

The **Northeast Georgia Plan 2035** (April 19, 2012, as amended) provides a planning and coordination tool for the Northeast Georgia region, encompassing approximately 3,260 square miles, 54 municipalities, and 12 counties (Barrow, Clarke, Elbert, Greene, Jackson, Jasper, Madison, Morgan, Newton, Oconee, Oglethorpe, Walton).

Madison is part of the **Northeast Georgia** region, where counties are largely rural in nature and both counties and cities are experiencing increasing exurban development pressures from the Atlanta metropolitan region to the immediate west. The most direct regional influences are to the north (Athens, University of Georgia, town/gown culture) and to the east (Lake Oconee, Ritz Carlton, luxury resort/retiree culture). [NOTE: Morgan County also abuts Putnam County, Middle Georgia Region.]

Since 1963, the **Northeast Georgia Regional Commission** (NEGARC, located in Athens) has served as a resource for planning, economic development, grant writing, workforce training, and aging services. As part of its planning services, the NEGARC assists communities within its jurisdiction and also produces the region's plan which includes the Regional Assessment, Stakeholder Involvement Program, and Regional Agenda. According to the Georgia Department of Community Affairs (DCA), "The Regional Vision is intended to paint a picture of what the region desires to become, providing a complete description of the development patterns to be encouraged." The Guiding Principles for the *NEGA Northeast Georgia Plan 2035* (p26) outline implementation objectives in order to meet the region's shared vision.

To that end, the *Northeast Georgia Plan 2035* (p27) sets forth Performance Standards to be used by local government to ensure implementation of the Regional Agenda across Northeast Georgia. DCA expects all community to meet the **Minimum Standards** within three (3) years of adoption of the Regional Agenda. Since these standards are seen as essential to implementing the Agenda, the NEGARC and DCA will assist governments in achieving them. **Excellence Standards** are deemed desirable for implementation of the plan and typically refer to best practices in planning and development.

Communities must meet all Minimum Standards. At least two (2) of the Excellence Standards from each category must be met to qualify for the state's "Regional Steward Incentives Package" through DCA.

The review that follows was completed by the Madison Planning & Development Department and reviewed by the City of Madison Mayor & Council as part of the decennial plan development process.

Minimum Standards			
Minimum Standard	Yes	No	Comments
1. Comprehensive Plan. Update the local Comprehensive Plan, including the Future Development Map and/or Future Land Use Map, at regular intervals as required by the State of Georgia.	X		This review is an appendix to the Madison Comprehensive Plan (2017), as submitted on 1 Oct 2018. Upon plan adoption, the City of Madison will be in compliance with the minimum planning standards.
2. Future Land Use Guidance. Utilize the Future Development Map and/or Future Land Use Map to steer new development to appropriate areas of the community.	X		The Future Land Use/Development Map, having utilized Character Area Principles, will be used by the Madison Planning & Development Department, the Madison Planning & Zoning Commission, and the Mayor and Council to guide future land use decisions.
3. Service Delivery Strategy. Update the Service Delivery Strategy (SDS) and Capital Improvements Element (CIE), where applicable as required by the State of Georgia.	X		The SDS between Morgan County and its communities is in progress, proceeding currently under an extension approved by DCA. Completion is anticipated within that period of time and given that it covers utilities, a plan update addressing utilities and land use will likely be necessary.
4. Development of Regional Impact. Submit potential Developments of Regional Impact (DRIs) to the Regional Commission per the Development Thresholds established the department of Community Affairs.	X		Bryce Jaeck, GIS Planner for Madison Planning & Development Department, actively submits potential DRIs for review by regional partners; this has become easier now that Madison is now the Issuing Authority for its jurisdiction.
5. Environmental Planning Criteria. Comply with the Georgia Department of Natural Resources' Part V Environmental Planning Criteria by adopting appropriate ordinances for Groundwater Recharge Areas, Wetlands Protection, and River Corridor Protection, where applicable.	X		The Flood Damage Prevention Ordinance was updated in 2017. The Soil Erosion & Sedimentation Control Ordinance was updated in 2018. [SUGGESTION: It would be helpful if notices for future requisite updates were sent to planning@madisonga.com in addition to notices to the Mayor and/or City Manager.]
6. Pre-Disaster Mitigation Plan. Updated the local pre-disaster mitigation plan per the standards established by the Federal Emergency Management Agency (FEMA).	X		The Pre-Disaster Hazard Mitigation Plan was updated in 2016.
7. Tax Assessor Data. Share updated Tax Assessor's data tables and land parcels with the Northeast Georgia Regional Commission annually, where applicable.	X		Tax Assessor data tables and land parcels for Morgan County are managed by their GIS Officer, but the position has a good bit of turnover. Madison's GIS Planner maintains our databases and planning maps and procures Morgan County information as possible.
2017 PERFORMANCE REVIEW	7	0	7 of 7 MINIMUM STANDARDS MET

