

City of Mount Zion

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Comprehensive Plan 2008-2028

Community Agenda



CITY OF MOUNT ZION

COMMUNITY AGENDA

2008 - 2028

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Adopted by Resolution
On:

December 16, 2008

Prepared with technical assistance by
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Purpose

The purpose of the Community Agenda is to lay out a road map for the future of Mount Zion. Over the next 20 years, Mount Zion is expecting population growth. This level of growth presents both challenges and opportunities for all aspects of the community. This document develops a strategy for addressing that growth and ensuring improvements to the quality of life for the citizens of Mount Zion. Another purpose of this report is to meet the intent of the “Standards and Procedures for Local Comprehensive Planning” as established by the Georgia Department of Community Affairs (DCA) on May 1, 2005. Preparation of a Comprehensive Plan in accordance with these standards is an essential requirement in maintaining Mount Zion’s status as a Qualified Local Government.

Scope

As required in the DCA Standards, the Comprehensive Plan is divided into three parts. The Community Assessment and Community Participation Program developed prior, and form a foundation for, this Community Agenda.

The Community Agenda is the third part of the Comprehensive Plan update process. This document defines the community’s vision for the future, outlines the key issues and opportunities facing Mount Zion over the next 20 years, and crafts an implementation program for achieving the vision and addressing each issue and opportunity. The Implementation Program includes a Future Development Map and Character Area Map for guiding land use, character, and zoning decisions. It also includes an updated Short-term Work Program for guiding capital investments over the next five years.

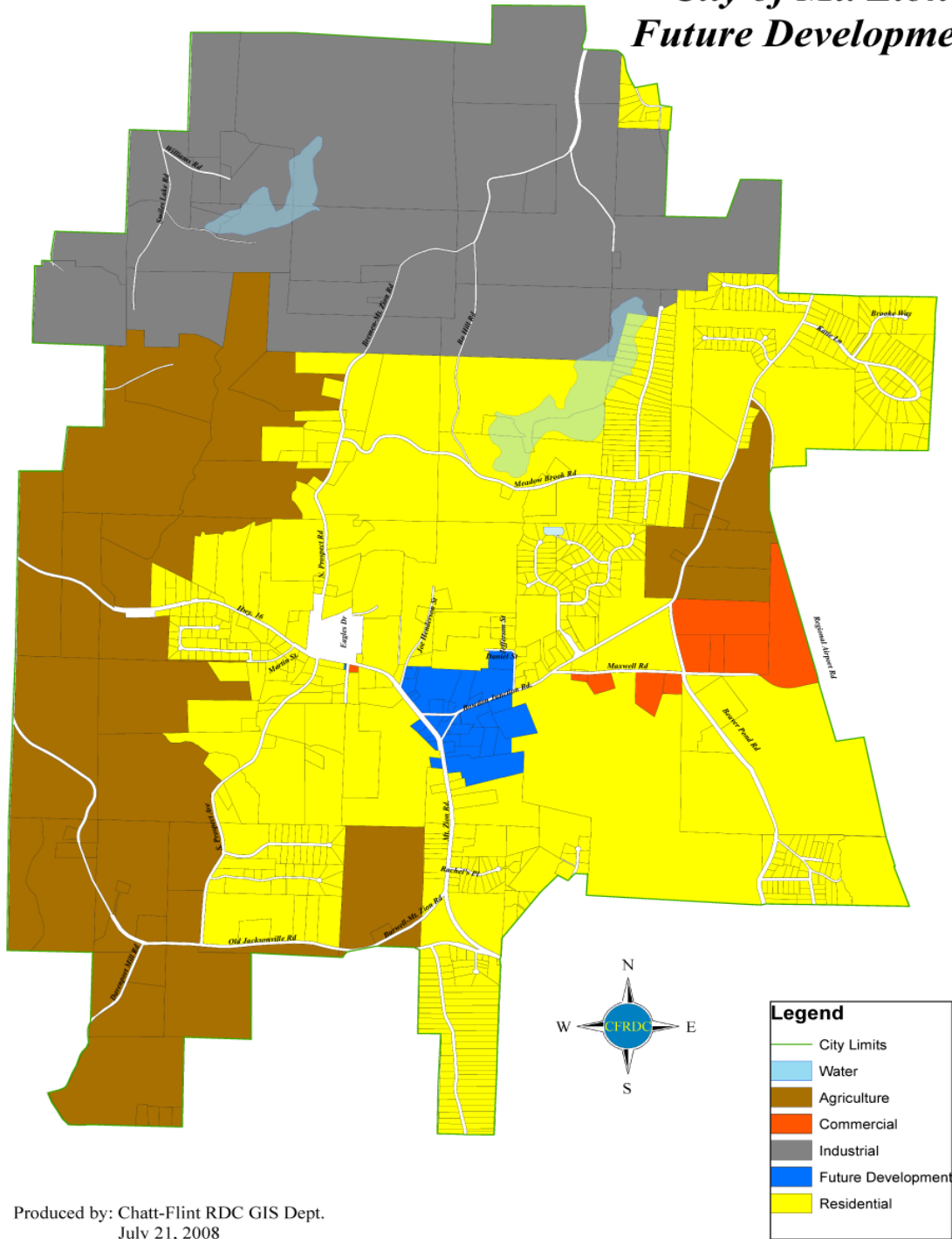
Study Area

The study area for the Community Agenda is the incorporated area of the City of Mount Zion, in Carroll County. The total study area is approximately 6,336 acres, 6,370 acres are land and 130 acres are water.

