

GREENPRINT RESOURCE GUIDE



MORGAN COUNTY, GEORGIA

THIS PUBLICATION IS BROUGHT TO YOU BY THE MADISON-MORGAN CONSERVANCY



**MADISON-MORGAN
CONSERVANCY**

THE MISSION OF THE MADISON-MORGAN CONSERVANCY IS TO PROVIDE PUBLIC EDUCATION ON CONSERVATION MATTERS AND TO PROTECT AND ENHANCE THE HERITAGE AND QUALITY OF LIFE OF THE RESIDENTS OF MORGAN COUNTY BY PRESERVING HISTORIC SITES, GREENSPACE, FARMLAND, AND TIMBERLAND.

ACKNOWLEDGEMENTS

IN THE SUMMER OF 2010, STEPHANIE GOODRICH WORKED AS AN INTERN FOR THE MADISON-MORGAN CONSERVANCY AS A REQUIRED PART OF HER MASTER OF HISTORIC PRESERVATION CURRICULUM AT THE UNIVERSITY OF GEORGIA. IN TEN WEEKS, MS. GOODRICH DOCUMENTED THE 52 PRESERVATION OPPORTUNITIES LISTED ON THE MORGAN COUNTY GREENPRINT (2004) AS WELL AS THE 30 GREENSPACE OPPORTUNITIES AND 38 HISTORIC LANDMARKS LISTED ON THE CITY OF MADISON'S GREENPRINT ADDENDUM (2009) BY GATHERING HISTORIC PHOTOS, RESEARCHING THE HISTORY OF THE RESOURCES, COLLECTING WAY-FINDING DATA, AND PHOTO-DOCUMENTING THE VARIETY OF RESOURCES LISTED ON BOTH GREENPRINTS. WE OWE GREAT THANKS MS. GOODRICH FOR HER TIME, EXPERTISE, AND PASSION FOR THE SUBJECT MATTER AND ARE APPRECIATIVE OF HER EXCELLENT WORK.

WE ARE ALSO EXTREMELY GRATEFUL FOR THE ASSISTANCE PROVIDED BY THE STAFF OF MORGAN COUNTY PLANNING AND DEVELOPMENT, THE CITY OF MADISON PLANNING AND DEVELOPMENT, AND THE MORGAN COUNTY ARCHIVES, AS WELL AS FOR THE ASSISTANCE OF VARIOUS LANDOWNERS WHO GAVE US ACCESS TO AND INFORMATION ABOUT THEIR PROPERTIES. A SPECIAL THANKS GOES TO LYN AND WHITEY HUNT FOR THEIR CONTINUED SUPPORT OF THE GREENPRINTING PROCESS.

FINALLY WE WOULD LIKE TO THANK THE BOARD MEMBERS AND MEMBERS OF THE MADISON-MORGAN CONSERVANCY WHO MADE THIS PROJECT POSSIBLE AND WHOSE SUPPORT IS THE FOUNDATION OF OUR WORK. WE ARE SO GRATEFUL FOR THE CONTINUED SUPPORT OUR MISSION RECEIVES FROM THE COMMUNITIES IN MORGAN COUNTY.

PUBLISHED BY THE MADISON-MORGAN CONSERVANCY, INC., 2010

© 2010
MADISON-MORGAN CONSERVANCY, INC.
ALL RIGHTS RESERVED

PHOTOGRAPHS COURTESY OF STEPHANIE GOODRICH, UNLESS OTHERWISE NOTED

GREENPRINT RESOURCE GUIDE
MORGAN COUNTY, GEORGIA

A photograph of a person flying a kite at sunset. The sky is filled with soft, glowing clouds in shades of blue, orange, and yellow. The sun is low on the horizon, creating a bright glow. The person is silhouetted against the sky, and the kite is visible in the upper right. The foreground shows a grassy field and some trees in silhouette.

AFTERGLOW

THE SUN HAS SET BEHIND THE HILLS,
 BUT LIMPID SKIES ITS RADIANCE SHOW;
THE HEAVENS BLOOM LIKE ONE VAST ROSE—
 IT IS THE AFTERGLOW.
DEAR LORD, WHEN MY LIFE'S SUN HAS SET,
 AND I AM GONE, AS ALL MUST GO,
GRANT THAT I TOO MAY LEAVE BEHIND
 A LOVELY AFTERGLOW.

BY ROSE KORALEWSKY

PHOTO COURTESY OF SCOTT FINSTHWAIT

INSIDE THIS GUIDE

TABLE OF CONTENTS

INTRODUCTION:	
PURPOSE AND INTENT OF THIS GUIDE	2
PURPOSE OF A GREENPRINT	3
HISTORY OF MORGAN COUNTY	4
LIST OF PRESERVATION OPPORTUNITIES	6
MORGAN COUNTY GREENPRINT CONCEPT MAP	7
PRESERVATION OPPORTUNITIES DOCUMENTED	8
GROUNDWATER RECHARGE AREAS DOCUMENTED	64
GATEWAYS DOCUMENTED	66
<u>APPENDICES</u>	70
APPENDIX A:	
INSET MAP OF 4 RESOURCES IN MADISON	71
APPENDIX B:	
MADISON GREENPRINT ADDENDUM 2009 INFORMATION	72
RESOURCES	76

PURPOSE AND INTENT OF THIS GUIDE

The Madison-Morgan Conservancy's goal in creating this document was to illustrate and describe the resources listed in the Morgan County Greenprint (2004) and to provide a visual description of the values Morgan County intends to protect as they are stated in the Greenprint and Comprehensive Plan. We hope this document will serve as a complement to the Greenprint document and will aid the Morgan County Board of Commissioners, Morgan County Planning and Zoning, developers, and conservationists in their work to protect Morgan County's heritage and to enhance the area's quality of life.

In the following pages you will see photographs and descriptions of the 52 Preservation Opportunities listed in the Morgan County Greenprint (2004). The Greenprint Preservation Opportunities include natural, agricultural, scenic, recreational, and historic resources identified by the public as important to protect during the greenprinting process in 2003. This document provides locations, descriptions, and photographs of the resources in an effort to provide the reader with a more detailed picture of the value of those resources.



PURPOSE OF A GREENPRINT

Early in 2003, the Madison-Morgan Conservancy initiated the Morgan County Greenprint process, and in association with the Morgan County Commissioners, the City of Madison and the Trust for Public Land, began to plan for the long-term preservation of open space in Morgan County, Georgia. As Morgan County and the municipalities of Bostwick, Buckhead, Madison and Rutledge were in the process of preparing a major update to the Morgan County Joint Comprehensive Plan, it was decided that the Greenprint planning process should be coordinated with the Comprehensive Plan Update process. To facilitate this effort, Morgan County contracted with Robert and Company to coordinate the planning process, prepare technical analysis and provide Greenprint recommendations that could be easily incorporated into the Comprehensive Plan update.

The Morgan County Greenprint Plan will serve as a long-term strategy for the preservation of features that are valuable to Morgan County residents and landowners: the rural landscape, open spaces, agriculture lands, forests, environmentally sensitive resources, historic properties and structures, and a general quality of life. The plan recognizes the inevitability and desirability of growth and economic expansion, seeking to balance allowance for growth with strategies to achieve significant preservation goals. Implementation of the Greenprint will involve actions from government leaders as well as private entities and citizens, beginning with the inclusion of Greenprint concepts in the Morgan County Joint Comprehensive Plan. Ultimately, the success of preservation efforts in Morgan County will be greatest if Greenprint planning continues as an ongoing process of collaboration among all members of the Morgan County community.

-Reprinted from the Morgan County Greenprint 2003

HISTORY OF MORGAN COUNTY

Created from a portion of Baldwin County in 1807, Georgia's 32nd county was named for Revolutionary War General Daniel Morgan. The county seat, Madison, was incorporated in 1809. Land lotteries were held in 1805 and 1807, with land lots being 202.5 acres each. More than 50 community areas have been identified throughout Morgan County's history, although only four incorporated areas exist today: Madison, Buckhead, Bostwick and Rutledge. Morgan County is largely a rural county, with strong agricultural ties. The main crop of the 19th and early 20th century was cotton, however, the boll weevil destroyed the cotton industry in the 1920's. Today, agriculture continues through numerous dairy and poultry operations, and timber harvesting.

-Courtesy of Morgan County Resource Preservation Advisory Board

Morgan County is known for its beautiful rural scenery, farms, and homes. Agriculture is the largest industry followed by tourism, and the combination of those industries, known as agritourism, is a growing industry today. Morgan County also serves as a center for culture in the region and has a citizenry who has historically been civically active. As a result, an interest in protecting the quality of life and in protecting natural, agricultural, and historic resources has been reflected in the County's governance for decades.

The City of Madison has been the county seat since its incorporation in 1809 and includes one of Georgia's most heralded historic districts. Cotton was king in Morgan County before the boll weevil struck in the 1920's, and as the cotton economy of the county expanded, so did the population, especially in Madison. Many of the wealthy plantation owners who lived in the county began building town houses, and the first town lots in Madison were sold in 1809. Many of these antebellum homes still exist and are an important part of Madison's community today.

Morgan County is also home to the City of Bostwick, incorporated in 1902; the Town of Buckhead, incorporated in 1907; and the City of Rutledge, incorporated in 1845. Apalachee, Fairplay, Flat Rock, High Shoals, Pennington, and Swords are among some of the other communities in Morgan County.

Hard Labor Creek State Park, Georgia's second largest state park and the site of Georgia's last remaining Civilian Conservation Corps (CCC) camp, is one of Morgan County's greatest assets, serving as an agricultural, historic, recreational, and natural resource all at once. This open space is complemented by Morgan County's efforts to provide passive and active recreation parks for its citizens, as well as by other community parks, most notably in Buckhead, Bostwick, Madison and Rutledge. These recreational parks are then again complemented by the permanently protected private lands (1012 acres as of this publication) that protect various conservation values (agriculture, viewsheds, historic sites, and natural resources) for public benefit.

