

City of Mount Zion

ADOPTION RESOLUTION 2023-039

WHEREAS, the City of Mount Zion has completed its 2023-2043 Comprehensive Plan update; and

WHEREAS, the updated Comprehensive Plan was prepared in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

WHEREAS, the two required public hearings were conducted on June 13, 2023 and October 10, 2023; and

WHEREAS, the Comprehensive Plan was transmitted to the Three Rivers Regional Commission and the Department of Community Affairs for review; and

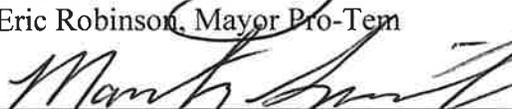
WHEREAS, the Department of Community Affairs has reviewed the Comprehensive Plan and finds that it adequately addresses Minimum Standards for Local Comprehensive Planning; and

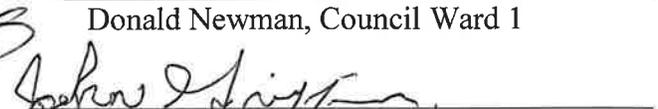
NOW, THEREFORE, LET IT BE RESOLVED, the City of Mount Zion Council hereby adopts this 2023-2043 Comprehensive Plan, on this 24th day of October 2023.

BY:

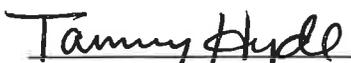

Eric Robinson, Mayor Pro-Tem


Donald Newman, Council Ward 1


Marty Spruill, Council Ward 3


John Griffin, Council Ward 4

ATTEST:


Tammy Hyde, City Clerk



City of Mount Zion 2023 Comprehensive Plan

Adopted October 2023

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Acknowledgments

City Council

Randy Sims, Mayor
 Eric Robinson
 John Griffin
 Donald Newman
 Marty Spruill

Steering Committee

Eric Robinson, Council, Business Owner
 John Griffin, Council
 Donald Newman, Council
 Tammy Hyde, City Clerk
 Melvin Holdridge, Development Authority

INTRODUCTION

This plan update was completed in accordance with the Georgia Planning Act of 1989 and the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning. Mount Zion, Georgia, is a small rural incorporated City located in the western portion of Carroll County, which is in the western section of the Georgia Piedmont.

Purpose of the plan

The City of Mount Zion Comprehensive Plan shall provide guidance and policy standards for future growth and development. The plan also identifies needs and opportunities that currently exist within the community. Goals, polices, and specific implementation measures are listed to set policy for particular segments and specific areas of the City.

Comprehensive Plan Steering Committee and Public Participation

The City of Mount Zion Council appointed a Comprehensive Plan Steering Committee to assist and guide the update of the comprehensive plan. A series of consecutive meetings took place to address the components of the plan update. The Steering Committee included members of the City government and other community stakeholders. The members of the committee were:

As part of the public participation component, a community survey was developed and distributed to gather input from the greater public. Hard copy and online survey results are found in the appendix.

Two public hearings were held in regards to the comprehensive plan update process in which citizens could obtain information about the planning process, review, and comment on the plan. Citizen participation materials are included at the end of the plan.



CITY OF
MOUNT ZION



COMMUNITY GOALS AND POLICIES

The purpose of the Community Goals and Policies section is to guide and direct the City of Mount Zion's decision-making process for the future of their community.

VISION STATEMENT

The City of Mount Zion's vision is to provide prosperity, controlled growth, a positive quality of life, promoting education, delivery of essential services to its residents, while preserving the unique historic features of the Community and any unique or protected natural resources that exist.

ECONOMIC DEVELOPMENT

Goal: Encourage small businesses to locate in downtown City storefronts such as coffee shops, cafes, etc...

Policy: Desirable businesses will provide employment good income, and infill development. HOUSING

Goal: Safe, adequate, and affordable housing should be available for all citizens.

Policy: We will continue to eliminate substandard or dilapidated housing in our community.

Policy: We will continue to promote quality single-family housing construction and housing infill among existing lots.

Policy: We will continue to support the expansion of broadband throughout our community

TRANSPORTATION

Goal: Provide sound city transportation planning that can serve residents and enhance area economic development in the City of Mount Zion.

Policy: The design and construction of new or rebuilt streets, sidewalks and trails can help create efficiency and connectivity in the community, especially local city amenities.