Excellence Standards			
DEVELOPMENT PATTERNS			
Excellence Standard	Yes	No	Comments
1. Develop and adopt a zoning ordinance that is revised and updated regularly to reflect the community vision.	X		Madison established zoning c1969 with usually two to four sectional updates over a 4-5 yr period. However, since a use-specific land use table was implemented in 2000, text amendments for land use adjustments have become more frequent but offers more control.
2. Develop, adopt, and implement policies and regulations to preserve agricultural land activities.		X	
3. Incentivize redevelopment and the enhancement of existing of commercial and industrial areas through mechanisms such as TDRs, Opportunity Zones, Enterprise Zones, etc.	X		Madison has been proactive in this respect. The Downtown Development Authority pursued and received Opportunity Zone designation and the Greenspace Conservation Commission with assistance from the Madison-Morgan Conservancy was successful in seeking City creation of a Transfer of Development Rights program (1 of 4 in Georgia).
4. Develop, adopt, and implement policies and regulations to encourage connectivity within the community.		X	Madison has the 2017 Major Thoroughfare Plan to provide guidance for transportation and connectivity, but implementation progress has been nominal.
5. Maintain a geographic information system (GIS) that utilizes in-house staff or a third party, such as the Regional Commission.	X		MadGIS has operated for more than 10 years in house providing moderate GIS functionality commensurate with budgeting and staff capabilities but exceeding those of similar-sized cities and non-urban counties. For 2018, Madison is utilizing a third-party vendor to upgrade field and GIS documentation for all utilities.
6. Develop GIS data for address points and/or building footprints.		X	An address point file has been created. In 2013, a building foot print shapefile was created by the Morgan County. MadGIS will update these to match new construction as updated aerial imagery becomes available to assist in the update.
2017 PERFORMANCE REVIEW	3	3	3 of 6 EXCELLENCE STANDARDS MET
RESOURCE CONSERVATION			
Excellence Standard	Yes	No	Comments
1. Maintain current electronic inventories of environmental and historic resources in the community.	X		HPC periodically updates the full HRS and MadGIS maintains a list of all sensitive resources for the Madison Greenprint (2008), receiving augmentation in 2017 with mapping of all hydrological resources.
2. Adopt a tree ordinance.	X		Madison has both a minimum tree canopy and a preventive tree clearance ordinance (c1990). In 2018, an updated tree ordinance is being proposed to make the ordinance more consumable for the general public and to extend it to residential developed properties.
3. Adopt a water conservation policy.		X	Madison intends to pursue Water First status for 2019.
4. Monitor impaired streams and rivers to determine pollution sources and implement mitigation strategies.		X	Madison adopted a Final Watershed Protection Plan in 2010 and updates are in progress.
5. Designate a local historic district and establish an active historic preservation commission through the adoption of an historic overlay ordinance.	X		Madison established a commission (1987), designated a local district (1989), and depicted the preservation overlay district boundary on the zoning map.
6. Actively seek state and/or federal historic designations nominations for districts and/or properties.		X	Madison is in the processing of surveying and updating/writing nominations for eligible mid-century resources and mid-century subdivisions.
2017 PERFORMANCE REVIEW	3	3	3 of 6 EXCELLENCE STANDARDS MET

