CHAPTER 4 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.

4.1 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.

4.1.1 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 asses 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.

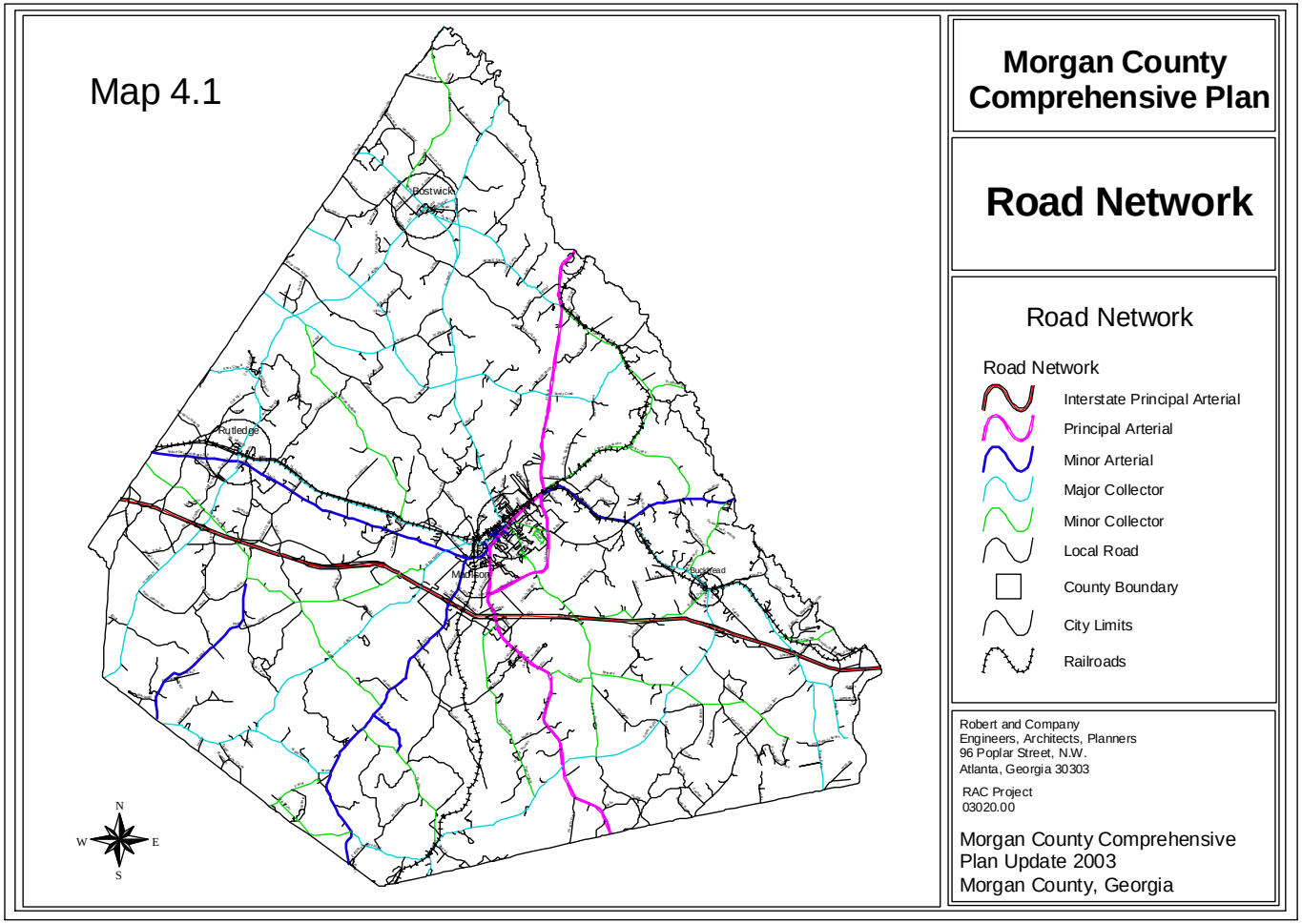
6. Local Roads and Streets: These roads exist primarily to provide access to adjacent land; and serve low-mileage trips compared to collectors or other higher systems. Use of these roads and streets for through traffic is usually discouraged. Local roads and streets constitute the mileage not classified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