Policy: Alternative transportation options, like bicycle and pedestrian systems, including trails and sidewalks, can work in our community and provide physical, social, and economic benefits for local resident.

Policy: Promote and partner with Carroll Connection to increase awareness of transit options

Policy: Partner with the Georgia Safe Routes to School Resource Center to increase connectivity, access, and safety for kids walking to school and biking to school.

NATURAL/CULTURAL RESOURCES

Goal: Conservation and management of sensitive natural resources can enhance the green spaces that are characteristics of our rural environment.

Policy: The protection and conservation of our community's natural resources (trees, terrain, water, and open space) and historic homes, buildings, and sites will play an important role when making decisions about future growth and development.

Policy: Low impact development that preserves natural topography, existing vegetation, springs, and existing stream courses is a preference in our community.

Policy: Protection of water supply watersheds, ground water recharge areas, and wetlands.

COMMUNITY FACILITIES AND SERVICES

Goal: Provide sufficient facilities to administer governance, maintain public safety, enhance quality of life, and be responsive to local development.

Policy: Remain responsive and flexible to potential changes needed in the water and septic services available to the area.

Policy: Continue to work with the County for fire, police, solid waste, and emergency services and facilities are priorities for maintaining public safety and health through mutual aid agreements.

Policy: Recreation and park facilities and services represent an investment in our quality of life and the social interaction of the population.

Policy: Maintenance and updates of public facilities, as needed, are visible statements about civic pride, community support, and the desire to be successful.

LAND USE

Goal: Maintaining the rural, historic community atmosphere is an important quality of life issue for local residents.

Policy: Decisions on new development will contribute to, not take away from, our community's rural, scenic character and historic sense of place.

Policy: Enhance features that make Mount Zion walkable and improve pedestrian access to the core of the community surrounding the post office, City hall, school, and churches when funds become available.

Policy: Low density residential development is supportive of our rural environment, and new land uses must support protection of the environment and the preservation or creation of open space, buffers, and trails.

Policy: Utilize and promote the updated subdivision ordinance.

INTERGOVERNMENTAL COORDINATION

Goal: Cooperation with other local governments, local agencies, and the State influence and contribute to our success.

Policy: Update and implement the Comprehensive Plan as a guide for local decision-making.

Policy: Coordinate with Carroll County School Board for mutual use of the football field and Mount Zion Middle School and reciprocate the use of our recreation facilities.

Policy: We will collaborate with other local governments on matters of mutual interest.

Policy: We are committed to the intent and occasional review and update of the Service Delivery Strategy.

Policy: Available grants are important to our success and can make our budget more efficient.

Policy: Partner with the county for building permits and standards

NEEDS AND OPPORTUNITIES

The Needs and Opportunities section addresses what the City of Mount Zion currently lacks or sectors of the City where improvements are needed. This section also lists existing opportunities available that should be utilized.

To help gain a more accurate and balanced list of needs and opportunities, a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis was conducted. The results of this exercise resulted in the following list of Needs and Opportunities for Mount Zion.



SWOT ANALYSIS

Strengths

- Small, rural, quiet town
- Agriculture
- Police Department
- Water service
- Community Center, Senior Center, and Library
- Recreation Department
- Health Clinic
- Schools
- Small business
- Improved code enforcement

Weaknesses

- Water volume less than ideal
- Improved parking needed for recreation

Opportunities

- Funding for infrastructure projects
- Increased connectivity
- New water lines
- New home construction and rehabilitation
- Broadband internet expansion

Threats

- Lack of citizen involvement with city government
- Lack of municipal water system (county operated)
- Growth from surrounding areas, especially industrial

List of Needs and Opportunities

- Continue to expand and Improve our sidewalks.
- Increase our water volume.
- Improve our public facility capacity in order to attract new development.
- Increase beautification of our city.
- Increase small businesses
- Utilize the DDA to increase business and development opportunities
- Provide more bike paths and walking trails.
- Need to encourage development of vacant sites or abandoned structures in our community.
- Continue the enhancement of greenspace and parkland in our community.
- Need to preserve our rural scenery.
- Need to add parking at city and athletic facilities.
- New home construction to increase the number of residents
- Need to partner with the Georgia Safe Routes to School Resource Center



BROADBAND

The State of Georgia has made the expansion and access to broadband internet a priority. The state launched the Georgia Broadband Deployment Initiative (GBDI) to promote broadband services and mapping. The state has now made it a required part of the comprehensive plan.