COMMUNITY FACILITIES & INFRASTRUCTURE			
Excellence Standard	Yes	No	Comments
1. Develop and adopt a Capital Improvements Element (CIE) according to state law.		X	A CIE is no longer prepared following the repeal of the Impact Fee Ordinance; a STWP Annual Review and departmental distribution in tandem with annual budgeting serves as an interim CIE-like tool.
2. Develop and adopt and impact fee ordinance according to state law.		X	Mayor and Council stated a preference to raise taxes across the full tax base to accommodate infrastructure and service demands for new growth.
3. Partner with local boards of education to identify new school locations in areas connected by appropriate infrastructure.		X	BOE is consolidating and augmenting the 1908 A&M School campus to pull all educational facilities to one site and service area, even receiving a bypass curbcut.
4. Develop, adopt, and implement local bicycle and/or pedestrian plans.	X		Madison paid 50% for NEGARC to produce the <i>Connecting Morgan County: A Bicycle and Pedestrian Plan (2015)</i> . Elements of the plan have been given consideration in the city's comprehensive plan, have been utilized as part of multi-modal trail planning efforts, and will be appended to the Thoroughfare Plan (2007) during pending updates.
5. Develop, adopt, and implement plans to protect and create public greenspaces such as parks, greenways, and other recreational facilities.	X		Madison has been very proactive regarding openspace, greenspace, and passive recreation planning since the guidance provided by the <i>Madison Greenprint (2008)</i> . Prior and current SPLOST include greenspace acquisition/improvement allotments. City/DDA/GCC have co-piloted a TDR program protecting 25 acres of sensitive resources; and City/DDA have acquired the 4th quadrant neighborhood park, a fee simple lot and lot donated for two playground, and jointly acquired with neighborhood support a sensitive riparian area.
6. Become an official partner with the Georgia Safe Routes to School Resource Center.		X	
7. Develop and adopt a local Transit Development Plan.		X	Morgan County currently provides public transit.
8. Participate in regional transit initiatives.		X	
2017 PERFORMANCE REVIEW	2	6	2 of 8 EXCELLENCE STANDARDS MET
SOCIAL & ECONOMIC DEVELOPMENT			
Excellence Standard	Yes	No	Comments
1. Maintain a current and navigable community website.	X		Yes, with content management software via Civic Plus. In 2017-2018, there is a rebranding and more customer service friendly software upgrades, so a "new website" is currently under production with soft splash for 2019.
2. Participate actively in regional tourism planning and promotion efforts.	X		Madison participates in both the Historic Heartland Association and Lake Country marketing alliances.
3. Maintain a working relationship with the local Chamber of Commerce to encourage economic development activities that support the community's vision.	X		Of the \$170,000 Chamber of Commerce budget, roughly 51% comes from membership with Morgan County providing about 25% and Madison/Morgan County citizens providing an additional 25% - approximately \$41,000 per annum.
4. Develop and adopt an Urban Redevelopment Plan, where applicable.	X		DDA of Madison received URA powers in 2009 and began implementation of the URP in 2011. Progress is visually apparent with several catalyst projects and grants funded (CDBG, USDA, RDF) to improve the area.
5. Seek and/or maintain the Opportunity Zone designation for an applicable portion of the community from the Georgia Department of Community Affairs.	X		DDA of Madison does maintain the Opportunity Zones and reports as required by Jan 31 of each year.

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Regional Performance Standards: 2017 Review

