

**REGULAR COUNCIL MEETING
CITY OF SKY VALLEY, GEORGIA
JUNE 17, 2013
MONDAY, 2:00 PM
FELLOWSHIP HALL, 817 SKY VALLEY WAY**

AGENDA

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

May 20, 2013 Regular Council Meeting

ADOPTION OF AGENDA

MAYOR'S REMARKS

COUNCIL REMARKS

SPECIAL BUSINESS

Jack P. Green – Presentation of 2012 Audit

- Approval of 2012 Audit

DEPARTMENT REPORTS

Police Chief's Report

City Financial Report

Tax Commissioner's Report

Building Inspector's Report

City Manager's Report

OLD BUSINESS

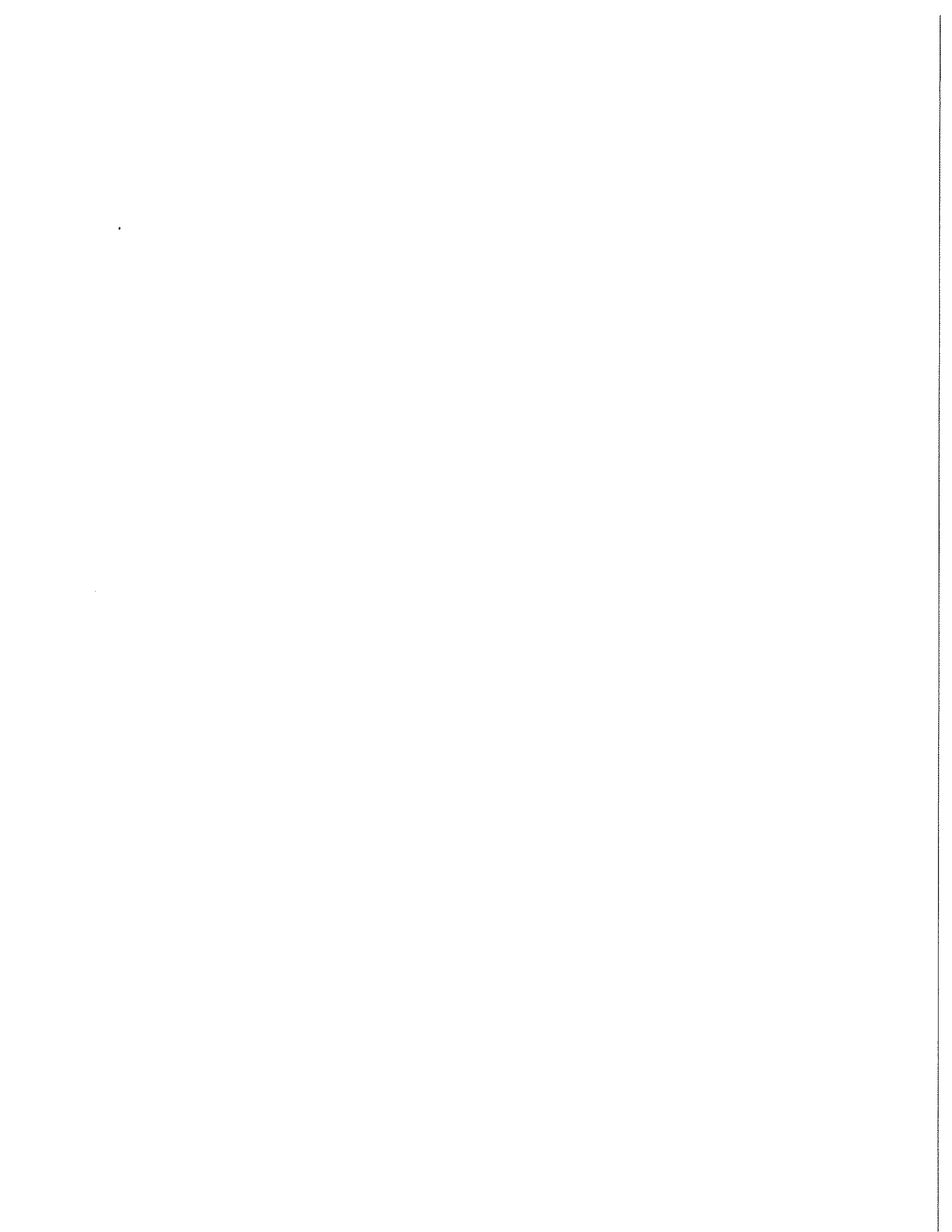
- Election – Attorney opinion

NEW BUSINESS

- Ratify approval of:
 - Purchase of 2009 Ford F-150
- Approval of bid for 2013 paving
- Appointment to the Rabun County Water & Sewer Authority
- Approval of Resolution – Joint Community Assessment Program
- List of Stakeholders for the Community Participation Program
- Mutual Aid Agreement – Status Update by Chief Dills
- Discussion of Billboard Lease Renewal (billboard on Hwy 441 in Clayton)
- Discussion of Signage – Councilor Carr
- Discussion of Intersection of NC Hwy 106 & Old Mud Creek Road – Citizen Sam LaMonte
- Discussion of Grass Cutting – Citizen Sam LaMonte

PUBLIC FORUM AND GENERAL COMMENTS

ADJOURNMENT

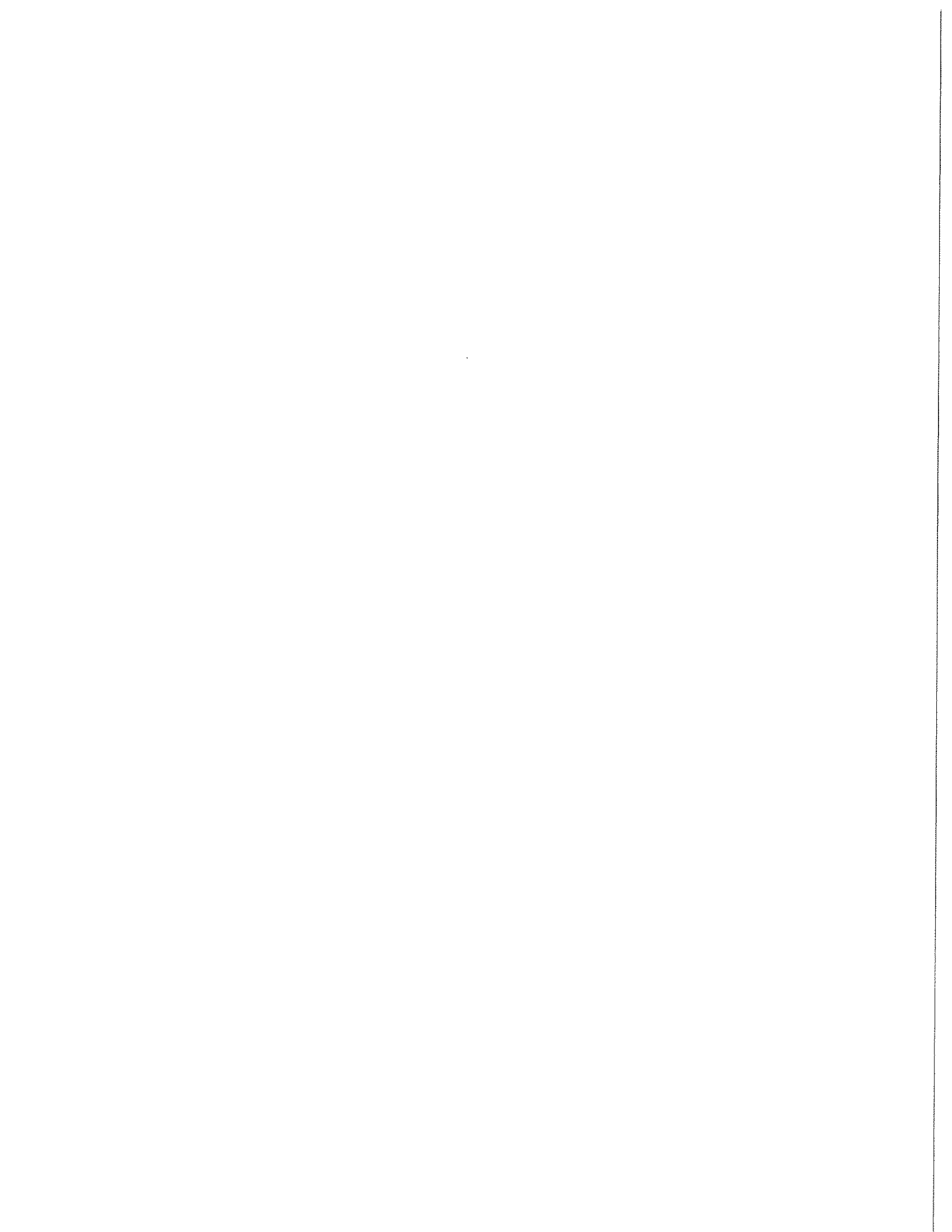


City of Sky Valley, GA

Balance: All Accounts

as of May 31, 2013

Account		Balance
General Fund		
Restricted Funds		
Admin & General Government	\$	49,963
Roads	\$	48,419
Police	\$	4,468
Housing & Development	\$	15,000
Unrestricted Funds	\$	1,028,953
General Fund Balance	\$	1,146,803
Enterprise Funds		
Restricted Funds		
Water	\$	13,428
Solid Waste	\$	23,829
GEFA Debt Service	\$	160,431
Unrestricted Funds	\$	616,626
Enterprise Funds Balance	\$	814,314
Hotel/Motel Tax Fund		
Accommodations Tax Received	\$	1,192



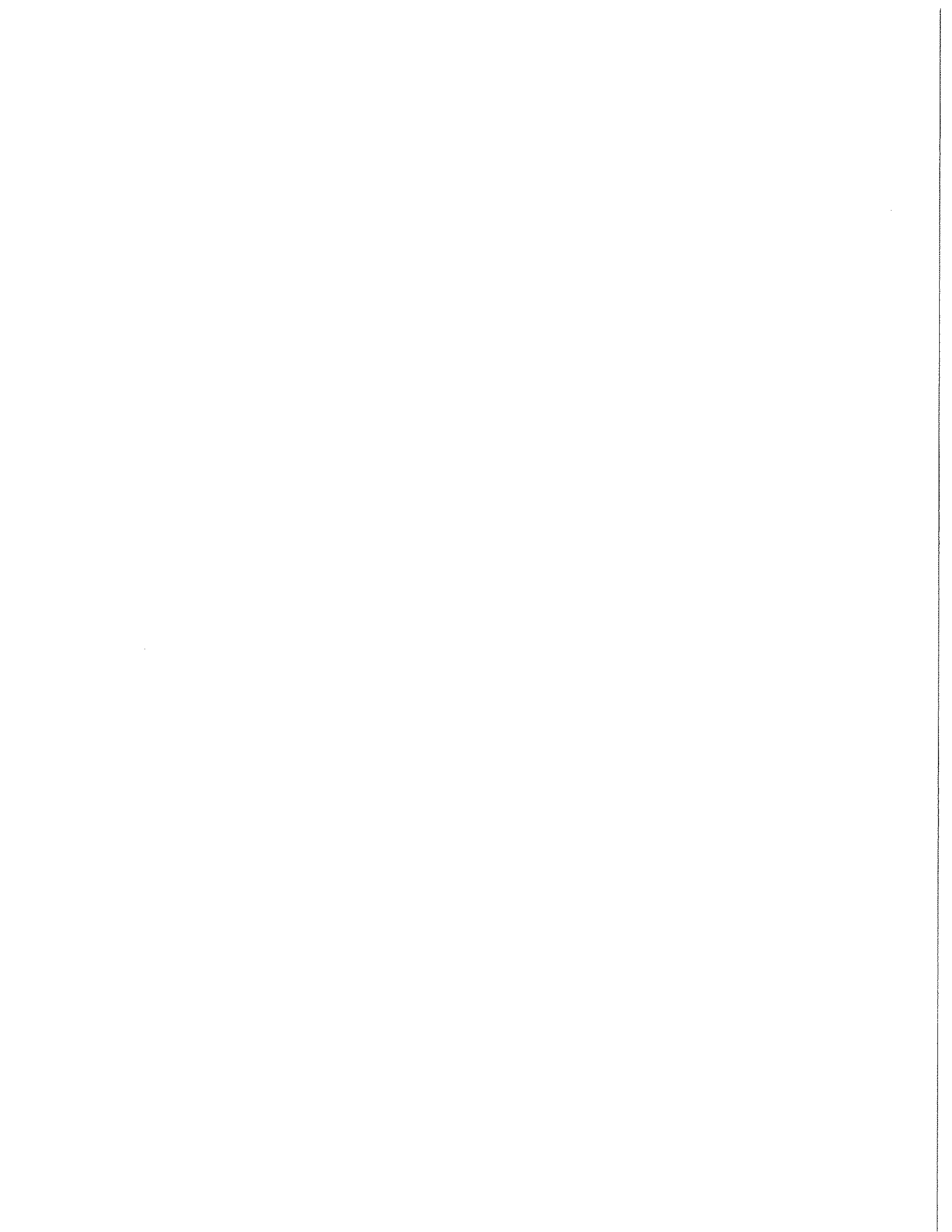
CITY OF SKY VALLEY

General Fund

Budget Performance

May 2013

	May 13	Jan - May 13	YTD Budget	% of Budget
Income				
33.4000 · GA government grants/contracts	0.00	0.00	16,000.00	0.0%
33.9000 · Other Grants (GMA, GIRMA, etc)	0.00	0.00	3,000.00	0.0%
60110 · Ad valorem - property	0.00	819,853.29	843,885.00	97.15%
60120 · Ad valorem - vehicles	797.42	3,318.77	7,625.00	43.53%
60140 · Penalties, Fifa's, interest	706.25	2,453.56	15,000.00	16.36%
60210 · Insurance premium tax	0.00	0.00	12,000.00	0.0%
60220 · Beverage Excise tax	44.76	96.22	400.00	24.06%
60230 · Franchise tax	916.65	43,295.71	50,000.00	86.59%
60235 · Fines & forfeitures	0.00	250.00	4,000.00	6.25%
60240 · Business license	0.00	1,447.50	3,000.00	48.25%
60250 · Permits	1,095.00	4,131.60	10,000.00	41.32%
60270 · Zoning applications	0.00	0.00	100.00	0.0%
60271 · Sales of Reports, Copies, Etc.	27.96	221.04	450.00	49.12%
60280 · Real estate transfer tax	68.99	845.58	1,000.00	84.56%
60281 · Intangible tax	12.09	3,012.35	4,500.00	66.94%
69110 · Interest income	0.00	745.09	4,000.00	18.63%
69115 · Transfer from hotel/motel tax	0.00	0.00	3,000.00	0.0%
69150 · Refunds & Reimbursements	0.00	12,858.49	1,000.00	1,285.85%
69990 · Miscellaneous	150.00	385.32	500.00	77.06%
70000 · Sale of surplus property	48,830.82	55,542.07	2,000.00	2,777.1%
Total Income	52,649.94	948,456.59	981,460.00	96.64%
Administration & General Government				
510000 · Personal Services	16,655.28	65,476.15	160,418.00	40.82%
520000 · Purchased / Contracted Services	6,300.43	15,627.36	50,700.00	30.82%
530000 · Supplies	982.38	7,668.12	22,891.00	33.5%
Total Expense	23,938.09	88,771.63	234,009.00	37.94%
Judicial				
510000 · Personal Services	245.58	1,071.50	2,395.00	44.74%
520000 · Purchased / Contracted Services	0.00	250.00	1,960.00	12.76%
530000 · Supplies	0.00	0.00	50.00	0.0%
Total Expense	245.58	1,321.50	4,405.00	30.0%
Legislative				
520000 · Purchased / Contracted Services	505.00	2,627.97	8,950.00	29.36%
530000 · Supplies	0.00	14.20	250.00	5.68%
Total Expense	505.00	2,642.17	9,200.00	28.72%
Executive				
520000 · Purchased / Contracted Services	0.00	0.00	2,000.00	0.0%
530000 · Supplies	0.00	0.00	50.00	0.0%
Total Expense	0.00	0.00	2,050.00	0.0%