This section discusses the current state of broadband within the City of Mount Zion.

Since the passage of the law allowing providers to partner with Electric Membership Corporations, broadband expansion has increased dramatically in rural Georgia. This affects the Mount Zion area directly. Carroll EMC and SyncGlobal Telecom/Crossbeam have partnered to deploy broadband into much of the EMC territory in west Georgia. This initiative will bring broadband to large swaths of unserved areas in the western city limits of Mount Zion. See map on the next page.

Broadband Strategies:

- Partner with providers and utilities on the expansion of broadband through the city.
- Assist providers and utility companies on the prioritization of areas for deployment

The majority of residents, ninety-three percent, have some sort of internet subscription package. Over seventy percent of those have access to broadband.

Type of Internet Subscriptions – City of Mount Zion

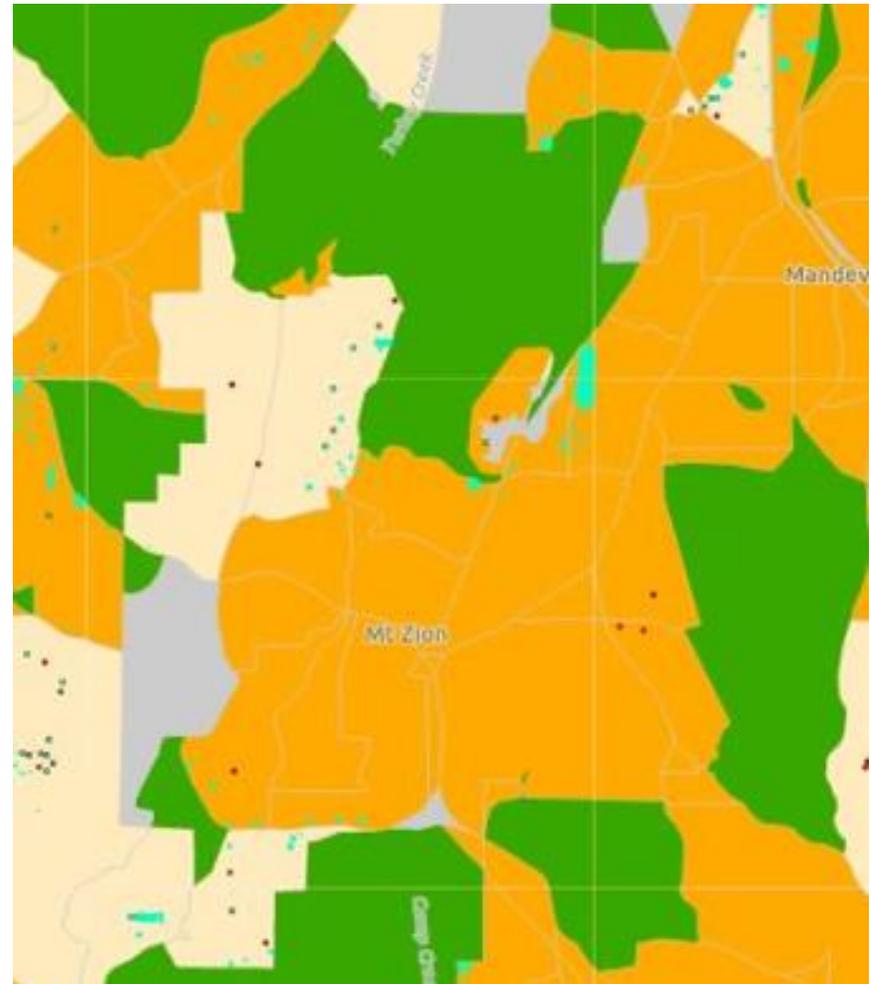
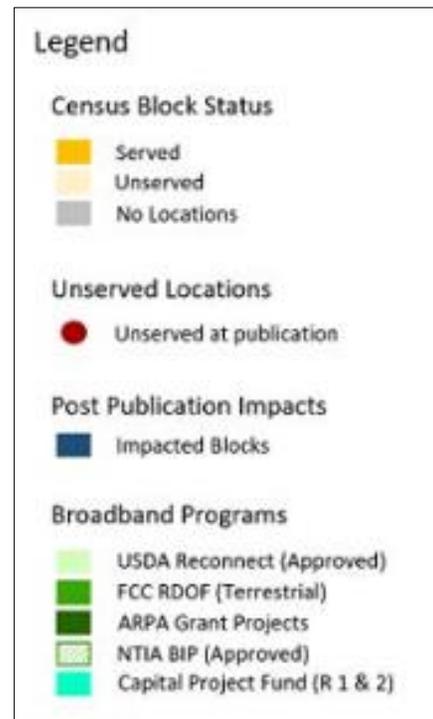
Type	Total	% of Total
Total households	720	100.0%
Total with an internet subscription	670	93%
Dial-up	0	0%
Broadband (cable, fiber, DSL)	509	71%
Satellite	155	21.5%
Internet Access without a subscription	50	7%

