

GEORGIA INSTITUTE OF TECHNOLOGY  
Engineering Experiment Station

PROJECT INITIATION

Date: March 31, 1970

Project Title: Preparation of an Industrial District Design Plan  
for a 100-Acre Tract in Madison County

Project No.: A-1241

Project Director: Dr. George I. Whitlatch

Sponsor: Northeast Georgia Area Planning & Development Commission

Effective: February 24, 1970 Estimated to run until: March 23, 1970

Type Agreement: Letter dated February 24, 1970 Amount: \$ 500\*

**Reports: Delivery of Design Plan**

Contact Person: Mr. Monsey Gresham  
Economic Development  
Northeast Georgia Area Planning  
and Development Commission  
P. O. Box 1724  
Athens, Georgia 30601

\*Plus additional \$125 for cost sharing purposes;  
Companion Account E-400-510.

**NOTE: THIS INITIATION SHEET IS ISSUED IN CONFIRMATION  
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Assigned to Industrial Development Division

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28  
A-344

Project A-1241

DESIGN PLAN FOR A PROPOSED INDUSTRIAL DISTRICT  
NEAR COMER, IN MADISON COUNTY, GEORGIA

Prepared for  
Northeast Georgia Area Planning  
and Development Commission  
and  
Madison County Building Authority

by  
George I. Whitlatch

Special Projects Branch  
Industrial Development Division  
Engineering Experiment Station  
GEORGIA INSTITUTE OF TECHNOLOGY

April 1970

## INTRODUCTION

This report discusses the significant features of a design plan for the development of an industrial district on a 116-acre tract of land acquired by the Madison County Building Authority for that purpose in Madison County, about 1½ miles north of Comer, Georgia. The design plan is not to engineering specifications, and this discussion seeks only to provide a logical basis for the subdivision of the property and to give guidance to the Authority in developing the district.

### Property Description

Subsequent to the purchase of the subject tract by the Madison County Building Authority, the Georgia Tech Industrial Development Division was asked by the Northeast Georgia Area and Planning Commission to prepare a design plan for the proposed industrial district. To this end, the writer made a personal inspection of the property on February 17, 1970.

The 116-acre tract is situated in the northwest quadrant of the intersection of Georgia Highways 172 (east-west) and 98 (north-south), in Madison County, about 1½ miles north of the municipality of Comer and some 15 miles northeast of the city of Athens (Clarke County). Frontage of the property along Georgia Highway 172 is approximately 3,800 feet, while depth ranges from 2,044 feet along Georgia Highway 98 on the east to 895 feet along a dirt road that forms the western boundary of the tract.

The land is rolling, cultivated fields, free of trees. Although there is no topographic map of this area, maximum relief over the property is estimated between 30 and 40 feet, these extremes being reached in a relatively flat-crested ridge which occupies about the middle third of the property and in somewhat rolling terraces along the western boundary. The eastern third is a relatively low, flat-lying cotton field separated from the higher, western parts of the area by a shallow wet-weather drainage strip some 100 feet or so wide that slopes south to a small pond near Georgia Highway 172. The cotton field is generally about five feet higher than the drainage line area (shown in dotted pattern on plan).

Depth of the regolith or soil and other parts of the zone of weathering appears to average several feet and no rock outcrops were observed,

so that any reasonable amount of grading seems feasible.

### Services

An industrial district is a tract of land, suitably and conveniently located with respect to transportation routes and adequately serviced with streets and utilities, that is subdivided and developed for a community of compatible industries, according to a specific plan. The accompanying design plan involves the various elements enumerated in the foregoing definition and, consequently, it is desirable to review each of those component elements in relation to the design plan.

### Street and Highway Access

The extensive frontages of the subject property along two state highways will provide tenant industries with good exposure to the traveling public, giving them a "prestige" location. Furthermore, these highways may effect substantial savings in street construction within the district since tracts with highway frontage may obtain direct access to these transportation routes. However, such direct access to the highway by an industrial tenant requires approval by the State Highway Department; in the event approval is denied, a paralleling service road would have to be constructed for the use of tenants of tracts H through K. Because of this possible contingency, a service road has been provided on the plan (in dashed pattern), with a connecting street along the east side of tract H to provide traffic circulation to the principal access street (a-b).

It has been suggested to the Authority that the principal access street across this property be a four-lane industrial boulevard because of a four-lane highway that has been projected through this area for connection with U. S. Highway 29 at the Clarke-Madison County line (Athens to Anderson, S. C. route). Even if this four-lane route materializes, it is difficult to rationalize any need for a four-lane industrial boulevard within an industrial district of this small size. The maximum volume of truck and automobile traffic that might be generated in the district would not seem to justify the extra cost of such oversize street and certainly the mere proximity to a new four-lane highway has no practical relation to the street needs of the district. Consequently, it is recommended that the principal access street (a-b of plan) be limited, at most, to a 120-foot right-of-way and an 80-foot pavement would seem adequate for this district. Provision for future widening of this street

### Sewerage

In the absence of established sewerage, sanitary wastes and other effluents of the district will have to be disposed, in part, to an oxidation lagoon. Such facility apparently could be developed to serve the eastern half of the property through use of the present pond and low area adjoining to the north (area between tracts G and H). (Soil Conservation Service data indicate no serious limitations on local soils for either oxidation lagoons or building construction). The pond drains to the upper reaches of a tributary branch of the Broad River. However, because of the high ground separating the eastern and western parts of the property, the latter part probably will have to be served by a package treatment plant or a lift station located at or near the point Y, indicated west of the boundary line between tracts I and J. The actual engineering of the sewer system and determination of the most practical methods of waste disposal to be adopted should be left to competent engineers experienced in sanitary engineering. This engineering study also should include plans for the installation of storm sewers and arrangements for disposal of such waters.