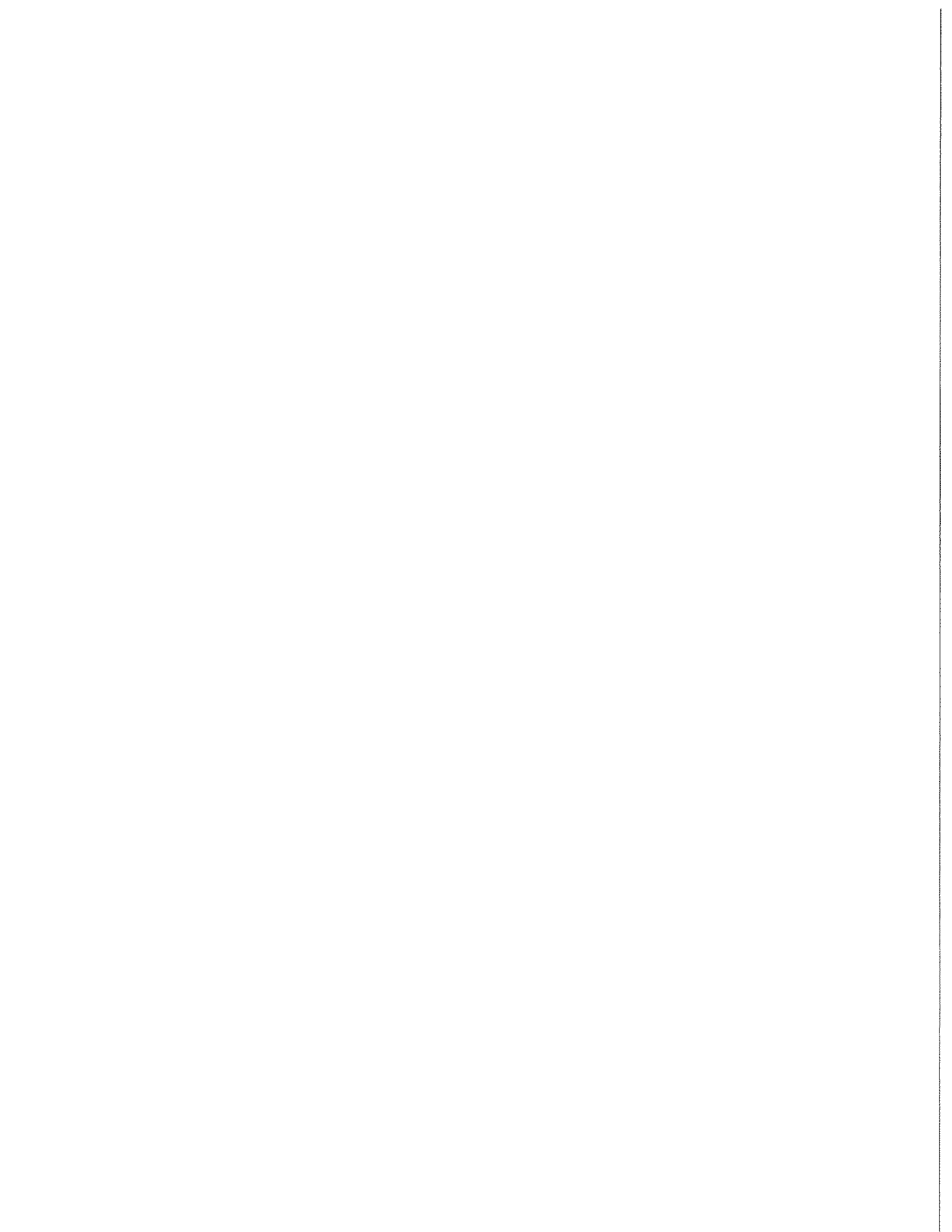
CITY OF SKY VALLEY

General Fund

Budget Performance

May 2013

	May 13	Jan - May 13	YTD Budget	% of Budget
Housing & Development				
510000 · Personal Services	272.31	4,655.45	10,805.00	43.09%
520000 · Purchased / Contracted Services	182.70	286.81	4,775.00	6.01%
530000 · Supplies	190.62	405.15	2,600.00	15.58%
Total Expense	645.63	5,347.41	18,180.00	29.41%
Elections				
520000 · Purchased / Contracted Services	0.00	132.75	1,400.00	9.48%
530000 · Supplies	0.00	0.00	100.00	0.0%
Total Expense	0.00	132.75	1,500.00	8.85%
Police				
510000 · Personal Services	27,579.30	122,665.84	286,664.00	42.79%
520000 · Purchased / Contracted Services	809.11	4,078.82	23,920.00	17.05%
530000 · Supplies	1,358.70	8,346.43	26,000.00	32.1%
Total Expense	29,747.11	135,091.09	336,584.00	40.14%
Roads				
510000 · Personal Services	13,412.94	63,938.60	141,804.00	45.09%
520000 · Purchased / Contracted Services	1,578.69	11,519.37	33,395.00	34.49%
530000 · Supplies	4,269.90	17,696.16	37,500.00	47.19%
540000 · Capital Outlays	35,182.00	35,182.00	102,333.00	34.38%
Total Expense	54,443.53	128,336.13	315,032.00	40.74%



City of Sky Valley
Enterprise Funds
Budget Performance

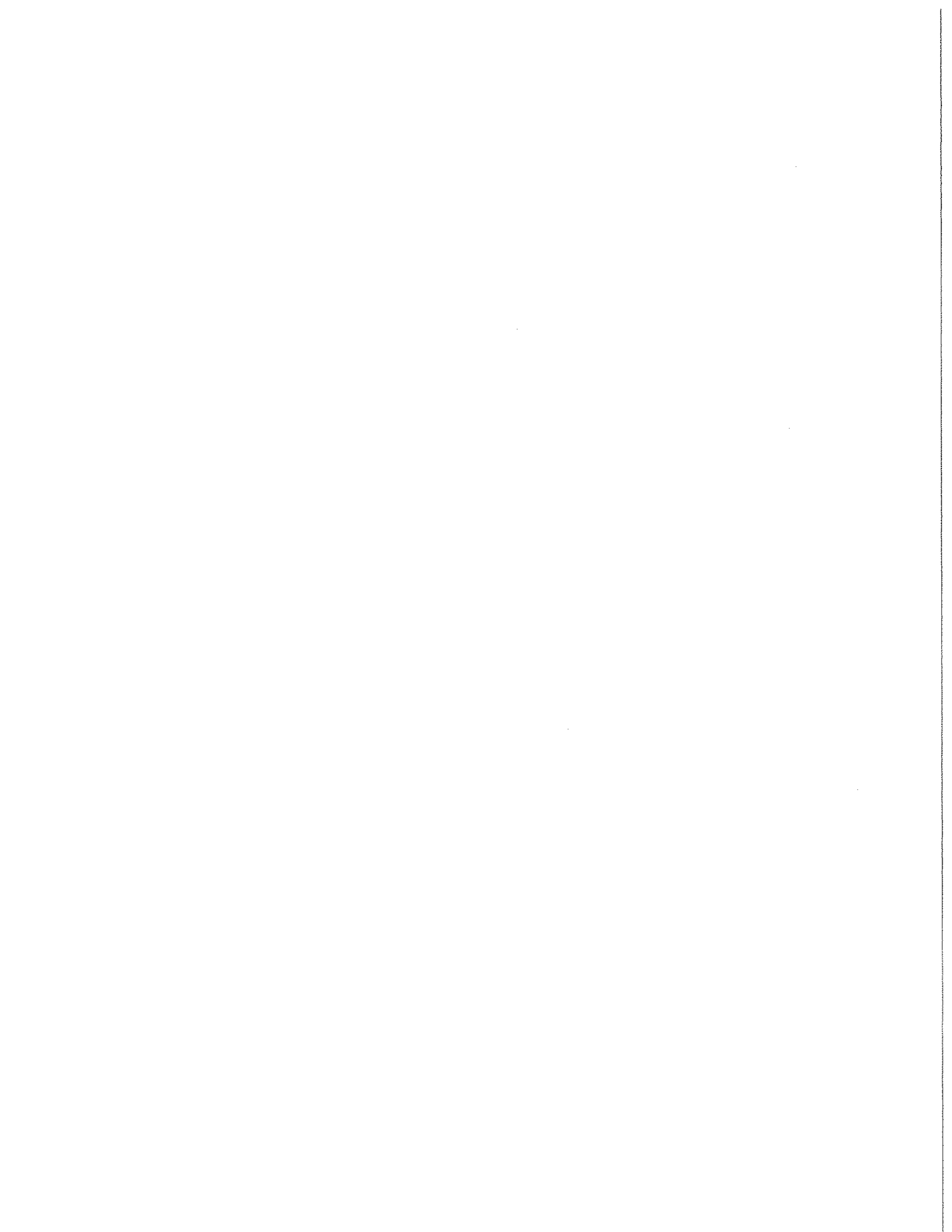
May 2013

	May 13	Jan - May 13	YTD Budget	% of Budget
Income				
34.4210 · Water charges	28,377.28	129,022.10	336,000.00	38.4%
34.9000 · Other charges for services	10.00	130.00	830.00	15.66%
36.1000 · Interest revenue	0.00	359.51	2,400.00	14.98%
Total Income	28,387.28	129,511.61	339,230.00	38.18%

Expense				
51.1000 · Personal Services - Wages	14,285.06	58,648.31	142,567.00	41.14%
52.1000 · Purchased profess & tech svcs	3,585.46	13,604.60	44,680.00	30.45%
53.1000 · Supplies	3,927.84	18,374.26	62,000.00	29.64%
54.0000 · Capital Outlay	0.00	628.29	13,428.00	4.68%
58.0000 · Debt Service	10,043.95	47,688.67	126,555.00	37.68%
Total Expense	31,842.31	138,944.13	389,230.00	35.7%

Income				
34.4100 · Sanitation	9,200.00	46,080.00	112,000.00	41.14%
Total Income	9,200.00	46,080.00	112,000.00	41.14%

Expense				
51.1000 · Personal Services - Wages	6,319.11	26,433.13	67,765.00	39.01%
52.1000 · Purchased profess & tech svcs	4,149.24	11,375.30	33,535.00	33.92%
53.1000 · Supplies	466.26	3,789.46	10,700.00	35.42%
Total Expense	10,934.61	41,597.89	112,000.00	37.14%



**Totals Report For 2009 Taxes
May 2013
Tax Commissioner**

	Billed	Collected	Adjustments	Outstanding
2009 Ad Valorem Tax	1,027,030.12	1,023,450.63	2196.72-	1382.77
Interest	9398.28	8,831.33		566.95
Penalty	11,368.38	11,230.10		138.28
Costs	9978.00	9491.00		487.00
Totals	1,057,774.78	1,053,003.06	2196.72-	2575.00

Collected: 99.87%

**Totals Report For 2010 Taxes
May 2013
Tax Commissioner**

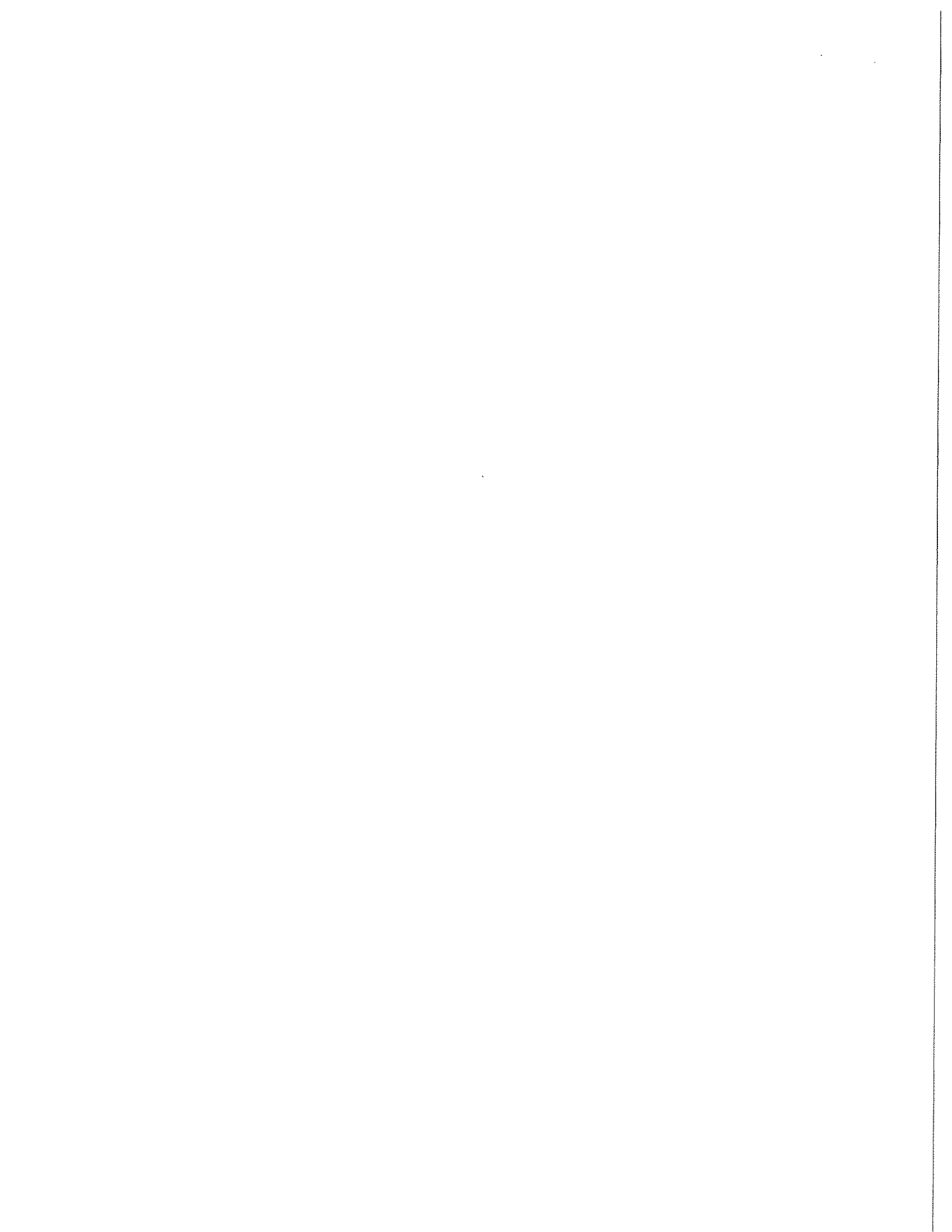
	Billed	Collected	Adjustments	Outstanding
2010 Ad Valorem Tax	948,598.92	946,471.07	680.08-	1,447.77
Interest	5816.57	5406.45		410.12
Penalty	2196.24	2051.46		144.78
Costs	3,559.82	3320.82		239.00
Totals	960,171.55	957,249.80	680.08-	2,241.67

Collected: 99.85%

**Totals Report For 2011 Taxes
May 2013
Tax Commissioner**

	Billed	Collected	Adjustments	Outstanding
2011 Ad Valorem Tax	938,737.03	938,386.19	(285.84)-	65.00
Interest	1626.45	1,622.55		3.90
Penalty	1,279.53	1,279.53		0.00
Costs	6,188.00	6,188.00		0.00
Totals	947,831.01	947,476.27	(285.84)-	68.90