Source: US Census Bureau, 2021: ACS 5-Year Estimates Subject Tables- PRESENCE AND TYPES OF INTERNET SUBSCRIPTIONS IN HOUSEHOLD



DCA GBDI BROADBAND MAP

The map below shows served, unserved census tracts along with unserved sites. It was last updated in 2023.

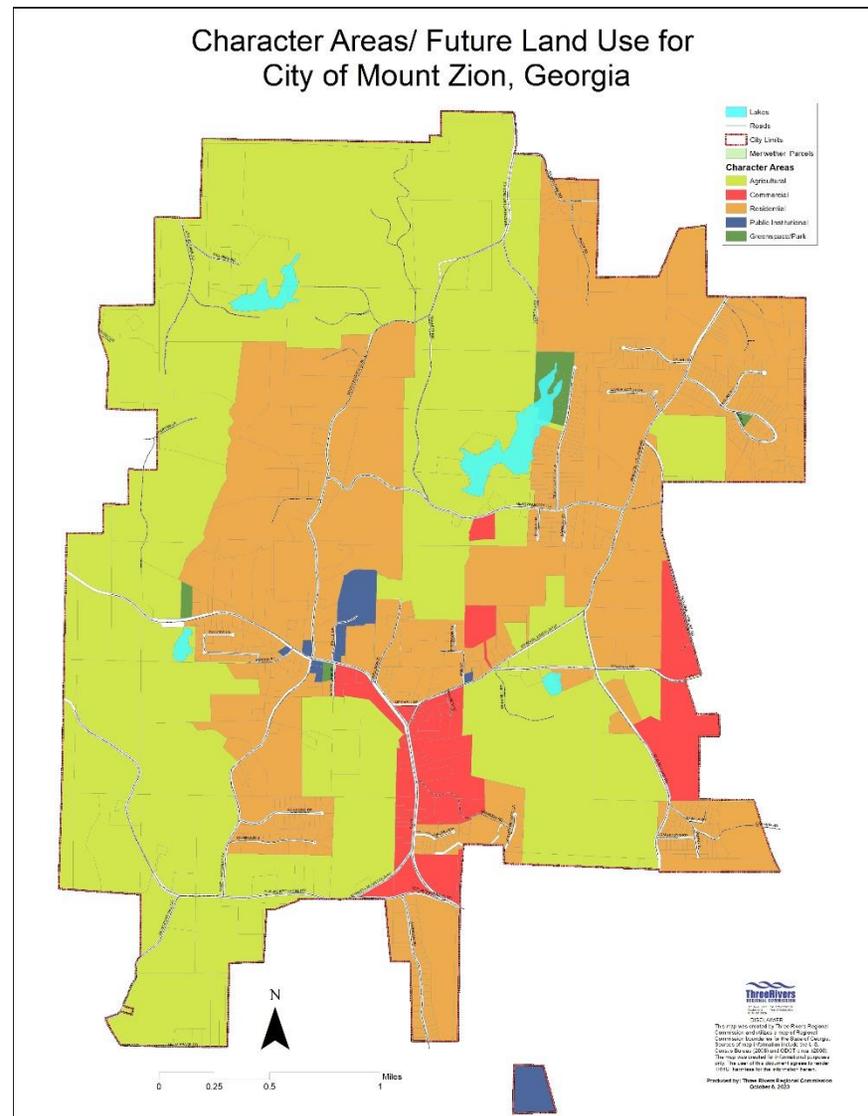


CHARACTER AREAS AND FUTURE LAND USE

Character areas are geographic sub-areas of a community that contain unique characteristics and physical form. According to the Department of Community Affairs, Character areas have unique or special characteristics, have potential to evolve into a unique area when provided specific and intentional guidance, or require special attention due to unique development issues. Character areas may be identified by the types of development found there which vary from historic downtowns, commercial/industrial areas, or residential neighborhoods. Other character areas may lack development and include more natural features, such as greenspace or parkland.