6. Seek and/or maintain the Certified Work Ready Community designation from the State Workforce Investment Board.		X	N/A Program. The Chamber and BOE work with the NEGA Work Force Development Board to assist job placement. In 2018, we have realigned with Athens Technical College for training/workforce development.
7. Seek and/or maintain the Entrepreneur-Friendly Community designation from the Georgia Department of Economic Development.	X		Morgan County sought status, and is still designated, as Entrepreneur-Friendly.
8. Develop and implement plans, policies, and regulations to address blighted areas within the community.	X		The City has adopted an URP, an annual building condition survey, a prioritized code enforcement list, received grants to assist homeowner of deteriorated but viable housing units, and DDA has purchased and cleared a dilapidated, abandoned per year.
9. Actively seek to achieve a diverse supply of rental and ownership options to accommodate households of all income levels with the community.	X		Madison has studied a range of housing issues (vacant lots and undeveloped land, valuations, neighborhood destabilization, market demand, rising construction, costs, homelessness, and objections to modest infill. Variable housing options are being explored for current /future Urban Redevelopment Areas to avoid further classism and racism conflicts in more affluent areas. VERSION 2: Variable housing options are being explored for current /future Urban Redevelopment Areas to avoid further classism conflicts. VERSION 3: Variable housing options are being explored for current /future Urban Redevelopment Areas to avoid possible biases based on class or race in more affluent areas. VERSION 4: Variable housing options are being explored for current /future Urban Redevelopment Areas to accommodate more economically inclusive and socially diverse neighborhoods.
10. Seek assistance from the Georgia Initiative for Community Housing (GICH) to address specific housing needs.	X		Madison is a GICH alumnus community (2017 graduate). Specific housing needs being addressed are affordable, workforce, congregate, and senior.
11. Participate in the Certified Literate Community Program of the Technical College System of Georgia.		X	
12. Develop and implement an Existing Industry Program (EIP) or a Business Retention and Expansion Program (BREP).		X	As informal BREP activity, Development Authority of Morgan County assisted expansion of two industries issuing \$65 M in revenue bonds.
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GOVERNMENT RELATIONS			
Excellence Standard	Yes	No	Comments
1. Establish formal agreements with neighboring communities for sharing utilities, transportation, recreation, solid waste management, and other services, resources, and facilities.		X	
2. Provide input and feedback during neighboring communities comprehensive plan process and the DRI review process when applicable.	X		Bryce Jaeck, GIS Planner for Madison Planning & Development Department, provides extensive and substantive commentary on regional partner DRIs via the appropriate process, when affecting Madison.
3. Participate regularly in the Northeast Georgia Bicycle and Pedestrian Task Force.		X	
4. Communicate with school boards for locating new schools, creating partnerships for recreation and education, and/or establishing Safe Routes to School programs.	X		The City's Urban Renewal Agency (DDA) agreed (2018) to conduct feasibility studies and contemplate Middle School redevelopment (in URA and soon obsolete with BOE educational campus consolidation). Recreation and education options will be given consideration.

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5. Participate in the development of the Comprehensive Economic Development Strategy (CEDS) for the Northeast Georgia region.		X	
6. Participate actively on the Northeast Georgia Regional Solid Waste Management Authority.		X	
7. Participate actively in multi-county economic developments (e.g. Joint Development Authorities, Work Ready Regions, etc.)	X		Madison is fully supportive and proud of the multi-county JDA for Stanton Springs, and is one of the cooperative utility providers for the development park.
2017 PERFORMANCE REVIEW	3	7	3 of 7 MINIMUM STANDARDS MET
2017 PERFORMANCE REVIEW	39	0	EXCELLENCE STANDARDS MET

In 1999, the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve her unique cultural, natural and historic resources while looking to the future and developing to her fullest potential. The Office of Planning and Quality Growth has created the Quality Community Objectives Assessment to assist local governments in evaluating their progress toward sustainable livable communities.

This assessment is meant to give the community an idea of how it is progressing toward reaching these objectives set by the Department, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community “you are here.” Each of the fifteen QCOs has a set of yes/no questions, with additional space available for assessors’ comments. The questions focus on local ordinances, policies and organizational strategies intended to create and expand quality growth principles.

A majority of “yes” answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. “No’s” may illuminate the need to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives.

This initial assessment is meant to provide an overall view of the community’s policies, not an in-depth analysis. There are no right or wrong answers to this assessment. Its merit lies in completion of the document and the ensuing discussions regarding future development patterns as governments undergo the comprehensive planning process.

Should a community decide to pursue a particular objective, it may consider a “yes” to each statement a benchmark toward achievement. Please be aware, however, that this assessment is an initial step. Local governments striving for excellence in quality growth may consider additional measures to meet local goals.

This assessment was completed by Madison Planning & Development Department and reviewed by the City of Madison Mayor & Council as part of the decennial plan development process.