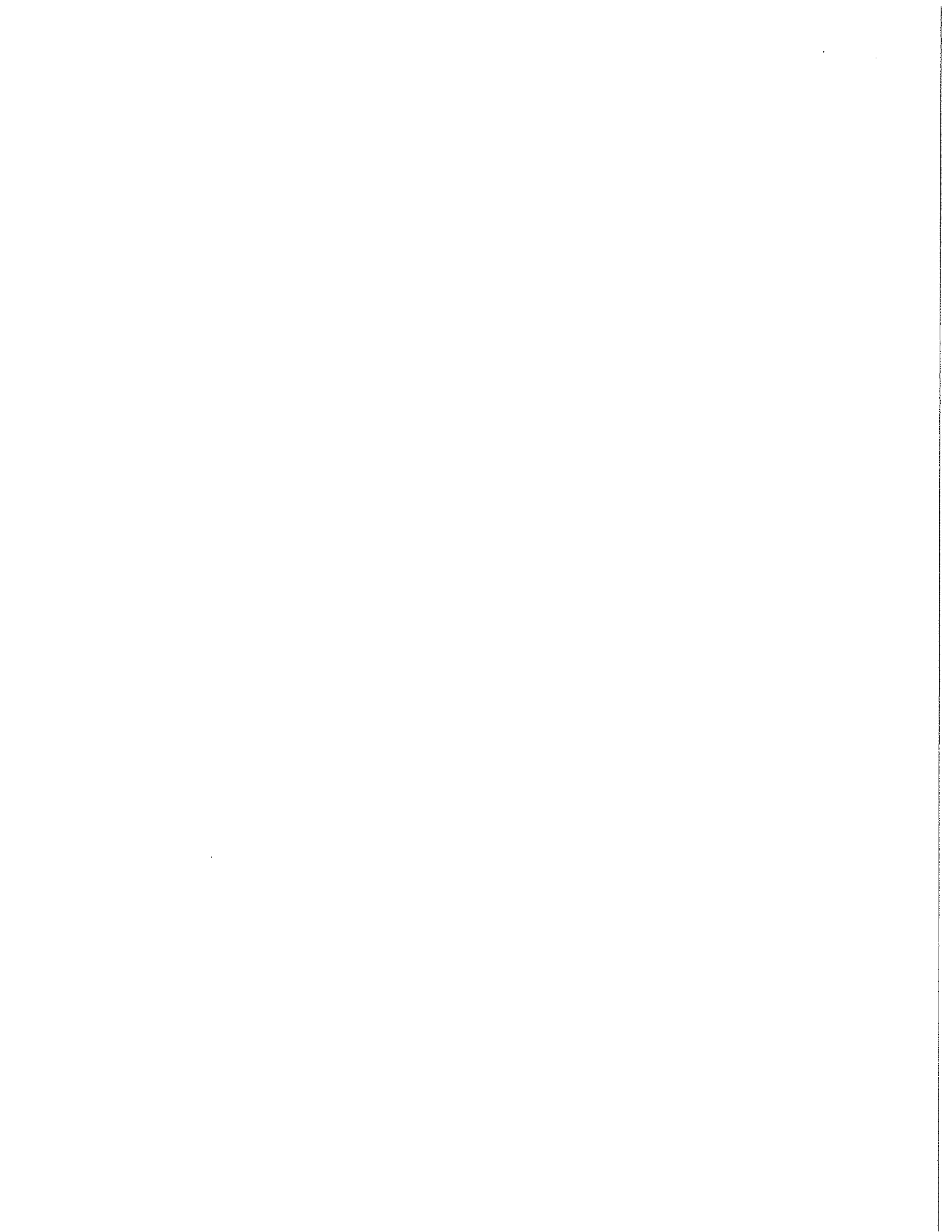
Collected: 99.99%



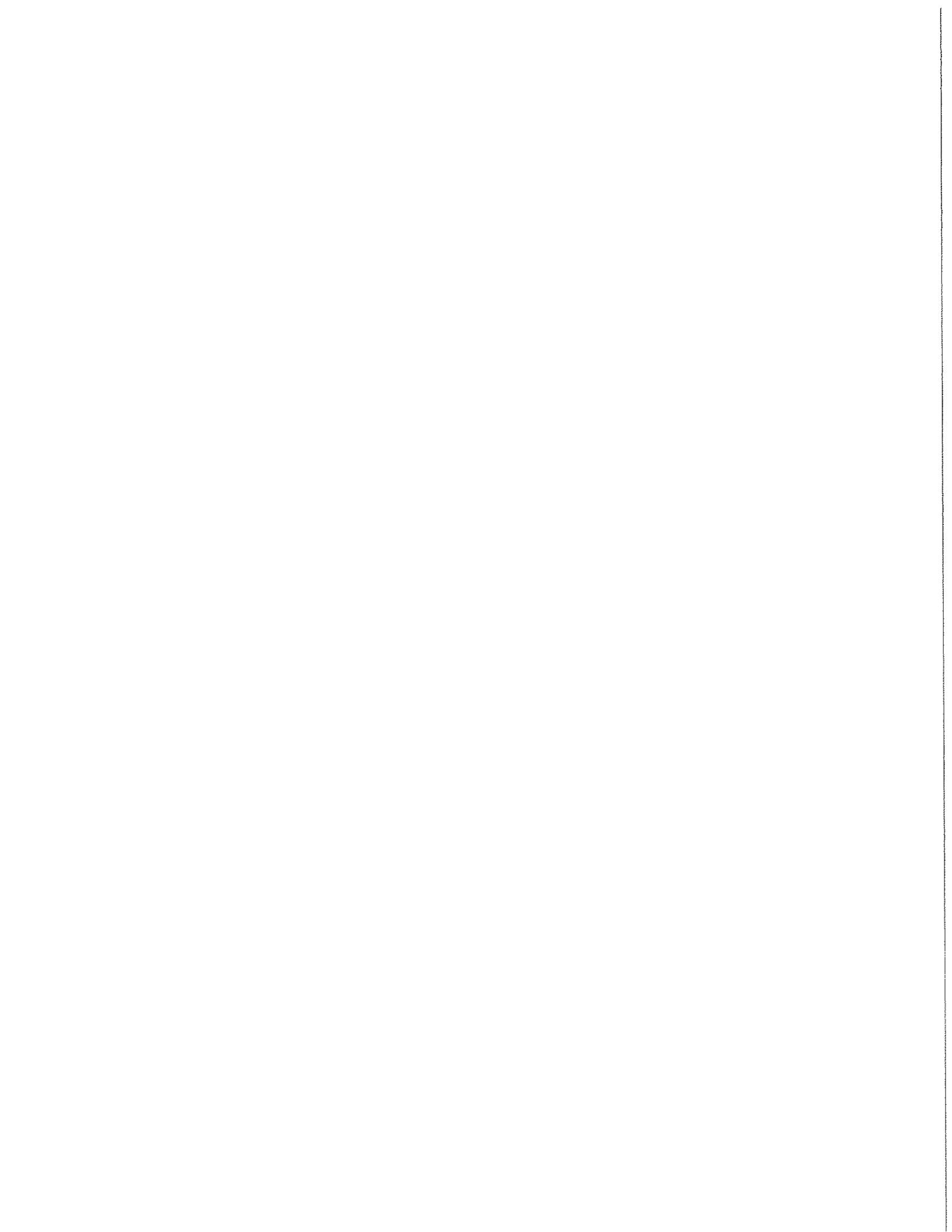
Totals Report For 2012 Taxes May 2013 Tax Commissioner

	Billed	Collected	Adjustments	Outstanding
2012 Ad Valorem Tax	834,170.00	819,853.29	313.95+	14,630.66
Interest	1600.82	880.40		720.42
Penalty	3096.15	1660.68		1435.47
Costs	432.00	0.00		432.00
Totals	839,298.97	822,394.37	313.95+	17,218.55

Collected: 98.32%



Housing & Development Departmental Data Report	For month ending May 31, 2013		
	May-13	YTD	2012 YTD
New Residential & Commercial permits issued	0	0	1
All other addition, remodel and repair permits	14	45	38
Certificates of Occupancy issued	0	0	0
Total New Construction not yet finalized	2		3
Total Other Construction not yet finalized	15		92
Notices to Comply issued	0	1	4
Stop Work Orders issued	1	1	0
Tree Cutting permits issued	5	13	14
Code & Ordinance Violations cited	0	0	2
Fees Collected			
	May-13	YTD	2012 YTD
New Residential or Commercial Permits	\$0	\$0	\$0
Other Addition, Remodel, Repair Permits	\$920	\$3,212	\$3,281
Tree Cutting Permits	\$75	\$720	\$600
Land Disturbing Permits	\$100	\$200	\$0
Fines Collected for for Ordinance Violations	\$0	\$0	\$6,500





*Departmental Report
by the City Manager*

June, 2013

Announcements -

2013 Keep America Beautiful

Sky Valley participated in the 2013 Keep America Beautiful Campaign by having a Spring Clean-up Day on Friday, May 17th. Special thanks to those of you who were willing to volunteer your time and energy in picking up trash and to those that were able to help with the volunteer appreciation luncheon.

City Hall Closed for Holiday

City Hall will be closed on Friday, July 5th in observance of Independence Day. Garbage will be picked up on the normal schedule.

Housing & Development & Code Enforcement

Grass, Weeds, Trees & Other Vegetation

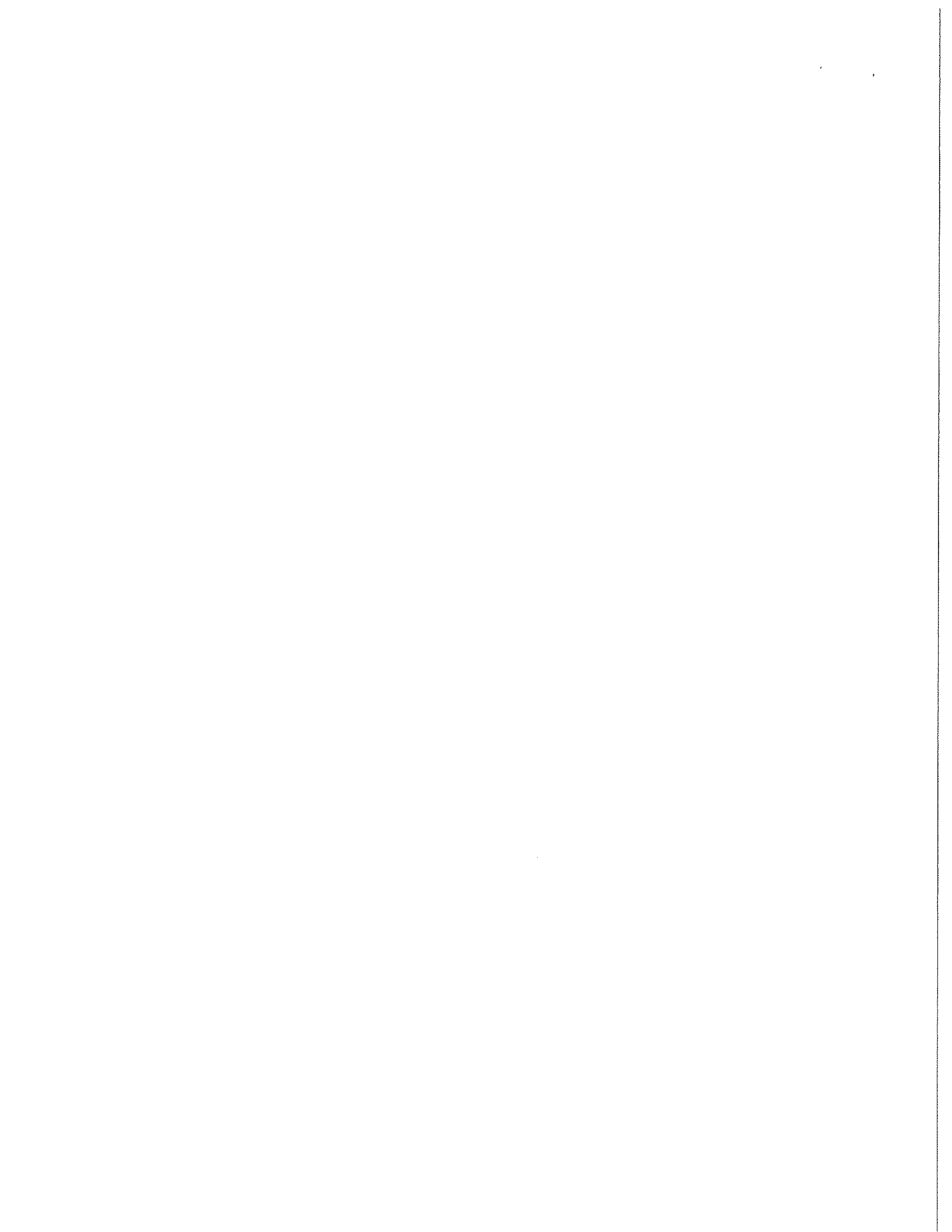
Weeds or grass allowed to grow to a height greater than 12 inches on average, or any accumulation of dead weeds, grass, or brush, that may provide safe harborage for rats, mice, snakes and other vermin constitutes a public nuisance.

Trees, shrubs, bushes and other vegetation that obstructs the safe passage or line-of-sight of motorists or pedestrians at an intersection or driveway connection with a public street or along any street also constitutes a public nuisance.

The City receives complaints from time to time of these types of nuisances on private property. If we find that there is a public nuisance that exists in violation of our ordinances, our Code Enforcement Officer will write the property owner a letter advising them of the nuisance and giving them notice to abate the nuisance. If necessary, the City will file an action in the municipal court to abate the nuisance. Please understand that this process takes time.

Recreational Vehicles, Boats and Similar Vehicles

All motor homes, recreational vehicles, travel trailers, boats and similar items may be stored inside a residence, garage or carport of any home or business as long as the item is entirely



enclosed, covered and out of site. Otherwise, such items may be parked at a Sky Valley residence for no more than forty-eight hours for the purpose of unloading and loading.

Permits

The building inspector wants to remind everyone that work done on your home may likely require a permit. The inspector has come across a number of jobs that did not have the appropriate permits. 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 -

Tree Cutting/Trimming/Topping

Please don't forget that any tree with a trunk that is 8" or more in diameter or 25" or more in circumference at 18" above the ground requires a permit for cutting, trimming & topping. You are allowed to remove limbs from a tree up to twelve feet above the ground without a permit. 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 and debris within fourteen days.

Chipping Service

Homeowner chipping service is done typically on the 2nd and 4th Tuesday of the month, weather permitting. 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.

Leaves and Yard Waste Pick-up

Yard waste is collected separately from household garbage on the 2nd and 4th Tuesday of each month. It shall not be placed for pickup prior to 72 hours before the pickup date. Yard waste shall be placed for pickup within 5 feet of the roadway. Un-bagged leaves are collected semi-annually in the fall and spring during designated times. **Leaves must be bagged for pick-up at all other times of the year.** Unscheduled special collection arrangements can be made for an additional fee. Please call City Hall for all yard debris pick-up.

Mulch

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

Water -

EPD has given the City source approval for the LaQuinta well in the Winding Ridge subdivision. Planned improvements are now being done to the remaining well. I would anticipate source approval by the end of June.

Solid Waste -

Garbage collection is currently being done on Mondays and Thursdays. Don't forget that garbage should not be placed out for pick-up any earlier than the morning of the service. Animals scatter garbage even when put in the underground cans. Our 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. **Any contractors found dumping lumber, carpeting, paint, etc. in the dumpsters will be cited.** Recyclables and other household garbage can be taken to the recycle center on Kelly's Creek Road. Construction debris should 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. For the first quarter of 2013, the city has hauled 22.78 tons of garbage to the landfill compared to 23.84 tons during the first quarter of 2012. That is a slight improvement of 4.65%. I encourage everyone to keep up the good work.

