

**REGULAR COUNCIL MEETING  
CITY OF SKY VALLEY, GEORGIA  
OCTOBER 28, 2014  
TUESDAY, 10:00 AM  
FELLOWSHIP HALL, 817 SKY VALLEY WAY**

**AGENDA**

**CALL TO ORDER**

**INVOCATION/PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

- September 23 – Regular Meeting

**ADOPTION OF AGENDA**

**MAYOR'S REMARKS**

**COUNCIL REMARKS**

**CITY MANAGER & DEPARTMENT REPORTS – EXCEPTIONS AND QUESTIONS**

**COMMITTEE REPORTS**

Planning & Zoning Commission

**NEW BUSINESS**

- Variance Request: 1824 Ridgepole, Don Rice, to encroach into the 15 foot front yard setback requirement by 10 feet and encroach into the 15 foot side yard setback by 15 feet
- Variance Request: Ridgepole Part 1, Lot 143, Richard Martin
  1. to encroach 5 feet into the 30 foot required distance between principal structures
  2. to extend the approval period from six month to a perpetual encroachment – to be filed with the property deed
- Joint Comprehensive Plan
- Leaf Vacuum

**DISCUSSION ITEMS**

General Fund Proposed Budget: Presentation and Questions

**PUBLIC FORUM AND GENERAL COMMENTS**

**ADJOURNMENT**

**REGULAR COUNCIL MEETING  
CITY OF SKY VALLEY, GEORGIA  
SEPTEMBER 23, 2014  
TUESDAY, 10:00 AM  
FELLOWSHIP HALL, 817 SKY VALLEY WAY**

**MINUTES**

Mayor Goodgame called the meeting to order.

Those present: Mayor Goodgame, Council President Larsen, Councilors Carr, Greene, Howard, and Whatley, City Manager Lapeyrouse, Chief Dills, and City Clerk Cantrell.

Connie Larsen gave the invocation. Mayor Goodgame led the Pledge of Allegiance.

Council President Larsen made a motion to approve the minutes of the August 26<sup>th</sup> regular meeting, 2<sup>nd</sup> Councilor Carr, unanimously approved.

Mayor Goodgame stated that we needed to add an executive session to discuss the acquisition of real estate to the agenda. Councilor Howard said he would like to add discussion of garbage disposal under new business, and made a motion to adopt the agenda with these additions, 2<sup>nd</sup> Councilor Whatley, unanimously approved.

**PUBLIC HEARING**

Conditional/Special Use Zoning for a Cell Tower on Tax Map 058B 251E, located off Rabun Branch Road

Mayor Goodgame said the City has a request for special use zoning to allow installation of a cell tower from Verizon Wireless. He introduced Andrew Rotenstreich, attorney, who is in attendance representing Verizon. He then opened the floor for public comments for questions and comments.

Ray Brooker, Planning and Zoning Commission Chairman, stated that although it did not come up at the P & Z public hearing, he believes that the tower should be lit. The tower will be a total height of 199 feet, and the FAA requires them to be lit at 200 feet. Mr. Rotenstreich said that the FAA does not require lighting on towers under 200 feet, but that the tower could be lit if the City requested it. Some discussion followed as to whether or not the tower should be lit. Mr. Rotenstreich noted that every tower, even those under 200 feet must meet FAA requirements and have their approval.

Midge Attis asked if AT&T would have service from the tower. Mr. Rotenstreich replied that it is a Verizon tower, and space is available for other carries to access and lease.

Councilor Whatley asked if they have checked with Army. FAA is responsible for looking at all air traffic concerns.

Don Haney asked what type of coverage this tower will provide to Sky Valley. Mr. Rotenstreich said that Sky Valley should have good coverage throughout Sky Valley and good in-building coverage.

There were no additional comments.

Mayor Goodgame closed the public hearing portion of the meeting.

#### **MAYOR'S REMARKS**

Mayor Goodgame said that we finally received a price for having the speed tables installed, and the contractor can start the work within the next two weeks. The cost is \$4,175 each, and we are installing two. Councilor Whatley asked if we should have another meeting to discuss the speed tables and said that we should consider waiting to install them until the old lodge is torn down because of the heavy equipment on the roads. Steve Brett asked if we can take the temporary bump up. Mayor Goodgame said that he does not believe the lodge is a deterrent to installing the speed tables because we don't know when it will be torn down. He added that we were aware of the price of the speed tables when the Council approved installing them. The speed tables should be finished in time for our FallFest on October 18<sup>th</sup>.

Mayor Goodgame said that an informational sign at the overlook was installed yesterday and will be finished soon. We have approval from the landowner to install a sign at Hwy 441 and Hwy 246. We are looking for a location for a sign heading down Hwy 246/106 from Highlands.

The marketing committee meets Thursday at 10:00 AM in the Lakeside Room.

We have brochures available and are asking volunteers to place them at visitor's centers when they travel. He asked people to stop by city hall and pick up some brochures if they could help distribute them.

Mayor Goodgame, City Manager Lapeyrouse, and Ray Becker met with Georgia Department of Community Affairs and the GA Mountain Regional Commission to discuss possible grants available. He said that a downtown development authority was suggested. Our main goal is sewer, and we are trying to work with the Rabun County Water and Sewer Authority. He said that the discussion with them is ongoing.

There will be an employee appreciation luncheon on Thursday at noon at the pavilion.

#### **COUNCIL REMARKS**

Councilor Carr recommended advertising in the Southeast Tourism Society stating that there is free ad placement available. She will get the information to City Manager Lapeyrouse.

Councilor Carr suggested putting a "No Dumping" sign on the dumpster.

Councilor Carr asked about the employee health insurance and what was happening with the Northeast Georgia Hospital Systems not renewing their agreement with Blue Cross and Blue Shield. City Manager Lapeyrouse said that GMA, who the city contracts with for health insurance, is working with Blue Cross and Blue Shield to keep cities updated on these changes. The City's

insurance coverage has a January 1 effective date, allowing us time to seek other insurance providers if necessary.

Councilor Carr asked if we can get new railing installed at the overlook and on the road by city hall. City Manager Lapeyrouse replied that the overlook is not part of what the state maintains, and that she will contact DOT regarding the guardrail near city hall.

Councilor Howard said that at the POA meeting, it was stated employees had not received raises in the last five years, and that this is not true. Employees received raises in 2012 and 2013. Mayor Goodgame said that he made a statement at the meeting that employees had only received certain percentage raise cumulatively over the last six years.

Councilor Howard said that he appreciated the committees and all their work, but that he believes their efforts should be voted on and approved by Council such as the sign that was installed at the overlook. Mayor Goodgame said that the signs to be installed and their locations have been mentioned at the last few meetings.

Councilor Greene said that he and Council President Larsen were meeting with someone who is doing some filming to be used for marketing purposes this morning.

Councilor Greene thanked the Public Works Committee and volunteers for helping with a recent work day. Another work day needs to be held before FallFest.

Council President Larsen said he wanted to reiterate what Councilor Greene said adding that he was excited about the video to create marketing materials and a commercial for Sky Valley.

#### **CITY MANAGER & DEPARTMENT REPORTS – EXCEPTIONS AND QUESTIONS**

City Manager Lapeyrouse said that we need volunteers for Fallfest, and asked people to contact city hall if they would be willing to volunteer.

The Winding Ridge beautification project is complete. The entrance beautification project is almost completed.

At this time, we are still asking residents to bag leaves and call city hall so they can be picked up with our chipping service. We cannot pick up bagged leaves with regular garbage. We are hoping to raise enough funds from the sales of surplus property, currently listed on govdeals.com, to replace the leaf vacuum.

#### **COMMITTEE REPORTS**

Planning & Zoning Commission Chairman, Ray Brooker, reported that they met last Tuesday. The Commission voted unanimously to approve the special use zoning to install the cell tower.

#### **NEW BUSINESS**

- Conditional/Special Use Zoning to allow a Cell Tower on Tax Map 058B 251E, located off Rabun Branch Road

Councilor Greene made a motion to approve the special use zoning to allow the cell tower, 2<sup>nd</sup> Council President Larsen, unanimously approved. Mr. Andrew Rotenstreich said he wanted to thank City Clerk Cantrell for being such a great help.

Mr. Rotenstreich said that this tower is 2014 project, and that he believes it will be on schedule for completion by the end of the year.

- Garbage Disposal

Mayor Goodgame said the Council approved a six-month contract with Waste Away for once a week residential collection and hauling the dumpsters. He said that the dumpsters are overflowing very fast because so many people are using them. Citizen Jackie Bell said that a lot of people leave on Sundays so they have to take their garbage to the dumpsters so it is not sitting out to be scattered before Monday collection.

