



City of Madison, Georgia

**Greenprint Addendum and Concept Map
2009**

2/5/09

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I. Executive Summary

In 2008, the City of Madison embarked on a Greenprint Addendum process in order to accomplish four goals:

- 1) Complete Plan Elements in the 2004 Comprehensive Plan Short Term Work Plan (STWP)
- 2) Complete Plan Elements in the Greenspace Commission's STWP
- 3) Collect information specific to the City of Madison and its residents as it relates to greenspace and recreation areas in an effort to update the 2003 Morgan County Greenprint
- 4) Prioritize the selection, acquisition, and development of future greenspace and recreation areas in Madison

The Greenprint Addendum process included assessing existing conditions (hydrology, tree canopy, topography, agricultural land use, historic landmarks, conservation lands, park service areas, utilities, parcel size, existing land use, future land use, and current zoning), analyzing collected data, collecting significant stakeholder input, and creating goals and objectives for the protection of identified resources.

Significant stakeholder input was gathered through:

- 1) Two open house workshops where attendees were queried about resources worth protecting, where future greenspace and recreation opportunities existed in Madison, and general values they desired in that potential greenspace
- 2) A survey distributed through the mailing of the utility bill to all utility customers (a total of 3600)
- 3) A survey collected during the two open house workshops
- 4) Conversations with City Council members, planning staff, Historic Preservation Commission, the Greenspace Commission, other residents, the Madison-Morgan Conservancy, and the Trust for Public Land

A total of 50 individuals attended the two open house workshops, and 191 surveys were submitted within a month (additional surveys have been submitted but were not .

The collected input overwhelming suggests that citizens are pleased with Madison's greenspace and park facilities with 82% of survey respondents rating the quality of Madison's parks as good or excellent. Additionally, 73% of survey respondents would support the City in acquiring additional land for greenspace, and 66% of survey respondents want more natural areas protected and more opportunities for passive recreation such as walking and biking trails.

Through analyzing public input and survey responses, 30 individual resources and 38 Historic Landmarks were identified as potential future greenspace opportunities and recreation areas, and the following seven categories of greenspace were identified as important:

- 1) Natural areas/habitat protection
- 2) Riparian areas
- 3) Greenspace buffers
- 4) Agrarian landscapes
- 5) Potential trails
- 6) Gateways
- 7) Recreation

In addition to capturing stakeholder opinion about specific resources, goals and objectives for the protection of those resources were identified, and a prioritization and implementation schedule was produced.

In conclusion, the City of Madison has been successful in providing greenspace and recreation areas to the residents of Madison. However, most stakeholders see the need for additional greenspace to fully serve the needs of all residents of the City, and they have identified natural areas, passive recreation opportunities, and more linked greenspaces for developing a trail system as their highest priorities.

It is recommended that the Madison City Council and Planning Department consider the information contained in this Greenprint Addendum as the baseline for the City's formal Greenspace Policy. Madison's Greenspace Policy is scheduled to be created after the adoption of this document as part of the 2009 Comprehensive Plan STWP Update and should serve as a long-term strategy for the protection of greenspace and for the development of recreation areas within the city.

II. Purpose and Intent

In 2003, the City of Madison contributed to the creation of the Morgan County Greenprint in association with the Morgan County Board of Commissioners, the Madison-Morgan Conservancy, and the Trust for Public Land. The result of the Morgan County Greenprint was a catalog of the natural, historic, and cultural resources in Morgan County (Appendix A) and the creation of goals and objectives for the protection of those resources. The Morgan County Greenprint was adopted as Appendix A of the Morgan County Joint Comprehensive Plan of 2004, and has served well as a planning tool for the county and city planners for five years.

In 2008, the City of Madison embarked on a Greenprint Addendum process in order to accomplish four goals:

- 1) Collect information specific to the City of Madison and its residents as it relates to greenspace and recreation issues and opportunities in an effort to update the 2003 Morgan County Greenprint.
- 2) Complete Plan Elements in the 2004 Comprehensive Plan Short Term Work Plan:
 - a. Plan Element 2 - Identify and pursue funding sources for protection of green and open space, viewscapes, greenways/corridors, and gateways.
 - b. Plan Element 3 - Develop a system of passive recreation parks throughout the County and its cities.
 - c. Plan Element 5 - Work with the County and other local governments to develop a County-wide greenway to link important greenspaces in the county and provide habitats for native flora and fauna.
 - d. Plan Element 28 - In conjunction with the County and other municipalities, work towards the goal of permanently protecting more than 20% of the county's land area in farmlands, natural areas, forests, or parks.
 - e. Plan Element 31 - In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to require that all new developments contribute to the permanent protection of green space and conservation of open space in an appropriate manner such as on-site provision, purchase of development rights and payments to a green space fund. Also require that when appropriate land conserved on-site should be available for public use.
 - f. Plan Element 42 - In conjunction with the County and other municipalities, work to establish links between the important greenspaces in the County.
- 3) Complete Plan Elements in the Greenspace Commission's Short Term Work Plan:
 - a. Plan Element 2.0 - Plan for municipal greenspace in a comprehensive manner.
 - b. Plan Element 2.01 - Sponsor a city-focused Madison Greenprint plan.
 - c. Plan Element 2.02 - Develop a greenways plan (connecting parks, other greenspaces, and historic resources).
 - d. Plan Element 2.4 - Identify and pursue funding sources for protection of green and open space, viewscapes, greenways, corridors, and gateways.
- 4) Prioritize the selection, acquisition, and development of future greenspace and recreation areas in Madison.

It is recommended that the Madison City Council and Planning Department consider the information contained in this Greenprint Addendum as the baseline when creating the City's formal Greenspace Policy. Madison's Greenspace Policy is scheduled to be created after the adoption of this document as part of the 2009 Comprehensive Plan Short Term Work Plan Update and should serve as a long-term strategy for the protection of greenspace and for the development of recreation areas within the city.

III. Process

An inventory of resources is the first step in designing a comprehensive resource protection plan, and the identification and analysis of existing conditions was the first step of the Greenprint Addendum process. Natural, historic, and recreation resources were mapped and analyzed and then displayed during public visioning sessions.

Two public visioning sessions were held in November and December of 2008 in order to ensure significant public and stakeholder involvement. Additionally, the Greenprint Addendum process included requests for information from residents, the Madison Greenspace Commission, the City Council, the Madison Planning Department, the Historic Preservation Commission, the Trust for Public Land, the Madison-Morgan Conservancy, and a number of civic organizations.

During the two open house workshops, residents viewed a series of nineteen maps detailing existing natural, historic, and recreation resources in the City. Members of the Madison Greenspace Commission collected comments from residents at these workshops. Citizens were asked to describe and locate:

- 1) Resources worth protecting
- 2) Locations where they would like to see more greenspace and recreation areas in the future
- 3) General values they desired in future greenspace and recreation areas.

Each attendee was also asked to fill out a survey

From conversations with residents, planners, and City Council Members, additional information was collected and mapped. A survey, designed to capture public opinion about greenspace and recreation issues and opportunities, was also sent to every resident of the City of Madison through the mailing of the utility bill (Appendix E). From the feedback received at the open house workshops and from other survey methods, 30 specific opportunities and 38 Historic Landmarks were identified for future greenspace protection and recreation area development. These resources were mapped, analyzed, and prioritized and appear in the Greenprint Concept Map included in this report.

Open Space Planning for Small Exurban Communities: A Case Study of Madison, Georgia, a University of Georgia Masters thesis written by Madison resident Richard Simpson, was also used as a resource during the Greenprint Addendum process. Maps from this thesis were used during the visioning sessions and during analysis of existing conditions.

The following resources and/or needs were identified as important to Madison through the Greenprint Addendum process: natural areas/habitat protection, riparian areas, greenspace buffers, agrarian landscapes, potential trails, gateways, and recreation. Recognizing there are many different qualities worth protecting (environmental, economic, aesthetic, recreation, health, quality of life) and many different methods of protection (purchase, donation, fee simple ownership, conservation easement ownership), the goals and objectives in Madison's Greenprint Addendum provide a variety of ways in which the City can work toward its greenspace protection and recreation area development goals.

IV. City of Madison Existing Conditions

A comprehensive resource planning document begins with an inventory and understanding of existing conditions. In the following pages, a variety of natural, historic, and recreation resources will be described and quantified. With the assistance of the City of Madison's GIS Department and the Morgan County GIS Department, the following information was gathered, mapped, and analyzed.

A. Existing and Future Land Use

City of Madison Existing Land Use			
Existing Land Use		Acres	% of Total City Area
Single Family Residential	SFR	1,159.54	20.64
Multi-Family Residential	MFR	70.43	1.25
Commercial	COM	368.15	6.55
Office Professional	OP	0.97	0.02
Industrial	IND	366.53	6.52
Public/Institutional	PI	393.16	7
Park/Recreation/Conservation	PRC	32.32	0.58
Right-of-Way	ROW	534.36	9.51
Transportation/Communication/Utilities	TCU	100.85	1.8
Agricultural	AG	1,474.33	26.26
Forest	FOR	102.37	1.82
Vacant/Undeveloped	VAC	1,014.02	18.05
Total		5,617.03	100

Source: City of Madison Major Thoroughfare Plan, 2007

The pattern of land use in the City of Madison has only recently changed from that of a typical, rural small town (with a mixed-use downtown center and adjacent residential neighborhoods), to a more exurban pattern and scale, serving the needs of both City of Madison residents and residents outside the community. The population growth in Madison has been moderate and, in fact, has occurred at a slower rate than that of unincorporated Morgan County and of the state; the city nevertheless grew by 5.9% between 2000 and 2007.

Analysis of 2006 Existing Land Use data shows that the city still retains its agricultural heritage. 26% of the land within the city limits is classified as agricultural, and 18% of the land within the city limits is vacant or undeveloped. A significant portion of the NW quadrant of the original one-mile radius city limits is mostly undeveloped and continues to be farmed (its historically agrarian land use).

Additionally, approximately 21% of the land within the city is classified as residential. Most residential land use is centered in and around the historic downtown, while most commercial, office, and industrial land use occurs along corridors in the southern portion of the city limits between downtown and I-20.

A detailed inventory of conservation lands and recreation areas completed in 2008 during the City of Madison’s Impact Fee Study shows an increase in Park/Recreation/Conservation lands from the 2006 data above. The inventory included: active parks; passive parks; conservation areas associated with subdivisions; and privately owned, permanently protected lands. A total of 139.86 acres were classified as conservation lands and recreation areas, and included 23 unique resources which provide varying benefits to environmental quality, active and passive recreation, and quality of life in Madison.

Analysis of future land use (Map 14, *Future Land Use*) shows projected growth patterns that generally continue the existing development pattern of the city. Residential growth is projected to occur around historic downtown Madison, while most commercial development is projected to occur along major corridors such as HWY 441 and HWY 83. There is significant projected growth immediately outside Madison’s city limits, creating the need for the City to consider increased use of city greenspace and recreation areas by county residents.

B. Parcel Size

City of Madison Parcels by Size				
Parcel Size	# of Parcels	Total Acres	% of Total Parcels	% of Total City Area
0 to .99 Acres	1550	675.1	72.2%	12%
1 to 4.99 Acres	453	868.3	21.1%	15.5%
5 to 19.99 Acres	103	1079.2	4.8%	19.2%
20 to 49.99 Acres	24	795.9	1.1%	14.2%
50 to 99.99 Acres	12	821.9	.6%	14.7%
100 to 220 Acres	5	840.7	.2%	15%
Total	2147	*5081.177	100%	*90.6%

Source: City of Madison GIS Data, 2009

*Data does not include roads or land within public right-of-way

Map 13, *Parcel Size*, depicts City of Madison parcels by size. In general, when planning for greenspace, large parcels provide more opportunity for greenspace protection and acquisition. Smaller parcels often are fully developed, have incompatible uses, are isolated from other greenspaces, or provide fewer environmental benefits. Smaller parcels are less viable for wildlife habitat, trails and greenways, agricultural uses, and active recreation facilities.

C. Conservation Lands and Recreation Areas

City of Madison Conservation Lands and Recreation Areas		
Name	Acres	Description
441 Gateway	0.34	Gateway
Atkinson Park	0.96	Beautification Point
Bell Park	1.85	Beautification Point
Boxwood Garden Club Memorial Garden	2.98	Beautification Point
Conservancy at Horse Branch	3.4	Preserve associated with a residential subdivision
Cox-Elliott Park	0.57	Beautification Point
DuPree Track & Field Complex	8.00	Community Park
Elementary Gym	3.00	Community Park
Eskew- Hall Property	0.9	Privately owned conservation easement protecting historic greenspace
Future Pool Complex	5.00	Community Park
Heritage Park	50.00	Community Park
Hill Park	5.06	Neighborhood Park
Jenkins Property	2	Privately owned conservation easement protecting historic greenspace
Markham's Hill Preserve	9.7	Conservation easement associated with a residential subdivision
Morgan County Tennis Complex	2.00	Community Park
Municipal Park	10.62	Community Park
Round Bowl Spring Park	1.46	Mini Park
Town Park	2.35	Mini Park
Undeveloped	0.08	Undeveloped
Verandah Park	18.3	Preserve associated with a residential subdivision
Walton Park	2.98	Mini Park
Washington Park	3.70	Neighborhood Park
Wellington Park	4.60	Neighborhood Park

Source: City of Madison Impact Fee Study, 2008

A detailed inventory of conservation lands and recreation areas completed in 2008 through the City of Madison Impact Fee Study lists active parks; passive parks; conservation areas associated with subdivisions; and privately owned, permanently protected lands (Map 10, *Greenspace and Recreational Areas*). A total of 139.86 acres were classified as conservation lands and recreation

areas, and included 23 unique resources which provide varying benefits to environmental quality, active and passive recreation, and quality of life in Madison. Although cemeteries were included in the Impact Fee Study and are mapped in this report, they were not included in the data analysis in this report.

According to the National Recreation and Park Association (NRPA), four park types in particular are critical for a community park system: (1) Mini Park, (2) Neighborhood Park, (3) Community Park, and (4) Regional Park. For each park type, NRPA has described the uses that are appropriate, a description of the area to be served, the desirable size of the park unit, a recommended number of acres per 1,000 people, and a description of desirable site characteristics.ⁱ This chart is included in Appendix C.

According to NRPA standards, within the City of Madison there are six Community Parks, three Neighborhood Parks, and six Mini Parks (Map 11, *Recreational Parks and their Service Areas*). These parks serve the majority of the residential areas of Madison, with the exception of a small area near the center of the original one-mile radius city limits. Madison also has four Beautification Points (not classified by NRPA), bringing the total to 19 recreation areas.

In addition to parks and recreation areas, there are a number of sites within the City of Madison that are considered simply conservation lands (Map 9, *Conservation Lands*). These conservation lands add value to the city's greenspace network and protect important historic and natural resources. The five properties considered conservation lands include 1) conservation areas associated with subdivisions and 2) privately owned land permanently protected by conservation easements.

The southern portion of the city lacks conservation lands and recreation areas but also lacks the users of such resources. The majority of the southern portion of the city is not zoned for residential use. However, those areas which are zoned for residential use will require greenspace and recreation areas when they develop in the future.

D. Tree Canopy, Contiguous Forest, and Vegetation

Tree canopy is an important factor to consider in planning for greenspace, as it generally occurs on undeveloped land, agricultural land, and along riparian areas, all of which offer excellent opportunities for greenspace protection. Trees provide wildlife habitat, shade to regulate temperature, noise and light pollution abatement, air quality control, stormwater management, visual buffering, and a valuable aesthetic, among other values. Map 2, *Tree Canopy*, depicts tree canopy in Madison and shows that approximately 2,089 acres within the city are forested, representing 37% of the city.

In addition to tree canopy analysis, contiguous land uses should be considered when planning for greenspace. Map 3, *Contiguous Forest Tracts in Madison*, classifies forest tracts in three categories of size. Larger forested tracts are especially important when protecting wildlife habitat, and adjacent/contiguous forested tracts are important for wildlife corridors.

