government	1.5%	1.1%	1.1%	1.1%	0.9%	0.8%	0.8%	0.7%	0.7%	0.6%
Federal Military Government	0.4%	0.6%	0.5%	0.4%	0.4%	0.4%	0.4%	0.3%	0.3%	0.3%
State & Local Government	11.6%	10.4%	11.3%	10.6%	12.6%	12.6%	12.7%	12.8%	12.9%	13.0%

Source: Woods & Pool Economics, Inc.

In 2000, the sector which provided the most earnings in the State of Georgia was services (26.8%) followed by manufacturing (14.9%), state and local government (10.2%), TCU (9.9%), and retail (9%) (Table 2.6). In the future (2025) the greatest earnings in the state are expected to come from services (33.7%),

manufacturing (12.5%), state and local government (9.4%), and TCU (9.6%) (Table 2.6).

Table 2.6 Georgia Earnings by Sector (%)

Georgia: Earnings by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Farm	0.2%	1.3%	1.4%	1.4%	1.0%	0.9%	0.9%	0.9%	0.8%	0.8%
Agricultural Services, Other	0.4%	0.4%	0.5%	0.5%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%
Mining	0.7%	0.5%	0.4%	0.3%	0.3%	0.3%	0.2%	0.2%	0.2%	0.2%
Construction	5.7%	6.6%	5.8%	5.4%	6.0%	5.9%	5.7%	5.5%	5.3%	5.1%
Manufacturing	22.5%	20.0%	17.5%	16.8%	14.9%	14.5%	14.1%	13.6%	13.1%	12.5%
Trans, Comm, & Public Utilities	9.3%	8.9%	8.8%	9.4%	9.9%	10.0%	10.0%	10.0%	9.8%	9.6%
Wholesale Trade	8.9%	9.0%	8.9%	8.2%	8.4%	8.4%	8.2%	8.1%	7.9%	7.7%
Retail Trade	10.3%	10.6%	9.2%	9.1%	9.0%	9.0%	8.9%	8.9%	8.8%	8.7%
Finance, Insurance, & Real Estate	5.4%	5.6%	6.4%	6.9%	7.6%	7.7%	7.7%	7.8%	7.8%	7.8%
Services	15.6%	17.4%	22.0%	24.3%	26.8%	27.8%	29.0%	30.4%	32.0%	33.7%
Federal Civilian Government	5.6%	5.1%	4.7%	4.2%	3.4%	3.1%	2.9%	2.7%	2.5%	2.3%
Federal Military Government	3.7%	3.7%	2.7%	2.5%	2.1%	1.9%	1.8%	1.7%	1.6%	1.5%
State & Local Government	11.7%	11.0%	12.0%	11.0%	10.2%	10.1%	10.0%	9.8%	9.6%	9.4%

Source: Woods & Pool Economics, Inc.

Export Sectors

Export sectors are economic activities that account for a greater percentage of the earnings in Morgan County's economy than in the state economy. For example, farming is an export sector for Morgan County. In 2000 farming accounted for 7.1% of earnings in the county while at the state level farming only accounted for 1.0% of the earnings. Other export sectors include, agricultural services, manufacturing, and state and local government. These sectors are expected to remain export economic activities through 2025.

There is also a strong tourism market in Morgan County, and specifically in the City of Madison. Although there are not earnings projections for this industry available and therefore it cannot be formally defined as an export sector, a recent study of a of retail and services in Morgan County conducted by the University of Georgia Small Business Development Center found an "oversupply" of Eating Places, Hotels, and Gift Shops in Morgan relative to similar surrounding counties, "Over/Under Supply Analysis for Morgan County," Susan Paul 2001, University of GA SBDC". This finding may be reflective of the economic benefits the county is receiving from its tourism trade.

Average Weekly Wages

Wages

In 1999, the highest average weekly wage in Morgan County was in the wholesale sector (\$696) followed by finance, insurance, and real estate (FIRE) (\$637), manufacturing (\$584), state government (\$521), and construction (\$471)

(Table 2.7). In comparison, the highest weekly wages in the State of Georgia for 1999 were as follows: wholesale (\$932), FIRE (\$900), TCU (\$895), mining (\$866), and Federal government (\$808) (Table 2.8). Of the three highest average weekly wages in Morgan County, wholesale pays significantly less (-\$236), FIRE pays even less (-\$263), and manufacturing slightly less (-\$100) than State of Georgia average weekly wages for the same industries.

Of the employment sectors in Morgan County providing the most jobs [manufacturing (23.7%), services (20.0%), retail (15.4%), state and local government (11.4%), and farm (7.3%)], manufacturing generally pays among the highest wages in Morgan County. However, this industry sector pays only moderately well at the state level. Services, retail, and local and state government pay among the very lowest weekly wages in both Morgan County and the State of Georgia. Farm/Agriculture (agriculture, fishing & forestry) wage data are not available for Morgan County, so a comparison with state wages cannot be provided.

Table 2.7 Morgan County Average Weekly Wages

Morgan County: Average Weekly Wages											
Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
All Industries	\$327	\$327	\$336	\$356	\$378	\$414	\$418	\$437	\$449	\$468	\$468
Agriculture, Forestry, Fishing	329	NA	353	398	770	827	892	905	NA	647	NA
Mining	NA										
Construction	NA	283	264	285	285	294	309	339	NA	440	471
Manufacturing	NA	383	385	418	445	470	494	506	545	561	584
Transportation, Communication and, Utilities	NA	639	676	662	672	586	510	498	533	568	NA
Wholesale	NA	391	496	571	582	646	628	615	648	738	696
Retail	NA	197	193	211	239	337	334	373	369	394	366
Financial, Insurance, Real Estate	NA	379	366	390	409	437	467	470	498	553	637
Services	NA	219	221	226	246	246	239	272	242	253	257
Federal Government	NA										
State Government	NA	522	521								
Local Government	NA	NA	NA	NA	NA	NA	318	322	349	349	359

Source: U.S. Bureau of Labor Statistics

Table 2.8 Georgia Average Weekly Wages

Georgia: Average Weekly Wages											
Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
All Industries	\$404	\$424	\$444	\$471	\$480	\$488	\$509	\$531	\$562	\$598	\$629
Agriculture, Forestry, Fishing	267	276	285	297	304	312	322	336	347	373	390
Mining	561	589	605	NA	NA	698	734	741	781	832	866
Construction	NA	434	439	451	461	479	508	534	556	590	623
Manufacturing	NA	450	473	503	511	531	555	588	620	656	684
Transportation, Communication and, Utilities	NA	603	635	689	709	720	737	769	805	842	895
Wholesale	NA	603	632	669	695	711	729	762	809	873	932
Retail	NA	236	244	255	260	267	275	286	299	318	335
Financial, Insurance, Real Estate	NA	544	569	627	648	648	693	741	799	872	900

Services	NA	414	439	464	471	475	501	519	551	580	611
Federal Government	NA	543	584	612	651	667	666	701	774	791	808
State Government	NA	451	462	460	471	NA	493	517	533	561	579
Local Government	NA	387	401	401	410	420	440	461	480	506	523

Source: U.S. Bureau of Labor Statistics

2.1.4.0 Personal Income by Type

Income by Type

Table 2.9 divides income earned by Morgan County residents into five types dependent upon its source. Historically, the largest income source in Morgan County has been wages and salaries which constituted 41.1% of the total income in Morgan in 2000. This figure is significantly less than the State average of 61.2% in 2000. Conversely, a larger proportion of income in Morgan is derived from dividend-interest-and rent (21.3%) and transfer payments (14.5%) than in the State of Georgia (16.8% and 11.1% respectively). In the future, Morgan County's shares of income from wages and salary and transfer payments (State and Federal Retirement, etc.) are expected to increase slightly and income derived from dividend-interest-rent are expected to decrease slightly.

Table 2.9 Morgan County Income by Type (%)

Morgan County: Income by Type (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Wages & Salaries	44.7%	44.0%	44.8%	42.9%	41.1%	41.4%	41.6%	41.7%	41.7%	41.7%
Other Labor Income	4.8%	5.3%	5.9%	5.6%	4.4%	4.4%	4.4%	4.3%	4.3%	4.2%
Proprietors Income	9.1%	9.1%	9.9%	9.0%	11.2%	11.1%	11.1%	11.0%	10.9%	10.8%
Dividends, Interest, & Rent	15.2%	19.4%	20.7%	19.2%	21.3%	21.2%	21.2%	21.1%	21.0%	20.9%
Transfer Payments to Persons	14.3%	14.0%	15.1%	16.4%	14.5%	14.7%	15.0%	15.4%	15.8%	16.4%
Less: Social Ins. Contributions	2.6%	3.2%	3.4%	3.5%	3.2%	3.4%	3.5%	3.7%	3.8%	3.9%
Residence Adjustment	14.5%	11.4%	6.9%	10.4%	10.7%	10.6%	10.4%	10.3%	10.1%	10.0%

Source: Woods & Pool Economics, Inc.

Residence Adjustment

Some counties serve as bedroom communities. This means that residents may work in one county but live, pay taxes and spend most of their income in their resident county. The degree to which a county serves as a bedroom community can be measured by a "resident adjustment" to the county personal income. A negative number implies that workers commute into the county to earn income but do not reside there. Growth over time of negative residence adjustment generally implies an eroding tax base and can present a burden for public schools and infrastructure. Similarly, a positive figure implies that residents commute outside of the county for work. In 2000, the residence adjustment for Morgan County was 10.7%. Table 2.10 below shows a comparison of residential adjustments for Morgan and its surrounding counties.

Table 2.10 Residential Adjustment for Morgan and Surrounding Counties

Residential Adjustment for Morgan and Surrounding Counties					
	1980	1990	2000	2010	2020
Clarke County	-30.99%	-29.45%	-27.68%	-27.24%	-25.31%
Putnam County	-6.53%	15.35%	10.38%	10.04%	9.67%
Elbert County	0.68%	2.76%	3.62%	3.51%	3.40%
Greene County	8.31%	3.45%	2.47%	2.43%	2.36%
Jasper County	8.39%	22.54%	26.05%	25.11%	24.13%
Barrow County	14.40%	21.93%	26.17%	25.18%	24.26%
Morgan County	14.50%	6.90%	10.70%	10.40%	10.10%
Jackson County	24.79%	18.86%	14.65%	14.16%	13.64%
Walton County	26.45%	33.61%	32.58%	31.09%	29.71%
Newton County	29.03%	19.40%	24.30%	23.31%	22.53%
Madison County	49.67%	46.96%	44.01%	43.42%	43.77%
Oglethorpe County	50.46%	40.91%	39.43%	38.32%	37.05%
Oconee County	54.76%	49.42%	45.88%	45.67%	45.80%

2.1.5.0 Major Economic Activities

Major Activities/Developments

Stanton Springs Industrial Park

The Stanton Springs Industrial Park, a large and ambitious new development, promises to impact Morgan County in the mid-to long-term future. Jasper, Morgan, Newton, and Walton counties have collaborated to create a Joint Development Authority (JDA) for the purpose of creating a major employment center on the I-20 east corridor. The JDA has acquired a 1528-acre site at Exit 101 on I-20 straddling the adjoining borders of Morgan, Newton, and Walton and has created a formula for sharing property tax revenue from the project regardless of which county holds a particular building site. On build-out, the Stanton Springs project will contain up to 10 million square feet of developed space. While the development is primarily targeted towards technology-oriented firms, the site will likely contain a mix of light manufacturing, research and development, and office space. It is estimated that approximately 20,000 jobs will be created by this “Four-County Industrial Park” that is a coordinated multi-jurisdictional attempt to create high-end employment opportunities in an area which is fast approaching “bedroom community” status.

Madison Lakes Development

A major new residential development in Morgan County, Madison Lakes is being developed on 1,100 acres immediately south of I-20 on Highway 441. The development will include five villages with a total of 1,468 homes, parks, lakes and streams. The development will also have 10% of the land dedicated to commercial use and future plans for a “Towne Center” with retail services and

golf facilities. The expected time frame for build out of this project is ten to twelve years.

Joint Madison-Morgan Industrial Park

Meetings are underway regarding the organization and formation of a joint industrial park in Morgan County near Madison. Though still in its early stages, the joint industrial park is envisioned as an important tool for recruitment of new industry and business to Morgan County.

Walker Rose Community

In an effort to provide needed moderately-priced housing near downtown Madison, the Madison Downtown Development Authority took the initiative to redevelop a single-family housing community in the historic district. A total of seven new homes were constructed on two acres following historic and traditional neighborhood design standards. The project has been highly successful as all homes sold out quickly, and the project has been recognized by the Georgia Planning Association as an example of outstanding implementation.

Planned Housing Developments

There are many recent or planned additions to the housing stock of Morgan County. Katlin's Landing, completed in 2003, is a residential development of eleven homes on eleven acres of land near the City of Rutledge. Plans have been approved for Old Buckhead Manor, a 124 lot housing development located near the intersection of Old Buckhead Road and Plantation Road. Two additional subdivisions planned for the near future are Whyte Stone, consisting of 119 housing lots and a Weyerhaeuser community of 83 homes located at Sandy Creek Road and Highway 83. An additional community, Fields of Madison, is anticipated off of Route 278.

Downtown Madison Redevelopment Projects

Two mixed-use developments are planned for Downtown Madison. The Madison Markets and Old Icehouse redevelopment projects will include a mix of mercantile shops, restaurants, and loft apartments.

2.1.6.0 Special and Unique Economic Activities

Unique Activities

Heritage Tourism

Heritage Tourism has long been an important part of the economy of Morgan County. The preservation efforts that began in Madison have borne such

magnificent dividends for the community that all other municipalities and the county at large have made efforts to join this economic engine. Tourism has become Madison’s leading economic engine and the supplemental dollars generated from a local hotel/motel tax are instrumental to local economic vitality and community development. For more information related to historic preservation and heritage tourism, please see Chapter 3, Section 2: Historic Resources.

Camp Twin Lakes

Camp Twin Lakes is a growing over-night camp for children with special medical needs and disabilities located south of I-20 between Rutledge and Newborn.

Other Activities

Madison has been designated the #1 Small Town in America by Travel Holiday Magazine. This designation has helped to fuel the tourism market for the city and Morgan County as a whole. Due to its idyllic setting Morgan County is also a designated movie filming location in the state of Georgia and is listed on the Georgia Department of Industry Trade and Tourism web site, www.georgia.org.

Largest Employers

The following table (2.14) provides a list of the ten largest employers in Morgan County as of 2003:

Table 2.14 Morgan County Large Employers

Morgan County Large Employers	
Employer	Employees
Morgan County Board of Education	480
Georgia Pacific Corporation	400
Wellington Leisure Products Inc.	350
Denon Digital Industries	210
Morgan County Board of Commissioners	155
Reynolds Packaging-Alcoa	128
Flambeau Southeast	125
Morgan Memorial Hospital	120
Bard Manufacturing Company	100
Pennington Seed Inc. (Georgia Division)	52

Source: Morgan County Chamber of Commerce

Economic Base Summary

Overall, Morgan County’s economic base today is less reliant on farming and manufacturing and more reliant on services, retail and construction. Finance, Insurance, and Real Estate (FIRE), one of the highest paying professional and skilled category of industry, has been grown but is projected to stay relatively the same through 2025 (Table 2.2).

2.2.0.0 Labor Force

See subtopics

2.2.1.0 Employment by Occupation

Tables 2.15 – 2.26 detail employment by occupation for residents of the state of Georgia, Morgan County, and the municipalities of Bostwick, Buckhead, Madison and Rutledge for the years 1990 and 2000. In 2000, the largest percentage of Morgan County residents were employed in professional and technical specialty (1,117 persons or 15.1%) occupations, followed by clerical and administrative support (15%) and service occupations (11.3%). All three sectors have grown in percentage terms from their 1990 levels. Morgan County is on par with state and national averages in the percentage of the residents employed in clerical and administrative support and slightly behind state and national averages in the percentage of the residents employed in the executive/administrative/managerial, professional/technical specialty, and service occupations sectors.

Table 2.15 Georgia Employment by Occupation

Georgia: Employment by Occupation		
Category	1990	2000
TOTAL All Occupations	3,092,057	3,839,756
Executive, Administrative and Managerial (not Farm)	378,984	538,647
Professional and Technical Specialty	383,012	717,312
Technicians & Related Support	110,766	NA
Sales	379,746	446,876
Clerical and Administrative Support	494,823	581,364
Private Household Services	15,882	NA
Protective Services	52,596	NA
Service Occupations (not Protective & Household)	302,084	44,077
Farming, Fishing and Forestry	68,111	24,489
Precision Production, Craft, and Repair	366,819	346,326
Machine Operators, Assemblers & Inspectors	262,930	415,849
Transportation & Material Moving	142,189	254,652
Handlers, Equipment Cleaners, helpers & Laborers	134,115	NA

Source: U.S. Bureau of the Census

Table 2.16 Georgia Employment by Occupation (%)

Georgia: Employment by Occupation (%)		
Category	1990	2000
TOTAL All Occupations	100.0%	100.0%
Executive, Administrative and Managerial (not Farm)	12%	14%
Professional and Technical Specialty	12%	19%
Technicians & Related Support	4%	NA
Sales	12%	12%
Clerical and Administrative Support	16%	15%
Private Household Services	1%	NA
Protective Services	2%	NA
Service Occupations (not Protective & Household)	10%	12%
Farming, Fishing and Forestry	2%	1%
Precision Production, Craft, and Repair	12%	9%
Machine Operators, Assemblers & Inspectors	9%	12%
Transportation & Material Moving	5%	7%
Handlers, Equipment Cleaners, helpers & Laborers	4%	NA

Source: U.S. Bureau of the Census

Table 2.17 Morgan County Employment by Occupation

Morgan County, GA: Employment by Occupation		
Category	1990	2000
TOTAL All Occupations	5,905	7,414
Executive, Administrative and Managerial (not Farm)	476	838
Professional and Technical Specialty	529	1,117
Technicians & Related Support	68	NA
Sales	629	786
Clerical and Administrative Support	797	1,110
Private Household Services	40	NA
Protective Services	122	NA
Service Occupations (not Protective & Household)	471	841
Farming, Fishing and Forestry	428	93
Precision Production, Craft, and Repair	815	881
Machine Operators, Assemblers & Inspectors	788	1,066
Transportation & Material Moving	354	564
Handlers, Equipment Cleaners, helpers & Laborers	388	NA

Source: U.S. Bureau of the Census

Table 2.18 Morgan County Employment by Occupation (%)

Morgan County, GA: Employment by Occupation (%)		
Category	1990	2000
TOTAL All Occupations	100%	100%
Executive, Administrative and Managerial (not Farm)	8%	11%
Professional and Technical Specialty	9%	15%
Technicians & Related Support	1%	NA
Sales	11%	11%
Clerical and Administrative Support	14%	15%
Private Household Services	1%	NA
Protective Services	2%	NA
Service Occupations (not Protective & Household)	8%	11%
Farming, Fishing and Forestry	7%	1%
Precision Production, Craft, and Repair	14%	12%
Machine Operators, Assemblers & Inspectors	13%	14%
Transportation & Material Moving	6%	8%
Handlers, Equipment Cleaners, helpers & Laborers	7%	NA

Source: U.S. Bureau of the Census

City of Bostwick

Between 1990 and 2000 the occupations of residents of Bostwick became more specialized, with large percentage drops in farming, fishing, and forestry, clerical and administrative support, and precision production, craft and repair and gains in executive, administrative and managerial, professional and technical specialty, and machine operator, assemblers, and inspectors. The most notable diversions from the distribution of employment at the state level are the lack of employment in the clerical and administrative support category (6% compared to 15% at the state level), and the concentrations of jobs in the professional and technical specialty (24% compared to 19% for Georgia) and machine operators, assemblers and inspectors (21% compared to 12%), (Tables 2.20 and 2.16).

Table 2.19 Bostwick Employment by Occupation

Bostwick: Employment by Occupation		
Category	1990	2000
TOTAL All Occupations	104	177
Executive, Administrative and Managerial (not Farm)	NA	19
Professional and Technical Specialty	16	42
Technicians & Related Support	2	NA
Sales	9	22
Clerical and Administrative Support	13	11
Private Household Services	-	NA
Protective Services	-	NA
Service Occupations (not Protective & Household)	8	27
Farming, Fishing and Forestry	10	2
Precision Production, Craft, and Repair	9	7
Machine Operators, Assemblers & Inspectors	17	37
Transportation & Material Moving	8	12
Handlers, Equipment Cleaners, helpers & Laborers	12	NA

Source: U.S. Bureau of the Census

Table 2.20 Bostwick Employment by Occupation (%)

Bostwick: Employment by Occupation (%)		
Category	1990	2000
TOTAL All Occupations	100%	100%
Executive, Administrative and Managerial (not Farm)	NA	11%
Professional and Technical Specialty	15%	24%
Technicians & Related Support	2%	NA
Sales	9%	12%
Clerical and Administrative Support	13%	6%
Private Household Services	0%	NA
Protective Services	0%	NA
Service Occupations (not Protective & Household)	8%	15%
Farming, Fishing and Forestry	10%	1%
Precision Production, Craft, and Repair	9%	4%
Machine Operators, Assemblers & Inspectors	16%	21%
Transportation & Material Moving	8%	7%
Handlers, Equipment Cleaners, helpers & Laborers	12%	NA

Source: U.S. Bureau of the Census

Town of Buckhead

With a quarter of its population employed in the executive, administrative, and managerial occupations Buckhead has a much different employment picture than state of Georgia as a whole which reported only 14% of employment in this category for 2000. Buckhead also gained employment in the machine operators, assemblers, and inspectors, service occupations, and transportation and material moving sectors between 1990 and 2000. The sales sector lost employment during this time period falling five percentage points, from 13%, which was in line with the state share of 12% in 1990, to 8% in 2000. The state held steady at 12% for the same time period, (Tables 2.22 and 2.16).

Table 2.21 Buckhead Employment by Occupation

Buckhead Employment by Occupation		
Category	1990	2000
TOTAL All Occupations	60	85
Executive, Administrative and Managerial (not Farm)	NA	21
Professional and Technical Specialty	7	5
Technicians & Related Support	2	NA
Sales	8	7
Clerical and Administrative Support	7	9
Private Household Services	-	NA
Protective Services	2	NA
Service Occupations (not Protective & Household)	4	9
Farming, Fishing and Forestry	8	-
Precision Production, Craft, and Repair	11	7
Machine Operators, Assemblers & Inspectors	5	10
Transportation & Material Moving	4	9
Handlers, Equipment Cleaners, helpers & Laborers	2	NA

Source: U.S. Bureau of the Census

Table 2.22 Buckhead Employment by Occupation (%)

Buckhead: Employment by Occupation(%)		
Category	1990	2000
TOTAL All Occupations	100%	100%
Executive, Administrative and Managerial (not Farm)	NA	25%
Professional and Technical Specialty	12%	6%
Technicians & Related Support	3%	NA
Sales	13%	8%
Clerical and Administrative Support	12%	11%
Private Household Services	0%	NA
Protective Services	3%	NA
Service Occupations (not Protective & Household)	7%	11%
Farming, Fishing and Forestry	13%	0%
Precision Production, Craft, and Repair	18%	8%
Machine Operators, Assemblers & Inspectors	8%	12%
Transportation & Material Moving	7%	11%
Handlers, Equipment Cleaners, helpers & Laborers	3%	NA

Source: U.S. Bureau of the Census

City of Madison

The City of Madison closely mirrors the distribution of resident occupations of the state of Georgia in 2000. The only notable difference is a lower percentage, 5% for Madison vs. 9% for Georgia, (Table 2.24 and 2.16) of occupations in the precision production, draft and repair category. However, Madison's resident occupation distribution shifted greatly from 1990 to 2000; the largest gains were in the executive, administrative, and managerial, professional and technical support, and service occupations sectors. During the same period, Morgan experienced losses in the farming, fishing, and forestry, precision production, craft and repair, and machine operators, assemblers, and inspectors sectors. Like the state of Georgia, the City of Madison is exhibiting a shift away from "blue-collar" jobs.

Table 2.23 Madison Employment by Occupation

Madison: Employment by Occupation		
Category	1990	2000
TOTAL All Occupations	1,420	1,607
Executive, Administrative and Managerial (not Farm)	NA	186
Professional and Technical Specialty	134	249
Technicians & Related Support	9	NA
Sales	169	140
Clerical and Administrative Support	236	245
Private Household Services	21	NA
Protective Services	17	NA
Service Occupations (not Protective & Household)	129	204
Farming, Fishing and Forestry	79	14
Precision Production, Craft, and Repair	208	196
Machine Operators, Assemblers & Inspectors	251	188
Transportation & Material Moving	74	161
Handlers, Equipment Cleaners, helpers & Laborers	93	NA

Source: U.S. Bureau of the Census

Table 2.24 Madison Employment by Occupation (%)

Madison: Employment by Occupation (%)		
Category	1990	2000
TOTAL All Occupations	100%	100%
Executive, Administrative and Managerial (not Farm)	NA	11.5%
Professional and Technical Specialty	9%	15.5%
Technicians & Related Support	1%	NA
Sales	12%	9%
Clerical and Administrative Support	17%	15%
Private Household Services	1%	NA
Protective Services	1%	NA
Service Occupations (not Protective & Household)	9%	13%
Farming, Fishing and Forestry	6%	1%
Precision Production, Craft, and Repair	15%	12%
Machine Operators, Assemblers & Inspectors	18%	12%
Transportation & Material Moving	5%	10%
Handlers, Equipment Cleaners, helpers & Laborers	7%	NA

Source: U.S. Bureau of the Census

City of Rutledge

The City of Rutledge, like Morgan County and the State of Georgia saw a gain in the percentage of its population working in the executive, administrative, and managerial and professional and technical specialty sectors from 1990 – 2000. Rutledge’s share of machine operators, assemblers and inspectors held steady for that time period at 13% which is close to the state’s share of 14%, (Tables 2.26 and 2.16) Although the precision production, craft and repair sector lost two percentage points, from 20% to 18% from 1990 to 2000, the sectors still have a significantly higher representation among residents of Rutledge than at the state level where it was only 11% in 2000.

Table 2.25 Rutledge Employment by Occupation

Rutledge: Employment by Occupation		
Category	1990	2000
TOTAL All Occupations	257	312
Executive, Administrative and Managerial (not Farm)	NA	39
Professional and Technical Specialty	14	45
Technicians & Related Support	1	NA
Sales	24	26
Clerical and Administrative Support	29	39
Private Household Services	-	NA
Protective Services	19	NA
Service Occupations (not Protective & Household)	28	40
Farming, Fishing and Forestry	15	2
Precision Production, Craft, and Repair	51	57
Machine Operators, Assemblers & Inspectors	33	40
Transportation & Material Moving	18	18
Handlers, Equipment Cleaners, helpers & Laborers	25	NA

Source: U.S. Bureau of the Census

Table 2.26 Rutledge Employment by Occupation (%)

Rutledge: Employment by Occupation (%)		
Category	1990	2000
TOTAL All Occupations	100%	100%
Executive, Administrative and Managerial (not Farm)	NA	13%
Professional and Technical Specialty	5%	14%
Technicians & Related Support	0%	NA
Sales	9%	8%
Clerical and Administrative Support	11%	13%
Private Household Services	0%	NA
Protective Services	7%	NA
Service Occupations (not Protective & Household)	11%	13%
Farming, Fishing and Forestry	6%	1%
Precision Production, Craft, and Repair	20%	18%
Machine Operators, Assemblers & Inspectors	13%	13%
Transportation & Material Moving	7%	6%
Handlers, Equipment Cleaners, helpers & Laborers	10%	NA

Source: U.S. Bureau of the Census

2.2.2.0 Employment Status

Between 1990 and 2000, the number of Morgan County men and women participating in the labor force increased by 23.47%, the percentage of people participating in the labor force increased slightly, growing by a little less than 1.5% (Table 2.27). For comparison, the labor force participation in the state and nation declined by 1.82% and 1.63% respectively. Overall, the 2000 percentages of men and women together (66.37%) and men (74.86%), and women (58.82%) separately participating in the work force of Morgan County mirrored that of the state labor force (Table 2.28). However, both Morgan County and the state had a larger percentage of men in the work force and women in the work force than the nation (Table 2.29). Morgan County's participation in the armed forces is lower than state and national percentages. The lack of armed forces personnel in Morgan County can be attributed to the absence of any major military installation in the county.

Table 2.27 Morgan County Labor Force Participation

Morgan County, GA: Labor Force Participation					
Year	1990		2000		90 - 00
Category	#	%	#	%	Change
TOTAL Males and Females	9,748		11,771		
In Labor Force	6,327	64.91%	7,812	66.37%	23.47%
Civilian Labor Force	6,310	64.73%	7,812	66.37%	23.80%
Civilian Employed	5,906	60.59%	7,414	62.99%	25.53%
Civilian Unemployed	404	4.14%	398	3.38%	-1.49%
In Armed Forces	17	0.17%	-	0.00%	-100.00%
Not in Labor Force	3,421	35.09%	3,959	33.63%	15.73%
TOTAL Males	4,627		5,537		
Male In Labor Force	3,444	74.43%	4,145	74.86%	20.35%
Male Civilian Labor Force	3,427	74.07%	4,145	74.86%	20.95%
Male Civilian Employed	3,220	69.59%	3,952	71.37%	22.73%
Male Civilian Unemployed	207	4.47%	193	3.49%	-6.76%
Male In Armed Forces	17	0.37%	-	0.00%	-100.00%
Male Not in Labor Force	1,183	25.57%	1,392	25.14%	17.67%
TOTAL Females	5,121		6,234		
Female In Labor Force	2,883	56.30%	3,667	58.82%	27.19%
Female Civilian Labor Force	2,883	56.30%	3,667	58.82%	27.19%
Female Civilian Employed	2,686	52.45%	3,462	55.53%	28.89%
Female Civilian Unemployed	197	3.85%	205	3.29%	4.06%
Female In Armed Forces	-	0.00%	-	0.00%	
Female Not in Labor Force	2,238	43.70%	2,567	41.18%	14.70%

Table 2.28 Georgia Labor Force Participation

Georgia: Labor Force Participation					
Year	1990		2000		90 - 00
Category	#	%	#	%	Change
TOTAL Males and Females	4,939,774	100.00%	6,250,687	100.00%	
In Labor Force	3,353,372	67.89%	4,129,666	66.07%	23.15%
Civilian Labor Force	3,280,314	66.41%	4,062,808	65.00%	23.85%
Civilian Employed	3,092,374	62.60%	3,839,756	61.43%	24.17%
Civilian Unemployed	187,940	3.80%	223,052	3.57%	18.68%
In Armed Forces	73,058	1.48%	66,858	1.07%	-8.49%
Not in Labor Force	1,586,402	32.11%	2,121,021	33.93%	33.70%
TOTAL Males	2,357,580	100.00%	3,032,442	100.00%	
Male In Labor Force	1,807,053	76.65%	2,217,015	73.11%	22.69%
Male Civilian Labor Force	1,741,609	73.87%	2,159,175	71.20%	23.98%
Male Civilian Employed	1,652,016	70.07%	2,051,523	67.65%	24.18%
Male Civilian Unemployed	89,593	3.80%	107,652	3.55%	20.16%
Male In Armed Forces	65,444	2.78%	57,840	1.91%	-11.62%
Male Not in Labor Force	550,527	23.35%	815,427	26.89%	48.12%
TOTAL Females	2,582,194	100.00%	3,218,245	100.00%	
Female In Labor Force	1,546,319	59.88%	1,912,651	59.43%	23.69%
Female Civilian Labor Force	1,538,705	59.59%	1,903,633	59.15%	23.72%
Female Civilian Employed	1,440,358	55.78%	1,788,233	55.57%	24.15%
Female Civilian Unemployed	98,347	3.81%	115,400	3.59%	17.34%
Female In Armed Forces	7,614	0.29%	9,018	0.28%	18.44%
Female Not in Labor Force	1,035,875	40.12%	1,305,594	40.57%	26.04%

Table 2.29 United States Labor Force Participation

United States: Labor Force Participation					
Year	1990		2000		90 - 00 Change
Category	#	%	#	%	
TOTAL Males and Females	191,293,337		217,168,077		
In Labor Force	124,882,409	65.28%	138,820,935	63.92%	11.16%
Civilian Labor Force	123,176,636	64.39%	137,668,798	63.39%	11.77%
Civilian Employed	115,431,436	60.34%	129,721,512	59.73%	12.38%
Civilian Unemployed	7,745,200	4.05%	7,947,286	3.66%	2.61%
In Armed Forces	1,705,773	0.89%	1,152,137	0.53%	-32.46%
Not in Labor Force	66,410,928	34.72%	78,347,142	36.08%	17.97%
TOTAL Males	91,866,829		104,982,282		
Male In Labor Force	6,841,853	74.48%	74,273,203	70.75%	8.56%
Male Civilian Labor Force	66,897,041	72.82%	73,285,305	69.81%	9.55%
Male Civilian Employed	62,639,048	68.18%	69,091,443	65.81%	10.30%
Male Civilian Unemployed	4,257,993	4.63%	4,193,862	3.99%	-1.51%
Male In Armed Forces	1,520,812	1.66%	987,898	0.94%	-35.04%
Male Not in Labor Force	23,448,976	25.52%	30,709,079	29.25%	30.96%
TOTAL Females	99,426,508		112,185,795		
Female In Labor Force	56,464,556	56.79%	64,547,732	57.54%	14.32%
Female Civilian Labor Force	56,279,595	56.60%	64,383,493	57.39%	14.40%
Female Civilian Employed	52,792,388	53.10%	60,630,069	54.04%	14.85%
Female Civilian Unemployed	3,487,207	3.51%	37,53,424	3.35%	7.63%
Female In Armed Forces	184,961	0.19%	164,239	0.15%	-11.20%
Female Not in Labor Force	42,961,952	43.21%	47,638,063	42.46%	10.88%

City of Bostwick

Between 1990 and 2000, the number of Bostwick's men and women the labor force increased by 51.26% (Table 2.30). This is a much bigger increase than that of the county as a whole. The labor force participation rate of Bostwick residents also increased significantly during this decade, growing by 7.31%. Between 1990 and 2000 the percentage of Bostwick men in the labor force increased by 11.45% resulting in Bostwick having the highest percentage (83.19%) of men in the workforce of any municipality in Morgan County. This percentage is also much higher than the state or county percentages. The percentage of Bostwick women in the workforce (58.11%) is in line with that of the county and state. Bostwick also has lower unemployment than both the county and the state.

Table 2.30 Bostwick Labor Force Participation

Bostwick: Labor Force Participation					
Year	1990		2000		90 - 00
Category	#	%	#	%	Change
TOTAL Males and Females	193		261		
In Labor Force	119	61.66%	180	68.97%	51.26%
Civilian Labor Force	119	61.66%	180	68.97%	51.26%
Civilian Employed	109	56.48%	177	67.82%	62.39%
Civilian Unemployed	10	5.18%	3	1.15%	-70.00%
In Armed Forces	-	0.00%	-	0.00%	
Not in Labor Force	74	38.34%	81	31.03%	9.46%
TOTAL Males	92		113		
Male In Labor Force	66	71.74%	94	83.19%	42.42%
Male Civilian Labor Force	66	71.74%	94	83.19%	42.42%
Male Civilian Employed	60	65.22%	93	82.30%	55.00%
Male Civilian Unemployed	6	6.52%	1	0.88%	-83.33%
Male In Armed Forces	-	0.00%	-	0.00%	
Male Not in Labor Force	26	28.26%	19	16.81%	-26.92%
TOTAL Females	101		148		
Female In Labor Force	53	52.48%	86	58.11%	62.26%
Female Civilian Labor Force	53	52.48%	86	58.11%	62.26%
Female Civilian Employed	49	48.51%	84	56.76%	71.43%
Female Civilian Unemployed	4	3.96%	2	1.35%	-50.00%
Female In Armed Forces	-	0.00%	-	0.00%	
Female Not in Labor Force	48	47.52%	62	41.89%	29.17%

Town of Buckhead

The number of Buckhead men and women participating in the workforce increased 32.84% between 1990 and 2000, however the work force participation rate grew by only 0.5%. Compared to the other cities and the county (Table 2.27, 2.30, 2.31 and 2.32) Buckhead had the lowest percentage of men in the labor force in 2000, 55.22%, a decline of over 10% since 1990. One explanation for this may be that a number of men retired during the decade, this is supported by the fact that the total men in Buckhead did not increase significantly during the decade and unemployment dropped to 0% while the percentage of men not participating in the work force grew by over 10%. The percentage of Buckhead women in the workforce (70.27%) in 2000 is much higher than the county or state rates and the highest of all the municipalities in Morgan County. Buckhead also had the largest percentage of unemployed women of all the county's municipalities in 2000, 5.14%.

Table 2.31 Buckhead Labor Force Participation

Buckhead: Labor Force Participation					
Year	1990		2000		90 - 00
Category	#	%	#	%	Change
TOTAL Males and Females	107		141		
In Labor Force	67	62.62%	89	63.12%	32.84%
Civilian Labor Force	67	62.62%	89	63.12%	32.84%
Civilian Employed	65	60.75%	85	60.28%	30.77%
Civilian Unemployed	2	1.87%	4	2.84%	100.00%
In Armed Forces	-	0.00%	-	0.00%	
Not in Labor Force	40	37.38%	52	36.88%	30.00%
TOTAL Males	53		67		
Male In Labor Force	35	66.04%	37	55.22%	5.71%
Male Civilian Labor Force	35	66.04%	37	55.22%	5.71%
Male Civilian Employed	34	64.15%	37	55.22%	8.82%
Male Civilian Unemployed	1	1.89%	-	0.00%	-100.00%
Male In Armed Forces	-	0.00%	-	0.00%	
Male Not in Labor Force	18	33.96%	30	44.78%	66.67%
TOTAL Females	54		74		
Female In Labor Force	32	59.26%	52	70.27%	62.50%
Female Civilian Labor Force	32	59.26%	52	70.27%	62.50%
Female Civilian Employed	31	57.41%	48	64.86%	54.84%
Female Civilian Unemployed	1	1.85%	4	5.41%	300.00%
Female In Armed Forces	-	0.00%	-	0.00%	
Female Not in Labor Force	22	40.74%	22	29.73%	0.00%

City of Madison

Between 1990 and 2000 Madison had a very small increase in the number and percentage total of resident men and women in the workforce. The number of Madison men in the workforce actually decreased by 8% during the 1990s (Table 2.32) although the percentage of men remained steady around 74%. While the number of Madison men not in the workforce decreased, male unemployment rose to 6.33%, which is higher than the county rate of 3.49% (Table 2.27) and the highest of the cities. In 2000 58.30% of Madison women were in the labor force, this percentage is comparable to the county and the other municipalities, with the exception of Buckhead which had a higher rate.

Table 2.32 Madison Labor Force Participation

Madison: Labor Force Participation					
Year	1990		2000		90 - 00
Category	#	%	#	%	Change
TOTAL Males and Females	2,645		2,686		
In Labor Force	1,702	64.35%	1,745	64.97%	2.53%
Civilian Labor Force	1,692	63.97%	1,745	64.97%	3.13%
Civilian Employed	1,548	58.53%	1,607	59.83%	3.81%
Civilian Unemployed	144	5.44%	138	5.14%	-4.17%
In Armed Forces	10	0.38%	-	0.00%	
Not in Labor Force	943	35.65%	941	35.03%	-0.21%
TOTAL Males	1,225		1,137		
Male In Labor Force	916	74.78%	842	74.05%	-8.08%
Male Civilian Labor Force	906	73.96%	842	74.05%	-7.06%
Male Civilian Employed	836	68.24%	770	67.72%	-7.89%
Male Civilian Unemployed	70	5.71%	72	6.33%	2.86%
Male In Armed Forces	10	0.82%	-	0.00%	
Male Not in Labor Force	309	25.22%	295	25.95%	-4.53%
TOTAL Females	1,420		1,549		
Female In Labor Force	786	55.35%	903	58.30%	14.89%
Female Civilian Labor Force	786	55.35%	903	58.30%	14.89%
Female Civilian Employed	712	50.14%	837	54.03%	17.56%
Female Civilian Unemployed	74	5.21%	66	4.26%	-10.81%
Female In Armed Forces	-	0.00%	-	0.00%	
Female Not in Labor Force	634	44.65%	646	41.70%	1.89%

City of Rutledge

At 59.02% Rutledge had the lowest percentage of resident men and women in the labor force of any of the cities in Morgan County in 2000 (Table 2.33). This percentage is also lower than the county rate of 66.37%. Rutledge has the lowest percentage of women in the workforce in 2000, (53.29%) and the second lowest percentage of men in the workforce (66.12%) after Buckhead. Unemployment among men and women in Rutledge was low, 2.19%, in 2000; relatively unchanged from 1990.

Table 2.33 Rutledge Labor Force Participation

Rutledge: Labor Force Participation					
Year	1990		2000		90 - 00
Category	#	%	#	%	Change
TOTAL Males and Females	444		549		
In Labor Force	292	65.77%	324	59.02%	10.96%
Civilian Labor Force	292	65.77%	324	59.02%	10.96%
Civilian Employed	281	63.29%	312	56.83%	11.03%
Civilian Unemployed	11	2.48%	12	2.19%	9.09%
In Armed Forces	-	0.00%	-	0.00%	
Not in Labor Force	152	34.23%	225	40.98%	48.03%
TOTAL Males	205		245		
Male In Labor Force	162	79.02%	162	66.12%	0.00%
Male Civilian Labor Force	162	79.02%	162	66.12%	0.00%
Male Civilian Employed	157	76.59%	157	64.08%	0.00%
Male Civilian Unemployed	5	2.44%	5	2.04%	0.00%
Male In Armed Forces	-	0.00%	-	0.00%	
Male Not in Labor Force	43	20.98%	83	33.88%	93.02%
TOTAL Females	239		304		
Female In Labor Force	130	54.39%	162	53.29%	24.62%
Female Civilian Labor Force	130	54.39%	162	53.29%	24.62%
Female Civilian Employed	124	51.88%	155	50.99%	25.00%
Female Civilian Unemployed	6	2.51%	7	2.30%	16.67%
Female In Armed Forces	-	0.00%	-	0.00%	
Female Not in Labor Force	109	45.61%	142	46.71%	30.28%

2.2.3.0 Unemployment

Unemployment Status

In 1990, Morgan County had a 7.2% unemployment rate, a rate that was 30% higher than the state average of 5.5% at that time, (Tables 2.34 and 2.35). The unemployment rate for Morgan County fell to 4.1% in 2000, a reduction of 43%, however Morgan County's rate was still higher than the state rate, which was 3.7% in 2000. However, by 2002 Morgan County's unemployment rate had decreased to 3.84%, while the state rate had risen to 4.61%. Further analogous

trends can be seen at the national level where unemployment went from 5.6% in 1990 to 4.0% in 2000, but rose to 5.7% by 2002 (Table 2.36). A possible explanation for the differences in the Morgan rate compared to the state and national rates, is the lower percentage residents in professional and sales occupations which have been hit harder than “blue collar” jobs by recent downturns in the economy. Morgan County’s 2002 unemployment rate was below neighboring Greene (11.8%), Walton (4.1%), Newton (4.9%), and Jasper Counties (4.5%). Only Oconee County and Putnam County had lower unemployment in 2002, with rates of 1.8% and 3.5% respectively, (Table 2.37).

Table 2.34 Morgan County Labor Statistics

Morgan County: Labor Statistics													
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Unemployment Rate	7.20%	6.30%	7.90%	6.60%	5.20%	5.90%	4.40%	4.40%	4.10%	3.80%	4.10%	3.21%	3.84%

Source: Georgia Department of Labor

Table 2.35 Georgia Labor Statistics

Georgia: Labor Statistics													
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Unemployment Rate	5.50%	5.00%	7.00%	5.80%	5.20%	4.90%	4.60%	4.50%	4.20%	4.00%	3.70%	3.99%	4.61%

Source: Georgia Department of Labor

Table 2.36 United States Labor Statistics

United States: Labor Statistics													
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Unemployment Rate	5.60%	6.80%	7.50%	6.90%	6.10%	5.60%	5.40%	4.90%	4.50%	4.20%	4.00%	4.79%	6.59%

Source: U.S. Bureau of Labor Statistics

Table 2.37 Labor Statistics for Surrounding Counties

Greene County: Labor Statistics													
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Unemployment Rate	6.90%	7.60%	10.20%	10.80%	8.60%	8.10%	7.40%	6.40%	6.60%	6.00%	6.10%	8.52%	11.77%
Oconee County: Labor Statistics													
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Unemployment Rate	4.40%	3.20%	4.10%	2.90%	2.30%	1.90%	2.00%	1.90%	1.70%	1.50%	1.40%	1.73%	1.84%
Walton County: Labor Statistics													
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Unemployment Rate	6.90%	5.20%	7.70%	6.20%	4.30%	4.70%	4.10%	4.40%	3.20%	3.30%	3.00%	3.54%	4.10%
Newton County: Labor Statistics													
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Unemployment Rate	7.10%	5.60%	7.60%	5.90%	4.60%	4.40%	4.40%	4.70%	3.90%	3.40%	3.30%	3.53%	4.91%
Jasper County: Labor Statistics													
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Unemployment Rate	6.00%	7.80%	9.00%	7.70%	4.60%	4.70%	6.80%	5.60%	3.90%	3.90%	3.90%	3.97%	4.47%

Putnam County: Labor Statistics													
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Unemployment Rate	3.40%	4.60%	5.10%	4.30%	3.30%	2.90%	4.00%	4.50%	3.50%	3.50%	3.20%	3.28%	3.50%

Source: Georgia Department of Labor, 2001 and 2002 data (first 7 months only) by economag.com

2.2.4.0 Commuting Patterns

While the majority of Morgan County's labor force has historically worked inside the county, this pattern has been steadily eroding over the past two decades (Table 2.11). Although there has been significant growth of the labor force that worked within the county, the growth among those who work in other counties was much greater. This increase may be representative of Morgan County's growth as a suburban bedroom community within the larger metropolitan areas of Atlanta, Athens, Augusta, and Macon.

Table 2.11 Morgan County Commuting Patterns

Morgan County Commuting Patterns					
Category	1990	% of 1990 Total	2000	% of 2000 Total	% Change 1990-2000
Workers	5,697	100.00%	7,251	100.00%	27.28%
Worked in County of Residence	3,814	66.95%	4,570	63.03%	19.82%
Worked outside county of Residence	1,883	33.05%	2,681	36.97%	42.38%

Source: U.S. Bureau of the Census

Morgan County appears to be well situated compared to other counties in its region. While its positive residential adjustment number shows that a portion of the Morgan County population is commuting outside of the county for employment, the percentage is quite moderate compared to other nearby counties. What is notable about the comparison is that nearby Newton County has a higher residential adjustment and is assumed to export more jobs than Morgan County, despite the fact that, Newton is the county attracting the highest percentage of Morgan workers working outside the county (Tables 2.13). The commute flows in and out of Morgan County are shown in Tables 2.12 and 2.13.

Table 2.12 County of Residence for Persons Commuting to Morgan County for Work

County of Residence of Persons Commuting to Morgan County for Work		
Worker County of Residence	# of Persons Commuting to Morgan for Work	% of Total Non-Resident Morgan Workers
Fulton Co. GA	456	11.15%
Putnam Co. GA	414	10.12%
DeKalb Co. GA	409	10.00%
Greene Co. GA	401	9.80%

Gwinnett Co. GA	327	8.00%
Walton Co. GA	256	6.26%
Cobb Co. GA	249	6.09%
Newton Co. GA	206	5.04%
Oconee Co. GA	185	4.52%
Clayton Co. GA	152	3.72%
Clarke Co. GA	124	3.03%
Jasper Co. GA	124	3.03%
Forsyth Co. GA	93	2.27%
Baldwin Co. GA	71	1.74%
Hancock Co. GA	67	1.64%
Rockdale Co. GA	55	1.34%
Henry Co. GA	45	1.10%
Cherokee Co. GA	41	1.00%

* The 34 counties accounting for less than 1% of Morgan Workers have been omitted from list.

Table 2.13 Morgan County Residents Commuting Out of the County for Work

Morgan County Residents Commuting Out of County for Work		
Work Place County	# of Morgan Residents Commuting to County for Work	% of Out-Commuting Morgan Residents
Newton Co. GA	494	18.24%
Clarke Co. GA	417	15.40%
Walton Co. GA	410	15.14%
Rockdale Co. GA	214	7.90%
Putnam Co. GA	191	7.05%
Gwinnett Co. GA	148	5.47%
Fulton Co. GA	143	5.28%
DeKalb Co. GA	142	5.24%
Greene Co. GA	142	5.24%
Jasper Co. GA	62	2.29%
Oconee Co. GA	51	1.88%
Baldwin Co. GA	31	1.14%
Barrow Co. GA	28	1.03%
Jackson Co. GA	28	1.03%
Clayton Co. GA	27	1.00%
Cobb Co. GA	26	0.96%

* The 22 counties accounting for less than 1% of out-commuting Morgan residents have been omitted from list.

2.3.0.0 Economic Development Resources

See Subtopics

2.3.1.0 Economic Development Agencies

Agencies

Madison/Morgan Chamber of Commerce

The Madison-Morgan County Chamber of Commerce (COC) plays a pivotal role in Madison's economic development program. Drawing upon its diverse membership representing local commercial and industrial sectors, the Board of Directors addresses the various needs of a thriving business community and utilizes a full-time President/CEO and five operational divisions. Madison provides substantial funds for the COC's Industrial Development Committee. In addition to the implementation of several state-recognized programs, the COC solicits comment and support from the local business community for economic development ventures, such as the four county Joint Development Authority (creating a regional industrial park), I-20 Special Tax District (provides interstate interchange lighting), and Madison Industrial Park (recruitment of new prospects). The web address is: <http://www.madisonga.org>

Four County Joint Development Authority

Jasper County, Morgan County, Newton County, and Walton County have collaborated to create a Joint Development Authority (JDA) for the purpose of creating a major employment center on the I-20 east corridor. The JDA has acquired a 1528-acre site at Exit 101 on I-20 straddling the adjoining borders of Morgan, Newton, and Walton and has created a formula for sharing property tax revenue from the project regardless of which county holds a particular building site.

Madison Downtown Development Authority

Leadership for the downtown development program is provided by the Downtown Development Authority of Madison (DDA). Established in 1984 and reactivated in 1996, this active volunteer board works to enhance the economic vitality of Downtown Madison - the heart of the community. The DDA is a statutory, dependent authority registered with the Secretary of State and the Department of Community Affairs. Additionally, the board serves as the Economic Restructuring Committee for the Madison Main Street Program (see below). This civic board also works cooperatively with the local non-profit, Downtown Design & Development, Inc. (3-D).

Madison Convention and Visitors Bureau

The very successful community tourism program is guided by the Madison Convention & Visitors Bureau (CVB), operating as a division of the Madison-Morgan Chamber of Commerce. Highly active since 1985, the bureau has a full-time director, a volunteer Advisory Board, and eight active committees. In addition to operating the Madison Welcome Center, the CVB coordinates all regional marketing initiatives and promotes Madison and Morgan County to both national and international visitors. Tourism has become Madison's leading economic engine and the supplemental dollars generated from a local hotel/motel tax are instrumental to local economic vitality and community development.

Madison Main Street Program

Selected in 1984 to be one of the pilot cities for the Georgia Main Street Program, Madison established a special tax district for the central business district. The membership of the Downtown Business Council (DBC) includes every business enterprise and property owner within the district and is guided by the organizational branch, also known as the Main Street Advisory Board (MAB). Within the DBC membership, there are three group associations - Retail, Hospitality, and Professional. Main Street initiatives are devised and implemented by a full-time Main Street Director and three additional branches: promotions (Retail), design (Historic Preservation Committee), and economic restructuring (Downtown Development Authority). The committees organize special projects and activities, such as the Antiques Co-Op and MadisonFest. Main Street stresses cooperative efforts for a strong business core as well as downtown as a community gathering-place for special events.

2.3.2.0 Economic Development Programs or Tools

Programs

Entrepreneurial Academy

Presented by the Madison-Morgan Chamber of Commerce, the Eatonton-Putnam Chamber of Commerce and the Greene County Chamber of Commerce, the Entrepreneurial Academy provides broad-based, fundamental business expertise to both potential and current entrepreneurs. The program provides 18 hours of training in an evening course format covering topics such as financial/legal matters, small business compliance issues, customer service, marketing, promotion, sales and bookkeeping. Local small business owners and experts provide instruction in an organized format.

Georgia Academy for Economic Development

The Georgia Department of Community Affairs oversees the Georgia Academy for Economic Development. The academy is a series of day long courses that provide community and regional leaders and staff with an understanding of the complexities of economic development and the development of the region.

Freeport Tax Exemption

Originally enacted in 1976, Georgia's Freeport law offers manufacturers and distributors an inventory exemption. Morgan County adopted Freeport in referendum vote in June 2003 and plans to use this as an additional means of attracting new industries and maintaining existing industries

2.3.3.0 Education and Training Opportunities

Educational and Training Opportunities

DeKalb Tech

DeKalb Tech is an education institution that provides occupational education for citizens in DeKalb, Newton, Rockdale, and Morgan counties. The school provides occupational degrees, diplomas, technical certificate of credit programs and adult general education designed to assist persons in improving basic academic skills in obtaining a high school equivalency certificate. DeKalb Tech provides career programs in Business Technologies, General Education, Computer Information Systems and Engineering Technologies, Health and Human Services Technologies, Industrial Technologies, and Transportation Technologies. The location nearest to Morgan County is the school's Covington-Newton Campus in Covington, Georgia.

Georgia Military College

The Georgia Military College provides college level courses geared towards associates degree completion at the Morgan County High School.

Gainesville College

In March of 2003 the Board of Truett McConnell College approved the sale of its Watkinsville Campus property to Gainesville College which plans to provide a satellite campus at this site. The development of this campus will expand the post-secondary public educational opportunities for the citizens of Morgan County. The campus site is located 20 miles north of Madison along U.S. 129.

Oxford College

The founding campus of Emory University and now one of its nine schools. This two year private undergraduate institution is located 26 miles west of Madison in Oxford, Georgia. Students who attend Oxford College transition to one of the undergraduate schools at Emory University's Atlanta campus as a junior at the end of their two years at Oxford College.

University of Georgia

The main campus of Georgia's largest public university is located 30 miles north of Madison in Athens, Georgia.

Georgia College and State University

Located 43 miles south east of Madison in Milledgeville, Georgia College and State University is a small, four-year, public liberal arts college.

3.0.0.0 Housing

Introduction

Information on Morgan County's housing base is important in planning for land use and public services. In conjunction with population data, information regarding the number of households can assist in determining the need for many county services such as water, schools, and fire protection. Projections of the total number of future households can help the county prepare for additional housing that is needed to accommodate a growing population.

National trends indicate a decline in the size of the average household. Later marriages, fewer children per family, higher divorce rates and growing elderly populations all contribute to this decline. Information about the size, cost and trends of the housing stock in Morgan County will provide planners with the information needed to predict the amount of services required in the future. This information will also provide a means of assessment to determine the types and amount of housing needed in the future.

3.1.0.0 Housing

See Subtopics

3.1.1.0 Types of Housing

Morgan County

Housing types in Morgan County and its municipalities differentiate between multi-family housing, mobile homes/manufactured housing, single family attached, and single-family detached dwellings. The trends in this category may indicate the preferred type of housing and may be a reflection of the affordability of housing. In total, the 2000 housing stock in Morgan County was comprised of 74.6% single family dwellings, 4.7% multi-family dwellings and 20.7% mobile homes and trailers (Table 5.1). In comparison, the housing stock for the State of Georgia was 67.1% single family, 20.9% multi-family and 12.0% mobile homes and trailers in 2000 (Table 5.2). As these figures indicate, the preferred type of housing in Morgan County is the detached single family residential dwelling. This preference may be reflective of Morgan County's historic rural farmstead development, low population density and its recent growth as a bedroom/second home community. The large percentage of mobile homes and trailers suggests that this type of housing is functioning as an affordable housing option in place of a greater number of multi-family housing units. It should be recognized, that mobile homes and trailers may be appropriate options for low to moderate

income households, especially in the unincorporated area of the county, which has a historic pattern of low density housing.

During the 1990's, unincorporated Morgan County's housing stock became less diversified. Between 1990 and 2000 the percentage share of multi-family dwellings increased by a mere 0.1%, single family detached dwellings increased by 2.8%. The number of manufactured homes decreased by 2.3%. Thus, the county is becoming more reliant on single family developments for housing. Morgan County is more limited in its housing types than either the State of Georgia or the nation as a whole, (Table 5.1 - 5.3), which are less dominated by single family homes (67.1% and 65.9% respectively) and have a greater quantity and variety of multi-family housing.

Table 5.1 Morgan County Housing by Type

Morgan County Housing by Type					
Category	1990	Percent of Total 1990	2000	Percent of Total 2000	% Change 1990-2000
TOTAL Housing Units	4,814	100.0%	6,128	100.0%	27.3%
Single Units (detached)	3,391	70.4%	4,484	73.2%	32.2%
Single Units (attached)	46	1.0%	85	1.4%	84.8%
Double Units	119	2.5%	107	1.7%	-10.1%
3 to 9 Units	86	1.8%	136	2.2%	58.1%
10 to 19 Units	10	0.2%	21	0.3%	110.0%
20 to 49 Units	0	0.0%	16	0.3%	NA
50 or more Units	0	0.0%	9	0.1%	NA
Mobile Home or Trailer	1,105	23.0%	1,270	20.7%	14.9%
All Other	57	1.2%	0	0.0%	-100.0%

Source: U.S. Bureau of the Census

Table 5.2 Georgia Housing by Type

Georgia Housing by Type					
Category	1990	Percent of Total 1990	2000	Percent of Total 2000	% Change 1990-2000
TOTAL Housing Units	2,638,418	100.0%	3,281,737	100.0%	24.4%
Single Units (detached)	1,638,847	62.1%	2,107,317	64.2%	28.6%
Single Units (attached)	73,412	2.8%	94,150	2.9%	28.2%
Double Units	89,368	3.4%	90,370	2.8%	1.1%
3 to 9 Units	276,220	10.5%	305,920	9.3%	10.8%
10 to 19 Units	138,876	5.3%	129,276	3.9%	-6.9%
20 to 49 Units	55,704	2.1%	57,825	1.8%	3.8%
50 or more Units	38,103	1.4%	97,628	3.0%	156.2%
Mobile Home or Trailer	305,055	11.6%	394,938	12.0%	29.5%
All Other	22,833	0.9%	4,313	0.1%	-81.1%

Source: U.S. Bureau of the Census

Table 5.3 United States Housing by Type

United States Housing by Type					
Category	1990	Percent of Total 1990	2000	Percent of Total 2000	% Change 1990-2000
TOTAL Housing Units	102,021,752	100.0%	115,904,641	100.0%	13.6%
Single Units (detached)	60,261,836	59.1%	69,865,957	60.3%	15.9%
Single Units (attached)	5,373,235	5.3%	6,447,453	5.6%	20.0%
Double Units	4,904,645	4.8%	4,995,350	4.3%	1.8%
3 to 9 Units	9,819,483	9.6%	10,909,268	9.4%	11.1%
10 to 19 Units	4,894,415	4.8%	4,636,717	4.0%	-5.3%
20 to 49 Units	3,862,110	3.8%	3,873,383	3.3%	0.3%
50 or more Units	4,388,824	4.3%	6,134,675	5.3%	39.8%
Mobile Home or Trailer	7,398,191	7.3%	8,779,228	7.6%	18.7%
All Other	1,119,014	1.1%	262,610	0.2%	-76.5%

Source: U.S. Bureau of the Census

City of Bostwick

In the last decade Bostwick's housing stock has increased 53.33% overall from 90 to 138 units (Table 5.4). The increase was most noticeable in the single family detached category. Bostwick's only other category, mobile homes and trailers declined by 23.81% during the time period.

Table 5.4 Bostwick Housing by Type

<i>Bostwick Housing by Type</i>					
Category	1990	Percent of Total 1990	2000	Percent of Total 2000	% Change 1990-2000
<i>TOTAL Housing Units</i>	90	100.00%	138	100.00%	53.33%
Single Units (detached)	68	75.56%	122	88.41%	79.41%
Single Units (attached)	0	0.00%	0	0.00%	NA
Double Units	0	0.00%	0	0.00%	NA
3 to 9 Units	0	0.00%	0	0.00%	NA
10 to 19 Units	0	0.00%	0	0.00%	NA
20 to 49 Units	0	0.00%	0	0.00%	NA
50 or more Units	0	0.00%	0	0.00%	NA
Mobile Home or Trailer	21	23.33%	16	11.59%	-23.81%
All Other	1	1.11%	0	0.00%	-100.00%

Source: U.S. Bureau of the Census

Town of Buckhead

Buckhead's housing units increased 48.28% over the last decade from 58 to 86. The majority of this increase was in single family detached units; however, mobile homes and trailers also increased by approximately 22.22% from 18 to 22 units (Table 5.5).

Table 5.5 Buckhead Housing by Type

Buckhead Housing by Type					
Category	1990	Percent of Total 1990	2000	Percent of Total 2000	% Change 1990-2000
<i>TOTAL Housing Units</i>	58	100.00%	86	100.00%	48.28%
Single Units (detached)	40	68.97%	64	74.42%	60.00%
Single Units (attached)	0	0.00%	0	0.00%	NA
Double Units	0	0.00%	0	0.00%	NA
3 to 9 Units	0	0.00%	0	0.00%	NA
10 to 19 Units	0	0.00%	0	0.00%	NA
20 to 49 Units	0	0.00%	0	0.00%	NA
50 or more Units	0	0.00%	0	0.00%	NA
Mobile Home or Trailer	18	31.03%	22	25.58%	22.22%
All Other	0	0.00%	0	0.00%	NA

Source: U.S. Bureau of the Census

City of Madison

The City of Madison grew less rapidly than the county's other municipalities, with an 17.02% increase in housing units during the 1990's (Table 5.6). As elsewhere in the county, more single family homes (attached and detached) were constructed than any other type of housing. Of the 390 new housing units in Madison 282 or 72.31% were single family units. However, there was significant growth in all the multi-family categories which accounted for 13.61% of the total housing in 2000, versus only 7.49% in 1990. Mobile homes were on the decline in Madison during the 1990's. The total number of mobile homes dropped from 268 to 116.

Table 5.6 Madison Housing by Type

<i>Madison Housing by Type</i>					
Category	1990	Percent of Total 1990	2000	Percent of Total 2000	% Change 1990-2000
<i>TOTAL Housing Units</i>	1281	100.00%	1499	100.00%	17.02%
Single Units (detached)	883	68.93%	1135	75.72%	28.54%
Single Units (attached)	14	1.09%	44	2.94%	214.29%
Double Units	53	4.14%	74	4.94%	39.62%
3 to 9 Units	40	3.12%	99	6.60%	147.50%
10 to 19 Units	3	0.23%	10	0.67%	233.33%

20 to 49 Units	0	0.00%	12	0.80%	NA
50 or more Units	0	0.00%	9	0.60%	NA
Mobile Home or Trailer	268	20.92%	116	7.74%	-56.72%
All Other	20	1.56%	0	0.00%	-100.00%

Source: U.S. Bureau of the Census

City of Rutledge

During the last decade Rutledge increased its number of housing units 36.92% from 214 to 293 (Table 5.7). Single family detached and attached homes accounted for the bulk of the growth with an increase of 76 units or a 49.67% increase. There was also slight growth in the number of duplexes, and the 3-9 and 20 – 49 unit categories. Mobile homes and trailers declined by 45.00% during the 1990's.

Table 5.7 Rutledge Housing by Type

Rutledge Housing by Type					
Category	1990	Percent of Total 1990	2000	Percent of Total 2000	% Change 1990-2000
TOTAL Housing Units	214	100.00%	293	100.00%	36.92%
Single Units (detached)	153	71.50%	229	78.16%	49.67%
Single Units (attached)	3	1.40%	4	1.37%	33.33%
Double Units	9	4.21%	21	7.17%	133.33%
3 to 9 Units	7	3.27%	13	4.44%	85.71%
10 to 19 Units	1	0.47%	0	0.00%	-100.00%
20 to 49 Units	0	0.00%	4	1.37%	400.00%
50 or more Units	0	0.00%	0	0.00%	NA
Mobile Home or Trailer	40	18.69%	22	7.51%	-45.00%
All Other	1	0.47%	0	0.00%	-100.00%

Source: U.S. Bureau of the Census

3.1.2.0 Age of Housing

5.2 Age and Condition

Age

According to the recount of structures in the 2000 Census, there has been a 12.4% increase in the number of structures which were built before 1939 in Morgan County (Table 5.8). This is probably a result of corrections and revisions to earlier Cnsus data which may have missed properties or revised construction dates. The trend over the last decade was probably one of decline as it is at the state and national levels, (Table 5.9). Morgan County has lost almost half of its pre-1939, historic properties since the 1970's. However, recently there has been a slackening of this destructive trend. This could be representative of Morgan County's historic preservation and rehabilitation efforts or merely the fact that value of the remaining historic properties is so great that demolition is no longer fiscally viable option. The rate of reduction in pre-1939 structures is very noticeable at the state level (9.1%) and national level,(7.0%). Overall, Morgan

County has a larger percentage of homes built before 1939 than the State of Georgia as a whole.

Table 5.8 Morgan County Houses Built Before 1939

Morgan County Houses Built Before 1939								
1970		1980		1990		2000		Percent Change 1990-2000
Total	Percent	Total	Percent	Total	Percent	Total	Percent	
1,511	50.0%	1,182	30.3%	759	15.8%	853	13.9%	12.4%

Source: U.S. Bureau of the Census

Table 5.9 Georgia and US Houses Built Before 1939

State of Georgia Houses Built Before 1939						
1980		1990		2000		Percent Change 1990-2000
Total	Percent	Total	Percent	Total	Percent	
296,662		212,294	8.0%	192,972	5.9%	-9.1%
United States Houses Built Before 1939						
1980		1990		2000		Percent Change 1990-2000
Total	Percent	Total	Percent	Total	Percent	
NA		18,681,720	18.3%	17,380,053	15.0%	-7.0%

Source: U.S. Bureau of the Census

The four municipalities of Morgan County all have similar upward revisions in the number of pre-1939 houses over the last decade, (Tables 5.10 – 5.13). However, again, this is a statistical anomaly. The overall trend in historic housing stock since 1980 is one of decline in all four towns.

Table 5.10 Bostwick Houses Built Before 1939

Bostwick Houses Built Before 1939						
1980		1990		2000		Percent Change 1990-2000
Total	Percent	Total	Percent	Total	Percent	
53	1.4%	36	0.7%	38	0.6%	5.6%

Source: U.S. Bureau of the Census

Table 5.11 Buckhead Houses Built Before 1939

Buckhead Houses Built Before 1939						
1980		1990		2000		Percent Change 1990-2000
Total	Percent	Total	Percent	Total	Percent	
49	89.1%	8	11.0%	27	31.4%	237.5%

Source: U.S. Bureau of the Census

Table 5.12 Madison Houses Built Before 1939

Madison Houses Built Before 1939						
1980		1990		2000		Percent Change 1990-2000
Total	Percent	Total	Percent	Total	Percent	
423	41.6%	222	16.5%	271	18.1%	22.1%

Source: U.S. Bureau of the Census

Table 5.13 Rutledge Houses Built Before 1939

Rutledge Houses Built Before 1939			
1980	1990	2000	Percent Change 1990-2000

Total	Percent	Total	Percent	Total	Percent	
77	33.3%	59	23.7%	70	23.9%	18.6%

Source: U.S. Bureau of the Census

3.1.3.0 Condition of Housing

Condition

Housing conditions are improving significantly in Morgan County. In the last ten years there has been a 58.1% reduction in the number of houses lacking complete plumbing. In the state as a whole, the absolute number of dwellings without plumbing facilities has actually gone up slightly. However, despite local improvements, Morgan still has a slightly larger percentage of under-equipped homes than the state as a whole. In 2000, 1.09% of Morgan County's total housing stock lacked complete plumbing compared to 0.9% of the housing stock in the State of Georgia. Morgan County is improving overall housing quality along with its increase in housing quantity.

The four municipalities are also doing well in terms of housing conditions. Bostwick and Buckhead both reduced their numbers of housing without plumbing facilities (50% and 42.8% respectively). Madison had plumbing in every home as of 1990 and Rutledge achieved the same by 2000, (Tables 5.14-18).