The Future Development Map in **Figure 1** and the Character Area Map in **Figure 2** shows the study land area.

Figure 1- Future Development Map

*City of Mt. Zion
Future Development*



Produced by: Chatt-Flint RDC GIS Dept.
July 21, 2008

0 1.5 3 6 9 Miles

Mount Zion's Vision

The City of Mount Zion vision is to provide prosperity, controlled growth, a positive quality of life, promoting education, delivery of essential services to its residents, while preserving the unique historic features of the Community and any unique or protected natural resources that exist.

Defining Narrative

In 1827, Mount Zion was established on land owned by the Creek Indian Confederacy. It became known as Turkey Creek Mill, named for the abundance of wild turkeys found in the area. In 1878, the name Turkey Creek Mill was changed to Mount Zion. The City was officially chartered in 1912, rechartered in 1953 and again in 1978.

Mount Zion houses one of the oldest Methodist Episcopal Churches in the State, Mount Zion Methodist Episcopal Church, established in 1889, which soon became the center point of the community. In 1880, the Mount Zion Seminary School opened its doors and became the center focus of the City.

Mount Zion is characterized by low-density development with a large amount of agriculture zoning designations. There are mostly traditional single-family homes with acreage and some small livestock. There are also some mobile homes and a few rentals units. The community has essentially remained unchanged in several decades, other than some annexation.

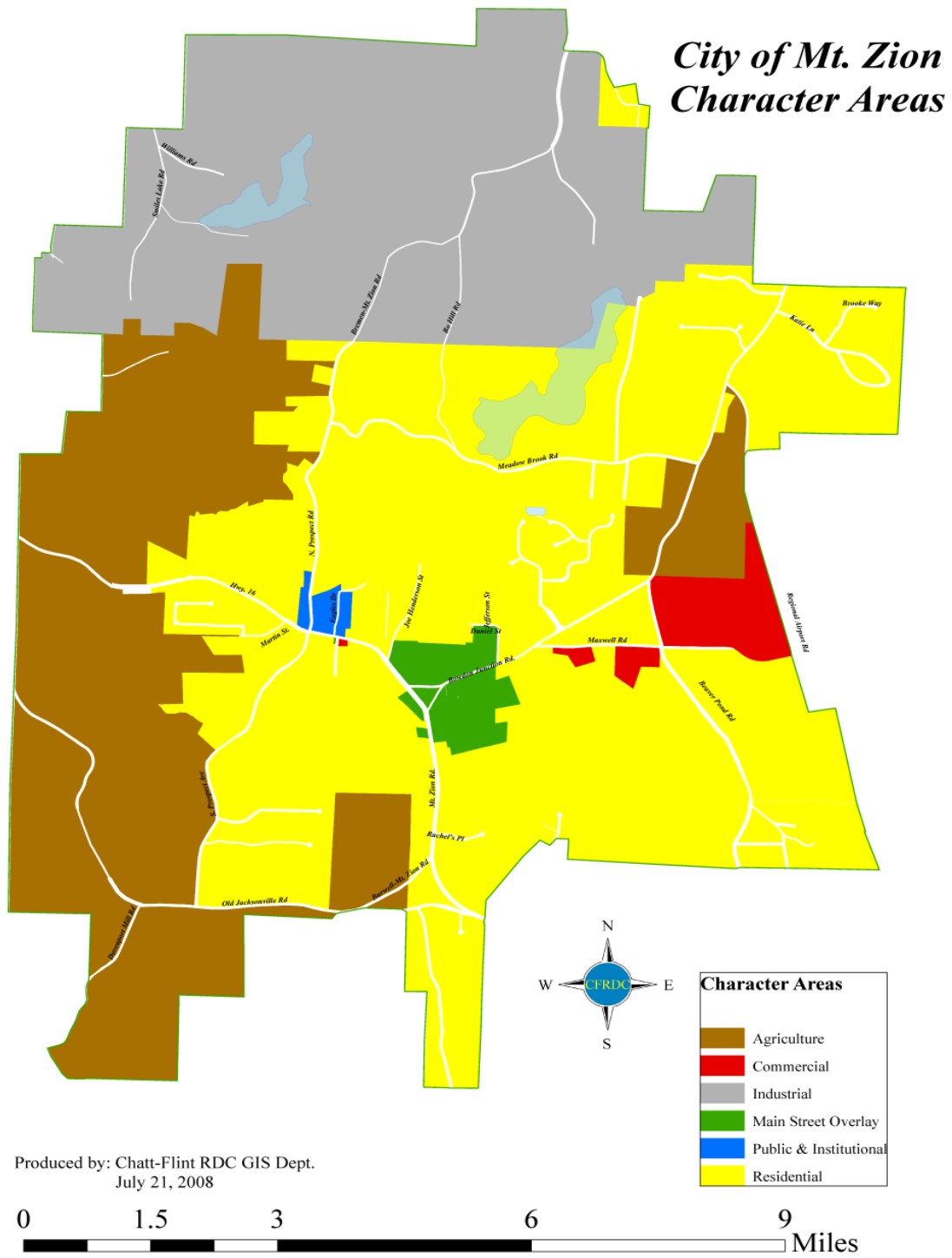
Mount Zion could be considered a bedroom community to the City of Carrollton, the County seat. Since there are a limited amount of economic opportunities in the City the majority of residents work in Carrollton. The City does not have a designated center of town or main street area, which is something that the Main Street Overlay District in the Character Area Map, designates.