Vegetation patterns are indicators of land use and, therefore, are useful to analyze when planning for greenspace. Most noteworthy about Map 4, *Vegetation Patterns in Madison*, is that urban forest covers most of historic downtown Madison, while agricultural vegetation patterns cover

most of the remainder of the city, including the northwest quadrant of the original one-mile radius city limits.

E. Hydrology

Map 1, *Hydrology*, depicts the hydrologic features of Madison. Floodplains, wetlands, and river networks represent important resources for greenspace planning efforts. Research has consistently shown the importance of hydrologic resources as particularly important natural resources in that they offer concentrated environmental value.ⁱⁱ Riparian corridors and wetlands are critical ecological habitats and serve as systems of natural filtration for stormwater runoff. Wetlands are important for natural habitat preservation efforts because of their high biodiversity and their functions as feeding and spawning areas for numerous species. Natural vegetation along stream banks helps to filter sediment and harmful runoff before it reaches rivers and lakes. By targeting wetlands and riparian areas for greenspace preservation, water quality and ecologically sensitive habitats can be protected. In addition, limiting development within floodplains can serve as an important disaster management tool.ⁱⁱⁱ

Riparian areas include streams, wetlands, floodplains, and, for the purpose of this study, a 25 foot stream buffer along either side of each perennial stream. In greenspace planning, protecting these riparian areas can provide opportunities for passive recreation, natural resource protection, and wildlife habitat protection. In the City of Madison, there are approximately 371 acres of wetlands, floodplains and stream buffers, and 83,270 linear feet of stream.

Another hydrologic resource is the groundwater recharge area. This area is where water collects and replenishes underground water supplies or aquifers. Groundwater supplies provide the critical base flow in streams and are also a source of drinking water. Although the City of Madison provides drinking water to most of its residents, there are still residents who use wells to extract groundwater for their drinking water supplies. The only area of Madison within a groundwater recharge area is in the very northern portion of the city limits. This area is part of a significant groundwater recharge area that covers a large portion of unincorporated Morgan County; therefore, the City's groundwater recharge area influences and is influenced by activities outside the city limits of Madison.

F. Utilities

Through the City of Madison's provision of water and sewer service to its residents, the City has acquired utility easements along the water and sewer lines. These utility easements are often useful when planning for greenspace, trails, and passive recreation opportunities, specifically because the City either owns the land or has exclusive rights to use the land. Additionally, utility easements generally exist in high population centers where greenspace, trails, and passive recreation opportunities are needed the most.

Map 12, *City Utilities*, depicts city utility easements that follow water, sewer, and gas lines. Not depicted but also important in greenspace planning are power line easements.

G. Historic Landmarks

For the purpose of this study, Historic Landmarks are defined as properties from Madison's Golden Age that retain significant landscapes and/or acreage associated with their original

setting and that are independently eligible for the National Register of Historic Places. Map 7, *Historic Landmarks*, depicts 38 Historic Landmarks that contribute to the overall greenspace development pattern in Madison and that add value to both the historic and natural resources of the city. In general these resources are evenly distributed throughout the original one-mile radius city limits and could serve as linkages between greenspaces.

V. Public Input: Greenspace Opportunities

In order to ensure significant public and stakeholder involvement, the Greenprint Addendum process included requests for information from residents, the Madison Greenspace Commission, the City Council, the Madison Planning Department, the Historic Preservation Commission, the Trust for Public Land, the Madison-Morgan Conservancy and a number of civic organizations. Two visioning sessions were held November 13, 2008, and December 11, 2008. During these two open house public workshops, fifty participants viewed a series of nineteen maps detailing the natural, historic, and recreation resources of the City. As they maneuvered through the process, members of the Madison Greenspace Commission collected their comments as official public input. Citizens were asked to describe and locate:

- 1) Resources worth protecting
- 2) Locations where they would like to see more greenspace and recreation areas in the future
- 3) General values they desired in future greenspace and recreation areas.

Each attendee was also asked to fill out a survey, and 29 surveys were collected during the two visioning workshops.

Through discussion with residents, planners, and City Council Members, additional information was collected and mapped. A survey, designed to capture public opinion about future greenspace and recreation issues and opportunities, was also sent to every resident of the City of Madison through the mailing of the utility bill (Appendix E). 162 surveys were returned within a one month time frame, and that data is included below. Due to time constraints, additional surveys were received but not analyzed.

Resulting from the open house workshops and the other methods of information gathering, 30 specific opportunities were identified for future greenspace protection and recreation area development in addition to 38 Historic Landmarks that contributed to the City's greenspace pattern. These resources were mapped, analyzed, and prioritized and appear in the Greenprint Addendum Concept Map (Map 16, *Concept Map*).

Included below is information gathered from the public process:

- A) A list of Greenspace Opportunities and ID Numbers as they appear on the Greenprint Concept Map (Greenspace Opportunities Key)
- B) A Greenspace Opportunities Prioritization and Implementation Schedule
- C) A list of Historic Landmarks

A. Greenspace Opportunities

Greenspace Opportunities Key

1. Bird Sanctuary
2. Foster Street Conservation Area
3. Brandon Woods
4. Undevelopable Lot
5. Four Mile Branch Creek
6. One Mile Branch Creek
7. Horse Branch Creek
8. Oil Mill Road
9. Pritchard Peach Orchard
10. Pennington Road Greenspace
11. Allen Street Open Space
12. Interstate 20 Tree Preservation Corridor
13. Miller Pecan Grove
14. Baldwin Pecan Grove
15. Pennington Timber and Pecan Grove
16. Madison Baptist Church Pecan Grove
17. Catholic Church Property Serving as Greenspace
18. Madison Greenway
19. Four Mile Creek Trail
20. One Mile Branch Trail
21. Horse Branch Creek Trail
22. Beacon Light Trail
23. Silver Lake Trail
24. Boy Scout Trail
25. Dog Walk Trail
26. Shumway Estate and Grounds
27. Areas Underserved by Parks, NE and SW
28. Develop Washington Park with Play Equipment
29. Bike Paths to High School
30. Bike Paths to Middle School

B. Greenspace Opportunities Prioritization and Implementation Schedule

ID#	Resource Description	Implementation			Additionality	Priority		
		Near	Mid	Long		High	Med	Low
Natural Areas/Habitat Protection								
1	Bird Sanctuary	x			Greenspace Buffers		x	
2	Foster Street conservation area	x			Riparian Areas, Potential Trails		x	
3	Brandon Woods	x			Riparian Areas, Greenspace Buffers, Agrarian Landscapes, Potential Trails, Gateways	x		
4	Undevelopable lot across from Hill Park		x					x
Riparian Areas								
5	Four Mile Branch Creek		x		Natural Areas/Habitat Protection, Potential Trails, Gateway		x	
6	One Mile Branch Creek		x		Natural Areas/Habitat Protection, Potential Trails, Gateway		x	
7	Horse Branch Creek		x		Natural Areas/Habitat Protection, Potential Trails		x	
Greenspace Buffers								
8	Oil Mill Road Area	x			Natural Areas/Habitat Protection, Agrarian Landscapes, Historic Landmarks, Potential Trails, Gateway	x		
9	Pritchard Peach Orchard		x		Natural Areas/Habitat Protection, Agrarian Landscapes, Gateway		x	
10	Pennington Road Greenspace		x		Natural Areas/Habitat Protection, Potential Trails, Gateway		x	
11	Allen Street Open Space		x		Potential Trails, Gateway		x	
12	I-20 corridor			x				x
Agrarian Landscapes								
13	Miller Pecan Grove	x			Natural Areas/Habitat Protection, Riparian Areas, Greenspace Buffers, Potential Trails	x		
14	Baldwin Pecan Grove		x		Natural Areas/Habitat Protection		x	
15	Pennington Timber and Pecan Grove		x		Natural Areas/Habitat Protection, Greenspace Buffers, Gateway		x	
16	Baptist Pecan Grove			x	Natural Areas/Habitat Protection			x
17	Catholic Church Pecan Grove			x	Natural Areas/Habitat Protection			x
Potential Trails								
18	Madison Greenway		x		Natural Areas/Habitat Protection, Riparian Areas, Greenspace Buffers, Agrarian Landscapes, Gateway, Recreation		x	
19	Four Mile Branch Trail		x		Natural Areas/Habitat Protection, Riparian Areas		x	
20	One Mile Branch Trail		x		Natural Areas/Habitat Protection, Riparian Areas, Greenspace Buffers, Agrarian Landscapes, Gateway		x	

B. Greenspace Opportunities Prioritization and Implementation Schedule

ID#	Resource Description	Implementation			Additionality	Priority		
		Near	Mid	Long		High	Med	Low
21	Horse Branch Creek Trail		x		Natural Areas/Habitat Protection, Riparian Areas		x	
22	Beacon Light Trail		x		Natural Areas/Habitat Protection, Riparian Areas, Recreation		x	
23	Silver Lake Trail		x		Natural Areas/Habitat Protection, Riparian Areas		x	
24	Boy Scout Trail		x		Natural Areas/Habitat Protection, Riparian Areas, Recreation		x	
25	Dog Walk Trail		x				x	
Gateway								
26	Shumway Estate and Grounds		x					x
Recreation								
27	Underserved Areas SW and NE		x		Natural Areas/Habitat Protection, Riparian Areas, Greenspace Buffers, Agrarian Landscapes, Potential Trails		x	
28	Washington Park needs play equipment		x				x	
29	Bike paths to High School			x	Potential Trails			x
30	Bike paths to Middle School			x	Potential Trails			x

C. A list of Historic Landmarks

Historic Landmarks

Defining properties from Madison's Golden Age that retain significant landscapes and/or acreage associated with their original setting and that are independently eligible for the National Register for Historic Places.

Ainslie House
Atkinson Brick House
Bearden-Chambers Cottage
Bennett House
Billups - Tuell Cottage
Bonar Hall
Boxwood
Broughton Hall
Carter - Newton House
Cohen House
Davis House
Fairview Cemetery
Finney - Land - Wilson House
Foster - Thomason - Miller House
Godfrey - Hunt House
Hanes Farm
Hill House
Hilltop
Historic I-House
Honeymoon
Hunter House
Jackson House
Madison Graded School
Madison Memorial Cemetery
Mason House
Massey - Tipton Cottage
New Cemetery
Old Cemetery
Old Methodist Church
Peter Walton House
Poullain Heights
Rogers - Shields - Hunt House
St. Paul's AME Church
Stagecoach House
Stokes - Barnett Cottage
The Oaks
Thurleston
United States Post Office

VI. Goals and Objectives

The following goals and objectives have been created through analyzing existing conditions, public input, current land conservation policy, and existing legislation and development regulations.^{iv} These goals and objectives should be further analyzed and refined during the City of Madison's process of creating its Greenspace Policy.

Goal 1: Protect Madison's environmental resources: natural resources, wildlife habitat, riparian areas, tree canopy, and significant greenspace buffers and open spaces.

Objective 1.1 Encourage the use of innovative tools such as Conservation Subdivisions, Conservation Easements, Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) to the extent possible under State law to protect sensitive natural resources.

Objective 1.2 Protect large areas of undeveloped land that include riparian areas, tree canopy, wildlife habitat, and significant greenspace and open space.

Objective 1.3 Identify those habitats that should be linked in order to ensure their environmental health and the survival of the species that reside therein.

Objective 1.4 Limit the extension of water and sewer lines to only those areas that are appropriate for growth. Discourage negative effects on corridors and the reduction of greenspace within the city and adjacent areas that can result from the extension of water and sewer infrastructure.

Objective 1.5 Require all new development to contribute to the permanent protection of greenspace in an appropriate manner.

Objective 1.6 Ensure that suitable public and/or private entities exist that can receive, manage, and/or monitor development rights and conservation easement programs in the city.

Objective 1.7 Implement a "no net loss" wetlands policy. When wetlands must be disturbed, they should be replaced within the City of Madison or the Morgan County area at an appropriate ratio and in an environmentally appropriate manner.

Objective 1.8 Review and track the conversion of pervious surfaces to impervious surfaces. Limit the amount of impervious surface in groundwater recharge areas to no more than 25%.

Goal 2: Protect agrarian landscapes within the city and a defined edge between town and country at the city limits in order to promote Madison's agricultural history and quality of life.

Objective 2.1 Encourage the use of innovative tools such as Conservation Subdivisions, Conservation Easements, Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) to the extent possible under State law to protect agricultural resources and to promote a defined edge between town and country.

Objective 2.2 Identify, acquire and/or protect greenspaces at the edge of town that retain their natural resources and/or agrarian characteristics in order to define the edge between town and country.

Objective 2.3 Identify, acquire, and/or protect agrarian landscapes within the city, such as pecan groves, orchards, and historic farms in order to retain the agrarian feel of the city, to protect wildlife habitat, and to promote the agricultural history of Madison.

Objective 2.4 Identify, acquire and/or protect areas that serve as gateways into Madison, in order to protect viewsheds and aesthetic quality of city corridors.

Objective 2.5 Provide incentives to encourage landowners to permanently designate and protect land as a viewshed.

Goal 3: Protect Madison's Historic Landmarks that are defining properties from Madison's Golden Age that retain significant landscapes and/or acreage associated with their original setting and that are independently eligible for the National Register for Historic Places.

Objective 3.1 Identify, acquire and/or protect Historic Landmarks that retain significant greenspace in order to convey the original context of those Historic Landmarks within Madison.

Objective 3.2 Work with Madison's Historic Preservation Commission, Georgia Trust for Historic Preservation, Madison-Morgan Conservancy, and Trust for Public Land to protect Historic Landmarks and their associated greenspaces.

Goal 4: Acquire, protect, and develop land for trail systems to promote good health through passive recreation.

Objective 4.1 Develop a system of passive recreation parks throughout the city that may be part of or separate from active recreation facilities. The system should provide opportunities for walking, biking, and equestrian trails, and may include nature preserves including bird sanctuaries. The system should include linkages to other trail systems whenever possible.

Objective 4.2 Whenever possible protect and link riparian areas to protect wildlife corridors and to secure land for potential trail systems.

Objective 4.3 Link future trails with Historic Landmark greenspaces when appropriate, depending on public access and ownership of properties.

Objective 4.4 Explore development of a city-wide system of greenways that meets environmental objectives and provides opportunities for hiking, horseback riding, and biking. The land included may be a blend of public, private, and/or private with public access.

Objective 4.5 Continually monitor if and when the railroads may abandon routes within the city and, if such occurs, be prepared to act to convert these rails to trails if possible.

Objective 4.6 Ensure, whenever reasonably possible, that developments which include on-site conservation areas link those conservation lands to nearby greenspaces.

Objective 4.7 Explore the feasibility of the incorporation of the power line easements and other public utility easements into a citywide trail and greenway linkage system.

Goal 5: Provide parks and recreation areas for all residents of the city.

Objective 5.1 Strive for no city resident to be farther than a five-minute walk from a park or trail of some type.

Objective 5.2 Strive for all city residents to be served by a neighborhood park or community park as defined by the National Recreation and Park Association.

Objective 5.3 Identify, acquire, and/or protect parks in underserved areas.

Objective 5.4 Ensure equity in park development in all areas of the city.

Goal 6: Require through development regulations and other legislation that all new development contributes to greenspace protection either on-site or off-site.

Objective 6.1 Encourage the use of innovative development tools such as Conservation Subdivisions, Conservation Easements, Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) to the extent possible under State law to protect greenspace on-site or off-site.

Objective 6.2 Require all new residential and mixed-use development to contribute to the protection of greenspace on-site or off-site. Consider requiring a minimum of greenspace protection within all new commercial and industrial developments.

Goal 7: Continue to protect and, as appropriate, increase the level of tree canopy in Madison.

Objective 7.1 Revise Madison's existing Tree ordinance to incorporate tree canopy protection rather than tree density protection.

Objective 7.2 Continue R-O-W and RICKETs tree planting programs.

Objective 7.3 Develop a program to protect significant hardwood forests and specimen trees still remaining in the city.

Objective 7.4 Continue participation in Tree City program.

Goal 8: Prepare a comprehensive policy and implementation plan for selecting, funding, acquiring, and/or developing greenspace and recreation areas in Madison.

Objective 8.1 Create and officially adopt a Greenspace Policy and Implementation Plan.