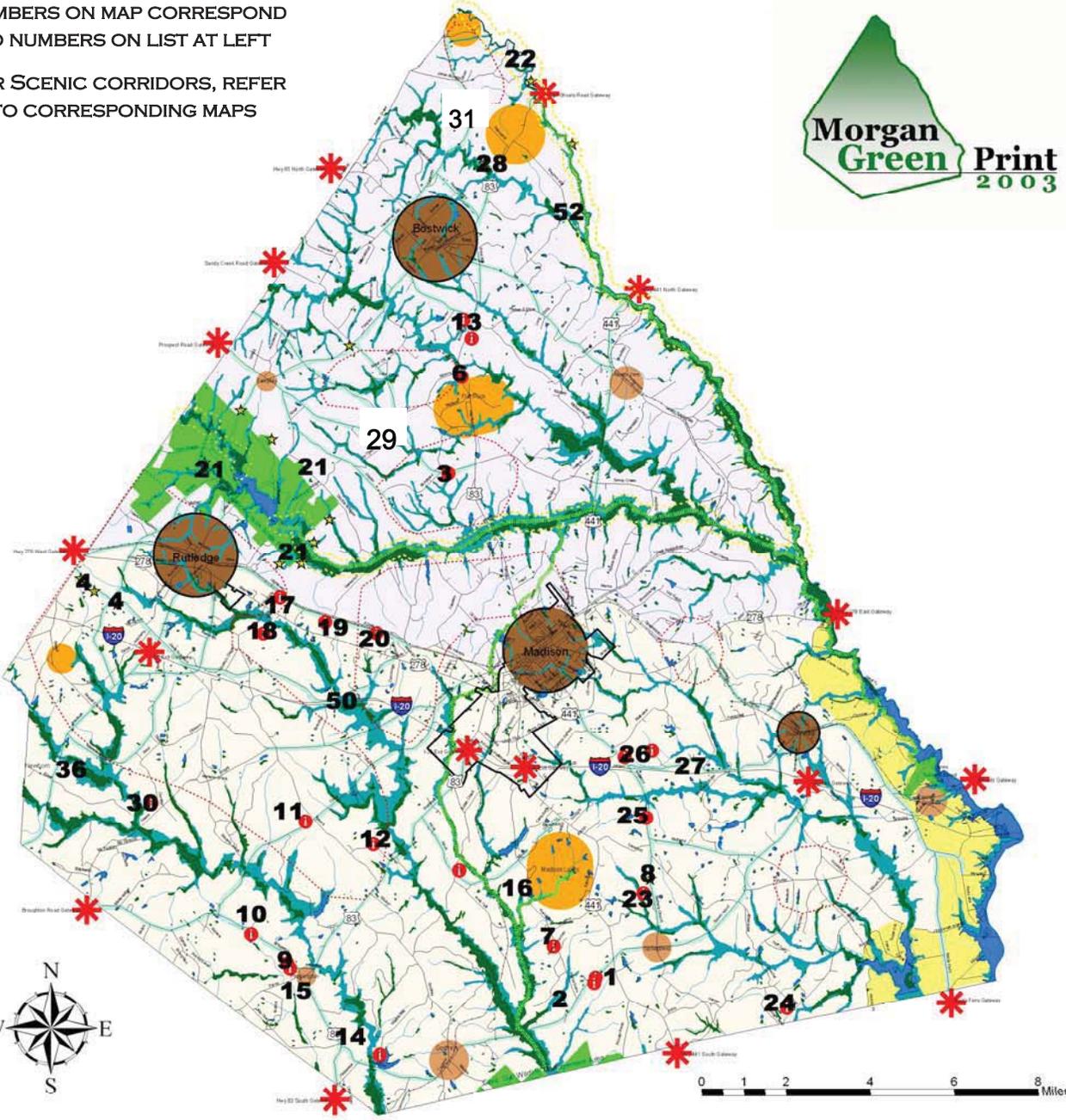
-Courtesy of Madison-Morgan Conservancy

1. Asa Cox House
2. Shepherd Cemetery
3. Cedar Lane Farm
4. Scenic view along Davis Academy Road
5. Scenic Perimeter Greenway around Morgan County
6. Atkinson-Gibbs-Benkoski Cemetery
7. Bennett-Thomas Dairy Barns
8. View shed along Bethany Church Road
9. Newton Farm Home
10. Historic house c. 1880
11. Mattie Fears Home
12. Full Circle Farm
13. Nolan Store complex
14. Site of old Walton Mill
15. Pennington Church and Cemetery
16. Paradise Hill
17. Hanson-Ballard House
18. Cox-Reynolds Cemetery
19. Stone smoke house
20. Bohannon Cemetery
21. Scenic Corridor surrounding Hard Labor Creek State Park
22. Apalachee River Shoals Area
23. Old Crew Place
24. H.T. Alford House
25. Willow Oak Farm
26. Robins Nest
27. Old hardwood forest and beech trees
28. Jack's Creek Scenic Area
29. Jim Thomas Road Scenic View
30. Site of Old Durden Homestead
31. High scenic view at intersection of High Shoals and Rehobeth Road
32. Baldwin Pecan Grove in downtown Madison (see map on page 71)
33. Bonar Hall (see map on page 71)
34. Hardee's site (see map on page 71)
35. Preservation of Apalachee, Fairplay, Godfrey, and Pennington communities
36. Wetland mitigation bank
37. Markham's Hill, "Blueberry Hill" (see map on page 71)
38. Dixie Highway from Madison to Rutledge
39. Hightower Trail
40. Highway 83 (Jasper county to I-20)
41. Highway 83 (I-20 to downtown Madison)
42. Bike/pedestrian trail from Morgan County High School to Hill Park and other city parks
43. Potential Rails-to-Trails
44. Scenic Buckhead Road
45. Scenic Godfrey Figure 8, Highway 83, Little River Road, Walton Mill Road, Godfrey Road
46. Potential scenic corridors (Highway 83, 441, 278, I-20, Dixie Highway)
47. Proposed path following creek corridors
48. Proposed path along abandoned rail line
49. Scenic Pierce Dairy Road
50. Tree Island threatened by DOT
51. I-20 Scenic Corridor
52. New Wooden Bridge at Jack's Creek

This list of 52 Preservation Opportunities corresponds to the Greenprint Concept Map on page 7, and not necessarily to the Preservation Opportunities List in the 2003 Morgan County Greenprint Document.

NUMBERS ON MAP CORRESPOND
TO NUMBERS ON LIST AT LEFT

FOR SCENIC CORRIDORS, REFER
TO CORRESPONDING MAPS



GreenPrint Concept

Map Legend

- Watershed Region
- Farmland Region
- Lake Oconee District
- Town Centers
- City Limits
- Historic Community Node
- Developing Community Node
- Parks
- Lakes and Ponds
- Wetlands
- Floodplains
- Rivers and Streams
- Stream Buffer
- Groundwater Recharge Areas
- Historic or Cultural Resource
- Scenic View
- Gateways
- Potential Trails/Greenways
- Potential Scenic Roads
- Roads
- Railroads

Morgan County
GreenPrint Plan
Draft Copy April 8, 2004

Robert and Company
Engineers, Architects, Planners
96 Poplar Street, N.W.
Atlanta, Georgia 30303
RAC Project 03020.00

Asa Cox House

c.1805

5140 Seven Islands Road

This plot of land was originally drawn in the 1805 land lottery for Revolutionary War veterans when the land west of the Oconee River was opened up for settlement after the Creek Treaty was signed in 1803. This plantation plain house was built by Asa Cox sometime between 1805 and 1815, when the land and house were sold to William Johnson. This is one of the oldest houses in Morgan County. There are current efforts to stabilize the structure to prevent further deterioration.

Corresponds to #29 on the 2003 Morgan County Greenprint list of preservation opportunities.



ASA COX HOUSE



PHOTO COURTESY OF MORGAN COUNTY PLANNING AND DEVELOPMENT

Shepherd Cemetery

Internments from 1826-1835
Seven Islands Road

The cemetery is located in a densely vegetated area, near a county dumpster site. The cemetery is enclosed by a stacked stone wall. The interior is filled with plants, which obscure most of the stones.

The markers are typical nineteenth century carved granite memorials, most with a head-and-shoulders design. They are distinctive in that they have descriptive inscriptions, giving the highlights of that person's life in a few lines. There is also a large granite obelisk, although it is heavily obscured by vegetation.

The principle threat to the cemetery is the overgrown vegetation. This has obscured several markers and damaged others by tipping them over.

Reprinted from the Morgan County Cemetery Survey 2007, Morgan County Planning and Development Department

Corresponds to #30 on the 2003 Morgan County Greenprint list of preservation opportunities.

PHOTOS COURTESY OF MORGAN COUNTY PLANNING AND DEVELOP-



Cedar Lane Farm

c. 1820
3790 Sandy Creek Road

Also called the Symmes House, this plantation plain style house was the first residence in Morgan County to be listed on the National Register of Historic places. It is considered to be a perfect example of a 19th century house and farm. Diligent restoration efforts and use as a tree farm in the late 20th century have kept this home and surrounding lands as a showcase for preservation.

Corresponds to #27 on the 2003 Morgan County Greenprint list of preservation opportunities .



CEDAR LANE FARM

PHOTO COURTESY OF MADISON-MORGAN CONSERVANCY



S

cenic View along Davis Academy Road

Between the Walton County line and Old Mill Road, this scenic view demonstrates much of the rich agricultural history of Morgan County. As you travel to the east you will see Verner Farms, a diverse agricultural farm that traces ownership back to 1873, and has been designated by the state of Georgia as a Centennial Family Farm.