The City wants controlled growth without losing the small town atmosphere. The Main Street Overlay District designation will encourage small commercial, retail and restaurants use, as well as designate and area for development.



Typical Housing Types in Mount Zion

Figure 2 - Recommended Character Areas



Character Areas

The land use categories provided are included in the Character Area Map in **Figure 1** and the pictures provided are for reference for the types of land uses listed.

Residential

Single Family, Single Family Attached, Duplex, Multi- Family, Agriculture



Residential Single Family - Mount Zion

Quality Community Objectives

The following are the Quality Community Objectives that to be pursued under the Residential Character Area.

Traditional Neighborhood - Traditional Neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

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.

Housing Choices - 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 (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Implementation Measures

This Character Area of *Residential Single Family* and the Quality Community Objectives will be implemented through the existing zoning ordinance and identifying the historic structures within the City through the Short Term Work Plan on page 46 of this document.

Commercial

Non-industrial uses, Retail, Office, Institutional, Community Services, Restaurants



Small Retail - Mount Zion



Community Services - Mount Zion

Quality Community Objectives

The following are the Quality Community Objectives that to be pursued under the Commercial Character Area.

Sense of Place - Traditional downtown City 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.

Appropriate Businesses - The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, 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.

Employment Options - A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Regional Identity - Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

Implementation Measures

This Character Area of *Commercial* and the Quality Community Objectives will be implemented through the existing zoning ordinance, identifying the historic structures within the City through the Short Term Work Plan and the proposed Main Street Overlay District.

Agriculture

Farming, farmsteads, livestock production, agriculture and related uses, growing of various vegetables and fruit, aquaculture, commercial timber or pulpwood harvesting



Agriculture Use Examples – Not taken in Mount Zion

Quality Community Objectives

The following are the Quality Community Objectives that to be pursued under the Agriculture Character Area.

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. Compact development ordinances are one way of encouraging this type of open space preservation.

Environmental Protection - Environmentally sensitive areas should be protected from negative impacts of development, 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.

Appropriate Businesses - The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, 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.

Implementation Measures

This Character Area of *Agriculture* and the Quality Community Objectives will be implemented through the existing zoning ordinance and agriculture designated parcels. One of the proposals of the in the Short Term Work Plan is to start a local farmers market so that the local residents can take advantage of the locally grown fruits and vegetables.

Industrial

Manufacturing facilities, processing plants, factories, warehousing, wholesale trade facilities, mining or mineral extraction activities



Small Industrial Use Examples – Not taken in Mount Zion

Quality Community Objectives

The following are the Quality Community Objectives that to be pursued under the Industrial Character Area.

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 down City or traditional urban core of the community.

Appropriate Businesses - The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, 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.

Employment Options - A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Implementation Measures

This Character Area of *Industrial* and the Quality Community Objectives will be implemented through the existing zoning ordinance and industrial designated parcels. Although the City of Mount Zion does want some industrial development, it needs to be on scale that a rural community can support the infrastructure.

Main Street Overlay District

The category was established to create a defined downtown area, as well as an area to focus development and economic development. This area will be the focus of future development. This category will be added to the Mount Zion's Zoning Ordinance as a zoning category along with development regulations.

The district will allow Retail, office, restaurants, residential single family, single family attached, duplex, multi- family, farmers market, art studios, live work units, beauty and or nail salons, antique shops, gift shops, convenience stores, gas stations, book stores and coffee shops.



**Main Street Overlay Example
Downtown Warm Springs, GA**



**Main Street Overlay Example
Downtown Madison, GA**

The photos above are Warm Springs and Madison (GA) downtown areas. This type of commercial, retail, restaurants, size and scale are quite feasible for the City Mount Zion. This is the type of development that Mount Zion would like to encourage in the Main Street Overlay District.

Quality Community Objectives

The following are the Quality Community Objectives that to be pursued under the Main Street Overlay Character Area.

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 down City or traditional urban core of the community.

Sense of Place - Traditional downtown City 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.

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.

Growth Preparedness - Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Appropriate Businesses - The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, 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.

Employment Options - A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Implementation Measures

This Character Area of *Main Street Overlay District* and the Quality Community Objectives will be implemented through the existing zoning ordinance and the regulations that will be written and implemented under the Main Street Overlay Ordinance. The Main Street Overlay District designates a downtown area for growth, will create employment opportunities, appropriate business and protect the scale character and architectural style that is part of Mount Zion.

Zoning Categories

Agricultural (A) - The purpose of this district is to provide for residents who are actively engaged in agricultural activities. This is a low-density residential district with the ability to pursue commercial and personal agricultural uses.

Rural Residential (RR) – The purpose of this district is to provide for lower density residential and limited agricultural uses.

Rural Development (RD) - This district is established to provide a medium density single-family residential area.

Rural Development (RD) - This district is established to provide a medium density single-family residential area.

Single Family Residential (R1) - The purpose of this district is to allow higher density single-family residences where infrastructure exists to serve the higher density residential areas such as subdivisions and other developments.