### Gas

Natural gas service to the district is expected to be obtained from a high-pressure line of the Atlanta Gas Light Company that parallels Georgia Highway 98 along the northeast side of the proposed district.

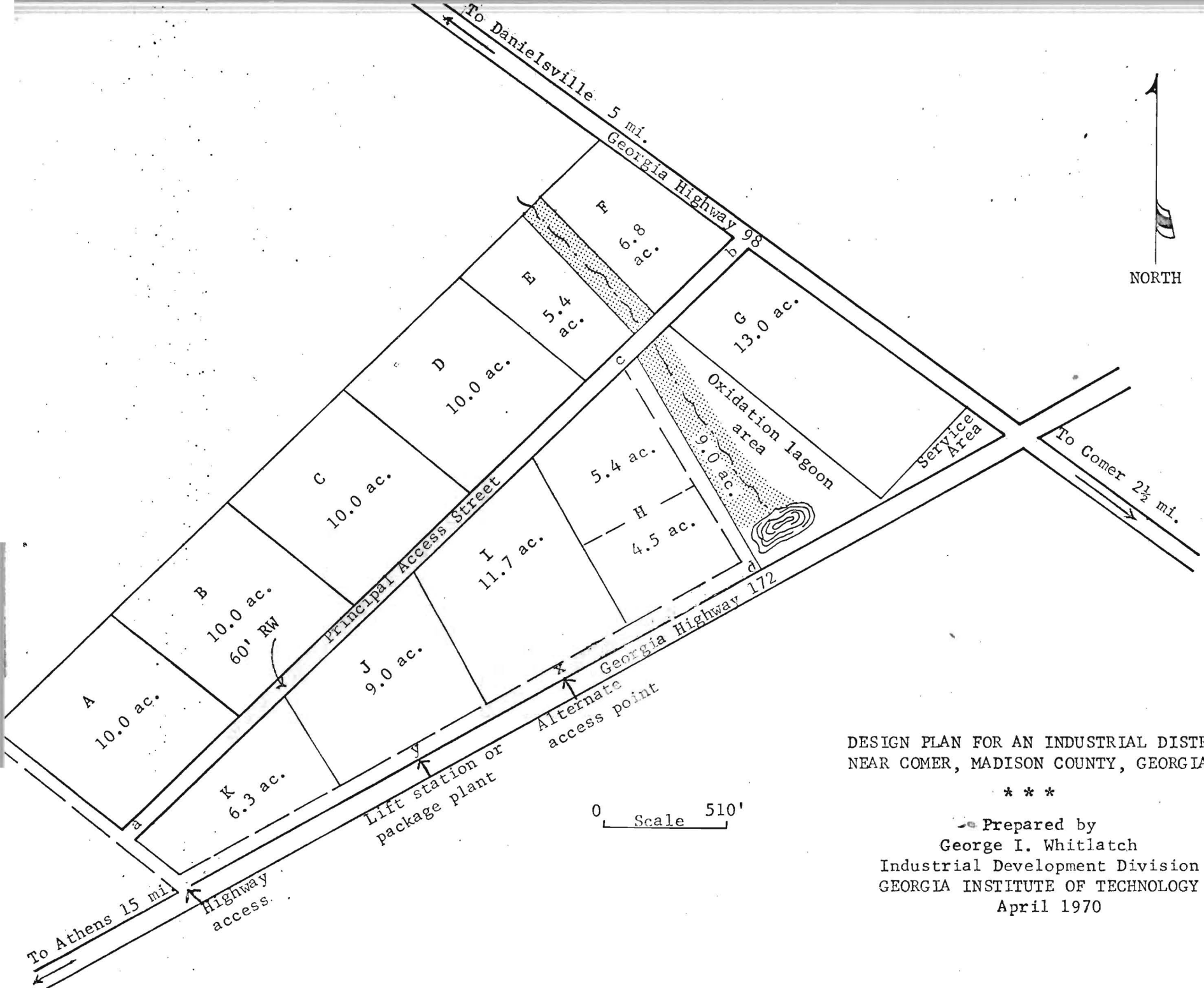
### Service Area

A small triangular tract of an acre or so, in the southeast corner of the proposed district, results from the squaring up of tract G. This is a desirable location for the eventual establishment of a gasoline service station, restaurant, branch bank, and similar service facilities catering to the needs of the district's workers.

### Design Plan

In the subdivision of this property, the need for flexibility in marketing the various tracts as plant sites is recognized, but the small acreage and location of the property relative to the highways affords only a limited option in this respect.

In conformity with the Authority's wishes, individual tract sizes, insofar as possible, have been kept to approximately 10 acres. This allows the sale of either individual tracts of that size or multiples where the



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Program. In it, marked in red, are the minimum covenants and standards necessary to qualify any district under that program. These publications, with the assistance of the Northeast Georgia Area Planning and Development Commission, should enable the Authority to formulate covenants and standards that will provide satisfactory protection to the district's tenants.

It is particularly recommended that any sales contract for land acquired by industry in the district contain a recapture clause. In other words, if an industry acquires a building tract within the district and does not commence construction within a specified period of time, the Authority should have the right to repurchase the land. In addition, attention should be given to a formal procedure for the continuing management of the district. (See pages 26 to 29 of Industrial Districts for coverage of these two topics).