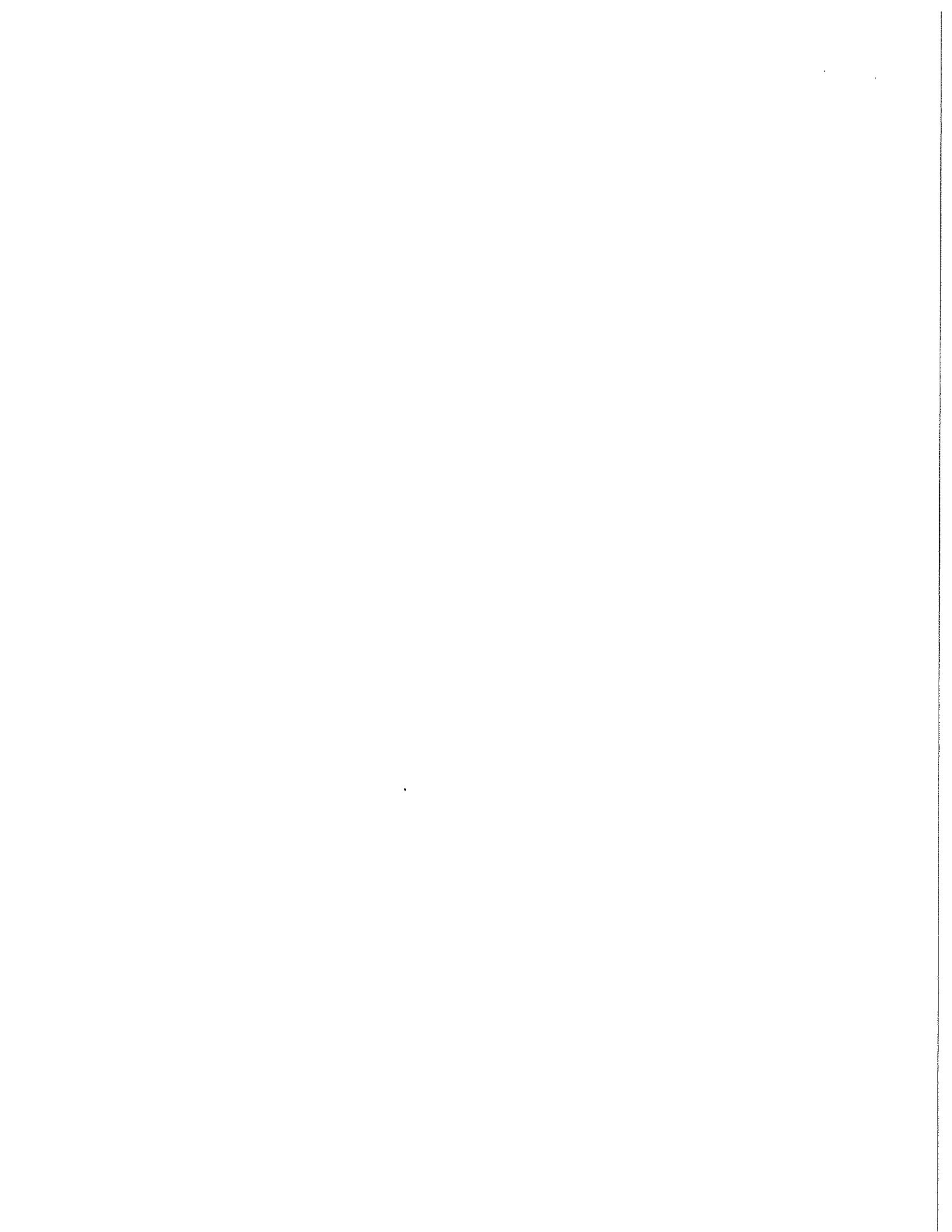
Reduce... Reuse... Recycle...

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





MARIETTA TRUCK SALES, INC.

1146 HAGOOD CIR.
 MARIETTA GA 30062
 Phone 770-422-7009
 Fax 770-422-7596
 www.mariettatrucksales.com

STOCK # 7923
 DATE 5/31/13
 EMISSION HJ009563
 COLOR White
 MILEAGE 79317
 ENGINE 4.6V8
 TAG # HS71098

NAME City of SkyValley
 ADDRESS 3444 Hwy 246
 CITY Dillard CO. Rabun ST. Ga ZIP 30537
 PHONE # _____ CELL # 706-408-3029 - Rick FAX # 706-746-5893
 Attention: Linda

YEAR	MAKE	MODEL	BODY STYLE	V.I.N. #
2009	Ford	F150	4X4	1FTRF14W19KBA11834

TRADE IN

YEAR	MAKE	MODEL	BODY STYLE	V.I.N. #	MILEAGE	DEPOSIT #

PURCHASE PRICE.....	\$ 12,500.00
TRADE IN ALLOWANCE.....	\$ 0
DIFFERENCE.....	\$ 0
TOPS / ETR FEE **.....	\$ 199.00
TITLE AD VALOREM TAX.....	\$ Exempt
TSPLOST TAX.....	\$ Exempt
OWED ON TRADE IN.....	\$ 0
TOTAL.....	\$ 12,699.00
PAYMENT <u>Cashier's check # 21303</u>	\$ 12,699.00
BALANCE.....	\$ 0

NO LIABILITY INSURANCE INCLUDED

It is expressly understood and agreed that if check is given in payment for automobile listed above, title and said automobile is to remain in the name of THE ABOVE COMPANY until check is paid by bank upon which drawn.

I certify that I am 18 years of age or older, and hereby acknowledge receipt of a copy of this order.

MARIETTA TRUCK SALES, INC.
 BY Chris

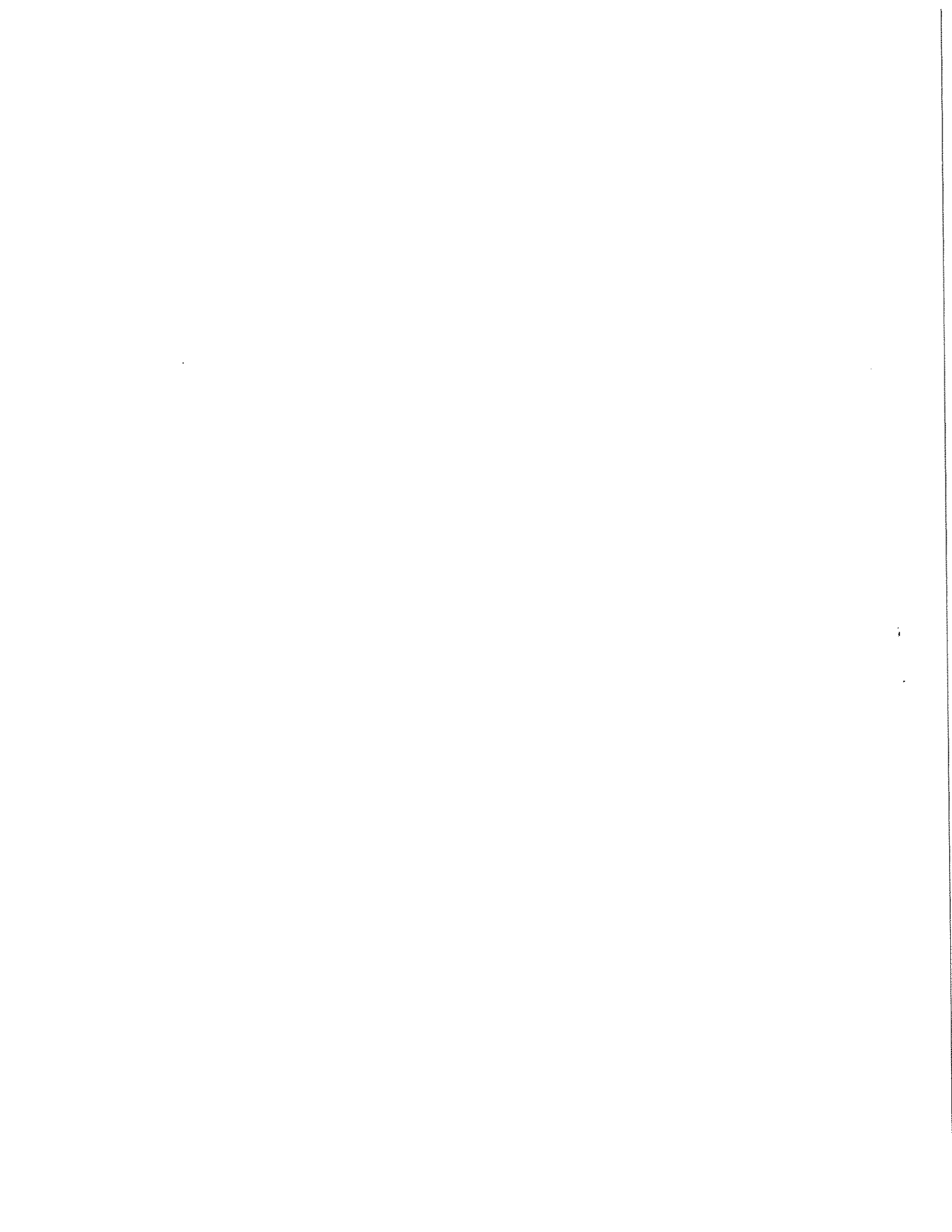
BUYER City of SkyValley, Linda Smith
 DRIVER'S LIC. # 026257094 STATE Ga

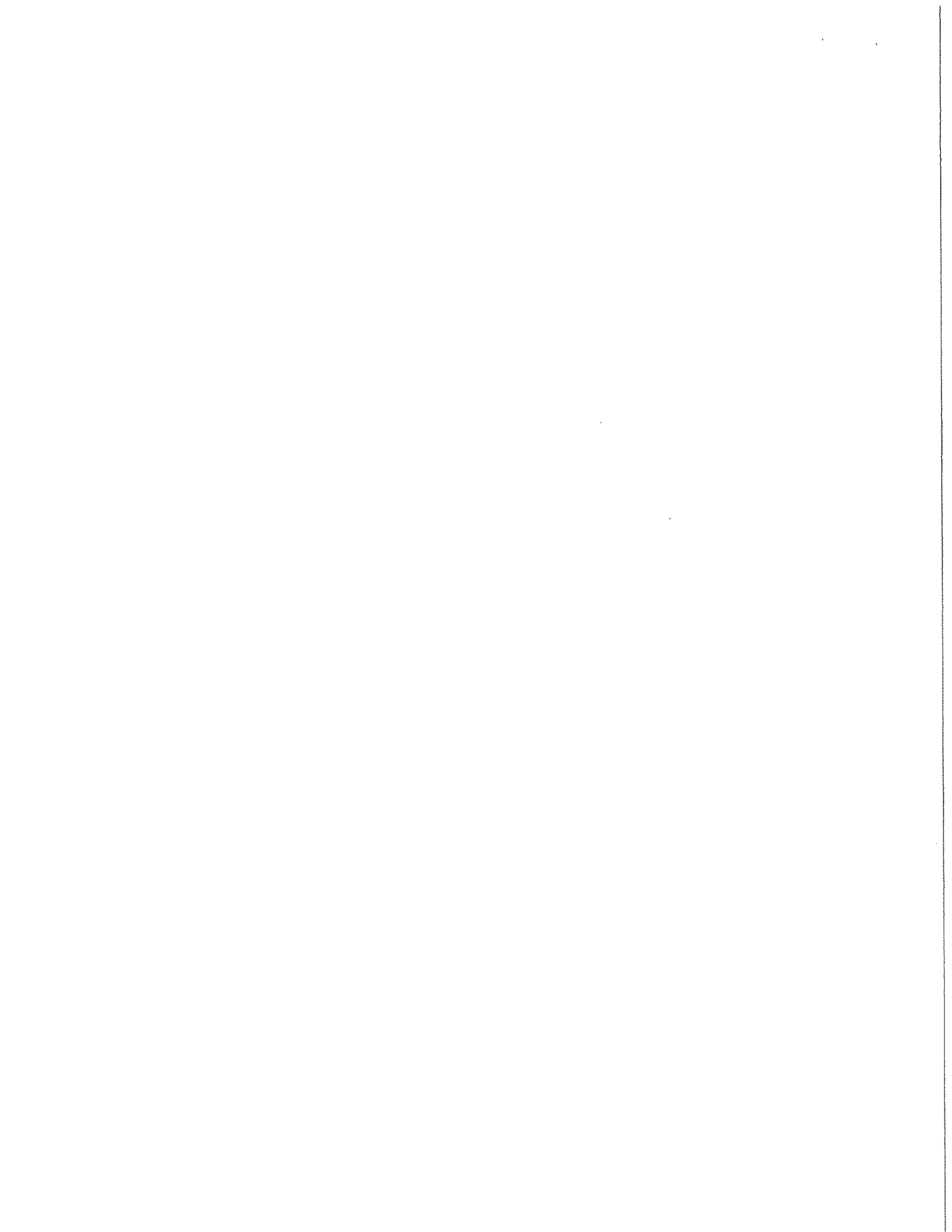
All vehicles are sold without warranty and "as is" condition unless otherwise specified in writing. Deposits are non-refundable unless otherwise specified in writing. No agreement between salesmen and customer is binding on part of company. Deposits are good for seven days. The information you see on the window form for this vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sales. **The TOPS fee includes costs and profit to the dealer for items such as preparing documents related to the sale, title preparation, temporary plates and delivery. The dealer pays for the title transfer.

***CUSTOMER TO PURCHASE TAG**

LIEN: None
 ADDRESS: _____
 ATTN: _____
 LIEN CODE: _____

Previous buyer _____ Recommendation _____ Craigslist _____ Autotrader.com _____ Drive by _____ Dealer Slickers _____ Commercial T/Trader _____ google.com





FINANCIAL PROPOSAL FORM
(Bid No. SB-060713-1)

Vendor shall furnish all materials, labor, tools, equipment and services required for Full Depth Reclamation and Paving of various city streets; complete per bid specifications.

GDOT Item No.	Description	Approx. Qty.	Units	Unit Price	Total Price
301-2160	Soil-Cement Stabilized Base Course 8 inches	4715	SY	\$ 6.75	\$ 31,826.25
301-5000	Portland Cement	120	TN	\$ 115.00	\$ 13,800.00
402-1802	Recycled Asphalt Concrete Patching 25 MM including Bituminous Material and H Lime	20	TN	\$ 150.00	\$ 3,000.00
402-1812	Recycled Asphalt Concrete Leveling including Bituminous Material and H Lime	240	TN	\$ 95.00	\$ 22,800.00
402-3100	Recycled Asphalt Concrete 9.5 MM including Bituminous Material and H-Lime	1110	TN	\$ 90.00	\$ 99,900.00
413-1000	Bitum Tack Coat	675	GL	\$ 5.00	\$ 3,375.00
652-5451	Solid Traffic Stripe, 5 in., White	15000	LF	\$ 0.15	\$ 2,250.00
TOTAL BID				\$	176,951.25

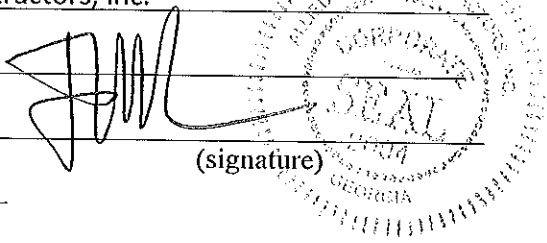
Total Bid Amount One Hundred Seventy-Six Thousand, Nine Hundred Fifty-One & 25/100

Note: Completion time for this work is sixty (60) calendar days after receipt of written Notice to Proceed from the City; thereafter, liquidated damage charges shall be assessed at the rate of fifty dollars (\$50.00) per calendar day.

Vendor (Firm) Name Allied Paving Contractors, Inc.