Multifamily Residential (MFR) - This district is a high-density residential area where infrastructure exists to serve the area.

General Commercial (GC) - The purpose of this district is to allow the intensive commercial uses located in the business center of the city.

Industrial District (I) - This district is established to provide appropriate locations for industrial operations.

Historic Overlay District (HD)- The purpose of this district is to preserve and protect historic resources in the city.

Airport Overlay District (AI) - The purpose of this overlay district is to assure land use compatibility and public safety in areas relating to the airport.

Zoning District Chart

Zoning Districts	Minimum Lot Area	Minimum Lot Width at Setback Line (feet)*	Front Yard Distance From Arterial & Collector /Local Street**	Side Yard (feet)	Rear Yard (feet)	Maximum Building Height
A25 Agricultural	25 acres	250'	100'	30'	50'	40'
RR Rural Residential	5 acres	200'	100'	25'	40'	35'
RD Rural Development	2 acres	150'	50'	20'	30'	35'
R-1 Single Family Residential	1 acre	125'	50'	20'	30'	35'
MFR Multi-Family Residential	1 acre	100'	50'	20'	30'	35'
GC General Commercial	Subject to Health Department Approval	Refer to Commercial Design Standards				
I Industrial		Refer to Industrial Design Standards				
HD Historic Overlay District	Refer to Historic Overlay for requirements					
AI Airport Overlay District	Refer to Article 13					35'

List of Quality Community Objectives

Development Patterns			
Traditional Neighborhoods			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		
2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.	X		
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7. In some areas several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.	X		
9. Some of our children can and do bike to school safely.	X		
10. Schools are located in or near neighborhoods in our			

community	X		
<p>Infill Development</p> <p>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 down City or traditional urban core of the community.</p>			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2. Our community is actively working to promote Brownfield redevelopment.		X	
3. Our community is actively working to promote Grey field redevelopment.		X	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	
5. Our community allows small lot development (5,000 square feet or less) for some uses.		X	
<p>Sense of Place</p> <p>Traditional downtown City 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.</p>			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.		X	
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas	X		
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		
4. We have ordinances to regulate the size and type of	X		

signage in our community.			
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. If applicable, our community has a plan to protect designated farmland.		X	
<p>Transportation Alternatives</p> <p>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.</p>			
	Yes	No	Comments
1. We have public transportation in our community.		X	
2. We require that new development connect with existing development through a street network, not a single entry/exit.		X	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.		X	
6. We have a plan for bicycle routes through our community		X	
7. We allow commercial and retail development to share parking areas wherever possible.	X		
<p>Regional Identity</p> <p>Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.</p>			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles	X		

and heritage.			
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).		X	
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		X	
5. Our community promotes tourism opportunities based on the unique characteristics of our region.		X	
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.		X	
Resource Conservation			
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.			
	Yes	No	Comments
1. We have designated historic districts in our community.		X	
2. We have an active historic preservation commission.		X	
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	X		
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. Compact development ordinances are one way of encouraging this type of open space preservation.			

	Yes	No	Comments
1. Our community has a green space plan.		X	
2. Our community is actively preserving green space, either through direct purchase or by encouraging set-asides in new development.	X		
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	
<p>Environmental Protection</p> <p>Environmentally sensitive areas should be protected from negative impacts of development, 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.</p>			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.		X	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3. We have identified our defining natural resources and taken steps to protect them.		X	
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.		X	
5. Our community has a tree preservation ordinance, which is actively enforced.		X	
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using storm water best management practices for all new development.	X		
8. We have land use measures		X	

that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).			
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Social and Economic Development

Growth Preparedness

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X		
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		
5. We have a Capital Improvements Program that supports current and future growth.		X	
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.	X		
7. We have clearly understandable guidelines for new development.		X	
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	X		
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and	X		

proposed new development.			
10. We have a public-awareness element in our comprehensive planning process.	X		
<p>Appropriate Businesses</p> <p>The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, 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.</p>			
	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them		X	
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.		X	
3. We recruit firms that provide or create sustainable products.		X	
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X	
<p>Employment Options</p> <p>A range of job types should be provided in each community to meet the diverse needs of the local workforce.</p>			
1. Our economic development program has an entrepreneur support program.		X	
2. Our community has jobs for skilled labor.	X		
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		

Housing Choices			
<p>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 (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.</p>			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can also afford to live in the community.		X	
3. Our community has enough housing for each income level (low, moderate and above-average).		X	
4. We encourage new residential development to follow the pattern of our original City, continuing the existing street design and maintaining small setbacks.	X		
5. We have options available for loft living, down City living, or "neo-traditional" development.		X	
6. We have vacant and developable land available for multifamily housing	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations that build housing for lower-income households.		X	
9. We have housing programs that focus on households with special needs.		X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	
Educational Opportunities			
<p>Educational and training opportunities should be readily available in each community - to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.</p>			
	Yes	No	Comments

1. Our community provides workforce training options for its citizens		X	
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		X	
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		

Governmental Relations

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.

	Yes	No	Comments
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		

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 or development of a transportation network.

	Yes	No	Comments
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1. We plan jointly with our cities and county for comprehensive planning purposes.		X	
2. We are satisfied with our Service Delivery Strategy.	X		
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.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.		X	

Community Issues and Opportunities

Below is the list of Issues and Opportunities that were identified as part of then Community Assessment. These have been reviewed and approved by the local government and have been made available to the public. In addition, there are Quality Community Objectives that the Issues and opportunities are related to.