Table 5.14 Morgan County Housing Conditions

Morgan County Housing Conditions					
	1990		2000		Percent Change 1990-2000
	Total	Percent	Total	Percent	
Complete Plumbing Facilities	4,654	96.68%	6,061	98.91%	30.23%
Lacking Plumbing Facilities	160	3.32%	67	1.09%	-58.13%
State of Georgia Housing Conditions					
	1990		2000		Percent Change 1990-2000
	Total	Percent	Total	Percent	
Complete Plumbing Facilities	2,609,956	98.90%	3,252,197	99.10%	24.60%
Lacking Plumbing Facilities	28,462	1.10%	29,540	0.90%	3.80%
United States Housing Conditions					
	1990		2000		Percent Change 1990-2000
	Total	Percent	Total	Percent	
Complete Plumbing Facilities	101,161,984	98.90%	114,569,474	98.80%	13.30%
Lacking Plumbing Facilities	1,101,696	1.10%	1,335,167	1.20%	21.20%

Source: U.S. Bureau of the Census

Table 5.15 Bostwick Housing Conditions

Bostwick Housing Conditions					
	1990		2000		Percent Change 1990-2000
	Total	Percent	Total	Percent	
<i>Complete Plumbing Facilities</i>	140	98.59%	137	99.28%	-2.14%
<i>Lacking Plumbing Facilities</i>	2	1.41%	1	0.72%	-50.00%

Source: U.S. Bureau of the Census

Table 5.16 Buckhead Housing Conditions

Buckhead Housing Conditions					
	1990		2000		Percent Change 1990-2000
	Total	Percent	Total	Percent	
<i>Complete Plumbing Facilities</i>	62	89.86%	82	95.35%	32.26%
<i>Lacking Plumbing Facilities</i>	7	10.14%	4	4.65%	-42.86%

Source: U.S. Bureau of the Census

Table 5.17 Madison Housing Conditions

Madison Housing Conditions					
	1990		2000		Percent Change 1990-2000
	Total	Percent	Total	Percent	
<i>Complete Plumbing Facilities</i>	1,348	100.00%	1,499	100.00%	11.20%
<i>Lacking Plumbing Facilities</i>	0	0.00%	0	0.00%	NA

Source: U.S. Bureau of the Census

Table 5.18 Rutledge Housing Conditions

Rutledge Housing Conditions					
	1990		2000		Percent Change 1990-2000
	Total	Percent	Total	Percent	
<i>Complete Plumbing Facilities</i>	268	99.63%	293	100.00%	9.33%
<i>Lacking Plumbing Facilities</i>	1	0.37%	0	0.00%	NA

Source: U.S. Bureau of the Census

3.2.0.0 Owners & Renters

See Subtopics

3.2.1.0 Owner & Renter Units

5.3 Owner & Renter Occupancy Characteristics

Morgan County

Between 1990 and 2000, the number of owner occupied housing units in Morgan County grew by 28.28% while the number of renter occupied units increased by 19.75% (Table 5.19). Despite gains in the number of owner occupied housing units, their percent share of total housing units in the county only made a small (0.60%) gain compared to a 3.5% increase in the State of Georgia during the same time period (Tables 5.19-20). The percent share of rental units in Morgan County grew by 1.28% during the 1990's while at the state level it dropped by 1.68% (Tables 5.19 –20).

In 2000 the vacancy rate of housing in Morgan County was 9.30% compared to 8.39% at the State level. Although the 2000 owner vacancy rate in the county (2.07) is comparable to that at the state level (2.24) the renter vacancy rates vary greatly between the two with the state vacancy rate (8.46) being much higher than the county's (3.72).

Despite the increase in multi-family housing stocks throughout Morgan County, owner occupied units have continued their dominance in accounting for 70.41% of occupied units in 2000. This may indicate that the rental market in Morgan County is at a relative disadvantage; when faced with the choice between renting and owning, people are much more likely to own in Morgan County. This may be indicative of the relative affordability (compared to Metro Atlanta averages) of owning a home in Morgan County.

Table 5.19 Morgan County Occupancy Characteristics

Morgan County Occupancy Characteristics						
Category	1990		2000		1990 - 2000	
	Units	% of Total Units	Units	% of Total Units	Change in Units	Change in % of Total
TOTAL Housing Units	4814		6128		27.30%	
Housing Units Owner Occupied	3361	69.82%	4315	70.41%	28.38%	0.60%
Housing Units Renter Occupied	1038	21.56%	1243	20.28%	19.75%	1.28%
Housing Units Vacant	415	8.62%	570	9.30%	37.35%	0.68%

Owner Vacancy Rate	0.91		2.07			
Renter Vacancy Rate	4.77		3.72			
Owner to Renter Ratio of Vacancy	0.60		1.90			

Source: U.S. Bureau of the Census

Table 5.20 Georgia Occupancy Characteristics

Georgia Occupancy Characteristics						
Category	1990		2000		1990 – 2000	
	Units	% of Total Units	Units	% of Total Units	Change in Units	Change in % of Total
<i>TOTAL Housing Units</i>	2638418		3281737		24.38%	
Housing Units Owner Occupied	1536759	58.25%	2029293	61.84%	32.05%	3.59%
Housing Units Renter Occupied	829856	31.45%	977076	29.77%	17.74%	-1.68%
Housing Units Vacant	271803	10.30%	275368	8.39%	1.31%	-1.91%
Owner to Renter Ratio of Vacancy	0.32		0.51			
Owner Vacancy Rate	2.36		2.24			
Renter Vacancy Rate	12.36		8.46			

Source: U.S. Bureau of the Census

City of Bostwick

Like the county as a whole, the number of owner occupied housing units grew faster than rental occupied units in Bostwick in the 1990's (Table 5.21). However, the percent of the total housing market that owner occupied units accounted for during this time period dropped 9.32% while renter occupied units saw a gain of a little over 8% (Table 5.21). Additionally, the 2000 Census reported no vacant rental units in Bostwick while the owner vacancy rate was 3.03 (Table 5.21). This may indicate that there is a need for additional rental housing in Bostwick in the future.

Table 5.21 Bostwick Occupancy Characteristics

Bostwick Occupancy Characteristics						
Category	1990		2000		1990 - 2000	
	Units	% of Total Units	Units	% of Total Units	Change in Units	Change in % of Total
<i>TOTAL Housing Units</i>	90		138		53.33%	
Housing Units Owner Occupied	71	78.89%	96	69.57%	35.21%	-9.32%
Housing Units Renter Occupied	13	14.44%	31	22.46%	138.46%	8.02%
Housing Units Vacant	7	7.78%	11	7.97%	57.14%	0.19%
Owner Vacancy Rate	0		3.03			
Renter Vacancy Rate	17.9		0			
Owner to Renter Ratio of Vacancy	0		NA			

Source: U.S. Bureau of the Census

Town of Buckhead

In opposition to the trends seen across the county, the number of renter occupied housing units increased at a much higher rate (166.67%) than the number of owner occupied units (7.69%) (Table 5.22). This large increase in the number of rental housing units caused a decrease (18.40%) the percentage of the total of the town’s housing market attributed to owner occupied units. However, it should be noted that due to the small number of total housing units in Buckhead increases might appear unduly significant. Buckhead also shows the same situation as Bostwick in terms of owner and renter vacancy rates in 2000 leading to the conclusion that there could be a market for additional rental housing within the town.

Table 5.22 Buckhead Occupancy Characteristics

Buckhead Occupancy Characteristics						
Category	1990		2000		1990 - 2000	
	Units	% of Total Units	Units	% of Total Units	Change in Units	Change in % of Total
<i>TOTAL Households</i>	58		86		48.28%	
Housing Units Owner Occupied	39	67.24%	42	48.84%	7.69%	-18.40%
Housing Units Renter Occupied	9	15.52%	24	27.91%	166.67%	12.39%
Housing Units Vacant	11	18.97%	20	23.26%	81.82%	4.29%
Owner to Renter Ratio of Vacancy	0		NA			
Owner Vacancy Rate	0		6.67			
Renter Vacancy Rate	16.1		0			

Source: U.S. Bureau of the Census

City of Madison

Madison has increased its number of owner occupied units 5.34% from 1990 to 2000, however, renter occupied units grew by 33% during the same time period (Table 5.23). During the 1990s the owner to renter ratio in the city dropped which may indicate that rental units are beginning to account for an increased share of the housing market in the city. However, it should be noted that the 2000 renter vacancy rate (9.49) in Madison is the highest of all the municipalities in the county.

Table 5.23 Madison Occupancy Characteristics

Madison Occupancy Characteristics						
Category	1990		2000		1990 – 2000	
	Units	% of Total Units	Units	% of Total Units	Change in Units	Change in % of Total
<i>TOTAL Housing Units</i>	1281		1499		17.02%	

Housing Units Owner Occupied	865	67.53%	912	60.84%	5.43%	-6.68%
Housing Units Renter Occupied	330	25.76%	439	29.29%	33.03%	3.53%
Housing Units Vacant	86	6.71%	148	9.87%	72.09%	3.16%
Owner to Renter Ratio of Vacancy	0.75		0.59			
Owner Vacancy Rate	2.46		2.88			
Renter Vacancy Rate	12.9		9.49			

Source: U.S. Bureau of the Census

City of Rutledge

Between 1990 and 2000 the amount of renter occupied housing units grew by over 56% compared by only a 23% growth in renter occupied housing units (Table 5.24). Despite the large increase in the number of rental units, owner occupied housing gained a larger percentage of the housing market in Rutledge growing 7.21% during the 1990s compared to a 3.17% growth in the percentage of total housing units that are rentals. However, in 2000 Rutledge reported a lower renter vacancy rate (0) than owner vacancy rate (2.9), which may indicated that there is a market for additional rental housing.

Table 5.24 Rutledge Occupancy Characteristics

Rutledge Occupancy Characteristics						
Category	1990		2000		1990 - 2000	
	Units	% of Total Units	Units	% of Total Units	Change in Units	Change in % of Total
TOTAL Housing Units	214		293		36.92%	
Housing Units Owner Occupied	152	71.03%	187	63.82%	23.03%	7.21%
Housing Units Renter Occupied	48	22.43%	75	25.60%	56.25%	3.17%
Housing Units Vacant	16	7.48%	31	10.58%	93.75%	3.10%
Owner to Renter Ratio of Vacancy	0.6		NA			
Owner Vacancy Rate	1.76		2.09			
Renter Vacancy Rate	6.85		0			

Source: U.S. Bureau of the Census

3.2.2.0 Seasonal Units

Not Available

3.3.0.0 Cost of Housing

See Subtopics

3.3.1.0 Cost of Housing

5.4 Housing Costs

Morgan County

In 2000, the median value for homes in Morgan County was \$99,700 (Table 5.25). This figure is approximately \$1,000 less than the median value for houses in Georgia. Historically, the owner median property values in Morgan County have been lower than the State of Georgia. However, between 1990-2000, the owner median property value in Morgan County increased at almost double the rate of the State of Georgia over the same period. In contrast with this trend in median home value, the median rent for Morgan County is significantly lower than the State of Georgia median rent. In 2000, the typical Morgan median rent was \$345 compared to \$613 for the state. This is a continuation of trends that existed before 1990 where Morgan County was consistently lower in median rents than the state. Overall, median rents are increased less rapidly than median owner property values (39.7% to 81.4%) over the last decade in Morgan County. This is the reverse of the situation at the state level over the last ten years where rent increases have been more than owner property value increases (67.9% to 41.1%). The inflation in owner property values is much more pronounced in the Morgan market indicating increases in real estate market pressures on Morgan County over the 1990's.

Table 5.25 Morgan County Housing Costs

Morgan County Housing Costs				
Category	1980	1990	2000	% Change 1990-2000
<i>Owner Median Property Value</i>	\$29,300	\$54,976	\$99,700	81.4%
<i>25th Percentile Value</i>	NA	\$34,999	\$66,700	90.6%
<i>75th Percentile Value</i>	NA	\$124,999	\$165,900	32.7%
<i>Renter Median Rent</i>	\$72	\$247	\$345	39.7%
<i>25th Percentile Value</i>	NA	\$149	\$232	55.7%
<i>75th Percentile Value</i>	NA	\$449	\$458	2.0%

Source: U.S. Bureau of the Census

Table 5.26 Georgia Housing Costs

Georgia Housing Costs			
Category	1990	2000	% Change 1990-2000
<i>Owner Median Property Value</i>	\$71,278	\$100,600	41.1%
<i>25th Percentile Value</i>	\$47,300	\$77,000	62.8%
<i>75th Percentile Value</i>	\$102,100	\$167,400	64.0%
<i>Renter Median Rent</i>	\$365	\$613	67.9%
<i>25th Percentile Value</i>	\$202	\$320	58.4%
<i>75th Percentile Value</i>	\$466	\$692	48.5%

Source: U.S. Bureau of the Census

City of Bostwick

In 2000 the median value for homes in Bostwick was \$85,300 (Table 5.27). This is about \$15,000 less than the state median value. Home values in Bostwick surged 82% over the 1990's in tandem with the surge experienced in the county. Unlike the county however, rents in Bostwick also surged during the last decade growing by 78.7%. This is faster than the State of Georgia's median rent rate of increase during the same period. It is also interesting to note that median rents in Bostwick are approximately \$100 per month, or 30%, more than in the county as a whole (Table 5.25) and in Madison (Table 5.29).

Table 5.27 Bostwick Housing Costs

Bostwick Housing Costs				
Category	1980	1990	2000	% Change 1990-2000
<i>Owner Median Property Value</i>	NA	\$46,873	\$85,300	82.0%
<i>25th Percentile Value</i>	NA	\$39,999	\$70,800	77.0%
<i>75th Percentile Value</i>	NA	\$74,999	\$108,300	44.4%
<i>Renter Median Rent</i>	NA	\$249	\$445	78.7%
<i>25th Percentile Value</i>	NA	\$150	\$383	155.3%
<i>75th Percentile Value</i>	NA	\$349	\$569	63.0%

Source: U.S. Bureau of the Census

Town of Buckhead

The median value for homes in 2000 in Buckhead was \$57,500 (Table 5.28). This is about \$43,000 less than the state median value. Home values in Buckhead rose 17.8% over the 1990's, which was significantly less than the rise experienced in the county as a whole. Unlike the county, however, median rents in Buckhead rose much higher and faster during the last decade, growing by 140.2%. This is almost twice as fast as the rate of increase for State of Georgia's median rent during the same period. Buckhead median rents exceed those in the county (Table 5.25) as a whole as well as Madison (Table 5.29) by over \$200 per month, or approximately 60%.

Table 5.28 Buckhead Housing Costs

Buckhead Housing Costs				
Category	1980	1990	2000	% Change 1990-2000
<i>Owner Median Property Value</i>	NA	\$48,800	\$57,500	17.8%
<i>25th Percentile Value</i>	NA	\$39,999	\$50,000	25.0%
<i>75th Percentile Value</i>	NA	\$99,999	\$112,500	12.5%
<i>Renter Median Rent</i>	NA	\$224	\$538	140.2%
<i>25th Percentile Value</i>	NA	\$149	\$317	112.8%
<i>75th Percentile Value</i>	NA	\$350	\$575	64.3%

Source: U.S. Bureau of the Census

City of Madison

The median value for homes in 2000 in Madison was \$ 124,100 (Table 5.29). This is about \$23,000 more than the state median value. Home values in Madison grew 128.3% over the 1990's, a more substantial growth than the 81.4% at the county level. Much like the county, however, rents in Madison also

rose modestly in comparison to home values during the last decade growing by only 32.3%. This is almost 50 percent less than the rate of increase in the State of Georgia's median rent during the same period. Madison median rents are almost identical to those for the county as a whole (Table 5.25).

Table 5.29 Madison Housing Costs

Madison Housing Costs				
Category	1980	1990	2000	% Change 1990-2000
<i>Owner Median Property Value</i>	NA	\$54,364	\$124,100	128.3%
<i>25th Percentile Value</i>	NA	\$34,999	\$57,300	63.7%
<i>75th Percentile Value</i>	NA	\$99,999	\$206,700	106.7%
<i>Renter Median Rent</i>	NA	\$254	\$336	32.3%
<i>25th Percentile Value</i>	NA	\$149	\$212	42.3%
<i>75th Percentile Value</i>	NA	\$275	\$405	47.3%

Source: U.S. Bureau of the Census

City of Rutledge

The 2000 median value for homes in Rutledge was \$101,600 (Table 5.30). This is about \$1,000 more than the state median value. Home values in Rutledge surged 86.1% during the 1990's, a growth rate that is in line with the 81.4% rise in values across the county. Unlike the county however, rents in Rutledge also increased substantially during the last decade growing by 70.8%. This is slightly faster than the State of Georgia's median rent rate of increase during the same period. At \$403 per month, median rents in Rutledge are also greater than in Madison and the county as a whole although less than in Bostwick and Buckhead.

Table 5.30 Rutledge Housing Costs

Rutledge Housing Costs				
Category	1980	1990	2000	% Change 1990-2000
<i>Owner Median Property Value</i>	NA	\$54,586	\$101,600	86.1%
<i>25th Percentile Value</i>	NA	\$40,000	\$67,300	68.3%
<i>75th Percentile Value</i>	NA	\$67,000	\$155,100	131.5%
<i>Renter Median Rent</i>	NA	\$236	\$403	70.8%
<i>25th Percentile Value</i>	NA	\$100	\$138	38.0%
<i>75th Percentile Value</i>	NA	\$275	\$404	46.9%

Source: U.S. Bureau of the Census

Overall, home values in Morgan County and its municipalities are increasing. Although in the county and in some of the municipalities the median property value is less than that at the State level, the values have increased at much higher rates than the median value across the state. The same statement is true for some of the median rents in the county's municipalities. The Town of Buckhead an anomaly to this trend, however, the small amount of housing units (86) in the town may be the cause for the disparate increases in values (median home value rose 17% and median rents rose 140%). In general these trends indicate that Morgan County is beginning to transition from a rural farming

enclave into a more desirable residential area, this is most likely due to the county's unique location centered between four of Georgia's major cities, Atlanta, Macon, Athens, and Augusta, and along a major interstate route (I-20). In the future the metropolitan Atlanta area is expected to continue its outward growth, as are many of the other nearby cities. This growth will presumably continue to impact Morgan County and its municipalities as people may seek out its rural setting and small towns as an alternative to living in the cities or their suburbs. Additionally, despite the rising costs of housing in Morgan County, the costs are still low, which may be another factor attracting people to the area.

3.3.2.0 Cost Burdened

Not Available

3.4.0.0 Housing and Community Characteristics

Not Available

3.4.1.0 Housing and Community Characteristics

Not Available

4.0.0.0 Natural and Cultural Resources

Under Construction

4.1.0.0 Natural Resources

Section One: Natural Resources

Introduction

In order to appropriately protect the county's natural and historic environments and develop sound workable alternatives for future land use in Morgan County and its municipalities, it is important to understand the existing conditions of the physical environment. Identification of existing natural and historic resources helps to determine land, historic sites and structures that should be protected as well as the facilities and programs that will be needed in the future. This chapter presents information on the county's natural systems (soils, slopes, hydrology, wetlands, tree cover, etc.), and historic manmade resources (architecture, towns, and archeological sites). In addition, the chapter includes those goals and policies that are needed in order for the county to realize the vision of protecting the natural and historic environment as well as the quality of life of residents.

4.1.1.0 Public Water Supply Sources

Not Available

4.1.2.0 Water Supply Watersheds

Inventory

All of Morgan County lies within the greater Oconee River watershed. The county is also within the Upper Oconee Basin. The Oconee River only touches the far eastern edge of Morgan County in the form of Lake Oconee.

There are two principal watersheds within Morgan County (Map 3.1). The first, the Apalachee River watershed, includes the bulk of the eastern edge of the county. The second is the Hard Labor Creek watershed. Both of these watersheds are important water-supply watersheds for Morgan County. Other sub-watersheds are Sandy Creek (water supply watershed), Lake Oconee, Sugar Creek, Indian Creek, and Little River.

Assessment

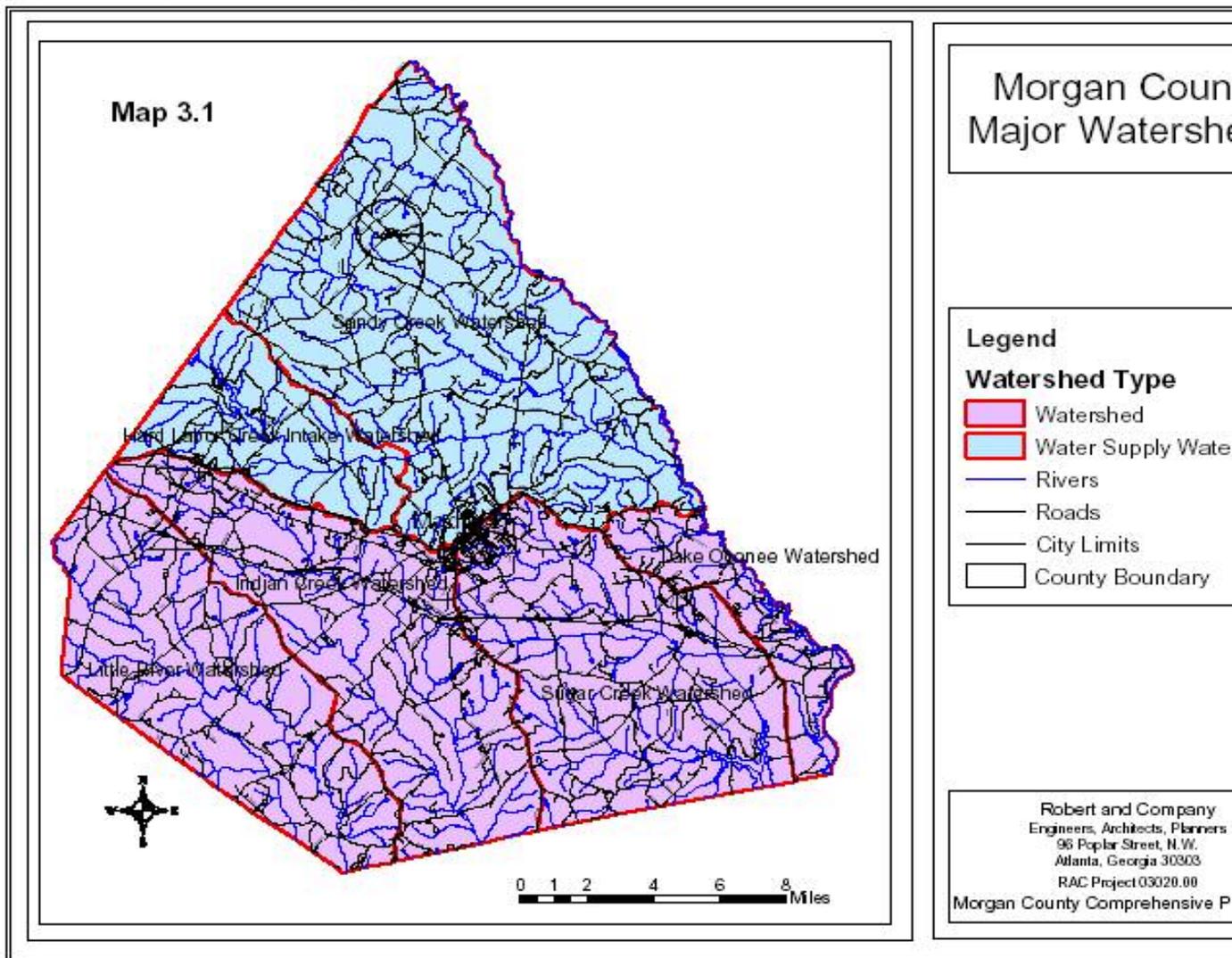
The development of Morgan County proceeded slowly from its incorporation in 1807 through the 1920's. From the 1920's to the 1970's the population of the county was in

decline. Since 1980 the county has experienced increasing rates of growth. The current population of Morgan County is mostly concentrated in the center of the county near the ridgeline that runs from west to east along the historic railroad line connecting Rutledge, Madison, and Buckhead. There is also a clustering of population along the ridge from the Flat Rock community to Bostwick. Thus, in terms of impacts on watersheds, settlement patterns impact almost every possible water basin by being along the ridgelines which drain down hill into all the water features of the county.

In the last ten years, the majority of population growth has been on the periphery of the county three of its four sides. On most of the southern edge of the county there has been no appreciable growth, though the highest percentage of growth has been in the southeast corner of the county, below I-20 and near Lake Oconee. In absolute terms, the majority of the growth has been along the Lake Oconee edge of the county and the western edge closest to Atlanta on I-20. The northeastern edge of the county by the Apalachee River and the far southern edge of the county have also experienced significant growth. The historic core of the county around Madison and Rutledge saw only modest growth, with declines in some of Madison's older neighborhoods. Thus, growth in the last ten years had the potential to impact almost every possible water basin by being widely dispersed throughout the county.

Growth and development within Morgan County's water supply watershed areas pose a potential threat to water quality. In light of the past, recent and projected population growth in Morgan County and municipalities, it is of vital importance that measures be taken to protect water quality from the damaging effects of erosion, sedimentation and pollution. Morgan County and all municipalities must work to enact and enforce regulations to protect and preserve watersheds and water quality.

Map 3.1 Morgan County Major Watersheds



4.1.3.0 Groundwater Recharge Areas

Inventory

Groundwater recharge areas, as defined by state law, are any portion of the earth's surface where water infiltrates into the ground to replenish an aquifer. Probable "significant recharge areas" have been mapped by the Georgia Department of Natural Resources. Mapping of recharge areas is based on outcrop area, lithology, soils type and thickness, slope, density of lithologic contacts, geologic structure, the presence of karst, and potentiometric surfaces. Standards have been promulgated for their protection, based on their level of pollution susceptibility. Significant recharge areas are generally those with thick soils and slopes of less than 8%. The areas have not been mapped at a scale

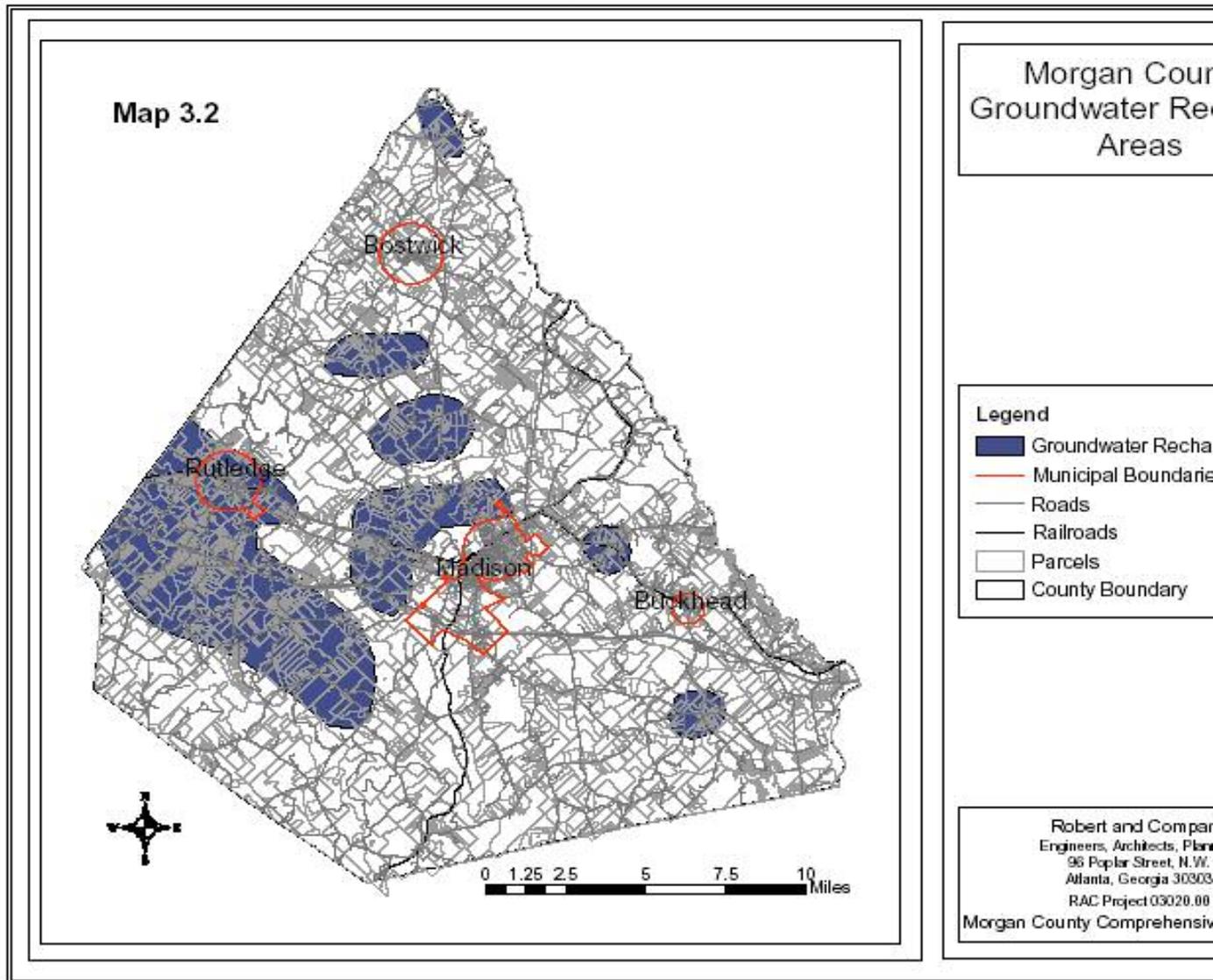
that corresponds to county maps and are therefore difficult to locate with precision.

Recharge areas in Morgan County are located primarily in the unincorporated areas of the county west of Madison (Map 3.2). Rutledge is entirely within a recharge area. Recharge land within the unincorporated area is largely agricultural, including crop and forest land. The recharge area near Madison is largely undeveloped. The recharge area within Rutledge is partially developed. The expectation is that development pressures will continue to increase on recharge areas in the Rutledge and Madison area.

Assessment

It is important that these recharge areas be protected because many residents and businesses of Morgan County depend on wells for drinking water, livestock production and irrigation. If polluting substances seep into the ground in a recharge area, these pollutants may be carried into the aquifer and contaminate the groundwater, making it unsafe to drink. Thus the purpose of recharge protection standards and ordinances is to prevent the contamination of groundwater. Such standards may include limits on waste disposal permits, impervious surface paving areas, storage tanks for toxic liquids, and standards for buildings and overall development. Groundwater recharge guidelines are established by the Department of Natural Resources, and Morgan County and municipalities must work to meet or exceed these standards to protect groundwater quality.

Map 3.2 Morgan County Groundwater Recharge Areas



4.1.4.0 Wetlands

Inventory

Freshwater wetlands are defined as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, under normal circumstances, a prevalence of vegetation typically adapted for life in saturated soil conditions. The ecological parameters for designating wetlands include hydric soils, hydrophytic vegetation, and hydrological conditions that involve a temporary or permanent source of water to cause soil saturation.

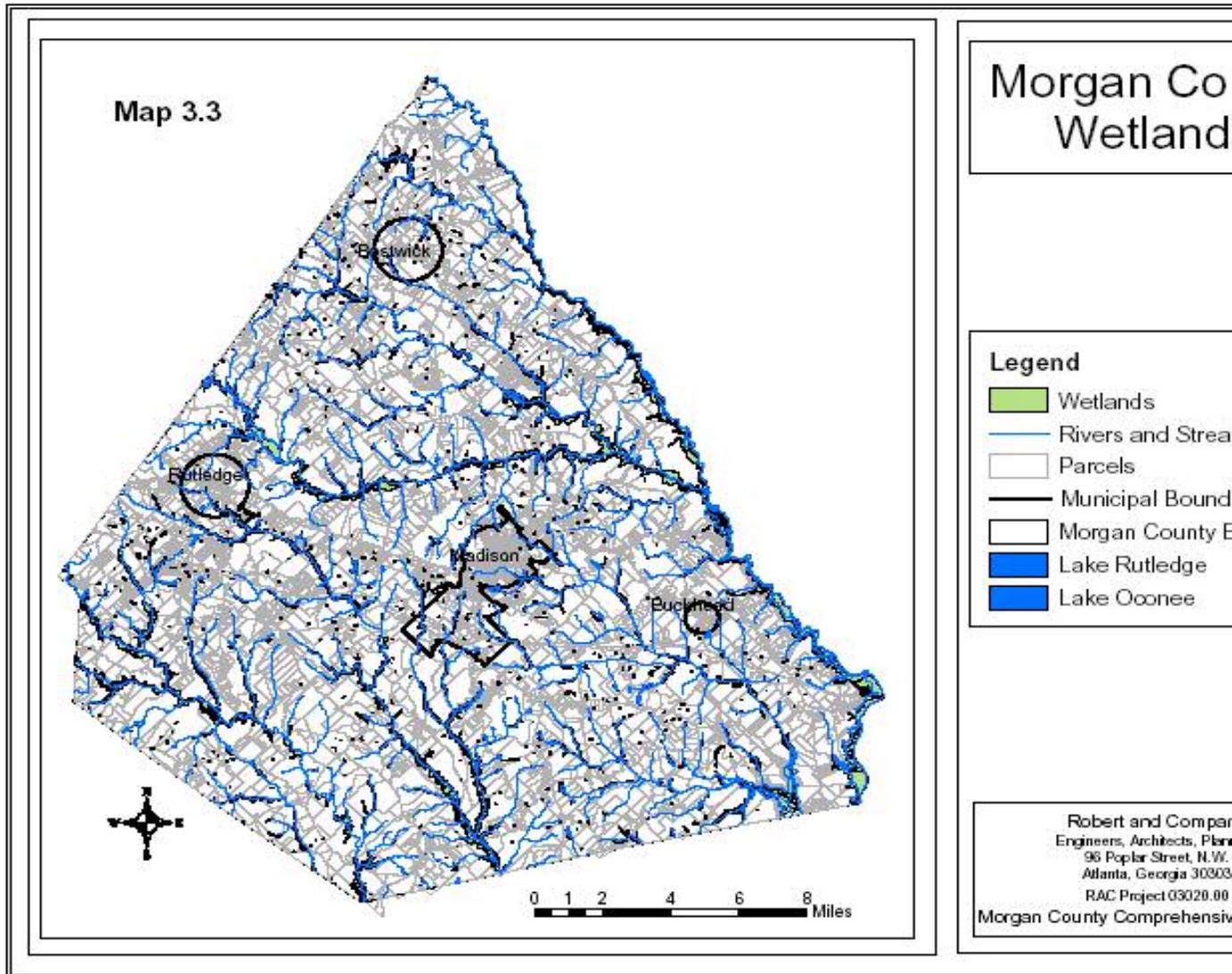
The wetlands in Morgan County have been mapped by the U.S. Fish and Wildlife Service using aerial photography. As one might expect, the majority of wetlands

are located in the bottomlands of the county along all major creeks and rivers. Many of these linear riverbank wetlands stretch for miles and are extensive, interconnected and relatively contiguous. The major wetlands are along Little Creek, Big Indian Creek, Little River, Shoal Creek, Holgers Creek, Pole Ridge Creek, Hunnicut Creek, Rawlings Branch, Rice Creek, Hard Labor Creek, Big Sandy Creek, and the Apalachee River (Map 3.3).

Assessment

Wetlands are important for several reasons. They provide a major habitat for all kinds of wildlife and provide a major natural filtration system which protects the water quality of an area. Their existence is also desirable for the quantity of water storage they provide in times of flood and backup reserves in times of drought. Thus wetlands protect and provide for the human community surrounding them. For these and other reasons, every effort should be made to preserve Morgan County's contiguous system of wetlands to enable these areas to perform their positive functions even more efficiently, effectively, and also to a much greater degree. Wetlands protection ordinances and enforcement of wetlands protection through the development review process must be given a high priority in local policy.

Map 3.3 Morgan County Wetlands



4.1.5.0 Protected Mountains

Not Applicable

4.1.6.0 Protected Rivers

3.4 River Corridors

Inventory

Morgan County is contained within the Oconee River Basin along its upper reaches (Map 3.4). The Apalachee River is the eastern boundary of Morgan County for approximately 34 miles. Lake Oconee is the result of an impoundment on the Oconee River and backs up water along the far southeastern edge of the county.

Apalachee River

The headwaters of the Apalachee River are in Gwinnett County. The river then forms the border between several counties until it joins the Oconee River at Lake Oconee. The river flows primarily through forest and agricultural lands, and there are no incorporated towns in the Apalachee River floodplain, which varies in width from 200-400 feet. The Apalachee River is part of the Regionally Important Resources (RIR) nomination submitted by the Northeast Georgia Regional Development Center to the Georgia Department of Community Affairs (DCA) in 1992, with the Apalachee qualifying as a stream of 3rd order or greater. Development is typically restricted close to 3rd order streams with a minimum protective buffer of 200 feet or the 100-year floodplain, whichever is greater. Successful RIR nominations lead to resource management strategies that include policies to manage, conserve, and protect the site.

Oconee River/Lake Oconee

The Oconee River Basin was established as an RIR in 1993. Its headwaters are in Hall County and its form in Morgan County is a shallow lake made by the creation of the Wallace Dam in 1979. Lake Oconee was created by the Georgia Power Company and covers 19,050 acres with 374 miles of shoreline. Fifty-five miles of shoreline are in Morgan County. Due to its relatively constant level, Lake Oconee is becoming known for fishing and for the subdivisions and resort communities that are appearing on its shores. The Georgia Power Company maintains a 25-foot vegetative buffer around the lake, which is larger in some areas for aesthetic screening. No boathouses are allowed and Georgia Power must permit all marina developments. Morgan County does not have direct jurisdiction over Lake Oconee or its buffers.

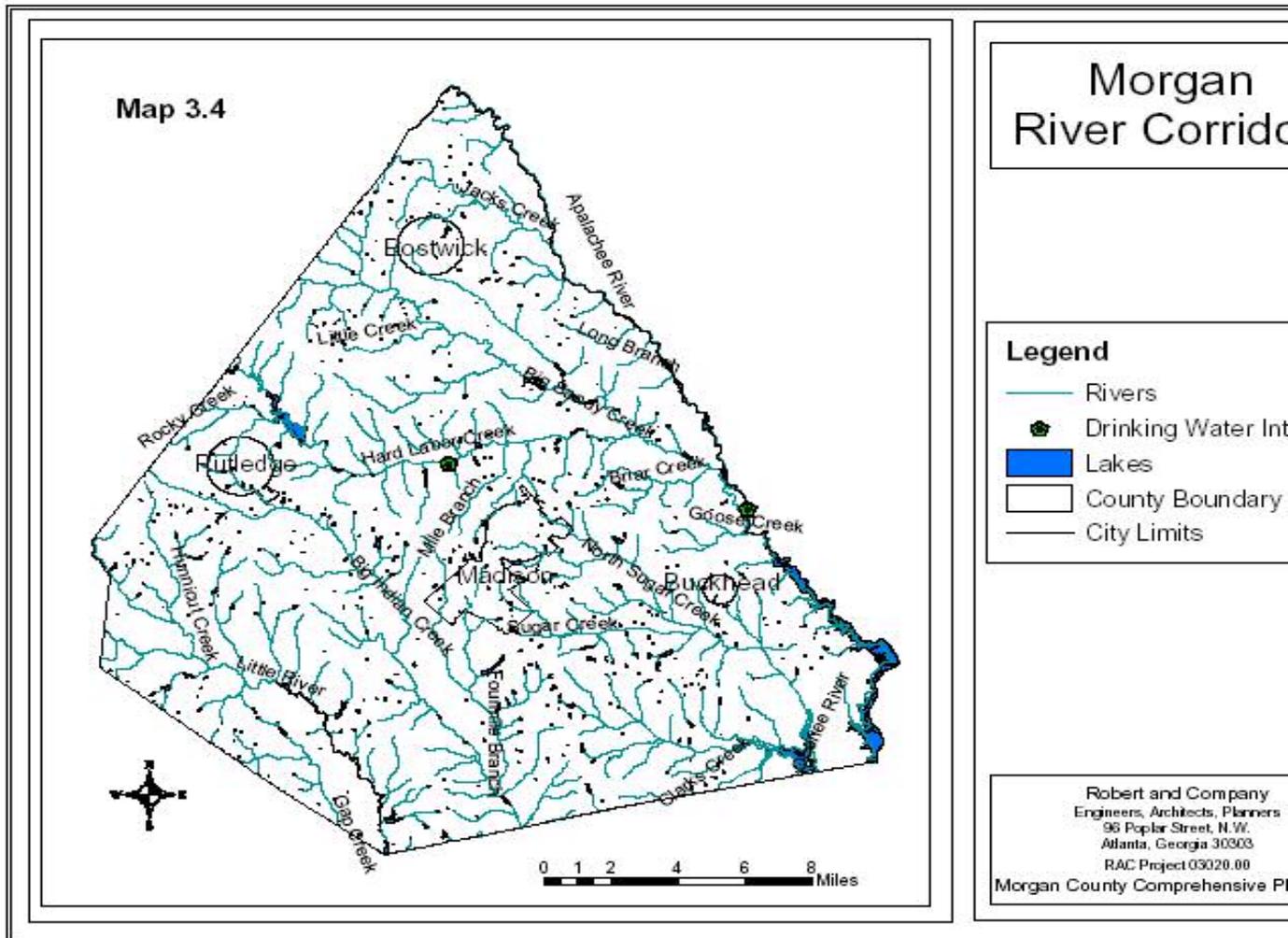
Little River

The Little River is located near the Pennintgon Community in southern Morgan County. The river crosses Georgia Highway 83 about 6 miles south of I-20 and is the water supply for Eatonton, Georgia.

Assessment

A significant amount of development has already occurred in the areas adjacent to Morgan County's major river corridors, and there is a high likelihood of more such development in the future. While Lake Oconee is managed and protected to a significant degree, the Apalachee River corridor may not be sufficiently protected. Morgan County should make efforts to exceed state standards for protection of the Apalachee River corridor, as water from the Apalachee above Lake Oconee is a prime source of drinking water for residents in Morgan County, Madison, Rutledge, Bostwick and Buckhead.

Map 3.4 Morgan County River Corridors



4.1.7.0 Coastal Resources

Not Applicable

4.1.8.0 Flood Plains

3.5 Floodplains

Inventory

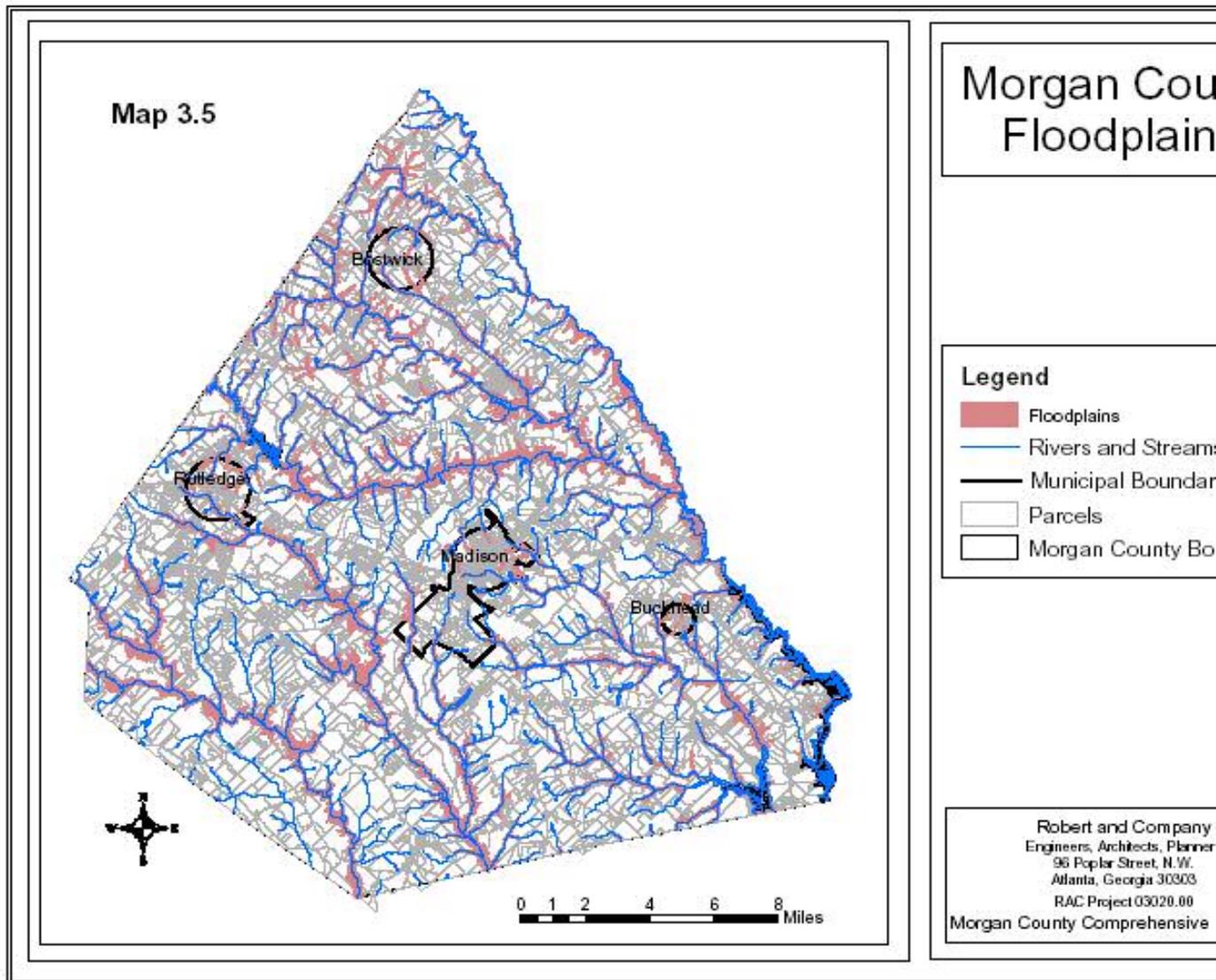
Flood hazard boundary maps have been prepared for Morgan County and the municipal jurisdictions within the county. Floodplain information for the unincorporated county is not yet available in digital format by FEMA. However, the 2002 FEMA floodplain maps for Morgan County have been digitized by Robert and Company for use with the GIS system (Map 3.5). The 100-year flood hazard maps indicate those areas that have a one percent annual chance of a

flood event that will equal or exceed a selected magnitude having significance vis-à-vis floodplain management and insurance rates. Bostwick, Buckhead, Madison and Rutledge have participated in the National Flood Insurance Program since 1975, and the county was recently re-surveyed in February of 2002. To date there have been only scattered reports of flood damage along Hard Labor Creek. Due to the fact that the municipalities are all located along ridgelines, there has been no significant flooding damage to municipalities in recent history.

Assessment

As more land cover is disturbed and as development occurs in lower lands along creeks, the potential for flood damage in Morgan County will increase. Floodplain areas in Morgan County should be protected from development for this reason. Alternate forms of land use such as agriculture, forestry, recreation and greenspace preservation are appropriate for floodplain areas.

Map 3.5 Morgan County Floodplains



4.1.9.0 Soil Types

3.6 Soil Types

Inventory

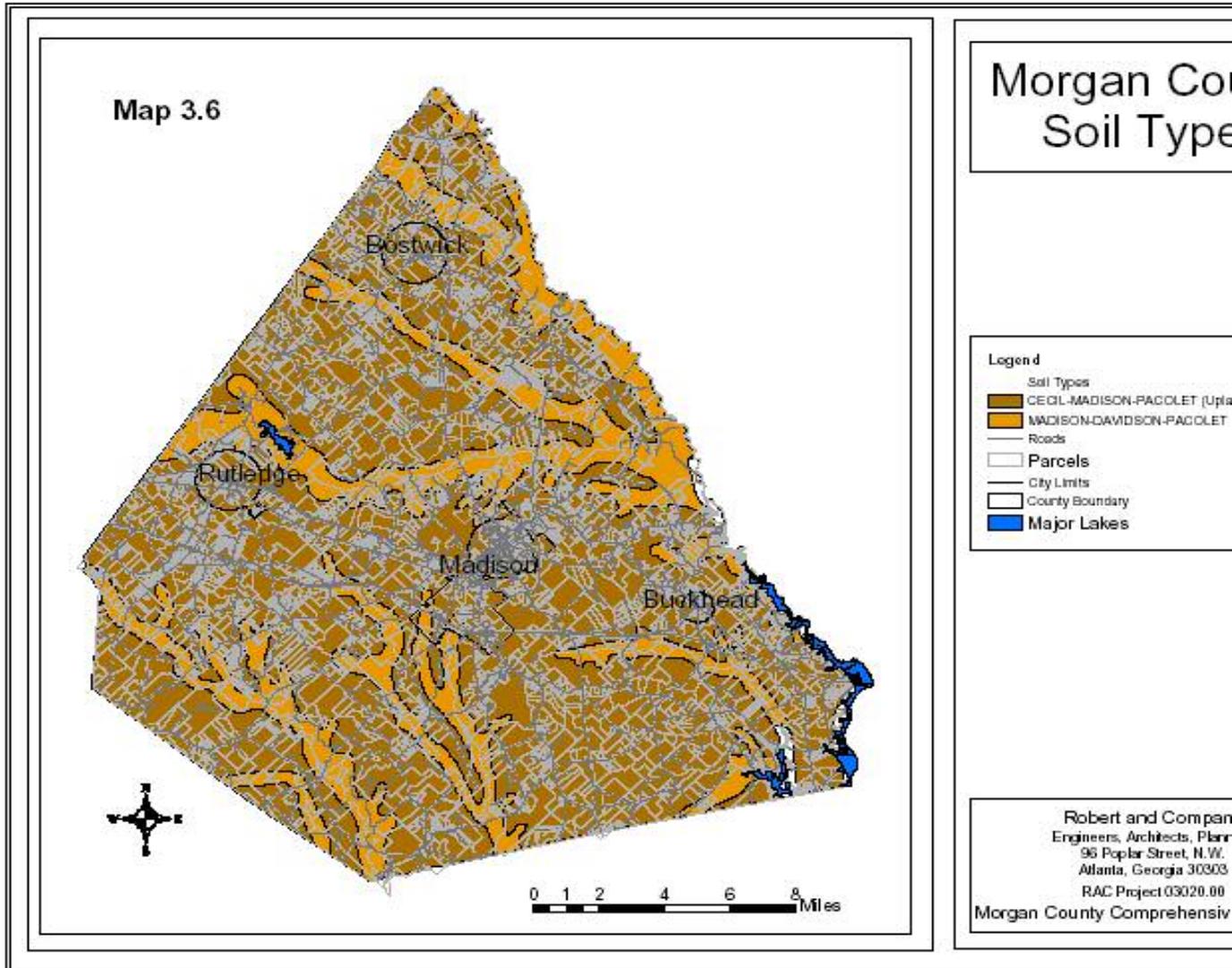
An analysis of county soils reveals information useful in long range planning for land development (Map 3.6). Soils can be categorized by their suitability for development and their suitability for farming. The farmland soils will be examined in the Prime Agriculture Soils section. The most important criteria for planning purposes includes an evaluation of soil suitability for septic tanks and recharge potential as well as identification of soils susceptible to severe erosion.

This latter category is often a function of the topographical slope of the site and will be examined in the next section.

Assessment

Morgan County does not own or operate a countywide wastewater treatment system. Thus, the majority of new development in the county is reliant on wastewater disposal using septic tanks, with a few exceptions. Septic tanks can provide a low cost, environmentally safe solution to wastewater treatment. However, if septic tank-leachfield systems are not properly designed or are installed in unsuitable soils, they can pose serious environmental and health-related concerns. A majority of the county's soils, 66.4%, are suitable for septic tank drain fields. In Morgan County the majority of unsuitable soils are located along the low areas adjacent to rivers, creeks, and streams. These areas are typically found within the 100-year floodplain of major water courses and in alluvial land along smaller streams. Land that is unsuitable for septic tanks is also generally unsuitable for building foundations.

Map 3.6 Morgan County Soil Types



4.1.10.0 Steep Slopes

3.7 Steep Slopes

Inventory

Sloping, non-rocky terrain of more than 25% is considered to have a high risk for severe soils erosion. Morgan County is in the middle part of the Piedmont Province in the gently rolling landscape of the Central Georgia region. The northern and western part of the county is higher and more sloping than the southern and eastern parts (Map 3.7). The highest elevation in the county is 820 feet and the lowest point on Lake Oconee is 426 feet. Although the variation in topography is over 400 feet, the change is so gradual that there are almost no

steep slopes over 25% in the entire county. This means that there are relatively few areas which are too costly to grade or too fragile to develop when the potential for erosion is considered.

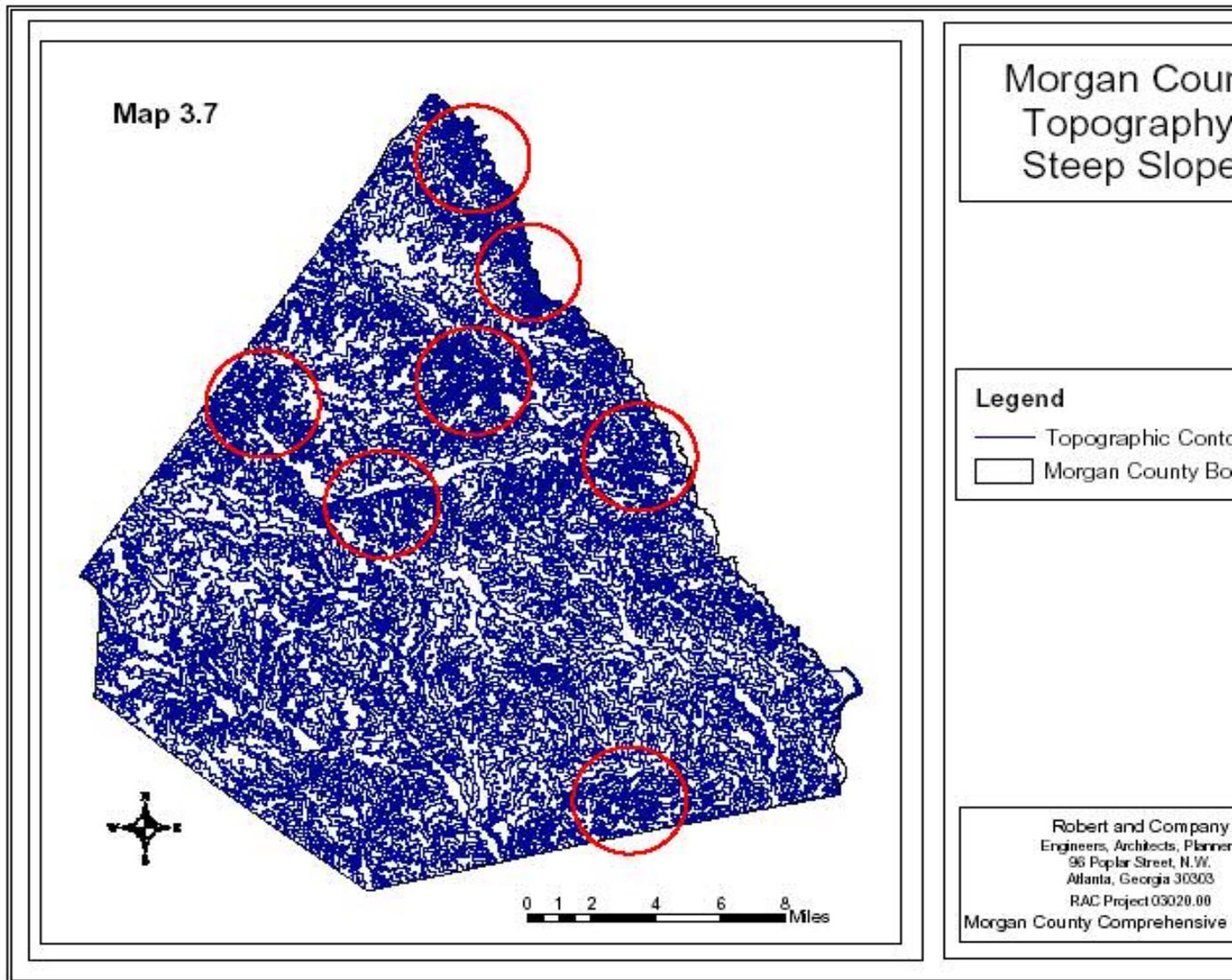
The few areas of potential steep slopes have been generally identified from contour lines on the topographical map of the county to determine where contours bunch together in their closest formations indicating steeper slopes. In looking at the map of potential steep slopes, one can see that they tend to cluster along water features: along the Apalachee River to the north and east, along Sandy Creek and Hard Labor Creek in the center of the county, and along Fourmile Branch to the south.

Assessment

Steep slopes and water features, combined with periodically heavy rainfall, lead to the potential for erosion susceptibility. Erosion susceptibility is of concern in land use planning because of negative impacts of sediment buildup in rivers and lakes, the loss of topsoil and the potential transfer of nonpoint source pollutants. Erosion occurs naturally but can be greatly accelerated by human activity. Other factors can affect erosion rates such as climate and tree cover. By reviewing a tree cover map for Morgan County, one can see that the county has maintained a large percentage of tree cover which, along with other vegetative cover, acts as a break on erosion. The preservation of forested areas in Morgan County is important to preventing erosion, as is the use of best management development practices that include, for example, selective rather than clear cutting for new subdivision development.

Soils susceptible to severe erosion are commonly found in close proximity to the steeply sloping areas of the county but are also widely dispersed. The watersheds in the northern half of the county seem to be at highest risk for erosion damage. These northern watersheds also form the water supply watersheds for the county. Particular attention should be paid to preventing erosion in the northern half of Morgan County.

Map 3.7 Morgan County Topography – Steep Slopes



4.1.11.0 Prime Agricultural and Forest Land

3.8 Prime Agricultural Soils

Inventory

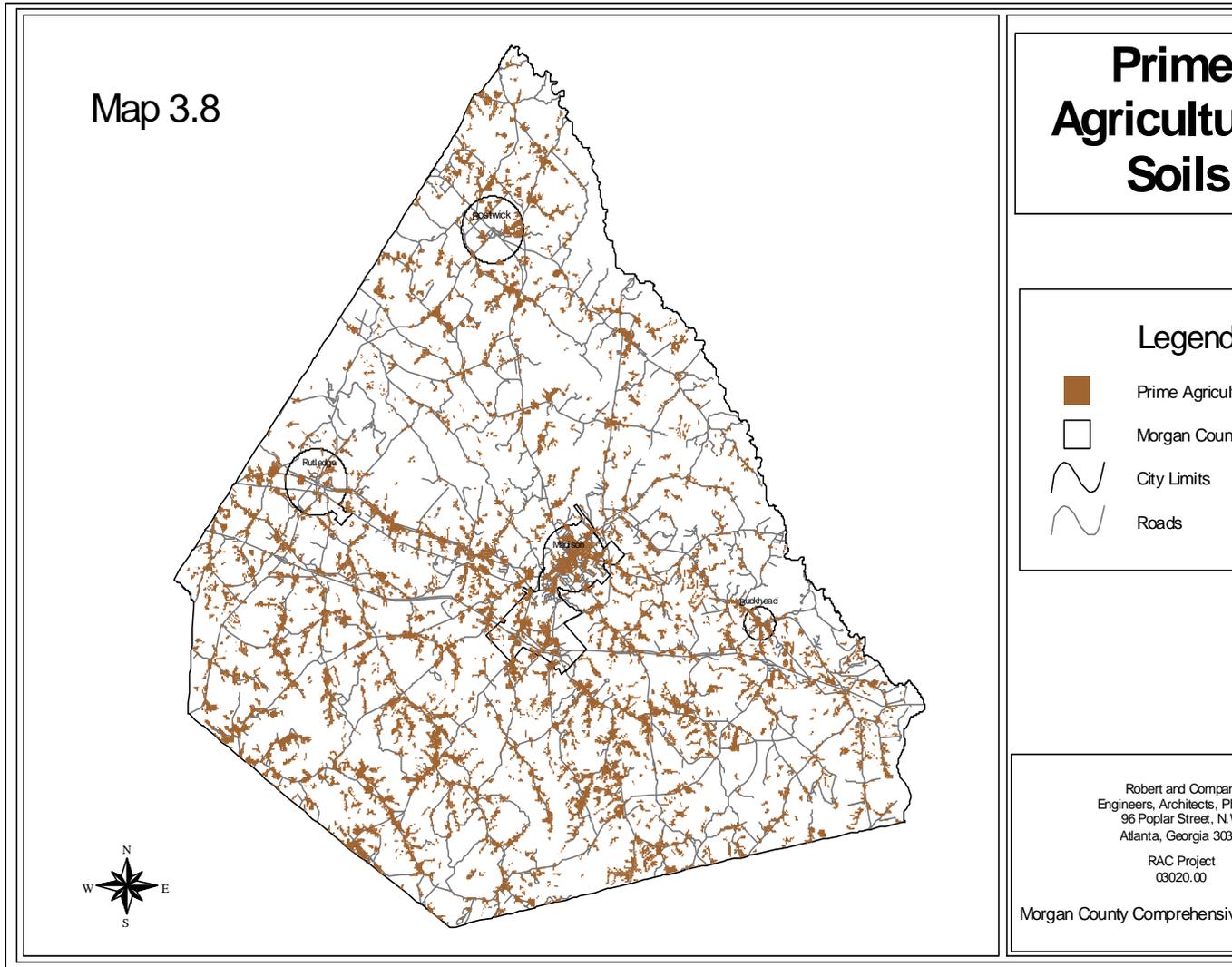
In Georgia, prime farmland soils are those soils best suited for producing food, feed, forage, fiber, and oilseed crops. These soils have the soil quality, growing season, and moisture supply needed to produce sustained good yields of crops. According to the Soil Conservation Service, 22.4% of Morgan County's soils are prime farmland soils (Map 3.8). In terms of the municipalities, 75% of Bostwick soils and 25% of Buckhead soils are prime farmland soils. In Madison and

Rutledge most of the land with prime agriculture soil has been developed, though a significant amount of land in each municipality is still in agricultural production.

Assessment

Prime agricultural soils are a valuable resource that is easily destroyed in a developing environment. While it is impractical for all of these soils to be preserved, efforts should be made to do so where possible. In terms of protection, the prime soils in the unincorporated areas of Morgan County should be a major focus of any conservation efforts in this plan or other county documents and programs.

Map 3.8 Prime Agricultural Soils



4.1.12.0 Plant and Animal Habitats

3.9 Plant & Animal Habitats

Inventory

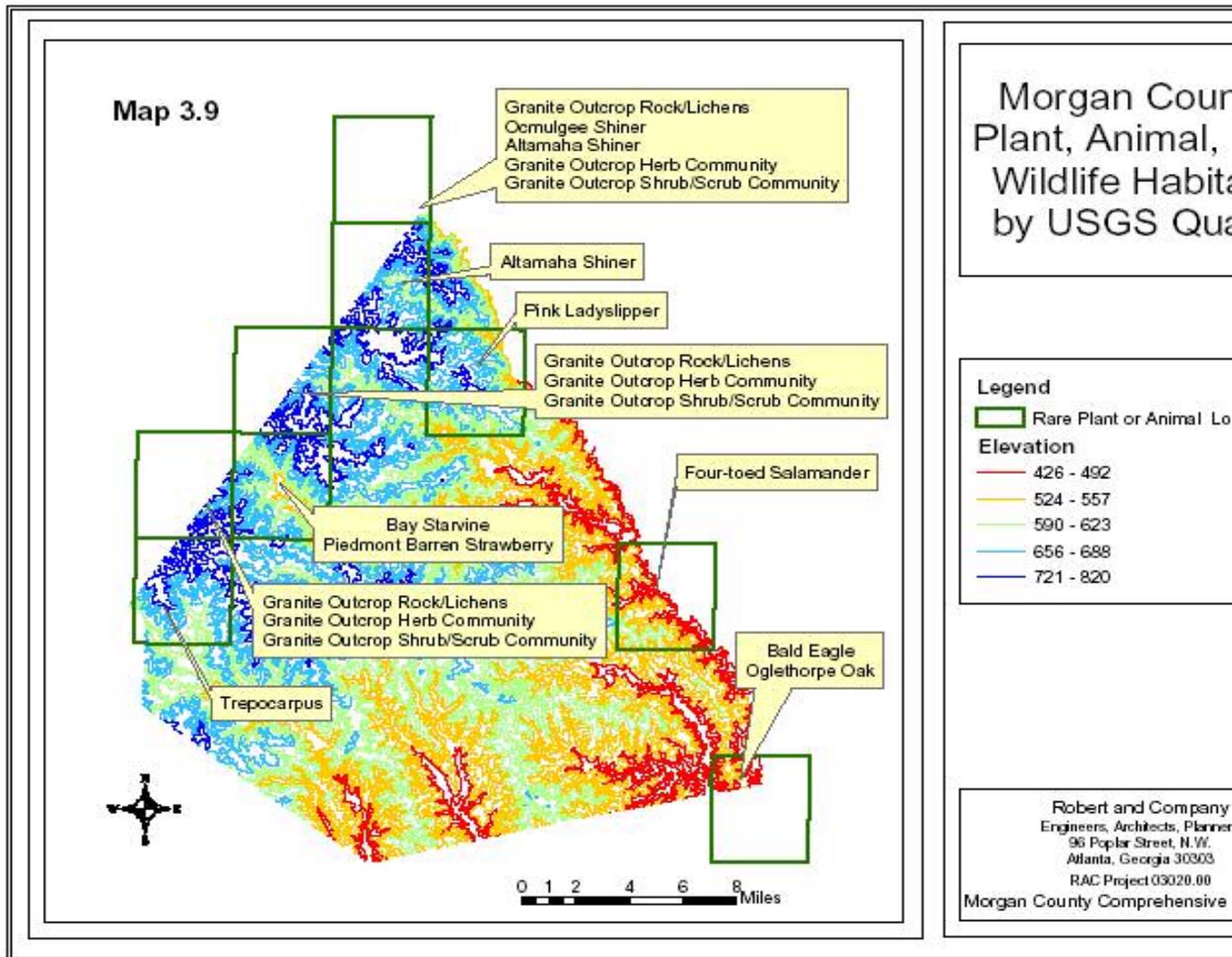
Land use in Morgan County and the resulting demands placed on natural resources such as soils, trees, wetlands, and water is such that a variety of species can find adequate habitats within the county. Familiar species such as deer, swamp rabbit, squirrel, beaver, raccoon, otter, muskrats, songbirds, raptors, woodpeckers, and waterfowl are seen on a regular basis in Morgan County. Trees and vegetation common to the Piedmont Province of Georgia and the Southeastern United States are also common in the county due to its extensive and largely intact vegetative cover.

The Department of Natural Resources, Freshwater Wetlands and Natural Heritage Inventory (FWNHI) section, has compiled a list of rare element (Plant and Animal) occurrences for Morgan County. A rare element occurrence is a “species of concern...considered sufficiently rare or the status unknown so as to warrant the collection of occurrence information.” The information is available on a county-wide basis only. In looking at the map of rare plant animal and wildlife habitats of Morgan County one can see that the majority of occurrences are in the upland topographic sections on the western and northern edges of the county. There are two areas identified as habitats on the eastern edge of the county (Map 3.9). One is on Lake Oconee and the other is on the Apalachee River. The identified plant elements include lichens, herbs and shrubs common to granite outcroppings, the Bay Starvine, the pink Ladyslipper, the Piedmont Barren Strawberry, the Trepocarpus, and the Oglethorpe Oak. The animal elements include the Ocmulgee Shiner, the Altamaha Shiner, the Four-toed Salamander, and the Bald Eagle. The general locations of habitat for these various relatively rare species are shown on Map 3.9.

Assessment

Protection of sensitive plant and animal habitats is generally commensurate with the protection of sensitive environmental features such as wetlands, floodplains and steep slopes, though uplands and other environments not considered “sensitive” also provide important habitat. It is important to place emphasis on protection of all species of plants and animals as the local ecosystem is highly interdependent. Environmentally conscious land use planning and other measures should be employed in Morgan County to protect sensitive plant and animal habitats.