Development Patterns			
Traditional Neighborhoods			
<i>Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.</i>			
Statement	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		
2. Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.		X	No, not by right. Pre-approval of aesthetics is requisite to complete a zoning application and an additional public hearing has been appended; such districts now have more public hearings than a standard rezone. Planned development districts have been removed as an option from historic residential areas.
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.	X		The CDC reviews new development and insures the planting of canopy street trees, as well as on-site shade coverage for all parking lots. Plan compliance and maintenance issues are becoming an increasing issue.
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.	X		Madison has been a Tree City USA for 25+ years.
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		As a GICH Community, Madison’s new HOC has coordinated multiple neighborhood cleanups with private partners and hosts a bi-annual Public Safety Day with help from fire, police, and ems.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		The Street Department provides additional sidewalk cleaning and public trashcans in high pedestrian areas, parks, and city properties. Sidewalk extensions and ADA improvements have been prioritized.
7. In some areas several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.	X		
9. Some of our children can and do bike to school safely.	X		
10. Schools are located in or near neighborhoods in our community.	X		All Morgan County School System schools are currently located inside of the city limits near large residential developments. BOE built a Career Academy. BOE also secured a new public entrance from the bypass and will consolidate the educational campus by 2019.
Infill Development			
<i>Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.</i>			
Statement	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/ or infill development.	X		Planning & Development maintains a list to assist Main Street with backfill of downtown occupancies and to assist the Chamber of Commerce with economic development for the city. Generally, an occupancy inventory is completed each January (in time for the Opportunity Zone Report).
2. Our community is actively working to promote brownfield redevelopment.	X		The DDA has recently completed abatement and mitigation in the W. Washington Gateway, a 40-acre area once with brownfields and greyfields.

3. Our community is actively working to promote greyfield redevelopment.	X		
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	X		Two areas of older linear development are planned for nodal redevelopment with potential transportation improvements. W. Washington is in progress.
5. Our community allows small lot development (5,000 square feet or less) for some uses.	X		
Sense of Place			
<i>Traditional downtown areas should be maintained as the focal point of the community, or for newer areas where this is not possible, the development activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing and entertainment.</i>			
Statement	Yes	No	Comment
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		Madison has been a Certified Local Government for 25+ years. HPC ensures protection through local designation, sensitive change through design review, and maintenance through periodic evaluation.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.	X		Madison has developed standards for review and illustrated guidelines for modifications to existing properties, infill construction, and new development. New guidelines are also included in the comp plan characteristics that will assist with non-overlay areas.
6. If applicable, our community has a plan to protect designated farmland.	n/a		
Transportation Alternatives			
<i>Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.</i>			
Statement	Yes	No	Comments
1. We have public transportation in our community.	X		County served by 5311 Program through NEGRDC.
2. We require that new development connect with existing development through a street network, not a single entry/ exit.		X	Both residential and commercial development are increasingly insular. Policy, political will, and public opinion place less priority on community connectivity, and more upon the individual or developer preference.
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		
4. We have a sidewalk ordinance in our community that requires all new developments to provide user-friendly sidewalks.	X		Madison also requires all general commercial development to construct an on-site extension to connect to the public infrastructure.
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	X		
6. We have a plan for bicycle routes through our community.	X		Madison participated in the development of the countywide Bike/Ped and the City trails plan also incorporates a multi-modal path to the school.
7. We allow commercial and retail development to share parking areas wherever possible.	X		

Regional Identity			
<i>Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.</i>			
Statement	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		The Madison Historic District is now a recognized Regionally Important Resource (RIR).
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc).	X		Madison Main Street encourages downtown authenticity, local products, and mom-and-pop establishments as to complement heritage tourism.
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region and draws from the region, as a source of local culture, commerce, entertainment and education.	X		A new A&E Overlay District, allowing a broader range of hospitality and service choices, has been added over the downtown core.

RESOURCE PROTECTION			
Heritage Preservation			
<i>The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.</i>			
Statement	Yes	No	Comments
1. We have designated historic districts in our community.	X		Mid-century modern resources are under evaluation.
2. We have an active historic preservation commission.	X		The HPC has been active since establishment in 1987. The Historic Preservation Ordinance (1988, amended) was updated to revise the design review section (2017).
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	X		Since 2009, approximately 10 SF residences, 11 lofts, 44 apartments, and 26,400 SF of commercial space were approved for rehabilitation or appropriate infill.
Open Space Preservation			
<i>New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/ wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.</i>			
Statement	Yes	No	Comments
1. Our community has a greenspace plan.	X		The GSC sponsored the city’s <i>Green Print (2008)</i> . New hydrology mapping occurred as part of comp plan.
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	X		Madison has accepted multiple land and conservation easement donations since prior evaluation, recently roughly a 40-acre fee simple greenspace tract and including a multi-modal trail connecting our largest residential areas with the school system.