Population Trends

Issues

The population of Mount Zion between the years of 1990 and 2000 the population increased considerably, with an increase of 149.5 %, from 511 persons to 1,275 persons. The population projections show a steady growth in Mount Zion, from 2010 to 2020 with a growth rate of 24.5% and from 2020 to 2030 with a growth rate of 19.7%. The implications of planning for any population growth are far reaching. The City will need to plan for infrastructure improvements and services to provide for their possible new residents. Housing will need to be provided as well as school capacity, medical services, employment and various citizens outreach programs. Please refer to **Tables 2 and 3** in the Community Assessment.

Opportunities

With any amount of population growth there are numerous opportunities for economic development. Building homes, attracting medical services and physicians, increasing school capacity and improvements to infrastructure all create jobs and tax revenue. Mount Zion should explore and economic development strategies for future growth, which should include a website to show land and development opportunities for the City, as well as create tax incentives or deferments for creating jobs for the area.

Policy: Growth Preparedness

Mount Zion should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Households

Issues

The population projections predict that the required housing for the City is 857 households, and the projected data for the same year is 862 households.

Although it is predicted that Mount Zion is meeting its housing number obligations. Mount Zion should have a housing survey done, so that an accurate account of all structures can be accessed.

Increasing household choices should reflect population and growth. The City should plan for infrastructure improvements and services for existing and their possible new residents. Housing will need to be provided, as well as school capacity, medical services and various citizens out reach programs. Please refer to **Table 4 and 5** in the

Community Assessment.

Opportunities

Increases in households offer the City a workforce for economic development and tax base for growth. The City should explore economic development opportunities either solely or jointly with the City of Carrollton to increase opportunities for the City of Mount Zion.

Policy: Housing Choices

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 (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Age

Issues

In the year 2010, the largest age group is between the ages of 5 to 13, followed by the ages of 25 to 34 and finally the ages 35 to 44. This trend continues to the year 2020. What could be concluded from this trend is that the residents of the City are having children and are staying and raising their families. The City along with County should evaluate future school capacity and day care facilities, as well as economic development incentives so that employment can be available for the young families in the area.

In the age group of 55 to 65 and over, there are 347 people anticipated by the 2025. This age group makes up 6% of the total projected population for the year 2025, which is projected to be 2,313. The City should evaluate affordable housing for the elderly, as well as retirement and assisted living facilities for this group. Please refer to **Table 6** of the Community Assessment.

Opportunities

Mount Zion has built a new Senior Center that offers meals and other services for the elderly; this facility can be used for other community uses as well.

Policy: Growth Preparedness

Mount Zion should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Race

Issues

The City of Mount Zion's population is predominantly White. It is projected that by the 2030, there will 2,391 persons claiming the race of White or 94.8% of the total City population. The second largest race claims Black or African American. By the 2030, the race claiming Black or African American is 62 persons, or 2.4%. With any community that is predominantly one race, the challenge is to make sure that polices that are formulated include the interest and protection of all races and or nationalities in the community. Please refer to **Table 7** of the Community Assessment.

Opportunities

Racial diversity offers a community an opportunity to experience other cultures food and activities. Mount Zion should come up with an economic development campaign of encouraging different cultures and races to bring business and cultural diversity to the community.

Policy: Growth Preparedness

Mount Zion should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Educational Attainment

Issues

The largest group of educational attainment is the High School Graduate or Equivalency category, which shows 710 people in that category by the year 2030. This category makes up 28.1% of the projected population for that same year. The second largest group is the 9th to 12th Grade with no diploma, which are 277 people by the 2030. That number makes up 10.9% of the projected population for the same year. Please refer to **Table 8** in the Community Assessment.

The two final categories that show the lowest graduation rates are the Bachelors Degree and the Graduate or Professionals Degree. It is projected by the 2030, that 14.5% (or 178 people) of the population will have a Bachelors or Graduate Degree. However, by the 2030, it is projected that 928 people will not continue their education either after high school or after attending some college. Please refer to **Table 8** in the Community Assessment.

The City should explore and identify why children are not finishing high school, and develop programs and policies to improve graduation rates, such as tutoring, mentoring programs, parent training programs and educational programs outlining the importance of education and the direct correlation it has with lifetime earnings.

There is a program called "The Legacy Link, Inc." that matches senior citizens' skills with a community's needs. One of the programs they offer is tutoring. There are several of these "Senior Center" locations offered in Georgia. The link to their website is <http://www.legacylink.org/>. Mount Zion should explore this program and perhaps start a Chapter at the new Senior Center to offer support to students that need tutoring or even mentoring.

Opportunities

The City may want to explore having its own trade school or junior college, so the local students have more options for education after high school. A trade school would also benefit the students who do not graduate from high school, or those students that would like to explore alternative learning paths other than a high school diploma.

Policy: Educational Opportunities

Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Income

Issues

Both Mount Zion and Carroll County are below the median income for the State of Georgia. The State shows the per capita income in the year 2000 is \$21,154, in Carroll County \$20,700 and in Mount Zion \$18,857. By the year 2030, the income gap between Mount Zion (\$32,739) and Carroll County (\$35,917) narrows.