Map 3.9 Morgan County Plant, Animal and Wildlife Habitats by USGS Quads



4.1.13.0 Major Parks, Recreation and Conservation Areas

3.10 Major Recreational Areas

Inventory

Major federal, state, and regional parks and recreation areas are identified because of their significant contribution to the quality of life of the community. They not only provide for recreation but also for the preservation of the natural resources identified in the earlier sections of this chapter. As of 2003 there are three major recreational sites in Morgan County (Map 3.10).

Hard Labor Creek State Park

Hard Labor Creek State Park is one of the largest and most popular state parks in Georgia. It came into being during the Great Depression when the National Park Service acquired 44 individual parcels of land that were joined to form a 5,805 acre Hard Labor Creek Recreation Demonstration Area. The purpose of the site was to demonstrate the reclamation of marginal farmland for recreation. The facilities on site were built by the Civilian Conservation Corps and the Works Progress Administration and currently include an 18-hole golf course, camping areas, rental cottages, stables, hiking trails, and a lake with a swimming area. The Georgia State University observatory is also located in the park.

B.F. Grant and Redlands Wildlife Management Areas

The B.F. Grant Wildlife Management Area (WMA) is located in the very far southern edge of Morgan County, immediately south and east of the Godfrey community. A second WMA, Redlands, is located in the portion of the Oconee National Forest that is in eastern Morgan County, southeast of Buckhead. Both WMAs are managed by the Fish and Game Division of the Department of Natural Resources and are open to the public for camping, hiking, and hunting.

Lake Oconee

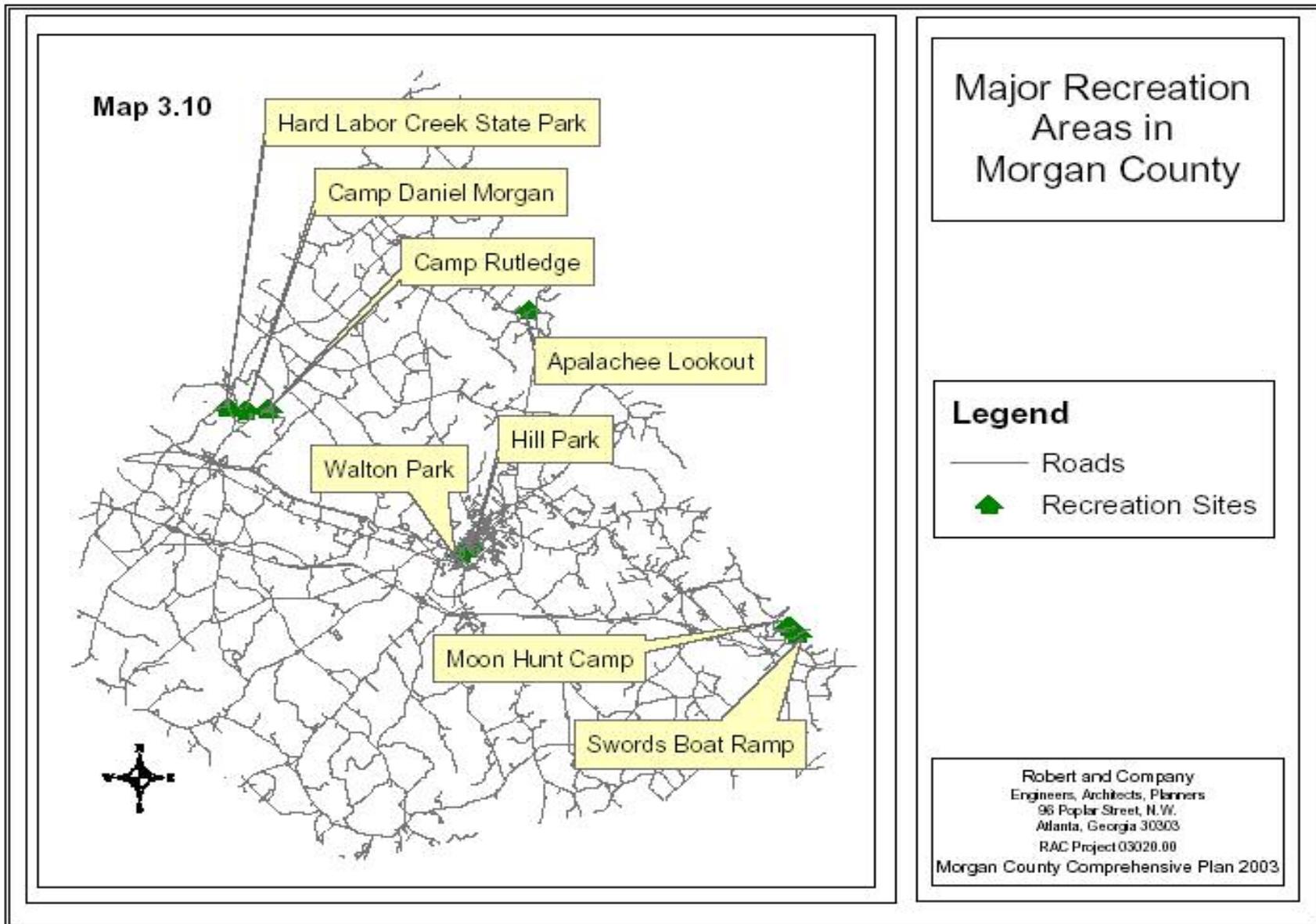
Lake Oconee is a major recreational resource for Morgan County. Public facilities at Swords Crossing includes a community boat ramp, and there are numerous parks and public facilities scattered along the edge of the Lake in adjacent counties.

Other parks and recreation facilities are present in Morgan County and the municipalities which serve the needs of residents. These smaller facilities, primarily for active recreation use, are considered in greater detail in Section 4.7 of the Community Facilities and Services element.

Assessment

Parks and recreation areas in Morgan County significantly contribute to the quality of life for residents. Local government efforts should be made to continue to preserve and enhance these areas as well as to better promote them as a quality of life factor to enhance the potential for attraction of quality economic development.

Map 3.10 Major Recreation Areas in Morgan County



4.1.14.0 Scenic Views and Sites

3.11 Scenic Views and Sites

Inventory

Scenic views and sites have been identified during the process of developing the Morgan County Comprehensive Plan by the Comprehensive Planning Task Force. In addition, a public workshop was conducted as part of developing the Morgan County GreenPrint conservation plan. The GreenPrint workshop sought to identify important natural resources such as scenic views for conservation purposes. Numerous potential scenic corridors were identified and are listed below, also see Map 3.11.

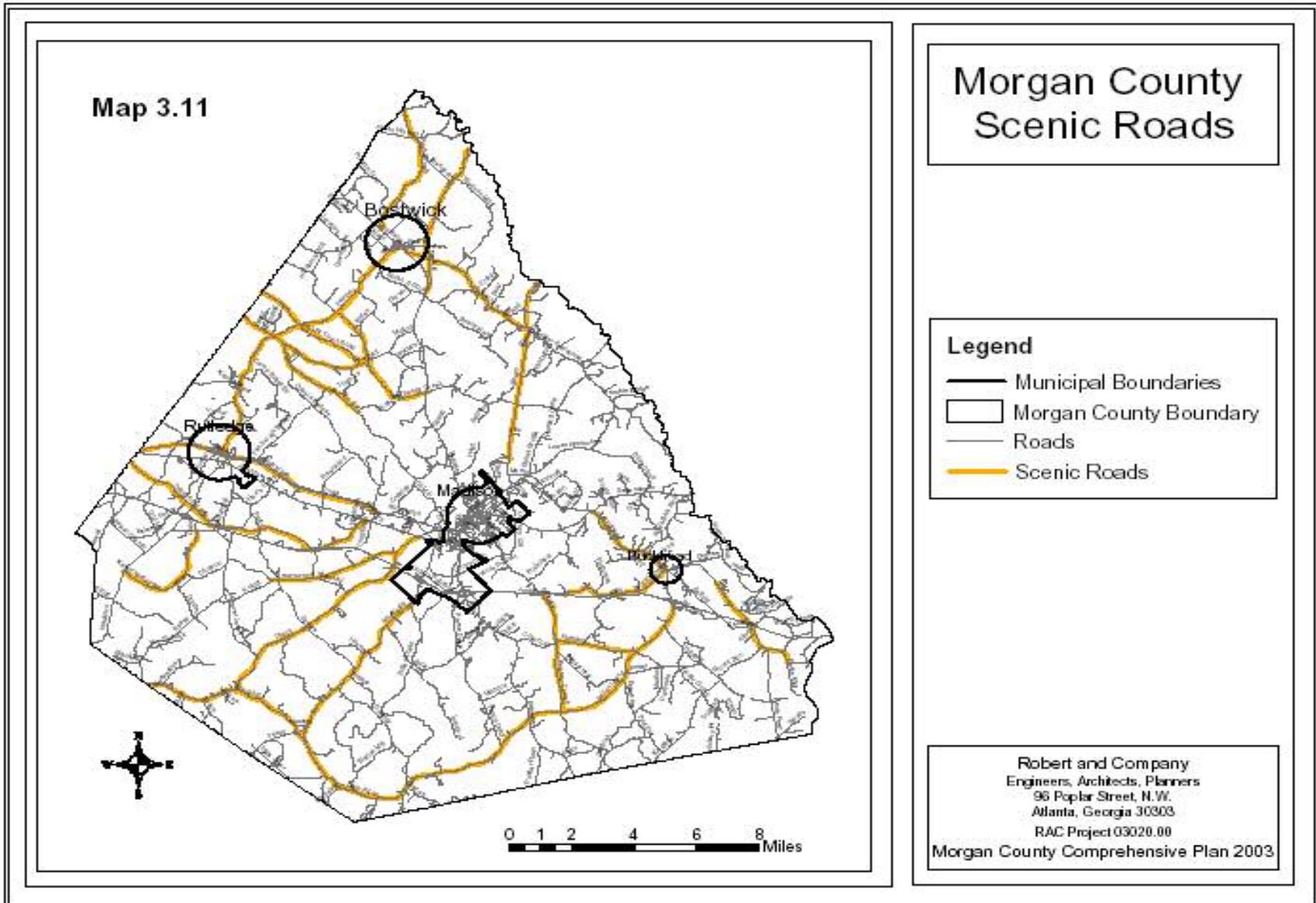
Potential Scenic Corridors

- US 441 corridor
- GA 83 corridor
- US 278
- Apalachee Road between Bostwick and Apalachee
- Aqua Road/Mission Road
- Baldwin Dairy Road
- Bethany Church Road south of Plainview Road to its intersection with Seven Islands Road
- Bethany Rd to its intersection with Seven Island Rd
- Broughton Road
- Brownwood/Knight Roads
- Buckhead Road, south of intersection with US 278 to downtown Buckhead
- Centennial Road
- Clack Road
- Davis Academy Road between the county line and Old Mill Road
- Dixie Highway
- Doster Road to Thomas Road
- Fairplay Road between Sandy Creek Road and Prospect Road
- Hardeman Mill Road
- Hester Town Road
- High Shoals Road between County Line and Bostwick Road
- Keecheefoonee Road
- Little River Road to its intersection with GA 83
- Nathan Store Road
- Newborn Road
- Old Mill Road
- Parks Mills Road east of Buckhead until his intersection with Zion Rd
- Paxson Dairy Road
- Prospect Road to its intersection with Sandy Creek Road
- Seven Island Road

Assessment

Due to the level of access afforded by road corridors, these areas are the most susceptible to unattractive or undesirable development. While industry and commerce is largely dependent on corridors for the shipping and receiving of goods, it is important to also consider the aesthetics of corridors, scenic views, and their contribution to quality of life. Corridor regulations mandating a high level of design sensitivity are already in place in the City of Madison. Morgan County and the municipalities of Bostwick, Buckhead and Rutledge should consider formal recognition of scenic corridors and establishment of an appropriate level of corridor regulations in order to protect the scenic quality of corridors and the views that they offer to residents and visitors.

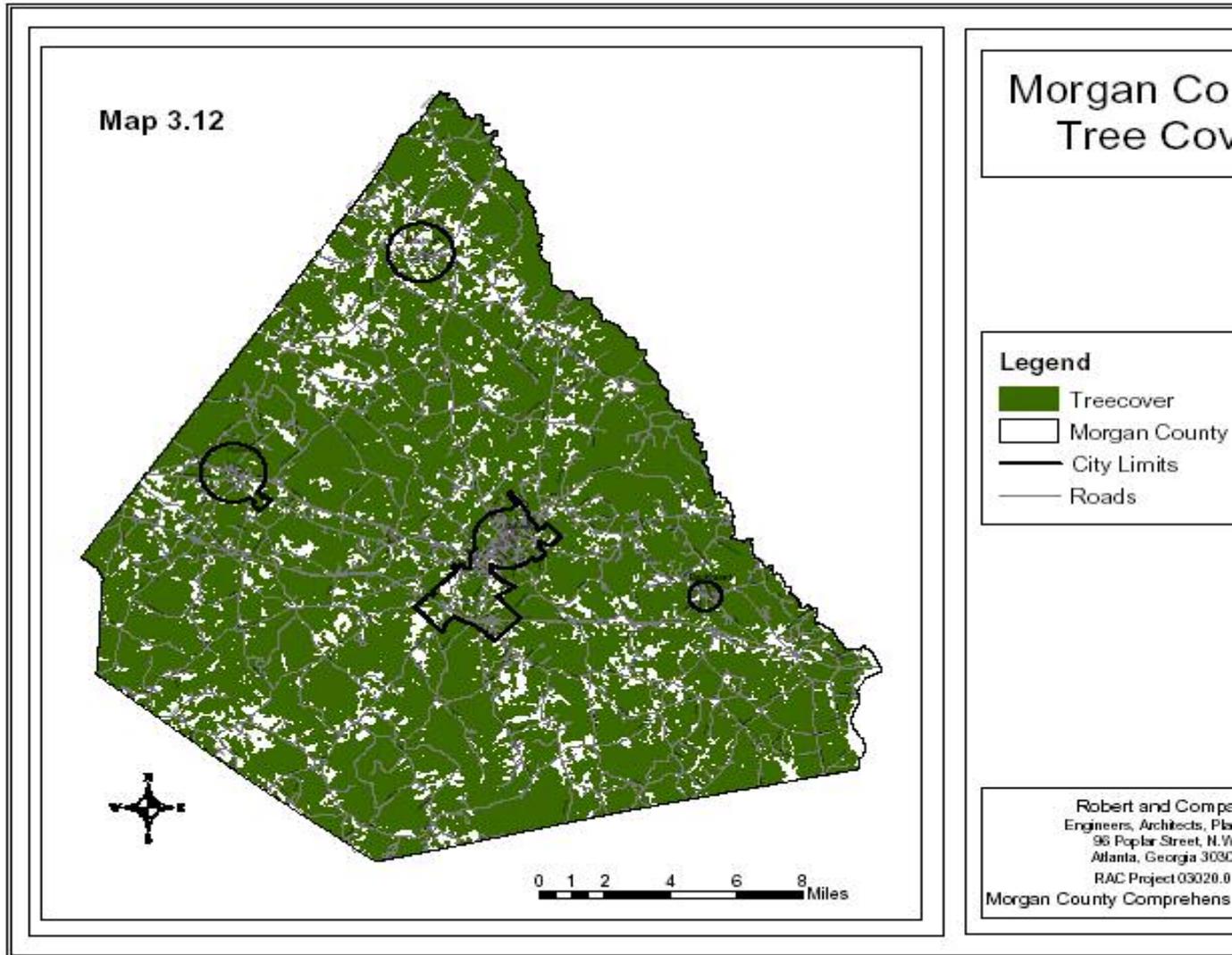
Map 3.11 Morgan County Scenic Roads



3.12 Tree Cover

Due to its rural character and the presence of a number of commercial tree farms Morgan County has a significant level of tree cover, see Map 3.12. In addition to providing a vital economic resource for the county, tree cover enhances the environment and quality of life for county residents and visitors. Throughout the public input processes for the Morgan County Comprehensive and GreenPrint Plans the need for increased preservation and protection of the county's tree cover was noted as a priority.

Map 3.12 Morgan County Tree Cover



4.2.0.0 Cultural Resources

Section Two: Historic Resources

Introduction

Morgan County, Madison, Rutledge, Bostwick, Buckhead and numerous unincorporated Morgan County communities are recognized as places of cultural and historic value to the county, the state, and especially in the case of Madison, the nation. The cultural reality of present day Morgan County is that of a place where the historic development patterns characteristic of the South have been remarkably well preserved in a variety of architecturally distinctive structures,

traditionally designed small towns, viable agricultural establishments, and unspoiled rural landscapes. Morgan County and its municipalities have long recognized the value of their ensemble of historic environments and have turned heritage tourism into a mainstay of the local economy.

The historic nature of Morgan County's physical form provides the context for local residents and visitors to understand the place, its origins, and its development. The City of Madison Historic Preservation Commission, Morgan County Conservancy, Landmarks Society, Historical Society, the Cultural Center, the African-American Museum, and numerous other organizations, families, and individuals have worked and continue to work for the preservation, maintenance, and promotion of Morgan County's historic assets. Documentation of these efforts are found in several studies, surveys, reports, plans and guidelines pertaining to the county's historic and cultural resources. As the extensiveness of these efforts cannot be duplicated in this comprehensive plan, what follows is a general indication of what has already been completed vis-à-vis Morgan County's cultural and historic resources. Additional reference documents and sources of information regarding historic resources in Morgan County are listed at the end of this section.

4.2.1.0 Residential Resources

3.14 Residential Resources

All homes built between 1924 and 1954 have become potentially eligible since the 1974 Morgan County Survey. Thus, many small bungalows, Tudor Revival brick homes, WWII tract housing, and early ranches should now be considered in the survey. Due to the residential boom in the later part of this era, a significant number of significant structures may be found.

4.2.2.0 Commercial Resources

3.15 Commercial Resources

In addition to the downtowns of Madison and Buckhead, Rutledge and Bostwick also have significant and well preserved commercial cores. Additionally, the small unincorporated communities have commercial centers of varying sizes and states of preservation.

4.2.3.0 Industrial Resources

3.16 Industrial Resources

Depots and related structures along railroad tracks are the most visible historic industrial resource candidates in the county. Those in Madison are already partially included in the historic district. Mill sites with adjacent worker housing

and engineered structures such as dams are also found throughout the county and may have historic industrial significance.

4.2.4.0 Institutional Resources

3.17 Institutional Resources

Institutional resources in downtown Madison and Buckhead have already been identified and protected. The other cities are the most likely candidates for possible additions to this category. Documents in the Department of Natural Resources identify the structures in Hard Labor Creek State Park which were built by the CCC during the Great Depression as very good candidates for the National Register, and these structures appear to be in extremely fragile condition. Madison and Buckhead also need to have their institutional listings reviewed and updated as well due to the time elapsed since the 1974 survey.

4.2.5.0 Transportation Resources

Not Available

4.2.6.0 Rural Resources

3.18 Rural Resources (Landscapes, roads, crossings)

Morgan County's history is rooted in agriculture. Many historic farms are still in use, with many involved in the Centennial Farm program. Two centennial farms were identified as of the 1993 Comprehensive Plan, and public input has identified further participation and site registration in this program as desirable. Rural scenes such as the canopy of Fairplay Street in Bostwick had been identified for further consideration in the last plan. Historic crossroads communities and church/cemetery communities are also likely candidates (see map 3.14).

4.2.7.0 Historic, Archaeological and Cultural Resources

3.13 Historic Resources

Historic resources in Morgan County were first surveyed in 1974 by an amateur local historian under contract with the Georgia Department of Natural Resources. This survey documented 229 structures in the county with another 119 inside the City of Madison. Another survey was compiled in 1987 by a history professor from the University of Georgia, but its results have never superceded the original survey. The copies of the 1974 survey in the Atlanta archives of the Georgia DNR are showing signs of wear. The map is in an extremely delicate condition and is nearly unreadable. Also the color slides are beginning to emulsify into the plastic binder sheaths.

Most of the historic structures identified were built after 1825, even though Morgan County was established in 1807. Two extremely rare log cabins from the period 1800-1825 were identified but one was subsequently moved in 1981. The bulk of early-to-mid 19th century structures are located in Madison, along the major county roads, and at river crossing sites. The communities of Rutledge, Bostwick, and Buckhead have more structures from the last quarter of the 19th century and the first quarter of the 20th century, and there are many such structures in Madison as well.

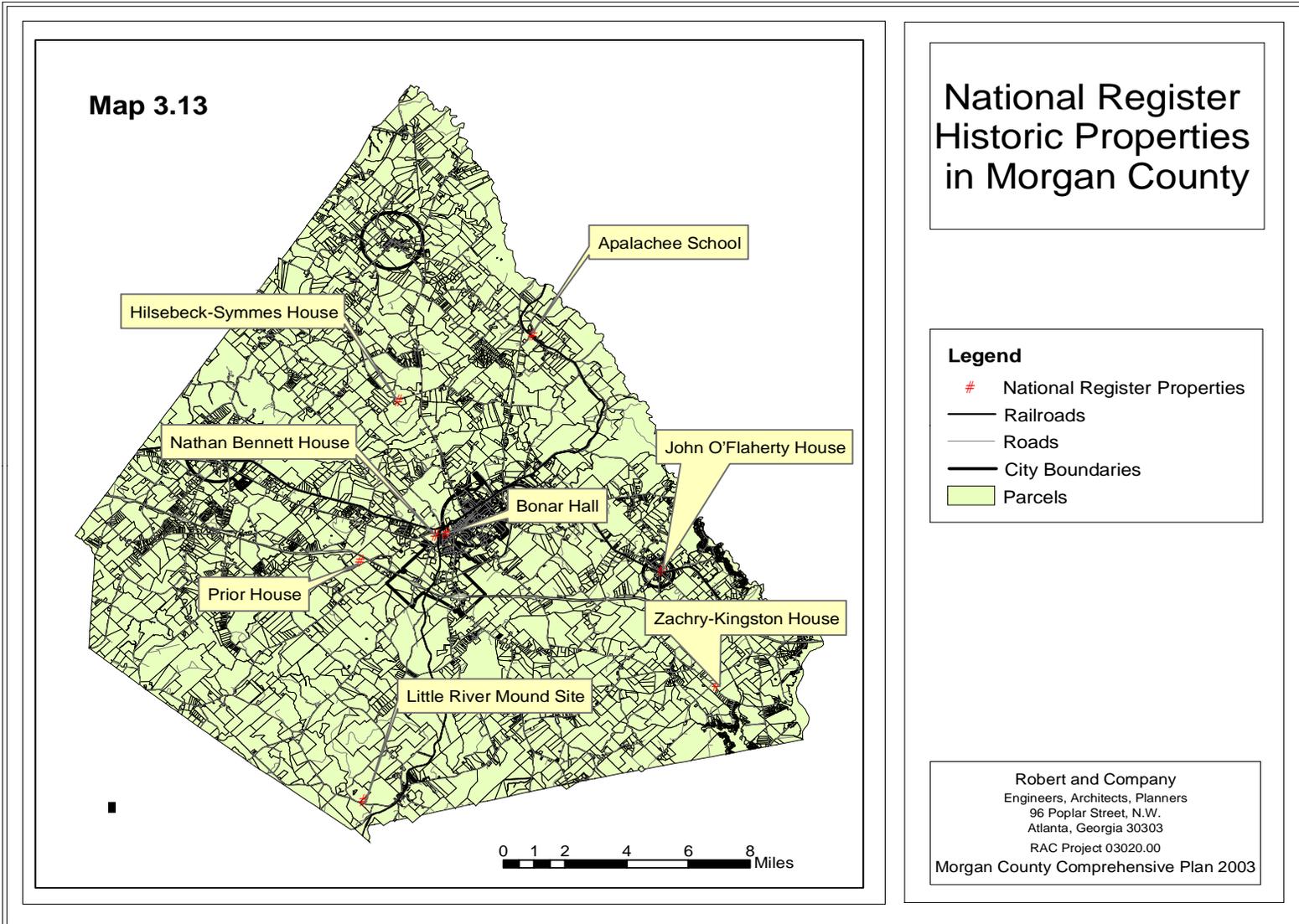
There is consensus among informed citizens and planners that a new Morgan County historic resources survey needs to be completed. Many historically significant resources were not surveyed in 1974 and later surveys as the more grand residential structures were given priority. If for no other reason, the current status of historic resources needs to be determined.

National Register Historic Buildings

As of 2003 the following sites are listed on the National Register of Historic Buildings for Morgan County, (See Map 3.13):

	Property/Resource Name	Address	City	Listed
1	<i>Apalachee School</i>	5060 Lower Apalachee Rd.	Apalachee	05/26/2000
2	<i>Bennett, Nathan, House</i>	Dixie Ave.	Madison	11/13/1974
3	<i>Bonar Hall</i>	Dixie Ave.	Madison	01/20/1972
4	<i>Cedar Lane Farm</i>	N of Madison off GA 83	Madison	02/24/1971
5	<i>O'Flaherty, John, House</i>	1000 Ocone Rd.	Buckhead	08/29/1991
6	<i>Susie Agnes Hotel</i>	Main St.	Bostwick	07/01/1994
7	<i>Zachry-Kingston House</i>	6030 Bethany Rd.	Buckhead	05/18/1987

Map 3.13 National Register Historic Properties in Morgan County



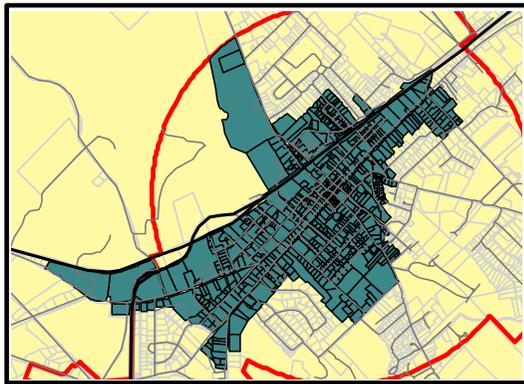
National Register Historic Districts

As of 2003 the following districts are listed on the National Register of Historic Buildings for Morgan County (See Map 3.14):

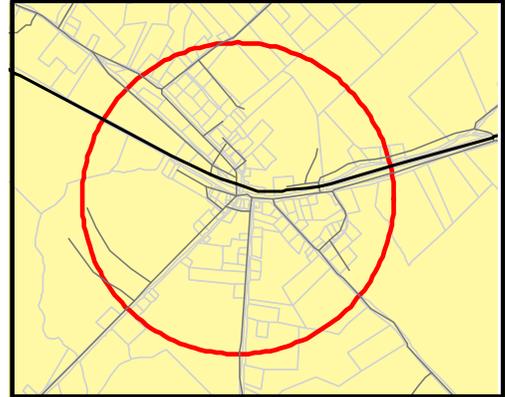
	District Name	Address	City	Listed
1	<i>Buckhead Historic District</i>	Adjacent to Main St. and Parks Mill, Seven Islands and Baldwin Dairy Rds.	Buckhead	03/01/2002
2	<i>Madison Historic District</i>	Adjacent on both sides to U.S. 441	Madison	10/29/1974
3	<i>Madison Historic District (Boundary Increase)</i>	Generally adjacent to Main St., Old Post Rd., Academy St., Dixie St., and Washington St.	Madison	01/08/1990

Map 3.14 National Register Historic Districts in Morgan County

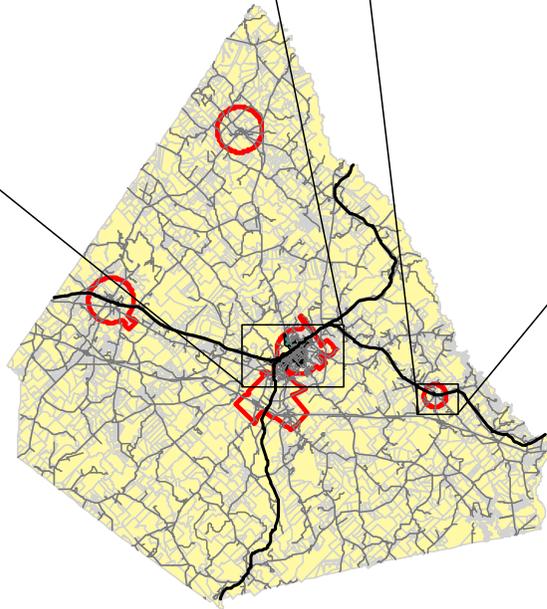
National Register Historic Districts in Morgan County



Inset of Madison Historic District



Inset of Buckhead Historic District



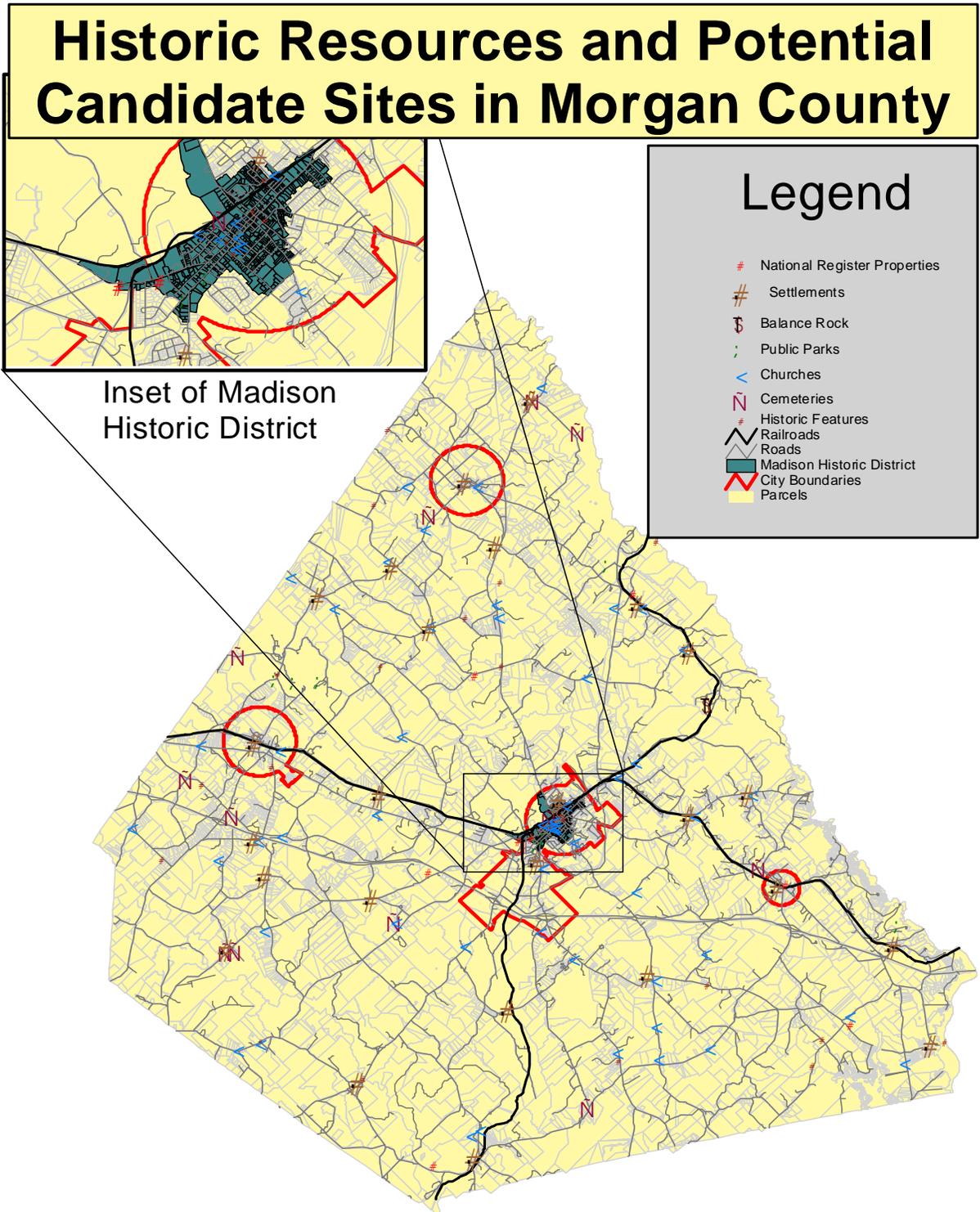
Legend

-  Railroads
-  Roads
-  Madison Historic District
-  City Boundaries
-  Parcels

Potential National Register Historic Properties

In addition to the recognized National Register Properties and Historic Districts, there are several potential candidates for National Register status in Morgan County and its municipalities (Map 3.15). The most obvious sites to investigate are the downtowns of the municipalities (Rutledge and Bostwick) and unincorporated communities (Apalachee, Godfrey, Fairplay, Swords, and Pennington) which have yet to be listed. Other potential candidates include churches, cemeteries, public parks, natural sites conducive to human activities, and settlement sites of earlier inhabitants. For a historic district nomination residential, commercial, industrial, and institutional resources can be listed simultaneously assuming that there is physical continuity and historic integrity remaining to the towns.

Map 3.15 Historic Resources and Potential Candidate Sites in Morgan County



Preservation of Historic Resources

There have been great efforts in Morgan County over the years to maintain historic resources, and the some local agencies are renowned for their thoroughness, professionalism and successes in this arena. Madison is probably second only to Savannah in the State of Georgia as being a community known for its historic preservation accomplishments.

Organizations Involved

The Madison Historic Preservation Commission

Madison's local preservation program is administered by the Madison Historic Preservation Commission (HPC). Established in 1987, this dedicated volunteer board protects the community's wealth of historic resources, first listed in the National Register of Historic Places in 1974. Because of the work of the HPC, Madison also qualifies as a Certified Local Government (CLG) community. In addition, the board serves as the Design Committee for the Madison Main Street Program. This civic board also works cooperatively to sponsor community preservation with local non-profits. The HPC's address is:

City of Madison
Historic Preservation Commission
P.O. Box 32
Madison, GA 30650
(706) 342-1251

Madison Main Street Program

Selected in 1984 to be one of the pilot cities for the Georgia Main Street Program, Madison established a special tax district for the central business district. The membership of the Downtown Business Council (DBC) includes every business enterprise and property owner within the district and is guided by the organizational branch, also known as the Main Street Advisory Board (MAB). Within the DBC membership, there are three group associations - Retail, Hospitality, and Professional. Main Street initiatives are devised and implemented by a full-time Main Street Director and three additional branches: promotions (Retail), design (see HPC), and economic restructuring (see DDA). Special projects and activities are organized by committees such as Antiques Co-Op, MadisonFest, etc. Main Street stresses cooperative efforts for a strong business core as well as downtown as a community gathering place for special events. The contact information is:

Madison Main Street
City of Madison
(706) 342-1251 Ext 6 fax (706) 342-3454
Attn: Ann Huff
P.O. Box 32
Madison, GA 30650
mainstreet@madisonga.com

Madison Convention & Visitors Bureau

The very successful community tourism program is guided by the Madison Convention & Visitors Bureau (CVB), operating as a division of the Madison-Morgan Chamber of Commerce. Highly active since 1985, the bureau has a full-time director, a volunteer Advisory Board, and eight active committees. In addition to operating the Madison Welcome Center, the CVB coordinates all regional marketing initiatives and promotes Madison and Morgan County to both national and international visitors. Tourism has become Madison's leading economic engine and the supplemental dollars generated from a local hotel/motel tax are instrumental to local economic vitality and community development.

Morgan County Historical Society
277 S. Main St.
Madison, GA 30650
(706) 342-9627

Morgan County Landmarks Society
Attn. Ira Block
P.O. Box 248
Madison, GA 30650
(706) 342-0988

Madison-Morgan Cultural Center

Located in Madison's restored 1895 Graded School Building, in the heart of Madison's beautiful historic district, the Center features exhibits on regional history and visual and performing arts. Permanent museum exhibits depict life in the region during the 19th to early 20th century. Three additional galleries hold a wide variety of ever-changing art exhibits. All performances are held in the Center's original auditorium. The apse-shape of this impressive wooden structure offers acoustical excellence. Hours of operation are Tuesday through Saturday, 10am - 5pm, Sunday 2pm - 5pm. The Center is closed Mondays and Holidays.

434 S. Main Street.
Madison, GA 30650

(706) 342-4743

<http://www.madisonmorgancultural.org/>

Madison-Morgan African-American Museum

Located in the Horace Moore House, (c.1895), the African-American Museum is actively preserving African-American heritage and promoting awareness of the contributions the African-American community has made to the culture of the South. Hours of operation are Tuesday through Friday 10am until 4pm and Saturday 12pm until 4pm (last tour at 4pm).

156 Academy Street
Madison, GA 30650
(706) 342-9191

Northeast Georgia Regional Development Center Department of Historic Preservation

This organization provides services and data for the entire northeast Georgia region and has provided specific planning assistance to Morgan County. NEGRDC maintains a wealth of data on historic resources in the community and provides contacts for further research. The web address is:

<http://www.negrdc.org/departments/historic/org.asp>

Georgia Department of Natural Resources

This is the primary State level organization that is involved in historic preservation initiatives and funding. The web address is: <http://www.gashpo.org/>

United States Department of the Interior

This is the division of the federal government that contains the various agencies that are responsible for historic preservation at the national level. The National Park Service, the National Register of Historic Buildings and other similar preservation organizations are coordinated under this agency.

Efforts to Date

1974 Historic Buildings survey of Morgan County (see above)
10 National Register Listings (see above)
Annual Heritage Tourism events (see above)
Heritage Museums (see above)

Regulations, Zoning and Incentives Used

City of Madison Historic Preservation Ordinance

Morgan County Zoning Regulations

Rehabilitation Tax Credit

The largest federal program designed to promote historic preservation. A 20% tax credit is offered for certified historic rehabilitation project expenditures related to income producing properties. Administered by the GA HPD of the GA DNR.

Georgia's Historic Preservation State Tax Incentive Program

This program provides owners with an 8 year freeze on property tax assessments on certified historic properties that have undergone substantial rehabilitation.

Georgia's Main Street Program

This program organizes, promotes, designs and economically restructures historic downtown business districts to be more economically viable.

Georgia Heritage 2000 Program

This program provides matching grants to local governments and non-profit organizations for the rehabilitation of Georgia and National Register listed historic properties.

The Historic Preservation Fund

This fund provides matching grants to states, 10% of which is reserved for certified local governments.

The Local Development Fund

This fund is administered by the Georgia Department of Community Affairs providing matching grants to fund community improvement activities of local governments including historic preservation projects.

Cultural and Tourist Attractions in Morgan County

The Madison Historic district is the best-known heritage tourist attraction in Morgan County. In addition to containing the majority of the historic residential structures in the area, it is also home to the most ornate public and institutional structures in the county. The old commercial district of Madison is still a center of activity and has a vibrant business community. The Madison-Morgan County Cultural Center is on Main Street (US 441) and is often the first stop for visitors to the county. In addition to Madison, Rutledge has a vibrant historic core and is well-known within the region for its attractiveness. Buckhead and Bostwick also have historic downtowns and are making enhancements to increase their attractiveness and historic interest to draw visitors from outside the immediate community.

Hard Labor Creek State park is probably the best known public park in Morgan County. It is the largest such facility in the state and contains several historic structures from the 1930's as well as the Georgia State Astronomical Observatory.

Lake Oconee on the eastern edge of the county was impounded by Georgia Power in 1979 and has since become a well know resort destination for fishing and golfing.

Economic Importance of Heritage Tourism

Heritage Tourism has long been an important part of the economy of Morgan County. The preservation efforts that began in Madison have borne such magnificent dividends for the city that all other municipalities and the county at large have made efforts to join this economic engine. Morgan County has many well-preserved historic structures and viable historic downtown commercial districts in each of its four municipalities. The county's rural landscapes have also maintained much of their agricultural integrity and several farmsteads are now included on the seasonal Tour of Homes which began in Madison.

As one of the cleanest industries that a community can attract, heritage tourism can make a major contribution towards meeting the County's goals of economic development and job creation. Heritage tourism is also compatible with the strong desire to maintain the traditional quality of life and the beautiful physical form of Morgan County. One of the challenges facing Morgan County in the years ahead will be to keep its economy growing while mitigating some of the possible side effects of growth such as urban sprawl and environmental degradation. Historic preservation offers an alternative to sprawl and saves public dollars by avoiding the need to build the infrastructure necessary to service new developments.

Tourism is the third largest industry in America. Tourism is Georgia's fastest growing industry and the second largest employer after agriculture. It provides

14% of the State's tax revenues. Morgan County stands to gain from the tourism industry even more than other parts of the state due to several favorable conditions. The top three tourist destinations in Georgia are Metro Atlanta (38%) the Atlantic Coast (24%) and the Appalachian Mountains (13%). Although Morgan County is a rural county it is immediately adjacent to Metro Atlanta, the most visited destination. The single most popular tourist attraction in the state is the Savannah Historic District which is visited by 14% of all visitors to the state. It is followed by Underground Atlanta at 13% which is also a historic-heritage tourism site. Stone Mountain, relatively close to Morgan County, is the third most popular tourist attraction in Georgia with 9%. Overall, historic attractions account for 34% of all visitors to Georgia which means Morgan County stands to benefit even more with nationally known sites such as Historic Madison. Furthermore, heritage tourism travelers spend more money and stay longer at destinations than the average U.S. traveler according to a Georgia Department of Natural Resources report. Heritage travelers tend to spend \$688 per trip and tend to stay 5.2 nights as compared to \$425 and 3.3 nights for all other travelers.

Research has also confirmed that there is an extremely strong connection between a place being a popular tourist destination and a desirable community in which to live and work. Many of the top tourist destinations retain their appeal because their historic character has been preserved. Thus there is also an extremely strong connection between tourism and historic preservation.

Additional Reference Works and Information Sources

Perhaps the best reference work to start with is the 1993 Comprehensive Plan for Morgan County. It gives a detailed overview of county history and previous survey efforts. Others include:

- ③ William Chapman's **The Madison Historic Preservation Manual: A Handbook for Owners and Residents** which is available on the Madison Historic Preservation Commission's website (see above)
- ③ Elizabeth Z. Macgregor's 1974 National Register nomination
- ③ Dale Jaeger's 1986 nomination report for the City of Madison
- ③ The Morgan County file in the Georgia Room at the University of Georgia Library-Athens, Georgia
- ③ Vanishing Georgia Collection in the Georgia State Archives-Morrow, Georgia

5.0.0.0 Community Facilities and Services

Introduction

Morgan County and the municipalities of Bostwick, Buckhead, Madison, and Rutledge offer a variety of services and facilities that protect and enhance the quality of life of their residents. The following section provides an inventory of services and facilities offered by the County and municipalities in an effort to determine any duplication or deficiencies that may currently exist and provide information to ensure the adequate provision of facilities and services for the growing population. Services and facilities discussed include: transportation, water, wastewater and solid waste, public safety, educational facilities, libraries and cultural facilities, parks and recreation, general government facilities and health and human services.

5.1.0.0 Community Facilities

See Subtopics

5.1.1.0 Transportation Network

Transportation Networks

Accessible, efficient and safe transportation networks are a vital component of a community's general well being. These networks enable residents to travel to work, receive services, obtain goods and interact with others. Transportation is especially crucial in the area of economic development where access to transportation facilities can play a major role in a prospective industry's decision to locate in a particular area. An assessment of existing transportation networks throughout the county is provided to help determine future transportation needs.

Roads & Highways

Morgan County is located on the I-20 corridor 55 miles east of Atlanta and 85 miles west of Augusta. The county seat of Madison is directly served by this interstate as well as U.S. Route 441/129, which connects the city to the neighboring metropolitan areas of Athens, 30 miles to the north and Macon, 60 miles south. Table 4.1 shows a synopsis of the total mileage of the different types of roads in the county

Table 4.1 Morgan County Road Mileage

Road Type	Miles	Percentage	Notes
Total Road Miles	578 miles	100%	
State & Federal Roads	90 miles	15.57%	24 miles are I-20
County Roads	456 miles	78.90%	Approximately 80 miles are dirt roads
City Streets	32 miles	5.53%	

Functional Classification System

In order to assess the adequacy of a transportation system it is necessary to inventory various roadways according to the degree to which they fulfill two purposes: (1) movement of traffic and (2) access to property (provided by driveways and curb cuts). These functions are inversely related, in that the more traffic volume a roadway can accommodate, the less access it provides (and vice versa). By assessing the degree to which a particular roadway serves each of the two basic purposes (i.e., mobility and access) a functional classification can be determined. The five functional classifications are as follows:

1. Interstate Principal Arterial: An interstate principal arterial is a multi-lane controlled access road which only allows access at designated interchanges. The purpose of the interstate is to transport people and goods over long distances at high speeds with a minimum amount of friction from entering and exiting traffic. Freeways typically have average daily traffic volumes of over 100,000 vehicles per day.

2. Principal Arterial: A principal arterial is used to transport large volumes of traffic at moderate speeds and is typically multi-lane. A principal arterial is usually a median divided highway with some controlled access. These roads provide immediate access to adjacent land uses through driveways and two-way turn lanes in the center of the multi-lane arterial. A principal arterial is designed for typical capacity of 45,000 to 75,000 vehicles per day.

3. Minor Arterial: A minor arterial is designed to provide cross-town and cross-county street access. These roadways are usually multi-lane, although in some less developed areas they may be two lane roads. With access to development, there are often driveways that run directly into thoroughfares and, occasionally, on-street parking. Typical right-of-ways are between 70 and 90 feet, with traffic volumes between 20,000 and 50,000 vehicles per day.

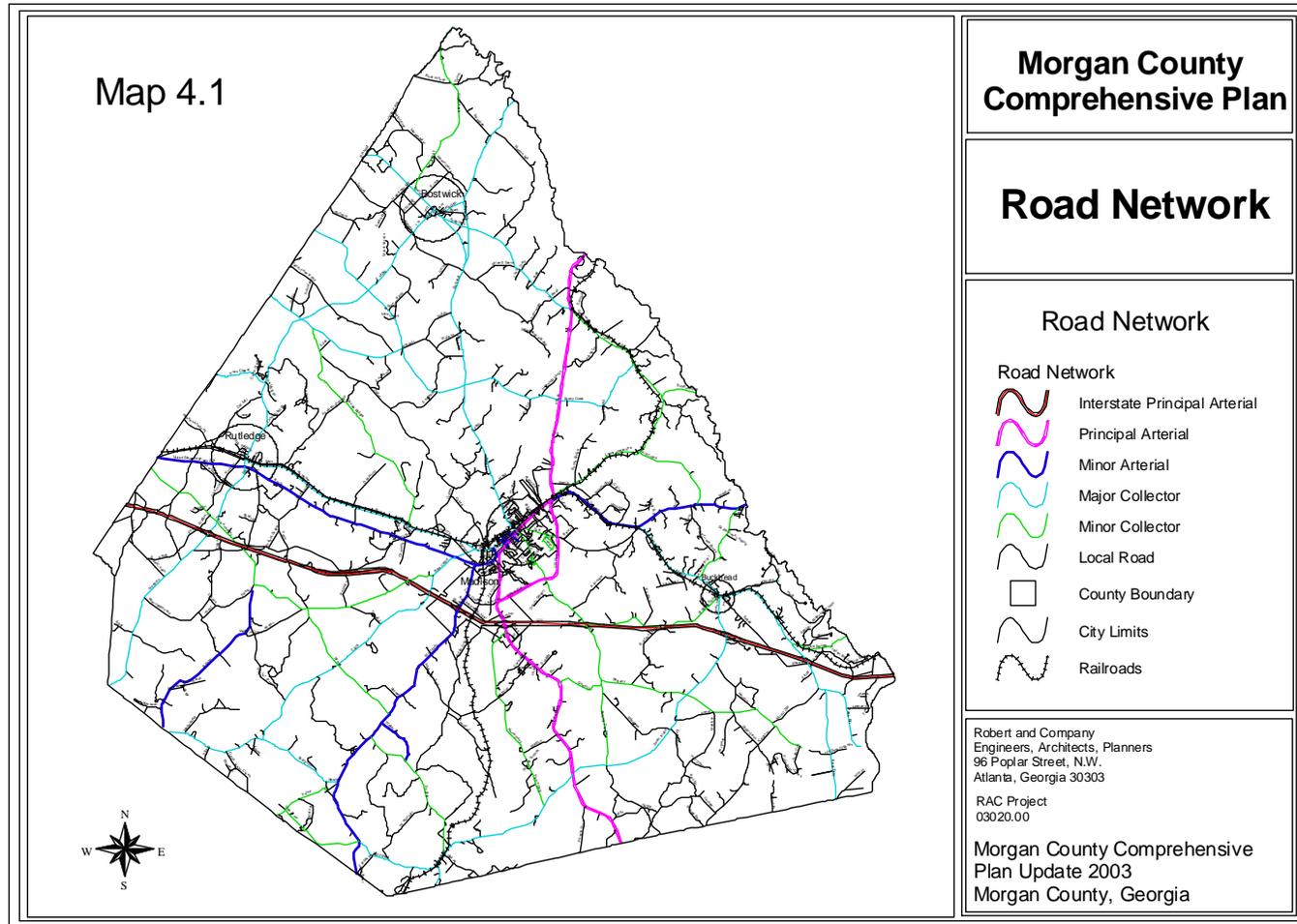
4. Major Collectors: A major collector is designed to move traffic from large residential areas and other local traffic generators such as schools, parks, office and retail areas to principal and minor arterials. Generally these are two to four lane roads with frequent intersections. Traffic volumes are between 15,000 and 30,000 vehicles per day.

5. Minor Collectors: Minor collectors are roads designated to collect traffic from local networks of city streets and county roads and transport this traffic to the arterial system. Collectors are typically two to four lane facilities with an average daily traffic volume between 7,500 and 15,000 vehicles.

6. Local Roads and Streets: These roads exist primarily to provide access to adjacent land; and serve low-mileage trips compared to collectors or other higher systems. Use of these roads and streets for through traffic is usually discouraged. Local roads and streets constitute the mileage not classified as part of the principal arterial, minor arterial, or collector system.

The road system in Morgan County is fairly well developed. The network is comprised of interstate highway access, state routes, county roads and city streets. Table 4.2 provides an inventory of transportation networks in Morgan County according to their functional classification. All roads not listed are considered local roads.

Map 4.1 Road Network



Morgan County's Roads and Bridges Department is responsible for the maintenance of all county roads and bridges and they have an agreement with the cities of Bostwick, Buckhead and Rutledge to maintain their streets as well. In total Morgan County is responsible for 456 miles of roadway, 376 is paved and 80 are not. The City of Madison maintains 35 miles of paved roadway through its Roads Department .

Current and Proposed Road Projects in Morgan County

Morgan County utilizes a number of sources of funding for the majority of its transportation related improvements; the Georgia Department of Transportation (DOT), the Local Assistance Road Program (LARP), and a Morgan County Roads and Bridges Tax, which is part of the county's Special Purpose Local Allocation Sales Tax (SPLOST) program.

The following projects are listed under the Georgia DOT State Transportation Improvement Plan. These projects are scheduled for the 2003 – 2008 planning period.

- ③ Widening: SR 24/US 441 from the Putnam CL to north of Pierce Dairy Road/CR 121
- ③ Widening: SR 24 / US 441 from Madison Bypass to just north of Apalachee River/Oconee

In addition to these projects, Morgan County has requested state assistance for the following roadway projects

- ③ 2 foot widening and resurfacing of Fairplay Road (CR 240) (FAS 2153) Bostwick to Sandy Creek Road which is planned for use as a detour during the approved SR 83 bridge replacement projects
- ③ Realignment of the intersection of Mission-Aqua Road at Pierce Dairy Road to address the transportation flow of a 1400 home development and fire department on nearby adjacent property. This project includes a road straightening on Mission Road.
- ③ The SR 83 Bypass for Madison, the Morgan County Board of Commissioners intends to construct a bypass around Madison for SR 83 to eliminate the truck traffic which currently adversely impacts the City of Madison.

Morgan County's Road and Bridges Department is also planning to undertake a number of roadway improvement projects without state funding support. Projects scheduled in the near term include:

- ③ A survey for the two foot widening of Cedar Grove Road between Holstein and Bethany Road

Resurfacing and Widening of Roads

The average Morgan County road requires resurfacing every 10 years. In subdivisions, due to lighter traffic 15 years is adequate, however industrial and

commercial roads must be resurfaced much quicker to maintain their quality under dense and heavy traffic flows. On average Morgan County must resurface 30 to 40 miles of roads each year in order to maintain the quality of its roads. If this resurfacing schedule is not maintained the cost of resurfacing greatly increases. In some cases costs can rise upwards of 150% due to the additional damage to the roadways. Deferred maintenance can result in the need to completely rebuild a road. County fiscal constraints and reduced state funding have reduced Morgan County's road resurfacing program from 105 miles in 1997 to only 25 miles in 2002. Consequently, 80 miles of roads must be resurfaced within the next three years or costs will escalate greatly; currently average road resurfacing costs are \$40,000 per mile. All of the County's resurfacing plans are based on "worst first" criteria and roadways are evaluated annually.

Morgan County makes every effort to combine road widening projects for arterial and major collectors with resurfacing in order to reduce costs. The county plans to widen roads from 22 feet to 24 feet of travel width and an additional foot on each side for shoulders. This widening improves the shoulder/road interface and thereby improves the safety of the roadway to accommodate denser traffic as Morgan County's population grows. Average widening costs are \$20,000 per mile.

Dirt Roads

There are approximately 80 miles of dirt roads in Morgan County. There is a well established forty-step process in place for accomplishing the pavement of such roads. Currently the process of paving a dirt road takes three to four years from inception due to the process of acquiring the required right-of-ways for the road. Morgan County averages 2 to 5 miles of roads paved each year. Roads can not be paved without right of way being obtained; the Georgia DOT prefers 80' of right of way and requires at least 60' of right of way on all roads for state funding. However, some exceptions to the 80' requirement are granted for wells, buildings and other set backs. Other delaying factors include the reduction in state participation in base and pave contract which is currently 50% of costs, down from 70% in 1994. Morgan County periodically upgrades dirt roads; eliminating mud holes, improving width and drainage, cutting down blind hills and straightening out curves. However, these improvements are often limited due to lack of right of way. The County can improve dirt roads, but fiscal constraints preclude it from undertaking pavement projects without state participation. Table 4.3 lists dirt road projects the County plans to complete as funds are available.

Table 4.3 Morgan County Dirt Roads in Priority Order

Morgan County Dirt Roads in Priority Order	
Dirt Roads	Length (miles)
Mission Road Alignment	
Cedar Grove Road	1.2
Jones Wood Road/Odum Lane	1.2
Boones Bridge Road	0.2
Walker Road	1.1
Mallory Road	1.2
Shady Side Lane	0.4
Estes Road	
Sewell Road	2.5
Blackwell Road	0.9
Trimble Bridge Road	1.15
Cleveland Road	0.2
Plantation Road	1.7
Fambrough Bridge Road	1.9
Aqua Lane	0.55
Indian Creek Road South of Aqua Road	5.2
Bethany Road	1.2
Kingston Road	0.8
Planinview	2.25
Ponder Pines Road	1.4

City of Madison

The City of Madison depends on the Georgia DOT’s LARP program and SPLOST monies to fund roadway resurfacing. The City resurfaces under 1 mile of roadway each year.

4.1.2 Bridges

Morgan County, Bostwick, Buckhead, and Rutledge

A biennial inspection of the bridges is conducted by the Georgia DOT. After this report is received a task list is made and course of action planned. Currently a large portion of the bridges in Morgan County are 40 to 50 years old and designed for light loads. These bridges are now exceeding their life span and load limits. With every biennial report the County attempts to identify 2 to 3 bridges for replacement or upgrade. Over the past few years a number of rehabilitations have been completed, bringing a number of bridges to at least a 10 ton capacity, which is required to carry a school bus. State DOT Funds are

maximized and used with all bridge projects when possible. Bridges on the Federal Road network, are replaced with Federal funds at no cost to the County whenever possible.

There are currently four bridge replacement projects included in the Georgia DOT State Transportation Improvement Program (STIP), these projects are schedule for completion by 2008

- ③ SR 24/US441/Athens Hwy at Hard Labor Creek and Big Sandy Creek
- ③ CR 116/Aqua Road at Little Indian Creek 5.7 miles south of Madison
- ③ SR 83/Bostwick Hwy at Little Sandy Creek south of Bostwick
- ③ SR 83 Bostwick Hwy at Big Sandy Creek 3 miles south of Bostwick

In addition to these projects funded with state and Federal monies, the Morgan County Commission has requested allocation of Federal funds from the Georgia D.O.T. to replace the following bridges in the near future.

- ③ Big Indian Creek Overflow Bridge at Seven Islands Road
- ③ Big Indian Creek Bridge at Seven Islands Road
- ③ Goose Creek Bridge at Apalachee River Road
- ③ Culvert replacement on Weaver Jones Road (CR 73) at Pole Ridge Creek

Other bridges that were identified as requiring replacement or upgrades to meet basic tonnage requirements for school buses and other vehicles required for daily life in Morgan County in the 2003 biennial bridge inspection include:

- ③ CR 251/Seven Island Road over Little Sugar Creek
- ③ CR 23/Davis Academy over Big Indian Creek
- ③ CR 92/Walton Mill Road over Little River Tributary
- ③ CR 172/Sandy Creek Road over Big Sandy Creek

City of Madison

There are currently no bridges within the City of Madison.

4.1.3 Guardrails

Morgan County, like many non-urban counties, replaces guardrails infrequently due to their complexity of design and expense. In 2000 a guardrail evaluation was completed for the county which identified 40 locations in need of guardrails. The county is currently writing specifications for these guardrails and plans to begin installing these guardrails as resources are available. It is the intent of the county to conduct another evaluation for additional guardrail sites after the current study has been fully implemented. The City of Madison reported that there are no guardrail issues in the city at this time.

4.1.4 Other Identified Long Term Transportation Goals

Morgan County Bostwick, Buckhead and Rutledge

The County has also identified a number of long range transportation projects, many of which are listed in the Short Term Work Program element of this plan. These potential projects have been identified to aid in preparing Morgan County for its expanding population and new residential housing areas as well as improving the transportation infrastructure to aid the county's economic development goals.

City of Madison

The road network in the City of Madison has not changed greatly in the past decade and the city reports no major changes are expected in the next decade. Madison is however, beginning to undertake efforts to better manage the traffic on its streets to preserve the high quality of life in the city. Madison has begun to investigate and pursue traffic calming measures. In 2002 the city worked with citizens on Harris Street to install a traffic circle and speed table. Due to the favorable outcome of these measures the city is in the process of defining threshold standards for traffic counts, speed of traffic and types of traffic and designing a program through which citizen groups can request that the City investigate the traffic situation in their neighborhood and determine if there is a need for the installation of traffic calming devices.

4.1.5 Roadway Signage

Morgan County, Bostwick, Buckhead and Rutledge

Morgan County has a well developed sign program and every year a new project list is prepared to improve signage within the county. Past efforts have included "stop ahead" signs, rumble strips and "no littering signs."

Current sign projects include installation of new or replacement curve ahead signs, speed limit signs and speed checked by radar device notice signs. Maintenance and replacement of worn or faded stop signs is a top priority item. Another signage priority identified by the county is the installation of two street signs at every intersection. The county considers individual sign requests on their merits and private signs are not allowed on the right of way or power poles on county rights of ways for any reason.

City of Madison

The City of Madison refurbishes and replaces existing signage on an as needed basis. City representatives reported that there are no current plans for additional signage in the City. However, the City will install "caution" and "children at play" signs at the request of a neighborhood.

Signalization

Morgan County, Buckhead, Bostwick, and Rutledge

There are no traffic signals on county routes in Morgan County. On the state routes signals are installed and maintained by DOT while Morgan County provides the telephone line and electricity for the signal. The most recent signal installed was at US 441/129 and Pierce Dairy Road.

Morgan County has identified a need for traffic lights at the intersections of Bethany Road and 278 and Bethany Road at the Bypass (441/129). The Bethany Road and Bypass intersection currently has a flashing red light and four way stop signs. However, the county feels there is a need for a light at this intersection due to a number of serious accidents that have occurred at the location.

City of Madison

Traffic signals in the City of Madison are installed and maintained by DOT. The City provides the telephone line and electricity for the signal. Representatives of the City reported that they expect additional traffic lights will be installed along the I-20/441 access road. These signals will probably be paid for by the developers of commercial property along the access road. There is currently one light on this road but the City estimates there will be five traffic lights on this road when the commercial properties have reached build-out. Traffic lights will also be installed at the I-20 entrance and exit within the City in the next year.

4.1.7 Sidewalks

Morgan County, Bostwick, Buckhead and Rutledge

There are limited sidewalks in Morgan County. The county is currently responsible for maintaining the sidewalks surrounding Morgan Memorial Hospital and the recently installed sidewalks around the new Senior Center. The City of Rutledge has identified tree roots as the largest sidewalk maintenance issue. This issue is being dealt with as funding is available. The Town of Buckhead has identified sidewalks as a priority item however, funding is needed to address the issue. The City of Bostwick recently completed a sidewalk improvement plan and implementation is pending funding.

City of Madison

There are sidewalks on most streets within the City of Madison. However, the city does not have a formalized sidewalk plan. All maintenance and repair work is done on an as needed basis. The City of Madison has recently adopted a policy that requires all new developments to provide sidewalks 5 feet in width within the right-of-way which must be dedicated to the city.

Railroad Service

Inventory

Morgan County is served by two railroad companies: CSX Railroad Incorporated, which runs between Atlanta and Augusta and on to Savannah, and a branch line of the Norfolk Southern Railroad that runs between Athens to the north and Macon to the south. Principal interchange points are Atlanta, Macon, Augusta, Athens and Savannah. CSX provides daily freight service through Madison where CSX is able to place loaded and empty cars. Approximately 12.3 million gross tons pass through the county annually on the main CSX line. The nearest piggyback ramp, where goods can be transferred between trucks and train cars, is located in Atlanta for both CSX and Norfolk Southern. Shipping time for rail carloads from Madison to New York is three days, to Detroit and Chicago is four days.

The county has stated that there are currently issues with at-grade rail crossings causing roadway congestion in the county and limiting the effectiveness of north/south travel routes. Between the cities of Rutledge and Madison all of the rail crossings are at grade. Therefore, the county would like to limit the construction of new at grade crossings. The county has also identified the need for the rail companies to better maintain their sites. However, it should be noted that the location of rail lines in Morgan County is an asset the county has at its disposal in attracting new industries to the area.

4.1.9 Public Transportation Service

Public transportation is provided in Morgan County through the Rural Public Transportation Program, or 5311 Program, which is administered via a contract with the Northeast Georgia Regional Development Center (NEGRDC). The 5311 Program was developed to fund public transportation in non-urbanized areas. Funding is provided to aid localities with infrastructure purchases and operation costs. Its goal is to enhance access to health care, shopping, education, employment, public services and recreation to people in non-urbanized areas. The program also strives to assist in the maintenance, development, improvement and use of public transportation by the public. Morgan County provides public transit with vans that can be reserved by anyone in the county over eighteen years of age for cost of \$1.25 a trip. Currently, the van service is used primarily to transport individuals to and from the senior center, to transport approximately ten mentally challenged citizens to a work site, and to transport dialysis patients.

The current scope of the 5311 Program is reported to be adequate to meet the needs of Morgan County residents. The county has identified a need to provide better transportation options for school-aged individuals to and from recreational facilities and other programs. However, these services will not be provided under the 5311 Program, and their provision is based upon the availability of funding.

4.1.10 Airport

Morgan County has one airport, the Madison Municipal Airport, which is located 2 miles northeast of downtown Madison, adjacent to the Central of Georgia Railroad off North 5th Street, within the city limits.

The facility has one runway measuring approximately 3800 feet by 50 feet. This runway is cracked and has weeds growing through it and ant hills present. The nearest commercial air service is at the Ben Epps airport in Athens, Ga., approximately 30 miles to the north of Madison. Atlanta's Hartsfield International Airport is located approximately 60 miles west of Madison.



The airport is located at an elevation of 670 feet. Facilities include six multiple hangars, refueling, flight instruction, pilot-controlled lighting for the runway, a travel agency and rental cars located at the airport. The 2,000 square foot metal airport building was built in 1983 and the Pilots Lounge is a separate 400 square foot building that houses a flight services computer. There are currently fifteen aircraft based at the air field. The airport is supported by two maintenance staff.

In the late 1990's the local business community, who rely on general aviation to transport personnel and goods to and from Morgan County, expressed a need for expanding the airport to accommodate corporate business jets. In 1997 the County and City of Madison contracted a study to determine the feasibility of extending the airport's runway to accommodate larger airplanes or relocating the airport to allow for growth. The study concluded that the existing airport could not be expanded to accommodate larger planes due to topographic and siting difficulties. In order to expand the airport it would need to be relocated. The site chosen due to limited environmental impacts was southwest of Interchange 13 on Interstate 20 approximately 4 miles southwest of Madison's downtown square. However, as a result of local opposition, the airport was not relocated or expanded. Due to the airport's current location there may be land use conflicts if the City of Madison expands northward as such expansion would be under the airport's flight path. Therefore, the county has identified this area as a site for the expansion of limited industrial uses. These uses will also benefit from the proximity to air and rail transportation that the area provides.

4.1.11 Port Facilities

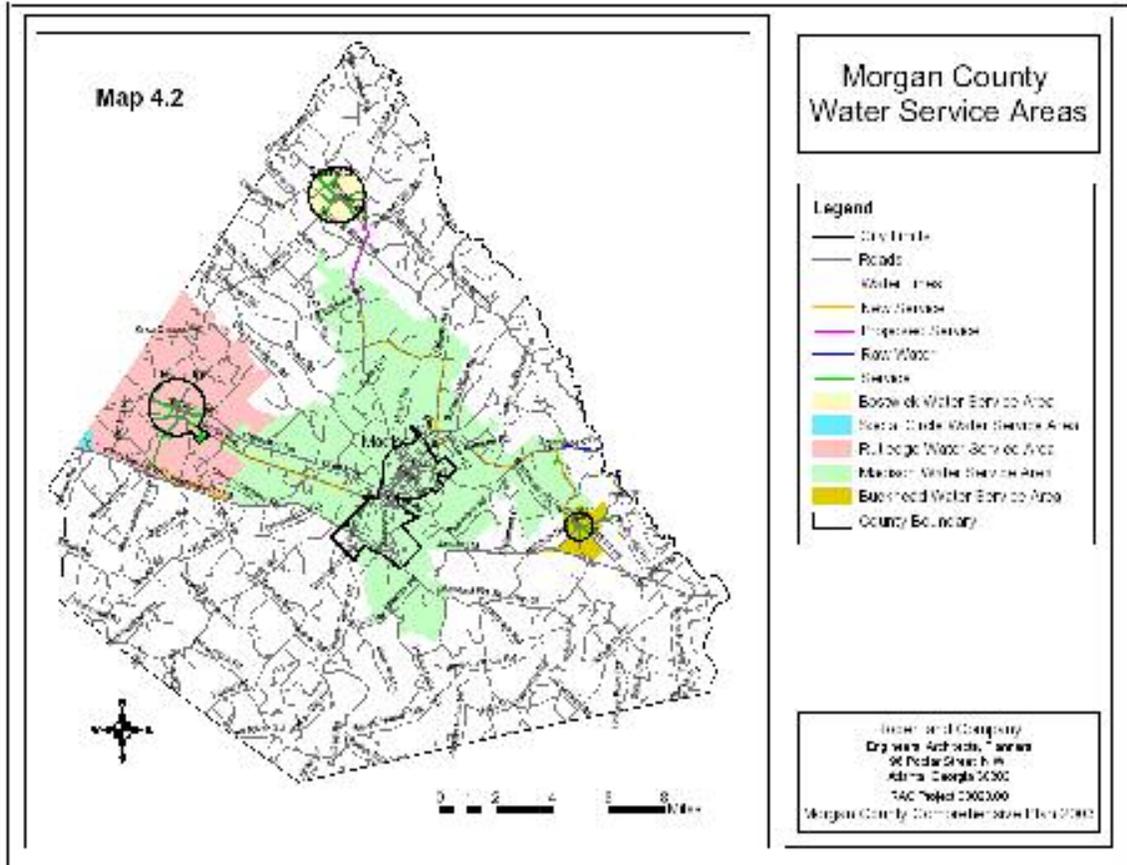
There are no port facilities in Morgan County.

5.1.2.0 Water Supply and Treatment

4.2 Water Supply and Treatment

The provision of water service in Morgan County is through private wells and community water systems. The cities of Madison, Rutledge, Buckhead, and Bostwick operate public water systems to serve city residents. Map 4.2 indicates the location of community water systems and the extent of their water service areas.