The following list identifies character areas found within the City of Mount Zion. Each character area listed contains a description and desired development patterns, recommended land uses, and a list of implementation measures. Current photos are also included, which give an actual snap shot into each distinct character area.

A larger version of the Character Area/Future Land Use Map can be found in the appendix.



COMMERCIAL

Definition

Mount Zion has a commercial area that is mainly along one major highway that runs through the City. Currently the most thriving business is a Dollar General along with other small businesses.

Development Patterns and Land Uses

Land dedicated to small scale business uses, including retail sales, office, and other services. Commercial uses are largely single structure type development. Future commercial uses will likely continue along State Route 16 and adjacent to the West Georgia Regional Airport.

Implementation measures

- Promote aesthetically appealing design standards.
- Promote connectivity between developments.





RESIDENTIAL

Definition

Mount Zion’s residential area is one of the larger components of the City. Most homes were built prior to 1980. A few homes in the area earlier than the 1950s.

Development Patterns and land uses

Land uses permitted in this character area include single-family residential, and some neighborhood commercial. Development in this area will be in higher concentration and suburban compared to the Agricultural area.

Desired development patterns

As houses are restored and infill occurs, the maintenance of the historic character and the protection of the view shed along the streets will be important.

Implementation Measures

- Promote traditional neighborhood design (TND) standards.
- Promote connectivity between developments.
- Expand sidewalks to connect to existing network.
- Promote connectivity to schools.
- Enforce subdivision ordinance
- Require neighborhood associations in new developments

AGRICULTURE

Description

Rural land encompasses a large portion of the land area within the City limits of Mount Zion. The area contains active farmland and large tract residential.

Desired Development Patterns and Land Uses

This area will remain rural and agricultural into the near future. Larger acreage requirements will likely remain as a future development tool. Land uses within this character area include agricultural and large tract residential.

Implementation Measure

- Promote the use of conservation subdivisions to protect rural character and preserve greenspace.
- Preserve the rural character and viewshed
- Promote the use of active farmland
- Promote the use of conservation easements and land trusts





PUBLIC INSTITUTIONAL

Description

Land inside the City of Mount Zion containing government owned buildings and property is classified as public institutional. This area contains City Hall, the Community and Senior Center, the Recreation Department Complex, and Post office.

Development Patterns and Land Uses

Mount Zion recommends maintaining and developing these properties to remain aesthetically attractive in the community. These properties will remain in use for the local government and public services.

Land designated for government use of properties.

Implementation measures

- Maintain access
- Promote sidewalk connectivity

GREENSPACE/PARK

Description

Within the City of Mount Zion, there exists parcels of land containing greenspace and parks. These areas contain amenities such as playgrounds, ball fields, and greenspace.

Development Patterns and Land Uses

Mount Zion recommends continued conservation of these areas to protect the environment. These areas will remain passive recreational and conservation areas.

Implementation measures

- Land preservation
- Limit new development
- Conservation easements



COMMUNITY WORK PROGRAM

2018-2023 REPORT OF ACCOMPLISHMENTS

Mount Zion Community Work Program 2018-2023 Report of Plan Accomplishments		
Project or Activity	Status	Explanation
If the TSPLOST passes, install city sidewalks.	Underway	Some sidewalk improvements have taken place. Additional sidewalk to to school and Dollar General? Past Dollar General to next neighborhood. Phase 2 – Methodist church to to new park (Dillard’s Fields)
Upgrade of water distribution system.	Underway	Upgrades taking place along Highway 16 and other locations. Moved to new CWP.
Construction of city commercial area involving citizen co-op and small food services.	Cancelled	Covid and other factors have stalled this project. Specific project not a current city priority.
Recruit a community solar farm into the city. strategy	Underway	Scope has changed to focus on solar power at the Mount Zion Community Center. Planning for this project is underway. Move to new CWP.
Engineering study of a freshwater well.	Cancelled	No water. No longer a viable project.
Acquire property for a freshwater well system.	Cancelled	No water. No longer a viable project.