The mean household income for Mount Zion grew from \$28,343 in 1990 to \$48,965 in 2000. That is an increase of \$20,622 over a ten-year period or 57.8% increase. The average income for Carroll County was slightly lower than Mount Zion, with a mean household income of \$48,092 and the mean household income for the State was much higher overall at \$80,077.

The City should come up with an economic development plan to attract and create new business in the City. This will be further discussed in the *Economic Development Section* of this document.

Opportunities

The City has many strengths that can be very attractive as day tourist destination for urban dwellers or nearby communities. The City has discussed marketing itself as a “small town” theme to encourage small business development. These strengths should be explored for various economic development opportunities to increase community income. Some examples of small communities that have capitalized on their “Small City” atmosphere are Pine Mountain and Warm Springs, Georgia.

Policy: Growth Preparedness

Mount Zion should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Economic Development

Issues

The City should establish a website of the various public officials and department contacts. This website should be used as an update with news for residents and future meetings. In addition, the website should be elaborated on to include economic development information and available parcels or areas, that the City would like to encourage development or redevelopment.

The City of Mount Zion has limited funds for improvement to infrastructure of promote economic development.

There has been no designated “City Center” or “Main Street” boundaries established through ordinance and or map. Establishing a “Main Street” area is encouraged. It gives the economic development a geographical starting point. The City may want to consider a theme or architectural style that would start and continue architectural continuity throughout the City. There are not many vacant buildings available, but those that are available should be redeveloped.

Opportunities

The greatest opportunity that the City has is their small town appearance and that it is virtually a blank slate to promote and encourage growth and economic development. This means the City has an opportunity to market their community in any manner or direction that they agree upon.

It is a plus to be located so near to the City of Carrollton, so the City can be marketed as a bedroom community.

The City also does offer the residents and visitors beautiful parks for recreation, such as John Tanner State Park and J. Ebb Duncan Lake and multiple historic resources that give the City a unique character. These attributes should be used as marketing tools for visitors and new residents to the City.

Policy: Growth Preparedness

Mount Zion should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Employment by Industry

Issues

By the year 2030, 1,312 persons residing in Mount Zion will be participating in the labor force. The three largest sectors of the economy are Construction (177), Manufacturing (211) and Retail Trade (192). The three sectors that remain almost static or show little to no growth are, Agriculture- Forestry- Fishing- Hunting- Mining, Transportation- Warehousing and Utilities, Professional Scientific-Management -Administrative and Waste management and Public Administration.

Mount Zion needs more diversification of business sectors of employment to expand their tax base and encourage economic development.

The City should also explore opening a trade school to add skilled labor and diversification to the employment base. In addition, the trade school would add professional jobs for the City.

Opportunities

In the areas that are static, there a multiple opportunities. In agriculture, many communities are starting community gardens and farmers markets, this can be attractor for local residents to regional residents. A farmer’s market is an opportunity to use the land-zoned agriculture for an economic development purpose. Depending on the size of the land and harvest would be contingent on the jobs provided, but it is a wonderful use for vacant agriculture zoned parcels.

Utilities jobs can be provided if grants are made available for infrastructure improvements and perhaps water or sewer treatment facility can be built. This is a type of employment that does not suffer from fluctuations in the economy.

Policy: Appropriate Businesses

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, 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.

Labor Force

Issues

In the year 2000, there were 952 people in the work force in Mount Zion, 660 of those people were participating in the labor force, or 69% of the total population. Total males were 502, compared to total females of 217. Males that are not considered in the labor force were 106 and females that are not considered in the labor force were 186. The amount of people in the workforce grew, as the population grew.

There is a need for more people overall in the workforce, as well as more varied available workforce in the City. There is also a need as discussed before to create economic development from a theme or plan that the City decides upon.

Opportunities

There are opportunities to create growth in the City with a “small-town” theme such as, have a community garden and farmers market, antique store, restaurants, novelty shops, hair salons, art studios, Live work art studios, expand on recreational areas and facilities, create and attract day tourism revenue, plan yearly festivals and events.

Policy: Appropriate Businesses

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, 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.

Policy: Employment Options

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Housing Occupancy

Issues

There are not enough housing units built to keep up with projected population growth, which for the year 2000 was 1,275 persons total for the City, and versus 501 houses to be built. There are very few options for renters in housing choices, which in the City make up 19.1% and in the County 27.3%. The City should encourage re-use of vacant buildings for rental housing.

Opportunities

There are opportunities for the City to look at providing more rental housing opportunities and choices to their citizens. The City and the County have high occupancy rates for home ownership. The City needs to look at the vacant buildings that they have and encourage the owners to rehab them into rentals units.

Policy: Housing Choices

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 (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Housing Condition

Issues

Of the 501 total housing units in Mount Zion for the year 2000, 4 lack complete plumbing facilities, and 8 lack complete kitchen facilities. In Carroll County, of the 34,067 total units, 252 lack complete plumbing facilities and 274 lack complete kitchen facilities.

The City should identify the location, owner and use of the units that do not have complete plumbing facilities and work on monies or grants to address those housing deficiencies. This issue should also be viewed as a potential public health issue, such as the waste from an outhouse could have the opportunity to contaminate the groundwater.

Opportunities

There is an opportunity for community participation in updating or assisting those residents who do not have updated plumbing facilities through grants and community donations from local businesses. It should be a goal of the City to make sure that all the residents have indoor plumbing facilities.