Councilor Whatley asked who is working on the compactor. Mayor Goodgame said that he and City Manager Lapeyrouse are working on it. City Manager Lapeyrouse said that we have looked at three possible locations, city owned lots of Lost Valley, Bald Mountain Road before the entrance, and at the current tractor barn location. The tractor barn is the best location.

Mayor Goodgame said that we are only a few weeks into the contract with Waste Away, adding that we have no intention to stop curbside service for the people who need it.

Councilor Howard said he has received several calls about the survey from people saying it was skewed. He made a motion to send a survey with only one question, "Do you support curbside service?" Seconded by Councilor Whatley. Mayor Goodgame said that we cannot answer the garbage situation with only one question. Councilor Greene said that only asking that one question is also confusing, and that he supports sending another survey when we have details and prices on all of the available options. Citizen Barbara Kobacker said that she is against installing a compactor. Mayor Goodgame said that we are trying to be as transparent as possible, that we have put out all the information we have, and that we are planning to send another survey as soon as we know exactly how much each option would cost and what is feasible. City Manager Lapeyrouse said that she has the price for the actual compactor, and needs to get prices for the enclosure which will also depend on how we want it to look. Mayor Goodgame said that we are working for a solution that best serves the city and we do not want to make a hasty decision. We decided on the six-month contract to outsource garbage collection due to our garbage truck failure. Councilor Whatley added that we need the cost for new equipment to pick up garbage in-house once a week and twice a week, and for the compactor. He asked if the contractor would pick up twice a week. City Manager Lapeyrouse said that they are only willing to pick up once a week. There being no further discussion, Mayor Goodgame called for the vote. The motion failed 1:4 with Councilor Howard voting aye and Councilors Carr, Greene, Larsen, and Whatley voting nay.

#### **PUBLIC FORUM AND GENERAL COMMENTS**

Citizen Don Haney asked if the cell tower was approved with or without the light. Mayor Goodgame said it was approved as the application was submitted, without a light. Citizen Ray Becker said that if the FAA says no light is needed, we don't need the light.

Citizen Dee Moore said he believes the Council should reconsider the speed tables that he believes it is solving a problem that does not exist.

Citizen Cathy Turner said we need to have another clean-up day before Fallfest. Councilor Greene said he will coordinate a clean-up day with the Public Works Committee.

Mayor Goodgame asked for a motion to move into executive session to discuss acquisition of real estate and to add discussion of personnel. Council President Larsen made a motion to go into executive session to discuss real estate and personnel, 2<sup>nd</sup> Councilor Whatley, unanimously approved.

Councilor Whatley made a motion to reconvene regular session, 2<sup>nd</sup> Council President Larsen, unanimously approved.

Council President Larsen made a motion to adjourn, 2<sup>nd</sup> Councilor Whatley, unanimously approved.

Respectfully submitted:

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Hughel Goodgame, Mayor

Attested:

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Mandi L Cantrell, City Clerk

# Departmental Report by the City Manager

October, 2014



## *Announcements -*

### **Sky Valley Fallfest**

Sky Valley had a wonderful turnout for its first annual Fallfest. Thank you to all of our volunteers that helped to make it such a huge success. The marketing committee will be discussing all of the feedback we have gotten, and we will be working to make 2015 even better.

### **Employee Appreciation Day**

Sky Valley city employees were honored by the Sky Valley Property Owner's Association at an Employee Appreciation Day on September 25<sup>th</sup> at the Club pavilion. The Club provided delicious fried chicken and residents brought in a smorgasbord of side dishes and desserts. The city employees were overwhelmed by such a large showing of support. Huge thanks to everyone who contributed.

### **Marketing**

Sky Valley is now on Instagram in addition to our Facebook page! Please join us in sharing pictures through social media. Also, if you have not been to the website in a while, there have been many changes. Check us out!

Sky Valley signage has been installed and the flag park at City Hall is complete. Landscaping is still to be done.

### **Surplus Property Sales**

Surplus Property Sales through GovDeals has been completed. The City was able to sell surplus property in the amount of \$21,238.

### **Public Hearing on 2015 City Budget & 2014 Millage Rate**

The public hearings for the proposed 2015 Budget and 2014 millage rate are scheduled for November 10<sup>th</sup> at 1 PM, November 13<sup>th</sup> at 10 AM and November 18<sup>th</sup> at 6 PM in Fellowship Hall. The 2014 budget will be considered for adoption at the Regular Council Meeting on Thursday, November 20<sup>th</sup> at 10 AM.

### **Georgia Sky to Summit 50km & 8m Race – Saturday November 8, 2014**

This will be the 2<sup>nd</sup> year of the Georgia Sky to Summit race. They are expecting runners from 15 different states and 3 countries. This race starts and ends in Sky Valley, GA. It is advertised as the most scenic 50k race on the east coast, with 20+ miles of untouched single track, 20+ waterfalls, 2 summits of Rabun Bald, view of 3 different states with over 14,000 feet of elevation change. Contact [Sean@RunBum.com](mailto:Sean@RunBum.com) or search for Georgia Sky to Summit on Facebook. This is another great opportunity to showcase our great little city.



## *Building Inspection/Code Enforcement -*

### **Building Permits**

Please be reminded that work done on your home may likely require a permit. When in doubt, please contact the Building Inspector's Office or City Hall. If you are found to be doing work without a permit, your first offense will subject you to a penalty fee equal to double the cost of the permit, a \$50 minimum. The homeowner is ultimately responsible for making sure his/her contractors obtain the necessary permits. Permits are required for, but not limited to, all structural, mechanical, electrical, plumbing, soil & erosion, roofing, decking, stairs, concrete, tree cutting, additions and remodeling. Many repair permits have no cost associated with them but are still required and will still be subject to the penalty fee if they are not properly obtained.

## *Public Works -*

### **Leaf Collection**

For now, we ask that you bag your leaves for collection. Once we obtain a new leaf collection system, we will notify everyone of the vacuum pick-up schedule.

### **Tree Cutting/Chipping/Mulch**

Please don't forget that any tree with a trunk that is 25" or more in circumference at 18" above the ground requires a permit for cutting, trimming & topping. If you had to obtain a permit to cut, it would not qualify for city chipping service. Contractors are responsible for the removal of all tree cuttings within 14 days. Homeowner chipping service is done on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of the month, weather permitting. Please take this schedule into consideration when planning your trimming. The City provides 15 minutes of chipping service to every homeowner each month at no cost. Chipping service is then provided at a rate of \$100/hour for any time exceeding the first 15 minutes. Cuttings must be less than 8" in diameter and must be stacked in one direction on the right-of-way, out of the road and not in an area that will block culverts or otherwise impede storm water drainage. **We cannot chip small yard debris, vines, thorn bushes, small shrubbery clippings, railroad ties, landscape timbers, or similar type items. The chipping service is designed for limbs and small trees only. All other yard waste must be bagged.**

Mulch from our chipping service is available for purchase from the City for \$25 per load delivered.

## *Water -*

### **Winding Ridge Sanitary Survey**

GA Environmental Protection Division has recently completed a Sanitary Survey of the Sky Valley Winding Ridge Water System. An on-site review of the City's water sources, tanks, pump station, record keeping and maintenance of the water system was evaluated for adequacy in producing and distributing safe drinking water. The inspection revealed no violations of the Georgia Safe Drinking Water Act and Rules for Safe Drinking Water.



## *Solid Waste -*

### **Garbage Pick-up**

All of the many garbage issues and service options are being studied by the Maintenance and Public Works Committee. A survey will be sent to the public soon with the most viable options to choose from. Garbage service will continue with Monday pick-up service until further notice. Please remember that pink rocks on your cans means that you do not have garbage. Also, please don't forget that garbage should not be placed out for pick-up any earlier than the morning of the service. Garbage pick-up begins at 8 AM. Animals will scatter garbage even when put in the underground cans. Garbage collectors are not responsible for picking up any garbage that is not properly bagged once they arrive. The dumpster at the tractor barn on Knob Drive can be utilized when you need to take your garbage somewhere prior to a garbage collection day. This is especially important when your garbage contains food items. **NO garbage other than regular household garbage should be put out by the road or in the dumpster. Anyone found dumping lumber, carpet, paint, etc. in the dumpsters will be cited.** These materials must be hauled to the transfer station on Boggs Mountain Road in Tiger. Recyclables and other household garbage can be taken to the recycle center on Kelly's Creek Road. The recycle center is open 7 AM – 7 PM Monday through Saturday and 12 PM – 5 PM on Sunday.

With the nation becoming more environmentally conscious, we need to recognize the importance of recycling. It is essential that we encourage ourselves and our neighbors to recycle.