Person Authorized to Sign for Vendor

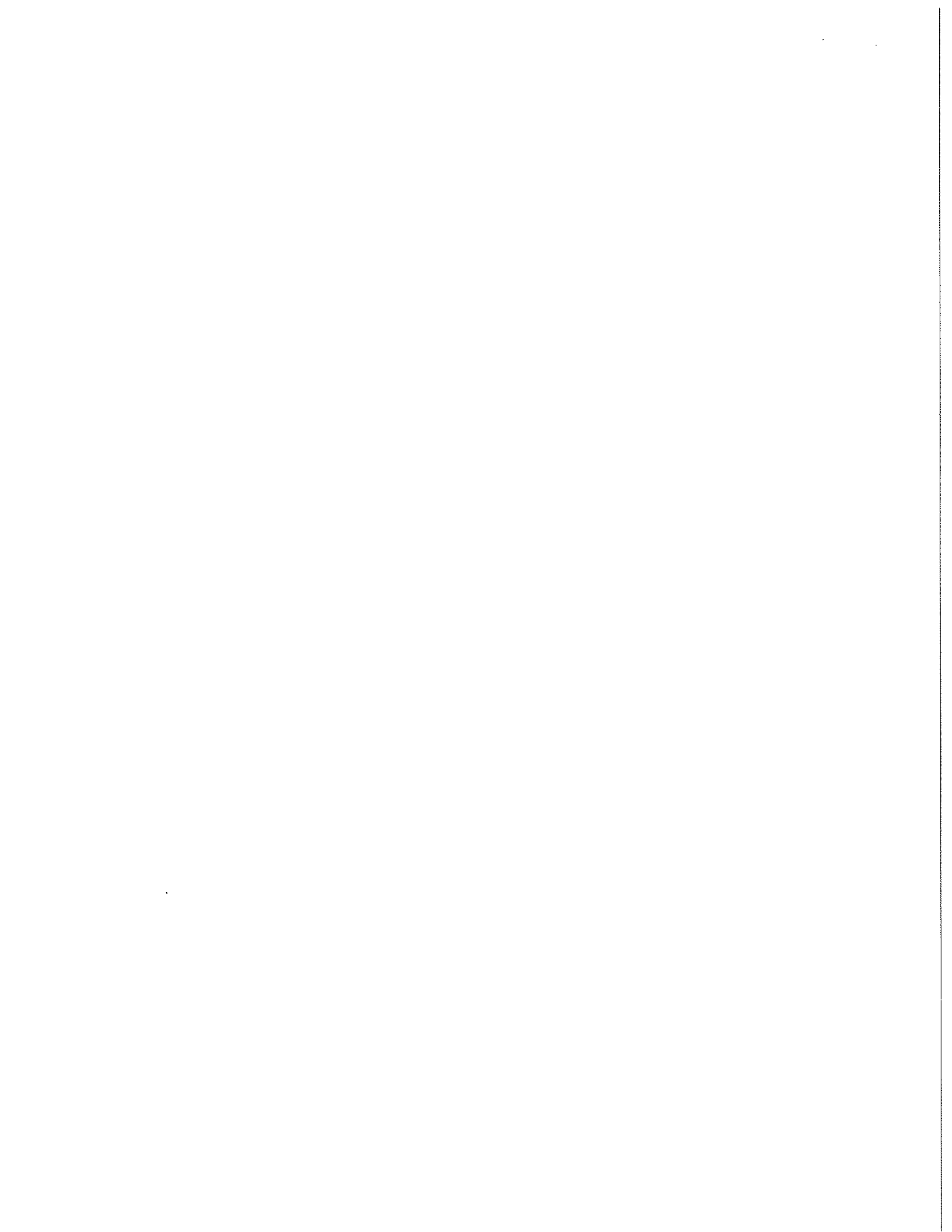
John McLean
(print)
Title Vice President



(signature)

Vendor Contract Administrator Kristi Sun
(print name)

RETURN THIS FORM IN ENVELOPE MARKED "SEALED BID NO. SB-060713-01"



FINANCIAL PROPOSAL FORM
(Bid No. SB-060713-1)

Vendor shall furnish all materials, labor, tools, equipment and services required for Full Depth Reclamation and Paving of various city streets; complete per bid specifications.

GDOT Item No.	Description	Approx. Qty.	Units	Unit Price	Total Price
301-2160	Soil-Cement Stabilized Base Course 8 inches	4715	SY	\$ 14.23	\$ 67,094.45
301-5000	Portland Cement	120	TN	\$ 175.50	\$ 21,060.00
402-1802	Recycled Asphalt Concrete Patching 25 MM including Bituminous Material and H Lime	20	TN	\$ 150.00	\$ 3,000.00
402-1812	Recycled Asphalt Concrete Leveling including Bituminous Material and H Lime	240	TN	\$ 117.36	\$ 28,166.40
402-3100	Recycled Asphalt Concrete 9.5 MM including Bituminous Material and H-Lime	1110	TN	\$ 99.75	\$ 110,722.50
413-1000	Bitum Tack Coat	675	GL	\$ 3.25	\$ 2,193.75
652-5451	Solid Traffic Stripe, 5 in., White	15000	LF	\$ 0.28	\$ 4,200.00
TOTAL BID				\$ 236,437.10	

Total Bid Amount \$ 236,437.10 two hundred thirty-six thousand, four hundred thirty-seven dollars and ten cents

Note: Completion time for this work is sixty (60) calendar days after receipt of written Notice to Proceed from the City; thereafter, liquidated damage charges shall be assessed at the rate of fifty dollars (\$50.00) per calendar day.

Vendor (Firm) Name Colwell Construction Company, Inc.

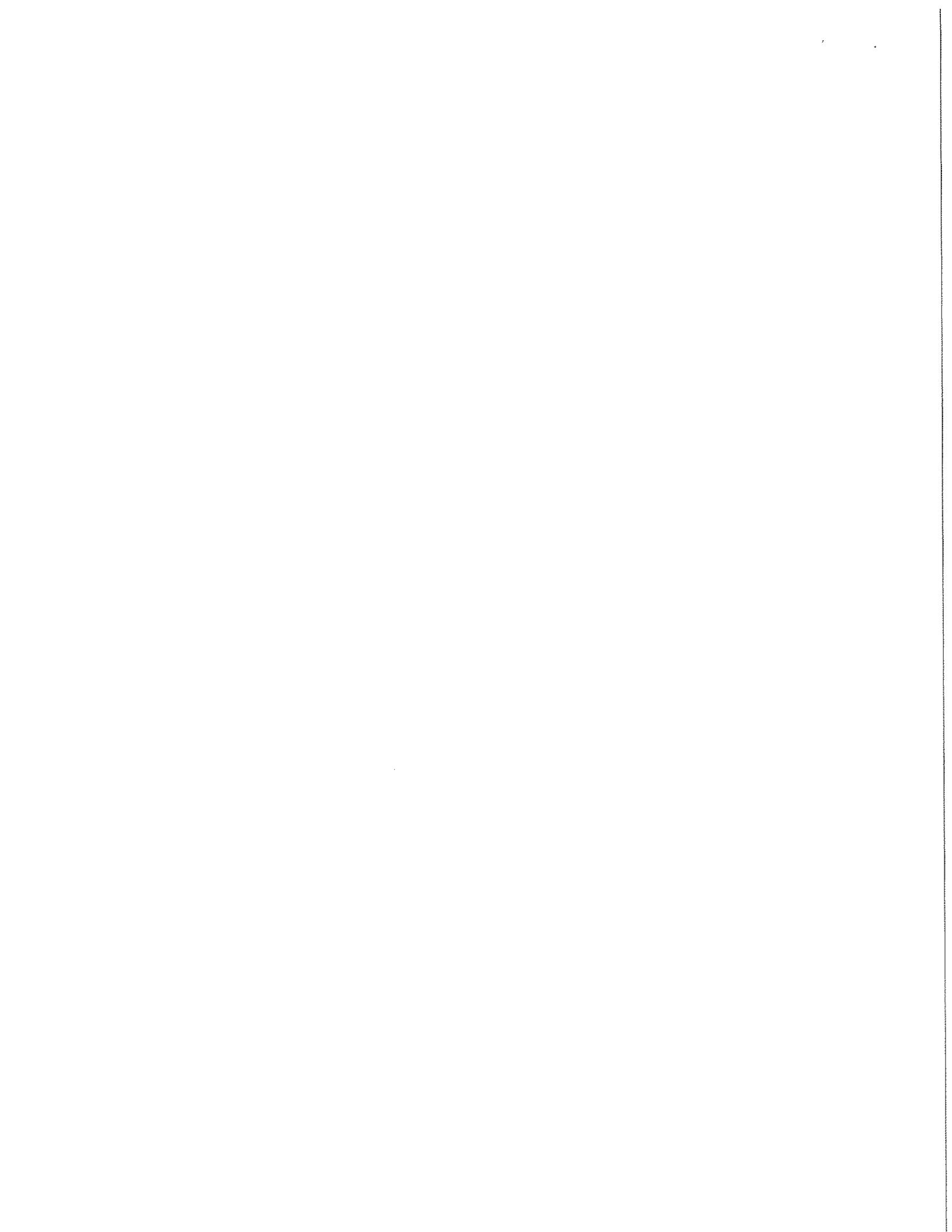
Person Authorized to Sign for Vendor Carlton H. Colwell

Carlton H. Colwell (print) Carlton H. Colwell (signature)

Title President

Vendor Contract Administrator Luke Colwell (print name)

RETURN THIS FORM IN ENVELOPE MARKED "SEALED BID NO. SB-060713-01"



FINANCIAL PROPOSAL FORM
(Bid No. SB-060713-1)

Vendor shall furnish all materials, labor, tools, equipment and services required for Full Depth Reclamation and Paving of various city streets; complete per bid specifications.

GDOT Item No.	Description	Approx. Qty.	Units	Unit Price	Total Price
301-2160	Soil-Cement Stabilized Base Course 8 inches	4715	SY	\$7.25	\$34,183.75
301-5000	Portland Cement	120	TN	\$120.00	\$14,400.00
402-1802	Recycled Asphalt Concrete Patching 25 MM including Bituminous Material and H Lime	20	TN	\$200.00	\$4,000.00
402-1812	Recycled Asphalt Concrete Leveling including Bituminous Material and H Lime	240	TN	\$104.00	\$24,960.00
402-3100	Recycled Asphalt Concrete 9.5 MM including Bituminous Material and H-Lime	1110	TN	\$104.00	\$115,440.00
413-1000	Bitum Tack Coat	675	GL	\$6.00	\$4,050.00
652-5451	Solid Traffic Stripe, 5 in., White	15000	LF	\$0.20	\$3,000.00
TOTAL BID				\$ 200,033.75	

Total Bid Amount Two Hundred Thousand Thirty Three Dollars and Seventy Five Cents

Note: Completion time for this work is sixty (60) calendar days after receipt of written Notice to Proceed from the City; thereafter, liquidated damage charges shall be assessed at the rate of fifty dollars (\$50.00) per calendar day.

Vendor (Firm) Name Reeves Construction Co.

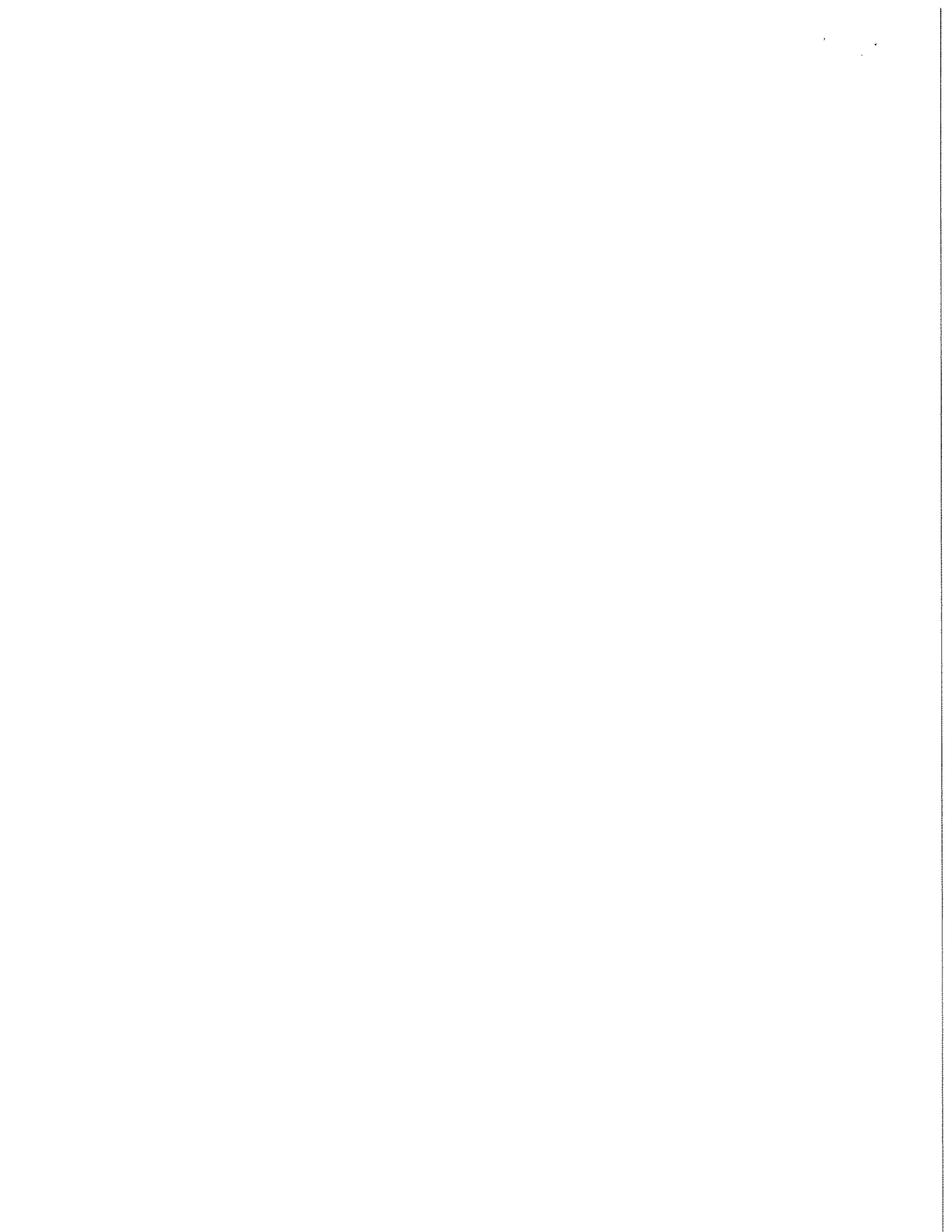
Person Authorized to Sign for Vendor _____

Rob Laar (print) [Signature] (signature)

Title Region Manager

Vendor Contract Administrator Michael Schriver (print name)

RETURN THIS FORM IN ENVELOPE MARKED "SEALED BID NO. SB-060713-01"



**A RESOLUTION OF THE CITY COUNCIL OF
SKY VALLEY, GEORGIA**

WHEREAS: The City Council, as the governing authority of the City of Sky Valley, Georgia is performing the required 10-year update of its Comprehensive Plan; and

WHEREAS: As part of the comprehensive planning process the City is required to complete the Community Assessment and Participation Program and submit the same to the Georgia Department of Community Affairs for review and approval; and

WHEREAS: The City, in conjunction with Rabun County and the Cities of Clayton, Mountain City, Dillard, Tallulah Falls and Tiger has completed the 2013 Rabun County Joint Community Assessment and Participation Program in accordance with the minimum requirements and standards required by the State of Georgia; and

WHEREAS: *(optional)* The City wishes to make the following amendments to the document prior to final submittal:

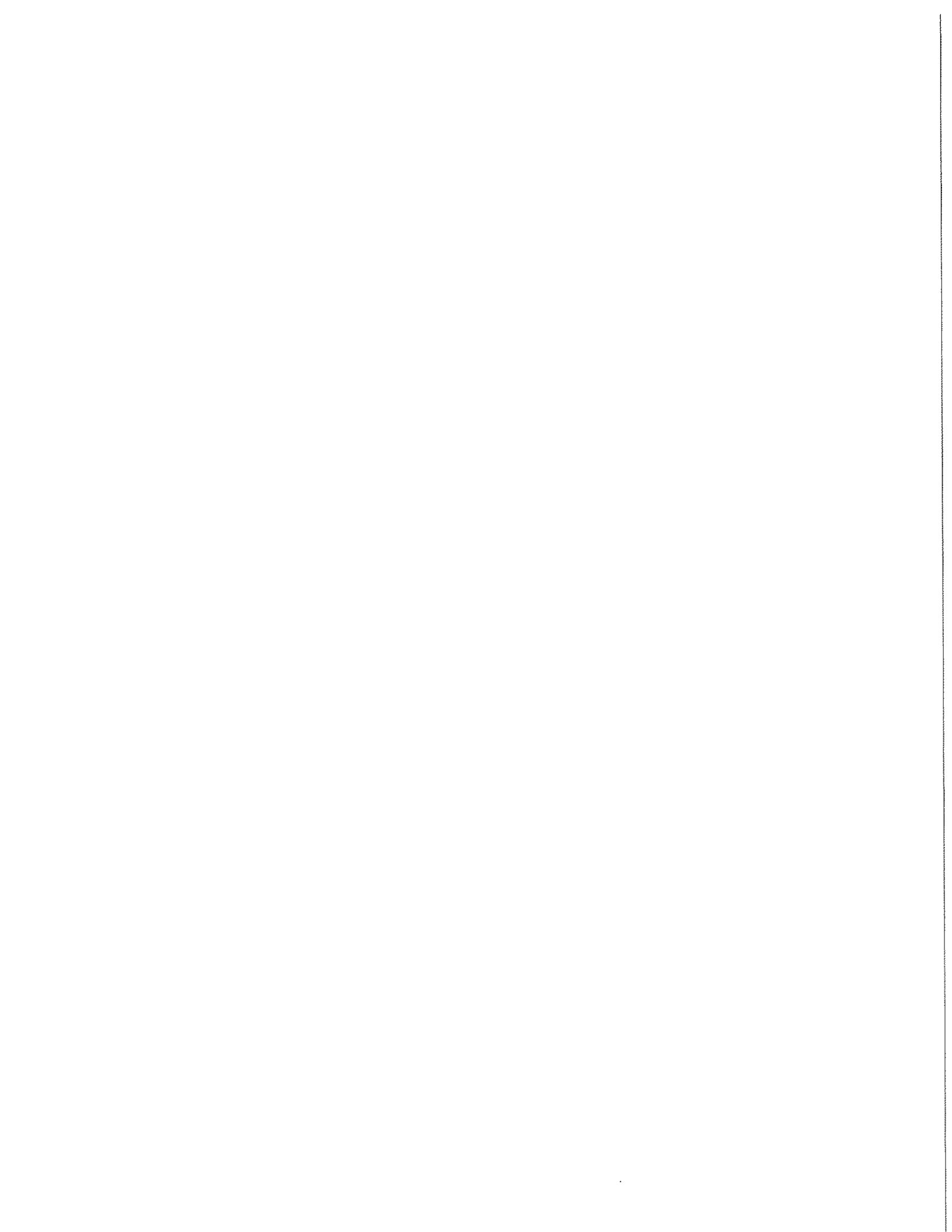
Now, therefore, **IT IS HEREBY RESOLVED** by the City Council that the 2013 Rabun County Joint Community Assessment and Participation Program is approved as amended for submittal to the Georgia Mountains Regional Commission to initiate the regional and State review process.