Policy: Housing Choices

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 (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Cost and Cost Burdened Housing

The U.S. Census defines, Cost Burdened Households as those spending over 30 percent of their income on housing costs. Severely Cost Burdened Households are defined as those spending over 50 percent of their income on housing costs. The percentages of income are based on gross income.

Issues

In the year 2000, the City showed 23 persons as *cost burdened* or 1.8% of the total population. However, the City shows a slightly greater amount of *severely cost burdened* persons, at 29 persons or 2.2% of the total population. Although Mount Zion's numbers are not very high, this data is from the year 2000 and the numbers may have increased. Affordable housing is a national issue that many communities face. However, how to address affordable housing in a community is as varied as the places themselves.

One factor that everyone can agree on is, affordable housing is an essential tool for economic development and community prosperity. If your workforce cannot afford to live in the community that it works, it can pose special challenges to the community. People are more invested in the community where they live and not as invested in a community where they only work. In addition, with the gas rising to record highs, people are going to want to shorten their commute or eliminate them all together. The retiree or disabled component to affordable housing; the community should explore housing cost alternatives for seniors and the disabled on a fixed income. Please refer to **Table 18 and 19** in the Community Assessment.

Opportunities

Providing affordable housing is a wonderful opportunity for the community to shape the community's housing stock in any fashion they would like. Some examples would be requiring that developers seeking to build within the community to provide a certain amount of affordable housing within their new development.

Redevelopment of abandoned buildings is a great way to provide affordable housing. Modular or manufactured homes (which is explained in the housing section of this document) can be an ascetically pleasing and cost effective way of providing affordable housing.

Policy: Employment Options

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Policy: Housing Choices

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 (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Special Housing Needs

Special Housing needs are defined as those facilities that provide substance abuse rehabilitation; assisted living, nursing homes, and housing for special needs children and adults.

There is no special housing available within the City of Mt. Zion.

Issues

The City does have an aging population. The City should evaluate their affordable special housing needs for seniors. In addition, the City should encourage building assisted living facilities as well as nursing homes.

Opportunities

Providing special needs housing is another means of generating economic development for the City. For residents of assisted living and or skilled nursing facilities, Mount Zion would offer the dual benefit of a pleasant rural setting and proximity to Tanner Hospital in Carrollton.

Policy: Housing Choices

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 (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Job-Housing Balance

The jobs-housing balance goal seeks a geographic equilibrium between housing and jobs. The underlying theory is that as jobs and housing are more evenly distributed and mixed, people will be able to live closer to their jobs, and traffic congestion and vehicular traffic will be reduced.

Issues

Mount Zion does not offer a variety of housing types or a variety jobs types. The Community is small enough that if economic development were concentrated enough, it would be quite feasible for people to live closer to their jobs and reduce vehicular traffic.

Opportunities

Because the City has only a few housing types, this allows the City the opportunity to set design guidelines for the zoning ordinance, or a stand-alone ordinance.

Policy: 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.

Natural and Cultural Resources

Issues

Wetlands are an integral part of the natural water system and are defined by three parameters: hydrologic conditions, hydric soils, and hydrophilic vegetation. According to the U.S. Fish and Wildlife Service's National Wetlands Inventory, Mount Zion has several small areas identified as freshwater wetland habitats. The wetland locations are shown on **page 56, Figure 5** in the Community Assessment.

The City should identify and map the areas of wetlands in the City for protection of development.

The City limits of Mount Zion lie totally within the Little Tallapoosa River watershed basin. The primary source of raw water for Carrollton is the Upper Little Tallapoosa River (ULTR). The City should map and identify the areas that are part of the watershed and the ground water discharge.

Opportunities

Wetlands are another opportunity for the City to use what they have to their advantage. Wetlands produce and house an entire ecosystem that many cities in Florida have been using as an attractor for bird and wildlife watchers, artists and outdoors enthusiasts.

Policy: Environmental Protection

Environmentally sensitive areas should be protected from negative impacts of development, 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.

Other Environmentally Sensitive Areas

Issues

In the City of Mount Zion, drinking water is obtained from two equally sensitive sources: groundwater and surface water. Both these resources respond to environmental stressors and require adequate protective measures to ensure their quality.

The City of Mount Zion is located within the Central Uplands physiographic district, which is characterized by low linear ridges 1300-1500 feet above sea level, separated by broad, open valleys.

In the City's 1993 Comprehensive Plan Update, it was discussed that the Flood Protection Ordinance is administered on behalf of the City by the County Codes Enforcement program; a review of the effectiveness of this program is needed to determine whether any changes or further regulation is warranted.

Again septic tanks should be inspected to determine their effectiveness from contaminating groundwater.

Opportunities

None at this time

Policy: Environmental Protection

Environmentally sensitive areas should be protected from negative impacts of development, 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.

Significant Natural Resources

Issues

Based on assessment of parcels from the Existing Land Use Map in **Figure 3** of the Community Assessment and the Mount Zion Zoning Map, the City has an abundance of Agricultural zoned land. The City should look at their inventory of agricultural land and see if there are changes they would like to make to certain parcels of that designation.

Due to the lush land and abundance of trees, the City should explore adopting a tree ordinance to protect the old trees and maintain the lush environment that presently exists.