Objective 8.2 Explore greenspace acquisition methods, including fee simple purchase, accepting fee simple donations, purchasing conservation easements, accepting donations of conservation easements, bargain sales, land exchanges, agency transfers, and transfer of development rights programs.

Objective 8.3 Explore greenspace funding mechanisms, including SPLOST, General Obligation Bonds, public/private partnerships, impact fees, user fees, tax allocation districts, and transfer of development rights.

Objective 8.4 Explore incentives for landowners to protect greenspace, including conservation easement tax incentives, preferential tax assessments, purchase of development rights programs, and transfer of development rights programs.

Objective 8.5 Explore regulatory methods of protecting greenspace, including urban growth boundaries, conservation subdivisions, overlays for sensitive areas (wetlands, steep slopes, tree stands), scenic corridor and byway designations, and buffers for sensitive resources and incompatible uses.

Goal 9: Monitor and review Greenprint Addendum goals and accomplishments, and revise Greenprint Addendum goals and objectives as necessary.

Goal 10: Educate citizen and municipal boards and authorities on the benefits and methods of protecting greenspace and developing parks and recreation areas.

VII. Greenspace Protection Programs and Tools

Following are a few of the various tools appropriate for protecting greenspace in Madison, Georgia. Local ordinances, State and Federal land conservation programs, and private landowner tools are all part of the land conservation toolbox. For more information on any of these programs or tools, please see the list of organizations in Appendix D.

Georgia Land Conservation Program

The Georgia Land Conservation Program (GLCP) works to preserve a statewide network of land and water resources for current and future generations to use and enjoy. The GLCP promotes partnerships between cities and counties in Georgia, state and federal agencies, landowners, and other private sector partners to protect the state's valuable natural resources.

The GLCP provides a flexible framework and land conservation funding options including grants, low interest loans, and tax incentives which augment local, state, and federal funding sources to achieve the permanent conservation of land through the acquisition of conservation easements and fee simple ownership.^v

Currently (as of February 4, 2009) the GLCP has frozen their grant funding but is still providing loans to local governments and conservation organizations at a 2% interest rate.

Georgia Conservation Use Program

Owners of agricultural land, timberland and environmentally sensitive land may qualify for conservation use valuation assessment (CUVA) under O.C.G.A. Section 48-5-7.4. Conservation Use property is assessed at 40% of current use value which gives a reduced assessment to the owner of this type property when compared to other property assessed at 40% of fair market value.

This favorable tax treatment is designed to protect these property owners from being pressured by the property tax burden to convert their land from agricultural use to residential or commercial use, hence the name "conservation use" assessment. In return for the favorable tax treatment, the property owner must keep the land undeveloped in a qualifying use for a period of ten years or incur stiff penalties. Owners who breach their conservation use covenant must pay back to the taxing authorities twice the savings they have received over the life of the covenant up to the point it was breached.

Conservation Easements

A conservation easement is a legal agreement between a landowner and a land trust or governmental agency that permanently limits certain uses of the land in order to protect the land's conservation values. Conservation easements allow landowners to continue to own their land, to use the land for certain purposes, and to sell it or pass it on to heirs.

When a landowner donates a conservation easement to a land trust or governmental entity, he gives up some of the rights associated with the land. For example, he might give up the right to build additional structures and retain the right to grow crops. Future owners also will be bound by the easement's terms. The easement holder (land trust or governmental agency) is responsible

for making sure the easement's terms are followed in perpetuity and are required to monitor and defend the easement in perpetuity.

Conservation easements offer great flexibility. A conservation easement on property containing rare wildlife habitat might prohibit any development and allow public access for wildlife viewing, for example, while a conservation easement on a farm might prohibit development of dwellings and allow continued farming and the building of additional agricultural structures. A conservation easement may apply to just a portion of the property or to the whole property, and conservation easements do not require public access.

If there is a market for purchasing conservation easements, a landowner may sell a conservation easement. Traditionally, however, conservation easements are donated. If the donation benefits the public by permanently protecting important conservation values and meets other federal tax code requirements it can qualify as a tax-deductible charitable donation. Tax incentives from donating conservation easements include state and federal income tax incentives, estate tax benefits, and potentially property tax reductions.

Currently in the City of Madison there are two properties protected by conservation easements. Landowners voluntarily placed these conservation easements on their property to protect a valuable resource. With the assistance of the Madison-Morgan Conservancy, the Georgia Land Trust accepted these conservation easements and will hold, monitor, and defend them in perpetuity.

Transfer of Development Rights

Ownership of land (private property rights) is, at its simplest, the possession of a “bundle of rights.” These rights include water rights, mineral rights, air rights, the right to farm, the right to let land revert to its natural state, the right to sell and/or lease, and the right to develop, among many other rights. Each of these rights is severable from the land, and if there is a market for the purchase and sale of the rights, landowners may realize economic value from the selling of individual rights. A “Development Right” is the right to develop land. Development rights are governed by the underlying zoning of the property and may be severed from the land at any time (and may be sold if there is a buyer).

Transfer of Development Rights (TDR) is a program through which landowners can either sell development rights from their property in order to protect some valuable resource or purchase development rights to increase development potential on their property. TDR programs must be implemented through a local government ordinance enabling the transfers of development rights.

TDR programs aim to accomplish two goals: 1) to protect valuable resources and 2) to guide growth to areas appropriate for growth. TDR programs are set up to include sending areas (areas with valuable resources worth protecting) and receiving areas (areas appropriate for growth). Natural areas, habitat protection, riparian areas, greenspace buffers, agrarian landscapes, land for potential trails, gateways, and land for active and passive recreation are resources worth protecting in Madison and could be considered sending areas. Conservation easements are traditionally used to protect the sending area properties in perpetuity (see above section on conservation easements).

Purchase of Development Rights

Like TDR, purchase of development rights (PDR) is a process through which landowners can realize economic value for their development rights. Unlike a TDR program, PDR programs do not require a local ordinance; landowners can simply sell their development rights if there is a willing buyer. Traditionally, local governments are the willing buyers in PDR programs and choose to purchase development rights to accomplish some established public goal.

Funding of PDR programs usually comes from public sources such as SPLOST, increased property taxes, or general obligation bonds. However, private funding can also be used to purchase development rights. If public funding is used, the PDR program should be overseen by a quasi-governmental or governmental organization which should make decisions consistent with established policy and priorities.

Purchasing development rights is similar to purchasing conservation easements (see above section on conservation easements) and the area from which the development rights are severed is protected in perpetuity by a conservation easement. Unlike the donation of conservation easements, however, PDR programs provide cash payments to landowners instead of tax incentives. The ability to use both of these tools (donation and purchase of conservation easements) allows the local government to provide incentives (cash or tax incentives) to landowners of all income levels.

Conservation Subdivisions

At the heart of the conservation subdivision approach is the idea that the residential subdivision design process can become a major tool for achieving a community's conservation objectives, at no additional cost to developers. In fact, studies have shown developers save money on expensive site grading, street construction, and the installation of infrastructure and that the lots in conservation subdivisions tend to sell more quickly and at premium prices.^{vii}

Conservation Subdivision ordinances provide lot size reductions, density bonuses, or other incentives in return for the permanent protection of a portion of the development in greenspace. To avoid the pitfall of having developers protect only undevelopable land as greenspace (utility easements, rights-of-way, stream buffers, etc.), the conservation subdivision ordinance should require that portions of the protected areas be designated as primary conservation areas and secondary conservation areas and should require that those areas be configured to create or maintain a network of open space.

Primary conservation areas should include: cemeteries, habitat for endangered or threatened species, wetlands, alluvial soils, lakes, rivers, streams, existing ponds, stormwater management ponds/facilities, riparian zones, and steep slopes. Secondary conservation areas should include: farmland, woodlands, greenspace buffers, historic and/or archaeological sites, passive recreation areas, existing active recreation areas with pervious surfaces (tennis courts, basketball courts, pools, and golf courses should be excluded).

Urban Growth Boundaries

In practical terms, an urban growth boundary is a line drawn on planning and zoning maps that indicates the allowable limit of expansion of urban (and/or suburban) land uses and development. Typically, an urban growth boundary surrounds a city or metropolitan area, delineating the distinction between the internal area that is to be developed as urban/suburban and the external area that is to remain rural and very low density. In a strict application of urban growth boundary, the extension of infrastructure (sewer and/or water) and the subdivision of land into small lots will not be allowed outside of the boundary.

While used effectively in certain areas of the nation, notably in Portland, Oregon, urban growth boundaries have not yet been effectively employed in Georgia. Local growth boundaries can be established at the local level through the comprehensive planning process. By limiting the expansion of infrastructure to a certain defined area and establishing different land use and zoning criteria, a local growth boundary can effectively achieve local planning goals.^{viii}

Riparian Buffers

Naturally vegetated riparian zones are necessary for maintaining water quality, water quantity, and a healthy aquatic habitat and provide a range of environmental, economic and social benefits. A stream buffer ordinance is a well-accepted policy tool that is widely used for protecting riparian zones from degradation.

Most stream buffer regulations aim to prevent the siltation of streams from development activities, the removal of vegetation along stream banks, and stream channel erosion. However, many counties and municipalities find it necessary to explicitly specify that stream buffers be protected for multiple purposes, including habitat protection, aesthetics, potential passive recreation opportunities, and not least importantly, to avoid having to replicate nature's service of providing clean water for consumption (a costly service provided by the City for the taxpayers).

Regulations restricting activities in floodplains and wetlands are also useful for protecting water resources and can be implemented through ordinances or overlays. Wetland mitigation is a tool the City should explore to incentivize landowners to voluntarily restrict land use within riparian zones in return for profit.

Riparian buffers should be designed based on slope, soil type, and existing vegetation when possible. However, if designing a land-based stream buffer is not feasible, a buffer of 75-150 feet is generally accepted as effective in protecting water quality, water quantity, and aquatic habitat in streams. Additionally, capping impervious surface at a total of 25% of a stream's watershed can help protect streams by allowing the filtration of water through the ground, thereby reducing the potential for flooding and managing stormwater runoff.

Currently the City of Madison requires a 25-foot setback from either side of perennial streams. Stream buffer ordinances in the surrounding areas include Morgan County's 100 foot stream buffer, Newton County's 125 foot stream buffer, Douglas County's 300 foot buffer, and Fulton County's 75 foot stream buffer.

VIII. Policy and Implementation Recommendations

Although planning for built or “gray” infrastructure (including roads, sewers, and utility lines) is a given in most cities, preserving the natural or “green” infrastructure through the coordination and prioritization of conservation efforts is a relatively new concept. The green infrastructure approach has many benefits – the city is healthier, better prepared for growth, and benefits from enhanced air and water purification, stormwater management, and other “free” services provided by nature; wildlife, plants, and ecosystems are better protected by preserving connected natural areas; and public conservation funds are better spent through the prioritization of target areas.^{ix}

The City of Madison has set a precedent for protecting its quality of life through actively managing its growth patterns, providing high quality services, preserving its history and culture, and providing greenspace and parks to its residents. With significant public and stakeholder involvement, Madison’s Greenprint Addendum was created to inventory and prioritize the many greenspace and recreation resources that are valuable to residents. Those resources have been identified and categorized as: natural areas/habitat protection, riparian areas, greenspace buffers, agrarian landscapes, potential trails, gateways, and recreation.

The Mayor and Council, in tandem with the planning department, should take the next step of creating a Greenspace Policy, and it is recommended that they, as a group:

- 1) Explore the feasibility of the various acquisition and funding mechanisms and determine which mechanisms are appropriate for Madison
- 2) Create criteria for the acceptance and purchase of land in fee and of conservation easements
- 3) Assess and update current ordinances and development regulations to include appropriate greenspace conservation mechanisms
- 4) Adopt a prioritization and implementation schedule
- 5) Actively work to protect Madison’s precious resources
- 6) Monitor and revise the Madison Greenprint as needed

The information contained in this Greenprint Addendum can serve as the basis for Madison’s Greenspace Policy. It is recommended that the City Council act quickly to build upon this Greenprint Addendum to create a Greenspace Policy before the existing conditions and inventory of resources included in this report change.

IX. Conclusion

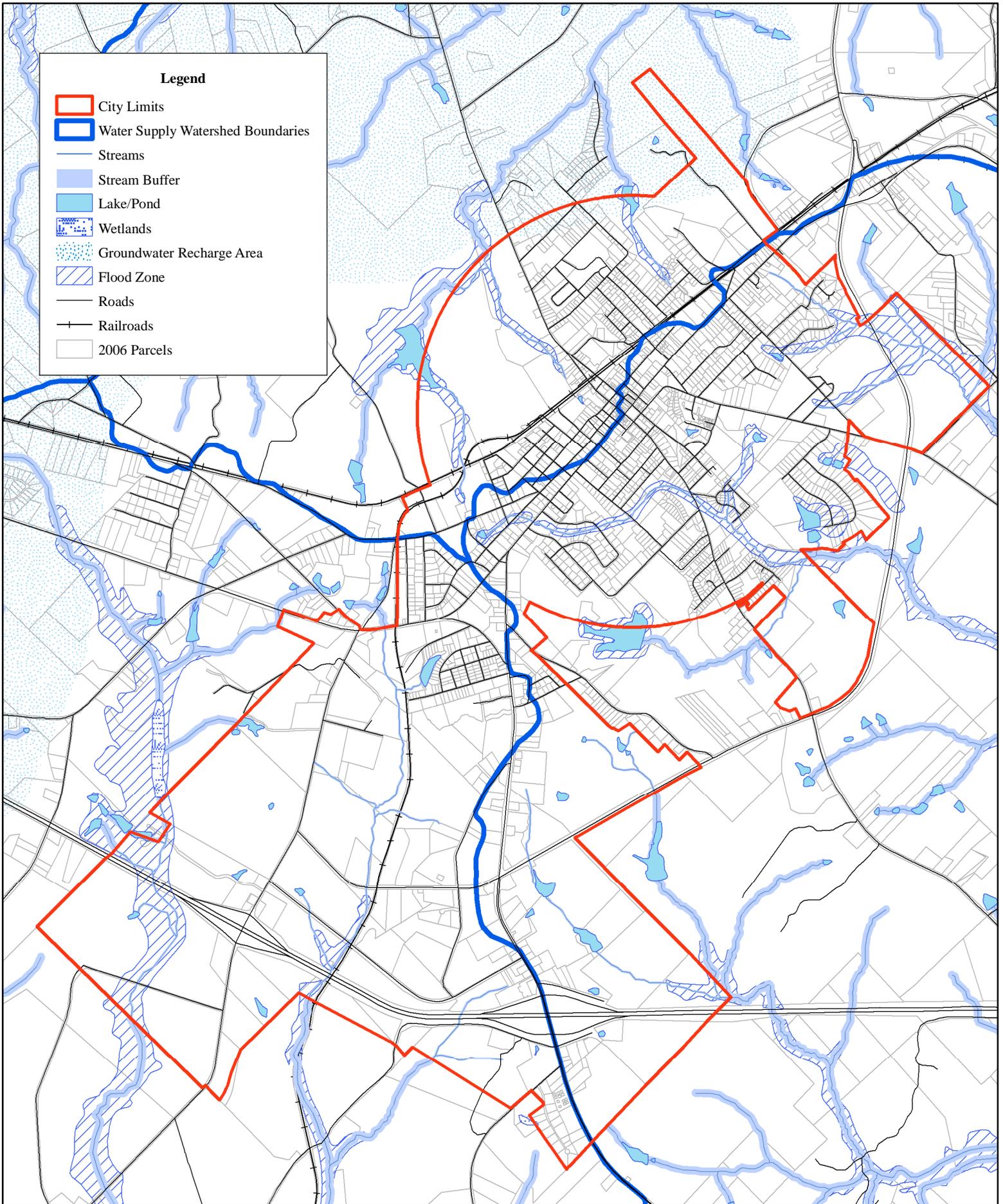
In conclusion, the City of Madison has been successful in providing greenspace and recreation areas to the residents of Madison. Judging from citizen input, it is clear that Madison residents appreciate and respect the greenspace and recreation areas in the city. However, most stakeholders see the need for additional greenspace to fully serve the needs of all residents in the City, and they have identified natural areas, passive recreation opportunities, and more linked greenspaces for developing a trail system as their highest priorities.