Adopted by the City Council this _____ day of _____, 2013.

James Martindale, Mayor

ATTEST:

Mandi Cantrell, City Clerk



RABUN COUNTY

Joint Comprehensive Plan 2012 - 2032

Community Assessment

- DRAFT -

Prepared by:

The Georgia Mountains Regional Commission

Table of Contents

1. INTRODUCTION

- Purpose
- Scope
- Chapter Summaries

2. POTENTIAL ISSUES AND OPPORTUNITIES

- Issues
- Opportunities

3. ANALYSIS OF EXISTING DEVELOPMENT PATTERN

- Existing Land Use
- Areas Requiring Special Attention
- Recommended Character Areas

4. ANALYSIS OF QUALITY COMMUNITY OBJECTIVES

5. PUBLICPARTICIPATION PROGRAM

CHAPTER I. INTRODUCTION

Introduction to the Community Assessment for Rabun County and the municipalities of Clayton, Dillard, Mountain City, Sky Valley, Tallulah Falls, and Tiger.

Located in the Georgia Mountains Region of Northeast Georgia, Rabun County covers 376.99 square miles of mountainous, mostly rural, landscape. Rabun County includes the six municipalities of Clayton (the county seat), Dillard, Mountain City, Sky Valley, Tallulah Falls, and Tiger.

PURPOSE

Comprised of three parts, a Comprehensive Plan is the document through which a vision for a community's future is developed through a process of analysis and public participation. Once completed, this vision will be made possible through the policies, ordinances, work programs, and actions implemented by the community's elected officials and staff; providing communities with a way to address critical issues and opportunities while also moving towards the communities vision of the future.

In the State of Georgia, the Department of Community Affairs requires a Comprehensive Plan to consist of three components:

1. Community Assessment
2. Community Participation Program
3. Community Agenda

The Community Assessment represents the first component of the Rabun County Joint Comprehensive Plan, 2013 - 2033. The Community Assessment provides an objective and professional assessment of data and information about the communities and is intended to be prepared without extensive public input. The result consists of factual and conceptual foundation on which the rest of the Comprehensive Plan will be built.

SCOPE

Through the collection and analysis of community data and information, the Community Assessment will address a 20-year planning period for Rabun County and the communities of Clayton, Dillard, Mountain City, Tallulah Falls, Sky Valley, and Tiger. The Community Assessment contains four basic components, as required by the Department of Community Affairs:

1. List of issues and opportunities that the community wants to address
2. Analysis of existing development patterns including a map of recommended character areas
3. Evaluation of current community policies, actions, and development patterns for consistency with the Quality Community Objectives
4. Analysis of supportive data and information

The final product of the Community Assessment is intended to be a concise and informative report, used to inform decision-making by stakeholders during the development of the Community Agenda portion of the plan, often reading like an executive summary.

The second component of the comprehensive plan is the Community Participation Program. It outlines the steps that will be taken by Rabun County and the communities of Clayton, Dillard, Mountain City, Tallulah Falls, Sky Valley, and Tiger to ensure adequate public and stakeholder involvement in the preparation of the Community Agenda.

The Community Agenda is the most important and final component of the Comprehensive Plan as it includes the community's vision for the future, as well as its strategy for achieving this vision. The plan, sometimes referred to as a master plan, growth management plan, or development plan, among others, is intended to guide the physical development of a community by describing how, why, when, and where to build or preserve the different assets of a community. Intended for long-term use, the Comprehensive plan is a statement of policy, covering the future

direction desired by the community in each plan element, and is a guide to decision making for the elected and appointed local government officials and other members of the community.

CHAPTER SUMMARIES

Chapter 1: Introduction

The introduction provides a brief summary of the contents of the plan and outlines the overall framework of the Community Assessment.

Chapter 2: Identification of Potential Issues and Opportunities

In this chapter, a summary of potential issues and opportunities is presented from an analysis of supporting data, discussion with local officials, and a review of other planning documents.

Chapter 3: Analysis of Existing Development Patterns

Through the comparison of existing land use, areas requiring special attention, and recommended character areas, these three aspects of the existing development and growth patterns within Rabun County, provide the foundation for this chapter.

Chapter 4: Analysis of Consistency with Quality Community Objectives

An evaluation of the community's current policies, activities, and development patterns are examined with the Quality Community Objectives contained in the State Planning Goals and Objectives.

CHAPTER 2. POTENTIAL ISSUES AND OPPORTUNITIES

Through the analysis of supporting data potential issues and opportunities within Rabun County and the municipalities of Clayton, Dillard, Mountain City, Sky Valley, Tallulah Falls, and, Tiger are identified.

The potential issues and opportunities described in this chapter have been identified from a review of the supporting census and regional data, discussions with local governments, and review of existing planning documents. It also considers the Quality Community Objectives as defined in the State Planning Goals and Objectives.

ISSUES

Growing population - Between 1980 and 2010 Rabun County has grown by 55.5%. Although the growth between 2000 and 2010 was slower than that of the previous decade, there was growth countywide. The communities of Dillard, Mountain City, and Sky Valley all experienced significant growth during the last decade, with percent increases of 71.2%, 31.2%, and 23.1% respectively.

Aging of the population - Retirees and the elderly are becoming an increasingly significant portion of the population. As of 2010, 21.3% of the population is comprised of individuals of retirement age (residents aged 65 and over), an increase of 63.5% since 1990 and an increase of 26.7% since 2000. An aging population has implications on community services needed for seniors as well as the health care industry.

Loss and growth of school age population - While the overall share of the younger age groups county wise has decreased, the group continues to grow. Individuals under the age of 10 grew significantly between 1990 and 2000, with a 31.9% change during that decade. Although the growth has decreased between 2000 and 2010, there was an increase in individuals between the ages of 10 and 19 years of age. The fluctuation of student populations could be challenging for the school system, and other child care services, as level of service could be difficult to predict from year to year.

Few housing options beyond 1 unit detached - The majority of housing within Rabun County is comprised of 1 unit detached housing, followed closely by mobile home and

trailers. While there has been an increase in attached housing in recent years, the numbers are still small when compared to detached options.

Limited trail and bicycle linkage/options - Local trail systems, state designated bike routes, and existing trails in adjacent jurisdictions do not currently link to one another despite opportunities to develop and expand the network, through opportunities like the Tallulah Falls Rail-to-Trail Greenway.

Limited bicycle and pedestrian infrastructure - Intermittent sidewalks, lack of sidewalks, and wide, fast, roads hamper and deter pedestrian use and safety throughout the community. Similar to the above issues, but more focused on the downtown centers, the communities lack enough sidewalks and bike trails. What exists is poorly linked and is in need of improvement. Sidewalk installation and enhancements in some areas could significantly improve the pedestrian and cyclist environment, attracting more visitors to those centers.

Potential for development of environmentally and culturally sensitive areas - Development of steep slopes, viewsheds, and remaining country farmland has the potential to alter the country's rural character and compromise environmental quality.

Lacking water and sewer infrastructure - Sewer limitations and problems have contributed to political fights and lawsuits over water/sewer access and fees. This has hindered intergovernmental coordination. Although some significant part of the county have both water and sewer access, it has the potential to drive away new industry and businesses looking to locate in Rabun County if there is not adequate sewer and water access.

Concerns over the traffic pace and scale of development along U.S. 441 - U.S. 441 is a major transportation route between Georgia and North Carolina. The roadway is adjacent to downtown Clayton and transects the downtowns of Dillard and Mountain City. In recent years the pace and scale of development have been a concern for residents of these communities. Traffic typically passes through these communities without stopping, detracts from the pedestrian and bicycle environment, and hinders businesses outside of the corridor.

OPPORTUNITIES

Population growth projected to continue - Rabun County population projections range from a 2030 population of 17,056, (average annual growth rate between 2000 and 2030 of 0.2%) to 47,148 (average annual growth rate from 2000 - 2030 of 4.7%).

Attracting a retiring "baby boomer population" - The retiring "baby boomer" generation nationwide presents a local opportunity for growth and economic development. The beautiful natural environment and offerings of small, close knit communities make Rabun County an ideal setting for retirement community development.

Downtown revitalization - The retiring "baby boomer" generation also provides an opportunity for the communities within Rabun County to continue to revitalize and redevelop downtown centers as a destination for needed goods and services, entertainment, and retail shopping. Efforts through local Chambers of Commerce, Downtown Development Authorities, Main Street and Better Hometown programs can play significant roles in the revitalization of a downtown community.

Development of greenspace, greenways, and park and recreation facilities - The rural and scenic nature of Rabun County lends itself to the development and use of recreation facilities, both for residents and to attract tourism to the area. Both the Stekoa Creek Greenway and the Tallulah Falls Rail-to-Trail and Greenway have the potential to attract a significant amount of visitors to the area. Communities which have undertaken similar efforts have seen significant increases in tourism and revitalization of retail centers in close proximity to the projects.

Educational attainment improvements - While countywide educational attainment lags behind that of the state and nation, the countywide labor force has improved its educational attainments in recent years. Improved educational attainments makes it easier to attract higher-paying, higher-skilled jobs to the county.

Highspeed fiber-optic network - The North Georgia Network is in the process of installing a highspeed fiber-optic network within the county. This highspeed internet access is a vital component of attracting larger industries and further developing the

telecommuting and cottage industries, which both rely heavily on reliable and powerful internet access.

Safe Routes to School programs and grants - Safe Routes to School is a program of the Georgia Department of Transportation which utilizes federal funds to improve bike and pedestrian safety for student grades K - 8 within a two mile radius of the school. Local governments are eligible to apply for grant funding for improvements to bicycle and pedestrian facilities within that area.

DRAFT

CHAPTER 3. ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

Analysis of the existing land use, areas requiring special attention, and the recommend character areas

This chapter describes development conditions and growth patterns currently occurring on the ground in Rabun County, the municipalities of Clayton, Dillard, Mountain City, Sky Valley, Tallulah Falls, and Tiger, and further explores issues and opportunities related to the physical environment. The following analysis considers three aspects of the existing development patterns: existing land use, areas requiring special attention, and recommended character areas.

CLASSIFICATIONS OF EXISITNG LAND USES

The minimum planning standards enacted pursuant to the Georgia Planning Act of 1989 established a minimum classification scheme for land use plans to follow. This scheme includes nine minimum classifications: residential; commercial; industrial; public/institutional; transportation/communications/utilities; park/recreation/conservation; agriculture; and, vacant.

Residential

The predominant use of land within the residential category is single-family and multi-family dwelling units organized into general categories of net densities.

Commercial

This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a chopping center or office building. Local governments may elect to separate office uses from other commercial uses, such as retail, service, or entertainment facilities.

Industrial

This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses, organized into general categories of intensity.

Public/Institutional

This classification includes certain federal, state, or local government uses, and institutional land uses. Government uses include city halls and government buildings complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Facilities that are publicly owned, but would be classified more accurately in another land use category, should not be included in this category. For example, publicly owned parks and/or recreational facilities should be placed in the Park/Recreation/ Conservation category; landfills should fall under the Industrial category; and, general office buildings containing government offices should be placed in the Commercial classification.

Transportation/Communication/Utilities

This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

Conservation/Park/Recreation

This classification is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, land placed in a conservation protection program or similar uses.

Agriculture

This category is for land dedicated to agriculture, farming (fields, lots, pastures, farmsteads, specialty farms, poultry and livestock production, etc.) or other similar rural uses such as pasturelands not in commercial use.

Forest

This classification is for land dedicated to commercial timber or pulpwood harvesting or other similar rural uses such as woodlands not in commercial uses.

Vacant/Undeveloped

This category includes lands which do not contain any improved land uses as mentioned in the previous existing land use categories or land that has been abandoned from a previous use or improvement.

Forest Service Ownership

This category includes land owned by the federal government, U. S. Forest Service.

The existing land inventory was developed using GIS and database technology. The GIS layers were actual tax parcel data and then developed using a windshield survey of the parcel data. The parcel codes were converted to the land uses required by the Minimum Planning Standards and overlaid on top the tax parcels.

The land use inventory from the previous comprehensive plan developed a land use inventory through a windshield survey. This type of inventory is subject to numerous errors from incorrect analysis and properties that are not accessible because of private roads, easements and driveways.

Land Use Class	Rabun County	Clayton	Dillard	Mountain City	Sky Valley	Tiger	Tallulah Falls
Residential	12.4%	42.6%	18.1%	50.6%	20.1%	39.6%	5.7%
Commercial	0.5%	13.6%	7.6%	7.3%	1.9%	2.7%	1.6%
Public/Institutional	0.2%	5.7%	1.5%	1.8%	0.2%	6.8%	18.1%
Agriculture/Forestry	19.0%	21.7%	65.3%	11.9%	19.1%	24.5%	17.6%
Vacant	0.2%	15.8%	6.8%	27.4%	39.2%	25.8%	1.5%
Park/Rec/Conservation	0.9%	0.1%	0.0%	0.9%	19.5%	0.0%	90.4%
TCU	0.0%	0.1%	0.6%	0.1%	0.0%	0.0%	50.0%
Industrial	0.3%	0.4%	0.0%	0.0%	0.0%	0.6%	0.0%
USFS Ownership	64.9%	0.0%	0.0%	0.0%	0.0%	0.0%	18.0%
Water	1.6%	0.0%	0.0%	0.0%	0.0%	0.0%	3.1%
Share of Rabun County	96.4%	0.8%	0.4%	0.5%	0.7%	0.2%	1.1%

AREAS REQUIRING SPECIAL ATTENTION

The rules and standards for local comprehensive plans require the assessment of land use and development by asking several questions about each community. This analysis of the prevailing trends will assist in the identification of preferred patterns of growth for the future. More specifically such analyses can identify those areas requiring special attention with regard to management policies, such as natural or cultural resources likely to be intruded upon or otherwise impacted by development.

For the purposes of this section, responses will reflect the whole of Rabun County unless otherwise indicated. Areas identified in need of specific remediation or attention will include reference to the applicable jurisdiction featured.

Areas of significant natural or cultural resources in need of attention

Clayton is in the early stages of planning for a downtown revitalization effort, including measures to restore and preserve select structures, incorporate a linear greenway and trail and introduce additional commercial space within the district.

The area and facilities associated with the Firefox campground are seeking improved access and updating measures to restore and preserve several structures. This is in conjunction with hopes from Mountain City to improve the retail and tourism between Clayton and Dillard.