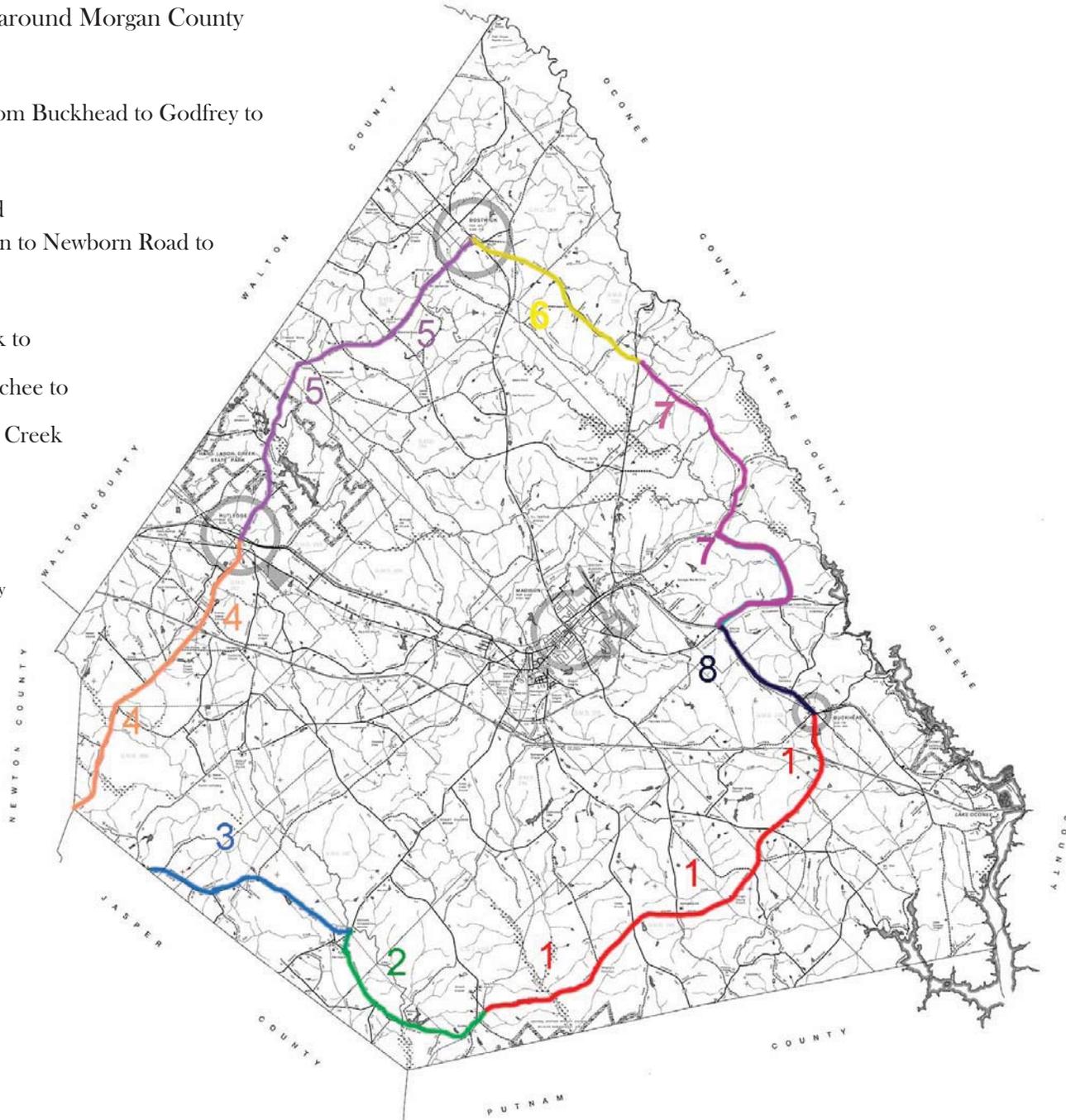
Corresponds to #19 on the 2003 Morgan County Greenprint list of preservation opportunities.



Scenic Perimeter Greenway around Morgan County

- 1) Old Seven Islands Road bed from Buckhead to Godfrey to
- 2) Little River Road to
- 3) Highway 83 to Broughton Road
- Broughton to Highway 11 and then to Newborn Road to
- 4) Newborn Road to Rutledge to
- 5) Fairplay Road through Bostwick to
- 6) Apalachee Road through Apalachee to
- 7) Lower Apalachee Road to Briar Creek Road to
- 8) Buckhead Road through Buckhead to Seven Islands Road

Corresponds to #1 on the 2003 Morgan County Greenprint list of preservation opportunities.





SEVEN ISLANDS ROAD



SEVEN ISLANDS ROAD



SEVEN ISLANDS ROAD



LITTLE RIVER ROAD



LITTLE RIVER ROAD



LITTLE RIVER ROAD



BROUGHTON ROAD



BROUGHTON ROAD



BROUGHTON ROAD



NEWBORN ROAD



NEWBORN ROAD



NEWBORN ROAD



FAIRPLAY ROAD



FAIRPLAY ROAD



FAIRPLAY ROAD



APALACHEE ROAD



LOWER APALACHEE ROAD



LOWER APALACHEE ROAD



BRIAR CREEK ROAD



BRIAR CREEK ROAD



BRIAR CREEK ROAD



BUCKHEAD ROAD



BUCKHEAD ROAD



BUCKHEAD ROAD

Atkinson-Gibbs-Benkoski Cemetery

Date of first internment 1892
Highway 83 near Mallory Road

The cemetery is located on the east side of the road, adjacent to the present day Benkoski Dairy. The main part of the cemetery appears to have been enclosed by a cast iron fence at one time, however, it appears that sections of the fence have been dismantled, and pieces have been piled to the side.

Inside of the enclosure are several late nineteenth century memorials. One of these includes an interesting carving of a hand holding three flowers. Another monument is arched, though the top of the arch has fallen. The older portion of the cemetery, containing the burials from the Atkinson and Gibbs families has suffered serious damage, as well as improper repair, (including duct tape and iron rebar propping up a stone.) There is a separate burial outside of the fenced area, which is a modern Benkoski family burial.

Reprinted from the Morgan County Cemetery Survey 2007, Morgan County Planning and Development Department

Corresponds to #31 on the 2003 Morgan County Greenprint list of preservation opportunities..



PHOTOS COURTESY OF MORGAN COUNTY PLANNING AND DEVELOPMENT

Bennett-Thomas Dairy Barns

c. 1930
 3381 Pierce Dairy Road

Built in 1932 according to the initials and dates found in the elements of the foundations that were uncovered in the 1995 restoration. The original owner, W. D. Pierce, was a milk distributor for Atlanta, who also received a contract from the Army. This complex remains a lovely example of the Dutch style gambrel roofed barns popular in the early 20th century and before.

Corresponds to #33 on the 2003 Morgan County Greenprint list of preservation opportunities.



PHOTO COURTESY OF NAHRGIS



PHOTO COURTESY OF NAHRGIS

Viewshed along Bethany Church Road

Rolling hills and hardwood trees offer a scenic view.

Corresponds to #17 on the 2003 Morgan County Greenprint list of preservation opportunities.



Newton Farm Home

c. 1901
1401 Broughton Road

This 1901 house was built in only three months time when the original structure burned. The original land grant was in 1806. The original kitchen did not burn and was incorporated into the 1901 house. Dependencies from the original house are still a part of the landscape.

Corresponds to #37 on the 2003 Morgan County Greenprint list of preservation opportunities .



Historic House

c. 1880
1981 Broughton Road

Broughton Road was paved in 1951 and has been home to cattle farms, managed timberlands and many lovely vernacular and Victorian Era farmhouses since the first land grants in 1806.

Corresponds to #46 on the 2003 Morgan County Greenprint list of preservation opportunities.



PHOTO COURTESY OF SCOTT FINSTHWAIT





HISTORIC PHOTO OF MATTIE FEARS HOMESTEAD

PHOTO COURTESY OF MORGAN COUNTY PLANNING AND DEVELOPMENT

Mattie Fears Home

c. 1845

2911 Clack Road at Intersection of Clack and Spears Roads

The original house was listed as a “brick house farm” in the Morgan County deed books all the way back to 1883. This historic structure is essentially lost due to over-development of the site.

Corresponds to #45 on the 2003 Morgan County Greenprint list of preservation opportunities.



2010 PHOTO OF HOMESTEAD

Full Circle Farm

c. 1820
 1431 Hilsman Road

A typical farmhouse built by the Roberts family of Virginia. It is still in use as a commercial beef farm. The Roberts family cemetery exists across from the farmhouse on Hilsman Road.

Corresponds to #47 on the 2003 Morgan County Greenprint list of preservation opportunities.



TENANT HOUSE

Nolan Store Complex

c. 1810 (I-house) & c. 1905 (Neoclassical house)
Intersection of Highway 83 and Nolan Store Road

The Nolan Store Complex is a wonderful example of the progression of a growing southern farm. The complex still includes the original I-House c. 1810, as well as the more recent 1905 neoclassical house, with its accompanying mule barn, commissary, blacksmith's shop and several tenant houses, all built around the turn of the 20th century.

Corresponds to #35 on the 2003 Morgan County Greenprint list of preservation opportunities.



I-HOUSE



NEOCLASSICAL HOUSE



STORE AND MULE BARN (REAR)

Site of Old Walton Mill

c. 1850

Walton Mill Road near Little River Road

There were at least three phases in the life of this grist mill, as the piers pictured below show. The last phase ended when the mill burned in the 1940's. The bridge from the Seven Islands stage coach line dates back to 1850.

Corresponds to #36 on the 2003 Morgan County Greenprint list of preservation opportunities.

PHOTOS COURTESY OF MADISON-MORGAN CONSERVANCY



FOUNDATIONS OF OLD MILL WITH THREE DIFFERING PIERS, ILLUSTRATING THE GROWTH OF THE MILL

FORMER SEVEN ISLANDS ROAD BED RUNNING THROUGH PROPERTY



C. 1990 PHOTO OF PENNINGTON CHURCH

PHOTO COURTESY OF MORGAN COUNTY PLANNING AND DEVELOPMENT

Pennington Church and Cemetery

c. 1905
1160 Broughton Road

The present building of the Pennington Methodist Church dates back to 1905, with an addition from 1994. The earliest date of interment in the accompanying cemetery is 1890. Both the Church and the cemetery are still in use today.