2023/2024-2028 COMMUNITY WORK PROGRAM

City of Mount Zion Community Work Program 2023-2028				
Activity	Years	Responsible Party	Cost	Funding Sources
Phased sidewalk expansions Phase 1: connect to Dollar General and adjacent neighborhood Phase 2: connect former school to new park	2024-2026	City, GDOT	\$400,000	Local, Grants, SPLOST, CDBG
Water system/lines upgrades along, State Route 16, South Prospect and old Jacksonville Road, Johnsonville Road	2023-2025	City	TBD	CDBG, ARPA
New park development – walking trails, playground, fencing	2023-2024	City	\$200,000	Local, LWCF
Road paving along Williams, Meadowbrook, Earnest Road	2023-2025	City	\$150k	Local, LMIG
Install solar for Community Center and Library	2023-2024	City	\$100	Grants, Local, REAP Dept of Ag, DOE
Replace water meters with digital	2023-2025	City	TBD	Local, Grants, SPLOST

Appendix

- Meeting Sign-In Sheets
- Survey Results
- Key Facts/Local Demographic Data
- Enlarged Character Area /Future Land Use Map

City of Mount Zion Comprehensive Plan Update
 Stakeholder Committee Meeting #1
 July 11, 2023

Please print clearly.

NAME	AFFILIATION	EMAIL ADDRESS	TELEPHONE
Don Weimer	Council Beat	DPAHYES@001.com	770-888-5063
Ray Sims	Mayor	Sims.Rod@BellSouth.net	770-6174160
Eric Robinson	Council	ericr41@BellSouth.net	678-850-5391
John Griffin	Council	john@jwoc-griffins@yahoo.com	678-634-9685
Tammy Hyde	City Clerk	tammy@cityofmountzion.com	404-936-5006

City of Mount Zion Comprehensive Plan Update
 Stakeholder Committee Meeting #2
 August 31, 2023

Please print clearly.

NAME	AFFILIATION	EMAIL ADDRESS	TELEPHONE
Eric Robinson	Mayor Pro Tem	eric.robinson@cityofmountzion.com	678 850 5391
Tammy Hyde	City Clerk	tammy@cityofmountzion.com	770-832-1622 x2
Dorinda Johnson	Council	DFHPRES@do1.com	770-853-5063
Micki Phillips	Development Authority		770-830-1453

***Please take a few minutes
to complete the:***

PUBLIC SURVEY
for the
City of Mount Zion
Comprehensive Plan
2023 Update



<https://arcg.is/bK5jj0>

*Survey takes
approximately
5 minutes.*



**CITY OF
MOUNT ZION**

MOUNT ZION COMPREHENSIVE PLAN UPDATE 2023-
2038

COMMUNITY SURVEY

I live in the city limits () I live outside the city limits

What are the things you like most about Mount Zion?

small town, friendly people

What things would you change about Mount Zion?

the way the school system is.

*****Please return to City Hall when completed*****

MOUNT ZION COMPREHENSIVE PLAN UPDATE 2023-
2038

COMMUNITY SURVEY

() I live in the city limits () I live outside the city limits

What are the things you like most about Mount Zion?

SMALL and QUIET
NEEDS BUSINESS

What things would you change about Mount Zion?

NEEDS BUSINESS

*****Please return to City Hall when completed*****

MOUNT ZION COMPREHENSIVE PLAN UPDATE 2023-
2038

COMMUNITY SURVEY

I live in the city limits () I live outside the city limits

What are the things you like most about Mount Zion?

Small town

What things would you change about Mount Zion?

It would be nice if the Recreation Dept had more of a website. I have difficulty finding ~~sign~~ sign up for sports as I don't really Facebook.

*****Please return to City Hall when completed*****

MOUNT ZION COMPREHENSIVE PLAN UPDATE 2023-
2038

COMMUNITY SURVEY

I live in the city limits () I live outside the city limits

What are the things you like most about Mount Zion?

Its a small town
People are friendly

What things would you change about Mount Zion?

Nothing. Don't want to see
a lot of stores added

*****Please return to City Hall when completed*****

MOUNT ZION COMPREHENSIVE PLAN UPDATE 2023-
2038

COMMUNITY SURVEY

() I live in the city limits () I live outside the city limits

What are the things you like most about Mount Zion?

Small community

What things would you change about Mount Zion?

*****Please return to City Hall when completed*****

MOUNT ZION COMPREHENSIVE PLAN UPDATE 2023-
2038

COMMUNITY SURVEY

I live in the city limits () I live outside the city limits

What are the things you like most about Mount Zion?

I like that its a small community that
doesn't have traffic going to & from.
These people are friendly.