The Lakemont community (unincorporated) lies along the proposed Tallulah Falls Railroad Trail and Greenway, and features several historic structures that have become a modest attraction for the area and have strong potential as a rural commercial center. Plans are underway to incorporate some pedestrian access features and restore some of the buildings in advance of the proposed greenway.

The county does feature numerous State Parks and US Forest Service land that receive protection through State and federal management, with support from the local governments, as well. Establishment and enforcement of the State's minimum environmental protection standards would further this effort.

Areas where rapid development or change of land uses is likely to occur

The US 441 corridor is the most developed and progressive part of Rabun County, particularly between southern Clayton and Dillard. Most new non-residential development is expected to occur within this linear area. However, given current downturns in development there has been less pressure than originally projected, and most new development is within the parameters expected for the corridor.

Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation

The stretch of US 441 through Clayton, and some of the residential uses immediately beyond the City's core, feature the most aggressive development interests in the area and are increasing the demands for water and wastewater. Given the already taxed state of the local system, significant volumes of new development tapping into the service might adversely impact the level of service and/or the ability to resolve standing discharge issues.

Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)

In addition to the efforts in Clayton, the downtown areas of Mountain City and Dillard are susceptible to adverse development pressures due to US 441 running directly through the heart of the cities. Though formal downtown plans have not yet been developed, both cities favor and are pursuing measures that increase pedestrian safety and accessibility in these areas.

The City of Tiger is also considering long-term plans to revitalize its downtown, beginning with select improvements for streetscaping and civic accommodations.

Large abandoned structures or sites, including those that may be environmentally contaminated

There are no significant abandoned sites or structures within the County. Any/all empty industrial properties are already being marketed through local economic development organizations and renovation efforts will have support and guidance from the respective local government.

Areas with significant infill development opportunities (scattered vacant sites)

There are several undeveloped properties between downtown Clayton and US 441, including some along Stekoa Creek that will be featured within a new greenway. Plans are being made to incorporate the greenway, trails and park elements where possible, and will be used to assist the compatibility of new development in these areas.

Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole

There are no concentrations of significant impoverished areas within Rabun County. There are select properties in every community that are in need of substantial maintenance or repair, and each community is seeking various levels of infrastructure improvements throughout, but there are no collective districts or clusters of such properties that would require government intervention.

RECOMMENDED CHARACTER AREAS

A required component of the Community Assessment, 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.

Character area-based planning focuses on the way an area looks and how it functions within the community. The recommend areas are unique to each area of the community and have the goal of enhancing the existing character/function or promoting a desired character for the future. The Department of Community Affairs requires this technique because it helps communities guide future development through the use of policies and implementation strategies that support the desired character of an area. Applying development strategies to character areas in Rabun County can preserve existing areas from future development, such as sensitive environmental features, such as steep slopes in the mountains, or help other areas to function better and become more attractive, such as downtown centers in need of new investment and redevelopment.

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 in these areas will be developed during the community visioning process and the development of the Community Agenda.

CHARACTER AREAS

The following is a list of recommended character areas provided by the Department of Community Affairs.

Conservation Area And Greenspace

Primarily undeveloped natural lands and environmentally sensitive areas not suitable for development, e.g., scenic views, coast, steep slopes, flood plains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas.

Linear Greenspace Trail & Pedestrian/Bike Network

Area of protected open space that follows natural and manmade linear features for recreation, transportation and conservation purposes and links ecological, cultural and recreational amenities. Greenways can provide safe, efficient pedestrian linkages and at the same time give users 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.

Agricultural Area

Lands in open or cultivated state or sparsely settled, including woods and farm lands.

Rural Residential Area

Rural, undeveloped land likely to face development pressures for lower density (one unit per two+ acres) residential development. Typically will have low pedestrian orientation and access, very large lots, open space, pastoral views and high degree of building separation.

Rural Village

Commercial activity area located at a highway intersection. Typically automobile focused. There is a mixture of uses to serve highway passers-by, rural and agricultural areas.

Traditional Neighborhood

Residential area in older part of the community typically developed prior to WWII. Characteristics include high pedestrian orientation, sidewalks, street trees, and street furniture; on-street parking; small, regular lots; limited open space; buildings close to or at the front property line; predominance of alleys; low degree of building separation; neighborhood-scale businesses scattered throughout the area.

Neighborhood Center

A neighborhood focal point with a concentration of activities such as general retail, service commercial, and appropriate public and open space uses easily accessible by pedestrians.

Main Street/Downtown

The traditional central business district for the community. A mixture of commercial, residential, and institutional that service and bring together the community.

Highway Corridor

Developed or undeveloped land paralleling the route of an arterial street or highway in town that is already or likely to experience uncontrolled strip development if not properly managed.

Gateway Corridor

Developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community.

Scenic Corridor

Developed or undeveloped land paralleling the route of a major thoroughfare that has significant natural, historic, or cultural features, and scenic or pastoral views.

CHAPTER 4. ANALYSIS OF QUALITY COMMUNITY OBJECTIVES

Evaluation of the community's current policies, activities, and development patterns for consistency with the Quality Community Objectives Established by the Department of Community Affairs

In 1999, the Board of the Department of Community Affairs adopted 17 Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia communities evaluate local progress towards protecting the states unique cultural, natural and historic resources while also looking forward to the future. The assessment is meant as a tool to give a community a comparison of how it is progressing towards these objectives as set by the Department but no community is judge on their progress. The questions focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles. A majority of positive responses for a particular objective may indicate that the community has in place many of the governmental options for managing development patterns. Negative responses may provide guidance as to how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives. Should a community decide to pursue a particular objective it may consider this assessment as a means of monitoring progress towards achievement.

For the purposes of this section, the community names are abbreviated as follows:

RC = Rabun County

D = Dillard

SV = Sky Valley

T = Tiger

C = Clayton

MC = Mountain City

TF = Tallulah Falls

**2013 Community Assessment and Participation Program
 Rabun County Comprehensive Plan**

Traditional Neighborhood								
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.								
Questions	RC	C	D	MC	SV	TF	T	Comments
1. If we have a zoning code, it does not separate commercial, residential, and retail uses in every district	Y	Y	N	N	Y	NA	Y	C: R1-R2, R3-PUD, CBD, NS, HB, M-1, A-1
2. We have ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.	N	N	Y	N	N	NA	N	
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate	N	Y	NA	N	N	N	N	MC: Considering in the future
4. We have an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.	N	Y	NA	N	N	N	N	C: Greenway Walking Trail MC: Considering in the future
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	Y	Y	Y	Y	Y	Y	Y	C: Public Works Department, Street Department, Garden Club, Clayton Merchants SV: Community Clean-up Days, Keep America Beautiful
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	N	Y	Y	N	Y	N	Y	RC: Not in rural areas C: Part of our Beautification Program, Replaced Sidewalks, Trees, Greenspace. MC: In places TF: No sidewalks

**2013 Community Assessment and Participation Program
Rabun County Comprehensive Plan**

Traditional Neighborhood								
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.								
Questions	RC	C	D	MC	SV	TF	T	Comments
7. In some areas several errands can be made on foot.	N	Y	Y	Y	Y	Y	Y	C: New sidewalks from North Clayton City Limits to Duvall Street on South Main, Streetscape with Green RC for Savannah Street SV: Many residents walk to the mail facility
8. Some of our children can and do walk to school safely.	N	N	NA	N	N	N	Y	C: Schools outside city limits MC: Schools outside city limits SV: Very few children, no schools nearby. TF: only private school within the city
9. Some of our children can do do bike to school safely.	N	N	NA	N	N	N	Y	C: Schools outside city limits MC: Schools outside city limits SV: Very few children, no schools nearby. TF: only private school within the city
10. Schools are located in or near neighborhoods.	N	N	Y	N	N	N	Y	C: Schools outside city limits MC: Schools outside city limits SV: No, mostly a retirement community TF: only private school within the city

**2013 Community Assessment and Participation Program
Rabun County Comprehensive Plan**

Infill Development								
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.								
Questions	RC	C	D	MC	SV	TF	T	Comments
1. Our Community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	Y	Y	NA	N	Y	Y	Y	C: BI-LO Shopping Center and Main Street Empty Buildings MC: Not presently but planning to do so
2. Our community is actively working to promote Brownfield redevelopment.	Y	Y	NA	N	N	NA	N	C: Old Hospital and Elementary School
3. Our community is actively working to promote greyfield redevelopment.	N	Y	N	N	Y	NA	N	C: Remodel old hospital and elementary school SV: Old ski lodge and adjacent area
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	N	N	N	N	N	N	N	C: We don't have a plan, privately owned property D: Considering
5. Our community allows for small lot development (5,000 square feet or less) for some uses.	Y	N	Y	Y	N	N	N	C: Minimum lot size 750 sq ft R-3

Sense of Place								
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.								
Questions	RC	C	D	MC	SV	TF	T	Comments
1. If someone dropped from the sky into our community he or she would immediately where he or she was, based on our distinct characteristics.	N	Y	Y	N	Y	Y	Y	C: Historic Preservation SV: Possibly, but not due to shopping, dining, and entertainment venues
2. We have delineated the areas of our community that area important to our history and heritage, and have taken steps to protect those areas.	N	Y	Y	N	N	Y	N	C: Restoration of Old Clayton Elementary School
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	N	N	N	N	Y	N	N	D: Work on this
4. We have ordinances to regulate the size and type of signage in our community.	Y	Y	Y	Y	Y	N	Y	
5. We offer a development guidebook that illustrates the type of new development we want in our community.	N	N	NA	N	N	NA	N	
6. If applicable, our community has a plan to protect designated farmland.	N	NA	Y	N	NA	NA	N	

**2013 Community Assessment and Participation Program
Rabun County Comprehensive Plan**

Transportation Alternatives								
Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.								
Questions	RC	C	D	MC	SV	TF	T	Comments
1. We have public transportation in our community.	Y	Y	Y	Y	Y	Y	Y	ALL: Limited - Rabun Transit
2. We require that new development connects with existing development through a street network, not a single entry/exit.	N	Y	N	N	N	N	N	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	N	Y	Y	N	N	N	Y	MC: Considering
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalk.	N	N	NA	N	N	NA	N	
5. We require that newly build sidewalks connect to existing sidewalks wherever possible.	N	Y	Y	N	N	N	N	
6. We have a plan for bicycle routes through our community.	Y	Y	Y	Y	N	Y	Y	Clayton has the Stekoa Creek Greenway and the proposed Tallulah Falls Rail-to-Trail Greenway. All others have only the proposed Tallulah Falls Rail-to-Trail Greenway
7. We allow commercial and retail development to share parking areas wherever possible.	Y	Y	Y	Y	Y	Y	Y	

Regional Identity								
Regions should promote and preserve an "identity," defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.								
Questions	RC	C	D	MC	SV	TF	T	Comments
1. Our Community is characteristic of the region in terms of architectural styles and heritage.	Y	Y	Y	N	N	Y	Y	
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	Y	Y	Y	Y	N	Y	Y	
3. Our community encourages businesses that create products that draw on our regional heritage (mountains, agricultural, metropolitan, coastal, etc.).	Y	Y	Y	Y	N	Y	Y	
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	Y	Y	NA	Y	Y	Y	Y	C: CVB
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	Y	Y	Y	Y	Y	Y	Y	
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, and education.	Y	Y	Y	Y	Y	Y	Y	C: Firefox

Heritage Preservation								
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.								
Questions	RC	C	D	MC	SV	TF	T	Comments
1. We have designated historic districts in our community.	N	Y	Y	N	N	N	N	C: In progress D: Parcels only
2. We have an active historic preservation commission.	Y	Y	NA	N	N	N	N	C: In progress
3. We want new development to complete our historic development, ordinances are in place to ensure this.	N	Y	Y	N	N	N	N	C: In progress D: On going

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Open Space Preservation								
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.								
Questions	RC	C	D	MC	SV	TF	T	Comments
1. Our Community has a greenspace plan	N	Y	NA	N	N	N	N	RC: 63% of land is owned by US Forest Service C: Tallulah Falls Rail-to-Trail Greenway and Stekona Park MC: Considering
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development	N	Y	NA	N	N	N	Y	RC: Not needed
3. We have a local land conservation program, or we work with the state or national land conservation programs, to preserve environmentally important areas.	Y	Y	NA	Y	Y	Y	N	RC: Whenever possible MC: Through State and County TF: Through State and GA Power
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	N	Y	NA	N	N	N	N	C: In Progress

Environmental Protection								
Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.								
Questions	RC	C	D	MC	SV	TF	T	Comments
1. Our community has a comprehensive natural resources inventory.	Y	Y	Y	Y	Y	Y	Y	ALL: In Comprehensive Plan
2. We use this resource inventory to steer development away from environmentally sensitive areas.	Y	Y	Y	Y	Y	Y	Y	ALL: Whenever possible
3. We have identified our defining natural resources and taken steps to protect them.	Y	N	Y	N	Y	N	N	RC: Most natural resources are in public domain. Cities: Located in Comprehensive Plan, no steps taken
4. Our Community has adopted and enforces the applicable "Part V" environmental ordinances.	N	Y	N	N	Y	N	N	
5. Our community has a tree preservation ordinance which is actively enforced.	N	Y	NA	N	Y	Y	N	D: Treat trees on city property TF: Draft in review
6. We have a tree-replanting ordinance for new development.	N	Y	NA	N	N	Y	N	TF: Draft in review
7. We are using stormwater best management practices for all new development.	Y	N	Y	N	Y	N	Y	MC: No but encouraging TF: No but encouraging
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain, or marsh protection, etc.).	Y	Y	Y	Y	Y	Y	Y	RC: Only for floodplain C: Local issuing authority TF: Some T: Regulated by EPD

Growth Preparedness								
Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth								
Questions	RC	C	D	MC	SV	TF	T	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decision.	Y	Y	Y	Y	Y	Y	Y	ALL: The Comprehensive Plan
2. Our local governments, local school boards, and other decision-makers use the same population projections.	Y	Y	Y	Y	Y	Y	Y	RC: In a loose, informal way
3. Our elected officials understand the land-development processes in our community.	NA	Y	Y	N	Y	Y	Y	RC: Unknown
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	N	Y	Y	N	Y	Y	N	TF: Needs improvement
5. We have a CIP that supports current and future growth.	N	Y	N	N	Y	N	N	
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	Y	Y	Y	N	Y	N	Y	
7. We have clearly understandable guidelines for new development.	Y	Y	Y	N	Y	Y	Y	TF: Needs improvement T: Some regulations
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	N	Y	Y	N	N	NA	N	

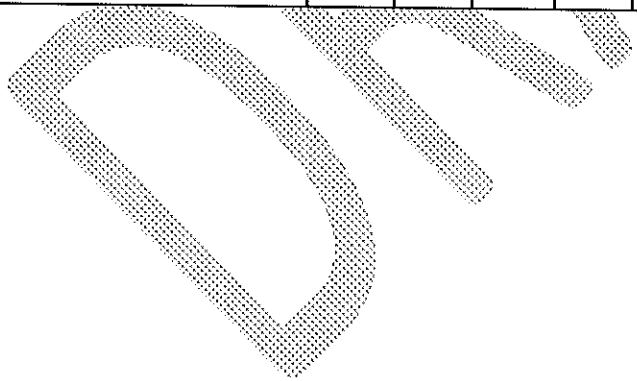
Growth Preparedness								
Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth								
Questions	RC	C	D	MC	SV	TF	T	Comments
9. We have procedures in places to make it easy for the public to stay informed about land use, zoning decisions, and proposed new development,	Y	Y	Y	N	Y	N	Y	RC: All activities are conducted publicly and are advertised in advance T: Local media notification
10. We have a public-awareness element in our comprehensive planning process.	N	Y	Y	N	Y	N	Y	

Employment Options								
A range of job types should be provided in each community to meet the diverse needs of the local workforce								
Questions	RC	C	D	MC	SV	TF	T	Comments
1. Our economic development program has an entrepreneur support program.	N	N	Y	N	NA	NA	Y	
2. Our community has jobs for skilled labor.	Y	Y	Y	Y	Y	Y	Y	
3. Our community has jobs for unskilled labor.	Y	Y	Y	Y	Y	Y	Y	
4. Our community has professional and managerial jobs.	Y	Y	Y	Y	Y	NA	Y	