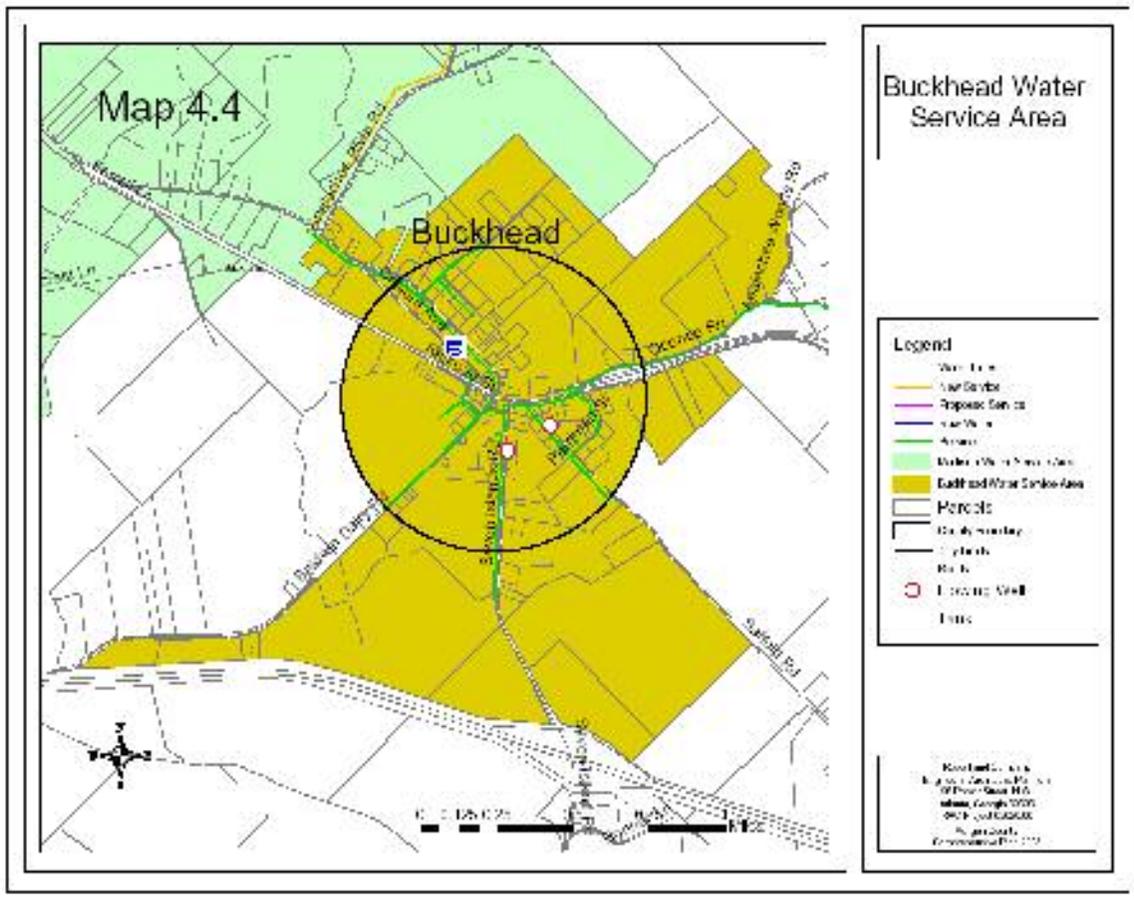
Map 4.2 Morgan County Water Service Areas



.08 million gallons of water per day (MGD), the current average daily use is 19,000 gallons.

The Town of Buckhead's water supply is meeting demands. However, due to problems with the water pumps, concerns about requests for service from county residents and lack of redundancy in the system, the Town of Buckhead is having an 8" water main extended from the City of Madison's Oconee Treatment Plant.

Map 4.4 Buckhead Water Service Area



City of Madison

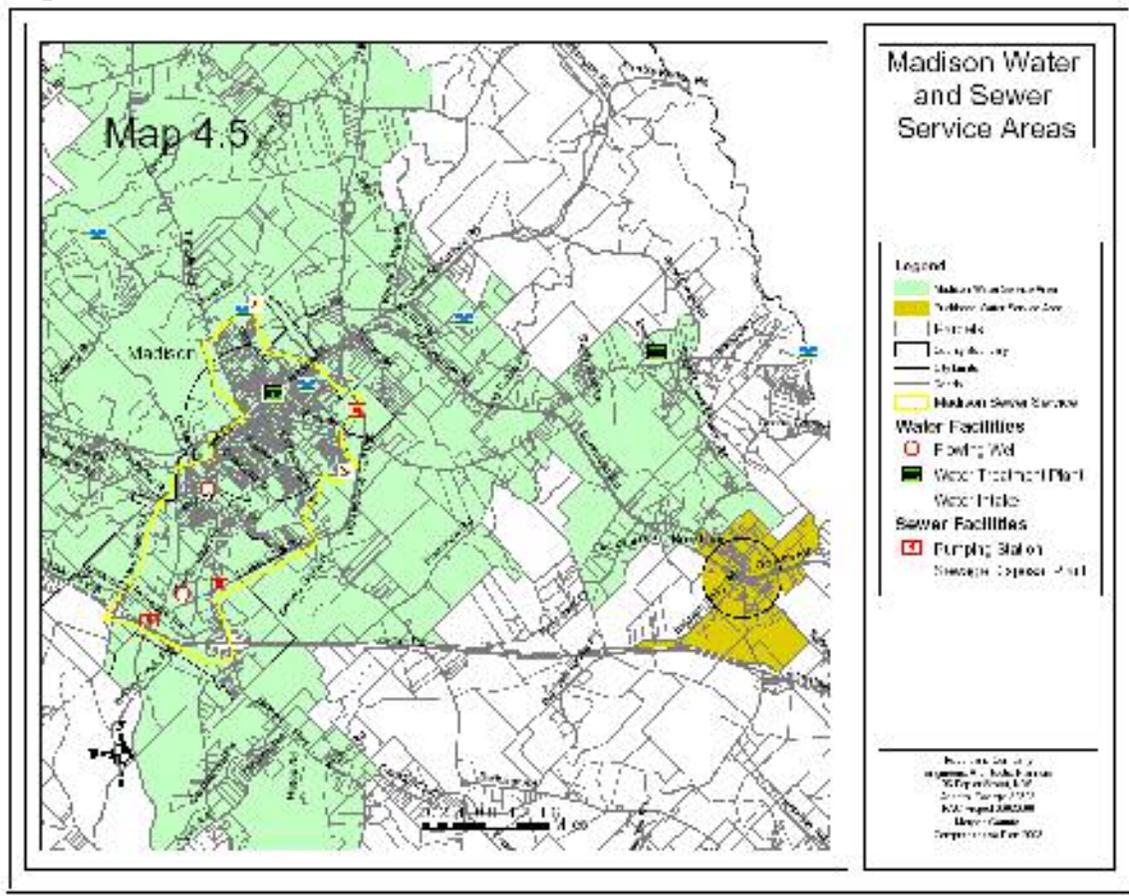
The City of Madison's system consists of two surface water treatment plants, (the Lake Oconee Water Treatment Plant, and the Hard Labor Creek Treatment Plant), and one groundwater well (Map 4.5). The Lake Oconee plant was constructed in 1999 to supplement the Hard Labor Creek plant built in 1958. The total capacity of these plants and the well is 3.5 MGD. Demand is currently at 1.3MGD, or less than 50% of capacity.

The City of Madison is the only water system in Morgan County to have significant commercial and industrial users. In June 2003 there were 2061 water

customers, (1675 residential, 375 commercial, and 11 industrial). The supply demand accounted for by these customer groups is as follows: residential customers account for 39% of the supply demand, commercial customers account for 43%, and industrial uses total 18%.

The City of Madison has developed a Water Conservation Plan, Groundwater Recharge Protection Ordinance, a Water Supply Watershed Protection Ordinance, and a Wetlands Protection Ordinance. Since the Hard Labor Creek Water Treatment Plant has been in service for approximately fifty years, Madison plans to refurbish the plant and replace and upgrade a number of its components which have reached the end of their design life. These capital improvements will be funded in part by water and sewer rate increases. These increases began in 2002 and are projected to increase by 10% for the next three years, then 8% for one year, and finally 5% for the following 5 years.

Map 4.5 Madison Water and Sewer Service Areas



City of Rutledge

The City of Rutledge obtains water from three wells which are capable of producing a total of 100,000 gallons per day. The city water system serves approximately 353 customers. There is one elevated storage tank with a capacity of 200,000 gallons to serve

Table 4.4 Projected Water Demand Based on Current Use Rate

Projected Water Demand Based on Current Use Rate						
	Unincorporated Morgan County	Madison*	Rutledge*	Bostwick*	Buckhead*	Total
2000 gpd/per capita	75	286	79	99	62	
2000 Population	9,158	4,539	999	453	308	15,457
2000 Average Demand MGD	0.69	1.3	0.08	0.05	0.02	2.14
2000 Peak Demand MGD	1.11	2.1	0.13	0.08	0.03	3.45
2010 Population	13,175	6,531	1,437	651	444	22,238
2010 Average Demand MGD	0.99	1.87	0.11	0.07	0.03	3.07
2010 Peak Demand MGD	1.6	3.02	0.18	0.11	0.05	4.96
2020 Population	17,193	8,522	1,876	850	579	29,020
2020 Average Demand MGD	1.29	2.44	0.15	0.08	0.04	4
2020 Peak Demand MGD	2.08	3.94	0.24	0.13	0.06	6.45
Current System Capacity MGD	4.48**	3.5	0.1	0.33	0.08	8.49

* Populations for Madison, Rutledge, Bostwick and Buckhead water service areas, not population within city limits.

** This figure is for the capacity of all community and private wells in the county

Based on the population projections in the Morgan County Long Range Water Supply Study and the current water supply, Madison may not be able to meet peak daily demand by 2020, and the current supply in Rutledge will be inadequate to meet average demands. However, it should be noted that the community water systems and individual wells in the county have a cumulative water supply of 4.48 MGD. Totaled with the current capacity in Madison of 4.01 MGD, Morgan County has a total capacity of approximately 8.5 MGD which will adequately meet the 2020 peak demand. Therefore, the county and its cities have the opportunity to work together to meet demand. One solution is the possibility of banding together in a Morgan County Water Authority, as outlined in the 2003 Morgan County Long Range Water Supply Study.

5.1.3.0 Sewerage System and Wastewater Treatment

4.3 Sewerage System and Wastewater Treatment

Morgan County and the Cities of Buckhead and Bostwick

Morgan County does not provide public sewage service. Nearly all county residents, as well as residents of Bostwick and Buckhead use septic tanks. There is no plan to provide public sewage service to the county, Bostwick or Buckhead. Most new housing developments are built with individual septic systems. However, the county has

approved some community water and sewage systems. There is currently one such system through which waste water is recycled into gray water and used to maintain a golf course in the community.

City of Madison

Madison has two sewage treatment plants located on the north and south sides of town. The northside plant is located at the Speeds Branch tributary of Hard Labor Creek and has the capacity for 140,000 gallons per day. The southside plant is located on North Sugar Creek and can treat 660,000 gallons per day. Both facilities use sludge treatment systems, in which sewage is aerated within the plant, treated, and the resulting wastewater is released. In June 2003 the city reported 1370 sewer service customers accounting for an average of 600,000 gallons of waste water per day.

The City is currently planning to construct an additional treatment facility in the southern part of the city's wastewater district. This new facility will be located near Little Indian Creek and will provide an initial additional capacity of 0.5MGD. Equalization basins and clarifiers will be added to the north and south wastewater treatment plants in the near future and the city also plans to replace a number of existing sanitary sewers. These capital improvements will be funded by the rate increases discussed above.

City of Rutledge

Rutledge provides public sewage through an oxidation pond method. The oxidation pond is located off Centennial Road . Untreated waste is deposited in a lagoon and oxidated until safe for discharge into Rice Creek. The Rutledge oxidation pond is currently at maximum capacity and additional service is being provided on a case by case basis. There are no plans to expand the city's public sewage treatment facilities.

5.1.4.0 Solid Waste Management

Solid Waste Management

Morgan County

Morgan County provides trash collection through a "green box system," where public dumpsters are scattered throughout the county. B&W Waste, a local hauler, has a contract with the county to transport the waste to the county's transfer station. In 2002, an average of 400 tons of residential trash, 630 tons of industrial waste, and 400 tons of commercial waste were collected each month in Morgan County. The waste is then hauled out of the county to the Oak Grove landfill in Barrow County. The Morgan County Landfill is currently 9 years into a 30 year closure period.

The Morgan County Transfer Station is also the collection point for waste from the cities of Morgan County. Each city maintains an agreement with the county for the disposal of waste at the transfer station. In total an average of 17,000

tons of waste passes through the transfer station each month, resulting in average monthly revenues of approximately \$3,500. Morgan County plans to maintain its current system of solid waste collection and disposal.

City of Bostwick and Town of Buckhead

The City of Bostwick provides trash collection through a municipal compactor. Waste collected at the compactor is hauled to the Morgan County Transfer Station where it is transferred out of the county. The Town of Buckhead provides garbage pick up to all citizens on a weekly basis through a contract with a private collection service. The City of Rutledge provides for curbside trash pick up. The City of Madison provides weekly backdoor trash pick up for 1,700 commercial and residential customers through a contract with BFI. Madison also provides leaves and limb pick-up on a weekly basis and a “junk” truck which customers can schedule by appointment for hauling scrap metal and comparable materials. Rutledge and Madison’s waste is hauled to the Morgan County Transfer Station. The municipalities of Morgan County plan to maintain their current systems of solid waste management.

4.4.1 Recycling

Morgan County provides a number of unmanned recycling collection points throughout the county where containers and paper can be dropped off. All recyclables are taken to a facility in Athens, Georgia, for processing. Through their contract with BFI, the City of Madison provides weekly pick-up of recyclables for its residential customers.

5.1.5.0 General Government

4.8 General Government Facilities

Morgan County

The buildings owned or operated by the county are listed in Table 4.34.

Table 4.34 Morgan County Government Buildings

Morgan County Government Buildings				
Facility	Location	Year Built or Acquired by Morgan Co.	Square Footage	Notes
Morgan County Courthouse	149 E. Jefferson Street	1905	17,440	Currently under renovation, new square footage proposed 17,880
Bldg Inspector/Tax Comm/Tax Ass.	384 Hancock Street	1958	4,521	Old DFACS Bldg
Health Dept/DFACS	2005 S. Main Street	1998	14,804	
Communications Bldg/911	380 Hancock Street	1985	2,738	
Co. Extension Agent Office	440 Hancock Street	N/A	N/A	Attached to old Sr Center
4H Building	195 E. Jefferson	1988	2,500	A.k.a. the old Tax Assessor Office
New Senior Center	991 S. Main Street	2003	6,000	

Old Senior Center	434 Hancock Street	1973	5,735	Will become Planning and Development Offices and will also house 4H and County Extension Agency
Old Heath Department (Temp. Courthouse)	259 N. Second Str	1956	4,020	Will become the Board of Commissioners Administrative Office
Mental Health	237 N. Second Str	1985	2,448	
Archives Building	358 Hancock Street	1892	1,143	Historic jail behind the Courthouse
Board of Commissioners Offices	355 Hancock Street	1962	2,340	Will become the Clerk of Superior Court Office and Records Room for deeds and plats.
Head Start	751 Eliza Morris Street	1991	9,360	
Farm Service Agency (USDA)	205 E. Jefferson	1996	1,800	NRCS occupies this bldg
Fire Station No. 1, Apalachee	4860 Lower Apalachee Road	1980	2,360	
Fire Station No. 2, Central Morgan	1241 Brooks Road	1983	3,780	
Fire Station No. 3, Bostwick	1180 Wellington Road	1981	1,500	
Fire Station No. 4, Buckhead	4741 Buckhead Road	1984	3,000	Owned by Town of Buckhead
Fire Station No. 5, Godfrey	Adams Street	1983	1,800	
Fire Station No. 6, Fairplay	3390 Prospect Road	1981	3000	
Fire Station No. 7, Clack's Chapel	2460 Broughton Road	1986	1,396	Land owned privately, not by Morgan County
Fire Station No. 8, Bethany	4170 Bethany Road	1980	1,500	Land owned privately, not by Morgan County
Fire Station No. 9, Rutledge	214 Fairplay Road	1970	6,000	Owned by City of Rutledge
Public Buildings Department	2374 Athens Hwy	N/A	N/A	
Public Works	2370 Athens Hwy	N/A	N/A	
Roads & Bridges Maintenance Shop	2370 Athens Hwy	1968	3,120	
Jail/Sheriff's Office	2380 Athens Hwy	1956	17,876	

Table 4.34 Continued

Morgan County Government Buildings				
Facility	Location	Year Built or Acquired by Morgan Co.	Square Footage	Notes
Animal Control	2392 Athens Hwy	2002	N/A	
Agricultural Center, Ag. Bldg	2390 Athens Hwy	1989	14,400	
Agricultural Center, Judging Station	2402 Athens Hwy	1984	160	
Agricultural Center, Concessions	2400 Athens Hwy	1989	672	
Transfer Station	2480 Athens Hwy	1985	3,894	Metal Bldg open on one side
Transfer Station Scale House	2480 Athens Hwy	1985	336	
Morgan Co. Library	1131 East Avenue	N/A	12,000	
Parks & Recreation Offices	1000 Heritage Park	N/A	N/A	
Parks & Recreation Gym	1253 College Drive	N/A	N/A	

The Morgan County has developed a Building Plan, which currently coordinates building improvements and department location and relocation through the end of 2003. The purpose of this plan is to help the county maximize the utility of limited space, reduce and simplify building maintenance costs and systems management, maximize energy efficiency, and promote assistance between county departments. This plan, calls for the construction/renovation of the historic County Courthouse, County Archives, County Commissioner's Offices, Old Health Department, Old Senior Center, 4-H Building, County storage facilities, 5 Firehouses, and the Sheriff's Office/Jail, totaled well over \$1.5 million. The county recognizes the need for additional administrative space by the end of the planning period, however, it wishes to put off construction of this space until adequate funding can be secured without too great an impact on the Morgan County tax base.

Apart from the county-owned facilities, each of the four municipalities own and operate government facilities. The following provides a summary of the government facilities in each of the municipalities.

City of Bostwick

Bostwick owns four buildings, (Table 4.35), including the Susie Agnes Hotel, a property on the National Register of Historic Places. The current facilities are reportedly adequate for the City of Bostwick’s needs. There are no plans for renovations or the construction of additional buildings in the next decade.

Table 4.35 Bostwick Government Buildings

Bostwick Government Buildings				
Facility	Location	Year Built	Square Footage	Notes
City Hall	1170 Wellington Road	1974	2000	Attached to fire station
Community Center	1021 Church Street	1958	20000	Former school
Susie Agnes Hotel	Bostwick Road	N/A	5000	Historic hotel. Renovation planned for use as City Hall or museum
Old City Hall / Fire Station	Fairplay Road	N/A	400	Used for equipment and utility storage

Town of Buckhead

Table 4.36 provides information relating to the government buildings in the City of Buckhead. The City of Buckhead reports that its building needs are currently met and there are no plans for renovation or new construction in the next decade.

Table 4.36 Buckhead Government Buildings

Buckhead Government Buildings				
Facility	Location	Year Built	Square Footage	Notes
Old City Hall - now used as Community Center & Fire Station	1010 Seven Islands Road	1895 addition in 1985	300 +/-	
City Hall	4741 Buckhead Road	1985	3200	
Old Gym	1300 Chivers Ave.	1920	3200	The building is currently being used for a skating rink; it was the gym for the old Buckhead school.
Well Houses (2)	Saffold Road and Seven Islands Road.	1975	40 each	

City of Madison

The buildings and facilities owned by the City of Madison are inventoried in Table 4.37.

The City of Madison has recently purchased and begun renovation of the Wellington Building at 160 N. Main Street. This 14,000 square foot building is being redeveloped in three phases and will provide new facilities for the Madison Fire and Police departments. Phase I, to be completed in 2003, will result in a new 2,000 square foot location for the Fire Department. Phase II, which is projected for completion in the next 5 years, will result in the renovation of an additional 5,000 square feet into space for the Madison Police Department. The new facilities will include training space for 18 to 20 people, 3 detective offices in anticipation of additional staff, interrogation rooms, a locker room with shower facilities and a reception area / receptionist desk that will be shared with the Fire Department. Phase III of the Wellington Building renovation will be completed by the end of the ten year planning period, this remaining 7,000 square feet may be used, in part for the relocation of the City Clerk's office. The city is also exploring their options of leasing the space for a profit.

In addition to the Wellington Building project, the City of Madison also plans to renovate the front of City Hall in the next ten years and to build a new public works facility to house the Water, Streets, and Landscaping departments. The city plans to locate the new public works facility at its industrial park. Once the new facility is constructed the city plans to sell the Street Department barn on 2nd Street, in downtown Madison.

Table 4.37 Madison Government Buildings

Madison Government Buildings				
Facility	Location	Year Built	Square Footage	Notes
City Hall & Fire Dept.	132 N. Main Street	1945	3286	
Police Department	130 N. Main Street	1955	1,882	
Wellington Building	160 N. Main Street	1955	13,580	Currently under renovation for office space and fire station relocation
Street Department & Shop	401 Burney Street	1986	3,012	
Water Treatment Plant	2 nd Street	1968	9,462	
Water Treatment Plant Admin. Building	Briar Lane	1999	13,008	
Water Treatment Plant – Clearwell	Briar Lane	1999	1,520	
Water Treatment Plant – Mixing Tank	Briar Lane	1999	168	
Water Treatment Plant – Sedimentation Basin	Briar Lane	1999	4,488	
Pump Station	Apalachee Rd.	1999	780	
Recreation Complex	1253 College Drive	1978	12,944	
BBQ Shelter #1	College Drive	1980	1,536	
BBQ Shelter #2	College Drive	1980	2,880	
Bathhouse	South Main Street	1982	240	
Roger House Museum	179 E. Jefferson Street	1817	2,664	
Rose Cottage Museum	183 E. Jefferson Street	1817	740	
Richter Cottage Museum	490 Welling Street	1835	952	

City of Rutledge

The City of Rutledge owns six buildings, (Table 4.38). The City Hall building was constructed in 1988 after the original structure was lost to fire. The city does not have any plans to expand its facilities at this time.

Table 4.38 Rutledge Government Buildings

Rutledge Government Buildings			
Facility	Location	Year Built	Square Footage
City Hall / Maintenance	112 Martha Lane	1919	3,657 .
Fire Station / Gym	214 Fairplay Street	1986 (1982 structure destroyed by fire and rebuilt)	9,680
Maintenance Building	119 Martha Lane	1890	5,115
Public Restrooms	117 East Main Street	1958	992
Old City Hall Building	119 East Main Street	1890	1,200
BBQ Shelter	212 Fairplay Street	1995	1,795

5.1.6.0 Public Safety

Public Safety and Emergency Medical Services

4.5.1 Law Enforcement

Morgan County, City of Bostwick, and Town of Buckhead

The Morgan County Sheriff’s Department is located at 2380 Athens Highway. The Sheriff’s Department provides general law enforcement for unincorporated Morgan County and the City of Bostwick and Town of Buckhead; a service area of 356 square miles (Table 4.5). The department is staffed by the Sheriff, 16 uniformed officers, 4 detectives, 14 jailers, and administrative staff. The Sheriff’s Department works two 12-hour shifts per day and strives to staff each shift with 3 officers. The department also maintains a corps of 12 volunteer officers of which 3 are certified officers and 9 are non-certified. These volunteers may be called on to aid the department during special events, roadway emergencies and special investigations. The department owns 26 patrol cars. The building housing the Sheriffs Department was constructed in 1971 and remodeled in 1989 and 1992.

Table 4.5 Morgan County Sheriff’s Department

Morgan County Sheriff’s Department

Location	2380 Athens Hwy, Madison
Date of Construction	1971, remodeled in 1989 and 1992
Service Area	356 Square Miles
Population (Census 2000)	15,457
Staff Breakdown	1 Sheriff 4 Detectives 16 Uniformed officers
Equipment	26 patrol cars
Number of Calls FY 2002	4154
Average Call Response Time	13.67 minutes
Average Call Completion Time	30 minutes

The method used to determine whether Morgan County has adequate protection is the International Association of Chiefs of Police modified workload analysis

1) $\frac{\text{Total calls for service per year} \times \text{no. of minutes for call completion}}{\text{hours}} = \text{No of hours}$

60 minutes per hour

$$\frac{4154 \text{ calls} \times 30 \text{ minutes}}{60 \text{ minutes}} = 2077 \text{ man hours}$$

$\frac{\text{No. hours} \times 3}{1800 \text{ hrs. per year}} = \text{Number of officers needed to answer calls}$

$$\frac{2077 \times 3}{1800} = 3.46 \text{ officers needed} = 4 \text{ officers needed per shift}$$

This analysis shows that the office needs four officers available to answer calls for service on each shift. The County presently has three officers per shift.

Considering that the population for Morgan County is expected to continue to grow in the next decade, the department has made a request for funding for additional road deputies, an additional administrative officer, and an additional bailiff to help relieve the staffing shortages. Additionally, the sheriff's department reports that their current facilities are inadequate for the needs of the department. Therefore, a request has been made for a new administrative and jail complex to be built in the next decade.

City of Madison

The Madison Police Department is located at 118 North Main Street. The 1,800 square-foot building was renovated in 1991. In the next year the police department will move into the Wellington Industrial building, located at 160 N. Main Street that was purchased and renovated by the City of Madison to house the fire and police departments. The department serves the incorporated area of Madison, an area of approximately 9 square miles. The office is staffed by the Police Chief, a municipal clerk, a part-time records clerk, a detective and 10 uniformed officers. The Police Department works two 12-hour shifts per day and staffs each with 2 officers (Table 4.6). The city is divided into two zones with a uniformed officer posted in each to allow for rapid response to emergency calls.

When it is required an officer is added on a swing shift to provide additional coverage. The department owns 6 patrol cars and two utility trucks. The building housing the Police Department was reportedly constructed in the 1940s and renovated in 1991.

Table 4.6 City of Madison Police Department

City of Madison Police Department	
Location	2380 Athens Hwy, Madison
Date of Construction	1940s, renovated in 1991
Service Area	Approximately 9 Square Miles
Population (Census 2000)	3636
Staff Breakdown	1 Chief 1 Municipal Clerk 1 Part-Time Records Clerk 1 Detective 10 Uniformed Officers
Equipment	6 Patrol Cars 2 Utility Trucks
Number of Calls FY 2002	Average 355 per month or 4260 per year
Average Call Response Time	2.5 minutes
Average Call Completion Time	30 minutes

The method used to determine whether Morgan County has adequate police protection is the International Association of Chiefs of Police modified workload analysis

2)
$$\frac{\text{Total calls for service pre year} \times \text{no. of minutes for call completion}}{\text{hours}} = \text{No of hours}$$

60 minutes per hour

$$\frac{4260 \text{ calls} \times 30 \text{ minutes}}{60 \text{ minutes}} = 2130 \text{ man hours}$$

3)
$$\frac{\text{No. hours} \times 3}{1800 \text{ hrs. per year}} = \text{Number of officers needed to answer calls}$$

$$\frac{2130 \times 3}{1800} = 3.55 \text{ officers needed} = 4 \text{ officers needed per shift}$$

This analysis shows that the office needs four officers available to answer calls for service on each shift. The city presently has two officers per shift.

Considering that the population for Madison is expected to continue to grow in the next decade additional staff will be needed. The department currently has plans to add one additional officer per shift, an additional detective. However, more staff may be needed to adequately serve the community depending on

crime rates and population growth. The police department has reported an increase in “smash and grab” type burglaries, drug offenses and traffic problems in the past decade. The largest staffing problem reported by the department is the need to recruit high caliber personnel. The current police chief stated that losing officers to the surrounding counties and other law enforcement agencies who offer higher salaries has become an increasing problem. Recruiting and retaining high caliber personnel is an issue that must be addressed in order to maintain the Madison police force.

City of Rutledge

The City of Rutledge recently established its own police department through grant funding from the Justice Department. The funding provided the city with one full time police officer. In June 2003 the grant funding expired. Due to the effectiveness of the program, the Rutledge City Council voted to provide funding from its general fund to continue to maintain a full-time police presence in the city. Through an agreement with the a local police department, the City of Rutledge will pay for the services of two officers based on a 40 hour work week and up to 10% overtime. This funding agreement is in effect from July 1 2003 to June 30, 2004. The City of Rutledge plans to assess the effectiveness of this arrangement near the end of the initial funding period and determine if the arrangement will be maintained in the future.

4.5.2 Detention Center

Morgan County owns and operates a detention center, which is housed in the same building as the Morgan County Sheriff’s Department. In 2003 the facility had an average daily inmate population of 50 men and 5 women. Morgan County does not typically house prisoners from other counties. However, when the need arises, the facility will provide assistance if space is available. The detention center does house inmates from Madison. The capacity of the detention center is 67 males and 20 females. There is also space for an additional 13 inmates when the holding cell, solitary cells, and medical cells are utilized for a maximum capacity at the facility of 100 inmates. The center is run by a staff of 14 full time jailers and 1 part-time administrator. The center is staffed by 3 shifts of 3 jailers each.

The average daily population is below the capacity of the facility. However, the current detention center, which was built in 1971, is outdated and in need of

renovations in order to adequately meet the needs of the current inmate population. One renovation required is an update of the plumbing system. Funds have been allocated and plans have been made for this replacement. A request has been made for four more jailers, the additional staff would allow for better coverage of the facility when staff are absent from work due to sickness or vacation.

4.5.3 Animal Control

Morgan County, Bostwick, Buckhead, and Rutledge
Morgan County provides animal control services for the county and all municipalities except the City of Madison. The county finished construction of a new facility at the jail complex in August 2002. The complex consists of 63 runs, 10 facilities for quarantined animals, 10 cat cages, a veterinary treatment room, and office space. In the first eight months of 2002, the County responded to an average of 35 animal complaint calls per month and impounded 74 animals and had 45 adopted. The Morgan County Animal Control currently employs two full time staff and has plans to add a third staff member in fiscal year 2004.

City of Madison

The City of Madison Animal Control facility is located at 1612 Four Lakes Drive. The facility has 8 dog runs and 3 cat cages. The facility services only the City of Madison. In the first five months of 2003 the facility had 100 calls for animal pick up, 96 animals were impounded, 42 euthanased, 35 transferred out to the Humane Society for adoption, and 6 returned to their owners. The Madison Animal Control is run by 1 full time employee. Due to the opening of a separate Morgan County animal control office the calls for service at the Madison Animal Control have dropped dramatically; in 2002 there were 400 calls for service. Despite the reduction in calls the facilities are in need of renovation to meet current industry standards; these renovation needs include hot water and paint sealing. In addition to renovations, the Animal Control staff has expressed an interest in expanding the animal care and cruelty prevention education programs begun in recent years.

4.5.4 Fire Protection

Morgan County and its municipalities are served by twelve fire departments. There are ten volunteer fire departments serving the County and the cities of Bostwick, Buckhead, and Rutledge. The consolidated Morgan County Volunteer Fire Department (VFD) consists of eight stations, Apalachee, Bethany, Bostwick, Buckhead, Central Morgan Station 2 (formerly West Morgan), Clack's Chapel, Fairplay, Godfrey, and Rutledge. There are 147 volunteer firefighters with the consolidated fire department.

The Sugar Creek Firefighters' Association is physically located in Putnam County, but serves a portion of Morgan County. The City of Madison owns and operates its own department. In addition to these fire departments, the Georgia Forestry Unit maintains a fire fighting force that is available to serve the County. Most of the fire fighting equipment used by the local fire departments is loaned or leased from the Morgan-Walton Georgia Forestry Unit. Morgan County purchases the chassis and the Forestry Commission fits them with pumps, knockers and tanks. All fire departments in the county are interconnected via the Madison-Morgan County Communications Operations Center located in the Morgan County 911 Building. Each station responds to calls within a five to seven mile radius and the different stations provide back up to each other when necessary. Although ISO ratings vary throughout the county, as a whole the county is rated as a class nine.

ISO ratings are not legal standards, but recommendations, which insurance companies can use to set fire insurance rates. As these ratings are set by an independent organization, they provide an easy way of comparing community fire departments. However, because these ratings involve weighing several variables, they do not always directly compare. For instance, a rating of seven in two different communities does not mean that each is working with the same equipment under the same circumstances. Rather, one could have an adequate water system but inadequate personnel and equipment; the other, the reverse.

An excellent fire department is a vital link in the chain of regional development affecting insurance costs and, thus, the willingness of people and industries to settle in a given area. The quality of the water system directly affects fire protection. The lack of infrastructure can severely reduce the community's ability to provide adequate fire protection.

The existence and adequacy of a water system becomes a determining factor in the rating given to a fire department by the Insurance Services Organization (ISO). Other factors include: the size and type of buildings in a community, the presence or absence of a fire alarm system, how calls are received and handled, whether fire fighters are paid or volunteer, whether there is a community water system, the size of water mains, and how long it takes a department to respond to a call. This independent organization weighs all these factors to assign a department a rating between one and ten, with a rating of nine or ten meaning that an area is relatively unprotected.

Morgan County, Bostwick, Buckhead, Rutledge

Ten volunteer fire departments and the Georgia Forestry Commission provide fire protection to the area outside of the Madison city limits (Tables 4.7 – 4.18). Station coverage areas are generally a five mile radius around the station with the station solely responsible for the first three miles and overlapping with adjacent fire departments for the last two miles. In areas where there is no

overlap, the station closest to the alarm responds. A minimum of three units respond to any structure fire. Morgan County owns all but two stations; the Sugar Creek Firefighter's Association is owned by Morgan and Putnam counties and the Buckhead fire station building is owned and maintained by the Town of Buckhead.

The lack of a county water system in Morgan results in the fire departments relying on a system of dry hydrants to supply water for fire suppression. Dry hydrants are six inch water pipes run from existing farm ponds to six-inch upright pipes with elbows to which a fire truck hose can be connected. Accessible roads and parking areas for fire vehicles by these connection points are essential to the success of this type of system. There are currently 41 dry hydrants in Morgan County.

The operating budget for Morgan County's volunteer fire departments comes from a combination of the county budget and various fundraisers. The annual budget for all departments is approximately \$297,000 dollars with each receiving \$6,000 or more annually for operating costs. Insurance is provided in the form of fleet coverage by County Insurance through ACCG. Morgan County does not levy a fire tax. Specific location, staffing, and equipment information for each of the county fire departments is listed in the Tables 4.7 – 4.18.

Table 4.7 Station No. 1 Apalachee Volunteer Fire Department

Station No. 1: Apalachee Volunteer Fire Department	
Location	4860 Lower Apalachee Road, Apalachee
Service Area	5-mile radius plus coverage south to Madison
Date of Construction	1981, addition of third bay 1985
Square Footage	2,200 sq. ft.
Staff Breakdown	1 Chief 1 Asst. Chief 1 Captain 1 Lieutenant 9 Firefighters (3 First Responders)
Equipment	1 Fireknocker (250 gpm) 1 Engine (1250 gpm) 1 Pumper (750 gpm) 1 Knocker/Tanker (1250 gal.)
ISO Rating	9
Dry Hydrants in District (or other water supply)	4
Number of service calls per year	38
Average Response Time	12min.
Average Call Completion Time	2hrs. 3min.
Funding	County

Table 4.8 Station No. 2 Central Station 2 Fire Department

Station No. 2: Central Station 2 Volunteer Fire Department	
Location	1241 Brooks Road
Service Area	5-mile radius plus Madison backup
Date of Construction	1978; 2 bay addition 1989
Square Footage	2,800 sq. ft.
Staff Breakdown	1 Chief 1 Assistant Chief 1 Captian 1 Lieutenant 19 Firefighters (3 First Responders / 4 Rescue)
Equipment	1 Fireknocker (250 gpm) 1 Engine (1250 gpm)(1000gal) 1 Pumper (1,250 gpm)(1000) 1 Tankers (2000 gal.)
ISO Rating	7/9
Dry Hydrants in District (or other water supply)	8
Number of service calls per year	98
Average Response Time	12min.
Average Call Completion Time	2hrs. 3min.
Funding	County

Table 4.9 Station No. 3 Bostwick Volunteer Fire Department

Station No. 3: Bostwick Volunteer Fire Department	
Location	1180 Wellington Street
Service Area	5-mile radius plus 3-mile radius secondary coverage
Date of Construction	1981, addition of third bay 1993
Square Footage	1,500 sq. ft.
Staff Breakdown	1 Chief 1 Assistant Chief 1 Lieutenant 1 Secretary / Treasurer 18 Firefighters (5 First Responders / 1EMT / 6 Rescue)
Equipment	1 Fireknocker (250 gpm) 1 Engine (1250 gpm)
ISO Rating	8/9
Dry Hydrants in District (or other water supply)	6
Number of service calls per year	43
Average Response Time	12min.
Average Call Completion Time	2hrs. 3min.
Funding	County

Table 4.10 Station No. 4 Buckhead Volunteer Fire Department

Station No. 4: Buckhead Volunteer Fire Department	
Location	4741 Buckhead Rd.
Service Area	5-mile radius plus 20 square mile coverage area to include Lake Oconee
Date of Construction	1984
Square Footage	3000 sq. ft.
Staff Breakdown	1 Chief 1 Assistant Fire Chief 2 Captains 1 Training Officer 16 Firefighters 1 Treasurer
Equipment	1 Front-Mounted Pumper (750 gpm) 2 Fireknocker (250 gpm) 2 (New) Trucks City Water Hydrants
ISO Rating	7
Dry Hydrants in District (or other water supply)	5
Number of service calls per year	75
Average Response Time	12min.
Average Call Completion Time	2hrs. 3min.

Funding	County (Town Maintains Station Building)
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Table 4.11 Station No. 5 Godfrey Volunteer Fire Department

Station No. 5: Godfrey Volunteer Fire Department	
Location	1071 Adams Road, Godfrey
Service Area	5-mile radius
Date of Construction	1983
Square Footage	1,800 sq. ft.
Staff Breakdown	1 Chief 1 Assistant Chief 16 Firefighters
Equipment	1 Front-Mounted Pumper (1000 gpm)(1560 gal) 1 Fireknocker/Tanker (150 gpm)(1400 gal)
ISO Rating	9
Dry Hydrants in District (or other water supply)	2
Number of service calls per year	14
Average Response Time	12min.
Average Call Completion Time	2hrs. 3min.
Funding	County

Table 4.12 Station No. 6 Fairplay Volunteer Fire Department

Station No. 6: Fairplay Volunteer Fire Department	
Location	3390 Prospect Road, Fairplay
Service Area	5-mile radius plus Hard Labor Creek State Park
Date of Construction	1981, addition of two bays in 1990
Square Footage	3,000 sq. ft.
Staff Breakdown	1 Chief 1 Assistant Chief 2 Lieutenants 21 Firefighters (4 First Responders / 1 EMT)
Equipment	1 Fireknockers (150 gpm) 1 Pumper (1000 gpm) 1 Knocker/Tanker (1,200 gal.)(250 gpm)
ISO Rating	9
Dry Hydrants in District (or other water supply)	3
Number of service calls per year	31
Average Response Time	12min.
Average Call Completion Time	2hrs. 3min.
Funding	County

Table 4.13 Station No. 7 Clack's Chapel Volunteer Fire Department

Station No. 7: Clack's Chapel Volunteer Fire Department	
Location	2458 Broughton Road, near Newton and Jasper County Borders
Service Area	5-mile radius
Date of Construction	1981, with bay addition in 1986
Square Footage	2,350 sq. ft.
Staff Breakdown	1 Chief 1 Assistant Chief 14 Firefighters (1 First Responder)
Equipment	1 Tanker (200 gal) 1 Fireknocker (150 gpm)
ISO Rating	9
Dry Hydrants in District (or other water supply)	4
Number of service calls per year	16
Average Response Time	12min.
Average Call Completion Time	2hrs. 3min.
Funding	County

Table 4.14 Station No. 8 Bethany Volunteer Fire Department

Station No. 8: Bethany Volunteer Fire Department	
Location	4170 Bethany Road, south of Interstate 20
Service Area	5-mile radius
Date of Construction	1980
Square Footage	1,500 sq. ft.
Staff Breakdown	1 Chief 1 Asst. Chief 1 Treasurer 13 Firefighters
Equipment	1 Engine (1,250 gpm)(1000 gal) 1 Tanker (1,000 gal)(150 gpm) 1 Fireknocker(150 gpm)
ISO Rating	9
Dry Hydrants in District (or other water supply)	4
Number of service calls per year	24
Average Response Time	12min.
Average Call Completion Time	2hrs. 3min.
Funding	County

Table 4.15 Station No. 9 Rutledge Volunteer Fire Department

Station No. 9: Rutledge Volunteer Fire Department	
Location	214 Fairplay Rd., Rutledge
Service Area	6-mile radius
Date of Construction	1970: renovation in 1986
Square Footage	9,680
Staff Breakdown	1 Chief 1 Assistant Chief 1 Captian 1 Lieutenant 1 Financial Officer 17 Firefighters (4 First Responders)
Equipment	1 Pumper/Rescue (1000 gpm) 1 Engine (1250 gpm)(1000gal) 1 Fireknocker (150 gpm) 1 Tanker Semi (350gpm)(4500 gal) 1 Quick Responder Truck
ISO Rating	7/9
Dry Hydrants in District (or other water supply)	4
Number of service calls per year	69
Average Response Time	12min.
Average Call Completion Time	2hrs. 3min.
Funding	County

Table 4.16 Station No. 10 Sugar Creek Firefighter's Association

Station No. 10: Sugar Creek Firefighters' Association	
Location	392 Parks Mill Rd. Putnam County
Service Area	5-mile radius
Date of Construction	1995
Square Footage	2,400 sq. ft.
Staff Breakdown	1 Chief 1 Assistant Chief 1 Training Officer 1 Safety Officer 11 Firefighters
Equipment	1 Pumper/Tanker (1,000 gpm)(1560 gal) 1 Engine (1000 gpm) 1 Squad Truck (300 gal) (300 gpm)
ISO Rating	6
Dry Hydrants in District (or other water supply)	2
Number of service calls per year	14
Average Response Time	12min.
Average Call Completion Time	2hrs. 3min.

Funding	County
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Table 4.17 Georgia Forestry Commission Morgan-Walton County Unit

Georgia Forestry Commission Morgan-Walton County Unit	
Location	5051 Georgia Hwy. 83 NE, Goodhope, GA 30641
Service Area	223,303 total acres in County; 133,685 forested acres in County
Date of Construction	Office-1967; Truck Shed-1991
Square Footage	Office-850 sq. ft.; Truck Shed - 4,500 sq. ft.
Staff Breakdown	1 Chief Forest Ranger (F/T) 3 Forest Ranger I (F/T) 1 Administrative Secretary (F/T)
Equipment	1 single Axle Trucks 1 John Deere 450-G crawler tractor with blade and plow 1 John Deere 400-G crawler tractor with blade and plow 2 Tandem axle Truck Single Axle Truck 1 John Deere 550-H crawler tractor with blade and plow 1 1/2 ton pickup 1 fixed-wing aircraft that serves a 12-county district

Table 4.18 Morgan County Fire Office

Morgan County Fire Office	
Location	380 Hancock St.
Staff Breakdown	1 County Fire Coordinator 2 Paid Fire Fighters

City of Madison

The Madison Fire Department in the process of relocating to a new facility at 160 N. Main Street in downtown Madison. At 45,000 square feet, the new facility is spacious enough to accommodate the departments two new fire engines (Table 4.19). Once the relocation is complete, the old fire station, located at One High Street will be renovated and used as office space for the City of Madison. The fire department serves the entire City of Madison, an area of approximately 7.8 square miles and provides secondary coverage for an area 2 miles east on U.S. 278 to the Georgia Pacific Plant through to the Buckhead Fire Department coverage area, and for the area 1.5 miles north of the city on SR 83 through to the Central Morgan Fire Department coverage area. All of the city's fire fighters are volunteers except one full-time salaried fireman who serves also as the city's fire marshal. Madison also has a "first alarm" agreement with Central Station 2 for one Class A pumper and manpower for all structure fire calls within the city. Madison will also provide aid to any other municipality in Morgan County.

The Madison Fire Department receives approximately 130 calls per year. The Madison Fire Department averages a response time of four minutes and usually completes calls within thirty to forty-five minutes. The water delivery system is adequate for the city's fire protection and has 265 hydrants connected through the city's water system. In June of 2003 the City of Madison's ISO rating was 6. The department is funded as a budget item and is allocated approximately \$175,000 to \$200,000 per year for salaries, maintenance, and operations. There is no fire tax for city coverage.

Table 4.19 Madison Fire Department

Madison Fire Department	
Location	160 N Main Street, Madison
Service Area	7.80 Square Miles
Date of Construction	2003
Square Footage	45,000 sq. ft. – allocated to fire department
Staff Breakdown	13 Firefighter (1 F/T and 12 volunteers)
Equipment	2 Engines (1250 gpm)(1000gal)
ISO Rating	6

The largest issue facing the fire departments in Morgan County and the City of Madison is the need for professional staff. The City of Madison, in particular, has reported a need to increase the number of paid staff due to a lack of viable volunteers. Increasing the level of staffing the fire departments will assist them in their goals of lowering the ISO ratings for the County and the City of Madison. Additional staff training and equipment will also help lower the ISO ratings; the County and the City of Madison have designated the need for coordinated training with the police and other emergency response agencies. County officials have reported they would like to lower the county wide ISO rating to an 8 and a 7 in the expanded county area. The City of Madison has designated an ISO rating of 4 as their goal. Improvements to the water systems and dry hydrant networks serving the County and the City of Madison will also assist efforts to lower ISO ratings as will the addition on aerial fire fighting equipment. There are also plans underway to add an additional fire station in the county. New equipment for this station will be purchased with the county's SPLOST funds.

4.5.6 Emergency Services

Emergency Management Agency

The Morgan County Emergency Management Agency (EMA) is located at 380 Hancock Street in Madison. This agency is financed by state and Federal funds and is responsible for creating an Emergency Operations Plan for Morgan County. The current plan has four phases: mitigation, preparation, response,

recovery. The EMA is called upon to coordinate activities during any emergency where more than two emergency agencies are involved. The agency maintains a volunteer staff of approximately 60 persons who can be called upon when required. The agency has two vehicles that can be used in emergency situations. One of these vehicles is a truck equipped with a jaws of life machine, which has the ability to cut through metal in order to free trapped persons.

911 / EMS

National Emergency Medical Services provides emergency medical services in Morgan County. The private company operates a facility at 1400 Eatonton Road and one ambulance out of the Fairplay Fire Station on Prospect Road. Calls are received via an emergency 911 center and ambulances are dispatched over radios. The service has fourteen full-time employees and six part-time employees; of these twenty employees eleven are paramedics and seven are basic EMT's (emergency medical technicians). The equipment available to the EMS are three ambulances and one director's car. EMS receives approximately 175 calls per month, or about 2080 calls per year. Average response time within the county is less than 10 minutes with most calls completed in an average of 42 minutes. Mutual Aid Agreements exist with all bordering counties. When a patient's life is not in danger, they may request a to which they would like to be taken, if they are in danger they are taken to Morgan Memorial Hospital.

At this time National EMS reports that their facilities and staffing are adequately meeting the needs of Morgan County. In the 2003-2013 period the company plans to add an additional ambulance to its inventory dispatched out of the Buckhead area.

5.1.7.0 Recreation Facilities

4.7 Park and Recreation Facilities

Most recreation and park facilities in Morgan County and its municipalities are operated by the Morgan County Parks and Recreation Department, which is located at 1253 College Drive in Madison. The department does not own any of these facilities, but leases them from the City of Madison and the Morgan County Board of Education. The recreation department is headed by a full time director and a staff of six who maintain the department's four parks and provide a wide variety of year round recreation opportunities to the citizens of Morgan County. The department currently manages the recreation programs listed in Table 4.20. On average, between adult and youth sports teams, special programs, and use of departmental facilities, the department provided over 150,000 opportunities for recreation and leisure.

Table 4.20 Recreation Programs Offered by Morgan-Madison Rec.Dept.

Recreation Programs Offered by the Morgan-Madison Recreation Department	
Program	Estimated Attendance

Youth Basketball	5800
Spring Soccer	3300
Fall Soccer	3100
Baseball	6975
Girls Softball	1900
Football	1800
Cheerleading	670
2 Ball Competition	44
2 on 2 Basketball	30
Day Camps	
Tennis	24
Soccer	31
Baseball	40
Softball	17
Tennis Classes	90
Karate	16
Swim Classes	180
Special Children Program	15
Track	929
Adult Basketball	384
Adult Softball	2500
Volleyball	
II	288

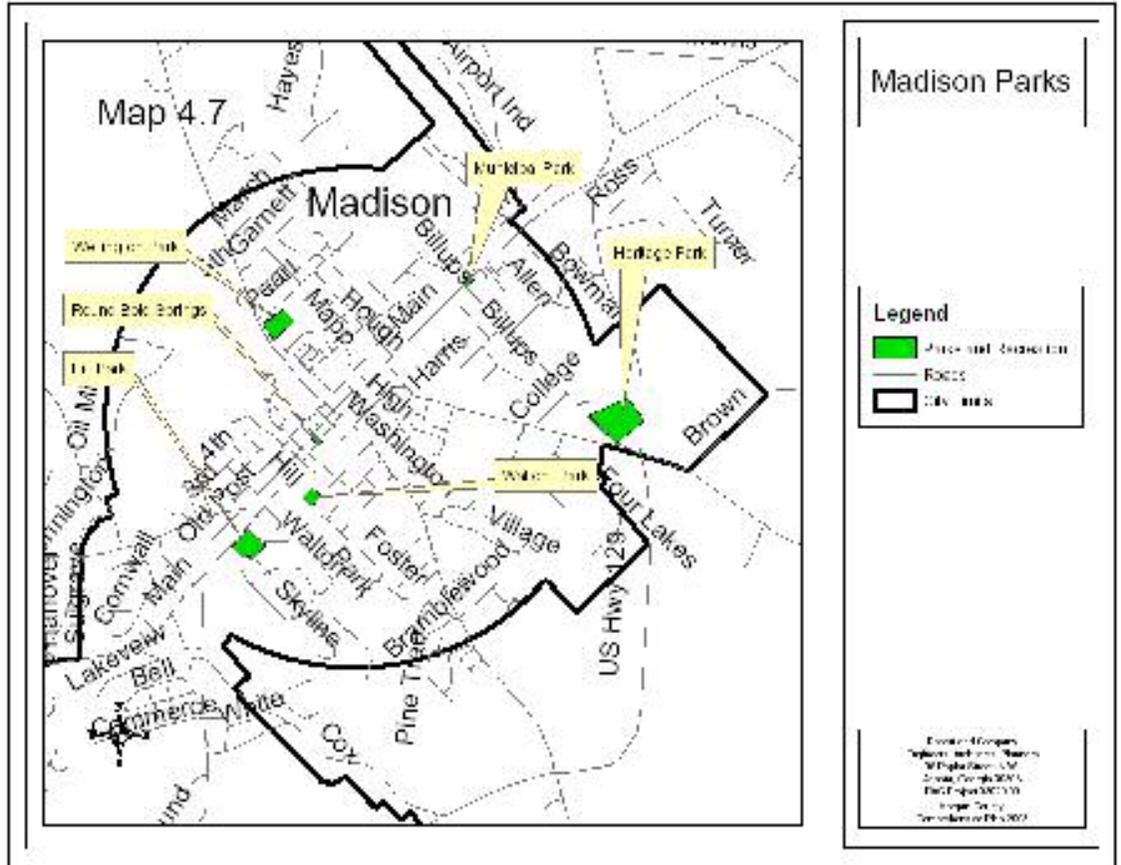
Source: Morgan County Park and Recreation Services Strategic Plan, Feb 2003

The Recreation Department maintains: Heritage Park, Municipal Park, and Wellington Park. The Department shares maintenance responsibility for Hill Park with the City of Madison. Additionally, the department has a joint use facility agreement with the Morgan County Board of Education which gives the Recreation Department use of the school gyms, athletic fields, and other facilities and the schools in turn may use the municipal ball fields and tennis courts. The Department is funded through a variety of sources including Morgan County and the City of Madison.

The Recreation Department recently completed a strategic plan in which they identified the greatest need facing the department as the need to prepare to hire a new director when the current director, who has been in the position since 1976, retires. Other needs include providing recreational activities in areas of the county other than Madison to ensure that programs are accessible to all citizens regardless of age, sex, race or ability, increasing the number and types of programs for adults, and continuing to add facilities including an aquatics center.

Map 4.7 denotes the location of parks maintained by the Recreation Department, and/or the City of Madison in the vicinity of the City of Madison. The size, street address, and specific amenities of each of these parks are provided in Tables 4.21 – 4.24 below.

Map 4.7 Madison Parks



Hill Park, detailed in Table 4.21, is located in the southwestern part of Madison off South Main Street.

Table 4.21 Hill Park

Hill Park	
Total Area	6 Acres
Facilities:	
Swimming Pool	
Bath House	
Concession Stand	
4 Lighted Tennis Courts	
Large Open Lawn Area	
Source: Morgan County Parks & Recreation Services Strategic Plan, Feb 2003	

Wellington Park is close to the center of Madison, located in the northwest of the city off of Wellington Street. The amenities of this park are listed in Table 4.22.

Table 4.22 Wellington Park

Wellington Park	
Total Area	5 Acres
Facilities:	
1 Playground	
1 Short Bike Trail	
1 Outdoor Basketball Court	
Source: Morgan County Parks & Recreation Services Strategic Plan, Feb 2003	

Municipal Park, detailed in table 4.23, is located on College Drive in the eastern part of Madison.

Table 4.23 Municipal Park

Municipal Park	
Total Area	15 Acres
Facilities	
1 Restroom and Concession Building	
2 Playgrounds	
1 Barbecue Shelter capacity: 300 seated/400 total	
Community Center with Recreation Department administrative offices, gym, meeting room, weight room, restrooms, and kitchen	
1 400 meter eight lane track	
1 football/soccer field	
High school track/field event stations	
400 spectator bleacher area	
8 Lighted Tennis Courts	
Restroom and Concession Building	
Source: Morgan County Parks & Recreation Services Strategic Plan, Feb 2003	

Table 4.24, provides details on the newest park managed by the Recreation Department. Heritage Park located at the intersection of Hwy 129 (Bypass) and Old Buckhead Road.

Table 4.24 Heritage Park

Heritage Park	
Total Area	30 .0 Acres
Facilities	
5 Baseball Fields	
1 Soccer Field	
2 Picnic Areas	
2 Playgrounds	
1 Cross Country / Nature Trail	
1 Butterfly Garden	
Administrative Building housing athletic offices, storage, meeting rooms, concessions and bathrooms	
<i>Current plans call for a swimming pool and sand volley ball court</i>	
Source: Morgan County Parks & Recreation Services Strategic Plan, Feb 2003	

Facilities which are owned by the Morgan County Board of Education but are available to the Recreation Department under the joint-use agreement include those listed in Table 4.25:

Table 4.25 Morgan County Schools Facilities

Morgan County Schools Facilities	
Morgan County High School	
Facilities	
1 Football Field	
1 Gymnasium	
Tennis Courts	
Morgan County Middle School	
Facilities	
1 Football Field	
1 Gymnasium	
Tennis Courts	
Source: Morgan County Parks & Recreation Services Strategic Plan, Feb 2003	

Municipal Parks

The four municipalities in Morgan County provide some recreation facilities as well. These facilities are maintained by the individual municipalities and are reflected in tables 4.26-4.29

Table 4.26 Town of Buckhead Parks and Recreation Facilities

Town of Buckhead Parks and Recreation Facilities
Outdoor basketball court
Tennis courts
Small Playground
Picnic / Barbecue Shelter
Open Field Area

Table 4.27 City of Rutledge Parks and Recreation Facilities

City of Rutledge Parks and Recreation Facilities
Practice baseball fields
Lighted basketball court
Playground w/ new State Area
Picnic Shelter and BBQ Shed
Source: Morgan County Parks & Recreation Services Strategic Plan, Feb 2003

Table 4.28 City of Bostwick Parks and Recreation Facilities

City of Bostwick Parks and Recreation Facilities
Practice Baseball Field
Outdoor Basketball Court
Source: Morgan County Parks & Recreation Services Strategic Plan, Feb 2003

Table 4.29 City of Madison Parks and Recreation Facilities

City of Madison Parks and Recreation Facilities			
Type of Park	Parks	Location	Facilities
Point Parks (small tri-angles placed at intersections for aesthetic purposes)	Atkinson Park	278 and Spur 24	N/A
	Marianne Cox Elliott Park	North Avenue & North Main Street	N/A
	Bell Park	Park Lane & East Avenue	N/A
Passive Recreation Parks	Washington Park	Washington Street	Open Space
	Round Bold Springs	Downtown Madison	Native species park and historic site of the springs Madison was founded around

	Walton Park	441 at 278 and South Main Street	Open Space
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In the next ten years the City of Madison has plans to add two parks, one on North Main Street and the other, which will be named Bicentennial Park, will be located downtown. The city anticipates that it will take five years to acquire the land for each of these parks and another five to complete their build-out. In addition to these parks the city would also like to add two additional point parks.

State Parks

Hard Labor Creek State Park is a 5,804 acre park located in Morgan and Walton Counties. It is the largest and one of the most popular state parks in Georgia offering a wide variety of recreational facilities as noted in Table 4.30.

Table 4.30 Hard Labor Creek State Park

Hard Labor Creek State Park	
Total Area	5804 Acres
Facilities	
51 Tent, Trailer, RV Sites	
20 Cottages with cable TV	
18-Hole Golf Course and Pro Shop	
Swimming Beach and Bath House	
2 Lakes	
30 Horse Stalls	
Riding Ring	
12 Equestrian Campsites	
22-mile Horseback Riding Trail	
24.5 miles of hiking trails	
2 Group Shelters	
2 Group Camps	
1 Pioneer Campground	
Source: Morgan County Parks & Recreation Services Strategic Plan, Feb 2003	

To gauge the adequacy of the parks provided for the residents of Morgan County and its municipalities, a comparison can be done of the existing facilities to the National Recreation and Parks Association (NRPA) standard. The NRPA standards use a ratio of population to number of facilities. Tables 4.31 – 4.33 show the results of this analysis for the current conditions and for the years 2010 and 2020 based on population projections. The NRPA standards are only meant to serve as a guide to the community as they do not take the community's preferences or physical attributes (such as land and water features) into consideration.

Table 4.31 Facility Assessment

Morgan County Recreation Department and Board of Education Facility Assessment				
Facility Type	Minimum Standard	Existing Facilities 2003	Facilities Needed 2003*	Standard Met
Total Park Acreage	10/1,000 persons	56	155	No
Baseball/Softball Fields (total)	1/5,000 persons	7	3	Yes
Baseball/Softball Fields (lighted)	1/30,000 persons	2	1	Yes
Basketball Courts	1/5,000 persons	6	3	Yes
Football Fields	1/20,000 persons	2	1	Yes
Soccer Fields	1/10,000 persons	2	2	Yes
Golf – 18-Hole Course	1/50,000 persons	0	0	Yes
Tennis Courts	1/2,000 persons	16	8	Yes
Swimming Pools	1/20,000 persons	1	1	Yes
Based on 2000 population of 15,457				
Source: National Recreation and Parks Association, 1983.				

Table 4.32 2010 Facilities Assessment

2010 Facilities Assessment				
Madison Morgan County Recreation Department & Board of Education Facilities				
Facility Type	Minimum Standard	Existing Facilities 2003	Facilities Needed 2010*	Standard Met
Total Park Acreage	10/1,000 persons	56	192	No
Baseball/Softball Fields (total)	1/5,000 persons	7	4	Yes
Baseball/Softball Fields (lighted)	1/30,000 persons	2	1	Yes
Basketball Courts	1/5,000 persons	6	4	Yes
Football Fields	1/20,000 persons	2	1	Yes
Soccer Fields	1/10,000 persons	2	2	Yes
Golf – 18-Hole Course	1/50,000 persons		0	Yes

Tennis Courts	1/2,000 persons	16	10	Yes
Swimming Pools	1/20,000 persons	1	1	Yes

* Based on Projected 2010 Population of 19,231
Source: National Recreation and Parks Association, 1983.

Table 4.33 2020 Facilities Assessment

2020 Facilities Assessment				
Madison Morgan County Recreation Department & Board of Education Facilities				
Facility Type	Minimum Standard	Existing Facilities 2003	Facilities Needed 2020*	Standard Met
Total Park Acreage	10/1,000 persons	56	230	No
Baseball/Softball Fields (total)	1/5,000 persons	7	5	Yes
Baseball/Softball Fields (lighted)	1/30,000 persons	2	1	Yes
Basketball Courts	1/5,000 persons	6	5	Yes
Football Fields	1/20,000 persons	2	1	Yes
Soccer Fields	1/10,000 persons	2	2	Yes
Golf – 18-Hole Course	1/50,000 persons		0	Yes
Tennis Courts	1/2,000 persons	16	12	Yes
Swimming Pools	1/20,000 persons	1	1	Yes
* Based on projected 2020 population of 23,006 Source: National Recreation and Parks Association, 1983.				

When compared to the NRPA standards Morgan County currently has adequate recreation facilities to last through 2020. However, based on the attendance records for county recreation programs, the community exhibits a strong preference for baseball and basketball. Therefore, additional facilities for these sports may be required to meet community demand. Additionally, citizens have expressed a wish for a greater variety of recreational opportunities such as dance classes, card playing, ceramics, and computer classes for seniors. A joint recreation/community center would be an option for providing these services to county and city citizens.

The county has a considerable current deficit of park land that will continue to grow as the population grows. It should be noted, however, that the total park acreage used for these calculations does not include the 5,804 acres of Hard Labor Creek State Park, or park acreage around nearby Lake Oconee. NRPA acreage standards are specifically for active recreation acreage and do not take passive lands into consideration. The citizens of Morgan County and its municipalities have expressed a need for greater passive facilities, especially walking and biking trails and swimming facilities. There has also been a need expressed for additional community park facilities in satellite locations outside of

the City of Madison. The planned construction of a new elementary school near Rutledge should aid this need.

5.1.8.0 Hospitals and Other Public Health Facilities

Hospitals and Other Public Health Facilities

Department of Family and Children's Services

The Morgan County Department of Family and Children's Services (DFACS) serves residents throughout Morgan County and is funded by state and Federal sources. This office maintains a staff of 20 employees and is co-located with the county health department at 2005 S. Main Street. The building, shared by the two departments, was completed in 1998. DFACS has two divisions: the eligibility division determines eligibility for food stamps, Medicaid, and TANIF (temporary assistance to needy families), and the services division offers services for the elderly, childcare assistance, help with child and adult abuse, adoptions, and some aid with energy costs.

DFACS reports that their facilities are currently adequate. However, while the department is fully staffed at present, its growing case load will require additional staff in the near future. The department has seen significant increases in the number of domestic violence, substance abuse and child abuse cases in the past decade. Additionally, the number of children in the county's foster care system administered by DFACS doubled from 2001 to 2003. DFACS expects that their responsibilities under this program will continue to increase over the next decade.

Morgan County Health Department

The Morgan County Health Department moved into a new facility in 1999. The new building is located at 2005 South Main Street in Madison. The department provides a variety of services to Morgan County residents including: AIDS testing and counseling, birth and death certificates, birth control and family planning, blood pressure services, blood testing for marriage licenses, children's health and medical services, cholesterol screening, environmental health, food for families (including the WIC program), immunizations, infant health, prenatal health services and case management, and tuberculosis testing. In 2001 the Health Department served over 3,000 individual patients, a rise of 75 patients from the previous year. This number is expected to continue to grow as the population of the county grows. The health department is currently staffed by three licensed and five non-licensed personnel. One nurse will be added to this staff in June 2003 as part of the Children's First program, in which the Health Department participates.

The Health Department reports that their current facilities and equipment needs are being met. However, new computers would aid staff in their provision of services. Due to the growing numbers of patients in the county, the department would benefit from additional staff to provide additional outreach services in the community. Transportation to and from services is another pressing issue for the department and it is currently working with the Health Departments of Green and

Putnam counties to provide a solution to transportation issues for health department services in the tri-county area.

Morgan County Mental Health Center

The Morgan County Mental Health Center is located at 237 North Second Street in Madison. The facility is managed by Advantage Behavioral Health Systems (ABHS), a publicly-funded provider of behavioral health, developmental disability and addictive disease services for Barrow, Clarke, Elbert, Greene, Jackson, Madison, Morgan, Oconee, Oglethorpe, and Walton counties. A Community Service Board (CSB) is the governing body for ABHS and is comprised of members from the counties the agency serves. At the Morgan County Mental Health Center, ABHS offers child, adolescent, and adult counseling services and community support individuals. However, clients may be referred to any of the other ABHS centers outside of the county where additional services such as addictive disease services, community intervention/risk reduction program (DUI School), inpatient detox services, outpatient alcohol and other drug counseling, women's services, women's recovery residence, (ACT), community support team (for adults, children and adolescents), day habilitation for individuals with developmental disabilities, community employment services, and residential services are available. The Morgan County Mental Health Office is currently staffed by 3 full time and 2 part time individuals and oversees a client load of 125 adults and 40 children and adolescents.

At this time the facilities and staffing of the Morgan County Mental Health Center are adequate for meeting the needs of the county. There are no plans for expansion of facilities or services in the immediate future.

Morgan Memorial Hospital

The Morgan Memorial Hospital is located at 1077 South Main Street in Madison. The hospital began as an acute care center in 1958 with 17,000 square feet. In 1987 the hospital added 3,000 square feet of space, and in 1998 a 9,000 square foot rehabilitation center was added bring the total size of the facility to 29,000 square feet. The authority run hospital has twenty beds and there are 21 additional beds in the rehabilitation center. The average admissions per year is currently at 12,000 with an average of 25 patients staying in the hospital daily. Morgan Memorial Hospital offers emergency and full out-patient facilities and services to include: acute care medicine/surgical facilities, emergency services, outpatient services, ultra-sound, mammography, MRI, CAT scans dexo scans, and physical therapy. The hospital employs 7 full time staff and forty five courtesy staff.

At this time the facilities and staff of the Morgan County Hospital are sufficient. The hospital is performing well fiscally, having increased its yearly gross revenue from 2 million to 14 million over the past 8 years. The hospital plans to expand its outpatient services in the next five years by making additions to the radiology department and renovating the emergency room.

Nursing Home Facilities

Madison Health and Rehab is a 67 bed for-profit nursing facility run by a private care provider. The facility is located on Highway 278 in Madison and provides a wide range of services from assisted living to round-the-clock nursing care. The facility is currently operating at 99% occupancy. Additionally, there are a number of smaller, private, nursing care and assisted living facilities throughout the county ranging in size from 4 to 10 rooms. County officials anticipate that there will be an increased need for nursing home facilities in the coming decades due to the high percentage of the county's population that is presently over forty years of age.

5.1.9.0 Educational Facilities

4.9 Education

Public School System

There are currently four schools within the Morgan County public school system, (Table 4.39). As of Fall 2002, all of these schools were Accredited with Quality by the Georgia Accrediting Commission. Additionally, the high school is accredited by the Southern Association of Colleges and Schools.

Table 4.39 Current Capacity for Morgan County Schools

Current Capacity, Enrollment & Facilities Assessment for Morgan County Schools					
School	Location	Capacity	2003 Enrollment	Date Built	Acres
Morgan Co. Primary	Madison	750	697	1958*	18
Morgan Co. Elementary	Madison	750	778	1990	25
Morgan Co. Middle	Madison	825	797	1952*	8
Morgan Co. High School	Madison	1,200	913	1948*	179.4
* All facilities have undergone several renovations and additions since their original construction dates					

During the 2002- 2003 school year there were approximately 3,129 students enrolled in Morgan County schools. This enrollment represents a 23% increase since 1993 (2,600 enrolment). Morgan County schools will continue to grow. Projections provided the by Superintendent, Dr. Patricia Stokes, show an estimated enrollment of 3,436 in 2007 which represents an 8% increase over 2003.

To meet the demands of its growing school population, the Morgan County Board of Education completed a number of facility upgrades between 1993 – 2003.