3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	X		There is an active private land conservation partner – the Madison-Morgan Conservancy, advising and supporting land conservation efforts. GSC is working with a local land trust to develop a model transferable conservation easement bundling program for smaller parcels to alleviate some of the costs associated with placing conservation easements on private property.
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	X		
Environmental Protection			
<i>Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.</i>			
Statement	Yes	No	Comments
1. Our community has a comprehensive natural resource inventory.	X		
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		
3. We have identified our defining natural resources and taken steps to protect them.	X		
4. Our community has passed the necessary “Part V” environmental ordinances and we enforce them.	X		
5. Our community has a tree preservation ordinance which is actively enforced.	X		The GSC has proposed revisions to strengthen the tree ordinance.
6. Our community has a tree-replanting ordinance for new development.	X		
7. We are using stormwater best management practices for all new development.	X		The DDA is using Georgia’s Clean Water funds to construction this first quasi-public joint stormwater facility to serve a 40-acre redevelopment area.
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc).	X		

SOCIAL & ECONOMIC DEVELOPMENT

Growth Preparedness

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training for the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Statement	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.		X	
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X		
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		

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5. We have a Capital Improvements Program that supports current and future growth.		X	A CIE is no longer prepared following repeal of the Impact Fee Ordinance. The STWP Annual Review and distribution to departments in tandem with annual budgeting serves as an interim tool.
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	X		
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		Madison has a monthly newsletter distributed to 4000 utility households as well as staff-maintained website. A website package with more public-friendly shortcuts is underway at present.
10. We have a public-awareness element in our comprehensive planning process.	X		
Appropriate Businesses			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.			
Statement	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	X		
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X		Main Street has a committee developing a Downtown recruitment package.
3. We recruit firms that provide or create sustainable products.		X	
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X		Madison citizens have recognized this characteristic, articulated a desire to continue to recruit diverse and clean small-scale companies, and expressed such through the comprehensive planning process. However, the last industrial expansion did not mirror the requested size and intends to employ 4 times the workforce.
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
Statement	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.	X		
2. Our community has jobs for skilled labor.	X		
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		
Housing Choices			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market demands.			
Statement	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		

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Quality Community Objectives: 2017 Assessment

2. People who work in our community can afford to live in our community.		X	Workforce housing is greatly needed for those recently hired in our expanding industrial sectors.
3. Our community has enough housing for each income level (low, moderate and above-average).		X	Although a need for more low and moderate housing has been articulated, single-family options have not been abundant, high quality, nor sustainable. HOC has set a goal to retain every viable affordable housing unit and is working to identify additional housing choices and requisite policy changes.
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5. We have options available for loft living, downtown living, or “neo-traditional” development.	X		
6. We have vacant and developable land available for multi-family housing.		X	One such site was recently redeveloped but there are not any remaining already properly zoned parcels.
7. We allow multi-family housing to be developed in our community.	X		
8. We support community development corporations that build housing for lower income households.	X		Silver Lakes, a 44-unit, low- to mod-income, senior apartment complex was just completed adjacent to our Downtown through the partnership of the Madison DDA and Parallel Housing using LIHTC.
9. We have housing programs that focus on households with special needs.		X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	No, there has been recent controversy regarding infill of small houses behind larger homes, even in areas where that is the traditional development pattern. However, that is likely due anything being development and/or to the scale of the overall project. Two or three tenant houses behind a large house may or may not have solicited the same concern/
Education Opportunities			
<i>Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.</i>			
Statement	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	X		The BOE’s Career Academy offers alternative educational opportunities for residents.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities, or is close to a community that does.	X		The Georgia Military College opened and has already expanded a facility in Downtown Madison.
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		The joint development park, Stanton Springs, is advancing those opportunities for our County and community.

GOVERNMENTAL RELATIONS			
Regional Solutions <i>Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.</i>			
Statement	Yes	No	Comments
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		
Regional Cooperation <i>Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.</i>			
Statement	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.		X	Since the last planning period, the County is longer provides limited planning and zoning, environmental enforcement, plan review, or building inspection services for Madison. However as County residents, City representatives participated the County's Comprehensive Plan public engagement process and encouraged Madison residents to do so as well.
2. We are satisfied with our Service Delivery Strategy.	X		The City and County are presently negotiating new terms.
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems or to craft region-wide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of general concern.	X		