Appropriate Business								
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.								
Questions	RC	C	D	MC	SV	TF	T	Comments
1. Our economic development organization has considered our community's strengths, assets, and weaknesses, and had created a business development strategy based on them.	Y	Y	N	N	NA	NA	N	D: County Project
2. Our economic development organization has considered the types of businesses we have, and has a plan to recruit compatible businesses and/or industries.	Y	Y	Y	N	NA	NA	N	
3. We recruit firms that provide or create sustainable products.	Y	Y	Y	N	NA	NA	N	
4. We have a diverse job base, so that one employer leaving would not cripple our economy.	N	Y	NA	N	NA	NA	N	

Housing Choices								
Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.								
Questions	RC	C	D	MC	SV	TF	T	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	Y	Y	Y	Y	N	Y	Y	
2. People who work in our community can also afford to living in the community.	Y	Y	Y	Y	N	Y	Y	SV: Possibly
3. Our community has enough housing for each income level (low, moderate, and above-average).	N	Y	Y	Y	Y	NA	Y	
4. We encourage new residential development to follow the pattern of our original town.	N	Y	N	Y	Y	Y	N	D: Working on this
5. We have options available for loft living, downtown living, or "neo-traditional" development.	NA	Y	Y	Y	Y	Y	N	
6. We have vacant and developable land available for multifamily housing.	Y	Y	N	Y	Y	Y	Y	MC: Limited utilities TF: Limited utilities
7. We allow multifamily housing development.	Y	Y	Y	Y	Y	Y	Y	
8. We support community development corporations that building housing for lower-income households.	Y	Y	NA	Y	N	Y	N	RC: Not recently
9. We have housing programs that focus on households with special needs.	N	Y	NA	Y	N	NA	N	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	Y	Y	Y	Y	N	Y	N	

Educational Opportunities								
Educational and training opportunities should be readily available in each community - to permit community residents to improve skills, adapt to technological advances, or to pursue entrepreneurial ambitions.								
Questions	RC	C	D	MC	SV	TF	T	Comments
1. Our community provides workforce training options for its citizens.	Y	Y	Y	Y	Y	Y	Y	ALL: Through State programs
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	Y	Y	Y	Y	Y	Y	Y	ALL: Through State programs
3. Our community has higher education opportunities, or is close to a community that does.	Y	Y	Y	Y	Y	Y	Y	ALL: North Georgia Tech provides distance learning. Private College in adjoining county. State facilities two counties away.
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	N	Y	N	N	Y	N	Y	SV: A few T: Some



Regional Solutions								
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.								
Questions	RC	C	D	MC	SV	TF	T	Comments
1. We participate in regional economic development organizations.								
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.								
3. We work with other local governments to provide or share appropriate services (e.g. such as transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.).	Y	Y	Y	Y	Y	Y	Y	
4. Our community thinks regionally, especially in terms of land use, transportation, and housing, understanding that these go beyond local government borders.								

Regional Cooperation								
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources.								
Questions	RC	C	D	MC	SV	TF	T	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	Y	Y	Y	Y	Y	Y	Y	
2. We are satisfied with our Service Delivery Strategy.	Y	Y	Y	Y	Y	Y	Y	T: In most areas
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies.								
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.								

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CHAPTER 5. PUBLIC PARTICIPATION PROGRAM

PURPOSE

The Community Participation Program outlines the basic public involvement process that will be used to ensure Goals and Objectives of the Comprehensive Plan represents the values and desires of the residents. Ensuring the participation of a variety of stakeholder groups in developing the Community Agenda will also improve efforts for implementing the Plan by securing wider public understanding, support and cooperation.

The completion of the Community Assessment provides a baseline of information about the community to assist with the public involvement process, assuring the participants have a better, understanding of the conditions and issues involved. The Community Participation Program will guide how this information is presented to the open public and various stakeholder groups, whose responses will refine the information, prioritize the issues and goals and identify the preferred alternatives for achieving those goals.

REQUIRED COMPONENTS

(Taken from DCA's "Standards and Procedures for Local Comprehensive Planning," section 110-12-1-.04)

The Community Participation Program is required for Basic, Intermediate, and Advanced planning levels. The three required steps for developing the Community Participation Program are listed below. The result must be a concise schedule to guide development of the Community Agenda, including planned community participation events or meetings at key points during this process.

(a) Identification of Stakeholders. Compile a list of all stakeholders who need to have a voice in the development of the Community Agenda. Refer to the list of suggested stakeholders provided in the State Planning Recommendations for suggestions.

(b) Identification of Participation Techniques. Review each of the recommended community participation techniques identified in the State Planning Recommendations to select those to be used locally for involving the selected stakeholders in the process of developing the Community Agenda.

(c) **Schedule for Completion of the Community Agenda.** Review the suggested schedules for completion of the Community Agenda provided in the State Planning Recommendations and choose one that best fits local needs. Adapt this schedule as necessary for unique local circumstances, and substitute the specific participation techniques selected in the previous step at appropriate points in the schedule.

PROCEDURAL REQUIREMENTS

(Taken from DCA's "Standards and Procedures for Local Comprehensive Planning," section 110-12-1-.08)

(1) Transmittal and Review of Community Assessment and Community Participation Program. Upon completion, the local government must submit its Community Assessment and Community Participation Program concurrently to the regional development center for review. Both of these plan components must be completed well in advance of the local government's recertification date, in order to allow adequate time for their review prior to initiation of the Community Agenda.

(a) First Required Public Hearing. The first required public hearing must be held once the draft Community Assessment and Community Participation Program have been drafted and made available for public review, but prior to their transmittal to the regional development center. The purpose of this hearing is to brief the community on the potential issues and opportunities identified through the Community Assessment, obtain input on the proposed Community Participation Program, and notify the community of when these plan components will be transmitted to the regional development center. Once public comments have been addressed, the Community Assessment and Community Participation Program must be transmitted to the regional development center by resolution of the governing body.

(b) Completeness Check. The regional development center shall determine whether the Community Assessment and Community Participation Program are complete, within seven days of receipt. A Community Assessment or Community Participation Program that does not meet the standard for completeness (as determined by the Department) shall be deemed incomplete and shall not be accepted for further review by the regional development center or be forwarded to the Department for review. The regional development center shall notify the local government of its findings regarding the completeness of the submittal and identify items that must be submitted, if any, prior to further processing. The regional development center shall forward a complete submittal to the Department immediately upon making the completeness finding.

(c) Notification of Interested Parties. Once the regional development center has determined that the Community Assessment and Community Participation Program are complete, it shall immediately notify any interested parties of the availability of these submittals for review and comment, providing the name of the local government, the general nature of the submittals, and a deadline by which comments must be received. At a minimum, interested parties shall include:

- Local governments inside or outside the regional development center's region that are contiguous to the submitting local government, and other local governments that are likely to be affected by the Community Assessment or Community Participation Program;
- Any local authorities, special districts, or other entities identified in evaluating intergovernmental coordination mechanisms and processes (if applicable);
- Regional development centers that are contiguous to the local government or that are likely to be affected by the Community Assessment or Community Participation Program; and
- Affected state agencies (including the Department of Transportation, the Georgia Environmental Facilities Authority, etc.) and the Department.

(d) Review of Community Assessment. The regional development center shall review the Community Assessment for its adequacy in identifying potential issues and opportunities to be dealt with in the subsequent portions of the plan. The regional development center shall also review the Community Assessment to identify potential opportunities for interjurisdictional/regional solutions to common issues.

(e) Review of Community Participation Program. The Department shall review the Community Participation Program for its adequacy in identifying specific mechanisms to ensure adequate involvement of the community in the development of the Community Agenda. The Department shall transmit a complete report of its findings and recommendations for addressing such findings to the regional development center for inclusion in the Report of Findings and Recommendations.

(f) Report of Findings and Recommendations. Within 30 days after certification of the completeness of the Community Assessment and the Community Participation Program, the regional development center must transmit a final report of its findings and recommendations to the local government and to the Department. The report must include:

- Comments submitted by interested parties that reviewed the Community Assessment;
- The regional development center's findings and recommendations from its review of the Community Assessment; and
- A copy of the Department's findings and recommendations resulting from its review of the Community Participation Program.

(g) Publicizing the Community Assessment and Community Participation Program. Once reviewed by the regional development center and the Department, the availability of the Community Assessment and the Community Participation Program must be publicized by the local government for public information. This requirement may be met by providing notice in a local newspaper of general circulation identifying where complete copies of the Community Assessment and Community Participation Program may be reviewed.

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IDENTIFICATION OF STAKEHOLDERS

Rabun County is a rural and relatively isolated community. In part because of this, the county and its Cities have a strong history of partnership and a vested interest in cooperating where possible. Many issues and objectives are shared or common, and the relative prosperity of each community is tied to the others within the county. As a result, the Agenda development process will target a cooperative approach, as well.

The GMRC will coordinate the process and document production under the guidance and direction of an appointed Plan Advisory Committee (PAC). As currently envisioned, this committee will comprise of select members from the County, Cities and other organizations with no more than 12 members total. The PAC will oversee the progress of the GMRC staff in garnering public involvement and in maintaining the general schedule for producing the draft document.

The public participation process will solicit and consider comments from any and all stakeholders within the community, with a concerted effort being made to hear from residents. Select stakeholders, however, will be pursued directly for their assured participation, based upon their unique and/or valued knowledge of the community and ability to help shape the planning process for Lula. Participation from the local and business and industry category will be closely coordinated with the Rabun County Chamber of Commerce, the Development Authority and other stakeholders.

Special effort will also be made to involve representatives from the banking, real estate and development industry. Though these businesses may not represent the highest share of employees/residents within the community they are critical to the community's economic well-being and represent the private sector forces behind the potential growth and new construction for the area. Understanding their objectives, issues and concerns will help the Cities and County better prepare for future development patterns.

Lastly, the effort will fully involve the elected officials, administration and staff members from each government. Their direct involvement is critical considering that the comprehensive plan process is devised to provide local public discourse and direction about the management of local communities.

This listing represents only the preliminary identification of private entities to be solicited for input. Other businesses and organizations may certainly be added to this list as the process evolves, and all

stakeholders throughout Lula are welcome to provide comment, questions and input in the development of the Community Agenda.

PUBLIC PARTICIPATION

A variety of measures will be employed to secure involvement from each key group of stakeholders, and to ensure the proper dialogue is made between the governments and their residents and businesses. Participation techniques will also be geared toward the particular stage and objective of the planning process.

Public Meetings

Throughout the process several public meetings and workshops will be held to foster direct interaction with residents, allow staff to answer questions and to monitor direct stakeholder reaction. These will be largely input driven, focusing on the collection of comments, citizen surveys and more where the PAC are most concerned with receiving and listening to input.

The original target will be a minimum of 3 meetings: One each in the northern, central and southern parts of the county. Additional meetings may be called as needed, and each City will be encouraged to foster their own meeting to discuss issues specific to them.

PAC Meetings

In addition to the public meetings the PAC will promote and make open to the public several of their committee meetings. These meetings are designed to evaluate the comments received and advance the planning process, will feature more directed presentations from government staff, and discussions will be directed by the PAC. These planning forums will likely have specific agenda items and objectives for the event, and are loosely projected to occur at each of the proposed major stages of the Agenda Development process:

- | | |
|-----------------|--|
| <i>Phase #1</i> | Confirm community issues; Collect ideas for community vision and goals |
| <i>Phase #2</i> | Confirm community vision and goals; Prioritize issues |
| <i>Phase #3</i> | Evaluations of alternative development scenarios |
| <i>Phase #4</i> | Review of draft Community Agenda |

Web Interface

The GMRC will assist in the creation of a temporary web site for promoting the new planning process and communicate related news, announcement, materials, etc. This form of media enables all stakeholders to monitor progress with the planning process, participate in online surveys and forums at any time, download and review draft material and resources, and learn about upcoming planning process events. As advised by the PAC the web page may feature copies of presentations, meeting minutes or recordings, questionnaires and other material. A means of accepting citizen input through the web site will also be used, through online forms, chat pages or email links. The draft of the web page will be activated once the Community Assessment and Participation Program has been approved by DCA and will be accessible for at least 3 months after the Comprehensive Plan has been adopted.

Surveys

Surveys and questionnaires will be developed to direct some public input, ensuring attention is given to specific topics and to facilitate a means of measuring responses. These surveys may be used solely for the public events and/or the web interface, but may also be distributed through the local media and at select public locations. A template survey to be considered for this process has been provided as a reference resource with this Participation Program.

Public Displays and Promotional Material

In addition to the web page, the Cities and County will also seek to distribute surveys and promotional material through various public and civic areas. Copies of such material will be available throughout civic offices frequented by the general public, such as city halls, libraries, the courthouse, etc. The GMRC will also provide displays and/or promotional material in local businesses where amenable. These materials will provide information about the process, indications of where and how to participate and who to contact for additional information.

Direct Outreach

In an effort to ensure communication with critical stakeholders and organizations, the GMRC will also directly reach out to many of the persons and groups listed within the Identification of Stakeholders Element. This will include regular emails notifying them of upcoming events, the status of the planning

process and copies of materials as needed. This will also provide the PAC with a means to maintain a dialogue with these stakeholders, encouraging their involvement. GMRC staff will also be available for special meetings or presentations at outside functions, such as neighborhood association meetings, business luncheons, and more.

Media Interaction

The local City and County Clerks will provide full information and copies of plan material and notifications to the local newspaper, radio outlets and all other appropriate press associations.

SCHEDULE FOR COMPLETING THE COMMUNITY AGENDA

Development of the Community Agenda will commence once the County and Cities have completed the draft of the Community Assessment and Participation Program and submitted same to the Georgia Mountains Regional Commission for review. At that point the GMRC will begin formally contacting key stakeholders to begin coordinating their involvement and scheduling preliminary events. Promotional material and the comprehensive plan web site will also be developed and refined in advance of public notification.

Once the Community Assessment and Participation Program have been approved by the Department of Community Affairs the GMRC will work with the PAC to confirm the schedule for public events and begin formally collecting and assessing public comment as part of the visioning process. GMRC staff will then begin crafting the Community Agenda document and work with the PAC to monitor progress.

Proposed Community Agenda Development Process

Activity	Schedule (from process kickoff)
<ul style="list-style-type: none"> • <i>Confirm membership for PAC</i> • <i>Confirm general public participation methodology, schedule</i> • <i>Develop plan web site</i> 	Aug 2013
<ul style="list-style-type: none"> • <i>Develop and distribute promotional and educational material</i> • <i>Develop and distribute* surveys</i> • <i>Develop presentations for public events</i> • <i>First PAC meeting</i> 	Aug/Sep 2013
<ul style="list-style-type: none"> • <i>Begin public events</i> • <i>Begin accepting and processing public input</i> <p>Draft community Vision; Confirm final Issues and Opportunities</p>	Sep/Oct 2013
<ul style="list-style-type: none"> • <i>Continue public events</i> • <i>Begin crafting draft Community Agenda document</i> <p>Emphasis on defining final community Vision, establishing preliminary issue resolutions and proposed action items</p>	Nov/Dec 2013
<ul style="list-style-type: none"> • <i>Continue public events</i> <p>Emphasis on Future Development Strategy and preliminary Implementation Strategy</p>	Jan/Feb 2014
<ul style="list-style-type: none"> • <i>Final public events</i> <p>Review and refine final draft document</p>	Mar 2014
<ul style="list-style-type: none"> • <i>Final hearing and approval of Community Agenda</i> 	Apr 2014

Mutual Aid Agreement status with State of North Carolina

- 03/26/2013 Proposed agreement mailed to Governor McCrosky
- 03/28/2013 Agreement received by Governors Office by certified mail.
- 06/04/2013 Faxed a request of status of agreement to Governor
- 06/05/2013 Attempted to make contact with Governors Staff.
- 06/06/2013 Made contact with female representative in the Constituent Services Office and Asked for a response as to status of our request.
- 06/10/2013 Email request of status to Senator Jim Davis who represents Macon County in the North Carolina Legislature.