Table 4.2 Roadway Classifications in Morgan County

Classification	Roadways
Principal Arterials	Interstate 20
	U.S. Hwy 441/129
Minor Arterials	SR 83 S.
	US Hwy 278/Atlanta Hwy/Greensboro Rd.
	Reese Road
In Madison	Central Avenue
	Walker Street
	Hill Street
	Reese Street
	Walton Street
Major Collectors	Apalachee Road
	Bostwick Road
	Buckhead Road
	Broughton Road
	Dixie Hwy
	Godfrey Road (South of Little River Rd.)
	Knox Chapel Road
	Price Mill Road
	Prospect Road (b/w Sandy Creek and County)
	CR 254 – Clack Road
	CR 251 – Seven Islands Rd/ Little River Rd (b/w Godfrey and Monticello)
	*CR 241 – Parks Mill Road/Rieds Ferry Road
	*CR 242 – Fairplay Road/Sandy Creek Road
In Bostwick	Wellington Road
	1st Street
In Madison	Washington St.
Minor Collectors	CR 167 – Blair Creek Road
	CR 250 – Spears Road
	CR 252 – Bethany Road
	Apalachee River Road
	Blue Springs Road
	Brownwood Road
	Crawford Road
	Little River Road (b/w Monticello and Farrar)
	Pierce Dairy Road
	Davis Academy Road
	Double Bridges Road
	Farrar Road
In Madison	Cedar Drive
	East Avenue
	East Washington Street
	Four Lakes Drive
	Green Meadow Court/Green Meadow Drive
	High Shoals Road
	Lower Apalachee Road
* County Road Inventory shows two roads with this number	

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.

- Widening: SR 24/US 441 from the Putnam CL to north of Pierce Dairy Road/CR 121

- 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
- 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
- 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.
- 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:
- 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

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

- Big Indian Creek Overflow Bridge at Seven Islands Road
- Big Indian Creek Bridge at Seven Islands Road
- Goose Creek Bridge at Apalachee River Road
- 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:

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

4.1.6 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 with in 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.

4.1.8 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.