### **Reduce... Reuse... Recycle...**

Reduce the amount and toxicity of trash you throw away

Reuse containers and products

Recycle as much as possible and buy products with recycled content



## SKY VALLEY POLICE DEPARTMENT

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### Fact Sheet for September 2014 Report

Fire:	09/05	Saddleback	Report of Smoke
	09/13	Sky Valley Way	Fire Alarm at Clubhouse
Medical:	09/01	Ridgepole	Unknown Medical Emergency
	09/16	Pleasant Mtn	Heart & Breathing Issue
Mutual Aid:	09/03	Chastain Rd	Motorcycle Accident
	09/05	Paradise Ln	Domestic Dispute
	09/10	Dillard	Check on Dillard Officer
	09/19	Bald Mtn	Traffic Control, Downed Tree
	09/20	Dillard	Vehicle Unlock
Complaint:	09/02	Winding Ridge	Protective Order Violation
	09/03	Sky High Drive	Trespass Complaint
	09/09	Timeshare Office	Angry Customer
	09/21	Moonridge	Noise Complaint
Alarm:	09/02	Eagle Circle	Checked Residence, All Secure
	09/02	Sky High Drive	Deal Appliance, All Secure
	09/16	Sky High Drive	Checked Residence, All Secure
	09/21	Eagle Circle	Owner Activated, All Secure
Vehicle Assist:	09/01	Ridgepole Dr	Vehicle Jump Start
	09/05	Scotland Ln	Vehicle Unlock
	09/07	Mudd Crk Rd	Assistance with Vehicle
	09/13	Saddleback	Vehicle Jump Start
	09/14	Saddleback	Vehicle Jump Start
	09/18	Timeshare Bld	Vehicle Unlock
	09/19	Bogey Lane	Vehicle Jump Start
	09/19	City Hall & 246	Mechanical Breakdown
	09/20	Bogey Lane	Vehicle Jump Start
	09/20	Hwy. 246	Mechanical Breakdown
	09/23	West Realty	Vehicle Jump Start
Water/Tree/Infra	09/21	Tractor Barn	Dumpster is Full
Animal:	09/30	Sky High Dr	Lost Dog, Took to Owner
	09/30	Driver Lane	Missing Cat



SKY VALLEY POLICE DEPARTMENT MONTHLY STATISTICS

INCIDENT	MONTH	YTD 2014	MONTH	YTD 2013	STAT
Fire	2	6	1	3	
Medical Emergency	2	27	5	27	
Vehicle Accident	0	7	1	7	
Family Violence	0	1	0	0	
Fight/Assault	0	0	0	2	
Suicide/Death	0	3	0	4	
Missing Person	0	4	1	2	
Burglary	0	1	0	0	
Theft	0	4	0	3	
Suspicious Activity	0	23	5	22	
Suspicious Person	0	2	1	10	
Suspicious Vehicle	0	18	0	20	
Alarm	4	11	0	6	
Investigation	1	3	0	5	
DUI/ Public Drunk	0	0	0	0	
Drug Related	0	0	0	0	
Juvenile	0	0	0	0	
Stationary Patrol	0	0	0	0	
Traffic Control	0	7	1	2	
Traffic Stop	2	17	1	10	
Mutual Aid	5	26	2	7	
Animal	2	24	2	14	
Lost & Found	0	3	0	0	
Complaint	0	13	0	5	
City Ord. Violation	0	2	0	6	
All Others	0	12	0	19	
Assisting Residents	1	15	4	33	
Escorting Visitors	0	27	2	13	
Residential Check	00	146	027	256	
Discovered Unsecure	0	7	0	2	
Welfare Check	0	13	4	15	
Water/Tree/Infrastructure	02	50	0	40	
Vehicle Assistance	11	60	5	34	
Arrested	0	5	0	0	
Incarcerated	0	2	0	0	
Warning	0	3	0	4	
Citations	0	9	0	1	
Total Calls	35	419	038	339	
911 Calls	12	67	10	33	
Mileage	2184	29,377	3060	36,331	
<b>September 2014</b>					

## Balance Sheet - as of September 30, 2014

<b>General Funds</b>	
General Fund Cash	800,231.69
Municipal Court	7,857.64
Petty Cash	300.00
Accounts Receivable	11,217.87
Due from Other Funds	36,086.71
<b>Total Assets</b>	<b>855,693.91</b>
<b>Liabilities</b>	
Deferred Revenue (Property Taxes)	0.00
Due to Other Funds	0.00
Funds Remaining for 2014 Budget	313,402.63
<b>Total Liabilities</b>	<b>313,402.63</b>
<b>Fund Balance</b>	<b>542,291.28</b>
<b>Local Restrictions on Fund Balance</b>	
Admin & General Government	912.86
Roads	74,220.54
Police	0.00
Housing & Development	15,000.00
<b>Total Locally Restricted Funds</b>	<b>90,133.40</b>
<b>Total Unrestricted Fund Balance</b>	<b>452,157.88</b>
<b>Enterprise Funds</b>	
Combined Utility Fund Cash	667,809.94
Accounts Receivable	47,785.82
<b>Total Current Assets</b>	<b>715,595.76</b>
<b>Current Liabilities</b>	
Prepaid Accounts	2,574.75
Deposits for Water Service	745.54
Due to Other Funds	40,991.05
<b>Total Liabilities</b>	<b>44,311.34</b>
<b>Restricted Funds</b>	
GEFA Debt Service Reserve	53,211.00
<b>Net Assets</b>	<b>618,073.42</b>
<b>Local Restrictions on Funds</b>	
Water	928.00
Solid Waste	23,829.05
<b>Total Locally Restricted</b>	<b>24,757.05</b>
<b>Total Unrestricted Net Assets</b>	<b>593,316.37</b>
<b>Hotel/Motel Tax Fund</b>	
Accommodations Tax Received	7,857.64
<b>SPLOST</b>	
SPLOST Funds Received	303,666.01



## CITY OF SKY VALLEY

## General Fund

## Budget Performance

January - September 2014

	Sep 14	Jan - Sep 14	YTD Budget	% of Budget
<b>Income</b>				
33.4000 · GA government grants/contracts	0.00	0.00	22,550.00	0.0%
33.9000 · Other Grants (GMA, GIRMA, etc)	0.00	0.00	3,000.00	0.0%
37.1000 · Donations - Private Sources	0.00	7,325.00		
39.1000 · Interfund (Use of Fund Balance & F	0.00	0.00	95,300.00	0.0%
60110 · Ad valorem - property	0.00	833,339.97	832,140.00	100.14%
60120 · Ad valorem - vehicles	4,678.14	36,816.42	8,610.00	427.6%
60140 · Penalties, Fifa's, interest	0.00	8,622.80	5,000.00	172.46%
60210 · Insurance premium tax	0.00	0.00	13,000.00	0.0%
60220 · Beverage Excise tax	476.78	968.41	750.00	129.12%
60230 · Franchise tax	0.00	45,664.82	50,000.00	91.33%
60235 · Fines & forfeitures	0.00	859.73	4,000.00	21.49%
60240 · Business license	0.00	1,230.00	3,200.00	38.44%
60250 · Permits	1,168.00	8,245.70	9,950.00	82.87%
60270 · Zoning applications	100.00	200.00	100.00	200.0%
60271 · Sales of Reports, Copies, Etc.	0.00	555.13	500.00	111.03%
60280 · Real estate transfer tax	215.62	930.72	1,500.00	62.05%
60281 · Intangible tax	271.95	2,699.19	6,000.00	44.99%
69110 · Interest income	336.07	2,870.06	2,400.00	119.59%
69115 · Transfer from hotel/motel tax	0.00	0.00	1,000.00	0.0%
69120 · Transfers from enterprise fund	0.00	125,000.00	125,000.00	100.0%
69150 · Refunds & Reimbursements	64.00	1,072.18	1,000.00	107.22%
69990 · Miscellaneous	25.00	371.56	500.00	74.31%
70000 · Sale of surplus property	0.00	5,406.00	4,000.00	135.15%
<b>Total Income</b>	<b>7,335.56</b>	<b>1,082,177.69</b>	<b>1,189,500.00</b>	<b>90.98%</b>
<b>Administration &amp; General Government</b>				
510000 · Personal Services	13,375.24	115,865.35	162,210.00	71.43%
520000 · Purchased / Contracted Services	3,542.95	40,974.11	53,100.00	77.16%
530000 · Supplies	420.72	6,001.78	13,450.00	21.1%
540000 · Capital Outlays	201,274.36	202,794.57	220,300.00	92.0%
<b>Total Expense</b>	<b>218,613.27</b>	<b>365,635.81</b>	<b>449,060.00</b>	<b>79.0%</b>
<b>Roads</b>				
510000 · Personal Services	7,780.39	88,126.62	130,425.00	67.57%
520000 · Purchased / Contracted Services	2,420.34	22,099.45	36,075.00	61.26%
530000 · Supplies	5,844.14	33,440.44	46,500.00	71.92%
540000 · Capital Outlays	0.00	0.00	80,000.00	0.0%
<b>Total Expense</b>	<b>16,044.87</b>	<b>143,666.51</b>	<b>293,000.00</b>	<b>49.03%</b>
<b>Police</b>				
510000 · Personal Services	22,550.62	209,306.43	281,705.00	74.3%
520000 · Purchased / Contracted Services	1,018.31	21,422.16	31,045.00	69.0%
530000 · Supplies	1,696.67	13,626.34	25,750.00	52.92%
<b>Total Expense</b>	<b>25,265.60</b>	<b>244,354.93</b>	<b>338,500.00</b>	<b>72.19%</b>