Additionally 30 Greenspace Opportunities and 38 Historic Landmarks were identified through the Greenprint Addendum process as important to the existing and/or future greenspace pattern in Madison. A priority and implementation chart was created to assist the City of Madison in planning for the protection of those resources. The Greenprint Addendum will serve the City well as a basic planning tool and should be used as the foundation for the City's Greenspace Policy.

X. Maps

The following maps were either used during the visioning sessions or they have been referred to in this report.

1. Hydrology
2. Tree Canopy
3. Contiguous Forest Tracts in Madison
4. Vegetation Patterns in Madison
5. Topography - Northern Part of City
6. Topography - Southern Part of City
7. Historic Landmarks
8. Historic Preservation and Corridor Design Overlays
9. Conservation Lands
10. Greenspace and Recreational Areas
11. Recreational Parks and their Service Areas
12. City Utilities
13. Parcel Size
14. Future Land Use
15. Current Zoning
- 16. Concept Map**



Legend

- City Limits
- Water Supply Watershed Boundaries
- Streams
- Stream Buffer
- Lake/Pond
- Wetlands
- Groundwater Recharge Area
- Flood Zone
- Roads
- Railroads
- 2006 Parcels

CITY OF MADISON GREENPRINT ADDENDUM
 HYDROLOGY

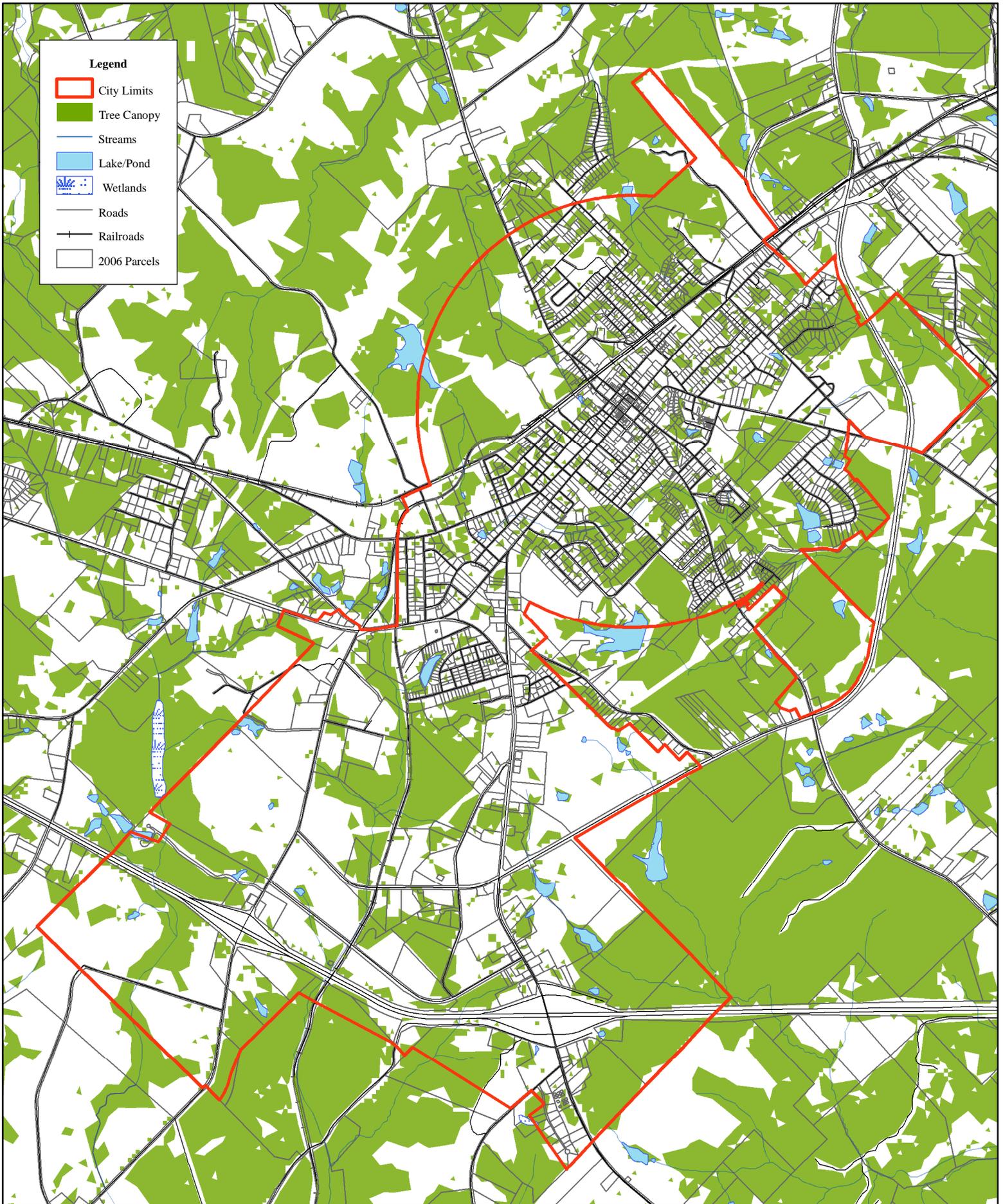


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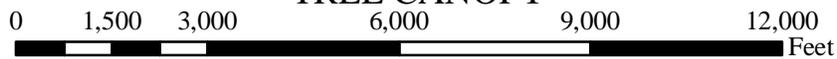


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CITY OF MADISON GREENPRINT ADDENDUM
 TREE CANOPY

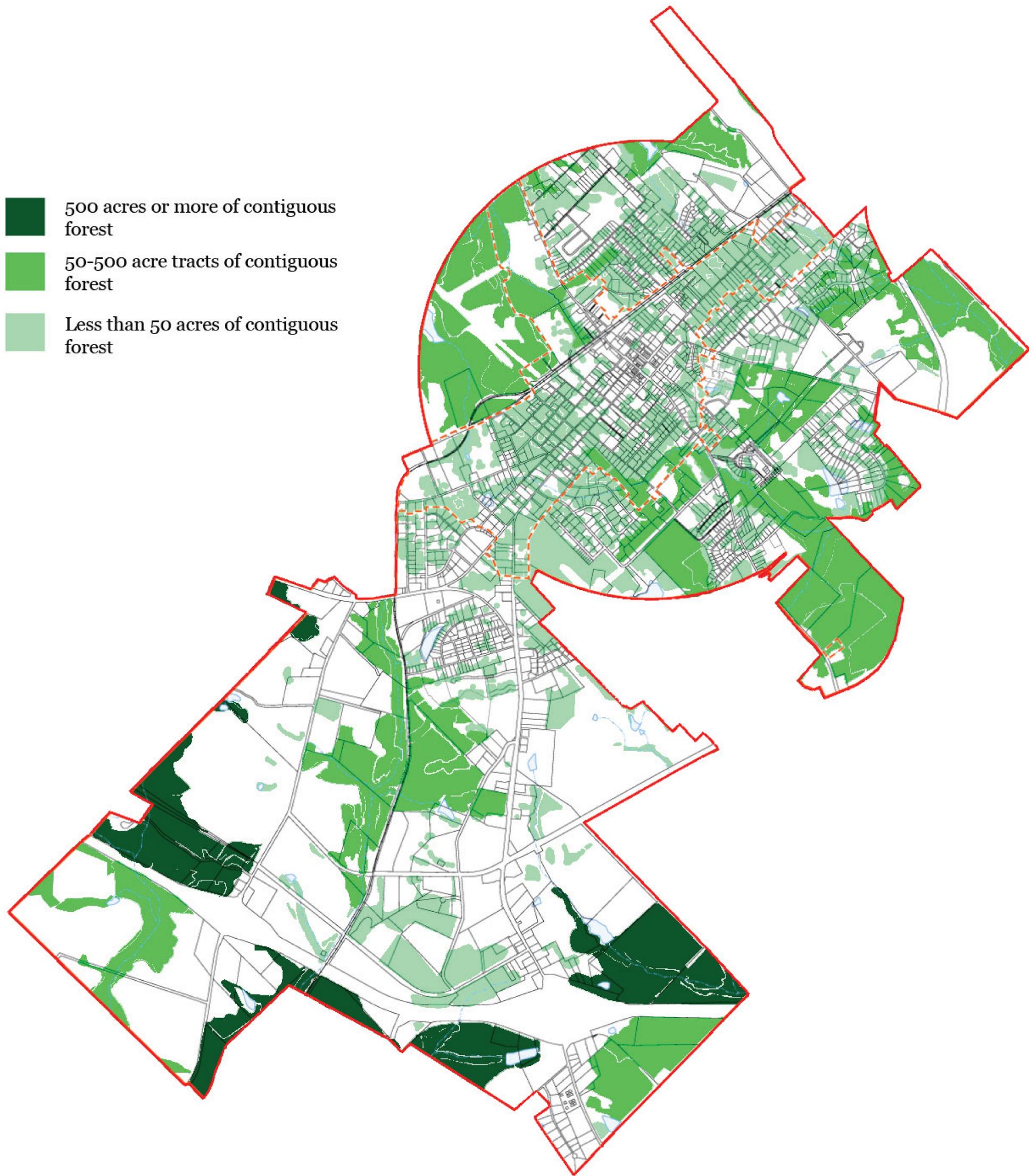


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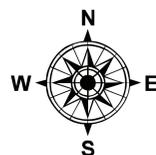
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-  500 acres or more of contiguous forest
-  50-500 acre tracts of contiguous forest
-  Less than 50 acres of contiguous forest



Contiguous Forest Tracts in Madison

From: *Open Space Planning for Small Exurban Communities: A Case Study of Madison, Georgia*, by Richard Simpson

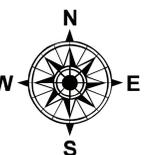
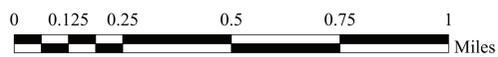


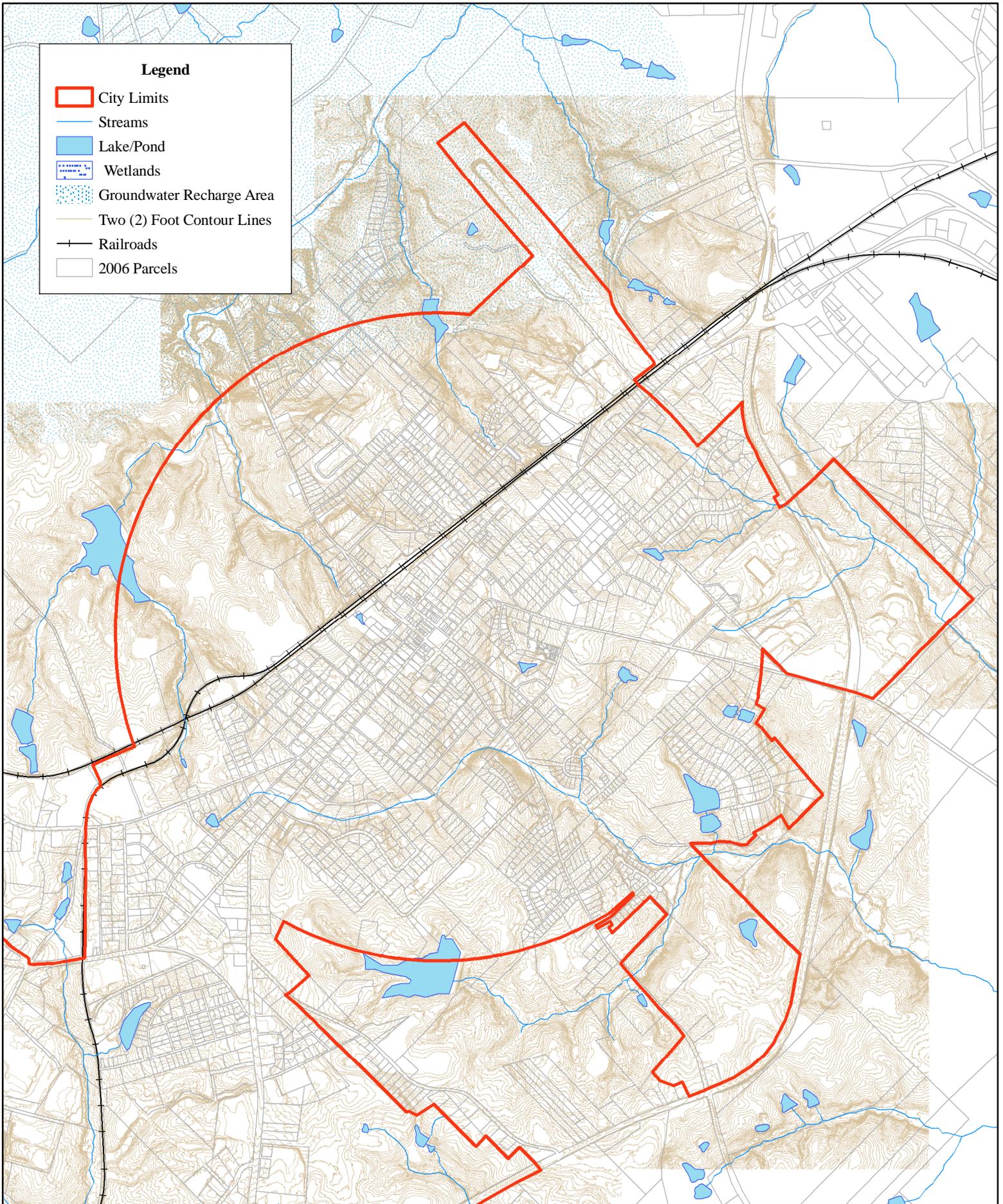


- Riparian Woodland, Deciduous Trees Dominant
- Riparian Woodland, Pine Trees Dominant
- Mixed Forest, Deciduous Trees Dominant
- Mixed Forest, Pine Trees Dominant
- Pine Plantation
- Urban Forest
- Pecan Grove
- Fields, Actively Farmed
- Pastures and Hay Fields
- Farmed or timbered land reverting to forest
- Other open areas, (cemeteries, airport).