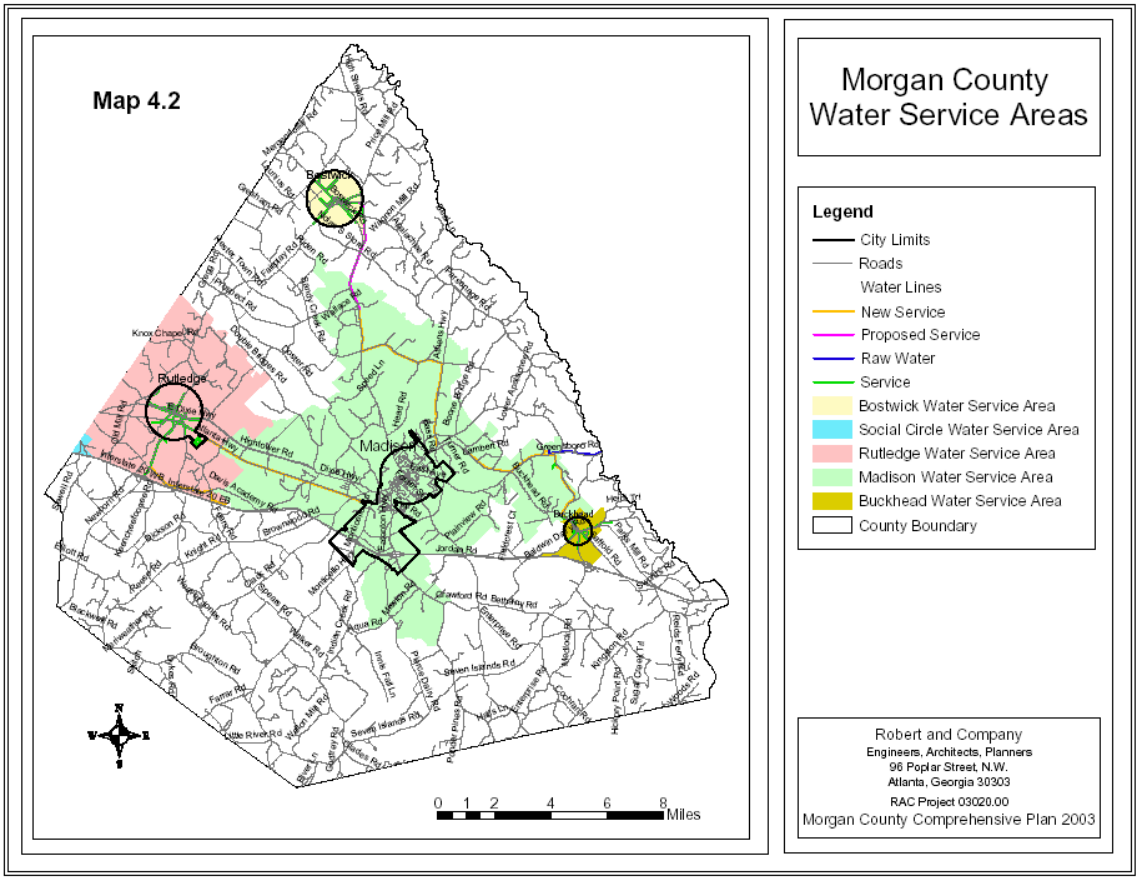
4.1.11 Port Facilities

There are no port facilities in Morgan County.