## CITY OF SKY VALLEY

## General Fund

## Budget Performance

January - September 2014

	Sep 14	Jan - Sep 14	YTD Budget	% of Budget
<b>Housing &amp; Development</b>				
510000 · Personal Services	1,838.12	17,414.94	25,860.00	67.34%
520000 · Purchased / Contracted Services	125.00	2,425.69	6,940.00	34.95%
530000 · Supplies	269.64	2,099.40	3,100.00	67.72%
<b>Total Expense</b>	<b>2,232.76</b>	<b>21,940.03</b>	<b>35,900.00</b>	<b>61.11%</b>
<b>Elections</b>				
520000 · Purchased / Contracted Services	0.00	93.00	4,900.00	1.9%
<b>Total Expense</b>	<b>0.00</b>	<b>93.00</b>	<b>4,900.00</b>	<b>1.9%</b>
<b>Executive</b>				
520000 · Purchased / Contracted Services	0.00	2,810.74	3,125.00	89.94%
530000 · Supplies	0.00	14.10	75.00	18.8%
<b>Total Expense</b>	<b>0.00</b>	<b>2,824.84</b>	<b>3,200.00</b>	<b>88.28%</b>
<b>Legislative</b>				
520000 · Purchased / Contracted Services	0.00	6,992.38	11,200.00	62.43%
530000 · Supplies	0.00	13.20	300.00	4.4%
<b>Total Expense</b>	<b>0.00</b>	<b>7,005.58</b>	<b>11,500.00</b>	<b>60.92%</b>
<b>Judicial</b>				
510000 · Personal Services	170.46	2,054.07	2,470.00	83.16%
520000 · Purchased / Contracted Services	45.00	1,295.57	1,970.00	65.77%
<b>Total Expense</b>	<b>215.46</b>	<b>3,349.64</b>	<b>4,440.00</b>	<b>75.44%</b>
<b>Fire &amp; Rescue</b>	<b>0.00</b>	<b>43,500.00</b>	<b>58,000.00</b>	<b>75.0%</b>
<b>Economic Development</b>				
520000 · Purchased / Contracted Services	715.00	5,233.47	10,000.00	59.48%
530000 · Supplies	351.14	2,393.56	5,000.00	54.89%
<b>Total Expense</b>	<b>1,066.14</b>	<b>7,627.03</b>	<b>15,000.00</b>	<b>57.95%</b>
<b>Total Income</b>	<b>7,335.56</b>	<b>1,082,177.69</b>	<b>1,189,500.00</b>	
<b>Expenses by Department</b>				
Administration & General Government	218,613.27	365,635.81	449,060.00	
Roads	16,044.87	143,666.51	293,000.00	
Police	25,265.60	244,354.93	338,500.00	
Housing & Development	2,232.76	21,940.03	35,900.00	
Elections	-	93.00	4,900.00	
Executive	-	2,824.84	3,200.00	
Legislative	-	7,005.58	11,500.00	
Judicial	215.46	3,349.64	4,440.00	
Fire & Rescue	-	43,500.00	58,000.00	
Economic Development	1,066.14	7,627.03	15,000.00	
<b>Total Expenses</b>	<b>263,438.10</b>	<b>839,997.37</b>	<b>1,189,500.00</b>	
<b>Net Income</b>		<b>242,180.32</b>	<b>-</b>	

City of Sky Valley  
Enterprise Funds  
Budget Performance  
January - September 2014

Water	Sep 14	Jan - Sep 14	YTD Budget	% of Budget
<b>Income</b>				
34.4210 · Water charges	32,604.96	270,852.36	325,000.00	83.34%
34.9000 · Other charges for services	0.00	263.08	280.00	93.96%
36.1000 · Interest revenue	118.63	1,129.85	1,500.00	75.32%
38.0000 · Miscellaneous Revenue	0.00	6,489.00		
39.1000 · Interfund Transfers	0.00	0.00	57,220.00	0.0%
<b>Total Income</b>	<b>32,723.59</b>	<b>278,734.29</b>	<b>384,000.00</b>	<b>72.59%</b>
<b>Expense</b>				
51.1000 · Personal Services - Wages	6,300.57	73,990.73	138,565.00	53.4%
52.1000 · Purchased profess & tech svcs	814.41	25,833.90	44,980.00	57.43%
53.1000 · Supplies	3,780.21	38,227.15	58,900.00	64.9%
54.0000 · Capital Outlay	0.00	0.00	15,000.00	0.0%
58.0000 · Debt Service	10,043.95	90,395.55	126,555.00	71.43%
<b>Total Expense</b>	<b>20,939.14</b>	<b>228,447.33</b>	<b>384,000.00</b>	<b>59.49%</b>
<b>Net Income</b>	<b>11,784.45</b>	<b>50,286.96</b>	<b>0.00</b>	<b>100.0%</b>

Solid Waste	Sep 14	Jan - Sep 14	YTD Budget	% of Budget
<b>Income</b>				
34.4100 · Sanitation	9,236.60	83,203.60	112,000.00	74.29%
<b>Total Income</b>	<b>9,236.60</b>	<b>83,203.60</b>	<b>112,000.00</b>	<b>74.29%</b>
<b>Expense</b>				
51.1000 · Personal Services - Wages	3,940.82	44,217.43	64,545.00	68.51%
52.1000 · Purchased profess & tech svcs	11,003.25	29,212.74	34,700.00	84.19%
53.1000 · Supplies	208.50	5,438.14	12,755.00	42.64%
53.1710 · Miscellaneous Expense	0.00	468.92		
<b>Total Expense</b>	<b>15,152.57</b>	<b>79,337.23</b>	<b>112,000.00</b>	<b>70.84%</b>
<b>Net Income</b>	<b>-5,915.97</b>	<b>3,866.37</b>	<b>0.00</b>	<b>100.0%</b>

# Totals Report For 2012 Taxes September 2014 Tax Commissioner

	Billed	Collected	Adjustments	Outstanding
2012 Ad Valorem Tax	834,170.00	831,967.82	238.19+	2440.37
Interest	2,288.10	1,970.90		317.20
Penalty	3,089.91	2,845.87		244.04
Costs	6,646.00	6,646.00		0
<b>Totals</b>	<b>846,194.01</b>	<b>843,430.59</b>	<b>238.19+</b>	<b>3,001.61</b>

**Collected: 99.71%**

\*outstanding total is Georgia Windstream Inc which is still under appeal. Will collect once appeal is completed.

# Totals Report For 2013 Taxes September 2014 Tax Commissioner

	Billed	Collected	Adjustments	Outstanding
2013 Ad Valorem Tax	838,547.44	823,959.84	5,810.10-	8,777.50
Interest	1979.64	1288.92	0	690.72
Penalty	1585.69	724.30	0	861.39
Costs	444.00	204.00	0	240.00
<b>Totals</b>	<b>842,556.77</b>	<b>826,177.06</b>	<b>5,810.10-</b>	<b>10,569.61</b>

**Collected: 98.95%**

Housing & Development Departmental Data Report	For month ending September 30, 2014		
	Sep-14	YTD	2013 YTD
New Residential & Commercial permits issued	1	1	0
All other addition, remodel and repair permits	11	80	84
Certificates of Occupancy issued	0	1	0
Total New Construction not yet finalized	1		1
Total Other Construction not yet finalized	4		12
Notices to Comply issued	0	24	5
Stop Work Orders issued	1	3	2
Tree Cutting permits issued	4	51	45
Code & Ordinance Violations cited	0	0	2
<b>Fees Collected</b>			
	Sep-14	YTD	2013 YTD
New Residential or Commercial Permits	\$0	\$0	\$0
Other Addition, Remodel, Repair Permits	\$763	\$4,931	\$4,886
Tree Cutting Permits	\$405	\$3,390	\$2,520
Land Disturbing Permits	\$0	\$0	\$200
Fines Collected for for Ordinance Violations	\$0	\$0	\$0

Return to:  
Mitchell L. Baker, Jr.  
P.O. Box 1609  
Clayton, Georgia 30525

STATE OF GEORGIA  
COUNTY OF RABUN

### VARIANCE

This Variance, granted the 28<sup>th</sup> day of October, 2014 by the Mayor and Council of the City of Sky Valley, Georgia concerning property owned by Starr-Martin Holdings, LLLP known as Ridgpole, Part 1, Lot 143-tax map 047B 095 and being more specifically described as follows:

All that tract or parcel of land lying and being in Land Lot 169-170 of the Second District of Rabun County, Georgia and being more particularly described as follows:  
Lot Number 143, Part 1 of Ridgpole Area, Sky Valley Subdivision as shown upon a plat of survey recorded on Plat Book 12, Page 233, Office of the Clerk of Superior Court, Rabun County, Georgia.