These upgrades include:

- ③ A \$1 million dollar renovation of the Morgan County High School cafeteria
- ③ A \$20,000 upgrade to the playground at Morgan County Primary
- ③ Removal of carpet in hallways of Morgan County High School and installation of tile
- ③ Expansion of seating capacity of the High School football stadium
- ③ A new gym that provides additional activity area at Morgan Elementary

In addition, the school system continually upgrades the technology at all of its schools and conducts maintenance projects including painting and HVAC system repairs and replacements.

In addition to facilities upgrades, there have been a number of additions and improvements to the instructional services offered by Morgan County schools including:

- ③ After-school programs at Morgan Elementary and Morgan Primary offering enrichment in reading and mathematics and a multi-subject after school tutoring program at Morgan Middle School
- ③ The offering of the International Baccalaureate Diploma
- ③ Industry certification granted to the Business Education Department in Fall 2002
- ③ The drafting of plans to implement an additional vocational program, probably Cisco Computer Repair, within the next three years dependant on enrollment and budgeting factors
- ③ A complete revision of the mathematics program which has resulted in system-wide improvement in test scores
- ③ MCHS SAT scores topped 1000 in Fall 2002 with an average of 1027
- ③ The institution of intercessions to offer student opportunities for remediation, acceleration, or differentiation of instruction if they are falling behind after the first 9 weeks of each semester.

Morgan County Board of Education currently plans a \$3.0 million renovation and expansion of Morgan County Middle School to be completed in the second half of 2003 and 2004. This renovation will include the addition of 2 classroom buildings. The first will house 6 classrooms, band and choral rooms and restrooms. The second will provide a new entrance to the school, a new principal's office, 2 science labs and 1 classroom. The renovation project will also provide a new kitchen for the school's cafeteria and updated spaces for the school's art program, counseling offices, and administrative staff functions. When the renovations are complete, the school will have a capacity of 1,200 students.

To maintain a quality learning environment for the students of Morgan County, the Board of Education's 2001 – 2003 Strategic Plan calls for the addition of another elementary school in the Rutledge area. The land has been donated for

the school, and construction is planned within the next 5 to 7 years depending upon demand. Despite this large improvement, there are still many additional needs especially as state funding continues to decrease and state educational mandates require more and more local funding. The primary source of local funding is property tax revenues, which the school board reports have become increasingly hard to successfully raise in order to fund education. Another ongoing concern has been the lack of minority teachers in the school system. The 2001-03 Strategic Plan recognizes this concern and clearly states a goal of the Board of Education to be the employment of a staff that reflects the diversity of the Morgan County community.

Head Start Program

Head Start is a Federally funded pre-school program for economically disadvantaged children. The Morgan County Head Start center currently offers two programs: Head Start for 3 to 5 year olds, and Early Head Start for 0 to 3 year olds. The Early Head Start program is available from 7:30 AM to 2:00 PM daily, and the Head Start program is available from 7:30 AM to 6:00 PM. Both programs provide children with breakfast and lunch. The center has 7 class rooms to accommodate these early learners and a staff of 31. In April 2003 the enrollment was 98 students which meets the capacity of the center. Although demand is expected to increase as the population of the county increases, there are not current plans to expand the center's programs or capacity.

Private Schools

There is one private school in Morgan County, Grace Christian Academy, located near Rutledge. This school currently provides instruction for students K-8 and may provide instruction for grades 9-12 in the future. There are also a number of home-schooled children in the county.

Post-Secondary Schools

The only post secondary educational opportunities currently available in Morgan County are associates level courses offered by Georgia Military College at the Morgan County High School. Other post-secondary educational opportunities located near by include, the University of Georgia is located 30 miles to the north in Athens, DeKalb Tech is located 25 miles to the west in Covington, a satellite campus of Troy State College is located 35 miles west in Conyers, Georgia College and State University is located in Milledgeville 45 miles to the south, and Oxford College, and affiliate of Emory University, is located 35 miles west in Oxford.

5.1.10.0 Libraries and Other Cultural Facilities

4.10 Libraries and Other Cultural Facilities

4.10.1 Libraries

The Morgan County Library, located at 1131 East Avenue in Madison, is part of the Uncle Remus Regional Library System. This system, founded in 1947, is a federated organization of library communities in Greene, Hancock, Jasper, Morgan, Putnam, and Walton Counties. It is administered by the regional office, which is also located in Madison. The Morgan County Library is a fully functioning library offering patrons circulation privileges, reference services, and meeting space. The 12,000 sq. ft. facility provides two conference rooms available to the public, art exhibit space, and space for film/video showing. The library is staffed by a branch manager and four associates. Currently the library has 42,500 volumes and 70 periodicals in circulation. In addition to these resources, the library offers special programs and services including: story time for pre-K and kindergarten students, a summer vacation reading program for students, computer workshops for adults, and a cancer resource center.

The circulation of the Morgan County Library has increased by at least 30% in the past two years. Given this significant rise the library staff has requested additional personnel. There are no plans at this time to expand the library's physical facilities in the next decade.

The 2000 Georgia Public Library Standards provide a number of quantitative measures to assess the level of service provided by the library. These standards classify libraries as comprehensive, full, or essential. The first standard is the number of volumes in the library's circulation. To meet the comprehensive standard a library needs 5 volumes per capita. It needs 3 per capita for the full level, and 2 per capita for the essential level of service. Table 4.40 shows that the Morgan County Library is currently meeting the essential level of service; however, by 2020 the library will need to add an additional 3,510 volumes to its circulation to maintain this level of service.

Table 4.40 Number of Volumes Maintained by Library

Standard 1: Number of volumes maintained by library.				
<i>Year</i>	<i>Population</i>	<i>Volumes</i>	<i>Volumes pre capita</i>	<i>Standard Met</i>
2000	15,457	42500	2.75	Essential
2010	19,231	42500	2.21	Essential
2020	23,006	42500	1.85	None , need an additional 3,510 to maintain essential level of service

The second standard is the number of periodicals maintained by the library. To meet the comprehensive level a library should have 6 subscriptions per 1,000 population; 4 subscriptions are needed for the full level; and 2 are needed for the essential level. As the analysis in Table 4.41 shows, Morgan County Library is doing well on this standard at present. However, if it wants to stay at the full level of service, it will need to expand its periodical holdings as the population of the county grows.

Table 4.41 Number of Periodicals Maintained by Library

Standard 2: Number of periodicals maintained by library.				
<i>Year</i>	<i>Population</i>	<i>Volumes</i>	<i>Volumes pre capita</i>	<i>Standard Met</i>
2000	15,457	70	4.53	Full
2010	19,231	70	3.64	Essential
2020	23,006	70	3.04	Essential

The third standard is library square footage per capita. An optimal standards would be 1 square foot per capita; a medium space allowance is 0.9 sq. ft per capita; and the minimum is 0.7 sq. ft. per capita. The 12,000 square foot Morgan County Library meets the minimum standard in 2000 and will need to be expanded to maintain this level of service in the future (Table 4.42).

Table 4.42 Library Square Footage per Capita

Standard 3: Library square footage per capita				
<i>Year</i>	<i>Population</i>	<i>Square Footage</i>	<i>Per Capita</i>	<i>Standard Met</i>
2000	15,457	12,000	0.78	minimum
2010	19,231	12,000	0.62	None, need an additional 1462 to meet minimum
2003	23,006	12,000	0.52	None, need an additional 4104 to meet minimum

The fourth standard used to asses the library is the total hours it is open to the public per week. Morgan County’s current and projected populations place it into the category of libraries serving populations of 0 – 199,999 persons. To meet the comprehensive level of service for this population a library needs to be open 6 days a week with 40 hours; for the full level of service 5 days and 34 hours are required; and 4 days and 28 hours are required for the essential level of service. Table 4.43 shows that the Morgan County Library meets the comprehensive level of service. Given population projections of 19,231 in 2010 and 23,006 in 2020, the library will continue to meet level of service if it maintains the same hours of operation.

Table 4.43 Hours of Operation

Standard 4: Hours of Operation			
<i>Morgan County Library Hours - 2002</i>	<i>Hours</i>	<i>Days</i>	<i>Total Hours</i>
Monday, Tuesday, Wednesday & Friday 10-6	8	4	32
Thursday 10-8	10	1	10
Saturday 10-4	6	1	6
Sunday 2-6	4	1	4
Totals	N/A	7	52

4.10.2 Cultural Facilities and Activities

Morgan County has a vast variety of cultural facilities to offer residents and visitors.

Morgan-Madison Cultural Center

The Morgan-Madison Cultural Center is located in Madison's restored 1895 Graded School, in the heart of the historic district. The Center features exhibits on regional history, galleries for temporary visual arts, an historic auditorium for the performing arts, and a museum shop. Permanent galleries include a restored 1895 school room, a gallery on the development of the Piedmont area of Georgia, a Southern parlor containing original 1850 furnishings (brought by rail line), and an Arts & Crafts Room. Three temporary galleries hold a wide variety of rotating exhibits. All performances are held in The Center's original apse-shaped wooden auditorium. The unique construction of this impressive space offers acoustical excellence for the variety of performances which are scheduled there.

Morgan County Historical Society – Heritage Hall

This Greek Revival home was built in 1811 by Dr. William Johnston, a prominent physician in Madison. Heritage Hall is unique in that it is the only home in town with four columns flanked by two square piers. The same design feature is incorporated on the front doorway. An integral part of Madison's Historic District, Heritage Hall is noted for "window etchings" that appear in seven of the eight rooms. These were done by daughters and granddaughters of Dr. Elijah Evans Jones, the second owner and longest resident of the home. Period furnishings and original oil paintings provide an elegant setting for public and private functions. The house was originally constructed some 200 feet from its current site and moved in 1908 when the owner at that time, Steve Turnell, sold a portion of the four-acre in-town estate to the Methodists for their new sanctuary. He opened the house as the Traveler's Inn in July 1923. Mrs. Fletcher Manley was the final resident owner of the house and her granddaughter, Sue Reid Law, donated it to The Morgan County Historical Society, Inc. in 1977 in honor of her grandmother. Heritage Hall is located at 227 South Main Street in Madison.

The Rogers House/Rose Cottage

The Rogers House was built by Reuben Rogers in 1809-1810. The house is a fine example of Piedmont Plain style architecture seen throughout the rural southern United States. Designed as a two-over-two style, the back shed portion was most likely added around 1820. The house pre-dates the Morgan County Courthouse by almost one hundred years. Rose Cottage was built by Adeline Rose (a woman who was born into slavery) in 1891. She earned her living by taking in washing and ironing at 50 cents a load. Most of her early work was done for the boarders of the Hardy House, which was owned by the mother of the famous comedian Oliver Hardy. These two historic homes are located on East Jefferson Street in Madison.

Morgan County African-American Museum

The Morgan County African-American Museum, preserves African-American heritage and promotes awareness of contributions African-Americans have made to the culture of the South. The museum is located in the Horace Moore House, c.1895. at 156 Academy Street in Madison.

Steffen Thomas Museum & Archives

The Steffen Thomas Museum & Archives is located at 4200 Bethany Road. Steffen Thomas (1906-1990), was born in Furth, Germany. Around the age of fourteen he was apprenticed by his father to a stone cutter. In 1928 he graduated from the Royal Academy of Fine Arts in Munich. Thomas immigrated to the United States in 1928. His most important public commission was The Alabama Memorial in the National Military Park, Vicksburg, Mississippi. Exhibitions of sculpture, paintings, mosaics, watercolors, graphics, charcoal drawings, and ceramics by Steffen Thomas are open to the public for viewing.

Antebellum Home Tours

Madison Trolley Tours features a professionally narrated one hour trolley tour of the Madison Historic District.

The Lion's Club Fairgrounds

These fairgrounds are located on Fairground Road in Madison and are the site of the Morgan County Fair. The grounds are also used for sporting events, auctions, meal functions, and dances. The fairgrounds are adequate to meet the foreseeable needs of the county according to county officials.

Morgan County Agricultural Center

This center is located at 2374 Athens Highway (U.S. 441 North) in Madison. The facility is used for horse shows, rodeos, livestock shows, 4-H activities, the Annual Southeastern Invitational Holstein Sale, and other similar agricultural events. The facility was built in 1987-1988, and additional livestock stalls and parking were added in 1998.

Georgia State University Astronomical Observatory

This 1,200 square foot facility houses two telescopes in the main structure and one developmental telescope in a smaller structure that is adjacent to the main building. The observatory is utilized for teaching and research by members of the Georgia State University Astronomy program. The facility is open one night a month for public viewing of various astronomical objects. The observatory is located in the Hard Labor Creek State Park.

Susie Agnes Hotel

This early 1900's commercial structure is listed on the National Register of Historic Places. The structure reportedly functioned as a commercial structure, department store, and hotel in the first half of the 1900's. It was purchased by

the town of Bostwick in 1993, and plans were prepared to restore the structure. However, the hotel remains vacant to date due to a lack of funds for the project. The hotel is located on Georgia Highway 83 in Bostwick.

4.11 The Morgan County Extension Service

The Morgan County Extension Service is an educational based service agency funded jointly by the County and the University of Georgia. The Morgan County Extension office is located at 440 Hancock Street in Madison. The Extension Service seeks to provide unbiased, research-based information to educate persons in the areas of family and consumer science and agriculture and natural resources. The Extension Service also manages the Morgan County 4-H Program. The 4-H program is an educationally based program for local youth and is operated by a coordinator, a program assistant, teacher coordinators, and volunteers. Another program offered by this agency is the expanded food and nutrition program that targets low income women with children.

The Morgan County Extension Service serves approximately 2,275 persons per month through educational programs, office contacts, phone contacts, and farm/home/site visits. In addition, this agency develops approximately 27 newsletters per month that reach an estimated 1,320 people. The Morgan County Extension Service currently maintains a staff of four full-time and two part-time.

6.0.0.0 Land Use

6.1.0.0 Existing Land Use

Introduction

The following provides an inventory and assessment of existing land use in Morgan County. The information presented is based on a general survey of the county and data from 2000 tax assessor's records for Morgan County. Additional verification and reclassification was conducted using aerial photographs of the county taken in 2002. Attempts were made to reduce the amount of previously unclassified land throughout the county. The resulting analysis consists of tables describing the distribution of land in each use category and thematic maps depicting land classifications. The current distribution of land uses will provide an information base for future land use planning. Maps and summarized statistics are included for Morgan County and the municipalities of Bostwick, Buckhead, Madison, and Rutledge. In addition, land use patterns have been compared with figures in the previous comprehensive plan in order to measure changes in land use.

Morgan County is located north of Jasper and Putnam counties, east of Walton and Newton counties, and west of Greene and Oconee counties. Morgan County is known for its pastoral open landscape, well-preserved antebellum homes and traditional rural small town heritage. Most residential areas are located in and around Madison. However, smaller residential areas exist in Bostwick, Buckhead, and Rutledge as well as scattered settlements throughout the county. In addition to the traditional community centers there is another significant residential area adjacent to Lake Oconee. A mixture of year-round and seasonal-recreational homes varying significantly in size and value exists. The majority of commercial and industrial establishments are located within the city limits of Madison. However, increased commercial and industrial activity is occurring along transportation corridors in the central part of the county, particularly along I-20.

Table 6.1 Morgan County Total Acreage

Morgan County Total Acres		
	Acres	% of County Total
Morgan County	227,125	100.0%
Unincorporated Morgan County	217,022	95.6%
Incorporated Cities Total	10,103	4.4%
Bostwick	2,004	0.9%
Buckhead	496	0.2%
Madison	5,475	2.4%
Rutledge	2,128	0.9%

Source: Morgan County Tax Assessor, 2000; Aerial Photos 2002.

Inventory

The Georgia Department of Community Affairs (DCA) has established a statewide land classification system for regional and local governmental agencies in Georgia. The system is based on the Standard Industrial Classification (SIC) code, and consists of eight categories required by the Minimum Planning Standards. In addition to the land use categories required by the Department of Community Affairs, subcategories were created, including four subcategories of residential land use based on density. These subcategories have been maintained from the 1994 Morgan County Comprehensive Plan to facilitate comparisons across time. Likewise, agricultural uses have been subcategorized to distinguish between agriculture and commercial forestry as consistent with the 1994 Morgan County Comprehensive Plan.

Where multiple uses are present on one parcel, a determination was made as to the primary use for classification purposes. For instance, no agricultural parcels are shown as residential, although many have houses or mobile homes located on them. Large tracts of land (more than twenty-five acres) are typical throughout the unincorporated portion of Morgan County. These tracts are predominantly classified as agricultural.

The following land use categories were used to survey existing land use in Morgan County and its four municipalities.

Agriculture: This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.) or aquaculture.

Commercial Forestry: This category is for land dedicated to commercial timber cultivation or pulpwood harvesting.

Commercial: This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

Industrial: This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction facilities or other similar uses.

Park/Recreation/Conservation: This category is for land dedicated to active or passive recreational uses which are accessible to the general public. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, and similar uses.

Public/Institutional: This category includes certain state, federal, or local government uses and institutional land uses. Examples of institutional land uses include colleges, churches, and cemeteries, hospitals, etc. Government uses in this category would include city halls or government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc.

Residential: The predominant use of land within the residential category is for single family and multi-family dwellings. Residential land use has been subcategorized according to the following density classifications.

1. Single-family housing (except mobile homes).

High Density:	0.00 - 0.25 acres per dwelling unit
Medium Density:	0.25+ - 1.00 acres per dwelling unit
Low Density:	1.00+ - 10.00 acres per dwelling unit
Estate:	10.00+ - 25.00 acres per dwelling unit

2. Multi-family housing, including duplexes, apartments, and public housing.

3. Mobile home, including mobile home parks.

High Density:	0.00-.25 acres per dwelling unit
Medium Density:	0.25+ - 1.00 acres per dwelling unit
Low Density:	1.00+ - 10.00 acres per dwelling unit
Estate:	10.00+ - 25.00 acres per dwelling unit

Transportation/Communication/Utilities: This category includes such uses as roads, power generation plants, railroad facilities, radio towers, public transit stations, telephone switching stations, airports, port facilities and other similar uses.

Vacant/Undeveloped: This category is for land that is not developed for a specific use or land that was developed for a particular use but which has been abandoned for that use. This category includes woodlands or pasture land (not in agricultural crop, livestock, or commercial timber production), undeveloped portions of residential subdivisions and industrial parks, water bodies (lakes, rivers, etc.) and locations of structures that have been vacant for some time and allowed to become deteriorated or dilapidated.

Existing Land Use Distribution

Unincorporated Morgan County

Morgan County remains a predominantly rural agricultural county. Unincorporated Morgan County consists primarily of two types of land use, agricultural and commercial forestry (See Map 6.1).. These two classifications account for 79.7% of land area in the county. Agriculture is the largest land use category with 145,476.7 acres, or 67% of the unincorporated county land area. The next largest category is commercial forestry, a distant second with 27,484.5 acres or 12.7% of the county. The third largest category of

land use is residential, accounting for 8% of land use in Morgan County. The fourth largest land use category is vacant/undeveloped, which accounts for 13,739.5 acres or 6.3% of the county. The remaining five categories combined represent only 6% of Morgan County land use (Table 6.2).

Table 6.2 Land Use in Unincorporated Morgan County

Unincorporated Morgan County Land Use			
Land Use	Acres	Parcels	% of County Acreage
Agriculture	145,476.7	1,614	67.0%
Commercial	219.3	45	0.1%
Commercial Forestry	27,484.5	148	12.7%
Industrial	479.2	6	0.2%
Public/Institutional	454.9	113	0.2%
Parks/Recreational/Conservation	6,280.5	16	2.9%
Residential	17,276.9	3,316	8.0%
Transportation/Communication/Utilities	5,610.9	89	2.6%
Vacant/Undeveloped *	13,739.5	1,494	6.3%
Total	217,022.4	6,841	100.0%

Source: Morgan County Tax Assessor, 2000; Aerial Photos 2002; *Includes Lake Oconee

Table 6.3 Land Use Change in Unincorporated Morgan County 1993 - 2002

Unincorporated Morgan County Land Use Change			
Land Use	Acres 1993	Acres 2002	% Change
Agriculture	160,649.0	145,476.7	-9.4%
Commercial	217.0	219.3	1.1%
Commercial Forestry	28,978.0	27,484.5	-5.2%
Industrial	300.0	479.2	59.7%
Public/Institutional	575.0	454.9	-20.9%
Parks/Recreational/Conservation	6,068.0	6,280.5	3.5%
Residential	9,023.8	17,276.9	91.5%
Transportation/Communication/Utilities	1,233.0	6,199.1	402.8%
Vacant/Undeveloped *	8,136.0	13,739.5	68.9%

Source: Morgan County Tax Assessor, 2000; Aerial Photos 2002; *Includes Lake Oconee

Table 6.4 Breakdown of Residential Land in Unincorporated Morgan County

Unincorporated Morgan County Residential Breakdown			
Residential Type	Acres	Parcels	% of Total Residential
Single Family Residential	16,026.2	2,889	92.8%
High Density	1.8	12	0.01%
Medium Density	262.4	358	1.5%
Low Density	7,328.0	2,092	42.4%
Estate	8,433.9	427	48.8%
Multi-Family Residential	0.0	0	0.0%
Mobile Home Residential	1,250.7	427	7.2%

High Density	0.0	0	0.0%
Medium Density	53.9	67	0.3%
Low Density	936.2	343	5.4%
Estate	260.6	17	1.5%
Total Residential	17,276.9	3,316	100.0%

Source: Morgan County Tax Assessor, 2000; Aerial Photos 2002.

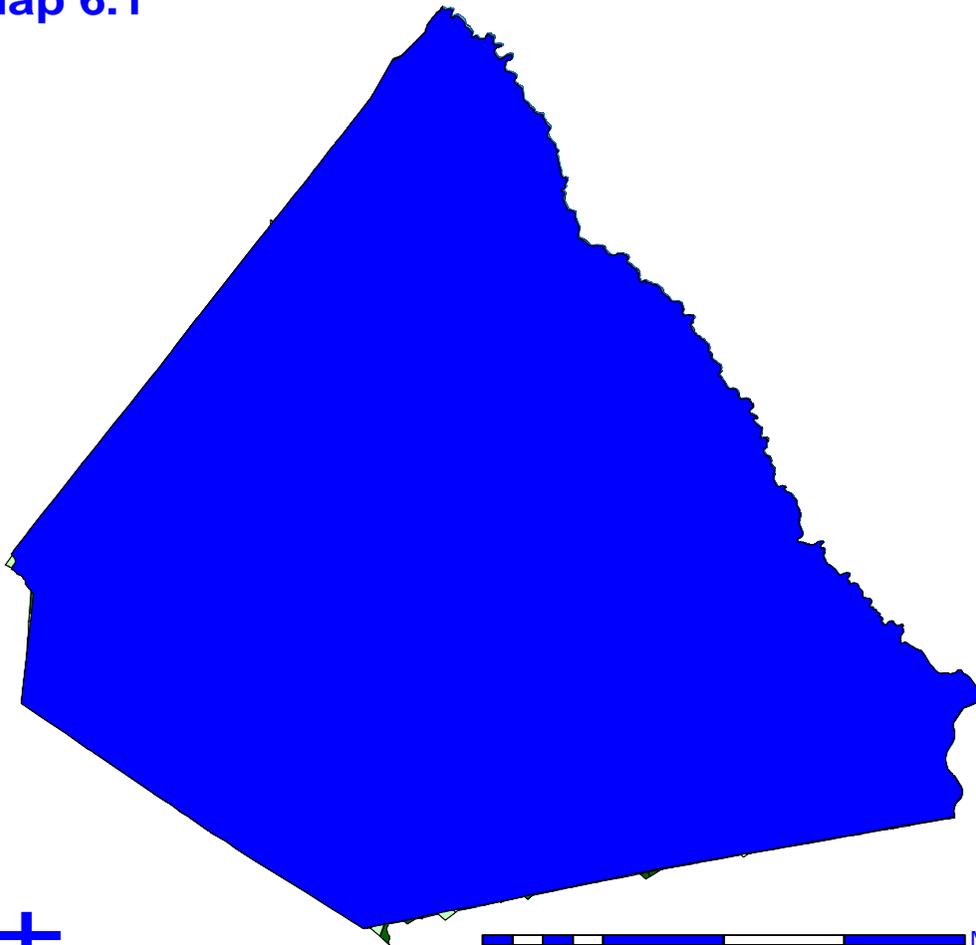
Table 6.5 Change in Residential Land Use in Unincorporated Morgan County

Unincorporated Morgan County Residential Change			
Residential Type	Acres 1993	Acres 2002	% Change
Single Family Residential	7,674.8	16,026.2	108.8%
High Density	0.8	1.8	126.9%
Medium Density	467.0	262.4	-43.8%
Low Density	3,927.0	7,328.0	86.6%
Estate	3,280.0	8,433.9	157.1%
Multi-Family Residential	0.0	0.0	N/A
Mobile Home Residential	1,349.0	1,250.7	-7.3%
High Density	0.0	0.0	N/A
Medium Density	195.0	53.9	-72.4%
Low Density	999.0	936.2	-6.3%
Estate	155.0	260.6	68.1%
Total Residential	9,023.8	17,276.9	91.5%

Source: Morgan County Tax Assessor, 2000; Aerial Photos 2002.

Map 6.1 Morgan County Existing Land Use

Map 6.1



Morgan County Existing

Legend

- Single-Family
- Multi-Family
- Commercial
- Public/Institutional
- Transport/Community
- Industrial
- Agriculture
- Commercial
- Park/Recreation
- Vacant/Undeveloped
- Rivers and Waterways
- City Limits
- County Boundary

Robert A. ...
Engineers, Architects
96 Poplar Avenue
Atlanta, Georgia
Morgan County Georgia

The most prevalent land use in Morgan County is agriculture. Commercial forestry is also widespread. Much of the land in commercial forestry is located on the northeast border of Morgan County along the Apalachee River and along Hard Labor Creek northeast of Madison. Despite the predominance of agriculture and commercial forestry in Morgan County the amount of land dedicated to these uses had declined since the 1994 assessment. Agricultural use has declined 9.4% losing over 15,000 acres, and commercial forestry has declined 5.2% (Table 6.3).

Land in the park/recreation/conservation land use category consists mainly of Hard Labor Creek State Park, located north of Rutledge, the Oconee National Forest located adjacent to Lake Oconee, and the Central Georgia Wildlife Management Area on the southeast border of the county..

Residential land can be found scattered throughout the county particularly along major thoroughfares. Residential land use showed the largest total increase in acreage over the period of comparison, adding 8,253.1 acres. This represents an increase of 91.5% (Table 6.3). In addition, there are numerous undeveloped parcels of land which have been subdivided for residential use, particularly along Lake Oconee. The vast majority of the residential development in Morgan County is low density and estate density single family homes. These two categories of single family residential development taken together account for 91.2% of the total residential development in the county (Table 6.4). Manufactured homes have decreased in share of residential development and now account for approximately 7% of the county's residential land.

Commercial and industrial land in the county is primarily located in the incorporated communities with additional locations along I-20 and concentrated northeast of Madison, along U.S. 441 and Lower Apalachee Rd. With the exception of Madison, each city has experienced a decline in commercial land use, however commercial increased slightly in the unincorporated county.

The transportation/communication/utilities (TCU) land use category consists primarily of road networks, highway rights-of-way, airports and utility lines. Because of the increased accuracy of computerized GIS mapping, the total acreage occupied by Morgan County road networks are now included in the TCU category. Increases in the transportation/communications/utilities category are largely due to this improved accuracy and more comprehensive categorization.

The final land use category, public institutional, is spread throughout the county and includes primarily churches, cemeteries, and educational facilities.

City of Bostwick

Land classified as agricultural is the largest land use in Bostwick, accounting for 1,560.8 acres or 77.9% of Bostwick's land area (Map 6.2, Table 6). Residential land ranks second with 315.4 acres or 15.7% of the total. The third largest land use in Bostwick is transportation/communication/utilities, which accounts for 3.6% of the land area. The remaining categories combined account for only 2.8% of the total land area.

Map 6.2 City of Bostwick Existing Land Use

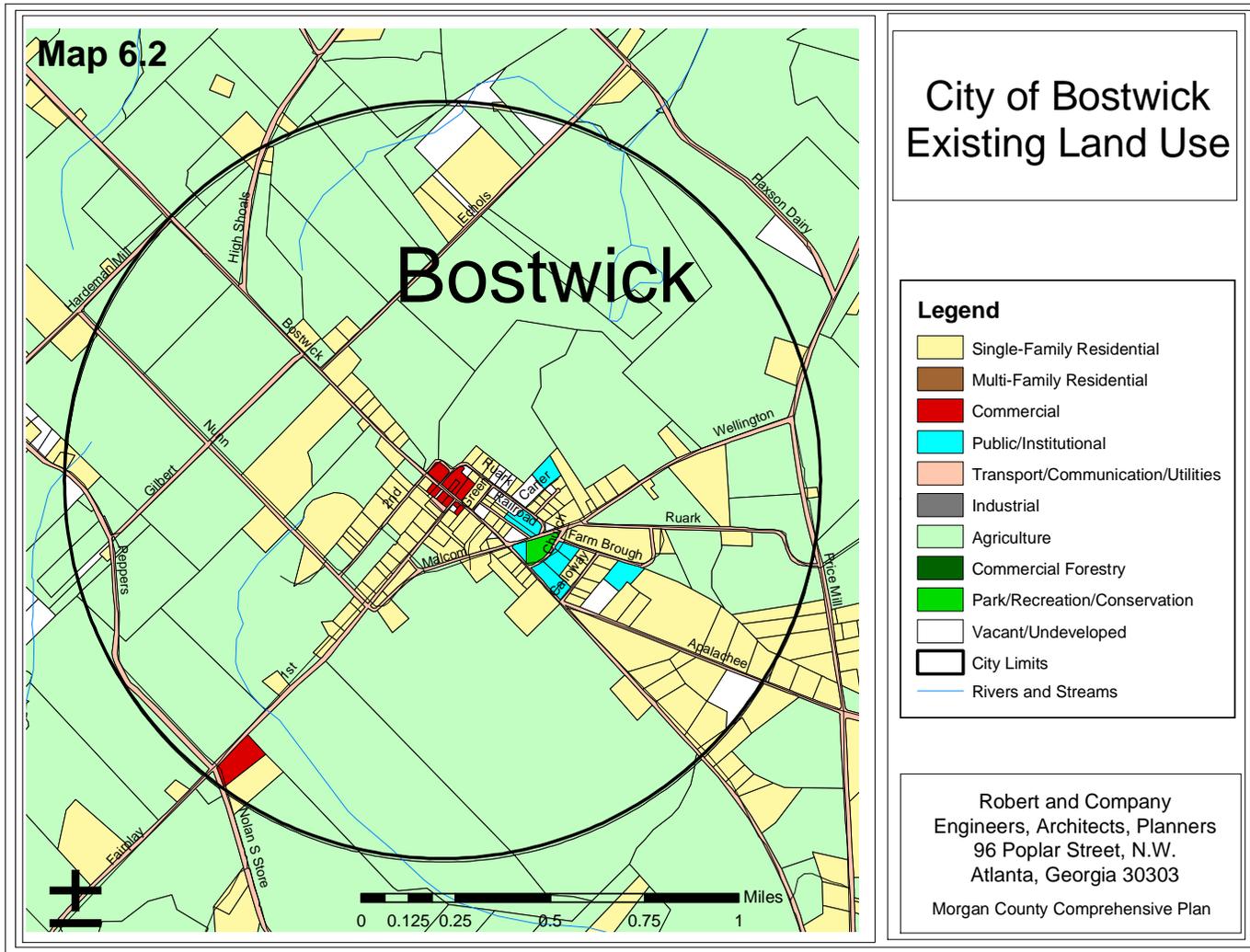


Table 6.6 Land Use in City of Bostwick

Bostwick Land Use			
Land Use	Acres	Parcels	% of City Acreage
Agriculture	1,560.8	54	77.9%
Commercial	10.5	10	0.5%
Commercial Forestry	0.0	0	0.0%
Industrial	0.0	0	0.0%
Public/Institutional	13.8	8	0.7%
Parks/Recreational/Conservation	2.8	1	0.1%
Residential	315.4	132	15.7%
Transportation/Communication/Utilities	71.8	2	3.6%
Vacant/Undeveloped	28.9	26	1.4%
Total	2,004.0	233	100.0%

Source: Morgan County Tax Assessor, 2000; Aerial Photos 2002.

Table 6.7 Land Use Change in Bostwick 1993 - 2002

Bostwick Land Use Change			
Land Use	Acres 1993	Acres 2002	% Change
Agriculture	1,424.0	1,560.8	9.6%
Commercial	11.0	10.5	-4.7%
Commercial Forestry	0.0	0.0	N/A
Industrial	0.0	0.0	N/A
Public/Institutional	12.0	13.8	15.4%
Parks/Recreational/Conservation	5.0	2.8	-44.6%
Residential	317.0	315.4	-0.5%
Transportation/Communication/Utilities	1.0	71.8	7083.0%
Vacant/Undeveloped	235.0	28.9	-87.7%

Source: Morgan County Tax Assessor, 2000; Aerial Photos 2002.

Table 6.8 Breakdown of Residential Land Use in Bostwick

Bostwick Residential Breakdown			
Residential Type	Acres	Parcels	% of Total Residential
Single Family Residential	295.0	121	93.6%
High Density	0.0	0	0.0%
Medium Density	33.8	55	10.7%
Low Density	153.8	59	48.8%
Estate	107.5	7	34.1%
Multi-Family Residential	0.0	0	0.0%
Mobile Home Residential	20.3	11	6.4%
High Density	0.0	0	0.0%
Medium Density	3.4	4	1.1%
Low Density	16.9	7	5.4%
Estate	0.0	0	0.0%
Total Residential	315.4	132	100.0%

Source: Morgan County Tax Assessor, 2000; Aerial Photos 2002.

Table 6.9 Change in Residential Land Use in Bostwick

Bostwick Residential Change			
Residential Type	Acres 1993	Acres 2002	% Change
Single Family Residential	294.0	295.0	0.3%
High Density	0.0	0.0	N/A
Medium Density	34.0	33.8	-0.7%
Low Density	158.0	153.8	-2.7%
Estate	102.0	107.5	5.4%
Multi-Family Residential	0.0	0.0	N/A
Mobile Home Residential	23.0	20.3	-11.6%
High Density	0.0	0.0	N/A
Medium Density	3.0	3.4	14.4%
Low Density	20.0	16.9	-15.5%
Estate	0.0	0.0	N/A
Total Residential	317.0	315.4	-0.5%
Source: Morgan County Tax Assessor, 2000; Aerial Photos 2002.			

Agricultural land use is prevalent in Bostwick. Residential land in Bostwick is predominantly low density and estate single family housing. Public/institutional land and commercial land are primarily located in the downtown area with some commercial use along thoroughfares. Land use patterns in Bostwick are similar to Buckhead and Rutledge. All three cities have large amounts of agricultural land and small amounts of commercial and industrial land. Additionally, all three cities experienced slight declines in commercial land use. Bostwick is not heavily developed, however infrastructure expansion needs may prevent developable areas from developing in the near term.

Town of Buckhead

Agricultural land is the predominant land use in the Town of Buckhead (Map 6.3). There are 198.4 acres of agricultural land in Buckhead, representing 40% of the town's total land area. The second largest category is vacant/undeveloped with 125 acres or 25.2% of the total Buckhead land area. The third largest land use category is residential, which accounts for 24.6% of the land area. Combined, the remaining six categories combined make up only 10.2% of Buckhead's total land area.

Map 6.3 Town of Buckhead Existing Land Use

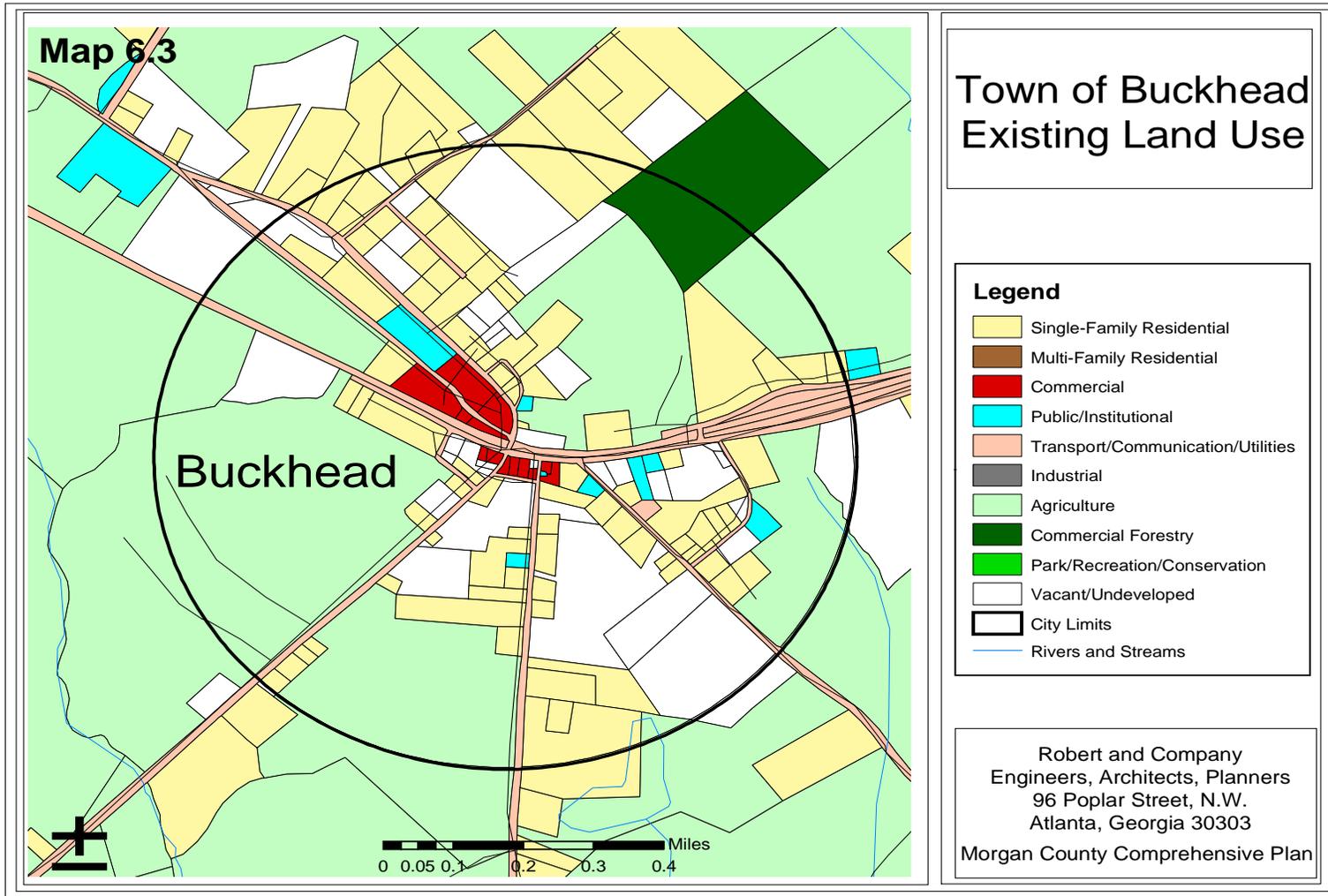


Table 6.10 Town of Buckhead Land Use

Buckhead Land Use			
Land Use	Acres	Parcels	% of City Acreage
Agriculture	198.4	7	40.0%
Commercial	3.7	9	0.8%
Commercial Forestry	11.7	1	2.4%
Industrial	0.0	0	0.0%
Public/Institutional	7.0	8	1.4%
Parks/Recreational/Conservation	0.0	0	0.0%
Residential	121.8	83	24.6%
Transportation/Communication/Utilities	27.9	3	5.6%
Vacant/Undeveloped	125.0	40	25.2%
Total	495.7	151	100.0%

Source: Morgan County Tax Assessor, 2000; Aerial Photos 2002.

Table 6.11 Change in Buckhead Land Use 1993 - 2002

Buckhead Land Use Change			
Land Use	Acres 1993	Acres 2002	% Change
Agriculture	212.0	198.4	-6.4%
Commercial	4.0	3.7	-6.6%
Commercial Forestry	11.0	11.7	6.5%
Industrial	0.0	0.0	N/A
Public/Institutional	8.0	7.0	-12.0%
Parks/Recreational/Conservation	0.0	0.0	N/A
Residential	113.4	121.8	7.4%
Transportation/Communication/Utilities	0.7	27.9	3886.7%
Vacant/Undeveloped	152.0	125.0	-17.8%

Source: Morgan County Tax Assessor, 2000; Aerial Photos 2002.

Table 6.12 Breakdown of Residential Land Use in Buckhead

Buckhead Residential Breakdown			
Residential Type	Acres	Parcels	% of Total Residential
Single Family Residential	102.1	69	83.8%
High Density	0.3	2	0.3%
Medium Density	20.1	33	16.5%
Low Density	70.8	33	58.1%
Estate	10.9	1	8.9%
Multi-Family Residential	0.0	0	0.0%
Mobile Home Residential	19.7	14	16.2%
High Density	0.1	1	0.1%
Medium Density	3.5	6	2.9%
Low Density	16.1	7	13.2%
Estate	0.0	0	0.0%
Total Residential	121.8	83	100.0%

Source: Morgan County Tax Assessor, 2000; Aerial Photos 2002.

Table 6.13 Change in Residential Land Use in Buckhead

Buckhead Residential Change			
Residential Type	Acres 1993	Acres 2002	% Change
Single Family Residential	92.4	102.1	10.5%
High Density	0.4	0.3	-20.5%
Medium Density	25.0	20.1	-19.6%
Low Density	58.0	70.8	22.1%
Estate	9.0	10.9	20.8%
Multi-Family Residential	0.0	0.0	N/A
Mobile Home Residential	21.0	19.7	-6.2%
High Density	0.0	0.1	N/A
Medium Density	9.0	3.5	-61.0%
Low Density	12.0	16.1	33.8%
Estate	0.0	0.0	N/A
Total Residential	113.4	121.8	7.4%

Source: Morgan County Tax Assessor, 2000; Aerial Photos 2002.

The majority of agricultural land in Buckhead is located northeast and west of downtown. Vacant/undeveloped parcels are scattered throughout the city. Buckhead contains one parcel of commercial forestry in the northeast corner of the city. Most residential land in Buckhead is medium and low density single family homes, which together account for 74.6% of the residential land area. Northeast of Buckhead, two residential subdivisions have been developed for estate and low density single family homes. Commercial land is concentrated in the center of the city and has experienced a slight decline. The city contains no industrial land, however, an asphalt plant has recently been constructed south of Buckhead adjacent to I-20.

City of Madison

The largest land use in the City of Madison is agriculture, which makes up 2177.9 acres or 39.8% of Madison's total land area (Map 6.4, Table 6.14) The second largest land use in Madison is residential, which includes 1,022.6 acres or 18.7% of total land area. The third largest use category is vacant/undeveloped land with 748.8 acres and 13.7% of total land. The next category is transportation/communications/utilities with 9.5% of city land. Public/institutional represents 6.9% of city land. Commercial represents 6.7% of city land. Industrial represents 4.4% of city land and parks/recreational/conservation represents 0.5% of city land (Table 6.14).

Map 6.4 City of Madison Existing Land Use

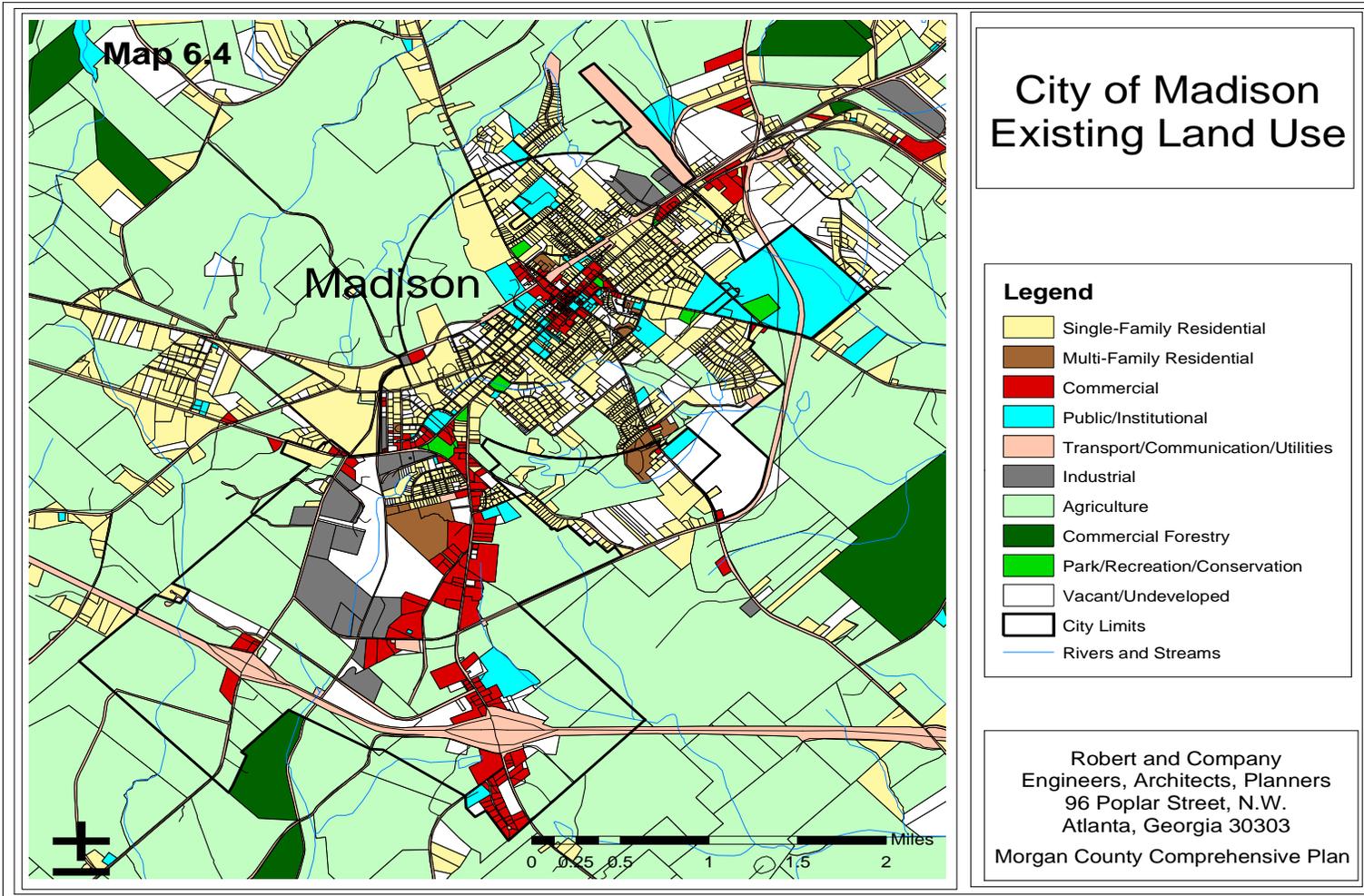


Table 6.14 City of Madison Land Use

Madison Land Use			
Land Use	Acres	Parcels	% of City Acreage
Agriculture	2,177.9	48	39.8%
Commercial	364.8	217	6.7%
Commercial Forestry	0.0	0	0.0%
Industrial	239.2	22	4.4%
Public/Institutional	375.7	63	6.9%
Parks/Recreational/Conservation	25.3	6	0.5%
Residential	1,022.6	1,164	18.7%
Transportation/Communication/Utilities	520.5	19	9.5%
Vacant/Undeveloped	748.8	344	13.7%
Total	5,474.9	1,883	100.0%

Source: Morgan County Tax Assessor, 2000; Aerial Photos 2002.

Table 6.15 Land Use Change in Madison 1993 - 2002

Madison Land Use Change			
Land Use	Acres 1993	Acres 2002	% Change
Agriculture	2,564.0	2,177.9	-15.1%
Commercial	300.0	364.8	21.6%
Commercial Forestry	0.0	0.0	N/A
Industrial	169.0	239.2	41.6%
Public/Institutional	411.0	375.7	-8.6%
Parks/Recreational/Conservation	14.0	25.3	80.8%
Residential	961.5	1,022.6	6.4%
Transportation/Communication/Utilities	320.0	520.5	62.7%
Vacant/Undeveloped	708.0	748.8	5.8%

Source: Morgan County Tax Assessor, 2000; Aerial Photos 2002.

Table 6.16 Breakdown of Residential Land Use in Madison

Madison Residential Breakdown			
Residential Type	Acres	Parcels	% of Total Residential
Single Family Residential	994.9	1,128	97.3%
High Density	33.6	178	3.3%
Medium Density	385.0	718	37.7%
Low Density	473.7	223	46.3%
Estate	102.5	9	10.0%
Multi-Family Residential	16.1	15	1.6%
Mobile Home Residential	11.6	21	1.1%
High Density	0.3	2	0.0%
Medium Density	8.6	17	0.8%
Low Density	2.7	2	0.3%
Estate	0.0	0	0.0%
Total Residential	1,022.6	1,164	100.0%

Source: Morgan County Tax Assessor, 2000; Aerial Photos 2002.

Table 6.17 Change in Residential Land Use in Madison 1993 - 2002

Madison Residential Change			
Residential Type	Acres 1993	Acres 2002	% Change
Single Family Residential	930.0	994.9	7.0%
High Density	56.0	33.6	-40.1%
Medium Density	379.0	385.0	1.6%
Low Density	454.0	473.7	4.3%
Estate	41.0	102.5	150.1%
Multi-Family Residential	20.0	16.1	-19.5%
Mobile Home Residential	11.5	11.6	0.9%
High Density	0.5	0.3	-32.6%
Medium Density	10.0	8.6	-14.1%
Low Density	1.0	2.7	167.7%
Estate	0.0	0.0	N/A
Total Residential	961.5	1,022.6	6.4%

Source: Morgan County Tax Assessor, 2000; Aerial Photos 2002.

The largest amount of agricultural land is located in the southern half of the city with some agricultural land west of downtown (Map 6.4). Residential areas are mainly in the northern half of the city. The largest percentage of residential development is low and medium density single family housing, which together make up 84% of Madison's residential land use (Table 6.16).

Vacant/undeveloped land is located throughout the city with a large amount already subdivided for residential use. Public/institutional land is located throughout the city with concentrations downtown and in the northeast corner of the city at the high school (Map 6.4) Transportation/communication/utilities consists of roads, the airport and some railroad right-of-way. Commercial land is concentrated in the downtown area with significant portions extending along Eatonton road (Hwy 441) from I-20 towards downtown. Industrial areas in the city are primarily located near I-20 off Monticello Road in the south portion of the city and near the airport in the north. Of all the cities in Morgan County, Madison contains the largest amounts of commercial, industrial, and public/institutional land (Table 6.14).

City of Rutledge

The largest land use category in Rutledge is agriculture with 1359.3 acres or 63.9% of total land area. The second largest category of land use in Rutledge is residential with 378.5 acres or 17.8% of total land area. The third category is vacant/undeveloped with 10.7% of total land. The remaining categories combined represent 7.7% of Rutledge's total land area.

Map 6.5 City of Rutledge Existing Land Use

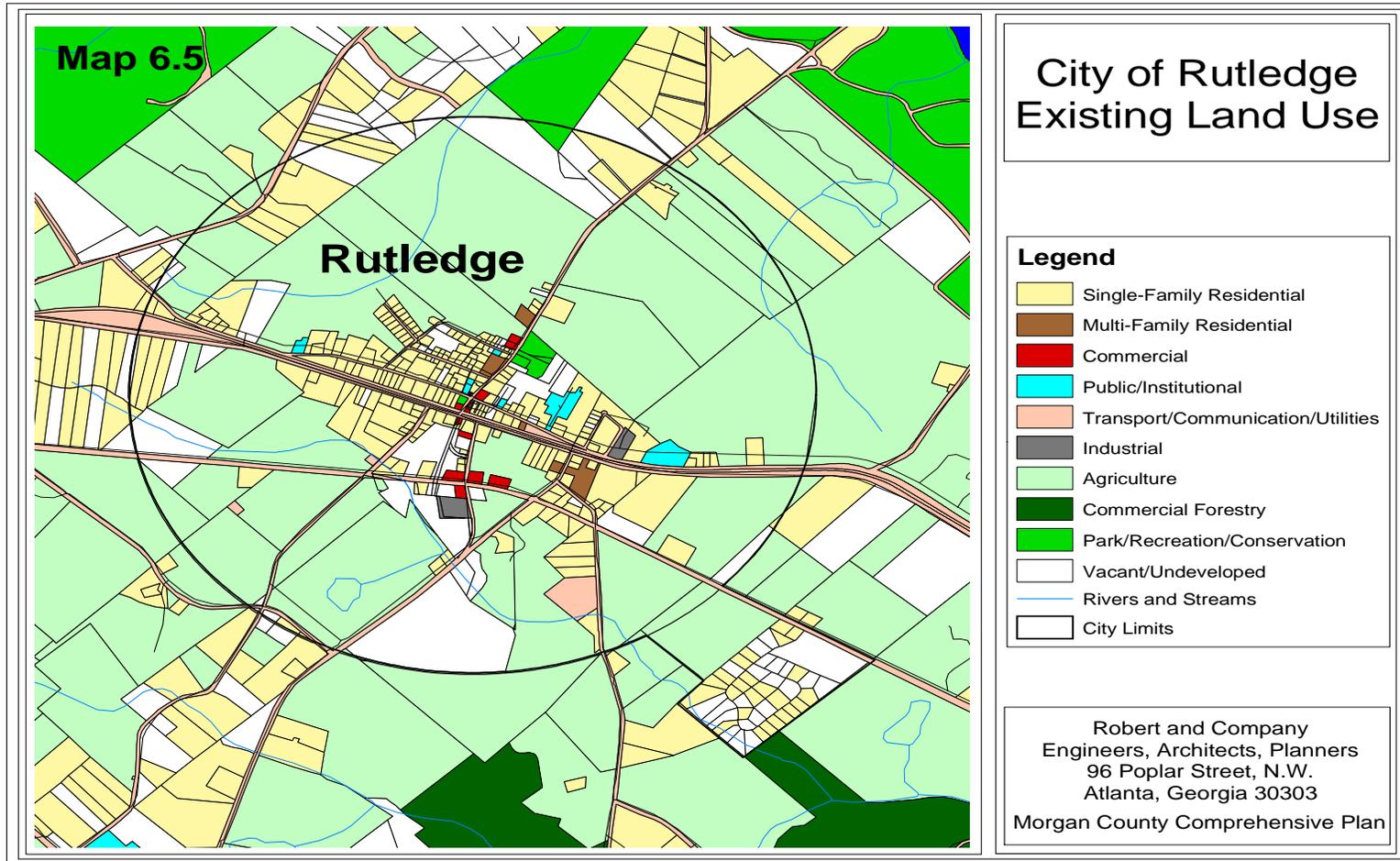


Table 6.18 City of Rutledge Land Use

Rutledge Land Use			
Land Use	Acres	Parcels	% of City Acreage
Agriculture	1,359.3	33	63.9%
Commercial	8.3	18	0.4%
Commercial Forestry	0.0	0	0.0%
Industrial	7.1	2	0.3%
Public/Institutional	13.7	10	0.6%
Parks/Recreational/Conservation	12.2	6	0.6%
Residential	378.5	251	17.8%
Transportation/Communication/Utilities	122.3	8	5.7%
Vacant/Undeveloped	227.1	75	10.7%
Total	2,128.4	403	100.0%

Source: Morgan County Tax Assessor, 2000; Aerial Photos 2002.

Table 6.19 Change in Rutledge Land Use 1993 - 2002

Rutledge Land Use Change			
Land Use	Acres 1993	Acres 2002	% Change
Agriculture	1,412.0	1,359.3	-3.7%
Commercial	10.0	8.3	-17.2%
Commercial Forestry	0.0	0.0	N/A
Industrial	7.0	7.1	0.7%
Public/Institutional	13.0	13.7	5.3%
Parks/Recreational/Conservation	10.0	12.2	21.7%
Residential	368.2	378.5	2.8%
Transportation/Communication/Utilities	44.0	122.3	178.0%
Vacant/Undeveloped	263.0	227.1	-13.7%

Source: Morgan County Tax Assessor, 2000; Aerial Photos 2002.

Table 6.20 Breakdown of Residential Land Use in Rutledge

Rutledge Residential Breakdown			
Residential Type	Acres	Parcels	% of Total Residential
Single Family Residential	337.6	236	89.2%
High Density	1.7	10	0.5%
Medium Density	77.8	138	20.5%
Low Density	200.9	84	53.1%
Estate	57.1	4	15.1%
Multi-Family Residential	10.4	5	2.7%
Mobile Home Residential	30.6	10	8.1%
High Density	0.1	1	0.04%
Medium Density	1.1	2	0.3%
Low Density	29.3	7	7.7%
Estate	0.0	0	0.0%
Total Residential	378.5	251	100.0%

Source: Morgan County Tax Assessor, 2000; Aerial Photos 2002.

Table 6.21 Change in Rutledge Residential Land Use

Rutledge Residential Change			
Residential Type	Acres 1993	Acres 2002	% Change
Single Family Residential	315.0	337.6	7.2%
High Density	1.0	1.7	73.7%
Medium Density	79.0	77.8	-1.5%
Low Density	177.0	200.9	13.5%
Estate	58.0	57.1	-1.5%
Multi-Family Residential	10.0	10.4	3.6%
Mobile Home Residential	43.2	30.6	-29.2%
High Density	0.2	0.1	-29.5%
Medium Density	3.0	1.1	-62.6%
Low Density	40.0	29.3	-26.7%
Estate	0.0	0.0	N/A
Total Residential	368.2	378.5	2.8%
Source: Morgan County Tax Assessor, 2000; Aerial Photos 2002.			

Like Bostwick and Buckhead, Rutledge has a large amount of agricultural land spread throughout the city. Residential land is primarily low density with significant proportions at medium and estate densities. There are also significant amounts of residential land just outside the Rutledge city limits (Map 6.5). Vacant/undeveloped land is located throughout the city with many parcels subdivided for residential use. Public/institutional land uses are located along Main Street. Park/recreational/conservation land is located near downtown on Fairplay Road and in the extreme northern corner of the city where a portion of Hard Labor Creek State Park extends into the city. Commercial land is located in downtown Rutledge and along U.S. Highway 278 (Map 6.5).

6.2.0.0 Future Land Use Plan

Introduction

The Future Land Use Plan is a graphic representation of the future land use goals and policies as they pertain to the twenty-year outlook for the Comprehensive Plan. The Future Land Use Map and associated text serves as a guiding policy document for future decisions to be made concerning zoning and development. It provides local officials and planners with a basis for rational, objective decision making. The plan also serves to assist landowners and the private development community by clearly stating the local government's official land use policies and increasing the level of predictability of future development trends, thereby enhancing the level of security of investment in land and property.

The Future Land Use Plan has been developed through the process of comprehensive planning, and all elements of the comprehensive plan have factored into the Future Land Use Plan at some level. The basis for the Future

Land Use Map is the inventory of physical/natural resources and existing land uses. Analysis of development trends and forecasts is also a significant factor as are existing and planned infrastructure systems that are supportive of development. Ultimately, the Future Land Use Map must be consistent with the goals, objectives and policies of all elements of the comprehensive plan, and particularly the land use goals, objectives and policies.

Future Land Use Needs Projections

With the existing land use inventory as a basis, future land use needs have been projected for Morgan County, Bostwick, Buckhead, Madison and Rutledge for the forecast years of 2015 and 2025. The method used to establish future land use projections is reliant on the future population projections that have been established for each jurisdiction. With the 2000 Census population counts as a basis, a ratio of persons to acres was established for each land use category. The application of this ratio to projected population levels for future years yields future land use acreage needs by category. The land use need projections resulting from this method are useful as a general guide in the process of preparing future land use plans for the jurisdictions. However, it is not appropriate to view these projected acreage needs as precise figures to direct future land use planning.

The following tables (6.22 – 6.27) describe the future land use need projections for the County and each municipality, including indication of the net change by classification from the existing land use inventory. For each, projections are made to the benchmark years 2015 and 2025.

Table 6.22 Morgan County Projected Land Use Needs

Morgan County Projected Land Use Needs (In Acres)					
Land Use	Existing Total	2015	Net Change From Existing	2025	Net Change From Existing
<i>Residential</i>	19,115	26,117	7,002	30,576	11,461
Commercial	607	829	222	969	363
Industrial	726	991	266	1,160	435
Public/Institutional	865	1,182	317	1,383	518
Transportation/Communication/Utilities	6,321	8,636	2,315	10,163	3,842
Parks/Recreational/Conservation	6,321	8,636	2,315	10,112	3,791
Agriculture	150,773	141,045	(9,728)	134,877	(15,896)
Commercial Forestry	27,496	39,625	12,129	37,884	10,388
Vacant/Undeveloped *	14,869				
Total	227,093	227,062		227,124	

Table 6.23 Unincorporated Morgan County Projected Land Use Needs

Unincorporated Morgan County Projected Land Use Needs Breakdown (In Acres)					
Land Use	Existing Total	2015	Net Change From Existing	2025	Net Change From Existing
Residential	17,277	23,620	6,343	27,641	10,364
Commercial	219	300	81	351	132
Industrial	479	655	176	767	287
Public/Institutional	455	622	167	728	273
Transportation/Communication/Utilities	5,611	7,671	2,060	8,977	3,366
Parks/Recreational/Conservation	6,280	8,586	2,306	10,048	3,768
Agriculture	145,477	136,792	-8,685	131,288	-14,189
Commercial Forestry	27,484	25,815	-1,669	24,756	-2,728
Vacant/Undeveloped *	13,740	12,961	-779	12,467	-1,273
Total	217,022	217,022	0	217,022	0

Table 6.24 City of Bostwick Projected Land Use Needs

Bostwick Land Use Needs (In Acres)					
Land Use	Existing Total	2015	Net Change From Existing	2025	Net Change From Existing
Residential	315.4	429.9	114.6	503.4	188.0
Commercial	10.5	14.3	3.8	16.7	6.3
Industrial	0.0	0.0	0.0	0.0	0.0
Public/Institutional	13.8	18.9	5.0	22.1	8.3
Transportation/Communication/Utilities	71.8	97.9	26.1	114.7	42.8
Parks/Recreational/Conservation	2.8	3.8	1.0	4.4	1.7
Agriculture	1,560.8	1,413.0	-147.8	1,318.3	-242.5
Commercial Forestry	0.0	0.0	0.0	0.0	0.0
Vacant/Undeveloped	28.9	26.1	-2.7	24.4	-4.5
Total	2,004.0	2,004.0	0.0	2,004.0	0.0

Table 6.25 Town of Buckhead Projected Land Use Needs

Buckhead Land Use Needs (In Acres)					
Land Use	Existing Total	2015	Net Change From Existing	2025	Net Change From Existing
Residential	121.8	166.4	44.6	194.3	72.5
Commercial	3.7	5.1	1.4	6.0	2.2
Industrial	0.0	0.0	0.0	0.0	0.0
Public/Institutional	7.0	9.6	2.6	11.2	4.2
Transportation/Communication/Utilities	27.9	38.1	10.2	44.5	16.6
Parks/Recreational/Conservation	0.0	0.0	0.0	0.0	0.0
Agriculture	198.4	163.6	-34.8	141.9	-56.6
Commercial Forestry	11.7	9.7	-2.1	8.4	-3.3

Vacant/Undeveloped	125.0	103.1	-21.9	89.4	-35.6
Total	495.7	495.7	0.0	495.7	0.0

Table 6.26 City of Madison Projected Land Use Needs

Madison Land Use Needs (In Acres)					
Land Use	Existing Total	2015	Net Change From Existing	2025	Net Change From Existing
Residential	1,022.6	1,395.2	372.6	1,632.6	610.0
Commercial	364.8	497.7	132.9	582.4	217.6
Industrial	239.2	326.4	87.2	382.0	142.7
Public/Institutional	375.7	512.7	136.9	599.9	224.1
Transportation/Communication/Utilities	520.5	710.2	189.7	831.0	310.5
Parks/Recreational/Conservation	25.3	34.5	9.2	40.4	15.1
Agriculture	2,177.9	1,486.9	-691.0	1,046.7	-1,131.2
Commercial Forestry	0.0	0.0	0.0	0.0	0.0
Vacant/Undeveloped	748.8	511.2	-237.6	359.9	-388.9
Total	5,474.9	5,474.9	0.0	5,474.9	0.0

Table 6.27 City of Rutledge Projected Land Use Needs

Rutledge Land Use Needs (In Acres)					
Land Use	Existing Total	2015	Net Change From Existing	2025	Net Change From Existing
Residential	378.5	516.6	138.1	604.4	225.9
Commercial	8.3	11.3	3.0	13.2	4.9
Industrial	7.1	9.6	2.6	11.3	4.2
Public/Institutional	13.7	18.7	5.0	21.9	8.2
Transportation/Communication/Utilities	122.3	166.9	44.6	195.3	73.0
Parks/Recreational/Conservation	12.2	16.6	4.4	19.4	7.3
Agriculture	1,359.3	1,189.9	-169.5	1,082.2	-277.2
Commercial Forestry	0.0	0.0	0.0	0.0	0.0
Vacant/Undeveloped	227.1	198.8	-28.3	180.8	-46.3
Total	2,128.4	2,128.4	0.0	2,128.4	0.0

Morgan County Future Land Use

Overview

Planning for future land use in Morgan County is based on the premise that there should remain a strong distinction between those areas that are designated for preservation of the rural landscape and those areas that are designated for growth. It is recognized that the potential exists for “suburban sprawl” in Morgan County as the regional growth of metro Atlanta extends farther from its core. As evidenced in nearby communities, most notably Gwinnett and Rockdale Counties, sprawling growth can have the effect of completely changing the character of a place while also placing a heavy burden on local government to provide a high level of community services across an expansive area.

Through the joint comprehensive planning process in Morgan County, the issue of the negative effects of sprawl and how to prevent them has been a common theme. A logical approach to preventing suburban sprawl is the placement of emphasis on the preservation of rural open space. The Morgan County GreenPrint planning process, conducted in conjunction with the Joint Comprehensive Plan Update, has resulted in a general master plan for the preservation of significant features and the rural environment of Morgan County. To be consistent with the general recommendations of the GreenPrint plan, the Future Land Use Plan for Morgan County should guide growth and development into the municipalities, the unincorporated areas immediately surrounding municipalities, and compact community nodes (sometimes called “hamlets”) in various parts of the county. For the majority of the county, agriculture, forestry and rural-density residential land uses should serve to preserve the rural landscape and natural environmental resources.

The future land use plan for Morgan County is presented in Map 6.6. The distribution of acreage in each land use category is included in Table 6.28 and a comparison of the existing, projected, and mapped distributions acreages among the land use categories is presented in Table 6.29.