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

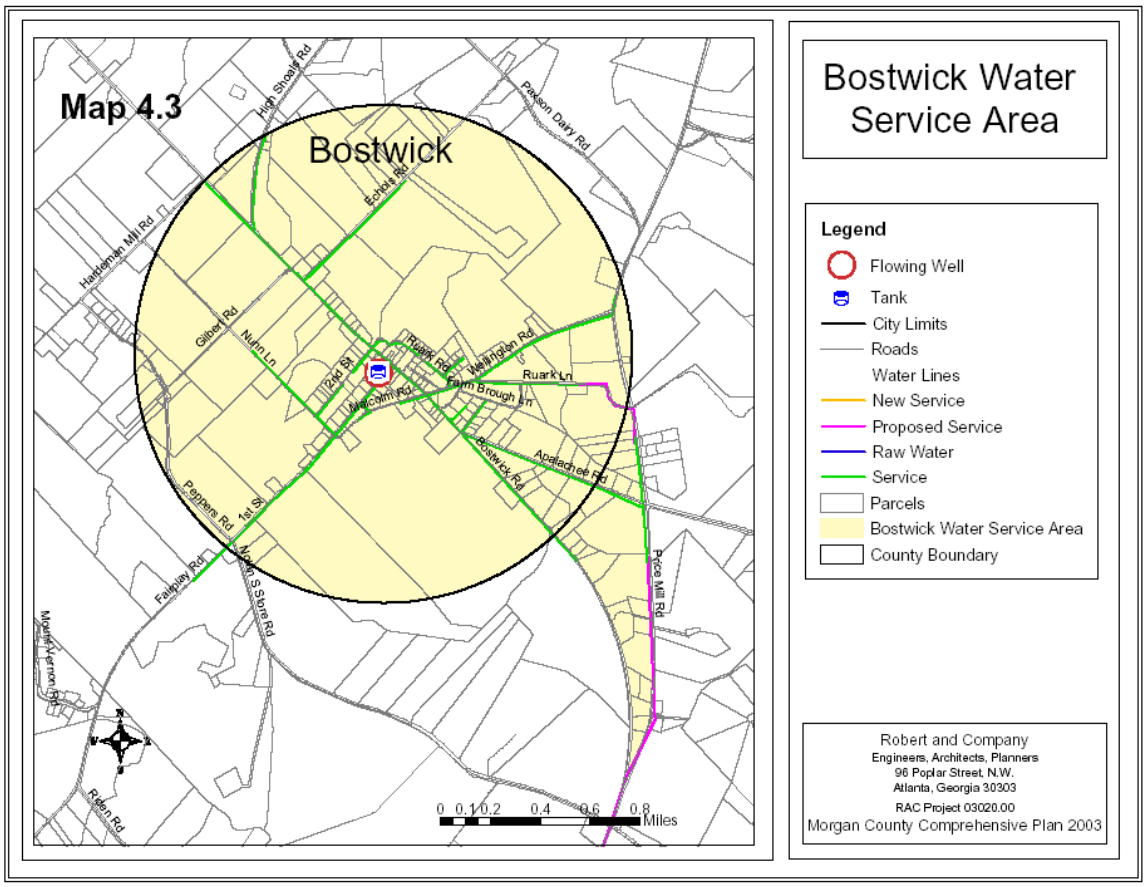


City of Bostwick

The City of Bostwick's Water Service Area is shown in Map 4.3. The city's water system has approximately 160 service connections serving 450 people. The system's one well can produce 0.33 MGD. Treatment includes chlorination and iron removal. The distribution system is comprised of approximately 9 miles of 4" to 8" water main and one elevated storage tank (75,000 gallons)

The supply of water is adequate, with the exception of discoloration due to high iron content. The average daily usage is 45,000 gallons. The City of Bostwick is considering construction of an 8" water main connecting with the City of Madison's system to supplement the system. This additional water supply from Madison will improve the quality of the water in Bostwick and reduce recent concerns about the iron content in the water.

Map 4.3 Bostwick Water Service Area

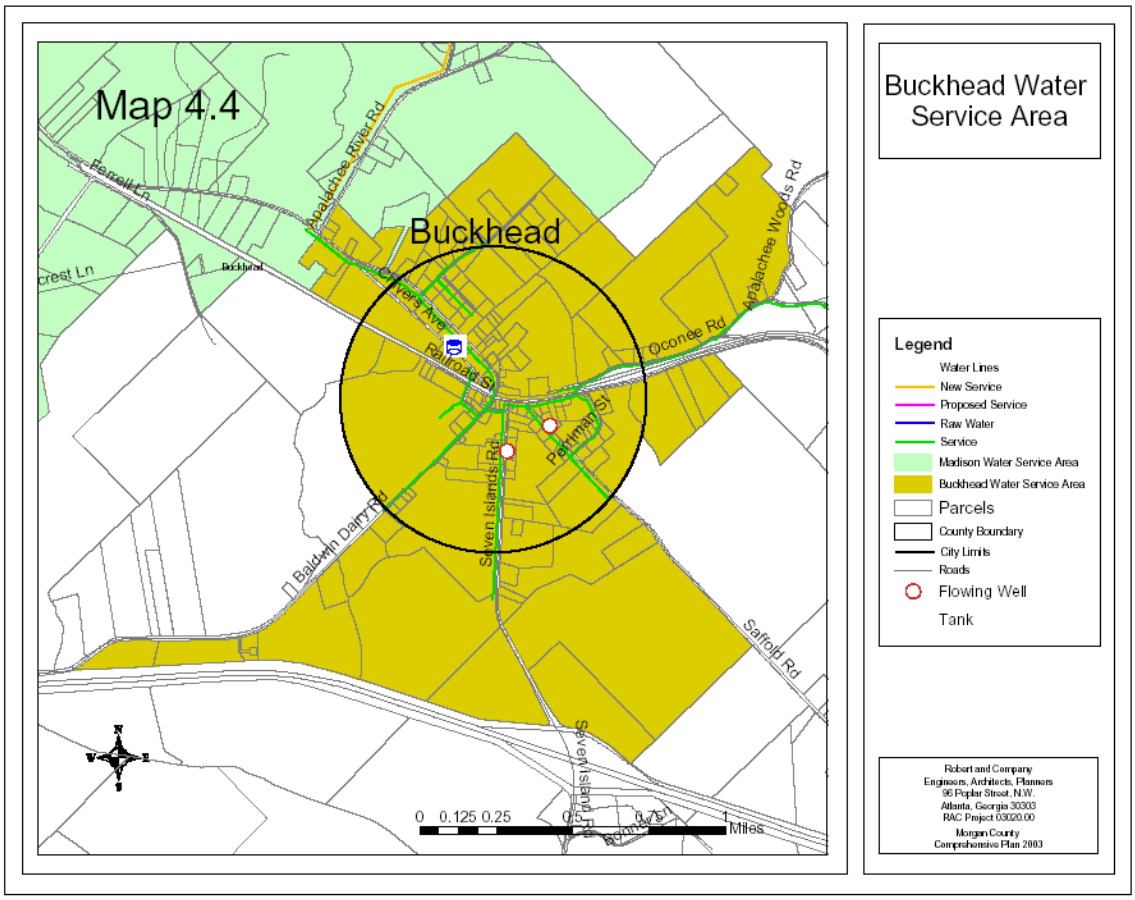


Town of Buckhead

The water service are for the Town of Buckhead is shown in Map 4.4. Buckhead's water system has 109 service connections serving a population of approximately 232 citizens. Water for the Town of Buckhead is supplied by two wells and is stored in an elevated water tank. The wells are capable of producing .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