Vegetation Patterns in Madison

From: *Open Space Planning for Small Exurban Communities: A Case Study of Madison, Georgia*, by Richard Simpson





Legend

-  City Limits
-  Streams
-  Lake/Pond
-  Wetlands
-  Groundwater Recharge Area
-  Two (2) Foot Contour Lines
-  Railroads
-  2006 Parcels

**CITY OF MADISON GREENPRINT ADDENDUM
TOPOGRAPHY - NORTHERN PART OF CITY**

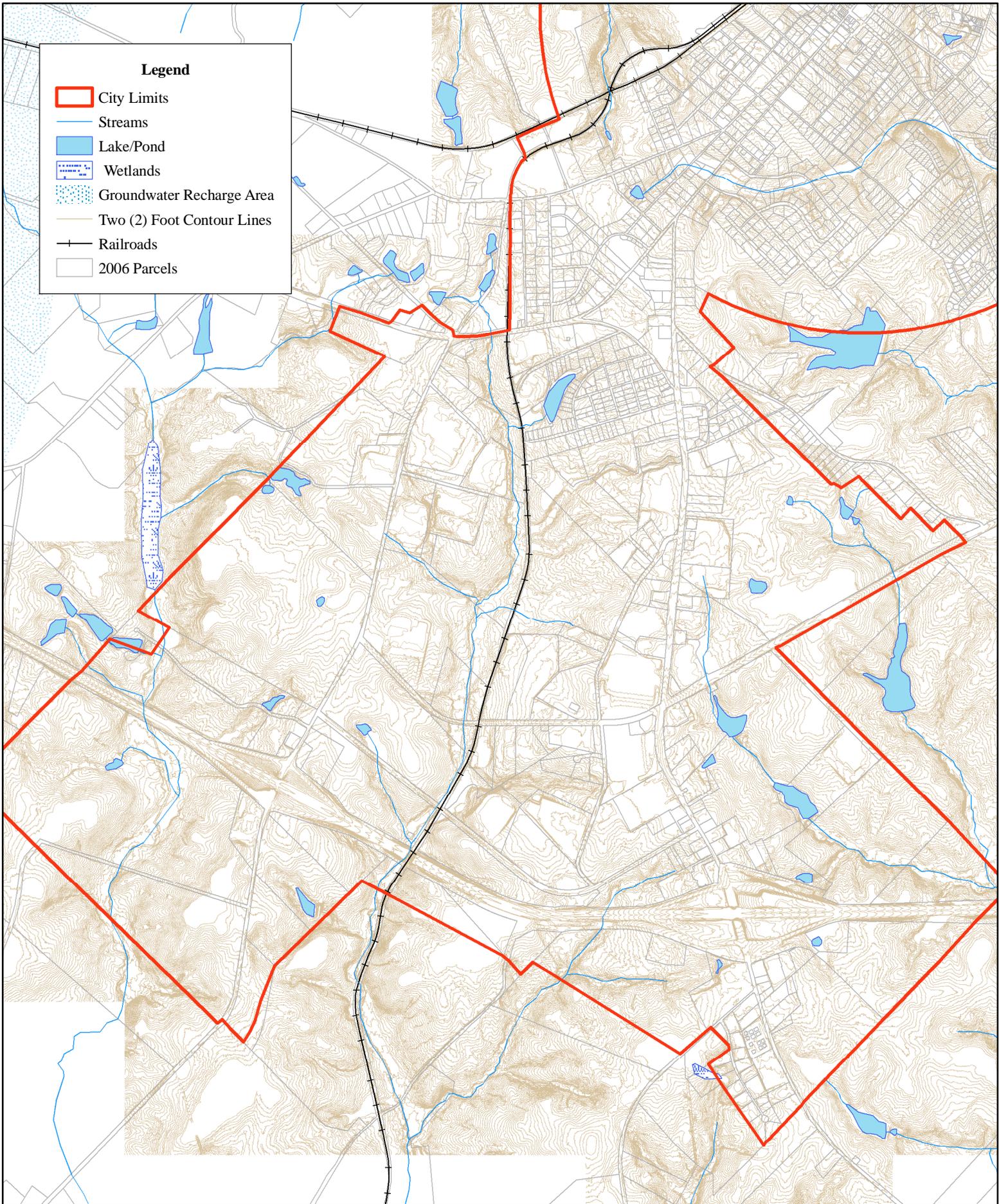


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Legend

- City Limits
- Streams
- Lake/Pond
- Wetlands
- Groundwater Recharge Area
- Two (2) Foot Contour Lines
- + Railroads
- 2006 Parcels

**CITY OF MADISON GREENPRINT ADDENDUM
TOPOGRAPHY - SOUTHERN PART OF CITY**

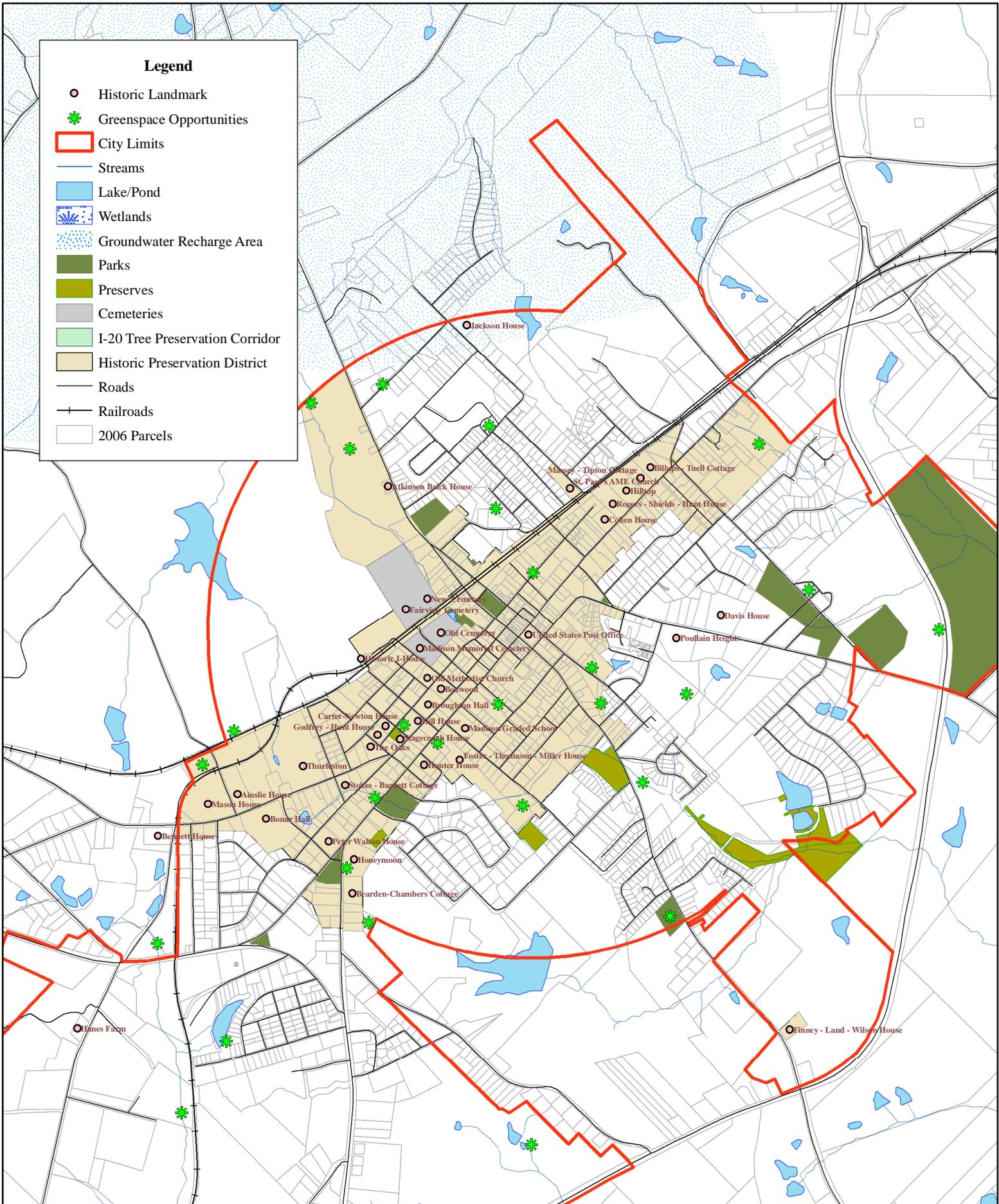


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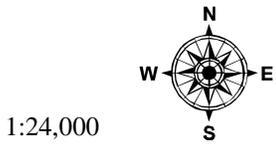
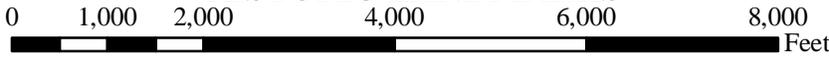




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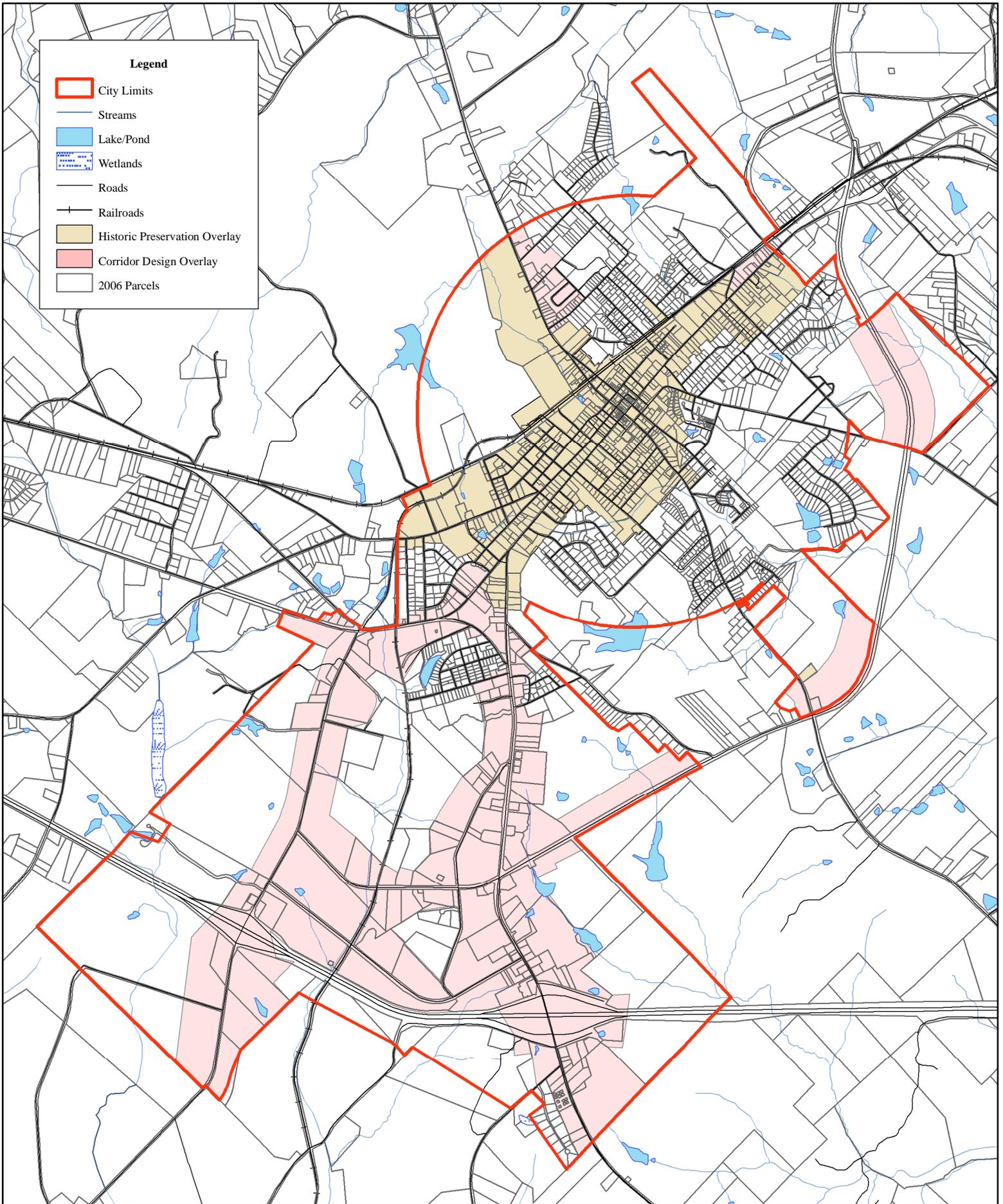
- Historic Landmark
- ★ Greenspace Opportunities
- ▭ City Limits
- Streams
- ▭ Lake/Pond
- ▭ Wetlands
- ▭ Groundwater Recharge Area
- ▭ Parks
- ▭ Preserves
- ▭ Cemeteries
- ▭ I-20 Tree Preservation Corridor
- ▭ Historic Preservation District
- Roads
- Railroads
- ▭ 2006 Parcels

CITY OF MADISON GREENPRINT ADDENDUM
HISTORIC LANDMARKS



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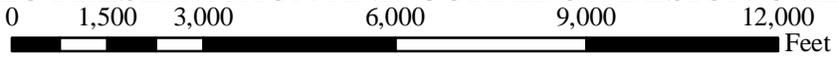
Legend

-  City Limits
-  Streams
-  Lake/Pond
-  Wetlands
-  Roads
-  Railroads
-  Historic Preservation Overlay
-  Corridor Design Overlay
-  2006 Parcels



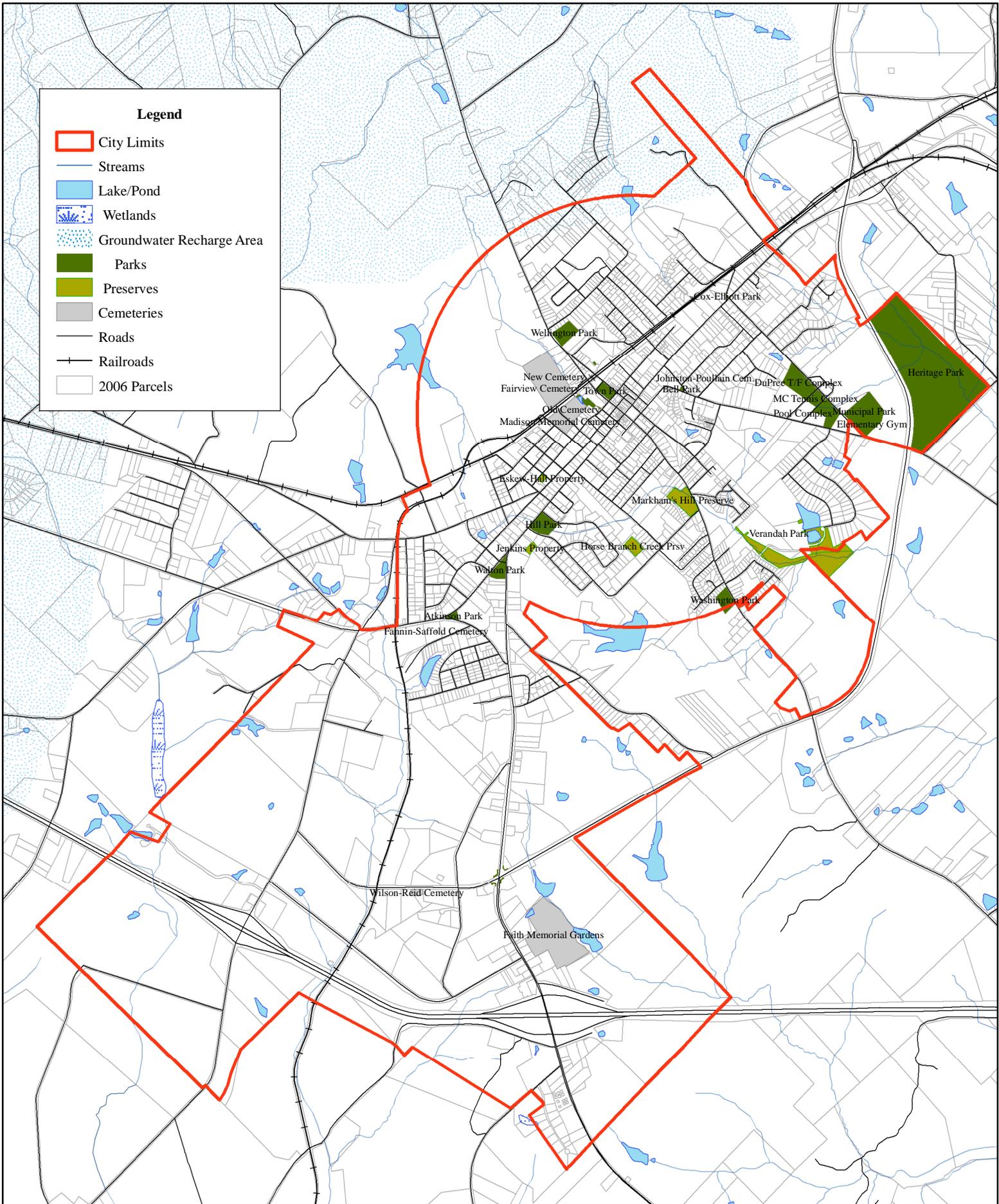
CITY OF MADISON GREENPRINT ADDENDUM
HISTORIC PRESERVATION AND CORRIDOR DESIGN OVERLAYS

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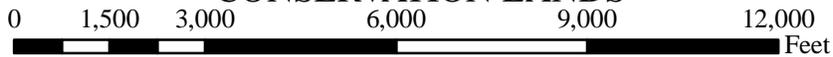




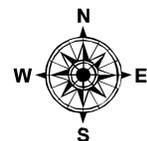
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CONSERVATION LANDS**