Map 6.6 Morgan County Future Land Use

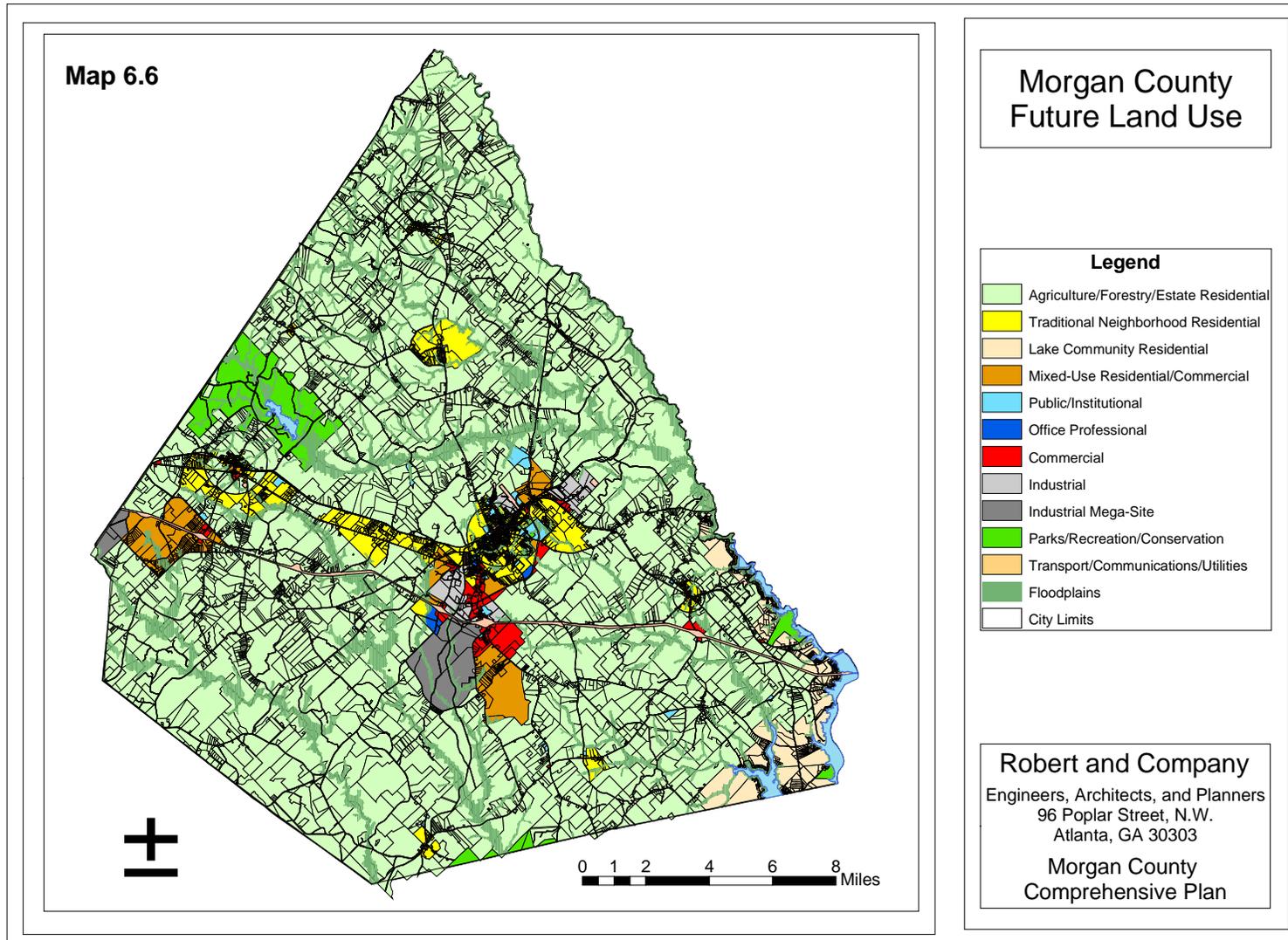


Table 6.28 Morgan County Future Land Use Distribution

Morgan County Future Land Use Distribution		
Land Use	Acreage	Percent of County
Agriculture / Commercial Forestry / Estate Residential	182,590	79.74%
Commercial	1,895	0.83%
Industrial	1,672	0.73%
Industrial Mega Site	3,244	1.42%
Lake District Residential	8,165	3.57%
Mixed Use (Residential & Commercial)	5,665	2.47%
Office / Professional	335	0.15%
Public / Institutional	1,192	0.52%
Parks / Recreation / Conservation	6,370	2.78%
Traditional Neighborhood Residential	11,582	5.10%
Transportation / Communications / Utilities	6,282	2.74%

Table 6.29 Comparison of Land Use Acreage Distribution

Comparison of Land Use Acreage Distribution			
Land Use	Existing Acreage Distribution	Projected Acreage Based on Projected 2025 Needs	Future Land Use Map Distribution
Residential	8.42%	13.46%	8.87%
Commercial & Office / Professional	0.27%	0.43%	0.88%
Industrial	0.32%	0.51%	2.15%
Public/Institutional	0.38%	0.61%	0.52%
Transportation/Communication/Utilities	2.78%	4.47%	2.74%
Parks/Recreational/Conservation	2.78%	4.45%	2.78%
Agriculture & Commercial Forestry*	78.50%	76.06%	79.74%
Vacant/Undeveloped *	6.55%	N/A	N/A
Mixed Use (Residential / Commercial)	N/A	N/A	2.47%
Total	100.00%	100%	100.00%

The percentage of acreage projected for residential use appears to be low when compared to the projected acreage based on 2025 housing and population projections. However the land use designations used in previous comprehensive plans and the 2025 Future Land Use Map differ in that it is assumed that the emerging pattern of large lot "estate" residential will continue in the majority of the unincorporated county. This type of development is assumed to absorb a share of new residential development needed to provide housing for the projected 2025 population. Due to the county's desire to preserve the rural landscape specific areas for this manner of residential development have not been segregated but rather estate residential development is recommended as a desirable land use intermixed with agriculture and commercial forestry. Additionally, a percentage of the projected residential acreage needed to meet 2025 projections is also included within the Mixed-Use category.

The rise in the percent of total acreage dedicated to commercial forestry is due to the reclassification of a number of tracts of “vacant/undeveloped” into the forestry category due to their vegetation.

Future Land Use Plan Description

Future Agriculture and Forestry Land Use

Agriculture/Forestry/Estate Residential land use classification indicates areas designated for agriculture activities, such as row crops and livestock pasture, and also indicates areas where very low density residential land use is appropriate. It has been the trend in many counties to consider the Agriculture areas as “holding zones” for future residential subdivision and development. This trend has resulted in suburban sprawl and a loss of farmland, open space and environmental resources in many circumstances. The intent of the Future Land Use Plan is to establish a different pattern for Morgan County that will result in the preservation of the rural environment and concentration of development into clusters of various sizes (cities/towns, villages/hamlets, conservation subdivisions).

Future Residential Land Use

Residential land use in Morgan County should include several different types of housing and communities. For the most part, it is with residential land use that the issue of agriculture/open space preservation is concerned. In a suburban sprawl scenario, the development of low to moderate density single-family subdivisions generally precedes the development of commercial centers and employment centers to serve the residents. Development extends increasingly farther from city or town centers until an entire county becomes essentially a low to moderate density city. This has become undesirable to many people today and, perhaps more significantly, it is a pattern that is inefficient in terms of the provision of local government services and infrastructure. To prevent this pattern, there must be a distinction established between those areas where the development of housing communities is desired and the surrounding areas where open space preservation is both more desirable and a more efficient land use pattern.

The vast majority of the land in unincorporated Morgan County is currently considered to be rural open space and is used either for agriculture, forestry, very low density residential or is unused/vacant. Certain of these areas are not appropriate for development of any kind, such as wetlands and floodplains. Residential land use should be allowed in those areas that are not restricted by environmental factors, but the density of development should remain very low so as to not require urban/suburban infrastructure and services. Net residential densities in the portions of unincorporated Morgan County that are classified as **Agriculture, Forestry and Estate Residential** should remain very low (minimum of 2 acres per unit net density). Additionally, conservation subdivision

development practices should be required for all new residential subdivision development in Agriculture/Forestry and Estate Residential classified areas.

Residential communities in unincorporated Morgan County either exist or are taking shape in different forms. Historic community centers that are not incorporated, such as the Godfrey and Swords communities, can be considered “hamlets” or small villages that have the potential to develop further with residences in close proximity to one another. Other unincorporated areas such as Flat Rock are not necessarily historic communities, but development trends suggest the formation of a community. Lake Oconee has attracted a significant amount of high-end residential development including housing for retirees and second-homes. And there are master-planned communities, such as Madison Lakes, which is anticipated to become equivalent to a village or town with a mixture of land uses. Common to all of these is the fact that development is clustered into nodes or communities, not sprawling over the landscape. Also, in these residential communities it is more feasible to develop urban infrastructure (water and sewer systems, parks, street networks, etc.) due to the relatively compact and dense development pattern. And, unlike housing on large tracts of land, the high average cost of land does not excessively affect the affordability of housing, though developers must plan appropriately to provide affordable housing in a mixed-income community format.

Residential land use that is classified as ***Traditional Neighborhood Residential*** in the Future Land Use Plan should be at a significantly higher density level than surrounding low density areas. The appropriate maximum residential density in these areas should also depend upon the level of infrastructure that is available to serve the communities, particularly water and sewer system infrastructure. Where water and sewer service is available, either as part of a public system or due to the development of substantial private systems, moderate and high residential densities may be allowed. Where water but not sewer service is available to development, only low to moderate densities should be allowed where soils are capable of supporting septic systems with no environmental concerns. In areas that are served by neither water nor sewer, low residential density is appropriate, with the maximum density allowable not being higher than the Health Department standard for development with septic tank and wells.

The area of the unincorporated county that is adjacent to and includes Lake Oconee is a unique resource for Morgan County and adjacent Greene and Putnam counties. While Morgan County does not have direct jurisdiction over Lake Oconee or its immediate buffers, the County does have jurisdiction over adjacent areas that are identified as ***Lake Community Residential***. Due to the desirability of development in this area, special regulations and guidelines should be established to ensure high quality development and environmental sensitivity.

The Future Land Use Map identifies certain areas in the unincorporated County for mixed-use communities. Called ***Mixed-Use Residential/Commercial***, this

land use classification supports the traditional neighborhood development town planning philosophy of developing new communities that include residential, commercial, office/professional and public/institutional land uses, resulting in live/work/play environments. This is a land use pattern that should be encouraged in Morgan County, where appropriate. Commercial and Office/Professional land use in these areas should be organized in a “traditional town center” arrangement and should be limited to only a small percentage of each community’s land use. Residential densities in Mixed-Use Residential/Commercial areas should follow the same guidelines as the Traditional Neighborhood Residential classification.

Within the Traditional Neighborhood Residential and Mixed-Use Residential/Commercial designated areas of Morgan County and municipalities, there may be an opportunity to allow greater residential development density levels in the context of a Transferable Development Rights program. Should Morgan County establish a Transferable Development Rights system in the future, these areas in the unincorporated County and within the municipalities should be considered as receiving areas for development rights. Thereby, higher density residential development would be allowable in clustered communities as a result of permanently preserving open space in the surrounding rural areas of Agriculture/Forestry and Estate Residential (sending areas) by transferring development rights.

Future Commercial Land Use

The majority of the existing commercial land use in Morgan County is located within the municipalities. Due to the fact that commercial land use generally requires urban services such as water and sewer, it is expected that commercial development will continue to gravitate to, or near, the municipalities that can provide these services. There are areas of unincorporated Morgan County, however, that have a strong potential for commercial development due to the immediate access to I-20. Commercial land use is recommended adjacent to each I-20 exit in the County in recognition of the demand created by the Interstate. Similarly, small-scale commercial land use is recommended at intersections of major county roads and within small communities to provide services to residents and farms in the vicinity.

Commercial land use is vitally important to the success of traditional neighborhood or mixed-use developments. Often, such developments are planned and initiated but result only in the completion of the residential component of the community. For master planned, mixed-use development in Morgan County, the inclusion of appropriate amounts of commercial land use should be required.

In recent decades, commercial land use has tended to follow “strip” development patterns, consistent with suburban sprawl. To avoid strip commercial conditions, commercial land uses should be organized into nodes wherever possible. Also,

the design of commercial development must be regulated in an appropriate manner. For commercial land use along major corridors, such as SR83 and 441, good design can help to preserve the visual quality of the roadway and landscape. Limiting curb cuts along major corridors can improve the visual quality and also maintain good traffic flow. Standards for consistent landscaping and building materials also support visual quality. Building setbacks should be appropriately proportional to the scale of the roadway, with greater setbacks required from larger arterial roadways. Additionally, new commercial developments must include pedestrian elements such as sidewalks, crosswalks, and landscaped buffers between walk way and automobile travel lanes.

Future Industrial Land Use

Like commercial land use, industrial land use in Morgan County has generally been located in municipalities with urban services, particularly in Madison. With the exception of certain industrial uses, such as the pulpwood industry, it is important for industrial land use in Morgan County to be conveniently located to major arterials and I-20. Railroad access is also important, though many industries do not rely on rail for transporting goods due to the prevalence of trucking.

Future land use projections suggest a need for additional industrial land in Morgan County during the planning period. The potential for economic development that is created by Morgan County's level of access to I-20 makes it advisable to provide excess amounts of land for industrial development in strategic locations. Specifically, industrial land use is recommended for the area of the county between the two Madison exits (SR83 and 441) where infrastructure can be extended from Madison. Also, industrial land use is recommended for the extreme western edge of the county directly adjacent to I-20 in the location of the planned four-county industrial development, Stanton Springs. Industrial development potential also exists for the Madison Airport area north of the city limits, however this is not considered as desirable for near-term industrial development due to the less convenient access to I-20 and the limited capacity of the airport.

Two different classifications of industrial land use are indicated on the Future Land Use Map. The **Industrial** classification is intended to accommodate general industrial uses ranging from distribution to manufacturing in an industrial park setting. The **Industrial Mega-Site** classification specifically identifies a new industrial development area that should be reserved as a "mega-site" for one or more very large industrial developments. There are several such mega-site industrial areas identified in the State of Georgia that have similar characteristics to this area of Morgan County (more than 500 acres of land, water/sewer infrastructure capability, rail access, interstate access, etc.). For the area classified as **Industrial Mega-Site**, it is important to restrict future industrial development to only that which is consistent with the mega-site designation. Piecemeal development of this area with smaller industries will detract from the

unique mega-site potential and will result in undesirable land use patterns. Additionally, zoning requirements for mega-site development should include very large setback or buffer areas from surrounding streets and/or properties and access to mega-site development should be designed so as to minimize conflicts with local traffic.

Future Office/Professional Land Use

Distinct from the Commercial land use classification, **Office/Professional** recommends lighter intensity business uses that are not retail-oriented. Appropriate developments within Office/Professional include low to mid-rise professional office buildings, office parks, office/distribution facilities, research and development facilities and similar. Uses such as colleges/universities and large churches are appropriate in the Office/Professional classification as well as the Public/Institutional classification.

Future Public/Institutional Land Use

Public and Institutional land uses include public buildings, schools, libraries, churches and similar uses. Most Public/Institutional uses in unincorporated Morgan County are churches, though there is a major school planned for the area directly east of the city of Rutledge.

While an increase in the needed amount of Public/Institutional land is projected for Morgan County, this increase is not directly reflected on the Future Land Use Map due to the difficulty of predicting exactly where future public buildings or churches may be developed. For public buildings and properties needed in the future, it is recommended that the County choose land that is appropriately located with respect to the general land use plan and purchase land well in advance of the anticipated time of development of public facilities.

Future Transportation/Communication/Utility Land Use

Transportation/Communication/Utility (TCU) land use in Morgan County primarily consists of road rights-of-way. As a result of increasing map detail and accuracy made possible by GIS, there is shown to be a great increase in the amount of TCU land use over that identified in the previous land use plan. Future TCU land use needs are not specifically located on the Future Land Use Map as they will be determined by future transportation improvements and development.

Summary of Future Land Use Classifications

Agriculture, Forestry and Estate Residential (Light Green) –

- ③ Designated for non-industrialized agriculture activities and also very low net density residential land use.
- ③ Limited agriculture-oriented commercial uses and rural businesses may be permitted.

- ③ Open space preservation in residential developments is required through conservation subdivision design principles.
- ③ Potential sending area for transferred development rights.

Traditional Neighborhood Residential (Yellow) –

- ③ Single-family residential within or adjacent to cities.
- ③ Density determined by existing surrounding/adjacent density and infrastructure availability. Density greater than one unit per two acres requires public utilities and open space preservation.
- ③ Open space preservation in residential development is encouraged through conservation subdivision design principles.
- ③ Potential receiving area for transferred development rights.

Lake Community Residential (Tan) –

- ③ Single-family residential in the identified areas adjacent to Lake Oconee.
- ③ Density limited so as to protect environmental resources from groundwater pollution due to septic systems and runoff pollution due to impervious surfaces.

Mixed-Use Residential/Commercial (Orange) –

- ③ Single-family residential with some mixed-use (multi-family residential and commercial) that follows the form of traditional town/neighborhood centers.
- ③ Uses other than single-family residential (multi-family residential/commercial) are limited to nodes on a small percentage of land within a development.
- ③ Density determined by availability of utilities (water/sewer).
- ③ Open space preservation (e.g. neighborhood park) required through traditional neighborhood design and conservation subdivision design principles.
- ③ Potential receiving area for transferred development rights.

Commercial (Red) –

- ③ Non-industrial business uses, including retail sales, office, service, and entertainment facilities.
- ③ Commercial uses may be located as a single use in one building or grouped together in a shopping center or complex.
- ③ Commercial developments should be designed to accommodate pedestrian *and* vehicular transportation with building setbacks should appropriately proportional to the scale of the roadway, with greater setbacks required from larger arterial roadways.

Industrial (Light Grey) –

- ③ General industrial uses ranging from distribution to manufacturing in an industrial park setting.

- ③ Industrial development should include setback or buffer areas from surrounding streets and/or properties.
- ③ Access to industrial development should be designed so as to minimize conflicts with local traffic.

Industrial Mega-Site (Dark Grey) –

- ③ Specifically identifies a new industrial development area that should be reserved as a “mega-site” for one or more very large industrial developments.
- ③ Restrict future industrial development to only that which is consistent with the mega-site designation.
- ③ Mega-site development should include very large setback or buffer areas from surrounding streets and/or properties as well as other appropriate site design guidelines.
- ③ Access to mega-site development should be designed so as to minimize conflicts with local traffic.

Office/Professional (Dark Blue) –

- ③ Light intensity business uses that are not retail-oriented, including low to mid-rise professional office buildings, office parks, office/distribution facilities, research and development facilities and similar.
- ③ Also appropriate are public/institutional uses such as colleges/universities and large churches.
- ③ Requires public utilities.

Public and Institutional (Light Blue) –

- ③ Uses include public buildings, schools, libraries, churches and similar.
- ③ All potential locations for future Public and Institutional uses are not shown on the Future Land Use Map due to the difficulty of predicting exactly where future public buildings or churches may be developed.

Transportation/Communication/Utility (Pink) –

- ③ Primarily road rights-of-way; also utility corridors.
- ③ All future needs are not specifically located on the Future Land Use Map as they will be determined by future transportation improvements and development.

Parks/Recreation/Conservation (Green) –

- ③ Active and passive recreation use of public-owned land.

Floodplains (Dark Green) -

- ③ Floodplain areas are recommended for open space preservation, passive recreation and limited active recreation use.
- ③ Development of structures should be restricted from areas identified by FEMA as 100-year floodplains.

Greenprint Planning and the Comprehensive Plan

GreenPrint planning in conjunction with the Joint Morgan County Comprehensive Plan Update has resulted in a strong recommendation to preserve agricultural and forested lands in Morgan County. The application of several strategies will be required to accomplish this objective. From the land use planning standpoint, it is crucial to not allow greater net density of residential development in Agriculture and Forestry areas. The limitation of residential density to no more than one unit per five acres across much of unincorporated Morgan County has apparently served to protect open space in recent years, when Morgan County is compared with some neighboring counties. However, in order to maintain low density open space and also encourage growth, incentives for “smart growth” must be provided and appropriate areas for significant growth and development must be planned. Beyond land use planning, financial incentives for preservation of open space and agricultural land must be established. These incentives include tax benefits for preserving land in agricultural and forestry as well as opportunities to financially benefit from the development potential of land without actually developing (conservation easements, transferable development rights, etc.).

Morgan County Growth Areas

As suggested in the above descriptions of land use types, certain areas in Morgan County have been recognized in the Future Land Use Plan as being appropriate for growth and development. These areas are generally in clusters or adjacent to existing municipalities.

Madison area to Madison Lakes

Development is planned for the area from the southern extent of Madison’s city limits near I-20 south to include the planned Madison Lakes mixed-use community. This area of development emphasis includes industrial land use adjacent to I-20, commercial land use near SR83 and 441, and residential/mixed-use extending through the Madison Lakes planned community.

Rutledge area to Stanton Springs

Residential land use and some commercial land use is planned for the areas south of the Rutledge city limits and south of I-20 near the eastern edge of the planned Stanton Springs development. Growth is anticipated here due to the influence of the Stanton Springs development and the proximity of the Rutledge area to I-20 and metro Atlanta.

Flat Rock Community

The Flat Rock Community area between Madison and Bostwick is expected to continue to develop into a residential cluster with a small amount of local-serving commercial land use. Water infrastructure between Madison and Bostwick may offer increased potential for higher density development in this area.

Infrastructure Needs

By planning for clustered development in municipalities and communities, the broad extension of urban infrastructure will be unnecessary in the planning horizon. Strategic infrastructure expansions should provide expanded industrial and commercial areas with adequate services. Infrastructure should also be extended to planned residential areas near municipalities where the capacity exists to do so. For residential and mixed-use development farther from municipalities, it is advisable to consider private systems for community water and sewer.

Sensitive Environments and Preservation

In accordance with the GreenPrint plan for long-term protection of Morgan County's environmental resources, sensitive environmental and historic resources must be protected by future land use planning. County wetlands and floodplain areas are recommended for preservation as undeveloped open space, groundwater recharge areas and water supply watersheds should not be intensely developed so as to contribute to pollution, and evidence of Morgan County's rich historic and agriculture heritage should be preserved in the landscape by all means possible.

Strategies

As alluded to in previous sections, numerous strategies must be explored and considered for their potential contribution to good land use and development practices in Morgan County. A very low allowable net density of residential land use should be maintained across the rural landscape of the County. Conservation Subdivision regulations that can lead to environmentally sensitive development and open space preservation should be employed. And financial incentives for open space preservation such as Transferable Development Rights and a property tax structure that is favorable to farmers and forestry should be made available in the near term.

City of Bostwick Future Land Use

Future Land Use and Development

Bostwick has maintained a majority of its land use in agriculture, and agriculture is projected to continue to be a major land use within the city for the next twenty years. While the population projection-driven future land use needs projections suggest a need for less than 200 acres of new residential development over the next twenty years, the Future Land Use Plan includes more than 200 acres of new residential land use in the city, concentrating around the historic center of

Bostwick. This planned new residential development should be low to moderate density single-family or duplex residential and should be supported by small-scaled commercial retail and services. Please see Map 6.7 for the Bostwick Future Land Use plan.

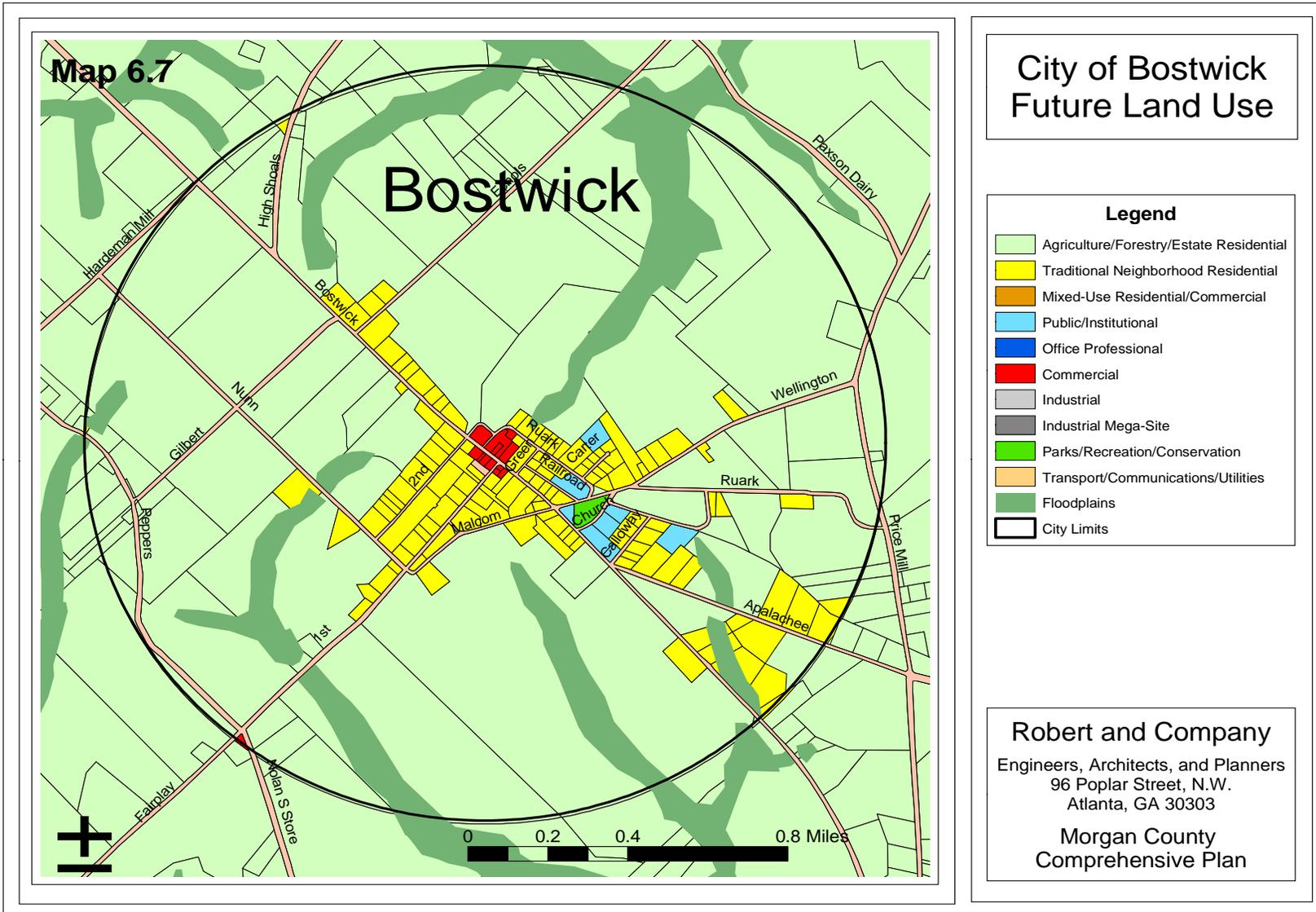
Infrastructure Needs

In order to grow its population, Bostwick must provide municipal-level services to new development. The extent to which Bostwick can grow will be strongly related to the extent to which the city upgrades and expands infrastructure. Growth in the city and associated infrastructure expansion should be staged over the long term due to financial constraints and the undesirable effects of sudden growth spurts.

Sensitive Environments and Preservation

Where possible, agriculture lands in Bostwick with prime agricultural soils should not be converted to residential land use. Floodplain areas in Bostwick should also be preserved as undeveloped.

Map 6.7 City of Bostwick Future Land Use



Town of Buckhead Future Land Use

Future Land Use and Development

Projection of future land use needs in the Town of Buckhead that are based on established population projections suggest that approximately 72 acres of new residential land will be needed over the twenty-year planning period. In-fill development is planned to meet this need and development of vacant and, in some cases, agriculture land is also recommended. Please see Map 6.8 for the Buckhead Future Land Use plan.

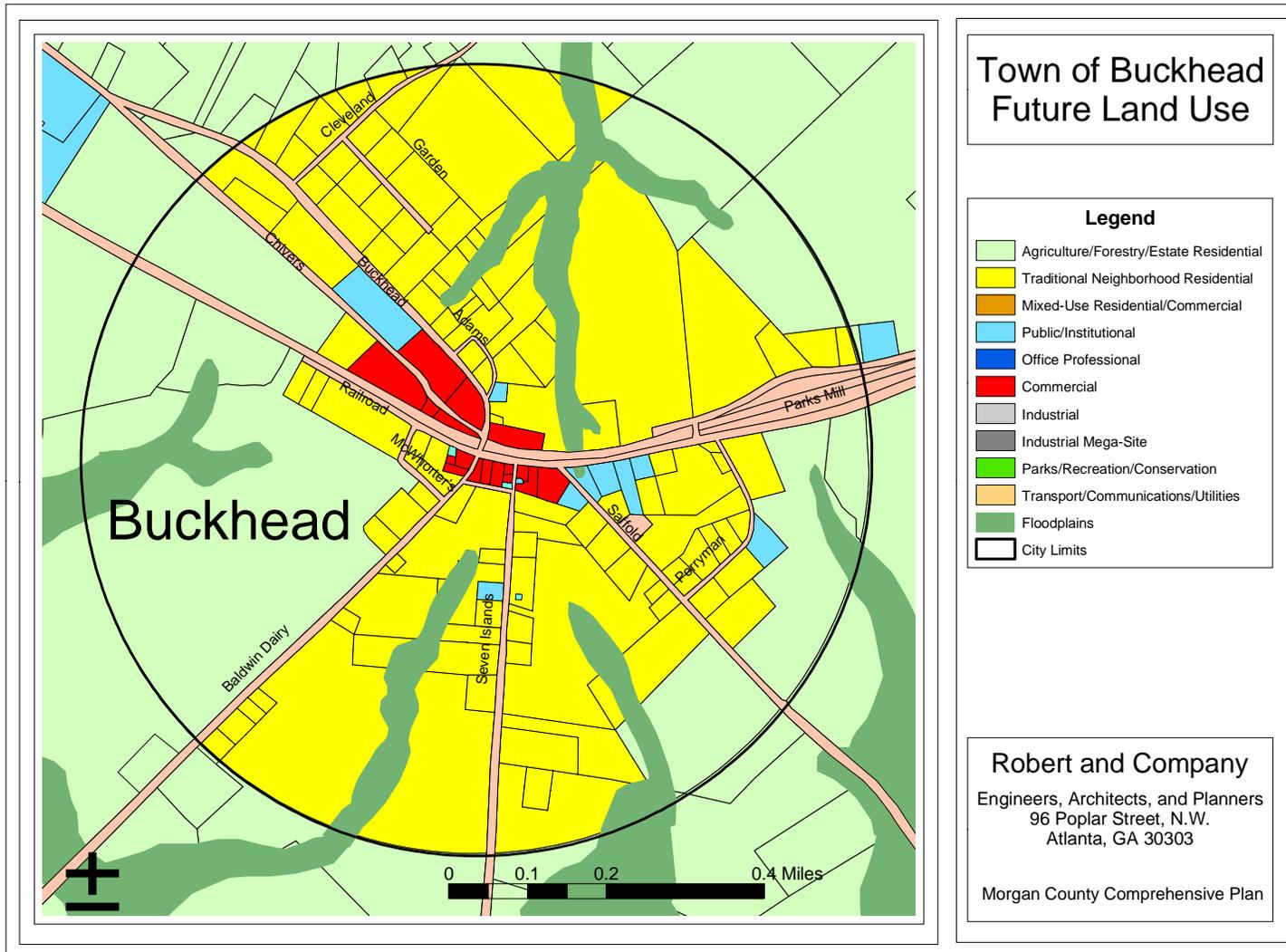
Infrastructure

Due to Buckhead's proximity to I-20 and the Lake Oconee area, there is a possibility for the city to exceed its projected growth rate if infrastructure is developed and expanded to support growth. The anticipated direction of future growth in Buckhead is towards I-20, though the city does not anticipate crossing I-20 or providing infrastructure across I-20 in the foreseeable future.

Sensitive Environments and Preservation

There are identified floodplain areas that extend into Buckhead from the north and south. Though the majority of the land in Buckhead is high ground and appropriate for development, these areas should be restricted from development.

Map 6.8 Town of Buckhead Future Land Use



City of Madison Future Land Use

Madison is the County Seat and is by far the largest and, in terms of land use, the most diverse municipality in Morgan County. This is due to the long history of prosperity in Madison and the fact that Madison has a well-developed infrastructure system of roads, water, sewer and community services. In teaming with Morgan County, Madison has the potential to compete with larger communities from an economic development standpoint, and Madison enjoys a healthy tourist industry as a result of the numerous well-preserved historic resources in the city. Please see Map 6.9 for the Madison Future Land Use plan.

Future Land Use and Development

Future land use needs projections for Madison suggest that the city should increase residential land use by approximately 60%, or 610 acres. Infill development can accommodate some of this need, but to fully meet the need and plan for long term growth, it will be necessary for agricultural land within the city to be converted to Traditional Neighborhood Residential or Mixed-Use land use.

Commercial and Industrial land use needs are also projected to increase in Madison, and by similar percentages. Some additional Office/Professional and Commercial land use may be added near Madison's downtown where there is a move to expand downtown to the northwest with a major new park project. Much of the future need for commercial and industrial land will be met in the extended area of the city near I-20, however. By expanding its supply of industrial land that is available for development and served by infrastructure, Madison can continue to compete for high-quality industries and companies that will be attracted by quality of life factors.

Growth Areas

A minimal amount of growth can be accommodated by infill development of the historic areas of Madison. Significant new growth areas are identified in the Future Land Use Map that are within and/or adjacent to Madison's city limits and are either served by or accessible to Madison's infrastructure. It is recommended that major new developments that will accommodate growth in the Madison area be mixed-use communities designed in a traditional neighborhood development manner that is in keeping with the character and environmental quality of Madison. These new community nodes in and adjacent to the city are to the southeast of the city limits inside the 441 bypass, to the east of 441 near the beginning of the bypass, and to the west of Madison's industrial parks on the north and south sides of I-20. These areas, in the context of a Transferable Development Rights program, would be ideal as identified receiving areas capable of accommodating greater densities of residential development.

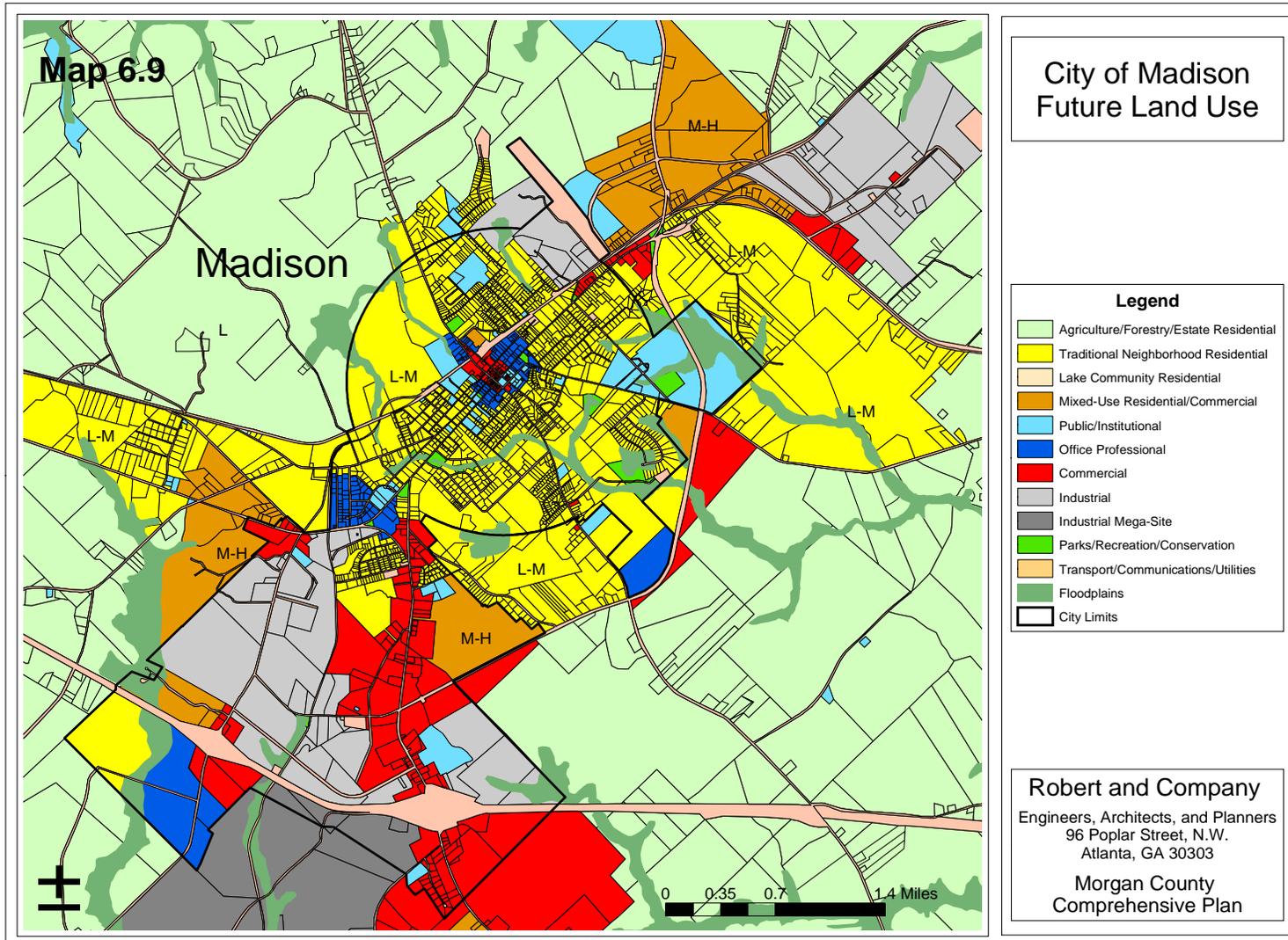
Infrastructure Needs

Madison is currently in the process of assessing and upgrading infrastructure to meet growing demands for service within and outside of the city's limits. As the only water provider with a source that is not groundwater wells, Madison has extended water supply lines to other municipalities to provide a supplemental water source. While development can follow these infrastructure extensions, it is preferable for Madison's growth to remain clustered so as to maximize efficiency and to promote open space preservation in the county. The primary emphasis for Madison infrastructure expansion should be to planned commercial and industrial areas near I-20 and the SR83 and 441 exits.

Sensitive Environments and Preservation

Madison has highly sensitive historic and environmental resources. The historic downtown district and other historic properties throughout the city help to define a character that is widely recognized and that attracts significant tourism activity. To preserve this cultural heritage and the economic benefit that accompanies it, Madison must continue to actively preserve historic and cultural resources. Additionally, the preservation of parks and open spaces in the city is important, particularly in the areas where floodplains are present.

Map 6.9 City of Madison Future Land Use



City of Rutledge Future Land Use

Rutledge, though much smaller and less developed than Madison, has some of the same character and quality as a small town community and tourist destination. The fact that Rutledge is situated adjacent to Hard Labor Creek State Park adds to the quality of life for Rutledge residents and also brings tourists to the town that might otherwise pass by. Please see Map 6.10 for the Rutledge Future Lane Use plan.

Future Land Use and Development

Projected future land use needs for Rutledge include the need to increase residential land by approximately 60% or 225 acres. This projected level of need, based on past trends of growth in Rutledge, is likely significantly below the actual level of demand for growth that Rutledge will experience over the next twenty years. Excess land in and adjacent to Rutledge on the south side (towards I-20) is planned for Village/Community Residential land use in order to accommodate this anticipated demand. Additional commercial land use is also planned for near the town center along with Mixed-Use Residential/Commercial land use recommendations intended to enhance the village quality of Rutledge.

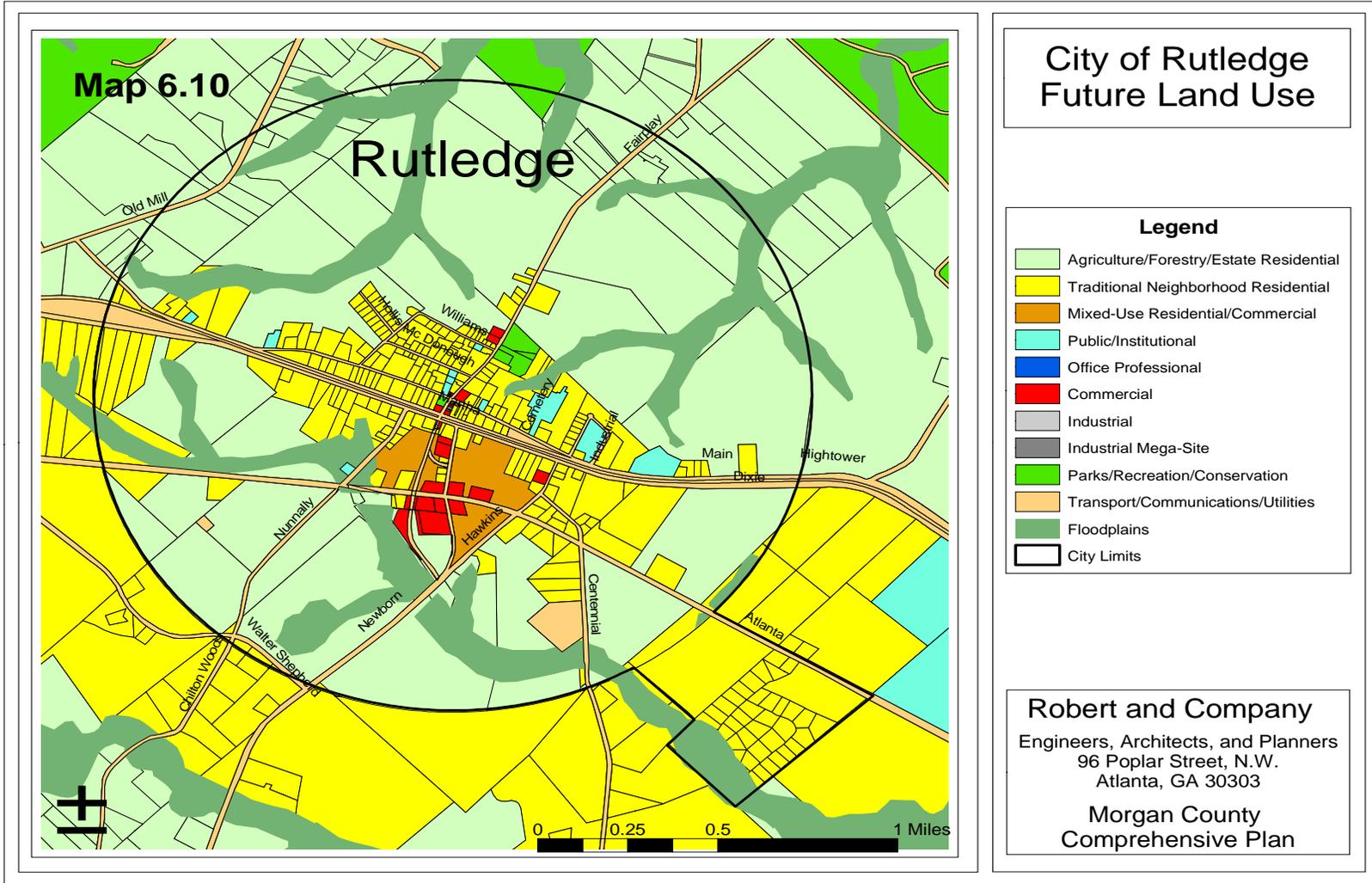
Infrastructure Needs

While poised for growth in terms of location, Rutledge is not prepared for growth from an infrastructure standpoint. Significant improvements to Rutledge's water and wastewater systems are needed in order to accommodate new customers. Until this problem is solved, the potential for development in Rutledge and adjacent areas will be limited.

Sensitive Environments and Preservation

Floodplains and agricultural lands are found within the Rutledge city limits, particularly in the northern half of the city. Preservation is recommended for these areas, and the direction of growth is recommended to be southwards in order to protect the open landscape and forests that lie at the Rutledge edge of Hard Labor Creek State Park.

Map 6.10 City of Rutledge



**City of Rutledge
Future Land Use**

Legend

- Agriculture/Forestry/Estate Residential
- Traditional Neighborhood Residential
- Mixed-Use Residential/Commercial
- Public/Institutional
- Office Professional
- Commercial
- Industrial
- Industrial Mega-Site
- Parks/Recreation/Conservation
- Transport/Communications/Utilities
- Floodplains
- City Limits

Robert and Company

Engineers, Architects, and Planners
96 Poplar Street, N.W.
Atlanta, GA 30303

Morgan County
Comprehensive Plan

7.0.0.0 Intergovernmental Coordination

7.1.0.0 Existing Conditions

see subtopics

The boundaries for use of community facilities and transportation corridors as well as the effects of land use often go beyond the legal boundaries of a county or municipal government. The purpose of this element is to inventory the existing intergovernmental coordination mechanisms and processes between Morgan County and the communities of Bostwick, Buckhead, Madison and Rutledge, and between these governments and other governmental entities and programs that have the potential of impacting the successful implementation of the Comprehensive Plan. This element will address the adequacy and suitability of existing coordination mechanisms to serve the current and future needs of the County and the four municipalities as well as and articulate goals and formulate strategies for the effective implementation of policies and objectives that involve more than one governmental entity.

7.1.1.0 Adjacent Local Governments

Municipalities

There are four municipalities within Morgan County, due to this, many aspects of coordination are required, especially with regard to the delivery of services. Morgan County provides many services to the residents of the cities of Bostwick, Madison, Rutledge and the Town of Buckhead as they are also residents of the County. In addition to this joint Comprehensive Plan, the County's Service Delivery Strategy serves as the primary coordination mechanism between these local governments and the County. These devices, in addition to frequent intergovernmental discussions and information sharing, are considered adequate means of coordination.

7.1.2.0 School Boards

Morgan County Board of Education

The Morgan County Board of Education serves the entire county and the municipalities. Coordination efforts are required in the areas of siting new schools, development of educational programs to respond to workforce needs, and joint use of facilities. The Board of Education's current strategic plan was reviewed and incorporated into this Comprehensive Plan (see Chapter 4, community facilities element), and coordination mechanisms now in place are considered to be adequate.

7.1.3.0 Independent Special Districts

Not applicable

7.1.4.0 Independent Development Authorities

Four County Economic Development Authority and Industrial Authority

Morgan County has a joint agreement with Jasper, Newton and Walton Counties for the purpose of creating a major employment center on the I-20 East corridor. The Joint Development Authority has acquired a 1528-acre site at Exit 101 on I-20 straddling the adjoining borders of Jasper, Morgan, Newton, and Walton and has created a formula for sharing property tax revenue from the project regardless of which county holds a particular building site. Morgan County considers this agreement adequate at this time.

Northeast Georgia Regional Development Center

The Northeast Georgia Regional Development Center provides a variety of services to Morgan County and its municipalities, such as economic development assistance, services for the elderly and workforce development. The NEGRDC is responsible for serving the public interest of the State by promoting and implementing the comprehensive planning process among its twelve county region and with involvement in local and regional planning related to land use, transportation, recreation, historic preservation, natural resources, and solid waste. The County and the City of Madison are represented on the Center's Board of Directors. Coordination of regional and local plans is expected to continue through the planning period.

7.1.5.0 Other Units of Local Government Providing Services

Georgia Department of Transportation

The Georgia Department of Transportation (GDOT) maintains and improves state highways in the County and municipalities and provides financial assistance for local road improvements. Morgan County and the municipalities coordinate closely with GDOT. Morgan County is one of the 28 counties within GDOT's District 2. The District Area Five office which is directly responsible for serving Morgan, Greene, Newton, Oglethorpe and Taliaferro counties is located in Madison. The County and municipalities expect to continue coordination with GDOT throughout the planning period.

Georgia Department of Natural Resources

The Georgia Department of Natural Resources (DNR) provides assistance and guidance to the County and the municipalities in a number of important areas including; water conservation, environmental protection, wildlife preservation, and historic preservation. There is staff level interaction between the County, municipalities and DNR's divisions on a regular basis. The County also interacts on a regular basis with DNR's State Parks and Historic Sites Division, which is responsible for the management of Hard Labor State Park, located near the City of Rutledge.

Georgia Department of Community Affairs

The Georgia Department of Community Affairs (DCA) has overall management responsibilities for the State's coordinated planning program and reviews plans for compliance with minimum planning standards. DCA provides a variety of technical assistance and grant funding opportunities to the County and municipalities.

7.1.6.0 Utility Companies

Georgia Power Company

The Georgia Power Company operates Lake Oconee as a power reservoir. The power company and Morgan County have a working relationship to address issues of mutual concern.

National EMS

The National EMS company has an agreement with Morgan County to provide ambulance/emergency medical transport service for the County. Each of the municipalities has a service delivery agreement with the County for the provision of ambulance services.

7.1.7.0 Other Existing Conditions

Federal Entities

U.S Forestry Service

Morgan County and the Forestry Service have established a dialog regarding expanding the uses of Oconee National Forest for recreation purposes.

U.S. Army Corps of Engineers

Morgan County and the Corps of Engineers have established means of communication regarding issues of mutual concern related to Lake Oconee.

Private Entities

Madison/Morgan Chamber of Commerce

The Morgan County Chamber of Commerce coordinates and promotes new business and provides economic development services to the County and municipalities. The City of Madison and Morgan County budget annually for these services and both have been satisfied with this agreement. The Madison-Morgan County Chamber of Commerce (COC) plays a pivotal role in Madison's economic development program. Drawing upon its diverse membership representing local commercial and industrial sectors, the Board of Directors addresses the various needs of a thriving business community and utilizes a full-time President/CEO and five operational divisions. The City of Madison provides substantial funds for the COC's Industrial Development Committee. In addition to

the implementation of several state-recognized programs, the COC solicits comment and support from the local business community for economic development ventures, such as the four county Joint Development Authority (creating a regional industrial park) and Madison Industrial Park (recruitment of new prospects). The web address is: <http://www.madisonga.org> For more information on economic development services provided by the Chamber see Chapter 2 of this plan (economic development element).

7.2.0.0 Interrelated State Programs and Activities

7.2.1.0 Service Delivery Strategy

In 1997 the State passed the Service Delivery Strategy Act (HB489). This law mandates the cooperation of local governments with regard to service delivery issues. Each county was required to initiate development of a service delivery strategy between July 1, 1997 and January 1, 1998. Service delivery strategies must include an identification of services provided by various entities, assignment of responsibility for provision of services and the location of service areas, a description of funding sources, and an identification of contracts, ordinances, and other measures necessary to implement the service delivery strategy.

The Service Delivery Strategy for Morgan County was adopted and submitted for compliance review in November 1999. Any future changes to the strategy require an official update and submittal of appropriate forms to the Georgia Department of Community Affairs. The provision of services in the County and its municipalities is discussed in detail in the Chapter 4 - Community Facilities element of the Comprehensive Plan. The major agreements included in the Morgan County Service Delivery Strategy are summarized here.

Through the provision of joint agreements contained in the Morgan County Service Delivery Strategy, the County provides the many services for the County and each of the four municipalities. Agreements of this nature exist for the provision of ambulance services, building inspections, enforcement of environmental codes, voter registration, emergency management services, health department services, libraries, recreation services, limited public transportation, the senior center and solid waste disposal. Additionally, the strategy includes agreements by which the County provides the law enforcement and fire protection services for all areas of the unincorporated county, the City of Bostwick and the Town of Buckhead. Recently, the City of Rutledge has begun to maintain a police officer, however backup assistance is provided by the County.

Morgan County and the municipalities have also established arrangements for the delivery of court services, bridge and roadway maintenance, and tax collection services that make the best use of limited resources and reduce service overlaps and conflicts. Morgan County provides Superior Court,

Magistrate Court, Probate Court and Juvenile Court Service for unincorporated and incorporated areas of Morgan County. The cities of Madison and Rutledge provide court services for cases in which the municipal court has jurisdiction under state law and city charter. Morgan County provides court services for all law violations committed within the City of Bostwick and Town of Buckhead. The city and town may use courts but fines and fees collected must be remitted to County. All County ordinance violations are prosecuted by county courts. Morgan County provides tax collection services for all unincorporated areas of the county and the incorporated cities of Madison and Rutledge. Morgan maintains all county roads in unincorporated and incorporated areas of the county, except in the City of Madison. Morgan County also provides maintenance for streets in Bostwick and Buckhead when requested.

Additionally the County and various combinations of the municipalities have enacted the following additional agreements for the provision of services:

Animal Control Agreement

This agreement between Morgan County and the City of Madison, adopted on January 12, 1998 outlines the agreement of the City of Madison to, on a space available basis, accept all dogs brought to the City's dog pound facility by an employee or constitutional officer of the County. In return the County agrees to pay a fee of \$10.00 per dog plus extraordinary expenses such as veterinarian bills to the City for this service. This agreement is renewed automatically for successive one-year calendar periods and is currently felt to be satisfactory by the County and City of Madison. The County's Service Delivery Strategy also references such an agreement existing between the Cities of Rutledge and Madison. Additionally, the Town of Buckhead has an agreement with the County for Animal Control services.

Fire Services Mutual Aid Agreements

Ten fire districts provide fire protection for unincorporated Morgan County. The City of Madison provides fire protection for Madison. The County has agreements to provide fire protection to the other two cities and town, each of which provides support for the fire station located in their fire district. Morgan County and the City of Madison have a mutual aid agreement for fire services. Through this agreement Morgan County provides an automatic second responder to fires in Madison and the City provides an automatic second responder to structural fires in designated areas of the County adjacent to the city's borders and to emergencies in any other area of county when requested by County.

Contract for Jail Services

This agreement adopted July 1, 1997, sets forth the responsibility of Morgan County to provide jail services for the unincorporated and incorporated areas of Morgan County. Under this agreement Morgan County will lodge any persons arrested by any law enforcement personnel inside the limits of the City of

Madison at the rate of \$30.00 per day. This agreement automatically renews for successive one-year calendar periods without further action. Morgan County and the City of Rutledge have a similar agreement by which Rutledge agrees to pay \$35.00 per day for inmate lodging.

Recreation Services Agreement

Morgan County and the City of Madison entered into an agreement on July 1, 1999 by which the County is responsible for providing recreation services and functions of the Morgan County Recreation Commission, which was formerly the Madison-Morgan Recreation Department. The City also agrees to provide the County with the land and facilities associated with two parks in the City, Hill Park and College Drive. The agreement automatically renews for successive one-year periods without further action.

Morgan County and Madison SPLOST Agreement

In July 1999 the City of Madison and Morgan County enacted an agreement, automatically renewable on a yearly basis, by which a percentage of revenues collected for road and bridge purposes under the County's SPLOST election are paid on a regular basis to the City of Madison for maintenance of the City's roads by the City's road maintenance department.

Summary of Dispute Resolution Process

The County and the municipalities adopted an agreement on June 16, 1998 titled "Joint County Municipality Land Use Classification Dispute Resolution Process." This agreement pertains to lands that border the jurisdiction of the County and its municipalities.

This agreement states when a municipality initiates an annexation it must notify the Morgan County Board of Commissioners and include notice of any proposed rezoning of the property to be annexed. To minimize land use conflicts in the case of annexation, property annexed must be classified under the municipality's zoning ordinance for the classification that is most similar to the zoning classification placed on the property by Morgan County. When a rezoning application is filed for property that has been annexed within 18 months of the effective date of the annexation the municipality must notify the County and provide the County with 30 days to object to the proposed rezoning. If a decision cannot be reached informal negotiations commence with a committee appointed jointly by the municipality and County. If this committee cannot reach a resolution formal mediation may begin with both parties bearing the cost of mediation on a per capita basis.

Secondly the agreement recognizes "zones of influence" for each of the governing bodies in the County. These zones extend for 2000 feet from city or town boundaries outward into Morgan County and inward. When a petition for rezoning or variance is received by a government for land that lies in another's

zone of influence the other jurisdiction must be notified. In addition to notification the affected jurisdiction must be allowed to submit comments on the petition that the government acting on the petition must take into consideration in making its final decision.

Service Provision Conflicts or Overlaps

The Service Delivery Strategy provides a thorough assessment of service responsibilities outlining those areas where joint or coordinated services are provided and providing reasons in cases where the County and municipalities provide separate services. During the process of preparing this comprehensive plan no changes to the existing service delivery agreements were identified as necessary at this time or in the immediate future.

7.2.7.0 Other Interrelated Programs

Land Use

Compatibility of Land Use Plans

As exhibited by the Joint County-Cities Comprehensive Plan Update, Morgan County and the Cities of Bostwick, Madison, Rutledge and Town of Buckhead have coordinated their land use planning. This coordination is pursuant to the terms of the Morgan County Comprehensive Plan and Zoning Planning Commission by-laws. Revisions and updates to plans are accomplished based on each jurisdiction's pro rated population share of the County.

Land Use and Siting Facilities of Countywide Significance

The coordinated land use planning effort undertaken to develop this comprehensive plan addressed any concerns held by the county or municipalities regarding the siting of public and private facilities. The dispute resolution process outlined above provides a mechanism for addressing the siting of facilities along borders between the County, the Cities of Bostwick, Madison, Rutledge and the Town of Buckhead.

Developments of Regional Impact

Developments of Regional Impact (DRI's) are large-scale developments likely to have effects outside of the local government jurisdiction in which they are located. The Georgia Planning Act of 1989 authorizes the Department of Community Affairs (DCA) to establish procedures for intergovernmental review of these large-scale projects. These procedures are designed to improve communication between affected governments and to provide a means of revealing and assessing potential impacts of large-scale developments before conflicts relating to them arise. At the same time, local government autonomy is preserved because the host government maintains the authority to make the final decision on whether a proposed development will or will not go forward. State

law and DCA rules require a regional review prior to a city or county taking any action (such as a rezoning, building permit, water/sewer hookup, etc.) that will further or advance a project that meets or exceeds established size thresholds. For Morgan County and its municipalities the Northeast Georgia Regional Development center (NEGRDC) administers this process when an application meeting the State set threshold criteria is received from a developer. Due to the transportation opportunities available in Morgan County and its proximity to other major cities in the state it is possible that Morgan County or one of its municipalities may encounter an application for a development of regional impact in the future.

Annexation

The Service Delivery Strategy Act requires local governments to establish a process to resolve land use classification disputes that arise when the County objects to a municipal annexation within its jurisdiction. During the comprehensive planning process the cities and town in Morgan County did not specifically identify areas that they intend to incorporate into their municipal limits during the next ten years. However, there are areas between I-20 and Rutledge and surrounding Madison which are identified as growth areas during the planning period. It is possible that the cities would elect to annex these areas as they develop.

7.2.2.0 Governor's Greenspace Program

Governors Greenspace Program

Due to its relatively small population and slow growth rate Morgan County and its municipalities have not been eligible to take part in the Governor's Greenspace Program to date. However, the County and municipalities jointly initiated a GreenPrints planning process. This greenspace and environmentally centered planning process was undertaken by the local governments in conjunction with the Trust for Public Land and the non-profit Morgan County Conservancy during the same time period as the Comprehensive Plan update. The findings and land use concepts included in the Morgan County GreenPrint were reviewed and taken into consideration during the future land use planning stage of the Comprehensive Plan.

7.2.3.0 Coastal Management

Not Applicable

7.2.4.0 Appalachian Regional Commission

Not Applicable

7.2.5.0 Water Planning Districts

Regional Water Districts and Water Supply and/or Water Quality Protection Plans
Not Applicable. Morgan County does not fall within one of the states two water management districts. However, the county coordinated with other counties in its region through the RDC's Source Water Assessment Plan process. The County developed a joint long-range water supply study that was prepared in conjunction with the Comprehensive Plan Update. Recommendations from this plan have been incorporated into the goals and policies of the Comprehensive Plan, please see Chapter 4 – Community Facilities for additional information. The County and municipalities plan to undertake a county-wide water service delivery study to develop a master plan for water service as part of the 2004 – 2008 Short Term Work Program included in this plan.

7.2.6.0 Transportation for Non-Attainment Areas

Not Applicable

8.0.0.0 Transportation

Not Applicable

8.1.0.0 Transportation System

Not Applicable

8.1.1.0 Streets, Roads and Highways

Not Applicable

8.1.2.0 Bridges

Not Applicable

8.1.3.0 Signalization and Signage

Not Applicable

8.1.4.0 Significant Bicycle and Pedestrian Ways

Not Applicable

8.1.5.0 Significant Parking Facilities

Not Applicable

8.2.0.0 Public Transportation

Not Applicable

8.2.1.0 Public Transit

Not Applicable

8.2.2.0 Railroads, Port Facilities, Airports and Air Terminals

Not Applicable

9.0.0.0 Optional Elements

Not Applicable

9.1.0.0 Optional Element 1

Not Applicable

9.2.0.0 Optional Element 2

Not Applicable

9.3.0.0 Optional Element 3

Not Applicable

10.0.0.0 Community Agenda

Not Applicable

10.1.0.0 Community Vision

Not Applicable

10.1.1.0 Scope of Vision

Not Applicable

10.1.2.0 Quality Community Objectives

Economic Development Vision Statement

To serve the purposes of local Economic Development, Morgan County will establish a business climate that:

- ③ Attracts industry and business that are compatible with the County's heritage and existing attributes;
- ③ Ensures that residents have access to education that prepares them adequately for jobs available in the County;
- ③ Maintains and improves the quality of life that residents currently enjoy.

10.2.0.0 Public Involvement Process

Not Applicable

10.2.1.0 Public Participation

Not Applicable

10.3.0.0 Community Issues

Not Applicable

10.3.1.0 Population

Not Applicable

10.3.2.0 Economic Development

Assessment of Economic Development Needs

The following Economic Development needs in Morgan County, Bostwick, Buckhead, Madison and Rutledge have been determined based on assessment of reviewed data and input from community stakeholders through the Town Hall Meeting, Issue Group and Steering Committee process. The Economic Development Vision Statement, Goals and Policies are designed to be responsive to identified needs and provide guidance for future economic development activities and investments.

General Economy

- ③ The local economy needs to become more distributed among all economic sectors in order to shield the economy from negative effects of declines in the manufacturing and agriculture sectors.
- ③ Morgan County's export sectors (Farming, Agricultural Services, Manufacturing, State/Local Government and Tourism) need to be recognized and protected or encouraged to grow in proportions appropriate for a more balanced .
- ③ Morgan County needs to maintain a positive flow of income into the county from the surrounding region.

Commercial Development

- ③ Commercial development needs to be encouraged in Morgan County.
- ③ Specific strategies are needed to encourage quality commercial development and mixed-use development in the County's downtowns and other areas of the County as delineated by the Future Land Use Map.
- ③ There is a need to redevelop empty or failing strip centers and to revitalize 441. An association of merchants on the 441 corridor is needed.
- ③ Local governments need to maintain the good business climate currently enjoyed in Morgan County and find ways to encourage cooperation among existing businesses.
- ③ Areas of blight need to be reclaimed and empty buildings put to their highest and best use where possible to attract businesses.

Tourism

- ③ Tourism is a specific niche industry in Morgan County that needs to be encouraged and developed.
- ③ A wider variety of restaurants and hotel facilities are needed to support tourism.
- ③ A conference center may also be needed in Morgan County for tourism and conventions.
- ③ Tourist attractions such as the Ritz Carlton Lodge, the golf courses and the other attractions available at Lake Oconee and Hard Labor Creek State Park need to be appropriately capitalized upon.

Industrial Development

- ③ There is need for an industrial park in Morgan County to attract quality clean industries to the County.

- ③ The Chamber of Commerce and local governments need to recruit and develop incentive packages to offer to industries considering locating in Morgan County.
- ③ The County needs to actively market the fact that it has adopted the Freeport Tax Exemption and no longer taxes inventories of manufactures that are stored at the facilities where they are produced prior to being sold or shipped.

Agriculture

- ③ The agricultural industry plays a vital role in Morgan County and there is a need to preserve and promote agriculture related businesses.
- ③ Morgan County needs to become more agriculture-friendly by maintaining reasonable ad valorem taxes to ensure farmers can afford to continue farming.
- ③ Farming in Morgan County needs to become more “niche oriented” to survive long term (e.g. horse farms, u-pick, farm tours, specialty crops, etc.), without this endangering ad valorem tax breaks.

Small Business Development

- ③ Small businesses are the cornerstone of the community. They need to be preserved and promoted.

Business Retention / Development of Existing Business

- ③ Programs are needed to provide networking opportunities among existing businesses.
- ③ Development of the local construction industry is needed to meet continuing construction labor demands from within Morgan County.
- ③ Implementation of the Freeport Tax Exemption program to provide an incentive to industries considering locating operations in Morgan County.

Job Creation

- ③ Morgan County needs to encourage the creation of higher paying jobs to balance the local economy and reduce the trend of residents commuting outside of the county for work.

Work Force Development

- ③ An Adult Education Center and/or a technical school similar to the Athens Tech facility in Greene County is needed in Morgan County.
- ③ Continued growth of the Chamber of Commerce Entrepreneurial Academy is needed.

Community Development

- ③ Morgan County needs to maintain or improve the quality of life citizens of the County currently enjoy. Quality of life includes development of clean industry, an educated workforce, appropriate infrastructure, protection of the environment (agriculture / water / open space), well-paying jobs, proper

zoning, reasonable property taxes, and good cooperation between governments.

- ③ Stakeholders (to include investors, bankers, the Development Authority, the Chamber of Commerce, entrepreneurs, and potential businesses) need to be actively involved in community decisions.

Public Infrastructure

- ③ Infrastructure (roads, water/sewer service, telecommunications, etc.) needs to be adequate to support business growth.

10.3.3.0 Housing

Future Housing Trends and Needs

In the future, the single family residential home is expected to remain the primary type of housing in Morgan County. Future housing will be impacted by the availability and carrying capacity of Morgan County's infrastructure, services, and natural resources. Because Morgan County's water supply is limited in certain areas, it may be necessary to limit residential densities and encourage larger lot size for single family homes. Such a system would lessen demand on services and allow for more stable long term growth. Similarly, higher intensity development such as multi-family housing should be encouraged to occur within areas where there are sufficient water and sewer services, particularly in the incorporated municipalities in the county.

According to Census statistics In 2000 Morgan County contained a population of 15,457 citizens divided into 5,558 households living in 6,128 housing units. This equates to an average household size of 2.74 and housing units 9.3% greater than of the number of households in the county. In comparison the 2000 population of the State of Georgia was 8,229,820 in 3,022,410 households and 3,281,737 housing units which amounted to an overage of 7.90% of housing units over households. It is possible that the greater overage of housing units in Morgan County can be attributed to a large number of rental properties that are primarily vacation properties and second homes which remain vacant most of the year and are not reported as primary residences.

Morgan County

The population projections prepared by Robert and Company, discussed in the Population Element of this plan, project total county populations of 21,119 in 2015 and 24,713 in 2025. Woods and Pool Economics Inc. provides a projection of average household sizes of 2.66 for 2015 and 2.7 for 2025. By calculating this data, estimations of 7,939 households anticipated in 2015 and 9,153 households anticipated in 2025 were reached. In 2000 there were 8.63% more housing units in the county than the estimated number of households, this overage can be explained by the presence of some smaller than average households, vacant housing units, if the county continues to maintain a 8.63% overage of housing

units compared to households in the future, then 8,625 housing units will be required in 2015 and 9,943 housing units will be needed in 2025.

Table 5.31 Projected Housing Unit Needs for Morgan County

Projected Housing Unit Needs for Morgan County						
	2000	2005	2010	2015	2020	2025
County Population	15,457	17,344	19,231	21,119	23,006	24,713
Average Household Size	2.74	2.69	2.67	2.66	2.67	2.70
Estimated Households (pop/hhs)	5,641	6,448	7,203	7,939	8,616	9,153
Overage (8.63%)	487	556	622	685	744	790
Total Housing Units	6,128	7,004	7,824	8,625	9,360	9,943

According to data provided by the U.S. Census Bureau (Table 5.32) the costs of housing as percentages of household incomes are rising in Morgan County. However, they are still below 30%, the threshold at which the Georgia Department of Community Affairs designates the owner or renter as cost burdened. However, the 30% threshold may still be too high for some income groups in Morgan County.

In 2000 over 16% of Morgan County households had an annual income of less than \$15,000 (Table 1.44) Using the 30% threshold, affordable housing for this group equates to a rental or mortgage payment of \$375 or less per month. While the average median rent in the county is less than this (\$345) and thus possibly affordable for those households at the top of this income bracket, home-ownership is well out of their reach.

The same is true for the most of 26% of Morgan County households earning between \$15,000 and \$35,000 per year who could afford monthly rent or mortgage costs of up to \$875 using the 30% threshold. Even with current mortgage rates at historically low levels a monthly payment of \$375 would translate to a home costing less than \$60,000 and a monthly payments of \$875, would equate to a home cost of up to \$140,000. In 2000 the median value of homes in Morgan County in 2000 was over \$99,000 (Table 5.25) and a review of building permits issued in the county between November 2001 and October 2002 showed the average value of a new site built home to be approximately \$150,000. For over 40% of households in Morgan County owning a new home is out of reach. In many cases purchasing older homes may be just, if not more difficult, because many older homes in Morgan County are more expensive than new construction due to their historic character and/or the increasing value of the large lots of land on which they sit.

Table 5.32 Morgan County Historic Housing Costs

Morgan County GA Historic Housing Costs	1990	% of Household Income (1989)	2000	% of Household Income (1999)
Median selected monthly owner costs for -- With a mortgage	\$ 498.00	20.90%	\$ 874.00	22.40%
Median selected monthly owner costs for -- Not mortgaged	\$ 176.00	13.80%	\$ 271.00	10.00%
Median gross rent	\$ 319.00	20.10%	\$ 470.00	23.20%

U.S. Bureau of the Census 1990 Census of Population and Housing and Census 2000

Note: table provides rent" data which may include costs of housing other than the contracted rent which is show in table 5.25 – 5.29 earlier in the chapter

In the future, the average household income in the county is anticipated to rise to \$47,938 in 2015 (an increase of 22 %) and to \$64,226 by 2025 (an increase of 34%) (Table 1.38). The challenge for Morgan County will be to manage a continual increase in demand for housing, especially single family housing, with the accompanying increased need for services and the need to provide housing options to citizens of all income brackets. In order to maintain income-to-housing costs ratios which are appropriate for all of the county's households a mix of housing types must be provided. Currently, there is a significant number of mobile homes and trailers in the county that are providing some options for affordable housing. These options should be maintained and additional options such as increased multi-family developments should be encouraged in appropriate areas of the county, such as where adequate infrastructure is available and within the boundaries of some municipalities.