What things would you change about Mount Zion?

*****Please return to City Hall when completed*****

MOUNT ZION COMPREHENSIVE PLAN UPDATE 2023-
2038

COMMUNITY SURVEY

I live in the city limits () I live outside the city limits

What are the things you like most about Mount Zion?

Small town.
friendly people.
love the schools.

What things would you change about Mount Zion?

stop building new houses
redo the park
stop people from speeding down
residential area esp. on Ashwood dr.

*****Please return to City Hall when completed*****

MOUNT ZION COMPREHENSIVE PLAN UPDATE 2023-
2038

COMMUNITY SURVEY

() I live in the city limits () I live outside the city limits

What are the things you like most about Mount Zion?

EVERYTHING

What things would you change about Mount Zion?

NA

*****Please return to City Hall when completed*****

MOUNT ZION COMPREHENSIVE PLAN UPDATE 2023-
2038

COMMUNITY SURVEY

() I live in the city limits (✓) I live outside the city limits

What are the things you like most about Mount Zion?

I love all the activities that everyone can join in. I love how everyone is very friendly, and how you never feel left out.

What things would you change about Mount Zion?

Having a ~~cafe~~ restaurant could ~~be~~ help Mount Zion.

*****Please return to City Hall when completed*****

MOUNT ZION COMPREHENSIVE PLAN UPDATE 2023-
2038

COMMUNITY SURVEY

I live in the city limits () I live outside the city limits

What are the things you like most about Mount Zion?

Small town feeling.
Events,
Schools are amazing.
Friendly people.

What things would you change about Mount Zion?

more side walks :)

*****Please return to City Hall when completed*****

MOUNT ZION COMPREHENSIVE PLAN UPDATE 2023-
2038

COMMUNITY SURVEY

I live in the city limits () I live outside the city limits

What are the things you like most about Mount Zion?

Small town. Like being in a rural area.

What things would you change about Mount Zion?

More parks and activities for families.

*****Please return to City Hall when completed*****

MOUNT ZION COMPREHENSIVE PLAN UPDATE 2023-
2038

COMMUNITY SURVEY

() I live in the city limits ~~(X)~~ I live outside the city limits

What are the things you like most about Mount Zion?

*Small Hometown Community
People are very nice
Friendly Employees*

What things would you change about Mount Zion?

~~AAA~~
*Sidewalks
Buses need to slow down*

*****Please return to City Hall when completed*****

MOUNT ZION COMPREHENSIVE PLAN UPDATE 2023-
2038

COMMUNITY SURVEY

() I live in the city limits I live outside the city limits

What are the things you like most about Mount Zion?

*Small town feel, close community,
friendly employees*

What things would you change about Mount Zion?

*Sidewalks thru and updated
parks*

*****Please return to City Hall when completed*****

Key Facts

KEY FACTS

1,968

Population



Average Household Size

38.0

Median Age

\$50,136

Median Household Income

EDUCATION

14%

No High School Diploma



49%

High School Graduate



22%

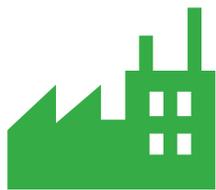
Some College



15%

Bachelor's/Grad/Prof Degree

BUSINESS



22

Total Businesses



140

Total Employees

EMPLOYMENT



60.4%

White Collar



29.9%

Blue Collar



Services



Unemployment Rate

9.7%

INCOME



\$50,136

Median Household Income



\$23,494

Per Capita Income



\$140,593

Median Net Worth

Households by income

The largest group: \$35,000 - \$49,999 (18.8%)