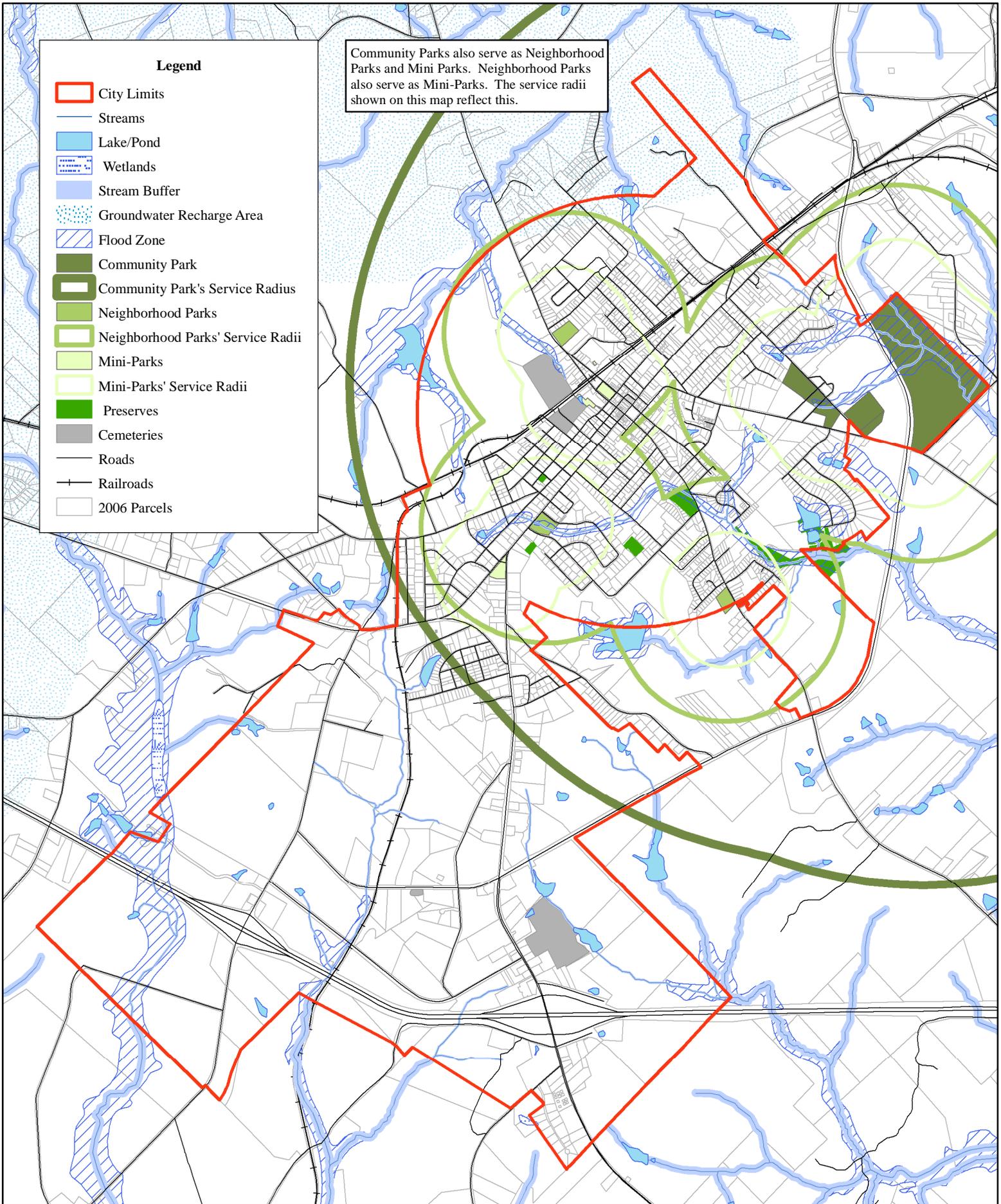


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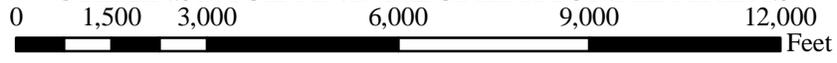
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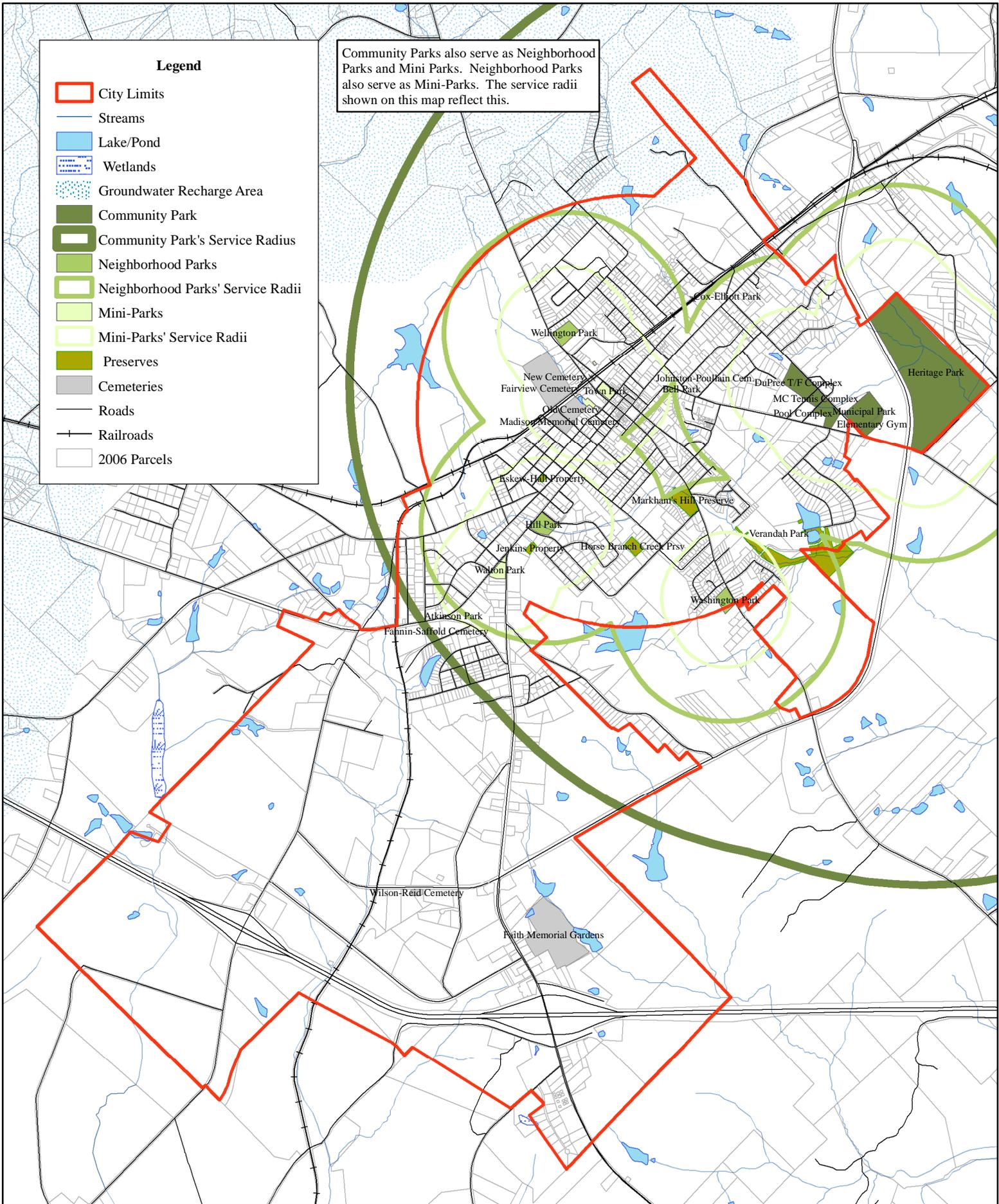
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CITY OF MADISON GREENPRINT ADDENDUM GREENSPACE AND RECREATIONAL AREAS



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Community Parks also serve as Neighborhood Parks and Mini Parks. Neighborhood Parks also serve as Mini-Parks. The service radii shown on this map reflect this.

- Legend**
- City Limits
 - Streams
 - Lake/Pond
 - Wetlands
 - Groundwater Recharge Area
 - Community Park
 - Community Park's Service Radius
 - Neighborhood Parks
 - Neighborhood Parks' Service Radii
 - Mini-Parks
 - Mini-Parks' Service Radii
 - Preserves
 - Cemeteries
 - Roads
 - Railroads
 - 2006 Parcels

**CITY OF MADISON GREENPRINT ADDENDUM
RECREATIONAL PARKS AND THEIR SERVICE AREAS**

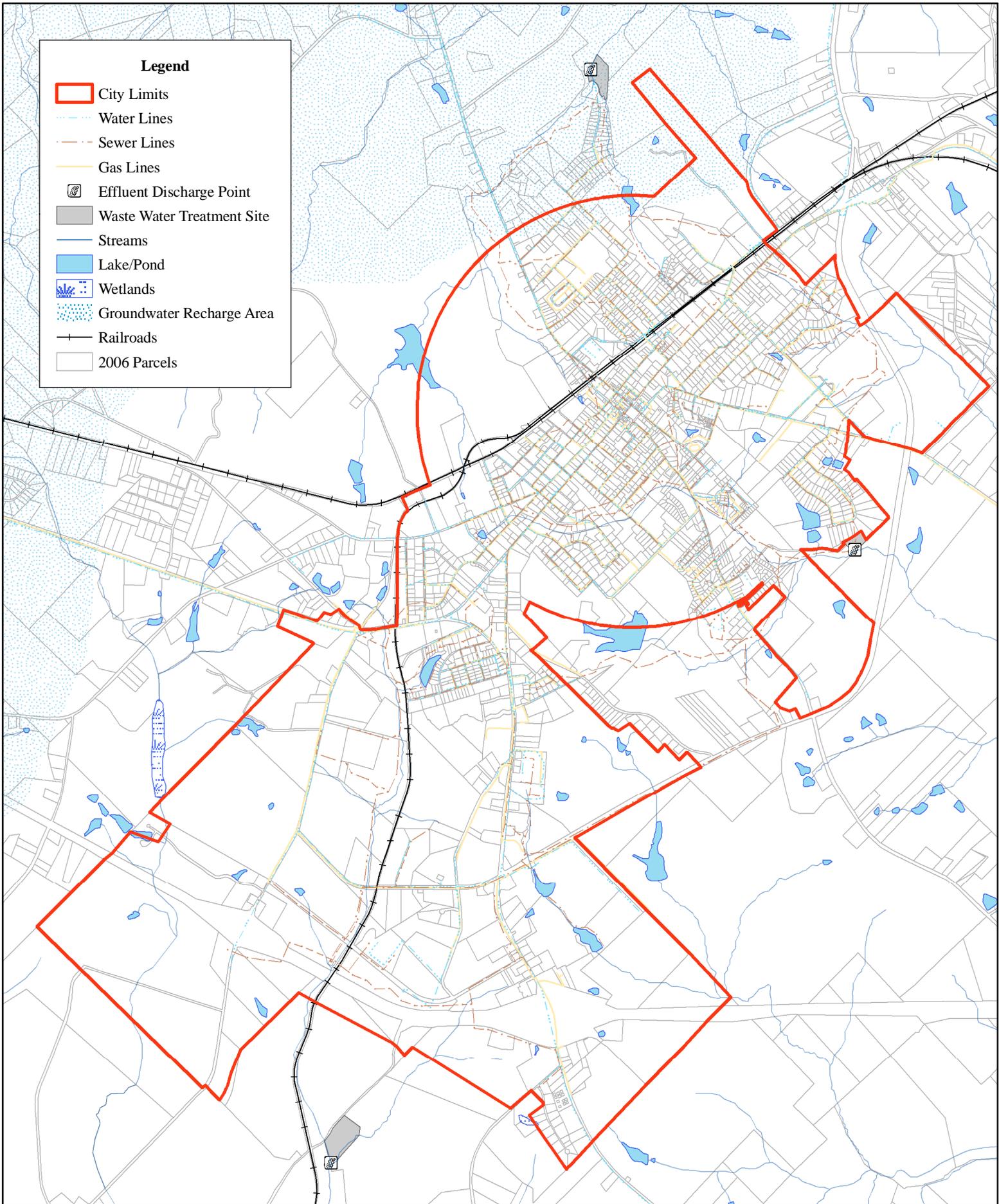


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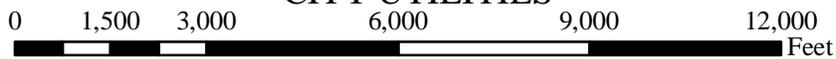


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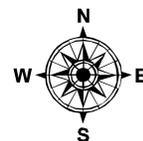