Corresponds to #34 on the 2003 Morgan County Greenprint list of preservation opportunities.



CURRENT PHOTO OF PENNINGTON CHURCH / CEMETERY TO RIGHT



Paradise Hill

c. 1830

1681 Pierce Dairy Road

Now known as “Wood Vet Clinic,” this former cotton plantation was built by a Union sympathizer who sold the plantation at the start of the Civil War.

Corresponds to #48 on the 2003 Morgan County Greenprint list of preservation opportunities.





SUNNYSIDE

Hanson-Ballard House

c. 1840
3930 Dixie Highway

Also called "Sunnyside," this property is protected by a conservation easement that will insure that the historic landscape and structures remain intact for future generations. Two c. 1900 tenant houses as well as foundations of the barn, smokehouse, and other tenant houses remain on the property.

Corresponds to #49 on the 2003 Morgan County Greenprint list of preservation opportunities.



TENANT HOUSE WITH PECAN TREES IN REAR



BARN WITH ADDITIONAL TENANT HOUSE IN REAR

Cox-Reynolds Cemetery

Internments 1851-1933
 Old Harris Hollis Road

The cemetery is in a wooded area, and over time has become overgrown with vegetation. There are three distinct portions of the cemetery, the original walled portion, the 1930s addition to the wall, and the burials outside of the wall. Four cedars mark the borders of the newer portion of the cemetery, while a boxwood marks the corner of the older portion.

The markers that make up the older portion of the cemetery are all upright slabs. The newer portion of the cemetery has a variety of memorial types.

Reprinted from the Morgan County Cemetery Survey 2007, Morgan County Planning and Development Department

Corresponds to #49 on the 2003 the Morgan County Greenprint list of preservation opportunities.



PHOTOS COURTESY OF MORGAN COUNTY PLANNING AND DEVELOPMENT

Stone Smoke House

c. 1900
2900 Dixie Highway

Smokehouses were once a necessity of life for rural farmers. With disuse and disrepair, they are becoming rare. This fine example stands as a reminder of the past.

Corresponds to #38 on the 2003 Morgan County Greenprint list of preservation opportunities.



Bohannon Cemetery

Internments from 1825-1829
 Hightower Road Near Dixie Highway

The cemetery consists of two burials, Martha and Sarah Bohannon. The stones are broken off at the base, possibly the result of the removal of a hedgerow several years ago. The graves were uncovered only when the hedges were removed. Carved head-and-shoulders upright granite stones are now propped up against a pile of roots left over from the hedge. Grounds around the cemetery are still in use as farmland.

Reprinted from the Morgan County Cemetery Survey 2007, Morgan County Planning and Development Department

Corresponds to #39 on the 2003 Morgan County Greenprint list of preservation opportunities.



PHOTOS COURTESY OF MORGAN COUNTY PLANNING AND DEVELOPMENT

Scenic Corridor surrounding Hard Labor State Creek Park

Corresponds to #5 on the 2003 Morgan County Greenprint list of preservation opportunities.



NORTH ON FAIRPLAY



SOUTH ON FAIRPLAY



NORTH ON FAIRPLAY



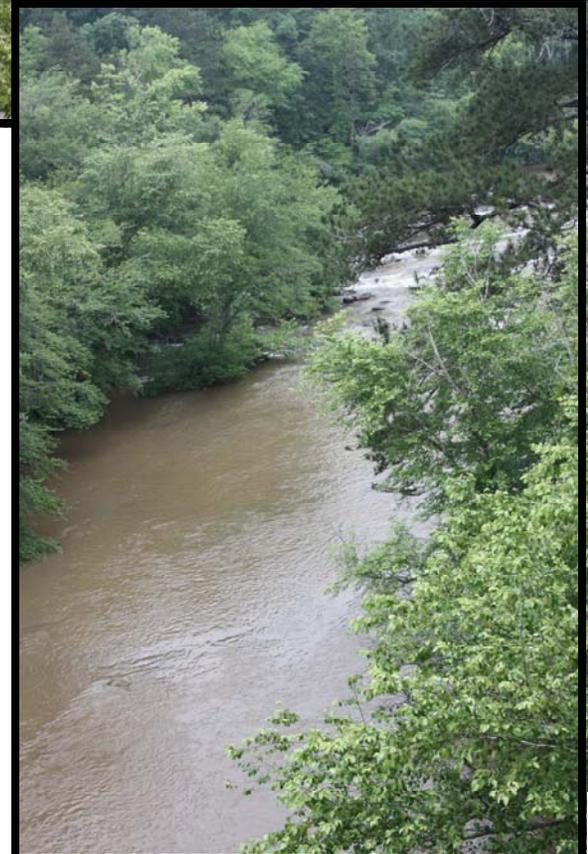
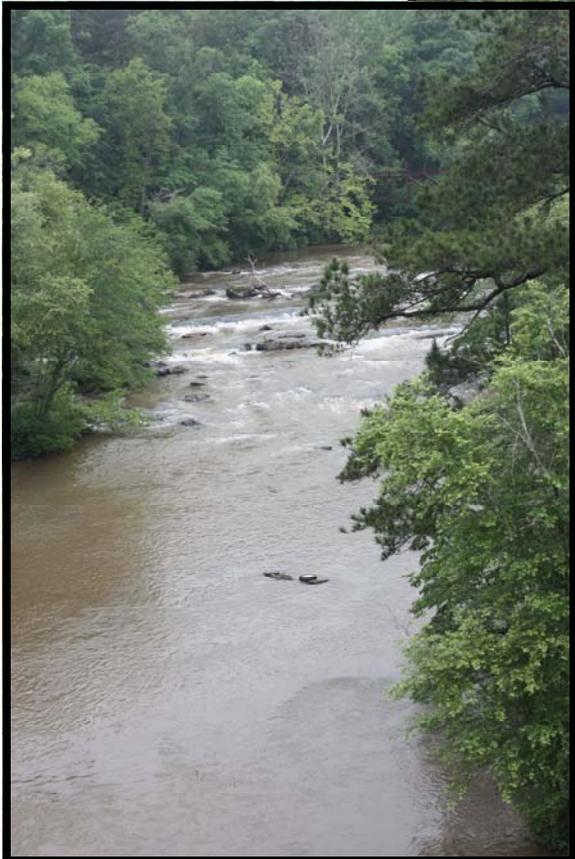
SOUTH ON FAIRPLAY

Apalachee River Shoals Area

Price Mill Road at Apalachee River

The Apalachee River forms much of the eastern boundary of the county. Along this river are many beautiful shoals, vistas and opportunities for recreation and green space preservation.

Corresponds to #21 on the 2003 Morgan County Greenprint list of preservation opportunities.





Old Crew Place

c. 1900
1441 Bethany Church Road

This cross-gabled farmhouse still has a few historic outbuildings remaining on the property.

Corresponds to #40 on the 2003 Morgan County Greenprint list of preservation opportunities.

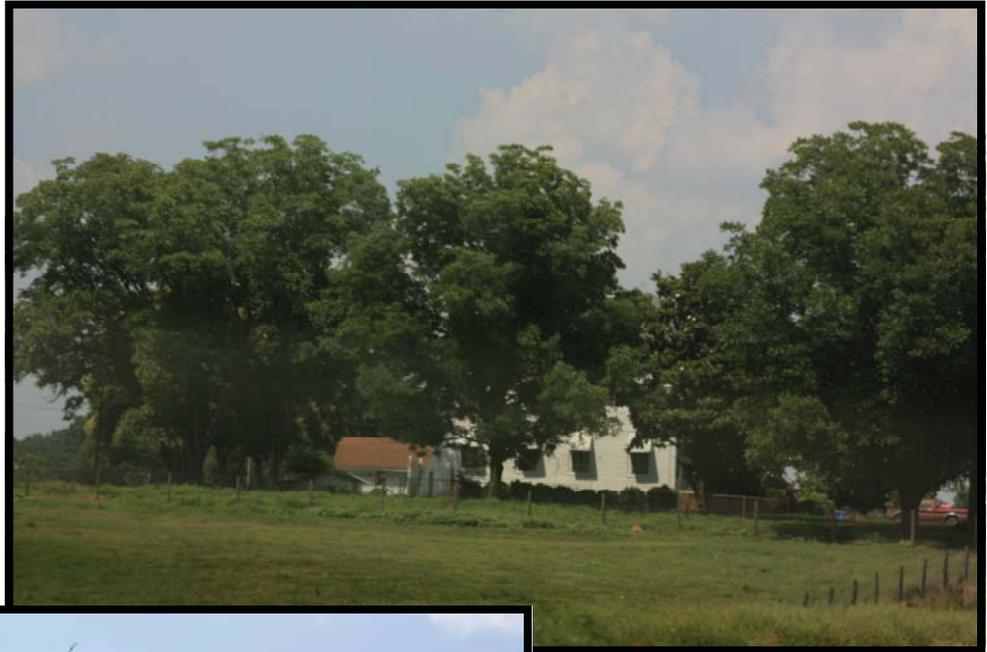


H.T. Alford House

c. 1850
2821 Kingston Road

The H. T. Alford home is a classic example of the Greek Revival style associated with the deep south. The side extension is a later addition.

Corresponds to #50 on the 2003 Morgan County Greenprint list of preservation opportunities.



Willow Oak Farm

c. 1870
3531 Bethany Church Road

Also called the “Harriss House” (original spelling of Harris), this house was a replacement for the one that General Slocum used as his camp headquarters during Sherman’s march to the sea. The original structure burned shortly after the Civil War and this structure was presumably built on the foundations of the original house.

Corresponds to #41 on the 2003 Morgan County Greenprint list of preservation opportunities.