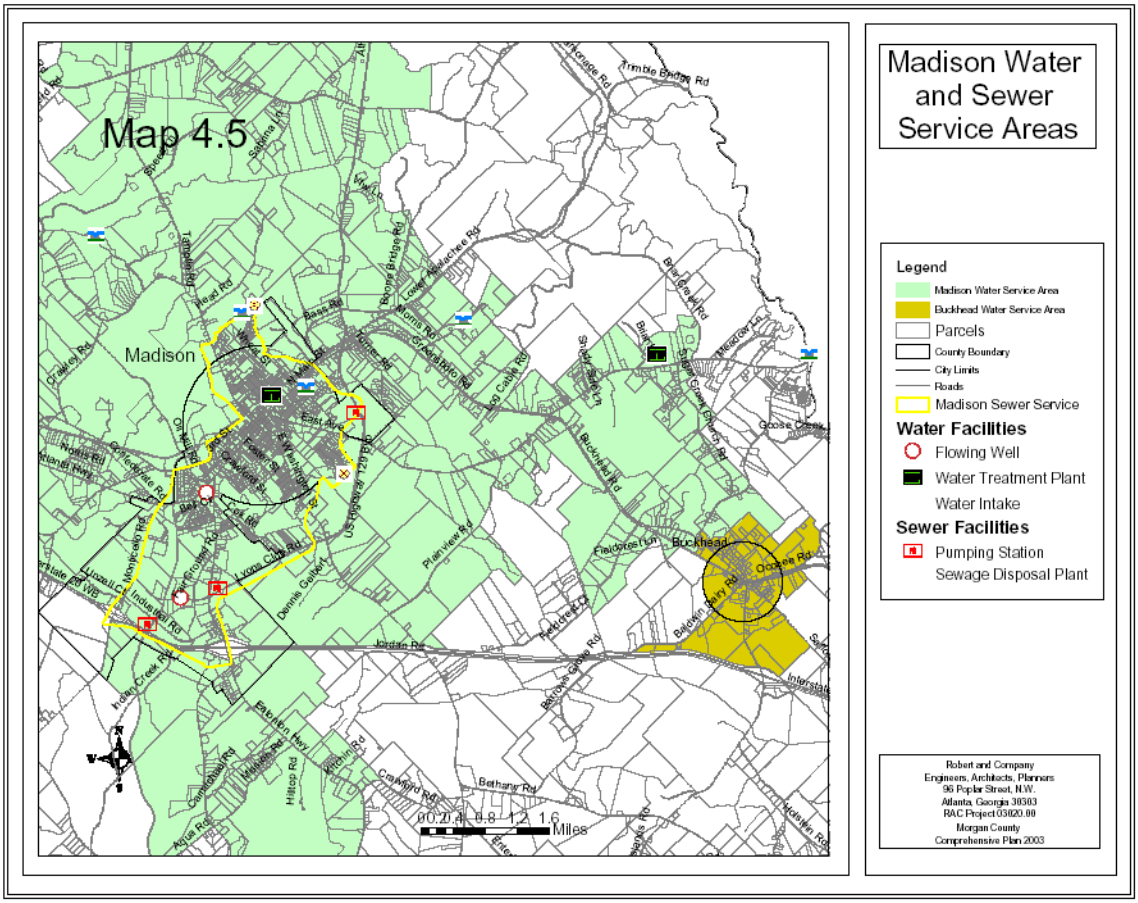
City of Madison

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



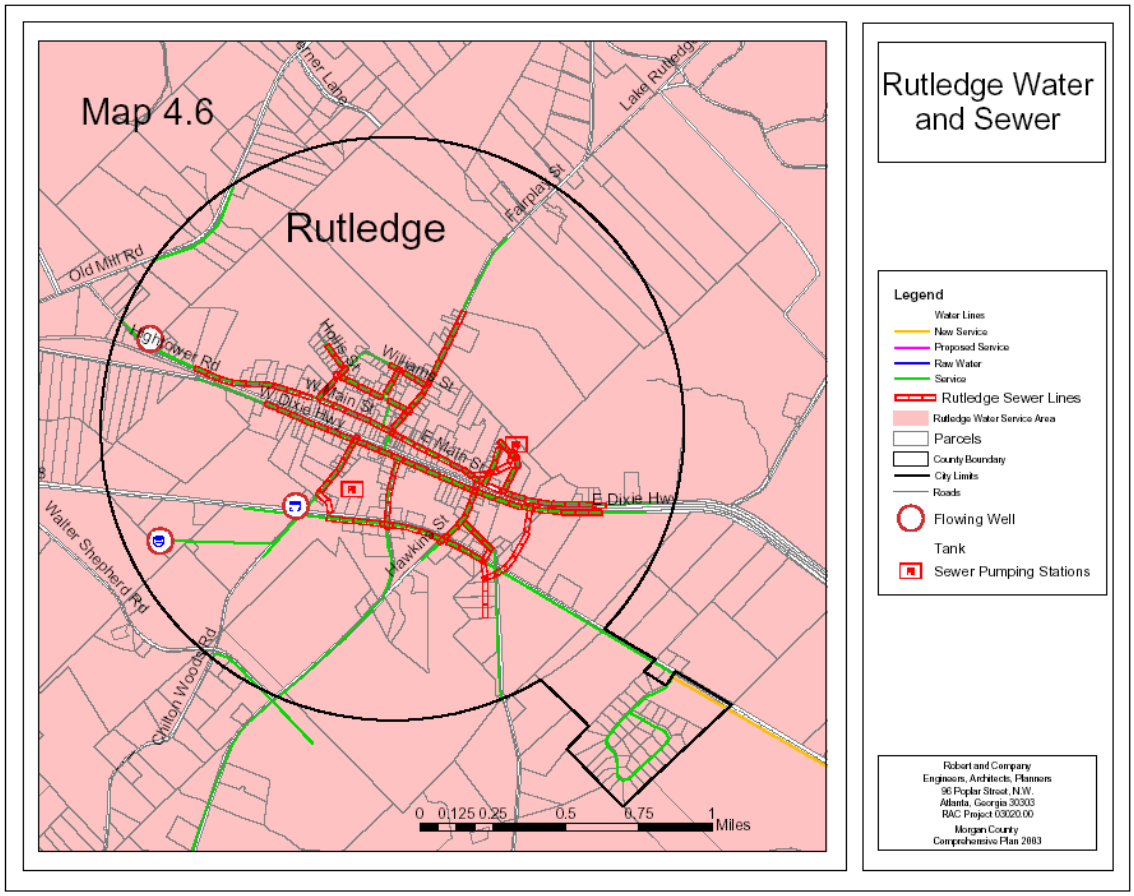
City of Rutledge

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 the community. Rutledge has an additional 60,000 gallon storage tank utilized for bulk water storage, which may be used in emergency fire situations.

Rutledge has recently added several miles of water main to their system which has expanded their service area (Map 4.6). The City of Rutledge now serves the DOT rest area located on I-20 West and the Hard Labor Creek State Park. To meet these demands the city has constructed a

water main from Madison to Rutledge along U.S. Highway 278. The City of Rutledge purchases a minimum of 18,000 gallons per day from Madison.

Map 4.6 Rutledge Water and Sewer



According to 2000 Census records, there are 15,457 people in Morgan County and its cities. Approximately 46% of the county's residents are served by a community water system. Table 4.4 shows the summary of the county and city water system capabilities and demands as presented in the 2003 Morgan County Long Range Water Supply Study. The projected average and maximum daily demands are based on the population projections developed for the Morgan County Long Range Water Supply Study, prepared by Robert & Company and discussed in the population section of this document.

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 it's 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.

4.3 Sewage 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.

4.4 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.