In addition to the cost of housing, the proximity of new housing developments, to services such as grocery stores and day care, and educational and employment centers should be taken under consideration. Close proximity to these types of centers and services is especially pertinent to lower income families and other who may have limited transportation options and who rely on walking as a means of accessing needed goods and services.

In the areas of the county where new single family homes may be appropriate, the affects of such development on natural resources must be taken into consideration. There are currently no plans to extend municipal sewer treatment systems further into the unincorporated regions of the county. As a result, the county will need to encourage larger minimum lot sizes for residential development and look to developer participation in alternative sewage treatment systems.

City of Bostwick

Population projections show a 2015 population of 439 and a 2025 population of 514 for Bostwick. When the average household sizes projected for the county are applied to these population figures, (household size projections are not available at the city level), estimates of 165 and 190 households result for 2015 and 2025 respectively. In 2000 there were 16.95% more housing units than households in Bostwick. If this overage of housing units remains constant over the planning period then the Bostwick will have a need for 193 housing units in 2015 and 233 in 2025 (Table 5.33).

Table 5.33 Projected Housing Unit Needs for Bostwick

Projected Housing Unit Needs for Bostwick						
	2000	2005	2010	2015	2020	2025
City Population	322	361	400	439	479	514
Average Household Size	7.24	2.69	2.67	2.66	2.67	2.7
Estimated Households (pop/hhs)	118	134	150	165	179	190
Overage (16.95%)	20	23	25	28	30	32
Total Housing Units	138	157	175	193	210	223

Town of Buckhead

Population projections, show that Buckhead will have a 2015 population of 280 and a 2025 population of 327. Using the formulas established above, the city is expected to have approximately 105 households in 2015 and 121 households in 2025. In 2000 the town had 14.67% more housing units than households, 86 compared to 75. If this overage remains constant through 2025 Buckhead is projected to have a need for 121 housing units in 2015 and 139 in 2025 (Table 5.34).

Table 5.34 Projected Housing Unit Needs for Buckhead

Projected Housing Unit Needs for Buckhead						
	2000	2005	2010	2015	2020	2025
City Population	205	230	255	280	305	327
Average Household Size	2.74	2.69	2.67	2.66	2.67	2.7
Estimated Households (pop/hhs)	75	86	96	105	114	121
Overage (14.67%)	11	13	14	15	17	18
Total Housing Units	86	98	110	121	131	139

City of Madison

Population projections, show that Madison will have a 2015 population of 4,961 and a 2025 population of 5,805. Using the formulas established above, the city is expected to have approximately 1865 households in 2015 and 2150 households in 2025. In 2000 the city had 12.96% more housing units than households, 1499 compared to 1327. If this overage remains constant through 2025 Madison will have a need for 2,107 housing units in 2015 and 2,429 in 2025 (Table 5.34).

Table 5.35 Projected Housing Unit Needs for Madison

Projected Housing Unit Needs for Madison						
	2000	2005	2010	2015	2020	2025
City Population	3,636	4,077	4,517	4,961	5,404	5,805
Average Household Size	2.74	2.69	2.67	2.66	2.67	2.7
Estimated Households (pop/hhs)	1,327	1,516	1,692	1,865	2,024	2,150
Overage (12.96%)	172	196	219	242	262	279
Total Housing Units	1,499	1,712	1,911	2,107	2,286	2,429

City of Rutledge

Population projections, show that Rutledge will have a 2015 population of 965 and a 2025 population of 1,129. Using the formulas established above, the city is expected to have approximately 363 households in 2015 and 418 households in 2025. In 2000 the city was found to have 13.57% more housing units than households, 239 compared to 258. If this overage of 13.57% remains constant through 2025 then Rutledge is projected to have a need for 412 housing units in 2015 and 475 in 2025 (Table 5.34).

Table 5.36 Projected Housing Unit Needs for Rutledge

Projected Housing Unit Needs for Rutledge						
	2000	2005	2010	2015	2020	2025
City Population	707	793	878	965	1,051	1,129
Average Household Size	2.74	2.69	2.67	2.66	2.67	2.7
Estimated Households (pop/hhs)	258	295	329	363	394	418
Overage (13.57%)	35	40	45	49	53	57
Total Housing Units	293	335	373	412	447	475

10.3.4.0 Natural and Cultural Resources

Not Applicable

10.3.5.0 Community Facilities and Services

Not Applicable

10.3.6.0 Land Use

Not Applicable

10.3.7.0 Intergovernmental Coordination

Not Applicable

10.3.8.0 Transportation

Not Applicable

10.3.9.0 Optional Elements

Not Applicable

10.4.0.0 Goals, Objectives & Policies

1.0.4.1.0 Population

Goal 1.0 Eliminate generational poverty in Morgan County to the extent possible.

Policy 1.1 Conduct a study to determine the nature and extent of poverty in Morgan County.

Policy 1.2 Develop a multi-dimensional plan for addressing, and, to the degree feasible, eliminating the root causes of poverty in the county.

Policy 1.3 Determine the nature and location of high crime areas and occupations in order to eliminate these factors in neighborhood life and “career” choice.

Goal 2.0 Work to achieve a community whereby all citizens regardless of race, color, creed, or ethnic origin feel comfortable within the workplace, schools, and public places and gatherings, and actively participate in those activities of the community and government that are important to and affect well-being.

Policy 2.1 Further explore the causes of limited participation by minorities in public meetings, boards, community groups, and events and, as appropriate, work to increase such participation.

Policy 2.2 Promote multi-cultural/multi-racial events and understanding.

Policy 2.3 Endeavor to have appointed boards and committees more nearly reflect the diversity of the county’s and cities’ populations.

Policy 2.4 Consider the use of associate members for boards who have all the rights and responsibilities of other board members except voting in order to allow greater minority participation until such time as seats become available and also to increase the knowledge and awareness of prospective minority appointees before their becoming full members.

Policy 2.5 Endeavor to increase the participation of minorities in Leadership Morgan to more nearly reflect the county's diversity of population.

Policy 2.6 Work with the minority community to identify events and programs at the Cultural Center and the schools, that will elicit more minority support and participation.

Policy 2.7 Conduct outreach within the Hispanic community and investigate the situation in other locales so that the county and its cities can better anticipate and address the needs and problems associated with this growing population.

Policy 2.8 Insure that those persons within the schools, at the jail, in the health field, and elsewhere who work to advise, counsel, and assist young people and young adults in need are appropriately qualified and can effectively relate to those with whom they will work.

Policy 2.9 Re-establish a multi-racial, multi-cultural committee which can
Policy 2.9.1 Identify and recruit minorities for board and committee participation.

Policy 2.9.2 Identify and discuss governmental activities and regulatory actions that may be of importance or potential concern to the minority community.

Policy 2.9.3 Address such issues, needs, and opportunities that would benefit from a diversity of viewpoints in either finding a resolution or presenting a position to government or the public.

Policy 2.10 Prepare a summary of all County and City boards, their functions, membership numbers and appointment timing, and other pertinent information and provide this to all appropriate entities.

Policy 2.11 Effectively address the educational, transportation, and housing needs of all social, racial, ethnic, and income levels in the county.

Policy 12.12 Hold all public hearings and meetings of boards, committees, elected officials, and others after normal working hours to increase the possibility of participation (members and attendees) by those who work.

Policy 2.13 Expand activities for young people in the community with broad cultural appeal.

1.0.4.2.0 Economic Development

Goal 1.0 Strengthen economic development division of the Madison-Morgan Chamber of Commerce and the County Development Authority and encourage a close relationship between the two entities.

Policy 1.1 Ensure adequate representation from the county and each of the four cities within each of these entities.

Goal 2.0 Encourage and maintain open and clear lines of communication with the citizens of Morgan County, decision makers in the county and municipal governments, and other stakeholders so they are properly informed of and appropriately involved in economic development decisions impacting their communities and quality of life.

Policy 2.1 Public forums should be held periodically to re-evaluate the county's stated economic goals and policies and to monitor their progress.

Policy 2.2 Special care should be taken to ensure proper input from all income groups and minorities.

Policy 2.3 Encourage cooperation between all local governments and between governments and the private sector.

Policy 2.4 The county and cities should work in cooperation, not competition, to attract new businesses and industries.

Policy 2.5 Pursue ways whereby the county and cities can equitably and efficiently share service provision and tax revenues (property, sales) regardless of where a new business is located

Policy 2.6 Strengthen the economic development division of the Madison-Morgan Chamber of Commerce and encourage a close relationship with the County Development Authority, Convention and Visitors Bureau, and the Downtown Development Authority.

Policy 2.7 Continue and expand the Chamber of Commerce Entrepreneurial Academy.

Goal 3.0 Determine the overall extent to which each geographic area should encourage economic development.

Policy 3.1 Solicit input from the widest possible group of stakeholders to aid in deciding appropriate geographic locations for growth related to economic development of Morgan County, the specific types of development needed and the desired level of intensity for growth.

Policy 3.2 Ensure an increase in economic development will not exceed each jurisdiction's ability to adequately manage growth.

Policy 3.3 Locate and regulate new businesses and industries so as to maintain quality of life and not harm that portion of the economy which is dependent on that quality of life.

Policy 3.4 Prohibit spot zoning for commerce and industry, with the exception being neighborhood commercial in the county at major crossroads no closer than 5 miles from one another, to help preserve the high quality of life in the county.

Policy 3.5 Insure the visual cohesiveness of businesses and other adjacent and nearby land uses through appropriate screening, buffers, landscaping, and other measures.

Policy 3.6 Require all businesses and industries to meet appropriate standards with respect to air quality, noise, signage, and lighting.

Policy 3.7 Concentrate industrial/office park/heavy and commercial land uses in areas as defined by the future land use plan and map.

Goal 4.0 Develop an explicitly stated business recruitment and evaluation plan for the county and its cities with guidelines and criteria that must be met. This plan should be based on input from appropriate county and municipal officials, business leaders, and citizens of all ages, incomes, racial and ethnic backgrounds.

Policy 4.1 Utilize cost benefit analysis when evaluating economic development options that includes quality of life costs and benefits in conjunction with infrastructure costs, higher income generation and tax revenue increases.

Policy 4.2 Determine what industries are compatible with the current labor force, infrastructure, land use, and housing patterns to recruit appropriate businesses and industries.

Policy 4.3 Examine the feasibility of promoting niche manufacturing recruitment.

Policy 4.4 Target industries that compliment or are suppliers to existing Morgan industries.

Goal 5.0 Achieve a diverse local economy that provides quality job opportunities for residents of all ages, educational and skill levels, which contributes to

a balanced tax base, and that helps preserve the area's quality of life and rural character.

Policy 5.1 Accurately define the employment requirements and shortfalls within the county.

Policy 5.2 Recruit and provide assistance to new businesses only when (a) the new business contributes to the county's and cities' goals and policies as reflected in all portions of this plan, (b) to the degree necessary to balance residential/commercial property taxes, and (c) to the degree necessary to provide jobs for existing county residents.

Policy 5.3 Recruit only those businesses that have a net positive effect on taxes when service provision is taken into consideration for that business/industry and its employees who are likely to live in the county.

Policy 5.4 Recruit only "clean" businesses and industries unless there is a compelling reason to do otherwise for the overall health and welfare of the county and its residents. Explicit performance standards and other regulation should be adopted to insure compliance with this policy.

Policy 5.5 Streamline the permitting process for new businesses to make it more applicant friendly and efficient without risking approval of permitting conditions that will jeopardize quality of life.

Policy 5.6 Implement the recently adopted the Freeport Tax exemption to provide a competitive tax environment that will encourage existing industry to expand and create jobs and will provide help to plant managers who are competing with sister plants for capital expenditures and projects.

Policy 5.7 Encourage diversity in the manufacturing base.

Policy 5.8 Identify and adopt measures for maintaining a healthy agricultural and forestry industry in the county.

Policy 5.9 Explore the option of providing incentive packages to desirable new businesses and industries which do not place an unfair burden on local taxpayers or put existing businesses at a competitive disadvantage

Goal 6.0 Develop and actively market an industrial park in unincorporated Morgan County.

Policy 6.1 Examine the feasibility of locating, financing, and constructing speculative buildings in industrial parks.

Policy 6.2 Develop and market a new industrial park in the county as a public private partnership.

Policy 6.3 Explore the appropriateness of locating additional industrial parks in other areas of the county besides Madison so as to minimize employee traffic and more equitably share the effects of industrial development.

Goal 7.0 Strengthen the tourism industry in Morgan County and its four cities.

Policy 7.1 Promote and support commercial revitalization in the county's downtown areas that provides services and retail opportunities that serve both the local buying market and tourists.

Policy 7.2 Ensure that tourist areas are accessible, have proper parking, landscaping, consistency, and continuity.

Policy 7.3 Explore opportunities for and support the expansion of quality restaurants and lodging facilities that will support the tourism industry.

Policy 7.4 Strengthen the downtowns of the county's four municipalities through appropriate zoning, parking availability, traffic management, façade grants, event sponsoring, and other changes that will make them more attractive to tourists and improve quality of life for residents at the same time.

Policy 7.5 Support heritage tourist (see Historic Resources goals and policies).

Policy 7.6 Explore and pursue additional concepts for special event tourism, e.g., athletic tournaments, bike races, triathlons, art, car, and boat shows.

Policy 7.7 Develop facilities and adopt a marketing initiative for attracting small conferences.

Policy 7.8 Capitalize on the upcoming centennials and bi-centennials for the county and its municipalities.

Policy 7.9 Participate in cooperative I-20 marketing initiatives to promote local tourism.

Goal 8.0 Examine the regional retail-service potential.

Policy 8.1 Study the regional buying patterns and determine businesses of opportunity.

Policy 8.2 Work to curb the retail-service dollar leakage in Morgan County of county residents.

Policy 8.3 Explore the conditions and means for securing greater retail purchasing and entertainment opportunities for county residents.

Goal 9.0 Develop educational and training opportunities for county residents that are beneficial both to local and prospective employers and to the employee.

Policy 9.1 Evaluate the education and training needs of the workforce.

Policy 9.2 Actively pursue options for the provision of training and educational opportunities geared towards citizens of Morgan County who are not in pursuit of college degrees

Policy 9.3 Secure or build a facility where post-high school job training can occur during the day.

Policy 9.4 Develop and market appropriate programs to be held at a job training facility and the high school.

Policy 9.5 Designate a lead individual and organization in the county to coordinate work-related education and training.

Policy 9.6 Designate and make known an individual who can assist county residents in finding and taking advantage of the most appropriate training opportunities.

Policy 9.7 Encourage businesses (via economic incentives) to assist in training local residents for employment.

Goal 10.0 Support and promote tourism and all niche sub-markets in this sector in which Morgan County and its municipalities can excel due to their unique natural and environmental assets.

Policy 10.1 Actively promote Morgan County with regard to the residential and recreational opportunities on Lake Oconee.

Policy 10.2 Target Georgia's Lake Country developments for partnerships between the three-county area.

Policy 10.3 Develop opportunities on Lake Oconee with regard to the local economy and environment.

Policy 10.4 Promote special events tourism, e.g., athletic tournaments, bike races, triathlons, art, car, and boat shows.

Policy 10.5 Expand "Georgia's Lake Country" marketing program to a CVB.

Policy 10.6 Develop and undertake a plan for expanding the second home/retirement "industry".

Policy 10.7 Develop and continue to participate in joint marketing initiatives to include those for the Lake Region.

Policy 10.8 Better educate Morgan's citizens as to the opportunities available at Lake Oconee and Hard Labor Creek.

Policy 10.9 Coordinate with the three Lake Oconee property owners associations when developing plans for the protection and utilization of Lake Oconee.

Policy 10.10 Determine ways for the county and its municipalities to more effectively capitalize on the numerous visitors that come to Hard Labor Creek each year.

Policy 10.10.1 Explore ways to increase utilization of Hard Labor Creek during the week and off-season that will increase revenues for the Park and economically benefit the remainder of the county without placing undue burdens on park staff and those who live near the park.

Goal 11.0 Develop programs which target the housing and transportation needs of the workforce.

Policy 11.1 Determine what types of housing are needed to supply the demand of the resident workforce.

Policy 11.2 Identify areas on the Future Land Use Map where multi-family housing is permitted.

Policy 11.3 Locate workforce housing near existing infrastructure and within walking distance of commercial businesses.

Policy 11.4 Evaluate the expansion of Morgan County Transit to address workforce transportation needs.

Goal 12.0 Develop both the county-wide transportation plan and the county land use plan mindful of future economic development goals.

Policy 12.1 Encourage industrial and commercial development along major thoroughfares with adequate access to interstate and state routes and public utilities.

Policy 12.2 Discourage industrial and manufacturing development along local roads where interstate and state routes are not readily accessible.

Policy 12.3 Minimize the addition of new curb cuts and traffic lights along current and future by-passes.

Policy 12.4 Establish a plan to address truck traffic in downtown areas.

Policy 12.5 Use I-20 as a key tool to promote tourism in the county.

Policy 12.6 Maintain a working relationship with the Georgia Department of Transportation and take an active role in planning State Transportation Improvement Projects which will impact Morgan County to provide the maximum benefit possible to the economic climate of the county while preserving the quality of life of its residents.

Goal 13.0 Assist and promote existing businesses and industries in the county.

Policy 13.1 Recognize and encourage the county's export sectors, e.g, farming, agricultural services, manufacturing, state/local government.

Policy 13.2 Recognize the importance of small businesses to the local economy and work to preserve and promote these businesses.

Policy 13.3 Promote and assist in the redevelopment of empty or failing strip shopping centers, the revitalization of US 441 and the elimination of other blighted areas and other empty commercial/industrial buildings.

Policy 13.3 Maintain the good business climate currently enjoyed in Morgan County and find ways to encourage cooperation and networking among existing businesses.

Policy 13.3.1 Explore the possibility of creating a merchants association among the businesses on the US441 corridor.

Policy 13.4 Develop and undertake a plan for promoting the expansion of the local construction industry so as to be able to accommodate building needs associated with the county's growth.

1.0.4.3.0 Housing

Goal 1.0 Insure new residential development provides neighborhoods and communities that are safe, affordable, efficient (in terms of land consumption and traffic flow) and attractive to all residents regardless of age or special needs.

Objective 1.1 Provide for the development of a variety of residential dwelling types as to provide housing options for all income groups in the County and its municipalities.

Policy 1.1.1 Seek private developers to construct or renovate quality, affordable projects for low to moderate income persons including the elderly, those with restricted mobility and impairments.

Policy 1.1.2 Seek available government funding for the construction and renovation of identified projects for low to moderate income housing. Possible sources include Community Development Block Grants (CDBG) and funding from the Georgia Housing and Finance Authority (GFHA) and Farmers Home Administration.

Policy 1.1.3 Investigate alternative funding sources such as partnerships between local governments and developers.

Policy 1.1.4 Promote programs such as the Home Equity Conversion Mortgage (HECM) and the Housing and Urban Development (HUD) Section 202 program. These programs provide financing for renovation and construction of homes for the elderly and handicapped.

Policy 1.1.5 Provide a variety of housing types including single family homes, duplexes, and multi-family homes which can be owner-occupied or rented.

Policy 1.1.5.1. Promote the mixing of housing types in residential development areas to prevent the segregation of the population into single income enclaves.

Policy 1.1.6 Explore establishing requirements for the set-aside of affordable housing units in new residential developments.

Objective 1.2 Maintain a healthy living environment and high quality of life in all neighborhoods regardless of the income level.

Policy 1.2.1 Enforce and modify as necessary to meet Objective 1.2 applicable standards of construction and design in order to maintain quality, consistency, and integrity of the neighborhoods.

Objective 1.3 Promote the development of residential areas in a manner that is efficient and includes environmentally sound design elements and land use patterns such as an interconnected street network, a mixture of land uses (residential, service commercial, office, recreation) and designated common greenspace.

Policy 1.3.1 Encourage the location of residential development within master planned subdivisions or as in-fill in pre-existing residential nodes.

Policy 1.3.2 Ensure that manufactured housing development is consistent and compatible with surrounding land uses.

Policy 1.3.3 Ensure that new housing developments blend with the architectural characteristics and setbacks of the surrounding area.

Policy 1.3.3 Encourage compact residential development to minimize community infrastructure costs and maximize conservation of residential open space.

Policy 1.3.4 Establish density bonuses for providing affordable housing.

Goal 2.0 Develop programs which target the housing needs of the County's workforce.

Policy 2.1 Determine what types of housing are needed to supply the demand of the resident workforce.

Policy 2.2 Identify areas on the Future Land Use Map where multi-family housing is permitted.

Policy 2.3 Locate workforce housing near existing infrastructure and within walking distance of commercial businesses.

Goal 3.0 Ensure that new residential development does not over burden existing infrastructure or place an inappropriate financial burden on the County, the municipalities and/or existing residents for the provision of needed new infrastructure.

Objective 3.1 Require all new residential developments be developed where all appropriate infrastructure is available or require development to bear the costs of providing additional needed infrastructure.

Policy 3.1.1 Require all new residential developments, to tie into existing adjacent public roadways and to provide access points to planned public roads.

Policy 3.1.1.1 Allow for reduced street widths and right of way requirements if streets within residential, developments are designed as a distributed network (grid system).

Policy 3.1.2. Locate developments in the vicinity of existing human and healthcare services and infrastructure.

Objective 3.2 Insure that the supply of water is adequate to meet the County's needs and projected future demands for growth and development.

Policy 3.2.1 Except for incorporated areas served by public water and sewer, limit the degree of residential development in identified groundwater recharge areas, to include a residential restriction of no more than one house per two acres.

Policy 3.2.2 Delineate water short areas of the County and limit residential development in these areas and immediately adjacent areas to that which can demonstrate water self-sufficiency.

Policy 3.2.2.1 Limit residential development to no more than one unit per five acres in areas identified as having low water yields that are not served by public water and sewer.

Policy 3.2.2.2 Require proof of adequate water before issuance of building permits in these areas.

Policy 3.2.3 Do not extend public systems to new locations unless they have been identified as desired higher density development areas in the Future Land Use Plan.

Policy 3.2.4 Require all new residential developments be engineered so that they hold the first inch of rainfall on site and that storm water runoff at build-out is not greater than that experienced prior to the development.

Policy 3.2.5 Require new residential development to manage storm water runoff so that contaminants are not introduced into the County's water bodies (surface and subsurface).

Policy 3.2.6 Implement a zero wetlands loss policy except in the case of projects essential to the health, safety, and welfare of the county's residents when alternative sites are not available and for grandfathered building lots. When wetlands must be disturbed, require their replacement within the county at an appropriate ratio to the loss.

Goal 4 Permanently preserve open space and green space throughout Morgan County in order to maintain a sense of rural character, provide passive recreational opportunities and preserve environmental quality.

Objective 4.1 Provide for a passive recreation park or greenspace within a five minute walk of every home in a city or town and within a five minute drive of every home in other areas of the County.

Policy 4.1.1 Require all new residential developments to contribute to the permanent protection of greenspace and conservation of open-space in an appropriate manner, e.g., on-site provision, purchase of development rights, payments to a greenspace fund.

Policy 4.1.2 Establish conservation subdivisions as the required development model for Morgan County and when appropriate, its municipalities.

Policy 4.1.2.1 Modify regulations to insure that density bonuses are only received if land that would not otherwise have been protected is now preserved.

Policy 4.1.5.2 Insure that there is a permanent program in place for the perpetual management and protection of lands set aside for conservation.

Policy 4.1.3 Make available and provide incentives for the use of innovative tools such as conservation subdivisions, conservation easements, purchasable development rights and transferable development rights (TDRs) and other programs that can help protect greenspace, scenic roads and environmentally important areas to the extent possible under state law.

Policy 4.1.3.1 Work with the local legislative delegation to improve State legislation allowing the use of transfer of development rights in Morgan County.

Policy 4.1.3.2 Identify appropriate receiving and sending areas for development rights within the County and its cities.

Policy 4.1.3.3 Require development on any land with a current zoning density of one unit per acre or less to participate in the development rights program if it seeks rezoning to greater density or is newly designated as a development area in the Future Land Use Plan, except as such development has already provided for the required level of greenspace protection in another manner.

Policy 4.1.3.4 For priority development rights sending areas (e.g., along public water supply protection corridors, and along scenic highways), develop a protection incentive program that allows the transfer of development rights from these areas greater than current zoning or designated future land use density allows.

10.4.4.0 Natural and Cultural Resources

Greenspace and Open Space Goals and Policies

Goal 1.0 Permanently preserve open space and green space throughout Morgan County in order to maintain a sense of rural character, provide passive recreational opportunities, preserve environmental quality, and encourage farming, livestock raising, dairying, forestry, and other agricultural activities that are environmentally compatible.

Objective 1.0 Meet or exceed State of Georgia Greenspace goals by permanently protecting more than 20% of the county's land area in farmland, forests, natural areas or parks. As fiscally feasible, greenspaces should be publicly owned or have public access.

Policy 1.1 Utilize the completed Greenprint Plan as a guide for a county-wide environmental protection program, in the development of the county's land use plan, and as a factor in environmental impact analysis.

Policy 1.2 Incentivize the use of innovative tools such as Conservation Subdivisions, Conservation Easements, Purchasable Development Rights and Transferable Development Rights (TDRs), to the extent possible under State law.

Policy 1.3 Explore the potential for establishing wetlands or other land conservation banks for sending developments in other counties.

Policy 1.4 Limit the extension of water and sewer lines to only those areas that are incorporated cities or have been designated for increased development in the land use plan. Discourage negative effects on corridors that can result from the extension of water and sewer infrastructure, e.g. strip commercial development and residential sprawl.

Policy 1.5 Require all new development to contribute to the permanent protection of greenspace in an appropriate manner.

Policy 1.6 Establish conservation subdivisions as the required development model for Morgan County. Modify regulations to ensure that density bonuses are only received if land that would not otherwise have been protected is now preserved, and ensure that set aside conservation land is permanently protected.

Policy 1.7 Ensure that suitable public and/or private entities exist that can receive, manage, and/or monitor development rights and easement programs in the county.

Policy 1.8 Implement a zero wetlands loss policy except for essential public projects with no alternative site and for grandfathered building lots. When wetlands must be disturbed, they should be replaced within the Morgan County area at an appropriate ratio and in an environmentally appropriate manner.

Policy 1.9 Develop a system of passive recreation parks throughout the county and within each city that may be part of or separate from active recreational facilities. The system should provide opportunities for hiking, biking, and equestrian trails, and may include nature preserves including bird sanctuaries.

Policy 1.9.1 Strive for no city resident to be further than a 5 minute walk and no county resident further than a 5 minute drive of a park or trail of some type.

1.9.2 Encourage the development of joint park facilities with adjacent counties where significant natural resources may be present. Possible locations include the Apalachee River, county gateways, and scenic areas.

1.9.3 Study the potential for redevelopment of the old county landfill site for open space or recreational purposes.

1.9.4 Study the potential for a joint Madison-Morgan County regional park, possibly in conjunction with the landfill site or the current or future bypasses around Madison

1.9.5 Explore the adoption of volunteer community garden programs in cities and neighborhoods throughout the county.

Objective 2.0 Protect important visual corridors and gateways of and to the county and its cities.

Policy 2.1 Identify and appropriately designate important corridors and gateways. (I-20 should be considered a corridor and its exits as gateways.)

Policy 2.2 Use water or sewer line extensions as an opportunity to preserve viewsapes whenever possible.

Policy 2.3 Provide incentives to encourage landowners to permanently designate land as a viewscape.

Policy 2.4 Acquire fee simple title or development rights to key gateways into the county and its cities.

Policy 2.5 Develop and adopt appropriate corridor/gateway regulations and guidelines for setbacks, landscaping, tree removal, curb cuts, etc.

Policy 2.6 Utilize innovative tools (See policy 1.2 above) to help protect designated viewsapes.

Policy 2.7 Review and improve as necessary the local requirements for setbacks and vegetative buffers for timber harvesting and new land intensive agriculture, e.g., poultry houses, feedlots, greenhouses, dairy facilities.

Policy 2.8 Ensure that widened roads remain along their existing routes to the degree possible and preserve existing trees along their edges and in medians where safety is not compromised.

Policy 2.9 Encourage and facilitate tree planting/replacement programs along appropriate designated streets, corridors, and gateways in the county.

Objective 3.0 Link important greenspaces in the county.

Policy 3.1 Identify those habitats that should be linked in order to ensure their environmental health and the survival of the species that reside therein.

Policy 3.2 Explore development of a county/cities-wide system of greenways that meets environmental objectives and provides opportunities for hiking, horseback riding and biking. (The land included may be a blend of public, private, and private with public access similar to that which occurs with the Appalachian and other long distance trails.)

Policy 3.3 Continually monitor if and when the railroads may abandon routes in Morgan County and, if such occurs, be prepared to act to convert these “rails to trails” if possible.

Policy 3.4 Ensure, whenever reasonably possible, that conservation subdivisions link their conservation lands to those protected green or open spaces adjacent to the subdivision.

Policy 3.5 Explore the potential for using Hightower Road (the route of Sherman’s troops that runs on the north side of Dixie Highway and the railroad) as a key link in a cross country greenway/trail originating at Hard Labor Creek State Park.

Policy 3.6 Explore the feasibility of the incorporation of the power line easements into a countywide trail and greenway linkage system.

Objective 4.0 Support the continued existence of a viable agricultural and forestry sector in the county.

Policy 4.1 Support “right-to-farm” laws that ensure that existing farms are not forced out of operation because of conflicts with residential and commercial development.

Policy 4.2 Develop functional, realistic options whereby owners of undeveloped land can gain adequate value from their property without having to develop intensively, e.g., land banking, conservation easements, development rights programs, sale of water rights.

Policy 4.3 Support cost sharing arrangements with farmers at the federal, state, and local levels for projects that contribute to the attainment of the county’s natural resource objectives.

Policy 4.4 Work to revise those state and local regulations, or the interpretation of those regulations, that may inhibit or prevent certain acceptable on-farm sales and commercial activities which can enhance the economic viability of the farm.

Policy 4.5 Encourage agricultural land preservation by ensuring that property tax policy is favorable to conservation efforts.

Objective 5.0 Support efforts and adopt regulations that help to retain and attract low intensity, land extensive activities, e.g., commercial hunting operations, horseback-riding resorts, and other agri-tourism, heritage tourism, and eco-tourism.

Objective 6.0 Educate and coordinate citizen boards and authorities to plan for and advise on the protection of open space, corridors, and gateways.

Objective 7.0 Identify and pursue funding sources for the protection of green and open space, viewsapes, and gateways.

Policy 7.1 Explore the adoption of dedicated public funding sources, e.g., a special option sales tax or portion thereof.

Policy 7.2 Advocate for the creation of a permanent fund for greenspace protection at the state level to which Morgan County and its municipalities could apply for assistance.

Policy 7.3 Work to interest the Trust for Public Land, the Turner Foundation, and other similar organizations in undertaking programs and initiatives in Morgan County.

Objective 8.0 Work to protect and as appropriate increase the level of tree cover in Morgan County.

Policy 8.1 Continue or initiate tree planting programs in all municipalities.

Policy 8.2 Establish county and municipal ordinances which prevent clear-cutting prior to development, retain certain types and/or quantities of existing trees, and specify appropriate canopy levels of either existing or planted trees. Such ordinances should not discourage normal and proper forestry practices.

Policy 8.3 Develop a program to protect significant hardwood forests and specimen trees still remaining in the county.

Policy 8.4 Investigate the possibility of participation in the Tree City program for all municipalities in the county.

Water Resources Goals and Policies

Goal 1.0 Manage and protect Morgan County's water resources in order to meet the current and future needs of the county's residents, economy, and natural environment.

Objective 1.0 Ensure that the supply of water is adequate to meet the county's needs.

Policy 1.1 Project water needs at build-out and determine whether the county currently has adequate water to meet those needs without harming the environment.

Policy 1.2 Limit the type and degree of development in high recharge areas.

Policy 1.3 Explore the use of gray water from both public and private treatment systems.

Policy 1.4 Adopt regulations that promote the conservation of water.

Policy 1.5 Secure legal rights to as much of the Apalachee River flow as possible.

Policy 1.6 Ensure that all State regulations concerning the limitation of inter-basin transfer of water resources are met or exceeded at the local level.

Policy 1.7 Explore the ramifications of water import for accelerating or limiting growth and develop policies and regulations as appropriate.

Policy 1.8 Delineate water short areas of the county and limit development in these areas to that which can demonstrate water self-sufficiency. Do not extend public systems to such locations unless they have been identified as desired development areas in the land use plan.

Policy 1.9 Limit the extension of public water lines to those areas that are incorporated cities or have been designated as "high

density” in the land use plan. Do not allow taps for new users along these lines without land protection concessions.

Policy 1.10 Work with EPD to develop “safe yield” data for all hydrologic conditions in the county and limit withdrawals to these safe yields.

Policy 1.11 Protect those watersheds that are critical to insuring the supply of water to the county’s various public water systems.

Policy 1.12 Minimize any detrimental affects on wetlands from the extension of infrastructure.

Objective 2.0 Protect the quality of the county’s water resources.

Policy 2.1 Ensure that the discharge of treated water from public and private sewage treatment systems does not pose a health risk or harm the environment.

Policy 2.2 Ensure that development, industrial and agricultural activities do not pose a public health risk or harm the environment.

Policy 2.3 Work to ensure compliance with all erosion and sedimentation controls.

Policy 2.4 Support best management practices that help farmers reduce runoff from their operations.

Policy 2.5 Manage stormwater runoff in an environmentally responsible manner.

Policy 2.6 Limit the intensity and types of development whose runoff or emissions might adversely harm surface or groundwater resources.

Policy 2.7 Continue monitoring the possible effects on groundwater of the county’s closed landfill.

Policy 2.8 Site any new disposal facilities such that their risk to ground and surface water is minimized.

Policy 2.9 Minimize the risk of water contamination from waste oil by developing an effective disposal and educational system.

Policy 2.10 Work with the state, NRCS, landowners, and others as appropriate to address those streams and other water bodies with identified contamination problems.

Policy 2.11 Work with governmental entities outside the county to ensure that streams and rivers that rise in other locations do not incur quality problems due to contamination from activities in other jurisdictions.

Objective 3.0 Protect property and structures from the effects of flooding.

Policy 3.1 Incorporate flood plain management considerations in land use planning and zoning regulations.

Policy 3.2 Continue to participate in the Federal Flood Insurance Program.

Policy 3.3 Refine maps that define areas considered at risk for flooding used in the Federal Flood Insurance Program to ensure that such requirements are appropriate to the hazard.

Objective 4.0 Protect those water-dependent habitats that are critical for the survival of fish and wildlife.

Objective 5.0 Work with the state to protect the water rights of county property owners so that they are not incentivized to develop their land more quickly in order to protect its value.

Objective 6.0 Explore participation in Water First, Adopt-A-Watershed, the Georgia SWAP, and other similar programs.

Objective 7.0 Explore the need for a county-wide water authority or advisory board with representation from each city as well as the county as a whole.

Wildlife Habitat Goals and Policies

Goal 1.0 Manage and protect Morgan County's wildlife resources and habitats to the benefit of the county's residents, economy, and environment.

Objective 1.0 Protect endangered, threatened, and at-risk species.

Policy 1.1 Identify such species and their location in the county.

Policy 1.2 Limit development in or direct development away from these locations.

Policy 1.3 When development limitations are not feasible without unduly restricting property rights, explore other means for protecting this habitat and the resident species of concern.

Objective 2.0 Support wildlife enhancement incentive programs, easements, and sanctuaries.

Objective 3.0 Identify and protect important wildlife corridors (see greenways section in Green/Open Space goals and policies).

Objective 4.0 Identify and develop programs for the control of exotic, nuisance, or invasive species, of wildlife and plants.

Objective 5.0 Explore the advisability of each city and other Morgan County communities becoming bird sanctuaries. (Madison already has this designation.)

Air, Noise, Light Goals and Policies

Goal 1.0 Contribute to maintaining the health, quality of life, and rural atmosphere of Morgan County through protecting air and visual quality from possible pollutants (e.g., particulates, odors, noise, light, signage, abandoned consumer products) and excluding or discouraging inappropriate industries.

Objective 1.0 Meet or exceed pertinent Federal and State standards for clean air in Morgan County.

Policy 1.1 Adopt and strictly enforce county-wide performance standards and other regulations covering nuisance industries and air quality.

Policy 1.2 Restrict through ordinances, educational flyers, signs and other appropriate measures, the unnecessary idling of diesel tractor rigs at truck stops and other locations.

Policy 1.3 Increase education, monitoring, and enforcement of regulations of controlled and other permitted burns in Morgan County.

Policy 1.4 Require notification of neighbors prior to a burn and limit permissible size of controlled burns.

Objective 2.0 Promote the importance of safe sound levels around our homes, towns, and workplaces.

Policy 2.1 Adopt and enforce throughout the county, regulations covering acceptable noise levels in residential, commercial, and industrial areas.

Policy 2.2 Strictly enforce noise laws and regulations in both the county and its municipalities, e.g., mufflers, loud music, machinery, sirens.

Policy 2.3 Require permits for periodic neighborhood, public, or business events or activities where noise levels might exceed normally allowed levels.

Objective 3.0 Promote the importance and use of appropriate outdoor lighting in order to contribute to public safety and the maintenance of Morgan County's quality of life and rural atmosphere. Include these in municipal plans, zoning regulations, etc.

Policy 3.1 Adopt throughout the county, regulations covering appropriate outdoor lighting in residential, commercial, industrial, and historic areas.

Policy 3.2 Ensure outdoor lighting is so selected, situated, and designed as not to reflect directly into any public right-of-way, oncoming traffic, pedestrian walkway, not to spread sideways or up beyond what is necessary to attain one's illumination objectives, and not to create a nuisance across property boundaries.

Policy 3.3 Explore replacement of inefficient white lights along roads and streets and on government properties with lighting consistent with Policy 3.2.

Policy 3.4 Minimize the light impact of required safety lighting on towers and other structures on nearby residences and rural areas.

Objective 4.0 Review the adequacy of, modify or adopt as appropriate, and strictly enforce sign ordinances throughout the county and its municipalities.

Objective 5.0 Review the adequacy of, modify or adopt as appropriate and strictly enforce ordinances throughout the county and its municipalities that address the dumping and storing of abandoned automobiles, appliances, and other items that detract from the visual quality of the county and could negatively affect our tourist industry.

Objective 6.0 Explore adoption of a "quality of life" review of all residential, commercial, and industrial developments greater than a specified size that will, among others, address possible effects of the

project on air quality, noise, lighting, signage, and other similar considerations.

Lake Oconee/Hard Labor Creek State Park Goals and Policies

Goal 1.0 Capitalize on and effectively protect and manage the resources of Lake Oconee and Hard Labor Creek State Park to the benefit of Morgan County and its citizens.

Objective 1.0 Adopt appropriate laws and regulations that effectively protect the natural resource and experiential values of Lake Oconee and Hard Labor Creek State Park.

Objective 2.0 Explore the potential for festivals, competitions, and other activities in, on, or based from Lake Oconee and Hard Labor Creek State Park that benefit residents of the county economically and recreationally while protecting the resources and avoiding undue inconvenience to those who live nearby.

Objective 3.0 Better educate Morgan County residents as to the opportunities available at Lake Oconee and Hard Labor Creek State Park.

Objective 4.0 Encourage volunteerism of interested citizens through the creation of “Friends of the Lake” or “Friends of Hard Labor” type organizations and through programs of such groups and agencies as Riverkeepers, Georgia Wildlife Federation, and Georgia Department of Natural Resources.

Objective 5.0 Undertake regular public-private cleanup initiatives along the Apalachee River and the shores of Lake Oconee in Morgan County.

Objective 6.0 Continue participation in tri-county initiatives (Morgan, Greene, Putnam) for Lake Oconee.

Objective 7.0 Coordinate with the three Lake Oconee property owners associations when developing plans for the protection and utilization of this resource.

Objective 8.0 Explore the potential for developing a trail along portions of the Georgia power setback which borders the Lake Oconee.

Objective 9.0 Work to develop a trail system (foot, bike, equestrian) from Rutledge to Hard Labor Creek.

Objective 10.0 Heighten the awareness of our legislative delegation and other elected local leaders of both Morgan and Walton Counties as to the value and needs of Hard Labor Creek State Park.

Objective 11.0 Adopt land use regulations that limit development density and types along the borders of Hard Labor Creek.

Objective 12.0 Heighten awareness of the historic value of various structures and sites within Hard Labor Creek State Park.

Historic Resources Needs and Goals

Goal 1.0 Ensure the protection of Morgan County's significant historic resources* in order to:

- Maintain the visual character and sense of place unique to the county and its cities,
- Preserve an architectural and rural legacy for future generations, and
- Reap the economic benefits of heritage preservation

*Historic resources include but are not limited to home and farm structures, sites, and outbuildings; neighborhood, recreation, and commercial/industrial sites; schools; churches; cemeteries; Civil War and Native American sites; archeological sites; vistas, and historic, railroad, and other transportation routes.

Objective 1.0 Ensure the continuity and comprehensiveness of County archival efforts.

Policy 1.1 Formalize an archivist position within the County government.

Policy 1.2 Expand the existing archives through cooperative efforts and creative programs.

Policy 1.3 Cross-reference county resources with other archival resources in the cities and unincorporated areas of the county.

Policy 1.4 Ensure public access and ease of access to archival information.

Policy 1.5 Investigate improved storage and backup measures and implement as appropriate.

Policy 1.6 Support oral history initiatives and make this information part of the archival system.

Objective 2.0 Establish a Morgan County historic preservation advisory board with representatives from both incorporated and unincorporated areas of the county to serve the following purposes:

- (1) Serve as an advocate/liaison regarding preservation issues,
- (2) Serve as a clearinghouse for preservation information,
- (3) Serve as an educational vehicle using local forums,
- (4) Serve to bring in preservation resources when necessary,
- (5) Assist owners of historic properties as to how to more knowledgeably protect, improve, or develop these properties, and
- (6) Develop a prioritized plan for protecting the most significant historic resources.

Objective 3.0 Identify and document existing historic resources and initiate recognition measures.

Policy 3.1 Inventory Morgan County resources not currently documented.

Policy 3.2 Continue to identify National Register eligible resources in municipalities and the unincorporated county.

Policy 3.3 Pursue National Register nomination for eligible county and municipality resources.

Policy 3.4 Encourage use of State and Federal recognition programs (e.g., Centennial Farm Program) to heighten heritage appreciation, particularly of non-residential resources.

Policy 3.5 Develop a map of historic resources that is widely available to the public including visitors, residents, school groups, and genealogists.

Policy 3.6 Convert Madison's historic resources data to standardized state forms/database.

Objective 4.0 Protect historic resources through local designation, regulation, partnership, and recognition programs.

Policy 4.1 Explore adoption of a historic preservation ordinance for Rutledge.

Policy 4.2 Explore countywide Certified Local Government status.

Policy 4.3 Identify and pursue landmark opportunities not yet achieved in Madison.

Policy 4.4 Identify and participate in joint public-private preservation opportunities.

Policy 4.5 Support the preservation and educational efforts of local historical, cultural, and preservation groups.

Policy 4.6 Participate on the Regional Development Council's Natural and Historic Resources Committee.

Objective 5.0 Promote the adaptive use of historic resources.

Policy 5.1 Identify, seek, and encourage the use of State and Federal preservation incentive programs.

Policy 5.2 Explore a local preservation incentive program in the City of Madison and any Certified Local Government areas that may be created in Morgan County.

Policy 5.3 Explore the creation of incentive programs for preservation parallel to those for conservation and greenspace.

Policy 5.4 Find productive uses for the Susie Agnes Hotel in Bostwick for when its restoration is complete.

Policy 5.5 Rehabilitate the City Hall (Old Jail) and the old depot site in Buckhead for public use.

Policy 5.6 Pursue opportunities for low and moderate income housing, to include housing for seniors, through the adaptation and rehabilitation of historic buildings.

Objective 6.0 Continue to capitalize on the economic benefits of historic preservation.

Policy 6.1 Quantify the importance of historic preservation beyond quality of life and specifically in terms of heritage tourism.

Policy 6.2 Educate residents, businesses, and public officials regarding the benefits of heritage tourism.

Policy 6.3 Work with the Chamber of Commerce to maximize and market the potential use of heritage resources for the film industry.

Policy 6.4 Continue to participate in multi-jurisdictional trail systems.

Policy 6.5 Explore and capitalize on any parallel benefits (economic, marketing, administrative, etc.) of similar resources and markets, e.g., natural resource protection, active and passive recreation, retail, greenspaces, parks, trails, pedestrian routes, rails, biking, equestrian, and scenic corridors, arts and antiques.

Policy 6.6 Create a local model for a Hometown Living concept to assist small retail markets (similar to Main Street and Better Hometown) for use by small towns and crossroads communities, perhaps run through the Chamber.

Policy 6.7 Develop programs and events to highlight and celebrate local history and historic resources as part of the centennials or bicentennials of the County and its municipalities.

Policy 6.8 Identify and pursue funding and grants appropriate to all feasible economic opportunities available for capitalizing on historic preservation.

Objective 7.0 Follow a high standard of historic preservation sensitivity and coordination with appropriate preservation advisory groups in public building and facility projects.

10.4.5.0 Community Facilities

Transportation Goals and Policies

Goal 1.0 Provide transportation network that anticipates future needs while maintaining existing transportation capabilities.

Policy 1.1 Create and utilize a transportation study to prioritize road improvements for safety, traffic flow, and growth needs.

Policy 1.2 Continue bridge/culvert improvement and upgrade program to meet modern load requirements.

Policy 1.3 Maintain the existing unpaved road network maintenance plan by continuing annual rating of road for maintenance needs.

Policy 1.4 Continue to identify and replace cross drains that fail.

Policy 1.5 Continue guardrail program to improve road safety and implement more guardrail evaluation after improvements mandated by current study are completed.

Policy 1.6 Continue to make progress on paving dirt roads in the County as constrained by resources, need, and appropriateness (2 to 4 miles is a target for total yearly pavement projects).

Policy 1.7 Widen major arterials to 24 feet when resurfacing.

Policy 1.8 Continue to build roadway shoulders to improve safety.

Policy 1.9 Continue coordination with Georgia DOT to improve state road network to keep pace with growth and provide safe roads.

Policy 1.10 Hire a county engineer to supervise and technically evaluate county roadway projects.

Policy 1.11 Continue securing right-of-way on all county roads with surveys of all roads in the county.

Policy 1.12 Improve the administration of acquisition of right of way.

Policy 1.13 Incorporate bike paths into a transportation plan to aid tourism, recreation and transportation options.

Policy 1.14 Continue to require consistency between plans for proposed developments and county road standards to ensure the county is provided with adequate infrastructure.

Policy 1.15 Continue programs to improve roadway signage.

Policy 1.16 Improve road maintenance staffing as budgets allow in order to improve the response time to roadway maintenance issues.

Policy 1.17 Maximize county buying power in purchase/sale of roadway maintenance and repair equipment.

Policy 1.18 Ensure changes to road network are recorded, and updates are provided to DOT and all other affected agencies.

Policy 1.19 Identify and formally designate scenic roads in Morgan County.

Policy 1.19.1 Restrict the land uses with nuisance characteristics along designated scenic roadways.

Water Supply and Treatment and Sewage System and Waste Water Treatment Goals and Policies

Goal 1.0 Maintain and extend sewer and water service as is necessary to support the Land Use Plan, protect the environment and meet fire protection needs.

Policy 1.1 Recognize that the provision of water for fire fighting must be coordinated with the availability of other forms of infrastructure to maximize funding and enhance property protection.

Policy 1.1.2 Ensure fire flows at 55gal/min to meet fire fighting needs.

Policy 1.2 Consider the provision of water service in order to aid the economic development of Morgan County.

Policy 1.3: Development and expansion of sewer systems should be considered only in areas of the County and its municipalities designated for new development and or expansion of existing development and the cost of new sewer lines should be borne by the new developments.

Policy 1.4 Amend water and sewer line extension plans as necessary to support the Land Use Plan in its current or amended form.

Policy 1.5 Ensure a minimum of 550 gpm of water flow to meet fire fighting needs.

Policy 1.6 Examine the feasibility of a county water authority to gain economies of scale with cities and to reduce operating costs.

Solid Waste Management Goals and Policies

Goal 1.0 Ensure the County's long term disposal needs can be met in an environmentally responsible manner.

Policy 1.1 Negotiate a twenty year agreement with a landfill (public or private) that has adequate capacity, required environmental safeguards, and a solid operating record, and a combined disposal charge and haul cost which is the most economical.

Policy 1.2 Study the feasibility of developing a construction and demolition landfill within Morgan County.

Policy 1.3 Study the feasibility of combining the County's and Madison's yard waste disposal sites and making this available to non-governmental generators/collectors.

Policy 1.4 Expand and upgrade the County's transfer station in order to meet future volume requirements.

Policy 1.5 Work with the state and RDC to develop safe and economical collection and disposal systems for hazardous waste.

Goal 2.0 Meet or exceed the State goal for per capita waste reduction

Policy 2.1 Evaluate and institute as appropriate a residential curbside collection of recyclables in all those cities and areas of the county where it is economical.

Policy 2.2 Place containers for drop-off recycling at additional locations in the county where curbside collection is not economical.

Policy 2.3 Expand the diversity of items that can be collected for recycling in the City of Madison.

Policy 2.4 Re-energize campaigns to promote recycling and waste reduction.

Policy 2.5 Adopt collection and disposal rates that encourage waste reduction and recycling.

Policy 2.6 Explore disposal options for municipal solid wastes that do not indefinitely landfill wastes.

Policy 2.7 Implement a mulching program for yard waste with the products available to citizens.

Goal 3.0 Ensure the waste collection system is as efficient, economical, equitable, and safe as feasible.

Policy 3.1 Evaluate and establish as needed a county-wide waste authority responsible for waste management, both in the cities and the county.

Policy 3.2 Institute a residential curbside collection system for the county and smaller cities.

Policy 3.3 Establish rates that reflect the full cost of collection and disposal.

Policy 3.4 Explore joint ventures with contiguous counties and their cities that might increase collection/disposal efficiency and reduce costs.

Policy 3.5 Evaluate each facet of waste collection and disposal as to whether the responsibility should be public, private, or a partnership.

Policy 3.6 Monitor changes in waste collection and disposal technology that would reduce costs or environmental risks and implement if and when appropriate.

Goal 4.0 Ensure that the County Landfill continues to meet all environmental regulations during its closure.

Policy 4.1 Comply with all state standards and mitigation requirements.

Policy 4.2 Continue to package landfill/sanitation projects in SPLOST referendum to fund needed mitigation closure requirements.

Policy 4.3 Continue to monitor the landfill to ensure compliance with environmental policies.

Public Safety Goals and Policies

Goal 1.0 Manage the resources of the Morgan County Sheriff's Office in order to effectively and efficiently protect and serve the current and future public safety needs of residents, government, and property

Policy 1.1 Ensure the time effective response to any location in the county being no more than ten minutes.

Policy 1.1.1 Hire, train, and adequately equip sufficient officers to maintain the desired response time as the county's population, frequency of calls, and traffic congestion continue to grow.

Policy 1.1.2 Establish substations when needed to help in the reduction of response times and to provide more personalized local service.

Policy 1.1.3 Ensure that the County's communication systems for 911 base-to-responders and related responding agencies remain up-to-date, reliable, and effective.

Policy 1.1.4 Work with EMS to add defibrillators to all patrol cars to improve on site emergency response.

Policy 1.1.5 Pursue service delivery efficiency combinations with the Sheriff's Office and City Police in municipalities.

Policy 1.2 Ensure that County Government facilities and activities have appropriate levels of protection to meet ever-changing "new world" realities.

Policy 1.2.1 Continue to enhance and support school security efforts.

Policy 1.2.2 Upgrade Courthouse security.

Policy 1.2.3 Review security conditions and requirements at all other county facilities, e.g. administrators, hospital, water systems, and modify as appropriate.

Policy 1.2.4 Address Homeland Security needs through proper planning, coordination, and implementation.

Policy 1.3 Expand or replace existing Sheriff's Office facilities with a joint Public Safety Complex to improve efficiency of operations and coordination with other public safety agencies.

Policy 1.3.1: House in a new complex all components of the Sheriff's Office (e.g., administration, records, investigative evidence, road patrol, locker rooms, and training), incarceration (with adequate facilities for the mentally ill, handicapped and female prisoners), enhanced 911 Center, GEMA, probation, emergency operations center, first appearance courtrooms, and offices for any related responding agencies or department, e.g., Fire, GBI, to improve efficiency and promote coordination between these agencies.

Policy 1.3.2 Ensure that a separate electrical feed and back-up generation capacity adequate to run the Public Safety Complex are provided for when it is constructed.

Policy 1.3.3 Include an inmate/staff cafeteria managed and run by either state employees or a contracted firm in the plans for the Public Safety Complex

Policy 1.4 Improve staff hiring, training, and retention programs for the Sheriff's Office.

Policy 1.4.1 Implement an on-going review process of nearby counties and agencies as to pay, benefits, retirement, and educational requirements, and adjust the Office's policies as needed in order to attract and retain quality personnel.

Policy 1.4.2 In conjunction with Fire, EMS, EMA, and local police departments, continue refinement of programs to attract young people into public safety work to include the possible adoption of college tuition grants in return for service.

Policy 1.4.3 Develop a 401(k) investment program in conjunction with the County and city governments.

Policy 1.4.4 Continue development of the Reserve Officer Program in support of Morgan County's public safety effort.

Policy 1.4.5 Implement a program of workplace Spanish to provide personnel with the ability to communicate with the Hispanic population in Morgan County. At least one member of each department should be fluent enough to communicate the needs and purpose of the department to Spanish speaking citizens.

Policy 1.5 Improve planning, interagency and public relations efforts.

Policy 1.5.1 Adopt a rolling five-year planning process for budgetary (operation and capital), staffing and facilities requirements.

Policy 1.5.2 Participate in a long-range planning initiative to identify the optimal organizational structure of emergency services necessary to meet the public safety needs of the county and its four municipalities.

Policy 1.5.3 Explore the adoption of a program whereby citizens can ride in patrol cars as observers to become more familiar with and supportive of officer operations and needs.

Goal 2.0 Upgrade the Morgan County fire service rating (ISO) to an 8/7 and the City of Madison's rating to a 4.

Policy 2.1 Continue to enhance mutual aid programs in and out of the county.

Policy 2.2 Consider the creation of a second City of Madison fire station in the southern part of the city.

Policy 2.3 Consider the expanded efficiencies created by establishing a unified County/City fire department.

Policy 2.4 Continue to improve staffing and communication between city and county.

Policy 2.5 Provide for additional paid firefighters to improve response time and coverage and move toward a paid fire department.

Policy 2.6 Implement a plan to train, equip, and motivate volunteer fire fighters so they can continue to provide significant services to the county and its cities in the future.

Policy 2.7 Add dry hydrants as needed.

Policy 2.8 Standardize fire department buildings for efficiencies.

Policy 2.9 Implement the County's 2002 fire station location plan expeditiously.

Policy 2.10 Provide funding, equipment, training and staff support for the dive team.

Policy 2.11 Continue to provide funding, equipment, training and staff support for first responders.

Policy 2.12 Improve minority recruitment with tailored program.

Policy 2.13 Investigate opportunities to provide financial benefits to current volunteers and modify as appropriate to increase participation.

Policy 2.14 Determine and meet standard equipment requirements for stations, trucks, teams.

Policy 2.15 Investigate the possible purchase of a ladder truck by the County Fire Department to enhance fire fighting capabilities for structures 3 stories and higher

Policy 2.16 Maximize the utility of the existing GIS management system to assist fire department planning and reporting.

Policy 2.17 Improve Homeland Security programs to protect the county.

Policy 2.18 Investigate the possibility of establishing a full-time Fire Marshal for the City of Madison separate from the existing paid firefighter position.

Policy 2.19 Coordinate training with local law enforcement and other emergency response agencies in the County and City of Madison

Goal 3.0 Manage Animal Control resources to ensure humane treatment of animals and protection of residents and livestock

Policy 3.1 Add additional cat and small animal cages to the animal control facility.

Policy 3.2 Evaluate the need for additional staff to fully cover the needs of Morgan County.

Policy 3.3 Continue to improve and expand the in-house adoption program.

Policy 3.4 Work to expand opportunities for volunteers at the animal shelter.

Policy 3.5 Continue animal control officer training and certification program.

Policy 3.6 Identify grants and other funding sources that can assist efforts to improve the services offered by the Animal Control Department.

Policy 3.7 Continue to reduce the feral animal population.

Policy 3.8 Promote programs to lessen the occurrences of abandoned animals in the county.

Education Goals and Policies

Goal 1.0 Provide infrastructure, programs, and personnel, to support improvement of the education process county-wide.

Policy 1.1 Develop daytime learning facilities for industry training and adult education opportunities, possibly in conjunction with a community center.

Policy 1.2 Plan for transportation and water infrastructure on Dixie Highway to support new school site.

Policy 1.3 Continue coordination efforts between Board of Education and city and county entities to improve workforce development programs in order to aid local economic development and improve quality of life.

Morgan County Extension Service Goals and Policies

Goal 1.0 Ensure the Morgan County Extension office continues to provide excellent services and maximize positive benefits to the County economically, educationally, and health wise.

Policy 1.1 Continue to improve water quality education programs.

Policy 1.2 Continue science and character education QCC based programs in schools.

Policy 1.3 Continue education on heart disease to improve preventive health measures.

Policy 1.4 Continue providing service to citizens with regards to consumer, farm, and horticultural questions.

Policy 1.5 Continue to train qualified health care providers and food handlers.

Policy 1.6 Recruit additional 4-H volunteers to lead organization with programming coordinated by the extension office faculty.

Policy 1.7 Maintain educational program specialist positions to meet additional staffing needs.

Policy 1.8 Identify and obtain grants that will assist family and consumer services.

Policy 1.9 Identify adequate meeting and administrative spaces for community organizations and office staff.

Libraries and Cultural Facilities Goals and Policies

Goal 1.0 Increase access to library services to reach a greater number of community residents.

Policy 1.1 Explore opportunities for expanding access to computers at the library.

Policy 1.2 Explore the possibility of establishing a computer and technology library information center in Rutledge.

Policy 1.3 Support the expansion of the PINES library system and Morgan County's participation in it.

Policy 1.4 Support and promote library activities and programs focused on adult literacy and computer skills for seniors.

Policy 1.5 Ensure the library maintains at least minimum levels of services as determined by Georgia Public Library Standards. Explore opportunities for the Morgan County Library to increase service to the full and comprehensive levels as appropriate

Community Buildings and Government Services Goals and Policies

Goal 1.0 Support adequate, well-maintained, attractive facilities to provide the services required to meet the needs of the County, municipalities, and citizens.

Policy 1.1 Identify land for and develop a community/learning/conference facility.

Policy 1.2 Purchase land and begin development of a recreation complex for the county.

Policy 1.3 Maximize utility of current county building space for as long as possible without overcrowding staff.

Policy 1.4 Renovate the old senior center so it can provide additional office space.

Policy 1.5 Renovate the County Commissioners Offices for conversion to court offices. Relocate the County Commissioners Office into the Old Health Department building on N. 2nd Street after renovation.

Policy 1.6 Refurbish the County Roads and Bridges Shop.

Policy 1.7 Provide adequate storage facilities for county equipment that provides weather protection.

Policy 1.8 Build the main and satellite fire stations that are prescribed by the current County Fire Plan

Policy 1.9 Continue to implement the existing County Building Plan and make updates and amendments to this plan as required to keep it current

Policy 1.10 Maintain and improve the exterior appearance and landscaping of all county and municipal facilities that are open to the public

Goal 2.0 Utilize computer hardware and software to maximize efficiency, contain personnel costs, and improve communication between departments and with the public.

Policy 2.1 Implement a GIS system combining resource information from all departments to assist in the decision making process and aid in the management of the county.

Policy 2.2 Improve the existing computer network among county departments to maximize utilization and efficiencies.

Policy 2.3 Expand the use of web pages for County Departments to promote information exchange.

Policy 2.4 Improve audiovisual and meeting technology in order to improve staff training and presentations.

Policy 2.5 Integrate all communication systems to maximize effectiveness and efficiency.

Goal 3.0 Continue tradition of strong financial management in county government, with tight controls and continuous improvements to prepare the county for its future.

Policy 3.1 Continue to maintain separation of functions to aid in protecting against fraud.

Policy 3.2 Develop five-year operating and capital budgets to improve the efficiency of research and planning.

Policy 3.3 Continue to improve staff financial training as system complexity dictates.

Policy 3.4 Implement programs and policies that will allow the county to continue to perform well on audits while meeting departments resourcing needs.

Goal 4.0 Maintain and retain an expertly qualified workforce for all County departments

Policy 4.1: Continue to compare Morgan County pay and benefits to comparable counties and adjust as necessary to retain and maintain a competitive workforce.

Policy 4.2 Continue to improve and expand training opportunities for County employees.

Policy 4.3 Combine all the Constitutional offices under one personnel plan.

Health Services Goals and Policies

Goal 1.0 Pursue a regional approach to expand and support the provision of healthcare services in Morgan County.

Policy 1.1 Explore collaborative partnerships with the local hospitals in Greene and Putnam Counties to create a tri-county referral system to increase county residents access to health care specialists for county residents.

Policy 1.2 Encourage Morgan Memorial Hospital to market its services, particularly the TCU unit, on a regional basis.

Policy 1.3 Develop “niche” healthcare within the tri-county area to address regional needs such as dialysis treatment, cancer treatment, cardiac care, and pre-natal care. Particular focus should be given to the needs of the county’s aging population.

Policy 1.4 Explore options of acquiring land adjacent to Morgan Memorial Hospital to allow for the expansion of health care facilities including the hospital, physicians offices and laboratories.

Goal 2.0 Improve disease prevention and public health programs provided by Morgan County Health Department.

Policy 2.1 Continue to support Health Department’s programs, especially those of a preventative nature.

Policy 2.2 Ensure that County Sanitarian has the support staff and assets required to fulfill public safety role.

Policy 2.3 Work with the Health Department to address the most pressing needs in the community, e.g., cardiac illness, pregnancy, and cancer screenings.

Policy 2.4 Improve mosquito mitigation plans to address suppression of the West Nile Virus.

10.4.6.0 Land Use

Goal 1.0 Promote orderly and high-quality growth and development based on physical, social, and economic needs; environmental and historic protection considerations; and the ability of the tax base and public facilities/services to support such growth and development.

Objective 1.1 Plan for more intensive growth to occur around existing infrastructure and in designated growth areas when new infrastructure is supplied, in order to minimize infrastructure costs and the adverse effects of sprawl.

Objective 1.2 Maintain a controlled pace of growth that will not outpace a jurisdiction's ability to provide community facilities and services (e.g. fire, police, water, sewer, transportation systems and recreation).

Objective 1.3 Promote and encourage developments of traditional neighborhood design and scale in areas of the county identified as centers for new growth.

Objective 1.4 Insure that the existing character of each jurisdiction is given strong consideration when determining appropriate type and design characteristics of future developments in the area to assure that changes do not severely disrupt the quality of life currently enjoyed by community members.

Objective 1.5 Preserve unique and historically significant communities, structures and places whenever possible and encourage adaptive reuse of historic structures and properties in order to maintain their long term viability.

Policy 1.5.1 Encourage the use of public and private actions to protect sites and districts on the National Register of Historic Places and/or those which have local designation.

Policy 1.5.2 Develop or improve and use, design guidelines to insure that the inherent aesthetic character of each jurisdiction is preserved.

Objective 1.6 Utilize the variety of growth management techniques available and appropriate to Morgan County and its jurisdictions to achieve the goals set forth by the Future Land Use Element.

Policy 1.6.1 Explore the potential for and adopt as appropriate ordinances allowing for the use of cluster zoning, floating zones, incentive zoning, flexible zoning, and other applicable growth management tools.

Policy 1.6.2 Require aggregation rules to insure that new development is not able to bypass land use and zoning regulation by separating out smaller parcels exempt from a particular regulation.

Objective 1.7 As and where appropriate establish locations in the unincorporated areas of the county where more dense mixed-use developments will be allowed under specific development guidelines.

Policy 1.7.1 Establish criteria by which a developer can create a mixed use development in a location in the unincorporated county that has not previously been designated for such growth but is an appropriate distance from any existing urban service districts and/or previously designated mixed use development areas

Policy 1.7.2 Develop and adopt regulations and design guidelines to guide development of all new mixed use developments. Such regulations should be designed drawing on neo-traditional planning principals to seek avoid the drawbacks typically associated with growth and more recent urban/suburban development.

Goal 2.0 Establish a rational land use distribution pattern that emphasizes land use compatibility; safe, efficient and sustainable development; and preservation of the integrity of existing land uses.

Objective 2.1 Ensure appropriate transitions between incompatible land uses.

Policy 2.1.1 Provide transitional land uses and buffer areas to separate incompatible land uses and protect environmentally sensitive areas.

Objective 2.2 Insure new residential development provides neighborhoods and communities that are safe, affordable, efficient (in terms of land consumption and traffic flow) and attractive to all residents.

Policy 2.2.1 Provide for the development of a variety of residential dwelling types as to provide housing options for all income groups in the County and its municipalities.

Policy 2.2.1.1. Promote the mixing of housing types in residential development areas to prevent the segregation of the population into single income enclaves.

Policy 2.2.2 Maintain a healthy living environment and high quality of life in all neighborhoods regardless of the income level.

Policy 2.2.3 Enforce and modify as necessary to meet Objective 1.3 applicable standards of construction and design in order to maintain quality, consistency, and integrity of the neighborhoods.

Policy 2.2.4 Encourage the location of residential development within master planned subdivisions or as in-fill in pre-existing residential nodes.

Policy 2.2.5 Promote the development of residential areas in a manner that is efficient and includes environmentally sound design elements and land use patterns such as an interconnected street network, a mixture of land uses (residential, service commercial, office, recreation), and designated common greenspace.

Policy 2.2.6 Ensure that manufactured housing development is consistent and compatible with surrounding land uses.

Policy 2.2.7 Encourage compact residential development to minimize community infrastructure costs and maximize conservation of residential open space.

Policy 2.2.8 Establish density bonuses for providing affordable housing.

Policy 2.2.9 Explore establishing requirements for the set-aside of affordable housing unit in new residential developments.

Policy 2.3 Plan for commercial development to occur in compact nodes near major transportation routes (e.g., I-20, U.S. 278, and U.S. 441, SR 83) and at the intersections of major county roads where appropriate.

Policy 2.3.1 Restrict the number of curb cuts and access points onto major thoroughfares so as to maintain efficient traffic flow on the roads.

Policy 2.3.2 Maintain an appropriate amount of commercially zoned land within the county to encourage a diversity of commercial developments servicing the regional, community and neighborhood levels.

Policy 2.3.3 To help reduce traffic on collector and arterial roadways, require direct roadway and pedestrian access between commercial developments and any adjacent residential, office/professional, institutional; and when appropriate, industrial areas.

Policy 2.3.4 Promote the co-location of appropriate commercial developments with office/professional, industrial, and institutional land uses to help reduce traffic on County roadways.

Policy 2.3.5 In rural areas of the County, limit neighborhood commercial areas of less than five acres at a roadway intersections.

Policy 2.3.6 Develop and institute regulations to mitigate the effects of empty “big box” commercial buildings.

Policy 2.3.7 Develop and enforce design guidelines for new commercial development that require neo-traditional design elements and the preservation of green and open spaces in all new developments.

Objective 2.4 Provide adequate land for industrial development to be located in planned industrial parks and districts which provide appropriate infrastructure and services (water, sewer, highway access, etc.) and are located in areas so recommended by the Future Land Use Plan.