MAIN HISTORIC HOUSE



VIEW OF FRONT



NEW FARMHOUSE ADJACENT TO HISTORIC HOUSE

Robins Nest

c. 1840
2550 Bethany Road

Also referred to as “The Oaks Plantation” and the Bennett-McIntire House, this Greek revival house was once part of the stage coach route from Charleston, South Carolina to New Orleans, Louisiana. The earliest record of the deed in The Morgan County Archive is dated 1840, but the house may date back to 1832.

Corresponds to #52 on the 2003 Morgan County Greenprint list of preservation opportunities.





Old hardwood forest and beech trees

South side of Baldwin Dairy Road

Located slightly north of I-20, just south of the dairy that Baldwin Dairy Road is named after. This old growth hardwood forest provides a natural buffer from the busy highway.

Corresponds to #42 on the 2003 Morgan County Greenprint list of preservation opportunities.



Jack's Creek Scenic Area

Price Mill Road at Jack's Creek

Jack's Creek runs across the length of Morgan County from the northern tip. Along this creek are many scenic areas, where native flora and fauna can be seen. This creek also runs through Jack's Creek Tree Farm.

Corresponds to #20 on the 2003 Morgan County Greenprint list of preservation opportunities.



Jim Thomas Road Scenic View

Intersection of Prospect and Jim Thomas Roads

Surrounded by hayfields and dotted with outbuildings, this former cotton plantation was converted to wheat after the boll weevil came to Georgia. The big house is gone from this historic landscape, but evidence remains of the land's agrarian past.

Corresponds to #28 on the 2003 Morgan County Greenprint list of preservation opportunities.



Site of Old Durden Homestead

Slightly south of Durden Road and Reese Road intersection

In the Morgan County archives, the Name “Durdin” (original spelling,) first appears in 1883 in a sale transaction to an heir of the original Mr. Durdin. This sale listed a graveyard and an orchard with at least 50 acres. The private family cemetery associated with this land was in use from 1919 to 1989 and has since been abandoned. The orchard is gone and the homestead site has been subdivided and partially developed.

Corresponds to #32 on the 2003 Morgan County Greenprint list of preservation opportunities.





High Scenic View at intersection of High Shoals Road and Rehobeth Road

Along High Shoals and Rehobeth Roads there are many hills and valleys, offering scenic views of this important groundwater recharge area.

Corresponds to #22 on the 2003 Morgan County Greenprint list of preservation opportunities.



Baldwin Pecan Grove in Downtown Madison

Corner of Old Post Road and Walker Street

Legend has it that this area once functioned as a racetrack. It was also used to muster militia until the 1840's.

Corresponds to #6 on the 2003 Morgan County Greenprint list of preservation opportunities.



Bonar Hall

c. 1839
962 Dixie Avenue

Bonar Hall is one of the few brick houses built in Madison before the Civil War. John Byne Walker, the original owner was a brick maker by trade.

Corresponds to #44 on the 2003 Morgan County Greenprint list of preservation opportunities.



SIDE VIEW



BONAR HALL FRONT

Hardee's Site

256 North Main Street

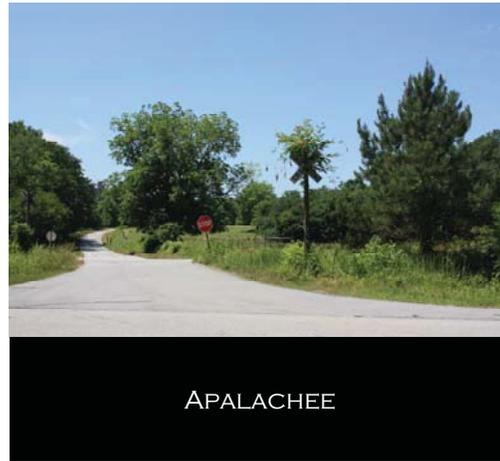
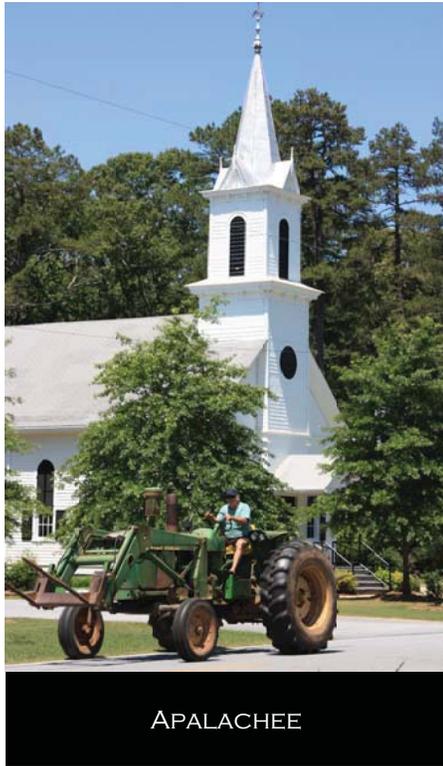
This site, with its creek and associated riparian area, was scheduled to become a park for the city of Madison. This preservation opportunity was instead converted to development.

Corresponds to #2 on the 2003 Morgan County Greenprint list of preservation opportunities.



Preservation of Apalachee, Fairplay, Godfrey and Pennington Communities (Continued on next page)

Corresponds to #10 on the 2003 Morgan County Greenprint list of preservation opportunities.





GODFREY



GODFREY



GODFREY



PENNINGTON



PENNINGTON



PENNINGTON



Wetland Mitigation Bank

Reportedly being developed in southwestern corner of Morgan County.

Location Unknown

Corresponds to #25 on the 2003 Morgan County Greenprint list of preservation opportunities.

A wetland mitigation bank is a “wetland, stream or other aquatic resource area that has been restored for the purpose of providing compensation of unavoidable impacts to other resources.” The landowner gets paid to construct natural curves and twists into the stream and add vegetation to re-establish wetlands. (US EPA website: www.epa.gov)

Although not listed on the 2003 Morgan County Greenprint, it is worth noting that the conversion of the Tamplin dairy farm (approved in 2009,) into a wetland mitigation bank will improve and protect the water quality in Hard Labor Creek, which feeds the city of Madison’s drinking water. This wetland is located on Hard Labor Creek near Highway 83.



TAMPLIN FARM WETLAND MITIGATION BANK AREA

Markham's Hill

Also known as "Blueberry Hill."
Markham's Drive and E. Washington Street

A beautiful hardwood forest, this property was partially developed in 2007. Six acres of the forest were permanently protected in the development process.

Corresponds to #26 on the 2003 Morgan County Greenprint list of preservation opportunities.





DIXIE HIGHWAY GOING EAST



RUTLEDGE CITY LIMIT ON DIXIE HIGHWAY

Dixie Highway from Madison to Rutledge

Dixie Highway was one of the first paved roads in Morgan County. It was paved in 1914, taking 7 years to pave this 10 mile stretch at a cost of \$3,000 per mile. This road is part of the old “National Highway” that ran from Florida to Michigan.

Corresponds to #9 on the 2003 Morgan County Greenprint list of preservation opportunities.

Hightower Trail

From Fambrough Road East

Running parallel to the railroad tracks and Dixie Highway, this road offers a pleasant and pastoral passage to Rutledge. This road is unpaved and was listed in the Greenprint as a road that should remain unpaved. It was originally part of the Dixie Highway (opportunity 38) and the “National Highway” that ran from Florida to Michigan.

Corresponds to #16 on the 2003 Morgan County Greenprint list of preservation opportunities.



HIGHTOWER TRAIL GOING WEST TO RUTLEDGE



HIGHTOWER TRAIL GOING EAST



Scenic Highway 83

From Jasper County to I-20

From the Morgan County gateway at Jasper County to I-20, agrarian life is visible at every turn.

Corresponds to #3 on the 2003 Morgan County Greenprint list of preservation opportunities.



Scenic Gateway to Madison

Highway 83 from I-20 to downtown Madison

Coming into Madison from the highway offers visitors a view of the agricultural and natural resources of Morgan County.

Corresponds to #4 on the 2003 Morgan County Greenprint list of preservation opportunities.



83 NORTH TO MADISON



83 NORTH TO MADISON



MORGAN COUNTY HIGH SCHOOL



HILL PARK

Bike/pedestrian trail from Morgan County High School to Hill Park and other city parks

Safe passage from schools to parks in Madison is an important element of the Morgan County Greenprint.

Corresponds to #7 on the 2003 Morgan County Greenprint list of preservation opportunities.



REPRESENTATION OF A BIKE/PEDESTRIAN TRAIL

PHOTO COURTESY OF SILVER COMET TRAIL

Potential Rails-to-Trails

Madison to Apalachee

Recreation in Morgan County would be enhanced with the addition of the Rails-to-Trails Apalachee line.

Corresponds to #8 on the 2003 Morgan County Greenprint list of preservation opportunities.