Starr-Martin Holdings, LLLP having made petition dated September 24, 2014 to the Planning and Zoning Commission for the City of Sky Valley, Georgia for two variances to the City of Sky Valley Zoning Ordinance (05-15) as follows:

1. That a variance from Section 706 "Separation Between Principal Structures" be granted whereby the customary required minimum distance of thirty (30) feet between principal structures be varied from, allowing for principal structures to be erected at a minimum distance of twenty-five (25) feet from one another on the eastern portion of the subject property and as it relates to any building on that property known as Lot 144.



2. That a variance from Section 1606 "Approved Period Limited" be granted to extend the approval period from six (6) months to a perpetual period of time running with the property.

Said application for variance having been considered by the Planning and Zoning Commission at a public meeting held on October 21, 2014, said variances were approved and submitted to the Mayor and Council of the City of Sky Valley, Georgia. The variance application having been discussed and considered at the October 28, 2014 public meeting of the Mayor and Council of the City of Sky Valley, Georgia, and a motion, second, and vote having ensued, the application for variances were granted allowing for a reduction in the thirty (30) foot minimum required distance between principal structures to a distance of twenty-five (25) feet and allowing for said variance to run with the property in exception to the customary six (6) month limitation.

IT WITNESS WHEREOF, the City of Sky Valley, Georgia has signed and sealed this variance.

\_\_\_\_\_  
Hughel Goodgame, MAYOR  
City of Sky Valley

Attested:

\_\_\_\_\_  
Mandi Cantrell, City Clerk

Sworn to and subscribed  
before me this \_\_\_ day  
of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

## RESOLUTION

WHEREAS, The City of Sky Valley has participated in the development of the Rabun County Joint Comprehensive Plan – 2014 Community Agenda; and

WHEREAS, This plan has been developed in accordance with the rules and standards established by the State of Georgia, and has been reviewed and approved by the Georgia Mountains Regional Commission and the Georgia Department of Community Affairs;

NOW THEREFORE BE IT RESOLVED that the City Council of Sky Valley, Georgia hereby officially adopts the Rabun County Joint Comprehensive Plan – 2014 Community Agenda.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

---

Hughel Goodgame, Mayor  
City of Sky Valley

---

Mandi Cantrell, City Clerk  
City of Sky Valley

(Seal)

## Sky Valley

The City of Sky Valley is a small and active north Georgia mountain community of both primary and secondary residences surrounded by the beautiful Nantahala National Forest, striving to grow the population and tourism while preserving the sense of a quiet, safe, family oriented, resort community. The City of Sky Valley will encourage economic growth via the expansion of recreational, residential, and business opportunities compatible with the community's natural beauty and serenity.

*Cool Serenity  
Exquisite Mountain Vistas  
Abundant Hiking and Waterfalls  
Championship Golf  
The Ultimate Nature Lovers Paradise*

*Close Proximity to all the  
Good Things in Life*



**Economic Development**

Communities	Issues and Opportunities	Mitigation Strategies
SV, T, C, D, TF	Desire for more/ diversified commercial options;	<ul style="list-style-type: none"> <li>• Develop study assessing potential at former Ski Lodge (SV)</li> <li>• Develop infill inventory and targeted marketing campaign for downtowns</li> <li>• Develop comparative commercial activity profile</li> <li>• Develop strategy for Scenic Route 15 (TF)</li> </ul>
SV	Need meeting space within the City	<ul style="list-style-type: none"> <li>• Develop study assessing potential at former Ski Lodge</li> </ul>
SV	Limited utilities and infrastructure	<ul style="list-style-type: none"> <li>• Complete creation of Joint Water and Sewer Authority</li> <li>• Update service delivery agreement</li> <li>• Develop a coordinated utility improvement and expansion plan</li> </ul>
TF, C, MC, D	Concern over impacts of GDOT's improvement/ maintenance plans for US 441	<ul style="list-style-type: none"> <li>• Develop coordinated proposal for traffic calming, signalization and turn-lanes for improved management within city limits</li> </ul>
C	Demand for increased educational opportunities at colleges, universities and trade schools	<ul style="list-style-type: none"> <li>• Develop report profiling options for local education facilities</li> </ul>
C	Potential for building underutilized assets	<ul style="list-style-type: none"> <li>• Develop formal agri-tourism strategy; Farm-to-Table program</li> <li>• Perform study to identify additional outdoor recreation amenities</li> <li>• Develop a promotional campaign encouraging citizen involvement in local clubs and charities</li> </ul>
All	Need employment opportunities for residents	<ul style="list-style-type: none"> <li>• Develop/ sustain marketing plan for vacant office and industrial space</li> <li>• Inventory all potential industrial sites</li> <li>• Develop utility and commercial traffic assessment for growing industry</li> </ul>



**Economic Development (Cont'd)**

Communities	Issues and Opportunities	Mitigation Strategies
MC, RC	Demand for increased support for agriculture, agri-tourism	<ul style="list-style-type: none"> <li>• Develop formal agri-tourism strategy; Farm-to-Table program</li> <li>• Develop agricultural sustainability program (assessing land use policies, potential for Food Bank, work with FFA and more)</li> </ul>
All	Desire for increased promotion for each community	<ul style="list-style-type: none"> <li>• Update/develop brands and marketing themes for communities</li> <li>• Update/develop websites for communities</li> </ul>

**Natural and Historic Resources**

Communities	Issues and Opportunities	Mitigation Strategies
All	New development threatens wild and scenic identity	<ul style="list-style-type: none"> <li>• Consideration of conservation design subdivision guidelines</li> <li>• Adopt/maintain State <i>Mountain Protection</i> standards</li> </ul>
All	Increased growth raises potential risk of wildfires	<ul style="list-style-type: none"> <li>• Encourage full participation in Fire Wise/ Fire Adapted Communities programs.</li> <li>• Continue to work with USFS in maintaining wildfire management plan</li> </ul>
All	New development threatens aquatic resources	<ul style="list-style-type: none"> <li>• Consideration of conservation design subdivision guidelines</li> <li>• Adopt/maintain State <i>Vital Area</i> standards</li> </ul>



**Community Facilities and Services**

Communities	Issues and Opportunities	Mitigation Strategies
RC, SV, MC	Need to expand/improve wastewater disposal system	<ul style="list-style-type: none"> <li>Construct sewer line from Parkdale Mfg. to US 441</li> <li>Develop coordinated sewer system improvement and expansion strategy</li> </ul>
RC, SV	Need to expand telecommunications access	<ul style="list-style-type: none"> <li>Support construction of cell tower servicing Sky Valley</li> <li>Completion of fiber-optic connections with North Georgia Network</li> </ul>
RC	Need to improve/sustain firefighting abilities throughout the county	<ul style="list-style-type: none"> <li>Plans to upgrade Fire Stations 3, 8 and 10</li> <li>Develop County-wide Firewise and Fire Adapted Community campaign</li> <li>Develop coordinated water-line improvement and expansion strategy</li> <li>Develop long-range plan and budget for emergency services facilities and equipment</li> </ul>
All	Need to expand/improve sidewalk and trail system	<ul style="list-style-type: none"> <li>Develop sidewalk maintenance and expansion plans</li> <li>Continue to promote the Tallulah Falls Rails-to-Trail Greenway concept</li> <li>Develop the Stekoa Creek Greenway</li> <li>Develop walking trail within Mountain City</li> <li>Work with GDOT, DNR in developing pedestrian access across Tallulah Falls Dam</li> <li>Improve pedestrian connections with school campuses</li> </ul>
T	Need for maintenance facility and service utility vehicle	<ul style="list-style-type: none"> <li>Maintenance vehicle and service utility vehicle - SPLOST in 2015</li> </ul>
RC, C	Need to expand/improve water system	<ul style="list-style-type: none"> <li>Develop coordinated water-line improvement and expansion strategy</li> </ul>