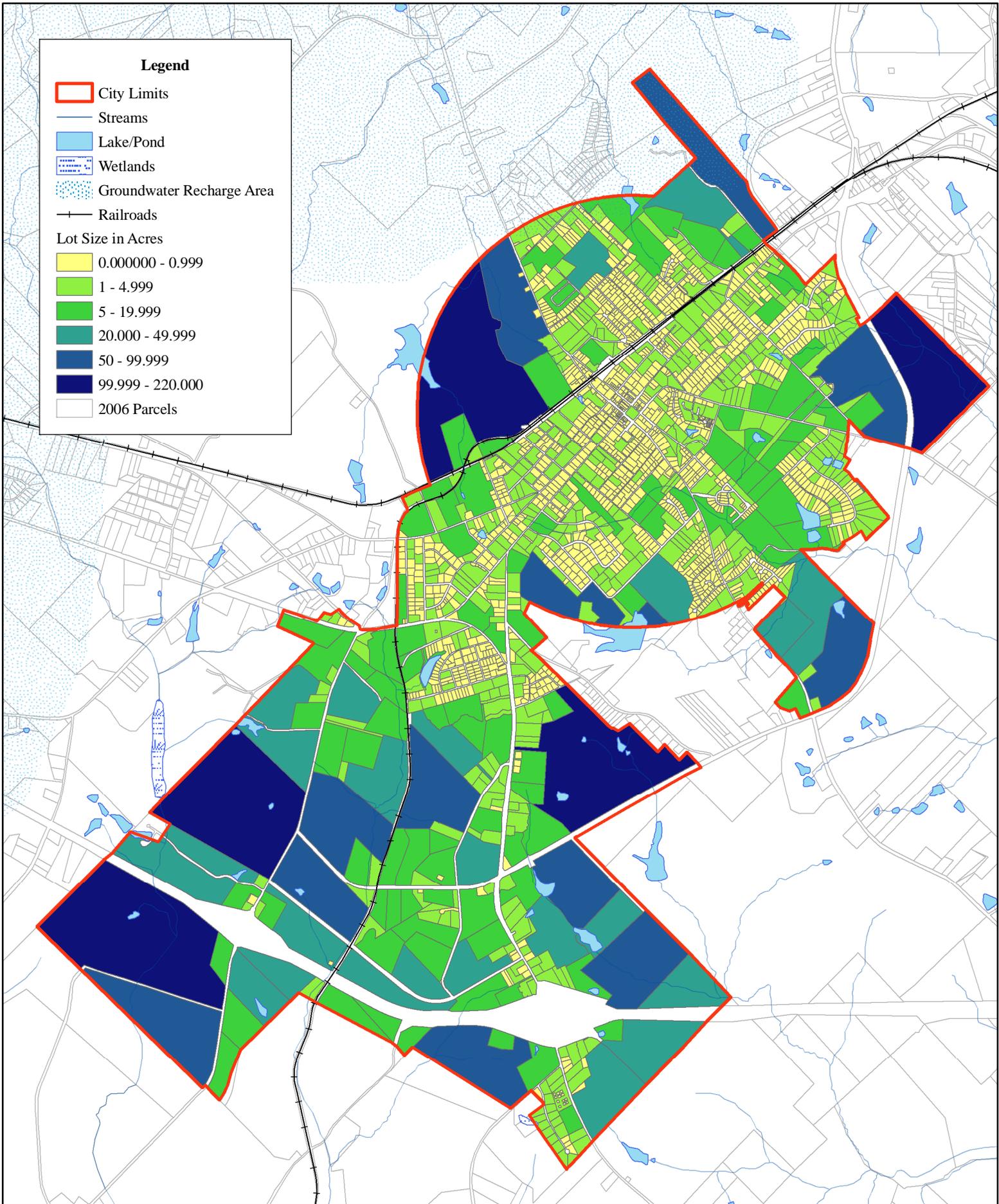
CITY OF MADISON GREENPRINT ADDENDUM
 CITY UTILITIES



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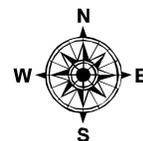
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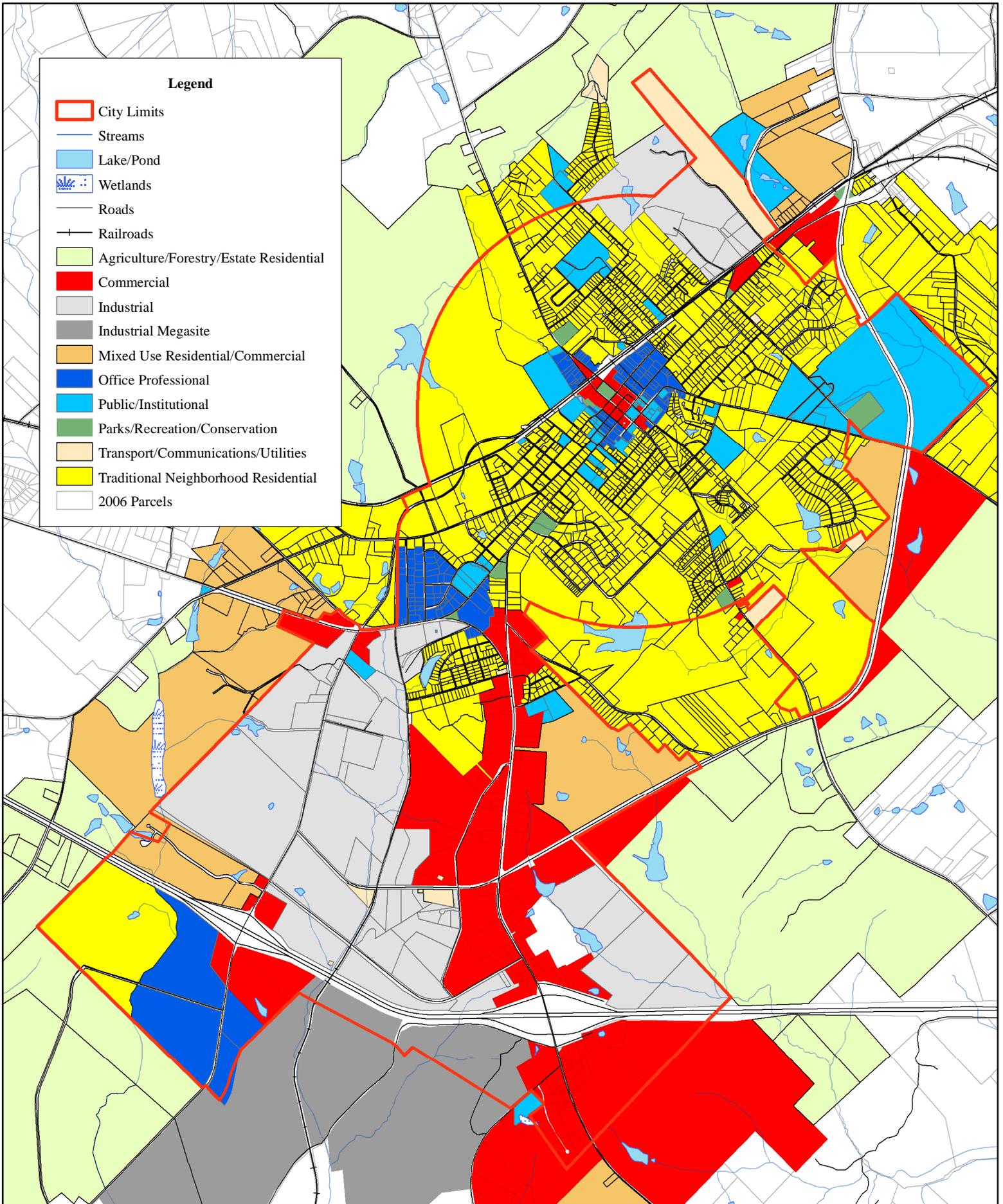
CITY OF MADISON GREENPRINT ADDENDUM
PARCEL SIZE IN ACRES

0 1,500 3,000 6,000 9,000 12,000 Feet

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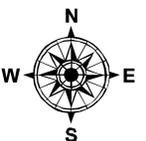
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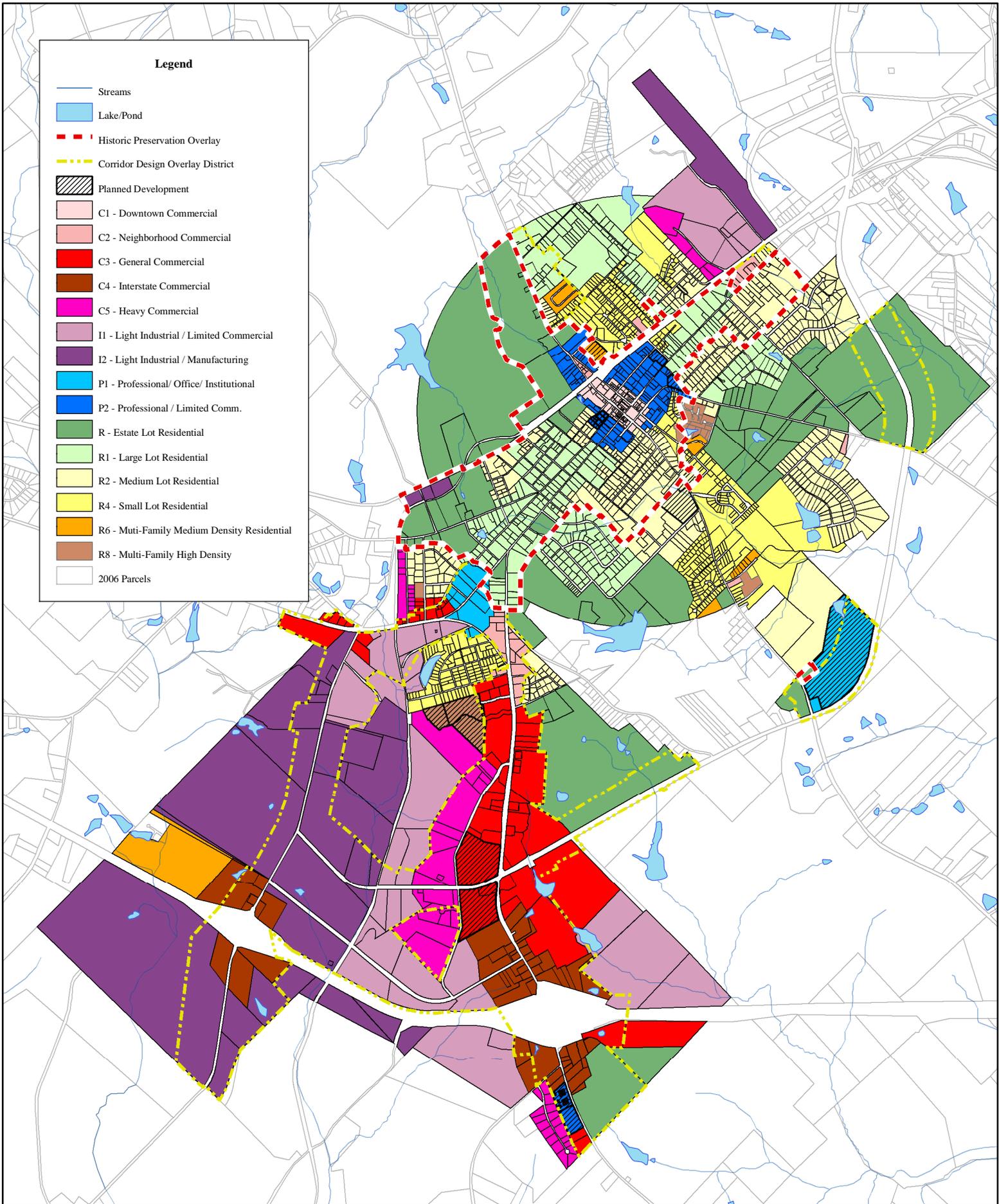
**CITY OF MADISON GREENPRINT ADDENDUM
FUTURE LAND USE MAP**

0 1,500 3,000 6,000 9,000 12,000 Feet

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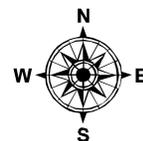
Source: See Source Pages in this Appendix



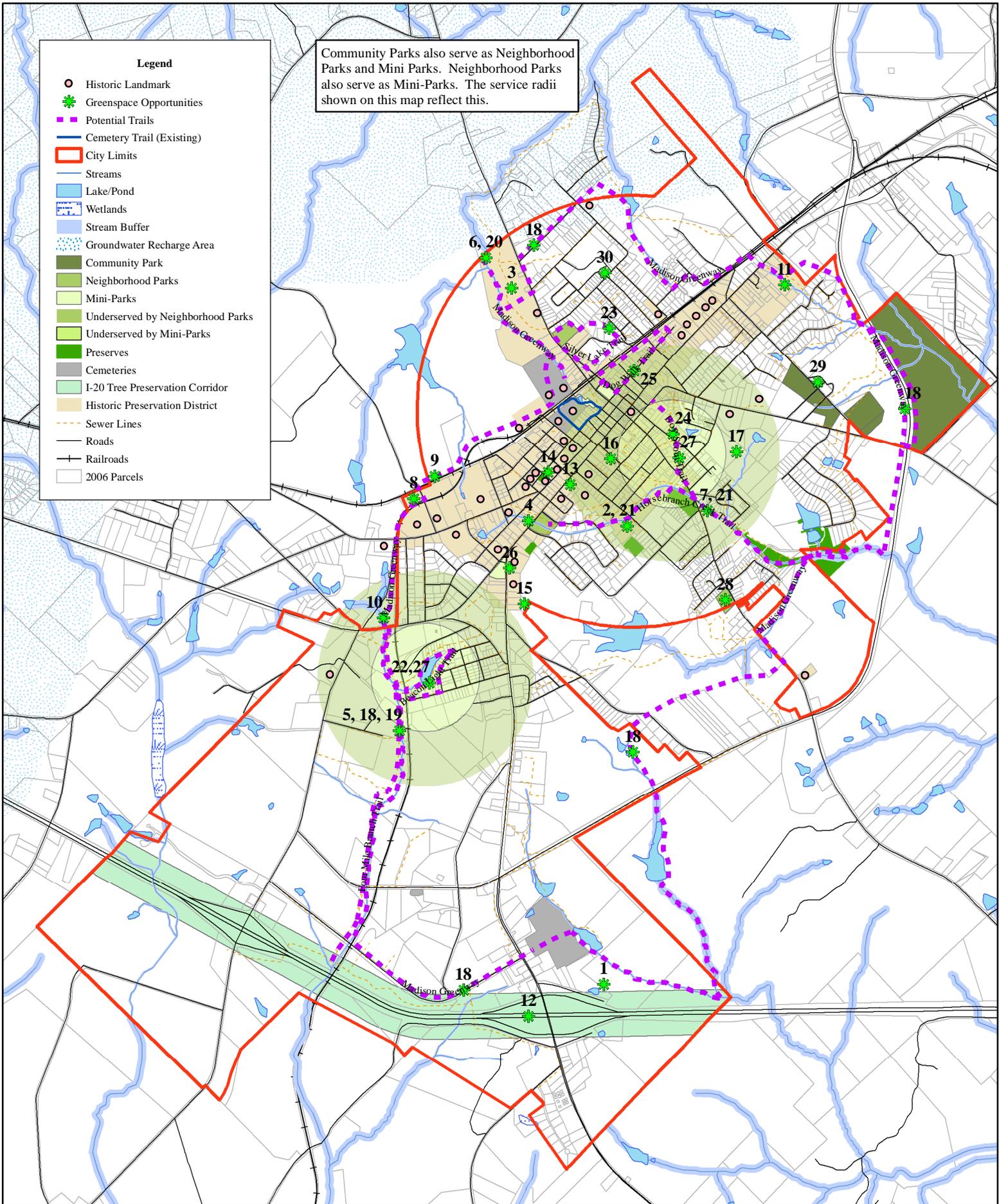
**CITY OF MADISON GREENPRINT ADDENDUM
ZONING DISTRICTS**

0 1,500 3,000 6,000 9,000 12,000 Feet

1:36,000



Source: See Source Pages in this Appendix



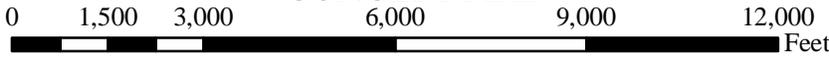
Community Parks also serve as Neighborhood Parks and Mini Parks. Neighborhood Parks also serve as Mini-Parks. The service radii shown on this map reflect this.

- Legend**
- Historic Landmark
 - ★ Greenspace Opportunities
 - ◆ Potential Trails
 - Cemetery Trail (Existing)
 - ▭ City Limits
 - Streams
 - ▭ Lake/Pond
 - ▭ Wetlands
 - ▭ Stream Buffer
 - ▭ Groundwater Recharge Area
 - ▭ Community Park
 - ▭ Neighborhood Parks
 - ▭ Mini-Parks
 - ▭ Underserved by Neighborhood Parks
 - ▭ Underserved by Mini-Parks
 - ▭ Preserves
 - ▭ Cemeteries
 - ▭ I-20 Tree Preservation Corridor
 - ▭ Historic Preservation District
 - Sewer Lines
 - Roads
 - Railroads
 - ▭ 2006 Parcels

CITY OF MADISON GREENPRINT ADDENDUM
CONCEPT MAP



Source: See Source Pages in this Appendix



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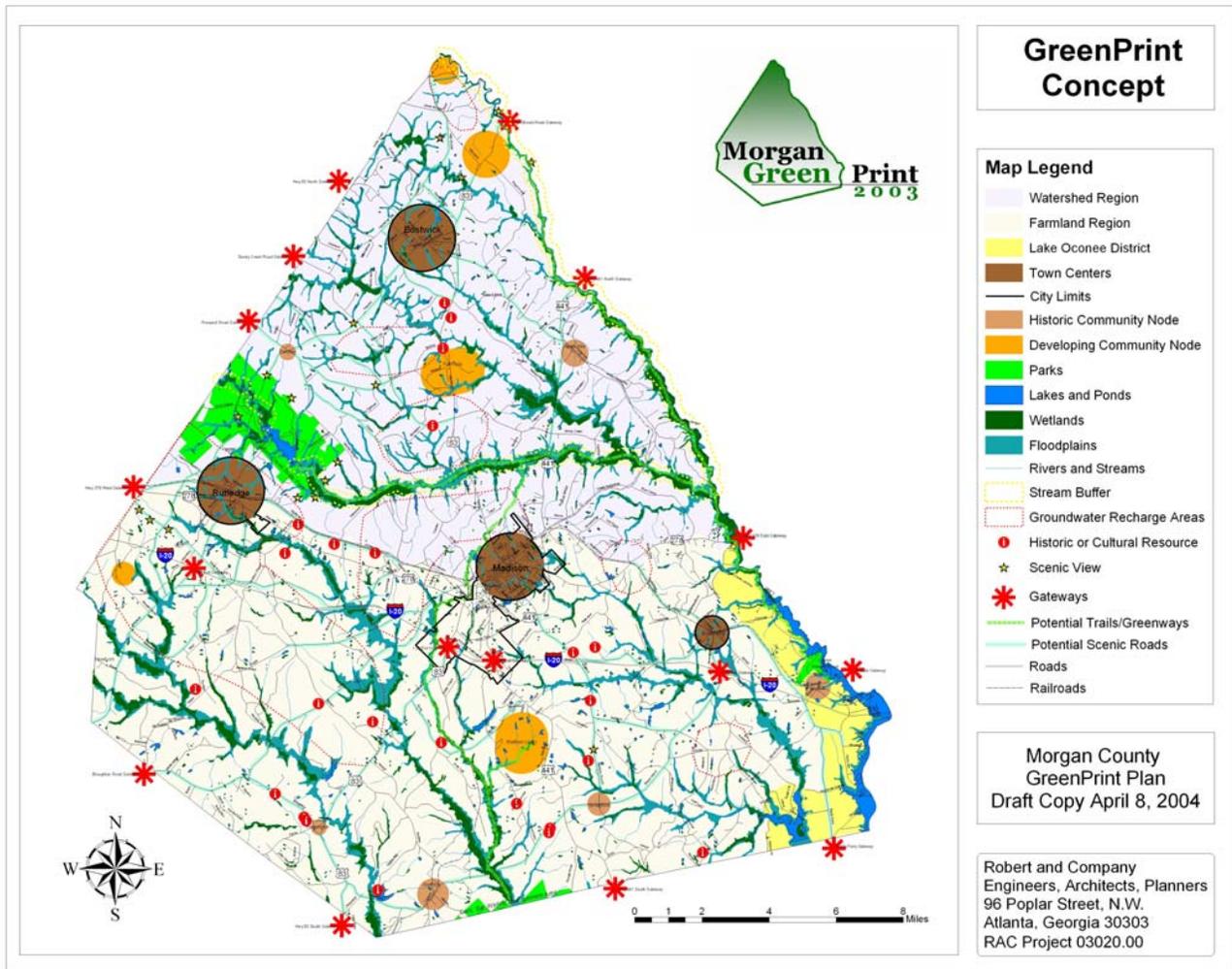


XI. Appendices

- A. Morgan County Greenprint Concept Map
- B. Data Sources and Methodologies
- C. Summary of NRPA Criteria for Parks
- D. List of relevant conservation organizations and governmental agencies
- E. Copy of Survey and Survey Results

Appendix A

Morgan County Greenprint Concept Map



Appendix B

SOURCES AND METHODOLOGY

All maps in this appendix were produced by the City of Madison Planning Department, with final versions being produced on 2/4/09. The following data layers were used in the production of these maps. Contact the City of Madison with questions regarding the methodology at 706-342-1251 ext 226, bjaeck@madisonga.com, or PO Box 32, Madison, GA, 30650.