ABANDONED RAILROAD



ABANDONED RAIL BED ON LOWER APALACHEE ROAD

PHOTOS COURTESY OF KARL SCOTT



BUCKHEAD ROAD WEST TOWARDS MADISON,
LOOKING DOWN OLD BUCKHEAD ROAD



BUCKHEAD ROAD WEST TOWARDS MADISON



BUCKHEAD ROAD EAST INTO BUCKHEAD



BUCKHEAD ROAD WEST TOWARDS MADISON

Scenic Buckhead Road

From Buckhead to Madison

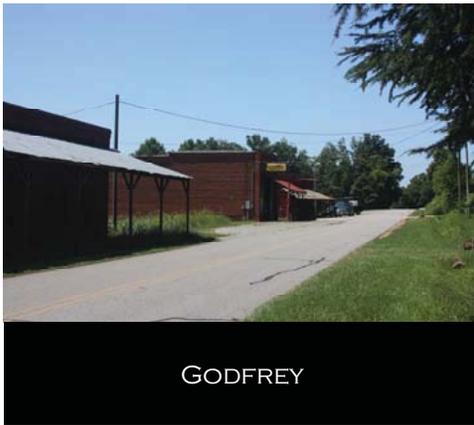
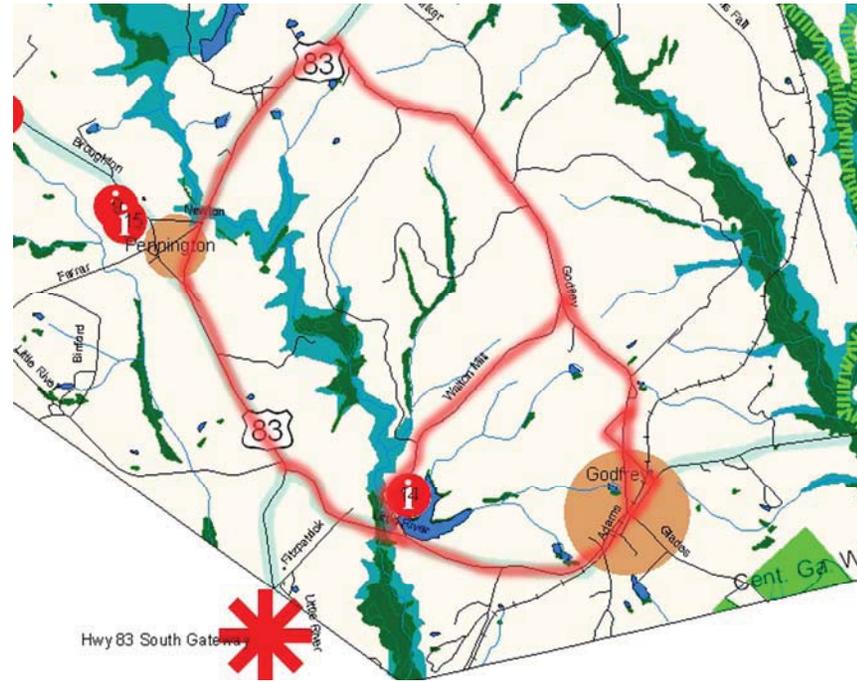
A scenic drive with historic churches, the railroad line and pastures.

Corresponds to #11 on the 2003 Morgan County Greenprint list of preservation opportunities.

Scenic Godfrey Figure 8

Highway 83 to
Little River Road to
Walton Mill Road to
Godfrey Road

Corresponds to #12 on the 2003 Morgan County Greenprint list of preservation opportunities.



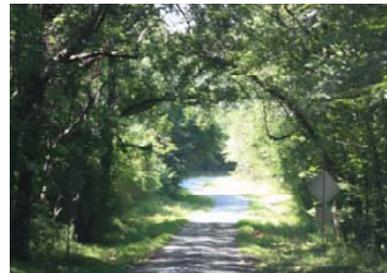
GODFREY



HIGHWAY 83



LITTLE RIVER ROAD



WALTON MILL ROAD

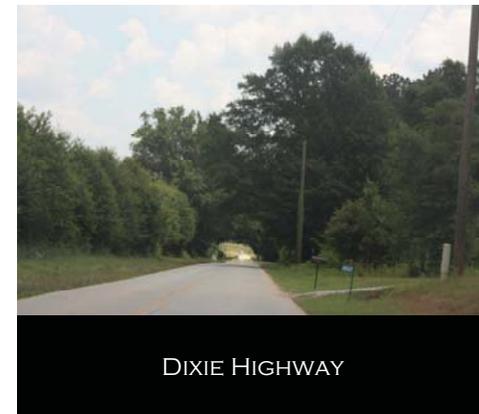
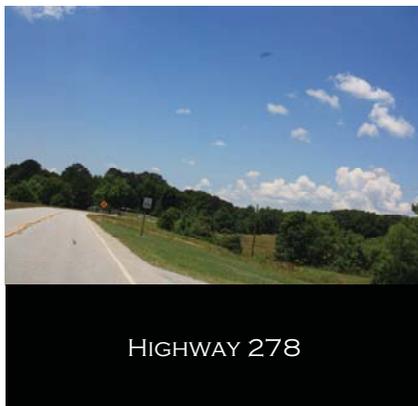


GODFREY ROAD

Potential Scenic Corridors

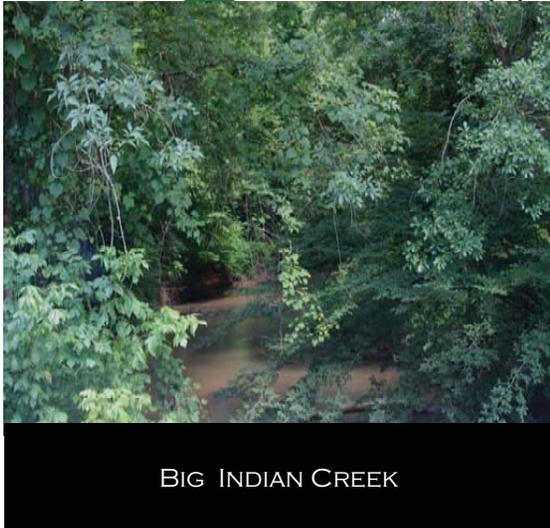
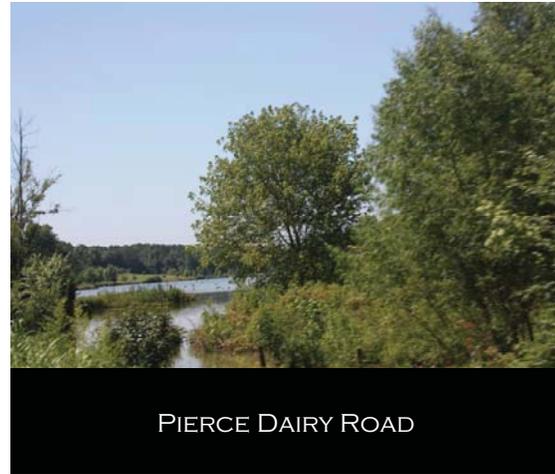
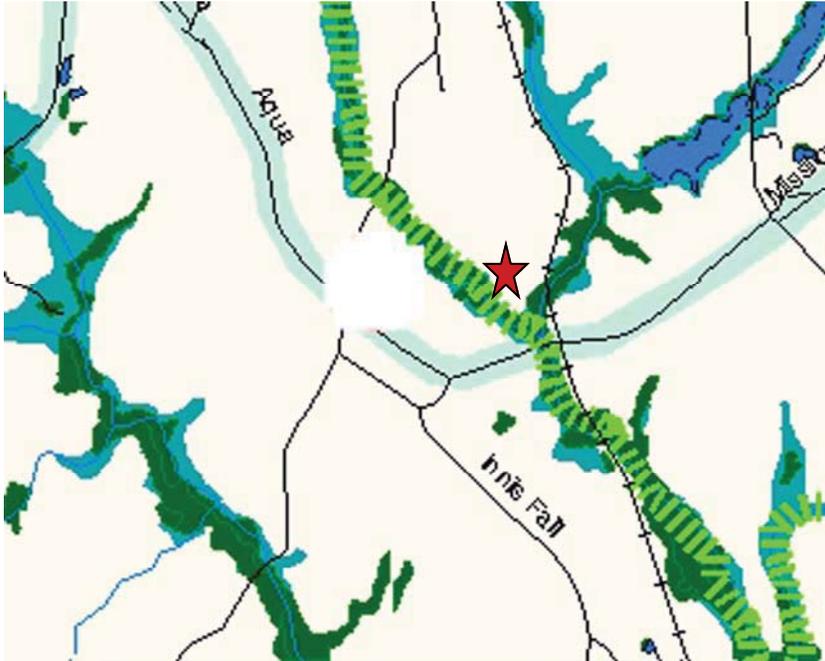
Highway 83, 441, 278, I-20, Dixie Highway

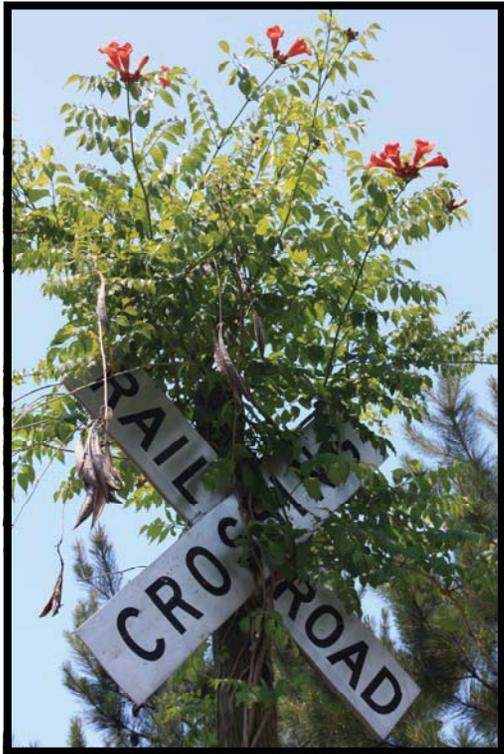
Corresponds to #13 on the 2003 Morgan County Greenprint list of preservation opportunities.



Proposed paths following creek corridors

Corresponds to #14 on the 2003 Morgan County Greenprint list of preservation opportunities .

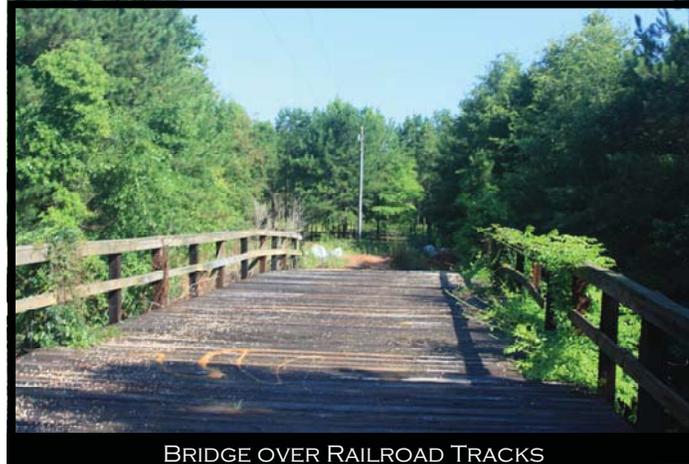




Proposed path along abandoned rail line

Lower Apalachee Road

Another opportunity for recreation in Morgan County, this proposed path could run from Madison to the historic Apalachee community.