**Community Facilities and Services (Cont'd)**

Communities	Issues and Opportunities	Mitigation Strategies
T	Pavilion needed for public park for events and public benefit	<ul style="list-style-type: none"> <li>• Pavilion planned in 2017</li> </ul>
All	Need to upgrade/maintain parks and recreation facilities	<ul style="list-style-type: none"> <li>• Build tennis courts and new ball field at County park</li> <li>• Renovate county gymnasiums</li> <li>• Replace irrigation system and upgrade club house at golf course</li> <li>• Pursue/develop acquisition of park land (Sky Valley)</li> </ul>
RC	Several public roads remain in need of paving	<ul style="list-style-type: none"> <li>• Maintain road improvement schedule</li> </ul>
All	Growing population increasing demand for medical facilities/ emergency transportation	<ul style="list-style-type: none"> <li>• Reactivate/Sustain Medical Care Advisory Committee</li> </ul>
MC	Demand to expand/relocate City Hall	<ul style="list-style-type: none"> <li>• Work with Rabun County BOE on purchase of old school building</li> </ul>
MC	Demand for cultural spaces within the community	<ul style="list-style-type: none"> <li>• Pursue purchase and restoration of old Playhouse (MC)</li> </ul>

**Housing**

Communities	Issues and Opportunities	Mitigation Strategies
SV	Increasing need for retirement and elderly housing (Few options beyond single-family detached)	<ul style="list-style-type: none"> <li>• Develop proposal to work with private sector for independent living facility</li> <li>• Develop sidewalk maintenance and expansion plan</li> <li>• Emergency service access</li> </ul>
SV	Lodging options in the City restricted to rental homes and timeshares	<ul style="list-style-type: none"> <li>• Develop proposal to work with private sector for hotel/conference facility</li> <li>• Emergency Services access</li> </ul>
C	Residential neighborhoods losing character through improper and substandard development	<ul style="list-style-type: none"> <li>• Design guidelines needed for compatible infill development</li> </ul>
C, D, MC, SV	Concern over blighted and substandard properties	<ul style="list-style-type: none"> <li>• Develop property assessment and tracking mechanism for reported code violations</li> <li>• Review property maintenance codes and enforcement policies; Amend as needed</li> </ul>
T	Need to balance demand for housing with small-town character	<ul style="list-style-type: none"> <li>• Design guidelines needed for compatible infill development</li> <li>• Conduct forum reviewing zoning and development regulations</li> </ul>
SV	Desire to lure more full-time residents	<ul style="list-style-type: none"> <li>• Develop new marketing strategy</li> </ul>



**Land Use**

Communities	Issues and Opportunities	Mitigation Strategies
RC	Concern over growth altering area's character, diluting scenic beauty, threatening tourism	<ul style="list-style-type: none"> <li>• Conduct forum reviewing zoning and development regulations</li> <li>• Review sign regulations and property maintenance codes; Amend as needed</li> <li>• Assess performance of mountain protection regulations</li> </ul>
C	Lack wayfinding signage (for parking, shopping, government)	<ul style="list-style-type: none"> <li>• Implement new streetscape strategy</li> </ul>
C, D, MC, SV	Demand for more greenspace and outdoor recreational areas	<ul style="list-style-type: none"> <li>• Develop the Stekoa Creek Greenway</li> <li>• Identify/pursue land for urban park</li> <li>• Develop walking trail within Mountain City</li> <li>• Pursue/develop acquisition of park land</li> </ul>
C	US 441 corridor unattractive, lacks cohesion; Lack of proper gateway into Clayton	<ul style="list-style-type: none"> <li>• Implement new streetscape strategy</li> <li>• Design guidelines needed for compatible infill development</li> <li>• Conduct forum reviewing zoning and development regulations</li> </ul>
D, MC T, TF	Need to balance growth with small-town character	<ul style="list-style-type: none"> <li>• Design guidelines needed for compatible infill development</li> <li>• Conduct forum reviewing zoning and development regulations</li> <li>• Develop coordinated proposal for traffic calming, signalization and turn-lanes for improved management along US 441</li> </ul>
SV	Potential for new entry corridor into community	<ul style="list-style-type: none"> <li>• Feasibility study for proposed new road</li> <li>• Conceptual development study for affected properties</li> </ul>

### Recommended Character Areas

Character area planning incorporates the concept of community function and feel to identify neighborhoods or communities of similar interaction, process, and character. Defining character areas is useful for identifying unique characteristics that provide a sense of community and to discern localized functions within the larger city or county context. Once character areas are established, community leaders can develop and implement strategies to promote the unique qualities of each character area.

The prevailing character and context of a community influence development forms and scale. Such elements are often identified as sub-areas within the community, such as neighborhoods, defined by architectural scale and style, functions and roles, traffic flow, and other factors that differentiate one area from the next. These can include the areas requiring special attention identified above and/or existing community sub-areas for which plans have already been prepared. As such, a character area is a specific geographic area that meets the following criteria:

1. Has unique or special characteristics;
2. Has potential to evolve into a unique area when provided specific and intentional guidance; or
3. Requires special attention do to unique development issues.

Character areas are often times identified based on environmental and/or physical characteristics of an area and it is not uncommon for communities to define their physical spaces based on a combination of both.

The Recommended Character Areas shown in the Community Assessment represent a starting point in the discussion to create the Future Development Map that is a key component of the Community Agenda. General areas show in the Community Assessment Recommended Character Area map will be refined through the Community Participation Program and continued planning analysis. Boundaries, descriptions, and vision statements for future development during the community visioning process and the development of the Community Agenda.



<b>Character Areas</b>	<b>Rabun County</b>	<b>Clayton</b>	<b>Dillard</b>	<b>Mountain City</b>	<b>Sky Valley</b>	<b>Tallulah Falls</b>	<b>Tiger</b>
Village Commercial			X		X		X
Village Residential		X	X	X	X	X	X
Downtown Clayton		X					
Clubhouse					X		
Highway 441 – Clayton		X					
Highway 441	X		X	X		X	
Agriculture/ Rural Residential		X	X	X			X
Conservation/ Forestry	X	X			X	X	X
Parks/ Recreation/ Greenspace/ Trails	X	X			X	X	
Industrial	X						
Office/ Institutional/ Campus	X	X					
Waterfront Development	X					X	

**Village Commercial**

Village commercial districts are pockets of retail, dining, office or institutional uses located in crossroad settings or along select arterial and collector roads. They are designed to serve area residents by providing a rural destination for commercial and civic activity, while blending into the mountainous context and small-town charm preferred by residents.

These areas will feature modest design considerations to minimize surface parking and promote architectural design that reinforces the community's rural, Appalachian culture. Units may be detached or attached, but must exhibit variations in structure for every 2-3 units and should avoid the appearance of a long, continuous structure, such as a conventional shopping center. They will typically be 1-2 stories, and remain within close proximity (under 70 feet) to the prevailing roadway, visible to travelers along the street and framing the streetscape.

Additional characteristics recommended for the district, which are intended to sustain the area's rural character, include limited sizes and distribution of signage and limited lighting displays.

**Development Encouraged**

- Small scale commercial, office or institutional uses
- Minimal parking on front and sides; Attached units permitted
- Rural/ Mountain themed design elements preferred
  - Pitched roofs
  - Wood or stone siding
  - Front porches
- Sited along 2-3 lane arterials
- Concentrated at nodal intersections or key stretches

**Implementation Measures**

- Amend/adopt development regulations as needed
- Develop design guideline reference material
- Develop *Iconic Images* database
- Develop/ Implement streetscape plans (cities)

Village Commercial





**Village Residential**

Village residential refers to those neighborhoods adjoining activity centers throughout Rabun County. Typically these feature smaller, sometimes urban lot sizes, large enough for the structure and accompanying yards. The districts are almost exclusively residential in use but are immediately connected to a commercial district or some cultural center, often with pedestrian access provided.

These areas incorporate connecting streets and homes that are usually within 25-50 feet of the roadway. The units are also built to an overall density to indicate a true neighborhood, a cluster of units large enough to endow a community and not feel isolated.

Clayton's neighborhood district consists of the various urban-scale residential blocks surrounding the Main Street district. For some blocks there are direct sidewalk connections to Main Street and the commercial district, as befitting traditional urban neighborhoods.

Most housing in these neighborhoods are predominantly site-built in design, with some units dating from the 1930's and most older than 30 years. The typical sites range from ½ to ¼ acres, each with a single story house within 40-50 feet of the road frontage. Many units have carports or no garage at all, and most are on crawl spaces.