4.5 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) $\frac{\text{Total calls for service per year X no. of minutes for call completion}}{\text{60 minutes per hour}}$ = No of hours

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

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

$\frac{2077*3}{1800}$ = 3.46 officers needed = 4 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 sift 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) $\frac{\text{Total calls for service pre year X no. of minutes for call completion}}{\text{60 minutes per hour}}$ = No of hours

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

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

$\frac{2130*3}{1800}$ = 3.55 officers needed = 4 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 employees 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

euthanasied, 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)

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 Boarders
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) 1Tanker 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

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.

4.6 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.

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
Volleybal l	288

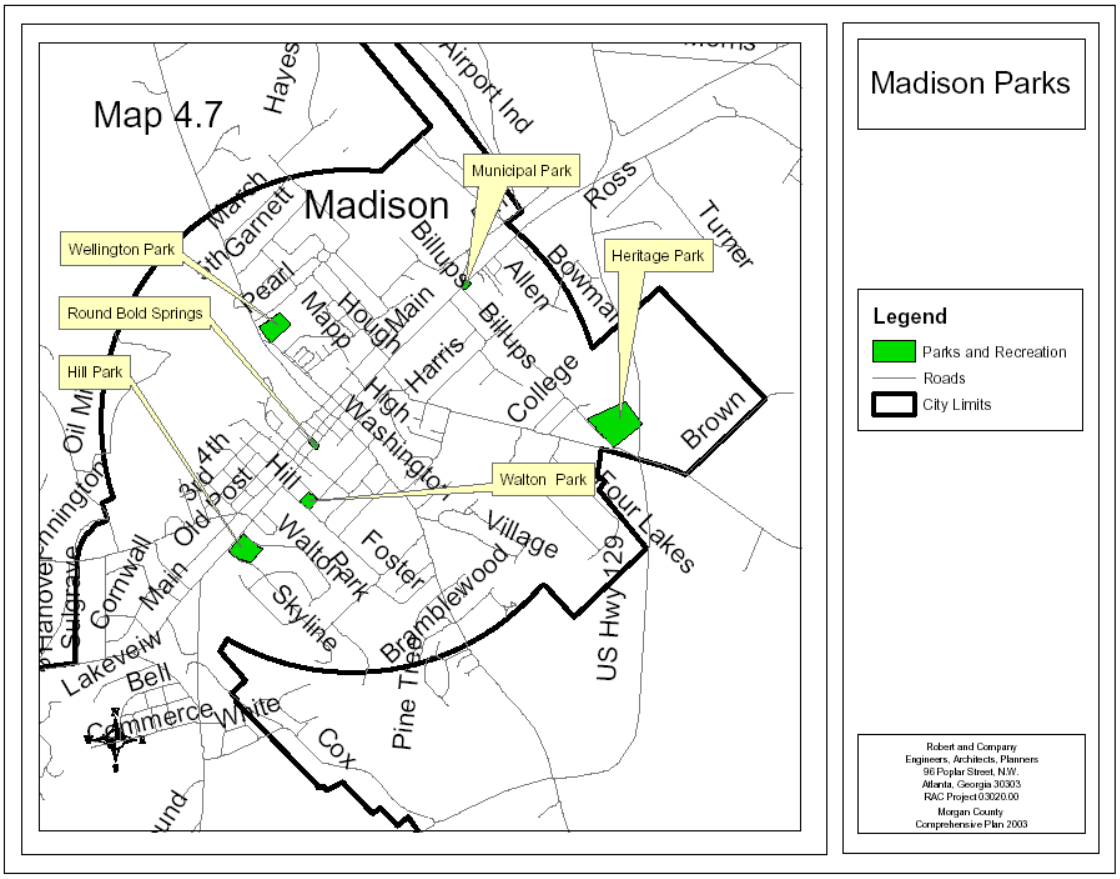
Source: Morgan County Park and Recreation Services Strategic Plan, Feb 2003

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	
Current plans call for a swimming pool and sand volley ball court	
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

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.

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	2nd 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

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:

- A $1 million dollar renovation of the Morgan County High School cafeteria
- A $20,000 upgrade to the playground at Morgan County Primary
- Removal of carpet in hallways of Morgan County High School and installation of tile
- Expansion of seating capacity of the High School football stadium
- 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:

- 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
- The offering of the International Baccalaureate Diploma
- Industry certification granted to the Business Education Department in Fall 2002
- 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
- A complete revision of the mathematics program which has resulted in system-wide improvement in test scores
- MCHS SAT scores topped 1000 in Fall 2002 with an average of 1027
- 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.