BRIDGE OVER RAILROAD TRACKS

Corresponds to #15 on the 2003 Morgan County Greenprint list of preservation opportunities.



Scenic Pierce Dairy Road

Named after the Pierce family's dairy (eventually the Bennett-Thomas Dairy) this road has several historic structures and agrarian views visible from the road.

Corresponds to #18 on the 2003 Morgan County Greenprint list of preservation opportunities.



Tree Island threatened by DOT

Tree islands on major highways offer buffers against sound and serve as pleasant scenic views. It has been shown that motorists tend to slow down when given a nice view.

Corresponds to #23 on the 2003 Morgan County Greenprint list of preservation opportunities.



I-20 Scenic Corridor threatened by development

As the major thoroughfare through the county, I-20 is an excellent way to glimpse the rural countryside, even if only for a brief moment.

Corresponds to #24 on the 2003 Morgan County Greenprint list of preservation opportunities.



I-20 FROM NEWBORN ROAD



EXIT 113

New Wooden Bridge at Jack's Creek

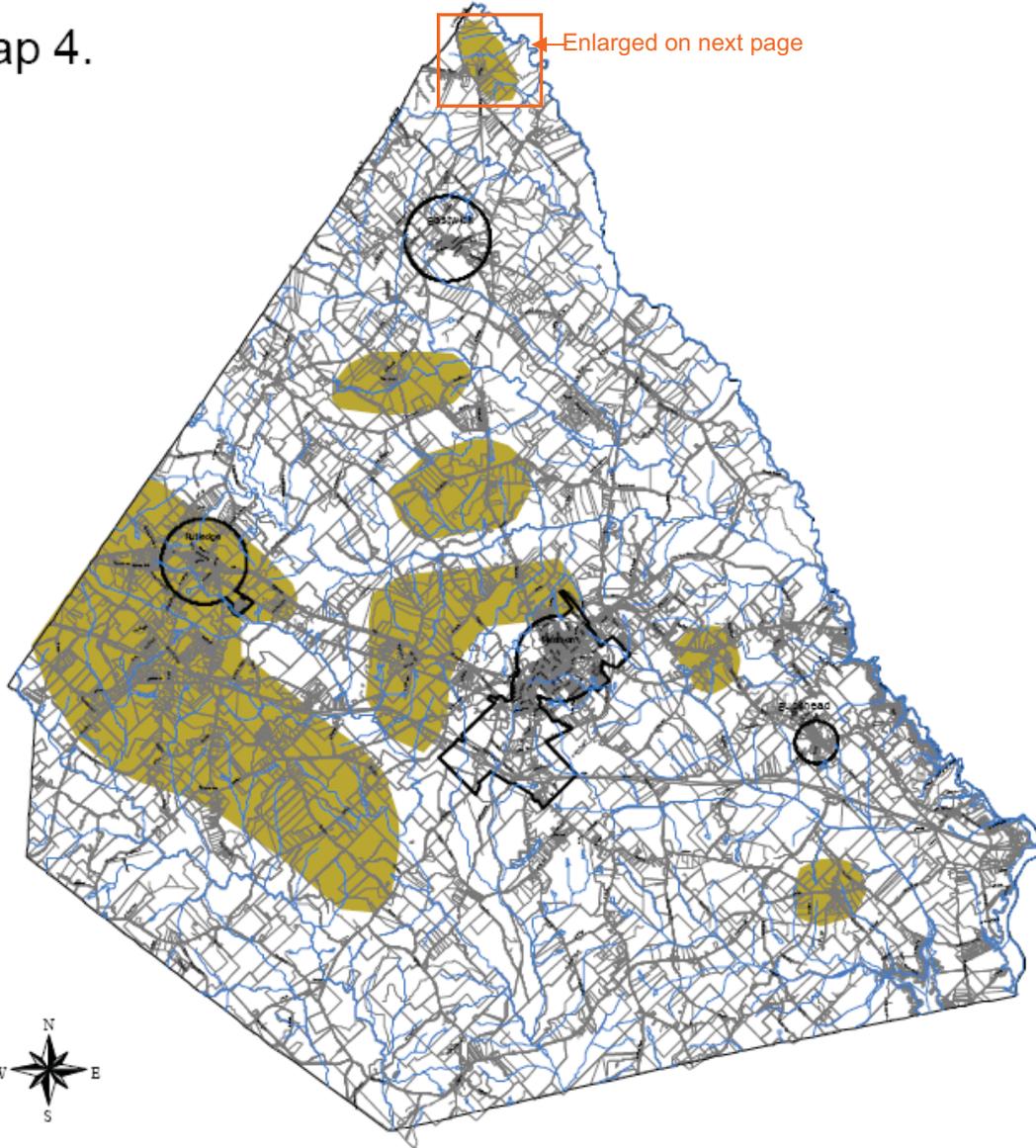
Jack's Creek at Wagon Mill Road

Wagon Mill Road is mostly unpaved and the drive is leisurely. Stop for a second along this bridge and you may see a group of turtles sunning themselves on the rocks below.

Corresponds to #43 on the 2003 Morgan County Greenprint list of preservation opportunities.



Map 4.



Morgan County Green Print Plan

Groundwater Recharge Areas

Legend

-  Recharge Areas
-  Rivers and Streams
-  City Limits
-  Roads
-  Parcels
-  County Boundary

Robert and Company
Engineers, Architects, Planners
86 Poplar Street, N.W.
Atlanta, Georgia 30303
RAC Project
03020.00



2003
Morgan County Green Print Plan
Morgan County, Georgia

GROUNDWATER RECHARGE AREAS

Groundwater recharge areas are delineated on the Greenprint Concept Map by red dashed lines. These areas represent locations where it is most likely that the groundwater can seep into and replenish the underground aquifers. They were identified by the Georgia Department of Natural Resources and the United States Geological Survey.



GATEWAYS



HIGHWAY 83 AT WALTON COUNTY



SANDY CREEK ROAD AT WALTON COUNTY



PROSPECT ROAD AT WALTON COUNTY



I-20 AT WALTON COUNTY

GATEWAYS



BROUGHTON ROAD AT NEWTON COUNTY



HIGHWAY 83 AT JASPER COUNTY



HIGHWAY 441 AT PUTNAM COUNTY



REID'S FERRY AT PUTNAM COUNTY

GATEWAYS



SWORDS GATEWAY AT GREENE COUNTY



HIGHWAY 278 AT GREENE COUNTY

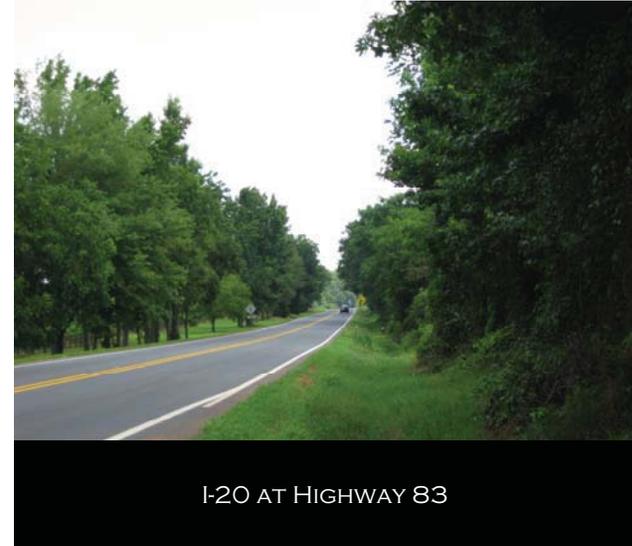


HIGHWAY 441 AT OCONEE COUNTY



PRICE MILL AT OCONEE COUNTY

GATEWAYS



APPENDICES

CITY OF MADISON GREENPRINT 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 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:

- 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.

- Complete Plan Elements in the 2004 Comprehensive Plan Short Term Work Plan:

- Plan Element 2 - Identify and pursue funding sources for protection of green and open space, viewscales, greenways/corridors, and gateways.

- Plan Element 3 - Develop a system of passive recreation parks throughout the County and its cities.

- 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.

- 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.

- 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.

- Plan Element 42 - In conjunction with the County and other municipalities, work to establish links between the important greenspaces in the County.

- Complete Plan Elements in the Greenspace Commission's Short Term Work Plan:

- Plan Element 2.0 - Plan for municipal greenspace in a comprehensive manner.

- Plan Element 2.01 - Sponsor a city-focused Madison Greenprint plan.

- Plan Element 2.02 - Develop a greenways plan (connecting parks, other greenspaces, and historic resources).

- Plan Element 2.4 - Identify and pursue funding sources for protection of green and open space, viewscales, greenways, corridors, and gateways.

- Prioritize the selection, acquisition, and development of future greenspace and recreation areas in Madison.