There are a variety of styles present, most with pitched roofs and front porches. Some units have been expanded or renovated, and based on the visual impact and occupancy rates the district as a whole appears economically stable. In some cases the transitions alongside the rural parts of the city/county are seamlessly experienced thanks to the mature trees and comparable architectural styles of rural housing.

**Development Encouraged**

- Single family residential development (attached or detached)
- Light office, commercial and institutional uses conditional
- Rural/ Mountain themed design elements preferred
  - Pitched roofs
  - Wood or stone siding
  - Front porches

**Implementation Measures**

- Conduct forum reviewing/amending development regulations as needed
- Develop design guideline reference material
- Develop *Iconic Images* database

Village Residential





**Clubhouse District (Sky Valley)**

The Clubhouse District is the heart of Sky Valley's original resort. The area was intended to be the public, quasi-civic gathering space for City residents and club visitors, mimicking a town square or plaza.

The former and current clubhouse structures serve as the anchors for the space, with the pool and tennis courts also nearby. Residents desire additional retail and dining options for the community, preferably in this location. There are also aspirations for lodging and event facilities in the area.

Structures should evoke the community's rural, mountain character. Use of wood and stone is preferred as well as sharply pitched roofs. Scale can vary from 1-4+ stories depending on design and utility service. Massing of the structures should emphasize presence and orientation around the center of the district, with parking placed in the rear or heavily dispersed.

**Development Encouraged**

- Small-scale retail or dining
- Conference-style event facility, preferably with adjoining specialty lodging
- Possible new City Hall or civic structure
- Rural/ Mountain themed design elements preferred
  - Pitched roofs
  - Wood or stone siding
  - Front porches
- Design and orientation of structures and parking should reflect welcoming, pedestrian friendly area

**Implementation Measures**

- Conduct forum reviewing/amending development regulations as needed
- Develop design guideline reference material

Clubhouse District





**Agricultural/ Rural Residential**

This district is a catch-all designation for those larger lots that lie outside the urban neighborhoods or slightly more populated transitional zones. There is little agricultural activity within City limits, and almost all of that is of a non-commercial scale. Many lots are simply large residential lots with most of the property left undeveloped.

These properties primarily feature a house with one or more storage or agricultural structures. Most are long established properties of 30 years or more. In a couple cases their residence is substantially improved and indicative of a high economic class. Others are simply modest homes on lots retained purely for their scenic, rural value.

This is a transitional space between established neighborhoods and the vast forestland throughout the county. It consists mostly of undeveloped land or recently built suburban housing. By type the subdivisions are attempting to fit in with the predominantly residential character surrounding the cities, but in form they differ by relying on insular road networks and a departure from the classic urban grid. Some of the houses are also larger both in structure and in terms of lot size than found within the urban neighborhoods.

This topographical transition aids the rural areas outside the cities, as well. By softening the change in density and concentrations of development, adjoining agricultural uses and woodland experience less pressure for up-selling. Likewise, it aids utility and infrastructure management by marking the essential limits of urban-level services.

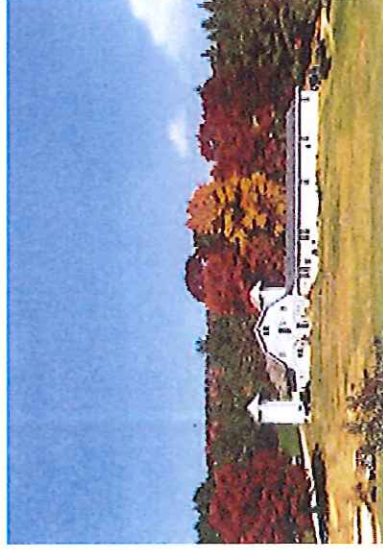
**Development Encouraged**

- Large-lot (3+ acres) single-family detached
- Agricultural uses
- Churches
- Small-scale institutional
- Minimize surface parking
- Should blend with architectural character of community
- Conservation design subdivisions

**Implementation Measures**

- Maintain development regulations; Refine as needed (Policy)
- Support preservation of existing agricultural lands and structures (Policy)
- Maintain/Pursue policies that encourage appropriate infill development (Cities)

Agricultural/ Rural Residential





**Parks/ Recreation/ Greenspace/ Trails**

This district is reserved for naturally landscaped areas that are designated for specific recreational use and/or as a buffer within developed areas. This can include passive or active parks, trails, larger public gardens or popular spots designated for hiking, camping, etc. Greenways can provide safe, efficient pedestrian linkages and at the same time give uses an opportunity to enjoy the natural environment. Properly designed greenways can serve as an alternative transportation network, accommodating commuting to work or shopping as well as recreational biking, walking, jogging, and other activities.

These are spaces restricted from new development save for the maintenance and expansion of amenities designed to enhance the property's role as a park. Parking and facilities should be minimized and development should incorporate high degrees of locally-appropriate landscaping. These spaces should be attractive to, and serve the interests of, the residents and visitors to the area as a primary way to appreciate the rural and Appalachian culture of Rabun County.

**Development Encouraged**

- Parks, recreation areas, trails
- Large lot residential or agricultural uses
- Minimal land disturbance
- Conservation design subdivisions

**Implementation Measures**

- Develop/ Maintain a Parks and Rec Master Plan
- Develop Stekoa Creek Greenway Plan
- Conduct study assessing opportunities for new park space
- Support development of the Tallulah Falls Trail & Greenway (Policy)



Parks/ Recreation/ Greenspace/ Trails



2011–2015 Short-Term Work Program – Mountain City

Year	Action	Status	Comment
2011	Purchase of service utility vehicle	Postponed	Insufficient funds available
2011	Continue maintenance of the fire department and city hall office	Complete	
2011	Construction of sidewalks to connect senior center to downtown area and provide additional sidewalk repair and maintenance.	Complete	
2011	Actively recruit volunteers to participate in historic preservation activities	Complete	
2011 – '15	Installation of additional sewer lines	In Progress	
2012	Welcome signs	Postponed	Insufficient funds available
2012	Acquisition of greenway property	Postponed	Insufficient funds available
2013	Develop comprehensive City Zoning Ordinance	Postponed	Draft considered but not passed
2013	Develop a small recreational park	Postponed	Property not available

2011–2014 Short-Term Work Program – Sky Valley

Year	Action	Status	Comment
2011	Water System Improvements	Complete	
2011	Street Lights	Complete	
2011	Visitor Center	Complete	
2011-15	Sidewalk along Sky Valley Way	Complete	
2011-15	City Hall/Multi-use Community Center	Postponed	Insufficient Funding
2011-15	Road Improvements	Complete	

**Policies and Long-Term Objectives**

While the future development strategy projects the physical conditions expressed within the Vision, the Implementation Program is the overall strategy for achieving the Vision and for addressing each of the Community Issues and Opportunities. It identifies specific measures, both short and long-term, that must be undertaken by the community in order to realize the community's goals.

One type of action a community can establish to achieve its vision is the establishment of policy and long term objectives. These are those ongoing principles and practices that the community will observe in order to realize specific objectives. Some policies may compliment single action-items while others may provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

**All**

- Continue to support the Development Authority, Chamber of Commerce and other economic development organizations
- Continue to work with US Forest Service in maintaining wildfire management plan
- Adopt/maintain State Vital Area standards
- Support and promote the Tallulah Falls Rails-to-Trail Greenway concept
- Support the Medical Care Advisory Committee
- Continue to invest in maintaining and improving utilities, infrastructure, facilities and services.
- Support Historic Society activities
- Support Adult Literacy Program
- Support the Rabun Beautiful program
- Maintain, and routinely assess, existing development regulations
- Support agricultural lands and structures in rural areas.
- Continue to promote tourism in the area

**Rabun County**

- Support housing efforts for low to moderate income citizens
- Strive to increase the number of visitors and seasonal residents
- Coordinate patrol of lake properties with private firms

**Clayton**

- Implement streetscape beautification measures for historic downtown areas
- Develop Tallulah Falls Historical Railroad Tourist Attraction
- Implement parking improvements for tourism
- Promote more tourism activities as economic development drivers
- Establish Historic Preservation District and development guidelines.

***Dillard***

- Continue to lobby DOT for study of median breaks in Dillard
- Working with Dept. of Natural Resources on protection of Little Tennessee River
- Review development plans for compliance with all applicable regulations before approval
- Work with Dillard merchants and Rabun County CVB to beautify Dillard
- Review development plans for compliance with all applicable regulations
- Work with Local Assistance Road Program, DOT, and Community Development Block Grants to resurface and pave streets and roads and improve drainage
- Inspect and enforce ENS measures. City does inspections of ENS & EPD does permitting
- Limit development in floodplain and preserve farmland

***Mountain City***

- Increase police protection by adding full time officers
- Work with County and other cities on the strategy for the US 441 widening
- Continue efforts to mitigate pollution to Stekoa Creek.