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 theses 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.				
Year	*Population*	*Volumes*	*Volumes pre capita*	*Standard Met*
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.				
Year	*Population*	*Volumes*	*Volumes pre capita*	*Standard Met*
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				
Year	*Population*	*Square Footage*	*Per Capita*	*Standard Met*
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			
Morgan County Library Hours - 2002	*Hours*	*Days*	*Total Hours*
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 shoes, 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.

4.12 Community Facilities and Services Goals and Policies

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 pubic 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 an 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 & 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.

CHAPTER 5 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.

5.1 Housing Types

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, (Table5.1 - 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

Bostwick Housing by Type					
Category	**1990**	**Percent of Total 1990**	**2000**	**Percent of Total 2000**	**% Change 1990-2000**
TOTAL Housing Units	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**
TOTAL Housing Units	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

Madison Housing by Type					
Category	**1990**	**Percent of Total 1990**	**2000**	**Percent of Total 2000**	**% Change 1990-2000**
TOTAL Housing Units	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

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

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 sate 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	
Complete Plumbing Facilities	140	98.59%	137	99.28%	-2.14%
Lacking Plumbing Facilities	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	
Complete Plumbing Facilities	62	89.86%	82	95.35%	32.26%
Lacking Plumbing Facilities	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	
Complete Plumbing Facilities	1,348	100.00%	1,499	100.00%	11.20%
Lacking Plumbing Facilities	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	
Complete Plumbing Facilities	268	99.63%	293	100.00%	9.33%
Lacking Plumbing Facilities	1	0.37%	0	0.00%	NA

Source: U.S. Bureau of the Census

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 is 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 owing 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
TOTAL Housing Units	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**
TOTAL Housing Units	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
TOTAL Households	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
TOTAL Housing Units	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

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**
Owner Median Property Value	$29,300	$54,976	$99,700	81.4%
25th Percentile Value	NA	$34,999	$66,700	90.6%
75th Percentile Value	NA	$124,999	$165,900	32.7%
Renter Median Rent	$72	$247	$345	39.7%
25th Percentile Value	NA	$149	$232	55.7%
75th Percentile Value	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**
Owner Median Property Value	$71,278	$100,600	41.1%
25th Percentile Value	$47,300	$77,000	62.8%
75th Percentile Value	$102,100	$167,400	64.0%
Renter Median Rent	$365	$613	67.9%
25th Percentile Value	$202	$320	58.4%
75th Percentile Value	$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**
Owner Median Property Value	NA	$46,873	$85,300	82.0%
25th Percentile Value	NA	$39,999	$70,800	77.0%
75th Percentile Value	NA	$74,999	$108,300	44.4%
Renter Median Rent	NA	$249	$445	78.7%
25th Percentile Value	NA	$150	$383	155.3%
75th Percentile Value	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**
Owner Median Property Value	NA	$48,800	$57,500	17.8%
25th Percentile Value	NA	$39,999	$50,000	25.0%
75th Percentile Value	NA	$99,999	$112,500	12.5%
Renter Median Rent	NA	$224	$538	140.2%
25th Percentile Value	NA	$149	$317	112.8%
75th Percentile Value	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**
Owner Median Property Value	NA	$54,364	$124,100	128.3%
25th Percentile Value	NA	$34,999	$57,300	63.7%
75th Percentile Value	NA	$99,999	$206,700	106.7%
Renter Median Rent	NA	$254	$336	32.3%
25th Percentile Value	NA	$149	$212	42.3%
75th Percentile Value	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**
Owner Median Property Value	NA	$54,586	$101,600	86.1%
25th Percentile Value	NA	$40,000	$67,300	68.3%
75th Percentile Value	NA	$67,000	$155,100	131.5%
Renter Median Rent	NA	$236	$403	70.8%
25th Percentile Value	NA	$100	$138	38.0%
75th Percentile Value	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.

5.5 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.

<u>Morgan County</u>
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 then 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 20205. 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 20205. 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 20205 (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

5.6 Housing Goals and Policies

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 or 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.