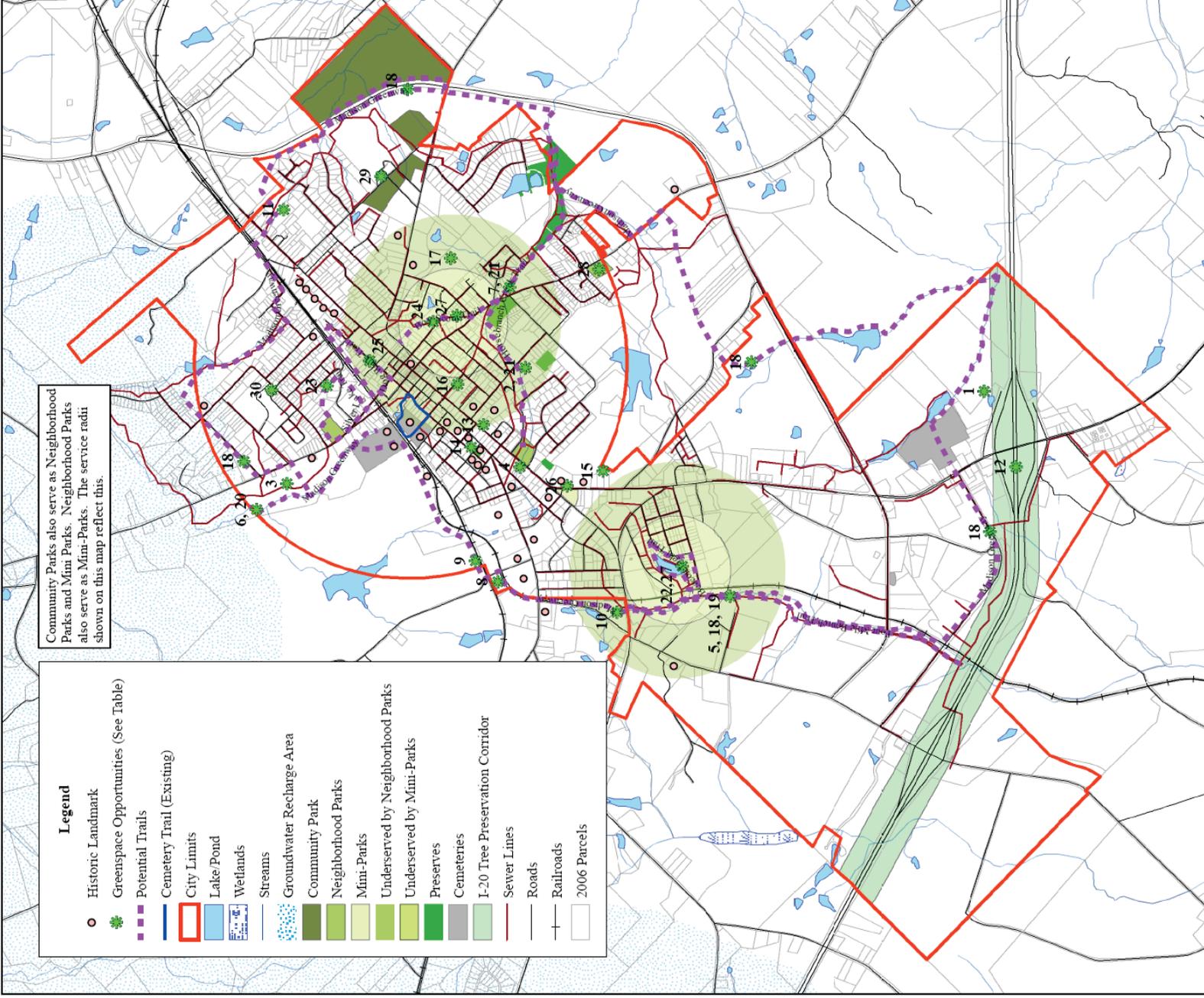
It is recommended that the Madison City Council and Planning Department consider the information contained in this Greenprint Addendum as the baseline when creating the City's formal Greenspace Policy. Madison's Greenspace Policy is scheduled to be created after the adoption of this document as part 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.

-Reprinted from the City of Madison Greenprint Addendum 2009

CITY OF MADISON GREENPRINT ADDENDUM (2009) RESOURCE DESCRIPTIONS

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	
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

CITY OF MADISON GREENPRINT ADDENDUM (2009) CONCEPT MAP

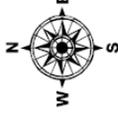


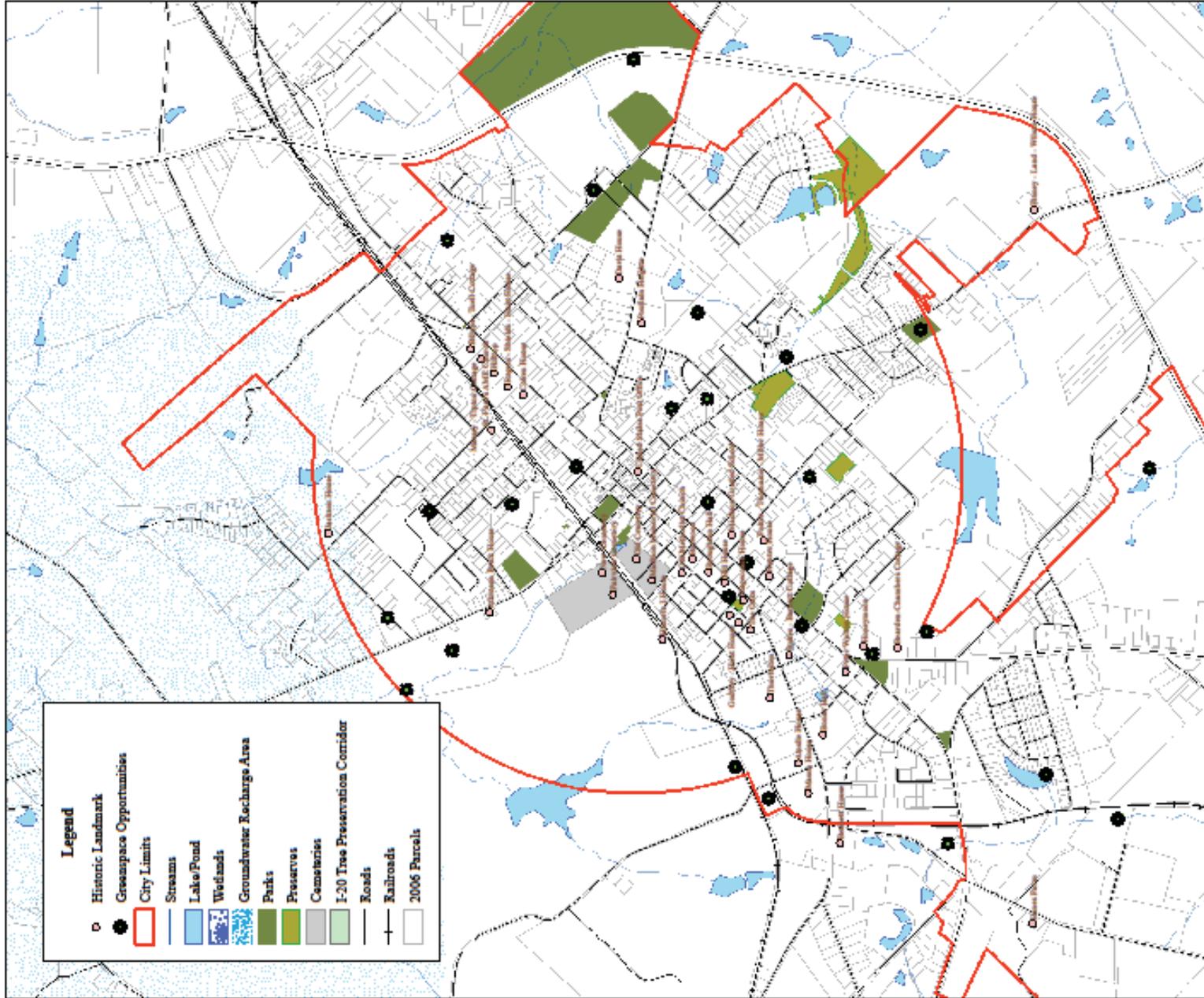
CITY OF MADISON GREENPRINT ADDENDUM
GREENPRINT CONCEPT MAP

Source: See Source Pages
in this Appendix



1:36,000





1:24,000

0 1,000 2,000 4,000 6,000 8,000 Feet

Source: See Source Page in this Appendix



CITY OF MADISON GREENPRINT ADDENDUM
HISTORIC LANDMARKS

RESOURCES

MORGAN COUNTY GREENPRINT (2003)

MORGAN COUNTY CHAMBER OF COMMERCE

MORGAN COUNTY PLANNING AND DEVELOPMENT

[HTTP://WWW.MADISON.GA.ORG/ABOUT_MADISON_MORGAN.HTM](http://www.madison.ga.org/about_madison_morgan.htm)

NEW GEORGIA ENCYCLOPEDIA: [HTTP://WWW.GEORGIAENCYCLOPEDIA.ORG/NGA/ARTICLE.JSP?PATH=/CITIESCOUNTIES/COUNTIES&ID=H-1274](http://www.georgiaencyclopedia.org/nga/article.jsp?path=/citiescounties/counties&id=h-1274)

[HTTP://GEORGIAINFO.GALILEO.USG.EDU/HISTCOUNTYMAPS/MORGAN1863MAP.HTM](http://georgiainfo.galileo.usg.edu/histcountymaps/morgan1863map.htm)

GEORGIA DEPARTMENT OF TRANSPORTATION MAP

[HTTP://WWW.PATHFOUNDATION.ORG/INDEX.CFM?EVENT=SHOWSILVERCOMET](http://www.pathfoundation.org/index.cfm?event=showsilvercomet)

[HTTP://VERNERFARMSLLC.COM/HISTORY.HTM](http://vernerfarmsllc.com/history.htm)

MARSHALL “WOODY” WILLIAMS, MORGAN COUNTY ARCHIVES

WHITEY AND LYN HUNT

MARY MCCAULEY

MADISON-MORGAN CONSERVANCY GREENPRINT RAMBLE GUIDE 2009

MADISON-MORGAN CONSERVANCY GREENPRINT RAMBLE GUIDE 2007

CITY OF MADISON, GEORGIA GREENPRINT ADDENDUM (2009)

TARA COONER, MORGAN COUNTY PLANNING AND DEVELOPMENT

MONICA HAYDEN, MORGAN COUNTY SPECIAL PROJECTS COORDINATOR



MADISON-MORGAN
CONSERVANCY

2010