***Tallulah Falls***

- Support Tallulah Falls Business Association
- Continue efforts to extend railroad bed (Rails to Trails) across lake and through town
- Continue to work with EPD, DNR, Georgia Power for lake and stream protection
- Town Beautification Plan
- Continue support of the Tallulah Falls Historic Foundation and Rabun Historical Society
- Continue to improve Town road surfaces and drainage
- Maintain Volunteer Fire Department
- Sustain Signature Festivals for Town – Christmas, Bluegrass events

***Sky Valley***

- Review development plans for compliance with all applicable regulations before approval.
- Ensure compliance with "Designated Trout Stream" Regulations through public education and plan review.
- Ensure protection of Estatoah and Mud Creek Waterfalls and all others within the City of Sky Valley
- Continue ongoing maintenance and operation of existing municipal utility systems.

***Tiger***

- Promote historic preservation activities; Actively recruit volunteer support
- Protect mountain areas from incompatible development



2015 – 2019 Short-Term Work Program – Sky Valley

Year	Action	Estimated Cost	Funding Source	Responsibility
2015	Update service delivery agreement	NA	NA	County, Cities
2015	Support construction of cell tower servicing Sky Valley	TBD	TBD	City
2015	Develop <i>Iconic Images</i> database	TBD	TBD	City, GMRC
2015	Develop a coordinated utility improvement and expansion plan	TBD	Utilities	County, Cities, Joint WSA
2015	Update/develop brands and marketing themes for communities	\$10,000	DED, EDA	County, Cities
2015	Update/develop websites for communities	\$5,000	DED, EDA	County, Cities
2015	Consideration of conservation design subdivision guidelines	\$3,000	DCA	County, Cities, GMRC
2015	Develop study of pedestrian connections with school campuses	\$10,000	GDOT	County, Cities, Schools, GMRC
2015	Complete creation of Rabun Count Water and Sewer Authority	NA	NA	County, Cities, Joint WSA
2015	Review property maintenance codes and enforcement policies; Amend as needed	NA	NA	City
2015	Conceptual development study of former Ski Lodge	\$5,000	DCA	City, GMRC
2015	Conceptual development proposal for independent living facility	NA	NA	City
2015	Conceptual development proposal for hotel/conference facility	NA	NA	City
2015	Develop new marketing strategy	\$5,000	City	City
2016	Inventory all potential industrial sites	\$5,000	DED, DCA	County, DA, GMRC
2016	Develop utility and commercial traffic assessment for growing industry	\$5,000	DED, DCA	County, DA, GMRC
2016	Develop County-wide Firewise and Fire Adapted Community campaign	\$10,000	GEMA, FEMA	County, Cities
2016	Develop sidewalk maintenance and expansion plans	\$5,000	GDOT	Cities, GMRC
2016	Develop structure assessment and tracking mechanism for reported code violations	NA	NA	City
2016	Study assessing options for acquisition of park space	TBD	TBD	City



2017	Completion of fiber-optic connections with North Georgia Network	TBD	TBD	County, Sky Valley
2018	Develop promotional campaign encouraging citizen involvement in clubs/ charities	\$3,000	Grants	County, Cities
2018	Develop comparative commercial activity profile	\$10,000	DED, DCA	City, Chamber, GMRC
2019	Develop infill inventory and targeted marketing campaign for downtowns	\$10,000	DED, DCA	City, Chamber, GMRC
2019	Feasibility study for proposed new road/ gateway corridor	\$5,000	GDOT	City, GMRC

BUDGET DISCUSSION - 10/28

The 2015 Budget is based on 16.31 mils – a 2 mil increase  
 2 mils equates to \$117,962 and an increase in tax revenue of 14%

No use of uncommitted surplus in the 2015 budget  
 (\$50,000 was used in 2014 budget)

Operating Budget Revenue 2014	Operating Budget Revenue 2015	Difference	Explanation
\$964,200	\$1,092,735	\$128,535	\$117,962 tax increase
			\$12,000 rental income
Operating Budget Expenditures 2014	Operating Budget Expenditures 2015	Difference	Explanation
\$913,200	\$986,025	\$72,825	\$34,795 payroll & insurance increase
			\$29,850 economic development
			\$2,500 accounting software
			\$5,000 beautification
		Difference	Explanation
Depreciation		\$34,050	Not budgeted in 2014
Contingency		\$24,810	Not budgeted in 2014



**FACT SUMMARY –  
2014 MILLAGE RATE &  
AD VALOREM TAX DIGEST**



Sample Tax Bill					
MV	AV (40%)		Bill @ 14.31 mils	Bill # 16.31 mils	Difference
\$100,000	\$40,000		\$572	\$652	\$80
\$200,000	\$80,000		\$1,145	\$1,305	\$160
\$300,000	\$120,000		\$1,717	\$1,957	\$240
\$500,000	\$200,000		\$2,862	\$3,262	\$400

Sample Tax Bill with Homestead					
MV	AV (40%)	Homestead Exemption	Bill @ 14.31 mils	Bill @ 16.31 mils	Difference
\$100,000	\$40,000	\$25,000	\$215	\$245	\$30
\$200,000	\$80,000	\$25,000	\$787	\$897	\$110
\$300,000	\$120,000	\$25,000	\$1,359	\$1,549	\$190
\$500,000	\$200,000	\$25,000	\$2,504	\$2,854	\$350

# GENERAL FUND BUDGET

2015

## REVENUES

<b>General Property Taxes</b>	
Real Property	949,985
Personal Property	12,000
Real Estate Transfer	1,500
Franchise Taxes	50,000
Intangible Taxes	5,000
<b>Selective Sales and Use Taxes</b>	
Alcoholic Beverage Excise	800
<b>Business Taxes</b>	
Occupation Taxes	600
Insurance Premium Taxes	13,000
Penalties & Interest on Taxes	5,000
Business Licenses	1,400
Alcoholic Beverages	
Non-Business Licenses & Permits	100
Zoning and Land Use Sign	
Regulatory Fees	10,000
Building Permits	
Tree Cutting Permits	
Culture & Recreation	0
Promotional Events	
Intergovernmental Revenues	0
Grants	25,550
Charges for Services	600
Fines & Forfeitures	1,000
Investment Income	2,700
Miscellaneous Revenue	500
Reimbursements	1,000
Rents & Royalties	12,000
<b>TOTAL OPERATING REVENUE</b>	<b>1,092,735</b>
<b>Other Financing Sources</b>	
Interfund Transfer	
Hotel/Motel Tax Fund	3,000
SPLOST Fund	350,000
Sale of Surplus Property	700
Capital Leases	0
Use of Unreserved Fund Balance	0
Use of Restricted Fund Balance	22,550
Use of Committed Fund Balance	59,050
<b>TOTAL REVENUE &amp; OTHER SOURCES</b>	<b>\$1,528,035</b>

## APPROPRIATIONS

Executive	4,700
Legislative	12,500
General Administration	246,895
Fire Services	58,000
Police	350,270
Judicial	4,810
Housing & Development	36,500
Public Works	221,500
Elections	3,000
Economic Development	47,850
<b>TOTAL OPERATING</b>	<b>\$986,025</b>
Fleet Vehicle Replacement	10,000
Equipment Replacement	4,000
Road Improvement Program	469,150
Debt Service	
Capital Lease	0
<b>TOTAL CAPITAL</b>	<b>\$483,150</b>
CONTINGENCY	24,810
DEPRECIATION	34,050
<b>TOTAL APPROPRIATIONS</b>	<b>\$1,528,035</b>

EXHIBIT A





## Millage Rates Since the Beginning...

The taxing authority of the City of Sky Valley was made effective as of January 1, 1986 for the purpose of levying ad valorem property taxes on all property located within the corporate boundaries of the City of Sky Valley.

1986	- 15.0 mils
1987	- 12.6 mils
1988	- 13.5 mils
1989	- 13.5 mils
1990	- 15.0 mils
1992	- 12.5 mils
1993	- 17.0 mils
1994	- 17.0 mils
1995	- 17.0 mils
1996	- 15.5 mils
1997	- 14.5 mils
1998	- 14.0 mils
1999	- 12.3 mils
2000	- 12.5 mils
2001	- 12.5 mils
2002	- 12.4 mils
2003	- 11.5 mils
2004	- 12.0 mils
2005	- 12.0 mils
2006	- 14.0 mils
2007	- 14.0 mils
2008	- 14.0 mils
2009	- 13.0 mils
2010	- 13.0 mils
2011	- 13.0 mils
2012	- 13.0 mils
2013	- 14.31 mils