Policy 2.4.1 Maintain an appropriate amount of land zoned for industrial development within the county to encourage a diversity of industrial developments servicing the national, state, regional, and community levels.

Policy 2.4.2 Restrict industrial and commercial uses with nuisance characteristics to those areas removed from residential development and scenic roads.

Policy 2.4.3 Develop guidelines for transitional areas and buffering that require the areas to be proportionally related to the size and intensity of the proposed industrial development.

Policy 2.4.4 Restrict industrial uses having potential environmental impacts to areas with reasonably level land outside of flood prone and other environmentally sensitive areas.

Policy 2.4.5 Locate industrial sites in existing or proposed industrial areas that are served by major roads and, when appropriate, have rail access.

Objective 2.5 Appropriately provide for and locate office/professional and institutional land uses so as to be compatible and consistent with the scale and design of directly adjacent land uses and the community as a whole.

Policy 2.5.1 Plan for and encourage the development of appropriate office/professional and institutional land uses adjacent to commercial or industrial land use areas while also being convenient to residential areas.

Policy 2.5.2 Notwithstanding the preceding, whenever possible include professional and institutional in neo-traditional mixed use areas provided their scale is appropriate.

Policy 2.5.3 Exclude all larger scale professional and institutional (to include active recreation intensive parks) from residential areas even as a conditional use.

Policy 2.5.4 Require direct road and pedestrian access among residential, office/professional and institutional areas to reduce traffic on collector and arterial roadways used to reach the developments.

Objective 2.6 Require all new developments of any type of land use be developed where all appropriate infrastructure is available or require development to bear the costs of providing additional needed infrastructure.

Goal 3.0 Minimize the adverse effect of traffic and parking on the quality of life, environment, and visual attractiveness of Morgan County and its communities.

Objective 3.1 Where appropriate promote a distributed network (grid pattern) rather than a heriarchical pattern of road development to increase roadway efficiency and reduce traffic congestion.

Policy 3.1.1 Create development guidelines that establish size thresholds for requiring new developments of any type to provide access and egress points on multiple roadways.

Policy 3.1.2 Require all residential, industrial, commercial, office/professional, and institutional land developments to tie into existing adjacent public roadways and to provide access points to planned public roads.

Policy 3.1.3 Require commercial and institutional development adjacent to residential areas to provide convenient pedestrian and vehicular access in order to help reduce traffic impacts on collector and arterial roadways.

Policy 3.1.4 In order to reduce traffic congestion, explore the development of bypass and connector roads to link major roadways outside of the County's larger population centers, rather than the current system of routing all traffic through the centers.

Policy 3.1.5 Allow for reduced street widths and right of way requirements if streets within residential, commercial, office/professional, institutional and industrial developments are designed as a distributed network (grid system).

Objective 3.2 Insure that land use decisions and regulations optimize the traffic and pedestrian efficiency, attractiveness, and safety of collector and arterial roadways and sidewalks.

Policy 3.2.1 Limit curb cuts on arterial and major collector roads through the requirement of shared driveways, larger frontage requirements, frontage roads and other appropriate means.

Policy 3.2.2 Insure the efficiency of bypass roads by limiting access and egress points to the intersections of the bypass with existing roads and/or new roads that are distanced from one another sufficiently to limit traffic congestion.

Policy 3.2.3 Explore, and as appropriate, develop the concept of commercial “parks,” similar to industrial parks, where “big box” developments can occur without unnecessary sprawl and curb cuts along major thoroughfares.

Policy 3.2.4 Establish regulatory requirements for linking the road networks of adjacent developments.

Policy 3.2.5 Develop standards for the appropriate width and landscaping of sidewalk setbacks, which are consistent with the size and traffic loads of adjacent roads, as to enhance pedestrian comfort and safety.

Policy 3.2.6 Encourage medians for all roads four lanes or wider with such medians being landscaped when roads approach of more densely developed areas, e.g., incorporated areas, industrial or commercial parks, transitions or buffering between land uses.

Policy 3.2.6.1 Exception to the median requirements may be allowed in cases where roads are widened from two to four lanes in previously developed areas that are physically constrained from being able to comply with such a requirement.

Objective 3.3 Implement appropriate parking design requirements and limits to improve the attractiveness of corridors and streets throughout the County and its communities.

Policy 3.3.1 Base parking space requirements on standards other than limited occasion peak demand.

Policy 3.3.2 Encourage joint-use parking when there are several establishments in the same street, complex, or development.

Policy 3.3.3 With the exception of available on-street parking, require most parking to be at the side or rear of institutional, office/professional, commercial, and industrial establishments visible from public roads.

Policy 3.3.4 Establish size limits for single parking areas within commercial and residential nodes and explore the use of parking garages when additional spaces are desirable and appropriate at specific sites.

Policy 3.3.5 Enforce, and strengthen as appropriate, landscaping and buffering requirements for parking areas to insure they meet intended safety and aesthetic objectives.

Objective 3.4 Administer the public road building, maintenance and improvement programs in a manner that manages, but does not encourage, growth.

Policy 3.4.1 Pave unpaved roads when either the majority of adjacent property owners desire it and the road is used enough to justify the public expenditure or when paving is necessary for the health, safety, and welfare of the county's citizens.

Policy 3.4.2 When roads are expanded beyond two lanes, make every effort possible to maintain the route of the current roadway and preserve all trees possible along edges and median while maintaining the safety of the roadway.

Policy 3.4.3 Develop development guidelines that restrict the rezoning of land to ensure that the construction of new roadways shall not suffice as the sole reason to allow greater intensity of development in a area than that which is permitted prior to roadway construction.

Policy 3.4.4 Enforce consistent frontage requirements for all new public and private roadways

Policy 3.4.5 Insure that new construction is appropriately set back from roads that have a high potential for being widened in the future.

Goal 4.0 Utilize land use planning and regulations to protect Morgan County's water resources in order to meet the current and future needs of the County's residents, economy, and natural environment. (also see Natural and Cultural Resources 1.0 and 2.0)

Objective 4.1 Protect Morgan County's water resources by regulating development and other activities in water supply watersheds and near all lakes, ponds, rivers, streams, wetlands, floodplains, and groundwater recharge areas.

Policy 4.1.1 Work with adjacent counties to restrict any development around Lake Oconee and the Apalachee River that will threaten the quality of the water, shoreline, or floodplain vegetation.

Policy 4.1.2 Prevent inappropriate development within water supply watersheds, floodplains, wetlands, or groundwater recharge areas by meeting or exceeding applicable standards set by the Georgia Department of Natural Resources.

Policy 4.1.3 Strictly enforce all local, State, and Federal regulations that limit and govern development and other activities adjacent to water bodies.

Policy 4.1.4 Explore the establishment of an environmental review district for those areas in the County within one mile of Hard Labor Creek, Sandy Creek and the Apalachee River where an environmental impact assessment demonstrating that only

acceptable alterations to the environment will occur must be submitted for all potential development.

Objective 4.2 Insure that the supply of water is adequate to meet the County's needs and projected future demands for growth and development.

Policy 4.2.1 Except for incorporated areas served by public water and sewer, limit the type and degree of development in identified groundwater recharge areas, to include a residential restriction of no more than one house per two acres.

Policy 4.2.2 Delineate water short areas of the County and limit development in these areas and immediately adjacent areas to that which can demonstrate water self-sufficiency.

Policy 4.2.2.1 Limit residential development to no more than one unit per five acres in areas identified as having low water yields that are not served by public water and sewer.

Policy 4.2.2.2 Require proof of adequate water before issuance of building permits in these areas.

Policy 4.2.2.3 Work with the Georgia Environmental Protection Division to develop "safe yield" data for all hydrologic conditions in the County and limit withdrawals to established levels.

Policy 4.2.3 Do not extend public systems to new locations unless they have been identified as desired higher density development areas in the Future Land Use Plan.

Policy 4.2.3 Protect those watersheds that are critical to insuring the supply of water to the County's various public water systems.

Policy 4.2.4 Require all new developments to be engineered so that they hold the first inch of rainfall on site and that storm water runoff at build-out is not greater than that experienced prior to the development.

Objective 4.3 Protect the quality of the County's water resources and those water dependent habitats that are critical for the survival of fish and wildlife.

Policy 4.3.1 Work to insure compliance with all erosion and sedimentation regulations controls.

Policy 4.3.2 Limit the intensity and types of development where runoff or emissions are found to have the potential to adversely affect surface or groundwater resources.

Policy 4.3.3 Require new development to manage storm water runoff so that contaminants are not introduced into the County's water bodies (surface and subsurface).

Policy 4.3.4 Implement a zero wetlands loss policy except in the case of projects essential to the health, safety, and welfare of the county's residents when alternative sites are not available and for grandfathered building lots. When wetlands must be disturbed,

require their replacement within the county at an appropriate ratio to the loss.

Objective 4.4 Protect property and structures from the effects of flooding.

Policy 4.4.1 Incorporate flood plain and runoff management considerations in land use planning and zoning regulations (e.g., see Policy 4.2.4 above)

Policy 4.4.2 Continue to participate in the Federal Flood Insurance Program.

Policy 4.4.2 Refine maps that define areas considered at risk for flooding used in the Federal Flood Insurance Program to insure that development requirements are appropriate to the hazard.

Objective 4.5 Work with the State to protect the water rights of county property owners so that they are not incentivized to develop their land more quickly in order to protect its value.

Policy 4.5.1 Prevent water withdrawals related to development on one site from adversely affecting water availability on adjacent sites.

Goal 5.0 Permanently preserve open space and green space throughout Morgan County in order to maintain a sense of rural character, provide passive recreational opportunities, preserve environmental quality, and encourage farming, livestock raising, dairying, forestry, and other agricultural activities that are environmentally compatible. (also see Natural and Cultural Resources - Green/Open Space Policy 1.0)

Policy 5.1 Meet or exceed State of Georgia Greenspace goals by permanently protecting more than 20% of the county's land area in farmland, forests, natural areas or parks. As fiscally feasible, greenspaces should be publicly owned or have public access.

Policy 5.1.1 Target to permanently protect at least 10% of land in towns, cities, and areas designated for higher density growth and 25% of land in rural areas as green or open space; including agricultural and forestry uses.

Policy 5.1.2 Utilize the completed GreenPrint Plan as a guide for a county-wide environmental protection program, in the development of and changes to the county's land use plan, and as a factor in analyzing environmental impacts.

Policy 5.1.3 Require all new development to contribute to the permanent protection of greenspace and conservation of open-space in an appropriate manner, e.g., on-site provision, purchase of development rights, payments to a greenspace fund. When appropriate, land conserved on-site should be available for public use. (Same as Natural and Cultural Resources - Green/Open Space Policy 1.5)

Policy 5.1.4 Establish conservation subdivisions as the required development model for Morgan County and when appropriate, its municipalities. (Same as Natural and Cultural Resources - Green/Open Space Policy 1.6)

Policy 5.1.4.1 Modify regulations to insure that density bonuses are only received if land that would not otherwise have been protected is now preserved. (Same as Natural and Cultural Resources - Green/Open Space Policy 1.6)

Policy 5.1.4.2 Insure that there is a permanent program in place for the perpetual management and protection of lands set aside for conservation. (Same as Natural and Cultural Resources - Green/Open Space Policy 1.6)

Policy 5.1.5 Make available and provide incentives for the use of innovative tools such as conservation subdivisions, conservation easements, purchasable development rights and transferable development rights (TDRs), and other programs that can help protect greenspace, scenic roads, and environmentally important areas to the extent possible under State law. (same as Natural and Cultural Resources - Green/Open Space Policy 1.2)

Policy 5.1.6.1 Work with local legislative delegation to improve State legislation allowing the use of transfer of development rights in Morgan County.

Policy 5.1.6.2 Identify appropriate receiving and sending areas for development rights within the County and its cities.

Policy 5.1.7 Insure that suitable public and/or private entities that can receive, manage, and/or monitor development rights and easement programs in the County and its municipalities exist and will continue to exist in the future. (same as Natural and Cultural Resources - Green/Open Space Policy 1.7)

5.1.8 Ensure that new development adjacent to agricultural land does not impinge on the right and ability to continue agricultural activities so long as best management practices are employed.

Objective 5.2 Manage future land use and development activity to minimize negative impacts on the natural environment.

Policy 5.2.1 Require the submission of resource protection/management plans before the undertaking of development activities that will significantly disturb environmentally sensitive areas.

Policy 5.2.2 Protect areas of natural drainage by preventing their filling, obstruction, or destruction.

Objective 5.3 Protect the view-sheds along important corridors and gateways identified in the Future Land Use Plan within the County and its cities. (same as Natural and Cultural Resources - Green/Open Space Policy 2.0)

Policy 5.3.1 Identify and formally designate important gateways and scenic roads to include through routes across the County and a scenic linkage that ties together all the County's historic communities. (Same as Natural and Cultural Resources -

Green/Open Space Policy 2.1 and policy statement added to Community Facilities- Transportation 1.19)

Policy 5.3.2 Provide incentives for those who wish to permanently protect view-sheds along scenic roads. (reworded also the same as Natural and Cultural Resources - Green/Open Space Policy 2.3)

Policy 5.3.3 Work to acquire fee simple title or development rights to key gateways into the County and its cities as a means of protecting view-sheds.

Policy 5.3.4 Adopt appropriate corridor/gateway regulations and guidelines for setbacks, landscaping, tree removal, curb cuts, etc. (Same as Natural and Cultural Resources - Green/Open Space Policy 2.4)

Policy 5.3.5 Utilize the development rights program to protect scenic roads and gateways and their view-sheds. (Same as Natural and Cultural Resources - Green/Open Space Policy 2.50)

Policy 5.3.6 Explore the adoption of appropriate setbacks and vegetative buffers for timber harvesting and new land intensive agriculture.

Objective 5.4 Link important greenspaces in the County. (Same as Natural and Cultural Resources - Green/Open Space Policy 3.0)

Policy 5.4.1 Work with the Georgia Department of Natural Resources to identify those habitats that should be linked in order to insure their environmental health and survival of the species that reside therein. (same as Natural and Cultural Resources - Green/Open Space Policy 3.1)

Policy 5.4.2 Using these identified habitats, wetlands systems that cannot be developed, existing/proposed public lands, and other protected lands, design a county/cities-wide system of greenways that not only meets environmental objectives but also may provide areas for recreation. (same as Natural and Cultural Resources - Green/Open Space Policy 3.2)

Policy 5.4.3 Insure, whenever reasonably possible, that developments link their conservation lands to those protected green or open spaces adjacent to the development. (Same as Natural and Cultural Resources - Green/Open Space Policy 3.4)

Objective 5.5 Work to protect the tree cover in Morgan County. (Same as Natural and Cultural Resources - Green/Open Space Policy 8.0)

Policy 5.5.1 Adopt (or revise as appropriate) County and municipal ordinances that prevent clear-cutting prior to development, retain certain types and/or quantities of trees and specify appropriate canopy levels of either existing or planted trees at the completion of the project. (same as Natural and Cultural Resources - Green/Open Space Policy 8.2)

Policy 5.5.2 Develop a program and incentives to protect the significant hardwood forests still remaining in the County. (Same as Natural and Cultural Resources - Green/Open Space Policy 8.3)

10.4.7.0 Intergovernmental Coordination

Intergovernmental Coordination Goals and Policies

Goal 1.0 Resolve land use conflicts with other local governments through the established dispute resolution process included in the Morgan County Service Delivery Strategy.

Policy 1.1 Assess and amend the current dispute resolution process as needed to ensure its effectiveness.

Goal 2.0 Maintain coordination between the vision, goals, and policies set fourth in the Comprehensive Plan and the land use planning and facility siting actions of all local governments in Morgan County and the Morgan County School Board.

Policy 2.1 Maintain current arrangements and develop new agreements as needed to ensure the sharing of resources and information by all government entities in Morgan County.

Policy 2.2 As needed update the table of corresponding zoning classification included in the Joint County Municipality Land Use Classification Dispute Resolution Process to maintain accuracy with the current zoning ordinances of the County and municipalities.

Goal 3.0 Maintain coordination between the vision, goals, and policies of the Comprehensive Plan and the programs and requirements of all applicable regional and state programs.

Policy 3.1 Local governments will continually seek methods of enhancing the current service delivery strategy to make the best use of local government resources and provide the highest level of services to all resident of Morgan County.

10.4.8.0 Transportation

Not Applicable

10.4.9.0 Optional Elements

Not Applicable

10.5.0.0 Long Term Projects and Activities

Not Applicable

10.5.1.0 General

Not Applicable

10.5.2.0 Economic Development

Not Applicable

10.5.3.0 Housing

Not Applicable

10.5.4.0 Natural and Cultural Resources

Not Applicable

10.5.5.0 Community Facilities

Not Applicable

10.5.6.0 Land Use

Not Applicable

10.5.7.0 Intergovernmental Coordination

Not Applicable

10.5.8.0 Transportation

Not Applicable

10.5.9.0 Optional Elements

Not Applicable

10.6.0.0 5-Year Short Term Work Program

IMPLEMENTATION

Overview

This chapter of the comprehensive plan includes the 2003 Short Term Work Program Status Report and 2004 – 2008 Short Term Work Program for Morgan County and each of its municipalities. The status reports detail the status items included in the government’s last work program. The 2004 – 2008 Short Term Work Program presents a list of programs to be initiated and regulations to be adopted in order to implement the goals and policies put forth by the preceding chapters of the comprehensive plan. The work items are grouped according to their chapter in the comprehensive plan. Each work items is accompanied by a cost estimate and potential funding source where applicable. The “General Fund” source of funding is understood to mean the government’s annual operating budget. Additionally each work item had a time frame for completion, and a designation of the person, department or organization responsible for the status of the work item.

10.6.1.0 STWP 1st Update

SHORT TERM WORK PROGRAM STATUS REPORT 1999-2003 and ongoing BOSTWICK CITY I.D. No. 2104001					
#	PLAN ELEMENT	PROJECT NO.	DESCRIPTION	STATUS	NOTES
1	Community Facilities	0001	Make improvements to the city park to include adding playground equipment and a tennis court.	Postponed	This project has been postponed due to lack of funding.

2	Community Facilities	0002	Continue making improvements to the Community Center.	Ongoing	
1	Economic Development	0001	Restore Susie Agnes Hotel with the goal of recruiting a restaurant to the site.	In Progress	In 2003 restoration began on the Hotel with the goal of utilizing the space for City offices and possible retail/office space.
2	Economic Development	0002	Continue to promote Bostwick through flyers and leaflets.	Ongoing	
1	Historic Resources	0001	Rehabilitate Susie Agnes Hotel.	Completed	The structure was stabilized and in 2003 restoration began.
1	Housing	0001	Promote infill residential development inside city limits.	Ongoing	Bostwick has had one new subdivision developed in the last 5 years.
2	Housing	0002	Follow the Future Land Use Map when locating areas for new residential development.	Ongoing	
3	Housing	0003	Promote residential development that conserves open space and sustains rural character.	Ongoing	
1	Land Use	0001	Update Comprehensive Plan.	Ongoing	Work began in 2002 on an update to the 1994 Comp Plan.
2	Land Use	0002	Ensure that areas of natural drainage are not filled in, obstructed, or destroyed.	Ongoing	
3	Land Use	0003	Ensure that proper standards of land use and building design are maintained in order to preserve quality, consistency and integrity for municipal areas.	Ongoing	
1	Natural Resources	0001	Adopt Floodplain Management Ordinance.	Ongoing	
2	Natural Resources	0002	Adopt and implement wetlands protection ordinance.	Ongoing	

3	Natural Resources	0003	Continue replacement of street trees.	Ongoing	
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SHORT TERM WORK PROGRAM STATUS REPORT
1999-2003 and ongoing
BUCKHEAD
CITY I.D. No. 2104002

#	PLAN ELEMENT	PROJECT NO.	DESCRIPTION	STATUS	NOTES
1	Community Facilities	0001	Make improvements to the city park including construction of a concession stand, tennis court and basketball court.	Ongoing	In 2002 an LDF grant was utilized to construct the new tennis court and basketball court. Also volunteers built a new concession stand area and screened in a portion of the picnic shelter. At this time plans are underway to expand the picnic shelter.
2	Community Facilities	0002	Tie into county water system.	Completed	In 2003 the Buckhead water system was linked to the Madison water system. This has improved fire protection in the area and provided improved water quality for the Town of Buckhead.
1	Historic Resources	0001	Prepare National Register Nomination.	Completed	In 2000 Buckhead submitted its National Register nomination paperwork.
2	Historic Resources	0002	List Buckhead in National Register of Historic Places.	Completed	In 2001 Buckhead received its National Register designation.
3	Historic Resources	0003	Construct welcome center on site of old depot.	Postponed	Postponed due to lack of available funding.
4	Historic Resources	0004	Rehabilitate City Hall (Old Jail).	Postponed	Postponed due to lack of available funding.
1	Housing	0001	Promote infill residential development inside the city limits of Buckhead.	Ongoing	Several developers have been investigating property in Buckhead for potential residential projects, but no proposals have been submitted yet.
1	Land Use	0001	Update Comprehensive Plan.	Ongoing	Work began in 2002 on an update to the 1994 Comp Plan.

2	Land Use	0002	Ensure that proper standards of land use and building design are maintained in order to preserve quality, consistency and integrity of all municipal areas.	Ongoing	In 2004 Buckhead adopted development regulations which established standards for activities including paving and curb & gutter.
3	Land Use / Housing	0003 / 0002	Promote residential development that conserves open space and sustains rural character.	Ongoing	In 2004 Buckhead adopted development regulations including an optional conservation subdivision design.
4	Land Use / Housing	0004 / 0003	Follow the Future Land Use Map when locating areas for new residential development.	Ongoing	No new residential developments have been built in the last 5 years.
5	Land Use	0005	Ensure that areas of natural drainage are not filled in, obstructed or destroyed.	Ongoing	

SHORT TERM WORK PROGRAM STATUS REPORT
1999-2003 and ongoing
MADISON
CITY I.D. No. 2104003

#	PLAN ELEMENT	PROJECT NO.	DESCRIPTION	STATUS	NOTES
1	Community Facilities	0001	Renovate and expand City Hall.		
2	Community Facilities	0002	Limit truck traffic through downtown Madison. Work with DOT to look into feasibility of constructing a GA 83 bypass.		
3	Community Facilities	0003	Continue making improvements to the US 441 corridor to include lighting, sidewalks and landscaping.		
4	Community Facilities	0004	Make improvements to Wellington Park to include walking trails, parking and basketball courts.		
5	Community Facilities	0005	Rehabilitate the Ben S. Thompson warehouse to use as a fire station/public safety building.		
1	Economic Development	0001	Develop an "Entrepreneurial Academy" program to provide broad based fundamental business expertise to both potential and current entrepreneurs that will better enable them to grow and prosper.		The Morgan County Chamber of Commerce hosts an academy bi-annually. Recently the program has been revamped and is now called the "Small Business Bootcamp."
2	Economic Development	0002	Conduct preservation/economic study for parcel land use/ building potential alternatives in downtown area and possible funding sources.		
3	Economic Development	0003	Study feasibility of constructing a speculative building for industrial use.		
4	Economic Development	0004	Implement small business incubator program to encourage economic growth.		

5	Economic Development	0005	Engage in business retention programs through the Main Street Program.		
1	Historic Resources	0001	Develop revolving loan fund for endangered historic properties.		
2	Historic Resources	0002	Develop area adjacent to African American Museum as a park and include passive recreation.		
1	Housing	0001	Promote infill residential development inside the city limits.		
1	Land Use	0001	Update comprehensive plan.		
2	Land Use	0002	Conduct a landscape design study for the downtown.		
3	Land Use / Housing	0003 / 0002	Promote residential development that conserves open space and sustains rural character.		
4	Land Use	0004	Ensure that areas of natural drainage are not filled in, obstructed or destroyed.		
5	Land Use	0005	Ensure that proper standards of land use and building design are maintained in order to preserve quality, consistency and integrity of all municipal areas.		
6	Land Use / Housing	0006 / 0003	Follow the Future Land Use Map when locating areas for new residential development.		
1	Natural Resources	0001	Request FEMA to map flood prone areas in unmapped annexed portions of the city and adopt Floodplain Management Ordinance.		
2	Natural Resources	0002	Develop and adopt Reservoir Management Plan for City of Madison Reservoir.		
3	Natural Resources	0003	Adopt and implement groundwater recharge protection.		
4	Natural Resources	0004	Adopt and implement wetlands protections.		
5	Natural Resources	0005	Update stormwater management ordinance.		

SHORT TERM WORK PROGRAM STATUS REPORT

**1999-2003 and ongoing
RUTLEDGE
CITY I.D. No. 2104004**

#	PLAN ELEMENT	PROJECT NO.	DESCRIPTION	STATUS	NOTES
1	Community Facilities	0001	Connect to the City of Madison's water system.	Completed	In 2001 installation of a waterline along Hwy 278 was completed. This line connects the Rutledge water system to the Madison water system.
2	Community Facilities	0002	Upgrade the recreation area adjacent to the Community Center.	Ongoing	
3	Community Facilities	0003	Establish a city police department.	Completed	In 2000 the Rutledge Police Department was established.
4	Community Facilities	0004	Study the feasibility of privatizing government functions such as garbage collection and grounds maintenance.	Completed	Garbage collection has been privatized. At this time grounds maintenance is still handled by City personnel.
5	Community Facilities	0005	Make improvements to the downtown park.	Ongoing	In 2002 a gazebo/band stand was built in the park. It is a multi-purpose structure which has been used for musical performances as well as a farmer's market. In 2003 a privacy fence was added along the property line the park shares with an adjacent residence.
6	Community Facilities	0006	Study the feasibility of a truck route bypassing the downtown historic district.	Completed	A study was completed and it was determined that it is not feasible at this time. Traffic calming techniques are being investigated.
7	Community Facilities	0007	Restore city warehouse.	Postponed	This project is on hold due to lack of available funding. The structure is in need of repair and stabilization.

8	Community Facilities	0008	Maintain and upgrade city water and sewer infrastructure.	Ongoing	In 2004 a major fecal coliform filter system is scheduled to be installed. We need help with funding sewer system improvements.
1	Economic Development	0001	Promote tourism through support and marketing of local businesses and civic organizations.	Ongoing	Rutledge has joined forces with Social Circle, Greensboro, Covington, Conyers, Madison, and the Lake Oconee area to form the "Treasures Along I-20." This program markets shopping, dining, and special events available in the small towns along I-20 east of Atlanta.
2	Economic Development	0002	Apply for "Better Home Town" designation.		After researching the BHT program, it was determined that it is not feasible to pursue this program. It requires a part time staff position to be added and there are no funds to add staff at this time.
3	Economic Development	0003	Develop and implement economic strategies consistent with city's vision statement.	Ongoing	Through the comprehensive plan process we have developed a better idea of what the citizens would like to see develop in Rutledge. They would like to see the commercial district retain small businesses and keep the downtown retail stores thriving.
4	Economic Development	0004	Promote job creation through stimulation of small business development.	Ongoing	Several new businesses have opened in Rutledge including the Caboose, Red Doors Studio, Kudzu & Grits, J&K Fleas An'Tiques, and the Classic Rock Café.
1	Historic Resources	0001	Adopt historic preservation ordinance for historic district.	In progress	Scheduled to be completed in 2004.
2	Historic Resources	0002	State designated historic district.	Completed	24-Jan-00
3	Historic Resources	0003	List Rutledge in National Register of Historic Places.	Completed	Rutledge received its National Register designation on May 22,

					2003..
4	Historic Resources	0004	Promote preservation of historic houses and buildings.	Ongoing	
1	Housing	0001	Promote infill residential development within city limits.	Ongoing	Several new subdivisions have been developed in the city limits over the past 3 years. Katlin's Landing on Hwy 278 was completed and all homes sold within one year. Also new subdivisions have been proposed on West Main Street and Old Mill Road.
2	Housing	0002	Strictly enforce housing codes and ordinances.	Ongoing	
1	Land Use	0001	Update zoning map.	In progress	The zoning map is in the process of being updated at this time.
2	Land Use	0002	Update comprehensive plan and land use map to emphasize the need for managed growth.	Ongoing	Work began in 2002 on an update to the 1994 Comp Plan.
3	Land Use	0003	Develop annexation plan.	In progress	An annexation plan is being discussed as part of HB 489 agreements.
4	Land Use	0004	Ensure that proper standards of building design are followed in order to preserve the quality, consistency and integrity of the downtown historic district.	Ongoing	
5	Land Use	0005	Promote residential and commercial development that preserves open space and maintains the area's natural, rural character.	Ongoing	Rutledge is investigating conservation subdivisions and other ways to promote preservation of open space and natural areas.
6	Land Use	0006	Ensure that areas of natural drainage are not filled in, obstructed, or destroyed.	Ongoing	

1	Natural Resources	0001	Adopt Floodplain Management Ordinance.	Ongoing	
2	Natural Resources	0002	Adopt and implement wetlands protection.	Ongoing	
3	Natural Resources	0003	Research and establish a storm water management system.	Ongoing	
4	Natural Resources	0004	Encourage protection of existing stands of hardwoods when developing commercial and residential areas.	Ongoing	
5	Natural Resources	0005	Develop and implement plan for protection of environmental resources and wildlife.	Ongoing	
6	Natural Resources	0006	Continue replacement of street trees.	Ongoing	
7	Natural Resources	0007	Adopt and implement a Groundwater Recharge Protection Ordinance.	Ongoing	
8	Natural Resources	0008	Research and implement steps to declare Rutledge a Bird Sanctuary.	Ongoing	

SHORT TERM WORK PROGRAM STATUS REPORT
1999-2003 and ongoing
MORGAN COUNTY
COUNTY I.D. No. 1104104

#	PLAN ELEMENT	PROJECT NO.	DESCRIPTION	STATUS	NOTES
1	Community Facilities	0001	Study, adopt and execute an animal control strategy throughout the county. Look at cooperative arrangements with other counties.	Completed	In 2002 Morgan County completed construction of a state of the art animal control facility. We also entered into a contract to provide certain animal control services to Greene County.
2	Community Facilities	0002	Upgrade physical structures (possible new facility) and add equipment at the Morgan County Senior Center.	Completed	In 2001 Morgan County obtained a CDBG grant and constructed a new Senior Center in Madison. The new 6,000 sf facility opened in 2003.
3	Community Facilities	0003	Study, design and implement a fire department strategic plan.	Ongoing	The Fire Department is constantly trying to keep up with growth in the community. In 2002 Morgan County hired its first full-time paid fire fighters to cover business hours. In 2002 a strategic plan was developed for facilities upgrades. In 2003 we began construction on __ new fire stations and renovated __ fire stations.
4	Community Facilities	0004	Continue to study, plan and execute regionalization of county services with cities and other jurisdictions.	Ongoing	
5	Community Facilities	0005	Study and implement a hospital strategic plan.	Ongoing	Morgan Memorial Hospital Authority is responsible for managing the hospital. A member of the County Commission serves as an Authority member.

6	Community Facilities	0006	Expand water lines to areas identified for development in the land use and comprehensive plan.	Ongoing	
7	Community Facilities	0007	Continue resurfacing roads to maintain quality infrastructure. Use traffic counts to determine need for resurfacing and/or paving. Continue to implement recommendations made in Transportation Program.	Ongoing	
8	Community Facilities	0008	Study the feasibility of extending the county's recreation facilities, to include satellite parks near municipalities.	Ongoing	
9	Community Facilities	0009	Study staffing requirements for a growing community to meet federal, state mandates and allow for proper planning.	Ongoing	
10	Community Facilities	0010	Establish a county website to provide citizens with information regarding county activities, permitting and development procedures, etc.	Completed	
11	Community Facilities	0011	Study feasibility of privatizing government functions.	Ongoing	
12	Community Facilities	0012	Refurbish old Health Department building	Completed	
13	Community Facilities	0013	Plan and construct a youth center.	Abandoned	
14	Community Facilities / Economic Development	0014 / 001	Increase water and sewer options for potential commercial and industrial expansion to increase tax base.	Ongoing	Morgan County continually coordinates with the City of Madison and other municipalities that provide water and sewer service for the provision of these services to specific areas in unincorporated Morgan County for the purpose of economic development.
15	Community Facilities	0015	Continue expanding system of dry hydrants to serve all areas of the county.	Ongoing	

16	Community Facilities	0016	Continue repairing and upgrading crossdrains, culverts, & bridges	Ongoing	
1	Economic Development	0001	Develop an "Entrepreneurial Academy" program to provide broad based fundamental business expertise to both potential and current entrepreneurs that will better enable them to grow and prosper.	Completed	The Morgan County Chamber of Commerce hosts an academy bi-annually. Recently the program has been revamped and re-named the "Small Business Bootcamp."
2	Economic Development	0002	Develop, design, & implement economic development strategy plan.	Ongoing	
3	Economic Development	0003	Study the feasibility of constructing a speculative building for industrial use.	Abandoned	
4	Economic Development	0004	Establish a plan to reduce the retail-service dollar leakage for Morgan County residents.	Ongoing	
5	Economic Development	0005	Identify what businesses are needed based on consumer demand, labor force, infrastructure, and land use stability.	Ongoing	
6	Economic Development	0006	Plan and implement plans for an industrial park at the intersection of I-20 and Hwy 278 with the 4-county industrial authority.	In Progress	The Four County Industrial Park is now known as Stanton Springs. The project plan has been developed and zoning districts created to allow the development to proceed accordingly. Currently the property is being marketed and infrastructure is being laid.
7	Economic Development	0007	Continue to emphasize tourism.	Ongoing	In 2002 Madison was named "Best Small Town in America" by <i>Travel Holiday</i> magazine.
8	Economic Development	0008	Develop a local comprehensive job training program that encourages industrial recruitment and increases employment.	Ongoing	

1	Historic Resources	0001	Promote preservation of rural resources and farmland. Encourage use of conservation incentives for farmers.	Ongoing	
2	Historic Resources	0002	Prepare plans, add office space, and renovate courthouse.	In progress	In 2003 a multi-million dollar renovation of the 1905 Courthouse began. Additional office space was added, improvements to security systems, and modernization of all mechanical and electrical systems were included in the project.
3	Historic Resources	0003	Appoint historic preservation commission and apply for Certified Local Government (CLG) status.	Not Started	
4	Historic Resources	0004	Promote preservation of cemeteries.	Ongoing	
1	Housing	0001	Work with the public and developers to provide necessary affordable housing in the county.	Ongoing	
1	Land Use	0001	Update Comprehensive Plan / Land Use Plan.	Completed	
2	Land Use / Housing	0002 / 0002	Follow the Future Land Use Map when locating areas for new residential development in Morgan County.	Ongoing	
3	Land Use / Housing	0003 / 0003	Promote residential developments that conserve open space and sustain rural character. Study possible incentives for utilizing conservation design techniques.	Ongoing	County adopted a conservation subdivision ordinance.
4	Land Use	0004	Limit impervious surfaces in environmentally sensitive areas to ensure efficient storm water management. Limit development in drainage areas. Develop storm water ordinance and investigate possibility of stormwater utility.	Ongoing	
1	Natural Resources	0001	Adopt and implement groundwater recharge area protection.	Ongoing	

2	Natural Resources	0002	Adopt and implement wetlands protection.	Ongoing	
3	Natural Resources	0003	Adopt and implement watershed protection ordinance for the City of Madison Reservoir Watershed and lake Oconee Watershed.	Ongoing	
4	Natural Resources	0004	Undertake land use study for Apalachee River as part of comprehensive plan update.	Abandoned	
5	Natural Resources	0005	Encourage protection of existing stands of hardwoods when developing commercial and residential areas.	Ongoing	
6	Natural Resources	0006	Encourage adequate landscaping in retail and commercial areas.	Ongoing	

10.6.2.0 STWP 2nd Update

SHORT TERM WORK PROGRAM 2004 - 2008 ONGOING UNINCORPORATED MORGAN COUNTY COUNTY I.D. No. 1104104							
PLAN ELEMENT	PROJECT NO.	DESCRIPTION	INITIATION YEAR	COMPLETION YEAR	COST ESTIMATE	RESPONSIBLE PARTY	POSSIBLE FUNDING SOURCES
Economic Development	1	Continue and expand the "Entrepreneurial Academy" program.	ongoing	ongoing	\$1,000	Chamber of Commerce	\$125 registration fee from students

Economic Development	2	Research and pursue ways the County and cities can equitably and efficiently share service provision and tax revenues.	2004	ongoing	n/a	Consultant	General Funds and/or Grants if Available
Economic Development	3	Develop a business recruitment and evaluation plan for the County and cities.	2004	2005	\$20,000	Consultant, Chamber of Commerce w/ input from county & municipal officials, business leaders, citizens	General Funds and/or Grants if Available
Economic Development	4	Implement the recently adopted Freeport Tax exemption	2004	ongoing	N/A	County Staff	N/A
Economic Development	5	Actively market the portion of the Stanton Springs industrial park in unincorporated Morgan County near the City of Rutledge.	2004	2008	unknown	Chamber of Commerce / Joint Development Authority	General Funds, State Funds, and Private Funds
Economic Development	6	Develop a facility appropriate for small conferences and for post high school job training during the day.	2004	2007		County / Cities	General Funds and/or Grants if Available
Economic Development	7	Develop and promote special event tourism - e.g., centennials, bi-centennials, tournaments, art shows and promote Madison and Morgan as a destination.	2004	ongoing	\$30,000	Morgan/Madison Chamber of Commerce, Visitor's Bureau, Madison Main Street	Hotel/Motel Tax

Economic Development	8	Work with State Department of Labor to designate an individual and organization to coordinate work-related education and training.	2005	2005	n/a	County Staff / GA Dept. of Labor	n/a
Economic Development	9	Expand "Georgia's Lake County" marketing program.	2005	2006	\$5,000	Chamber of Commerce / Visitor's Bureau	Hotel/Motel Tax
Economic Development / Community Facilities	10	Develop a County-wide transportation plan. (also applies to Community Facilities)	2004	2005 and ongoing updates	\$75,000	Local - City /County staff & Private - Consultant	General Fund
Natural & Cultural Resources	1	Research and develop implementation plans for the use of innovative land conservation tools e.g. conservation subdivisions, transfer of development rights, conservation easements, wetlands banks.	2004	2005 and ongoing updates	\$100,000	Private - Consultant and/or Local - City/County staff and/or donated citizen labor	Local, Grants
Natural & Cultural Resources	2	Identify and pursue funding sources for protection of green and open space, viewscapes, greenways/corridors, and gateways.	2004	ongoing	unlimited	County/City Staff	Grants / State Funds / Donations
Natural & Cultural Resources	3	Develop a system of passive recreation parks throughout the County and its cities (also Community Facilities)	2004	ongoing	unlimited	County/City Staff	SPLOST
Natural & Cultural Resources	4	Formally designate important corridors within and gateways to the County as identified in the GreenPrints Plan and develop and adopt standards and guidelines for setbacks, landscaping, tree removal, curb cuts, etc. (also applies to Land Use)	2004	2006	\$20,000	County Planning Staff / Consultant / Morgan County Conservancy	Local, Grants, Donated Labor

Natural & Cultural Resources	5	Develop a county-wide greenway to link important greenspaces in the County and provide habitats for native flora and fauna.	2005	ongoing	unknown	County Planning Staff, and Citizens and Citizen Organizations	Local Funds, Grants, Donated Labor
Natural & Cultural Resources	6	Work to protect and increase the level of tree cover in Morgan County through continuation of tree planting programs and the development of appropriate ordinances.	2004	ongoing	\$2,000 +/- for ordinance(s)	Municipal and County Staff, Individual Citizens, Morgan County Conservancy, Consultant	Local Funds, State Funds, Grants
Natural & Cultural Resources	7	Educate citizens about the need to protect green and open space, viewsapes and gateways.	2004	ongoing	n/a	Morgan County Conservancy	n/a
Natural & Cultural Resources	8	Develop regulations to help retain and attract new low intensity, land extensive, land uses (e.g. tree farms, pick your own orchards and farms) in the County.	2004	ongoing	\$2,000	County Planning Staff / NEGARDC / Chamber of Commerce	Local Funds and Grants if Available
Natural & Cultural Resources	9	Develop and adopt regulations that promote conservation of water.	2005	2006	\$2,000	County Planning Staff / Consultant / NEGARDC Staff	General Funds
Natural & Cultural Resources	10	Promote the conservation and protection of as much of the Apalachee River flow as possible and acquire conservation easement or recreation access to as much of the river as possible in order to protect the water and protect surrounding land from development.	2005	2006	unknown	County / Local Environmental Organizations	Local Funds / State Funds / Grants

Natural & Cultural Resources	11	Research the ramifications of water importing for accelerating or limiting development within the County.	2005	2005	n/a	County Staff / NEGARDC Staff	n/a
Natural & Cultural Resources	12	Investigate the ability to develop "safe yield" data for all hydrologic conditions in the County.	2005	2007	n/a	County Staff with assistance from the GA EPD	n/a
Natural & Cultural Resources	13	Continue monitoring the effects of the County's closed landfill on groundwater in accordance with GA EPD guidelines.	2004	ongoing	\$2,000 / year	State Consultant	SPLOST / General Fund
Natural & Cultural Resources	14	Coordinate with the governmental entities in neighboring counties to develop protection plans to ensure that water quality is consistent regardless of jurisdiction.	2004	ongoing	unknown	County Staff / NEGARDC Staff	General Fund / State Funds / Grants
Natural & Cultural Resources	15	Continue participation in the Federal Flood Insurance Program.	2004	ongoing	n/a	County Staff	n/a
Natural & Cultural Resources	16	Explore participation in Water First, Adopt-A-Watershed, the Georgia SWAP and similar programs.	2004	2004	n/a	County Staff	n/a
Natural & Cultural Resources	17	Explore the need for a County-wide water authority or advisory board with representation from each city as well as the county as a whole.	2004	2005	\$10,000	County/City Staff and/or Consultant	General Funds, State Funds and Grants if Available
Natural & Cultural Resources	18	Identify and develop measures to protect important wildlife corridors in Morgan County.	2005	2008	\$2,500	County Planning Staff and/or Local Environmental Organizations with assistance from GA DNR	General Funds, State Funds, Grants if Available

Natural & Cultural Resources	19	Inventory programs for the control of exotic, nuisance, or invasive species of wildlife and plants.	2005	2008	\$5,000	County Planning Staff and/or Local Environmental Organizations with assistance from GA DNR	General Funds, State Funds, Grants if Available
Natural & Cultural Resources	20	Adopt county-wide performance standards for nuisance industries and air quality.	2005	2008	\$2,000	City Staff, County Planning Staff and/or Consultant	General Funds / Grants if Available
Natural & Cultural Resources	21	Develop ordinance to restrict unnecessary idling of diesel tractor rigs at truck stops and other locations within the County.	2005	2008	\$2,000	County Planning Staff and/or Consultant	General Funds / Grants if Available
Natural & Cultural Resources	22	Review regulations related to open burning and limiting the size of controlled burns.	2005	2008	n/a	County Planning Staff	n/a
Natural & Cultural Resources	23	Review and update as necessary noise ordinances setting noise level limits for residential, commercial, and industrial areas of the County and municipalities.	2005	2008	\$2,000	County Planning Staff and/or Consultant	General Funds / Grants if Available
Natural & Cultural Resources	24	Develop a permitting system for periodic special events with noise levels in excess of what is normally allowed.	2005	2008	n/a	County Planning Staff	n/a
Natural & Cultural Resources	25	Develop and adopt outdoor lighting regulations for all areas of the County and cities.	2005	2008	\$2,000	County Planning Staff and/or Consultant	General Funds / Grants if Available
Natural & Cultural Resources	26	Review and modify as necessary sign ordinances in the cities and unincorporated county.	2005	ongoing	\$3,000	County Planning Staff and/or Consultant	General Funds / Grants if Available

Natural & Cultural Resources	27	Explore the potential for festivals, competitions and other activities in, on , or based from Lake Oconee and Hard Labor Creek State Park.	2004	ongoing	n/a	Chamber of Commerce	Chamber of Commerce
Natural & Cultural Resources	28	Develop an educational program to better inform Morgan County residents of the opportunities available at Lake Oconee and Hard Labor Creek State Park.	2004	ongoing	n/a	Chamber of Commerce	Chamber of Commerce
Natural & Cultural Resources	29	Develop and adopt land use regulations limiting development density along the borders of Hard Labor Creek.	2004	2008	\$2,000	County Planning Staff and/or Consultant	General Funds / Grants if Available
Natural & Cultural Resources	30	Explore the potential for developing a trail along portions of the Georgia Power setback which borders Lake Oconee.	2004	2005	n/a	County Planning Staff and GA Power and Consultant	n/a
Natural & Cultural Resources	31	Develop a trail system from Rutledge to Hard Labor Creek.	2005	2006	\$5,000	County Planning Staff, City of Rutledge, GA DNR staff, and citizen organizations	General Funds / State Funds / Grants if Available
Natural & Cultural Resources	32	Continue participation in tri-county initiatives for Lake Oconee.	2004	ongoing	n/a	Chamber of Commerce	n/a
Natural & Cultural Resources	33	Hire and train an assistant county archivist in anticipation of the retirement of the current archivist.	2005	2008	unknown	County Archivist	General Funds / Grants if Available
Natural & Cultural Resources	34	Cross-reference County resources with other archival resources in the municipalities and unincorporated areas of the County.	2005	2008	n/a	County Archivist	General Funds / Grants if Available

Natural & Cultural Resources	35	Expand the existing County archives and improve the archival storage facilities.	2006	2008	\$100,000	County Archivist	General Funds / Grants if Available
Natural & Cultural Resources	36	Establish a Morgan County historic preservation advisory board with representatives from the unincorporated and incorporated areas of the County.	2005	2008	n/a	County and Municipal Staff and Interested Citizens and Citizen Groups	n/a
Natural & Cultural Resources	37	Continue to identify and document previously undocumented historic resources in Morgan County and its municipalities.	2004	ongoing	unknown	City/County Staff, Individual Citizens, Historical Society, Landmark Society, Consultant	General Funds / Grants if Available / Donated Time and Labor
Natural & Cultural Resources	38	Develop a map of Morgan County historic resources that can be disseminated to visitors, residents, school groups, genealogists, and others.	2005	2006 - w/ continual updates	\$2,500	County Archivist	General Funds
Natural & Cultural Resources	39	Maintain Certified Local Government status.	2004	ongoing		County Staff	General Funds
Natural & Cultural Resources	40	Participate on the Regional Development Council's Natural and Historic Resources Committee.	2004	ongoing	n/a	County Staff	n/a
Natural & Cultural Resources	41	Explore the development of incentive programs for preservation of historic resources in the unincorporated and incorporated areas of Morgan County.	2004	2008	n/a	County and Municipal Staffs	n/a

Natural & Cultural Resources	42	Pursue opportunities to rehabilitate historic structures into housing for seniors and low/moderate income individuals and families. (also applies to Housing)	ongoing	ongoing	n/a	County/City Staff and Contractors/Developers	n/a
Natural & Cultural Resources	43	Develop a program to educate residents, businesses, and public officials about the benefits of heritage tourism.	2004	ongoing	\$2,500	Chamber of Commerce and/or historical society and landmarks society	Hotel/Motel Tax
Natural & Cultural Resources	44	Quantify the importance of historic preservation and heritage tourism to the County and its municipalities.	2005	2005	\$5,000	Chamber of Commerce / CVB / Consultant	Chamber and CVB
Natural & Cultural Resources	45	Develop a program to market Morgan County, the cities and their historic resources as potential filming locations to the movie and television industries.	2004	ongoing	\$2,500	Chamber of Commerce, Madison Convention and Visitor's Bureau	Chamber and CVB
Community Facilities	1	Incorporate bike paths into County Transportation Plan to aid in tourism, recreation and transportation.	2004	2006	n/a	County Planning Staff	n/a
Community Facilities	2	Hire a County Engineer.	2004	2004		County Manager	General Funds
Community Facilities	3	Continue program identifying and replacing aging cross drains that begin failing.	2004	ongoing		County Roads Staff	General Funds / State Funds
Community Facilities	4	Continue bridge/culvert improvement and upgrade program to meet modern load requirements.	2004	ongoing		County Roads Staff and State DOT	General Funds / State Funds

Community Facilities	5	Develop and implement procedures to ensure that all changes to the County road network are recorded and updated network maps are provided to all affected agencies and GA DOT.	2004	2004	n/a	County Roads Staff	n/a
Community Facilities	6	Formally designate scenic routes as identified in the County's GreenPrints Plan and the Land Use Element of the Comprehensive Plan and incorporate into Tourism Marketing	2004	2004	n/a	County Roads and Planning Staffs / Chamber of Commerce / CVB	n/a
Community Facilities	7	Continue program to improve roadway signage in Morgan County.	2004	ongoing		County Road Staff	General Funds
Community Facilities	8	Hire additional road maintenance staff as funding allows.	2004	ongoing		County Manager	General Fund
Community Facilities	9	Extend/Improve water service in County and municipalities to ensure fire flows of 550 gpm to meet fire fighting needs.	2004	ongoing	unknown	City/County Staff	SPLOST
Community Facilities	10	Amend water line extension plans to reflect development recommendations in the future land use plan.	2004	2004	n/a	Local - County/City staff	n/a
Community Facilities	11	Conduct a study to determine the feasibility of establishing a County-wide Water Authority to gain economies of scale with cities and reduce operating costs.	2004	2005	\$25,000	Consultant	SPLOST
Community Facilities	12	Negotiate a 20 year agreement with a landfill that has adequate capacity, meets all applicable standards, and is the most economical to ensure proper disposal of the County's waste.	2004	2004	unknown	County Staff	Sanitation Funds

Community Facilities	13	Expand and upgrade the County transfer station.	2004	2008	unknown	Local - County and Private - Contractors	SPLOST
Community Facilities	14	Explore the opportunities for and feasibility of establishing a construction and demolition landfill in Morgan County.	2006	2007	n/a	County Staff if County owned/operated or Private Company/Consultant if privately owned/operated	n/a
Community Facilities	15	Study the feasibility of combining the County's and Madison' s yard waste disposal sites and making them available to non-governmental generators/collectors..	2005	2006	n/a	County Staff with assistance from NEGARDC	n/a
Community Facilities	16	Investigate safe and economical system for the disposal of hazardous waste.	2005	2006		City and County Staff with assistance from NEGARDC	Grants and Sanitation Funds
Community Facilities	17	Develop a program of curbside collection for recyclables in all areas of the County and municipalities where it is economically feasible.	2005	2006	unknown	County and City Staff / Consultant	Sanitation Funds and General Funds
Community Facilities	18	Continue to provide the system of green box waste collection in areas of the County where curbside pick-up is unfeasible/uneconomical.	2004	ongoing	n/a	Private Service Provider	n/a
Community Facilities	19	Streamline the processes for obtaining all necessary permits for new businesses in the County.	2004	2005 w/ ongoing review	N/A	County Permitting staffs	N/A
Community Facilities	20	Re-energize campaigns to promote recycling and waste reduction.	2004	ongoing	\$1000 per year	County Staff	General Funds

Community Facilities	21	Explore disposal options for municipal solid wastes other than landfills	2005	2006	n/a	County / City Staff	n/a
Community Facilities	22	Implement a mulching program for yard waste that provides the products back to the citizens of Morgan and its municipalities.	2008	2008	n/a	County/City Staff and Private Service Provider	self supporting program
Community Facilities	23	Conduct a study of the current waste management in Morgan County to establish which activities are best handled by public or private entities and to evaluate the feasibility of a County-wide waste authority.	2006	2008	\$25,000	County/City Staff and/or Consultant	General Funds
Community Facilities	24	Ensure the continuation of the closure of the County Landfill and monitor the site to ensure compliance with all applicable environmental standards.	2004	ongoing	unknown	County Staff	SPLOST
Community Facilities	25	Hire, train, and adequately equip a sufficient force of police officers to maintain the desired response time for all calls.	2004	ongoing	unknown	County Sheriff and Madison Police Chief	General Fund / Grants
Community Facilities	26	Add defibrillators to all police cars in the County and its municipalities.	2004	2006	unit cost	County Sheriff and Madison Police Chief	General Fund / Grants
Community Facilities	27	Upgrade security at the Courthouse.	2005	2005	unknown	County Sheriff and Madison Police Chief	General Fund / Grants
Community Facilities	28	Conduct a review of security conditions at all County facilities.	2004	2006	unknown	County Sheriff and Madison Police Chief	General Fund / Grants

Community Facilities	29	Conduct an assessment of emergency procedures and security measures in the County and its Cities to ensure Homeland Security needs are met.	ongoing	ongoing	\$30,000	Local Public Safety Departments / Consultant	Grants / State Funds / General Funds
Community Facilities	30	Construct a new Public Safety Complex to house the Sheriff's Office, Jail, 911 Center, EMA offices, courtrooms, and other law enforcement/emergency response facilities in a single complex to enhance coordination between agencies.	2008		unknown	Local Public Safety Departments / County / Contractors	Grants / State Funds / General Funds
Community Facilities	31	Develop an on-going review process of salaries, benefits, and educational requirements of law enforcement agencies in near by counties and adjust the Morgan Sheriff's Office policies as needed to attract and retain quality personnel.	2004	ongoing	n/a	Sheriff	n/a
Community Facilities	33	Explore adoption of a tuition reimbursement program / tuition grant program for use in attracting workers for the County and municipalities, especially the public safety departments	2008	2008	n/a	Cities, County, Sheriff's Office, Police Department, Fire Departments, EMS, EMA	General Funds
Community Facilities	34	Continue development of Reserve Officer Program.	2004	ongoing	\$1,000	Sheriff's Office	General Funds
Community Facilities	35	Implement a program of workplace Spanish.	2005	ongoing	\$5,000 / year	All County and municipal law enforcement and emergency agencies	General Funds

Community Facilities	36	Adopt a rolling five-year planning process for budgetary, staffing, and facility improvements/changes.	2005	2005	n/a	Sheriff's Office	n/a
Community Facilities	37	Explore the adoption of a program whereby citizens can ride along in patrol cars as observers to become more familiar and supportive of officer operations and needs.	2004	ongoing	n/a	Sheriff's Office and Police Department	n/a
Community Facilities	38	Consider/research the benefits of creating a consolidated Morgan-Madison Fire Department.	2005	2008	n/a	Morgan County VFD and City of Madison Fire Department	n/a
Community Facilities	39	Secure funding to hire additional paid firefighters for Morgan County.	2004	ongoing efforts		Morgan County Fire VFD and City of Madison FD	General Funds
Community Facilities	40	Implements the County's 2003 Fire Station Location Plan.	2004	ongoing	n/a	Morgan County Fire VFD and City of Madison FD / Morgan County Manager	n/a
Community Facilities	41	Secure equipment for and continue support of dive team.	2005	2005		Morgan County VFD	General Funds
Community Facilities	42	Develop and implement a program to recruit minority firefighters.	2004	ongoing	n/a	Morgan County Fire VFD and City of Madison FD	n/a
Community Facilities	43	Review the program of benefits for volunteer firefighters and augment as needed for retention purposes.	2004	ongoing		Morgan County VFD	General Funds

Community Facilities	44	Establish and work to meet standard equipment requirements for all Morgan County Fire Departments compliant with NFPA standards.	2004	ongoing		Morgan County Fire VFD and City of Madison FD	General Funds
Community Facilities	45	Investigate and purchase a ladder truck to enhance fire-fighting capabilities for structures 3 stories and higher.	2007	2008		Morgan County VFD	General Funds
Community Facilities	46	Add additional dry hydrants needed to maintain County ISO rating at an 7/8.	2004	ongoing		Morgan County VFD	General Funds
Community Facilities	47	Establish and develop a training program for a County-wide GIS system to assist emergency planning and response efforts.	2004	2005	\$30,000	All County and municipal emergency and law enforcement agencies	General Funds
Community Facilities	48	Establish a combined training program for all County and municipal law enforcement and emergency response agencies.	2006	2007		All County and municipal emergency and law enforcement agencies	General Funds
Community Facilities	49	Add additional cat and small animal cages to animal control facility.	2006	2006		Morgan County Animal Control	General Fund
Community Facilities	50	Evaluate the need for additional staff to fully cover the animal control needs of Morgan County.	2005	2006	n/a	Morgan County Animal Control	General Funds
Community Facilities	51	Identify grants and other funding sources that can assist efforts to improve the services offered by the animal control department.	2004	2004	n/a	Morgan County Animal Control	Grants

Community Facilities	52	Plan and install needed infrastructure on Dixie Highway to support future school.	2007 (dependant upon School Board Construction Schedule)	2008		Local - County & City of Rutledge	SPLOST
Community Facilities	53	Provide support to the Morgan County Extension Office to ensure that it continues to provide excellent services and benefits to the County.	2004	ongoing		Local - County	General Funds / Grants
Community Facilities	54	Work with the Morgan County Library to explore the possibility of establishing an information center in Rutledge.	2005	2005		Morgan County Library / Uncle Remus Library System and City of Rutledge	State Funds
Community Facilities	55	Identify location for a community/learning/conference facility.	2004	2006	n/a	County Manager	SPLOST
Community Facilities	56	Renovate the old Senior Center into office space for County offices.	2004	2005	\$100,000	Local - County	SPLOST
Community Facilities	57	Renovate the Old Health Department into office space for County Commissioners.	2004	2004	\$45,000	Local - County	SPLOST
Community Facilities	58	Refurbish the County Roads and Bridges shop.	2008	2008	\$25,000	Local - County	SPLOST
Community Facilities	59	Continue to implement and amend the County Building Plan as required to keep it current.	2004	ongoing	n/a	County Buildings and Maintenance Staff	n/a
Community Facilities	60	Expand and coordinate the County's GIS system to combine all information from all County departments into one database.'	2004	ongoing	\$50,000	County GIS Manager	Grants / General Funds

Community Facilities	61	Maintain the computer network among County departments to promote the exchange of information.	2004	ongoing	\$50,000 / year	County IT Department	General Funds
Community Facilities	62	Upgrade the County financial management system in a manner compliant with the State Chart of Accounts and GASB standards.	2004	ongoing		County Finance Department	General Funds
Community Facilities	63	Develop 5 year operating and capital budgets for the County.	2005	ongoing	n/a	County Manager	n/a
Community Facilities	64	Combine all Constitutional Offices of the County under one personnel plan.	2004	2007	\$10,000	County Human Resources Staff	General Funds
Community Facilities	65	Develop a task force to explore forming partnerships and developing "niche" healthcare services within the tri-county area.	2004	ongoing		County and City Governments and Hospital Authority staff and representatives for Green and Putnam Counties	Grants
Community Facilities	66	Explore option of acquiring land adjacent to Morgan Memorial Hospital to allow for the expansion of health care facilities.	2004	2005		Hospital Authority	
Community Facilities	67	Purchase land and begin development of a County recreation complex.	2005	2008		County Recreation Department	General Funds
Housing	1	Encourage the development of high quality, affordable housing for households of all income brackets and ages, and those with special needs.	2004	ongoing	n/a	County Planning Staff	n/a

Housing	2	Research and if possible secure available government funding for the construction and renovation of identified low and moderate income housing projects such as Community Development Block Grants. If necessary establish a new authority to administer housing program or hire additional county/city staff for administration of program.	2006	ongoing	n/a	County Staff / Private Developers / County Housing Authority (if established)	CDBG Funds / Private Funds
Housing	3	Amend ordinances and regulations to require an affordable housing component in all new developments where infrastructure exists.	2004	ongoing	\$2,000	City Staff / County Planning Staff / Consultant	General Funds
Housing	4	Establish a program of density bonuses for providing affordable housing within the County and municipalities.	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	1	Explore and adopt if appropriate ordinances allowing cluster type development in areas of the County.	2005	2006	\$5,000	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	2	Strengthen ordinances allowing for overlay districts for the development of mixed use villages and other mixed use developments.	2005	2006	\$5,000	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	3	Explore and adopt if appropriate ordinances allowing for flexible zoning for allowable density.	2005	2006	\$5,000	County Planning Staff / Consultant	General Funds & Grants if Available

Land Use	4	Revise and amend ordinances restricting development and/or requiring the submission of resource protection / management plans before the undertaking of development activities that will significantly disturb areas designated as environmentally sensitive such as flood prone areas.	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	5	Revise and amend ordinances to prevent the filling, obstruction or destruction of natural drainage areas.	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	6	Develop appropriate County ordinances allowing for the development of mixed-use developments implementing traditional neighborhood design within areas of the County designated for growth or "new towns" on the County's Future Land Use Map.	2005	2006	\$10,000	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	7	Review and where appropriate strengthen codes and ordinances related to construction and design (design guidelines) in order to preserve the high quality and integrity of the built environment.	2005	2006	\$10,000	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	8	Review and amend as necessary County and municipal ordinances related to manufactured housing to ensure the compatibility of this land use with surrounding land uses.	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds & Grants if Available

Land Use	9	Establish regulations and ordinances that require new development to either be located where required infrastructure is in place or bear the costs of providing any additional infrastructure needed to service the development.	2005	2006	\$10,000	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	10	Develop or revise existing ordinances to require direct pedestrian and where appropriate, vehicular access between new adjacent residential, institutional, office/professional, and commercial developments.	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	11	Develop and institute regulations to mitigate the effects of empty "big box" commercial buildings.	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	12	Revise existing ordinances and regulations to restrict industrial and commercial uses with nuisance characteristics to those areas where effects can be mitigated.	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	13	Develop or revise existing ordinances to require buffering or transitional spaces between adjacent higher and lower intensity land uses.	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	14	Develop or revise existing regulations and ordinances to require when appropriate that all new developments tie into existing adjacent public roadways and be designed as to provide access points to all planned public roadways.	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds & Grants if Available

Land Use	15	Develop or revise existing regulations and ordinances to allow for reduced street widths and right-of-ways for streets in new developments when the streets are designed with a distributed network (gird system).	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	16	Develop or revise existing regulations and ordinances to limit the number of access points and curb cuts on major thoroughfares, arterials and major collector roads by requiring new developments provide for shared driveways, larger frontages, frontage roads other appropriate means in order to maintain efficient traffic flow on the roadways.	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	17	Develop or revise existing regulations and ordinances to set consistent standards for the width of landscaping and sidewalk setbacks.	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	18	Develop or revise existing regulations and ordinances to establish parking design standards and appropriate limits on the number of spaces.	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	19	Develop or revise existing regulations and ordinances to establish appropriate setback requirements for new development along roadways that have a high potential of being widened in the future.	2005	2006	\$1,000	County Planning Staff / Consultant	General Funds & Grants if Available

Land Use	20	Work with adjacent counties to develop restrictions for development around Lake Oconee and the Apalachee River that would threaten the quality of the water, shorelines, or floodplain vegetation.	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	21	As necessary amend and/or revise existing regulations and ordinances to establish limits on the type and degree of development allowable in groundwater recharge areas.	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	22	Develop or revise existing regulations and ordinances to require that all new developments be engineered so that they hold the first inch of rainfall on site and that storm water runoff at build-out is not greater than that experienced prior to development.	2005	2006	\$2,500	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	23	Develop or revise existing regulations and ordinances to establish limits on the intensity and types of development in areas where runoff and/or emissions have the potential to adversely affect surface or groundwater.	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	24	Review and refine the maps used to define areas of the county considered at risk for flooding and used in the Federal Flood Insurance Program to insure that development requirements in those areas are appropriate to the possible hazards.	2005	2008	\$3,000	County Planning Staff / Consultant	General Funds & Grants if Available

Land Use	25	Develop or revise existing regulations and ordinances to prevent water withdrawals related to a development on one site from adversely affecting water availability on adjacent sites.	2005	2006	\$1,000	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	26	Work towards the goal of permanently protection more than 30% of the county's land area in farmland, natural areas, forests, or parks.	2005	2006	\$2,500	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	27	Develop or revise existing County regulations and ordinances to target at least 20% of the land in rural areas of the County designated for higher density growth as areas to be set aside for permanently protected green or open space.	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	28	Implement the GreenPrint plan as a guide for a county-wide environmental protection program, in the development of and changes to the Land Use Plan and as a factor in analyzing environmental impacts.	2005	2006	n/a	County Planning Staff and County Commission	n/a
Land Use	29	Develop or revise existing regulations and ordinances to require that all new developments contribute to the permanent protection of greenspace and conservation of open space in an appropriate manner such as on-site provision, purchase of development rights and payments to a greenspace fund. Also require that when appropriate land conserved	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds & Grants if Available

		on-site should be available for public use.					
Land Use	30	Establish regulations and ordinances requiring conservation subdivision design for all new subdivisions.	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	31	Establish a permanent program for the perpetual management and protection of land set aside for conservation.	2005	2006	n/a	County and Local Environmental Organizations	n/a
Land Use	32	Develop or revise existing regulations and ordinances to make available and provide incentives for the use of innovative land management tools such as conservation subdivisions, conservation easements, purchase of development rights and transfer of development rights.	2005	2006	\$10,000	County Planning Staff / Consultant	General Funds, Grants if Available, and Donations
Land Use	33	Work with the local legislative delegation to improve Sate legislation allowing the use of transfer of development rights in Morgan County.	2005	2006	n/a	County Planning Staff	n/a

Land Use	34	Develop or revise existing regulations and ordinances to ensure that new development adjacent to agricultural land does not impinge on the right and ability to continue agricultural activities so long as best management practices are employed.	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds & Grants if Available
Land Use	35	Formally designate important gateways to the County as identified in the GreenPrints Plan.	2005	2006	n/a	County Roads and Planning Staffs	n/a
Land Use	36	Develop or revise existing regulations and ordinances to protect view-sheds along important corridors and gateways within the County as identified in the GreenPrints Plan.	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds, Grants if Available, and Donations
Land Use	37	Develop incentives to encourage those who wish to permanently protect view-sheds along scenic roads.	2005	2006	n/a	County Planning Staff	n/a
Land Use	38	Work to acquire fee simple title or development rights to key gateways into the County as a means of protection view-sheds.	2005	2006	unknown	County Planning Staff	General Funds, Grants if Available, and Donations
Land Use	39	Develop regulations and ordinances to establish appropriate setbacks, landscaping, tree-removal and curb cut requirements for the important corridors and gateways within the County as identified in the GreenPrints Plan.	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds and Grants if Available

Land Use	40	Explore the adoption of appropriate setbacks and vegetative buffers for timber harvesting and other land intensive agricultural practices.	2005	2006	n/a	County Planning Staff	n/a
Land Use	41	Work to establish links between the important greenspaces in the County.	2005	2006	n/a	County Planning Staff	n/a
Land Use	42	Work with the Georgia Department of Natural Resources to identify those habitats that should be linked in order to insure their environmental health and survival of species that reside therein.	2005	2006	n/a	County Planning Staff	n/a
Land Use	43	Develop or revise existing ordinances and regulations to prevent clear-cutting prior to development and require the retention of certain types and /or quantities of trees and specify appropriate canopy levels of either existing or planned trees at the completion of the project.	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds and Grants if Available
Land Use	44	Develop or revise existing ordinances and regulations to ensure that whenever reasonable possible developments link their conservation lands to those protected green or open spaces adjacent to the development.	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds and Grants if Available
Land Use	45	Develop a program of incentives to protect the significant hardwood forests still remaining in the County.	2005	2006	\$1,000	County Planning Staff / Consultant	General Funds and Grants if Available

Land Use / Transportation	46	Develop or revise existing regulations and ordinances to allow or require as appropriate new developments be developed with distributed road networks (grid patterned).	2005	2006	\$2,000	County Planning Staff / Consultant	General Funds and Grants if Available
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10.6.3.0 STWP 3rd Update

Not Applicable

10.6.4.0 STWP 4th Update

Not Applicable

10.6.5.0 STWP 5th Update

Not Applicable

10.6.6.0 STWP 6th Update

Not Applicable

10.6.7.0 STWP 7th Update

Not Applicable

10.6.8.0 STWP 8th Update

Not Applicable

10.6.9.0 STWP 9th Update

Not Applicable

10.7.0.0 Capital Improvements Element Update

Not Applicable

10.7.1.0 CIE 1st Update

Not Applicable

10.7.2.0 CIE 2nd Update

Not Applicable

10.7.3.0 CIE 3rd Update

Not Applicable

10.7.4.0 CIE 4th Update

Not Applicable

10.7.5.0 CIE 5th Update

Not Applicable

10.7.6.0 CIE 6th Update

Not Applicable

10.7.7.0 CIE 7th Update

Not Applicable

10.7.8.0 CIE 8th Update

Not Applicable

10.7.9.0 CIE 9th Update

Not Applicable