Produced by the City of Madison

- Railroads – Created for City of Madison 2/19/07
- Park, Cemetery, and Preserves - Taken from the County Tax Parcel Data
- Community, Neighborhood, and Mini-Parks - Taken from the County Tax Parcel Data, created for this report 11/08
- Community, Neighborhood, and Mini-Parks Service Radii – Radii calculated from Community, Neighborhood, and Mini-Parks data created for this report 11/08
- Roads: August 08 City of Madison revised roads to better reflect existing roads. Staff used 2006 aerial imagery
- All Utility Data – initially produced by JJG for City of Madison, updated by staff
- Historic Landmarks and Cemetery Point File– Created by staff 1/09
- Greenspace Opportunities – Created by staff 1/09
- Proposed and Existing Trails – Created by staff 1/09
- Historic City Limits – Created by staff 1/09

From the Morgan County GIS Department

- 2006 Tax Parcel Data
- 2 Foot Topography Data
- 2006 Aerial Imagery

From the Georgia GIS Clearinghouse

- Hydrology Polygons (Swamps and Lakes): Last update 1993, City of Madison revised lakes to reflect the 2006 aerial imagery in 2008
- Tree Cover

Federal Emergency Management Agency

- FIRM A (Also listed as Flood Plain)

Georgia Department of Natural Resources

- Groundwater Recharge Area

From the United States Geological Survey

- Streams (1999)

Appendix C

Summary of NRPA Criteria for Parks

Mini-Park

1. Terrain suitable for intense development of play areas.
2. Service Area of up to ¼ mile radius.
3. Optimum size of up to 1 acre, with minimum size based upon a ratio of 0.25 acres to 0.5 acres per 1,000 people served.
4. Location within a Neighborhood.
5. Close proximity to housing with limited open space (i.e. apartment complexes, townhouse development or housing for the elderly)

Neighborhood Park

1. Terrain suitable for intense development for recreational activities such as field games, court games, crafts, playground apparatus area, skating, picnicking, wading pools, etc.
2. Service area of between ¼ to ½ mile radius to serve a population up to 5,000.
3. Optimum size of 15 acres or more, with minimum size based upon a ratio of 1.0-2.0 acres per 1,000 people served.
4. Geographically centered in its service area.
5. Easily accessible with safe walking and bike access.
6. May be developed in conjunction with school recreation facilities.

Community Park

1. Terrain suitable for intense development for recreational facilities such as athletic complexes, and large swimming pools.
2. Terrain may be an area of natural quality for outdoor recreation such as walking, viewing, sitting, picnicking. This may be in combination with (1) depending upon the site and community need. Water bodies may be included.
3. Service area of several neighborhood, or 1 to 2 mile radius.
4. Optimum size of 25 acres or more, with minimum size based upon a ratio of 5.0-8.0 acres per 1,000 people served.
5. Easily accessible to neighborhoods served.

Regional/Metropolitan Park

1. Terrain or area with natural or ornamental quality for outdoor recreation such as picnicking, boating, fishing, swimming, camping and trail uses. Play areas may also be included.
2. Contiguous or encompassing natural resources.
3. Service area of several communities that are within a one hour drive.
4. Optimum size of 200 acres or more, with a minimum size based upon a ratio of 5.0-10.0 acres per 1,000 people served.^x

Appendix D

List of Relevant Conservation Organizations and Governmental Agencies

Atlanta Regional Commission, Greenspace Toolkit, 404.463.3100,
www.atlantaregional.com/html/259.aspx

American Farmland Trust, 202-331-7300, www.farmland.org

City of Madison, 706-342-1251, www.madisonga.com

Georgia Conservancy, 404-876-2900, www.georgiaconservancy.org

Georgia Department of Community Affairs, (404) 679-4940, www.dca.state.ga.us

Georgia Department of Revenue, 404-417-4477, www.etax.dor.ga.gov

Georgia Forestry Association, 1-800-GA-TREES (428-7337), www.gfc.state.ga.us

Georgia Land Conservation Program, 404-584-1083, www.glcp.georgia.gov

Georgia Land Trust, (866) 656-5263, www.galandtrust.org

Georgia Wildlife Federation, 770-787-7887, www.gwf.org

Madison-Morgan Conservancy, 706-342-9252, www.mmcgeorgia.org

Morgan County Board of Commissioners, 706-342-0725, www.morganga.org

Nature Conservancy, Georgia Chapter, 404-873-6946, www.nature.org

Northeast Georgia Regional Development Center, 706-369-5650, www.negrdc.org

Trust for Public Land, 404-873-7306, www.tpl.org

University of Georgia, Carl Vinson Institute, 706-542-2736, www.cviog.uga.edu

Appendix E

Copy of Survey



City of Madison Greenprint Update Public Survey

What is a Greenprint?

The Greenprint Plan asks Madisonians "What is important to me in planning our greenspace in Madison?" The Greenprint follows in the footsteps of the 2003 Morgan County Greenprint, and will catalog and map the City's natural, historic and cultural resources, to create a "map" of how open space fits into our future.

Public participation is a key element to this greenspace planning document.

**Please fill out the attached Survey and return it by December 14, 2008.
Methods of delivery described at end of survey.**

General Information

Do you live inside the City Limits of Madison?	Yes	No			
If a Madison resident, how many years have you lived in Madison?	0-5	5-10	10 +		
What is your age?	0-24	25-34	35-44	45-54	55 +
If you have children under the age of 16, how many do you have?	1	2	3	4	

Parks

Which of the following parks and recreation areas do you use most frequently? *Circle just one.*

Hill Park Bell Park Walton Park Boxwood Garden Club Memorial Garden
Town Park Wellington Park Round Bowl Springs Park Washington Park
Cox-Elliott Park Municipal Park Heritage Park
Dupree Track & Field Complex Morgan County Tennis Complex None of these

How would you rate the quality of parks available to Madison residents?

Poor Fair Good Excellent No Opinion

What, if anything, do you like about Madison's parks and recreation areas?

What, if anything, do you dislike about Madison's parks and recreation areas?

Do you drive more than one mile to use city parks and recreation areas? Yes No

Do you walk or ride your bike to city parks and recreation areas? Yes No

How many miles would you be willing to drive to a park or recreation area? 0-2 3-5 6-10

How many miles would you be willing to walk or ride your bike to a city park or recreation area?

0-2 3-5 6-10

How often do you use City parks and recreation areas?

Daily Weekly Monthly Yearly

Greenspace

Would you support the City of Madison acquiring additional land for greenspace? Yes No

Which of the following purposes should be considered when acquiring greenspace in Madison? *Circle all that apply.*

Natural resources Beautification of roadways Passive parks and trails
Active parks Create an identity for the City of Madison

Which of the following do you think is MOST important when acquiring greenspace? *Circle just one.*

Natural areas Walking/bicycle trails Picnic facilities Playgrounds
Bicycle lanes Community centers Outdoor festival facilities
Sports fields Cultural arts facilities Farmers market
Tennis courts Fitness facilities/Swimming pools

How do you think the City of Madison should fund greenspace acquisition? *Circle all that apply.*

Existing city revenue Increase fees associated with development
Public/private partnerships General Obligation Bonds Increase property taxes
Requirements of zoning Transfer of Development Rights None of these

Do you think greenspace should be required in all new developments? Yes No

If yes, which types of developments do you think should be required to provide greenspace? *Circle all that apply.*

Residential Commercial Industrial Mixed-Use

Thank you for your input!

Please return your survey by **December 14, 2008.**
Send with Utility Bill, or
Drop off in Green City Drop Box Behind the Post Office in Madison, or
Drop off in City Drop Box in front of Madison City Hall, or
Mail to: Greenprint Update c/o Monica Callahan
132 N. Main Street
Madison, GA 30650

Survey Results

Question	Answer	Random Survey Percentage	Workshop Survey Percentage
<u>General Information</u>			
Do you live inside the City Limits of Madison?			
	Yes	73%	72%
	No	27%	28%
If a Madison resident, how many years have you lived in Madison?			
	10+ years	50%	52%
	0-5 years	26%	29%
	5-10 years	24%	19%
What is your age?			
	55+ years old	63%	61%
	45-54 years old	18%	21%
	35-44 years old	10%	14%
	25-34 years old	9%	
	0-25 years old		4%
If you have children under the age of 16, how many do you have?			
	2 children	52%	50%
	1 child	41%	50%
	3 children	7%	
<u>Greenspace</u>			
Would you support the City of Madison acquiring additional land for greenspace?			
	Yes	73%	96%
	No	27%	4%
Which of the following purposes should be considered when acquiring greenspace in Madison?			
	Natural Resources	25%	24%
	Passive Parks and Trails	25%	24%
	Beautification of Roadways	18%	22%
	Active Parks	17%	10%
	Create and Identity for Madison	15%	20%
Which of the following do you think is most important when acquiring greenspace?			
	Natural Areas	33%	56%
	Walking/Bicycling Trails	33%	19%
	Fitness facilities/Swimming Pool	12%	6%
	Farmer's Market	9%	
	Community Centers	5%	6%
	Outdoor festival facility	2%	
	Tennis Courts	2%	
	Cultural arts facilities	1%	
	Sports fields	1%	
	Picnic facilities	1%	
	Bicycle Lanes	1%	13%
How do you think the City of Madison should fund greenspace acquisition?			
	Existing City Revenue	26%	9%
	Public/Private partnerships	23%	22%
	Increased fees associated with development	20%	27%
	Requirements of Zoning	12%	18%
	General Obligation Bonds	5%	10%
	Transfer of Development Rights	4%	
	Increased Property Taxes	2%	8%

None of these mechanisms	8%	6%
Do you think greenspace should be required in all new developments?		
Yes	79%	96%
No	21%	4%
Which types of developments do you think should be required to provide greenspace?		
Residential	28%	27%
Mixed Use	27%	25%
Commercial	23%	26%
Industrial	22%	22%

Parks

Which of the following parks and recreation areas do you use most frequently?		
Heritage Park	18%	11%
Hill Park	16%	10%
Dupree Track & Field Complex	11%	
Round Bowl Springs	9%	58%
Morgan County Tennis Complex	7%	
Town Park	3%	
Boxwood Garden Club Memorial Garden	2%	
Wellington Park	2%	
Walton Park	1%	
None of these	31%	21%
How would you rate the quality of parks available to Madison residents?		
Good	43%	52%
Excellent	39%	22%
Fair	5%	11%
Poor	2%	
No Opinion	11%	15%
What, if anything, do you like about Madison's parks and recreation areas?		
They are well maintained and attractive	37%	25%
They provide opportunities for passive recreation	10%	14%
They provide greenspace and trees	9%	14%
Their proximity is convenient	8%	14%
They are safe	8%	7%
They provide a variety of landscapes and uses	8%	11%
They provide beautiful vistas	6%	7%
There are a good number of parks	6%	
The parks are usually uncrowded	3%	4%
They provide opportunities for active recreation	3%	
They contribute to a high quality of life	1%	
The parks are quiet and peaceful	1%	4%
What, if anything, do you dislike about Madison's parks and recreation areas?		
They lack a trail system and connectivity	21%	35%
They lack facilities like water fountains, restrooms, play equipment	18%	
They are an expense to the tax payer	14%	
There is not enough parkland	11%	35%
The parks lack maintenance	11%	4%
There is no pool	9%	
There is a lack of diversity of uses	7%	
They are not safe	5%	4%
Madison need more natural areas	2%	18%
The active recreation areas are isolated	2%	4%

Do you drive more than one mile to use city parks and recreation areas?		
No	54%	58%
Yes	46%	42%
Do you walk or ride your bike to city parks and recreation areas?		
No	56%	31%
Yes	44%	69%
How many miles would you be willing to drive to a park or recreation area?		
0-2 miles	42%	35%
3-5 miles	42%	39%
6-10 miles	16%	26%
How many miles would you be willing to walk or ride your bike to a city park or recreation area?		
0-2 miles	67%	63%
3-5 miles	28%	29%
6-10 miles	5%	8%
How often do you use City parks and recreation areas?		
Monthly	37%	32%
Weekly	31%	50%
Yearly	22%	9%
Daily	10%	9%

XII. Works Cited

- ⁱ Simpson, Richard Andrew. 2007. *Open Space Planning for Small Exurban Communities: A Case Study of Madison, GA*. University of Georgia; p. 72.
- ⁱⁱ Simpson, Richard Andrew. 2007. *Open Space Planning for Small Exurban Communities: A Case Study of Madison, GA*. University of Georgia; pg. 184.
- ⁱⁱⁱ Morgan County Greenprint. Appendix A of 2004 Morgan County Comprehensive Plan; <http://morganga.org/LinkClick.aspx?fileticket=eiPzaxAQMfY%3d&tabid=149&mid=649> (2/5/09).
- ^{iv} Morgan County Greenprint. Appendix A of 2004 Morgan County Comprehensive Plan; <http://morganga.org/LinkClick.aspx?fileticket=eiPzaxAQMfY%3d&tabid=149&mid=649> (2/5/09).
- ^v Georgia Land Conservation Program. www.glcp.org (2/5/09).
- ^{vi} Georgia Department of Revenue. <http://www.etax.dor.ga.gov/ptd/cas/cuse/assmt.aspx> (2/5/09).
- ^{vii} Terrain.org; A Journal of the Built and Natural Environments. Issue #18, Spring/Summer 2006. http://www.greenerprospects.com/Terrain.org_RandallArendt_Cultivating_Issue18.pdf (2/5/09).
- ^{viii} Morgan County Greenprint. Appendix A of 2004 Morgan County Comprehensive Plan; <http://morganga.org/LinkClick.aspx?fileticket=eiPzaxAQMfY%3d&tabid=149&mid=649> (2/5/09).
- ^{ix} State Environmental Resource Center. <http://www.serconline.org/grInfrastructure/stateactivity.html> (2/5/09).
- ^x Simpson, Richard Andrew. 2007. *Open Space Planning for Small Exurban Communities: A Case Study of Madison, GA*. University of Georgia; p. 73.