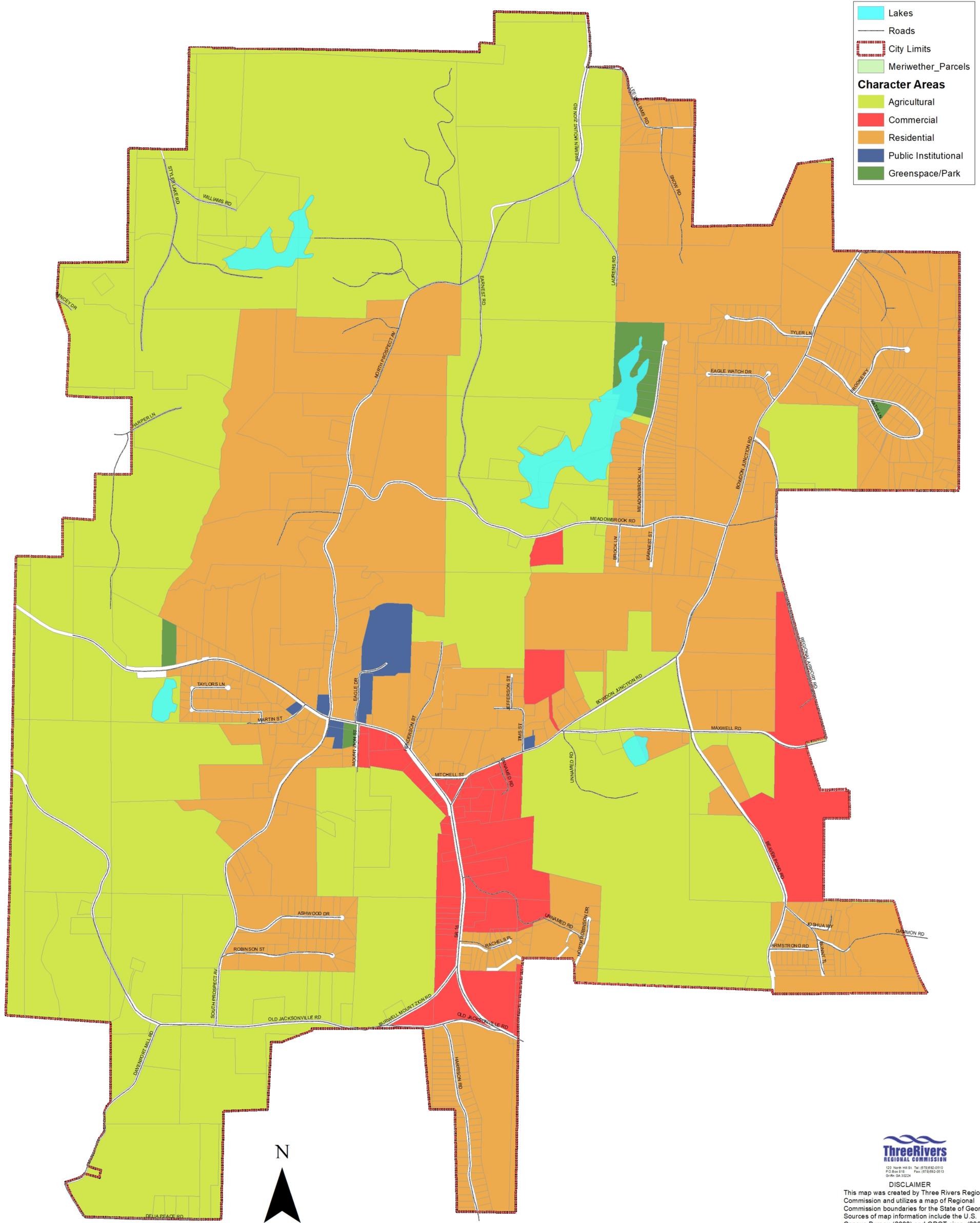
The smallest group: \$200,000+ (2.4%)

Indicator ▲	Value	Diff	
<\$15,000	9.6%	+0.1%	
\$15,000 - \$24,999	7.9%	-2.3%	
\$25,000 - \$34,999	13.5%	+4.3%	
\$35,000 - \$49,999	18.8%	+5.6%	
\$50,000 - \$74,999	18.2%	+1.6%	
\$75,000 - \$99,999	10.8%	-2.7%	
\$100,000 - \$149,999	13.8%	-4.2%	
\$150,000 - \$199,999	4.9%	-0.3%	
\$200,000+	2.4%	-2.2%	

Bars show deviation from

Carroll County

Character Areas/ Future Land Use for City of Mount Zion, Georgia



	Lakes
	Roads
	City Limits
	Meriwether_Parcels
Character Areas	
	Agricultural
	Commercial
	Residential
	Public Institutional
	Greenspace/Park



DISCLAIMER
This map was created by Three Rivers Regional Commission and utilizes a map of Regional Commission boundaries for the State of Georgia. Sources of map information include the U.S. Census Bureau (2008) and GDOT circa. (2005). The map was created for informational purposes only. The user of this document agrees to render TRRC harmless for the information herein.

Produced by: Three Rivers Regional Commission
October 6, 2023