Opportunities

The City has a lot of agricultural land that can be used to supply fresh fruits and vegetables directly to its residents, by way of a local farmers market. The City needs to explore ways to use the agriculture-zoned land to its advantage.

Agriculture touring is becoming very popular in Georgia and other states. The City should look at tours as another means of an economic opportunity.

Policy: Environmental Protection

Environmentally sensitive areas should be protected from negative impacts of development, 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.

Recreation Areas

Issues

The City presently has no designated public park area, although the City is looking into annexing John Tanner State Park, since they already provide some services to the Park.

The City should promote their recreation areas as tool for economic development, in alignment with the theme of "Day Tourism". In addition, J. Ebb Duncan Lake agreement needs to be revisited in regards to the City's public ownership of the Lake and the uses that the City would like to promote there.

Opportunities

Green Space is always a local attractor will become more and more scarce as Georgia continues to grow. One of Mount Zion's strengths is its amount of green space available to its residents. Mount Zion needs to continue to improve the recreation areas that it presently has and to plan for future recreation and parks.

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. Compact development ordinances are one way of encouraging this type of open space preservation

Significant Cultural Areas

Issues

A Windshield Survey of Historic Resources conducted on July 24, 2008 by Jack Dorsey, local historian and resident of Mount Zion, and Carter Thompson, Senior Planner CFRDC, identified over 70 structures that were over 50 years old. Six (6) key historic structures are listed in the **Table 22** of the Community Assessment.

The City will need a more thorough survey to determine what structures would be eligible for designation to the National Historic Register. The City needs to work with the Chattahoochee Flint RDC Historic Preservation Planner and the Historic Preservation Division of Georgia Department of Natural Resources in determining if any of the resources listed above could be designated on the National Register.

Opportunities

Historic resources give the City its character; it has been discussed at the kick off meeting that a theme to future development of the City is to play off its past and small city appeal. The City should explore ways to use its historic resources as an attractor for economic development and to maintain the unique character of the City.

Policy: 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.

Sewage System and Wastewater Treatment

Issues

Due to an ongoing drought that Georgia is facing, it is recommended that the City should prepare for their water needs. The City should look at innovative ways to conserve water through policies and building code enforcement and the public should be educated on water conservation as well.

The City should pursue grants and low interest loans for a sewage and wastewater treatment system.

The City should do an inventory of septic systems and evaluate the efficiency of those systems; especially those located on the southern portion of the City that houses the groundwater recharge area.

Opportunities

If the City can get some financial assistance for improving their infrastructure as a whole, this will aid in the economic development for the City.

Policy: 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.

Fire Protection

Issues

The City presently has one fire station located within the City limits; perhaps pursuing another would be worth

exploring for the safety and job creation benefits.

Opportunities

If a new station were located in the City it would provide emergency and fire services closer to the City's residents. The station would also provide jobs for the City's residents.

Policy: 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.

Police

Issues

The Police Department is presently located within City Hall. The Police department needs a separate space from City Hall to conduct daily operations. In addition, the department needs a holding cell for those arrested and waiting transport to Carroll County jail.

The City has a problem with illegal drug use and selling. The Chief would like to explore ways to cut down on this issue in the City.

Since the Police Department is taking care of code enforcement, the City should look at adding a code enforcement officer to the city payroll. In addition, the codes need to be updated to reflect the issues that the City is having.

Opportunities

If the Police Department can expand, this may be another opportunity to create jobs and perhaps hire a new officer to devote to code enforcement issues for the City.

Policy: 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.

Storm Water Management

Issues

The City presently does not provide any monitoring of stormwater at this time.

The City should monitor their existing stormwater ponds; because of the amount of groundwater they use for drinking. A self-monitoring ordinance could be drafted for future development, which gives the responsibility of monitoring to the homeowners associations or the developer, if the project is being developed in stages.

Opportunities

Monitoring stormwater management gives the City and opportunity to ensure that chemicals or pollutants are not getting into the groundwater of their residents drinking water.

Policy: 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.

Policy: 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. Compact development ordinances are one way of encouraging this type of open space preservation

Policy: Environmental Protection

Environmentally sensitive areas should be protected from negative impacts of development, 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.

Solid Waste Management

Issues

Presently the City does not have any recycling stations or centers. The City should provide recycling stations in the City for its residents and public works should develop a campaign to educate residents on the importance of recycling and locations of the nearby stations that recyclables can be taken. Please refer to **Table 24**.

Opportunities

Education on recycling efforts and providing recycling stations or centers could provide the City's residents with some additional employment opportunities.


Policy: 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.

Policy: Environmental Protection

Environmentally sensitive areas should be protected from negative impacts of development, 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.

Figure 3 - Carroll County Service Delivery Strategy Update Certifications

 **SERVICE DELIVERY STRATEGY UPDATE
CERTIFICATIONS**

Instructions:

This two page form must, at a minimum, be signed by an authorized representative of the following governments: 1) the county; 2) the city serving as the county seat; 3) all cities having a 2000 population of over 9,000 residing within the county; and 4) no less than 50% of all other cities with a 2000 population of between 500 and 9,000 residing within the county. Cities with a 2000 population below 500 and local authorities providing services under the strategy are not required to sign this form, but are encouraged to do so.

UPDATED SERVICE DELIVERY STRATEGY FOR CARROLL COUNTY

We, the undersigned authorized representatives of the jurisdictions listed below, certify that:

1. We have reviewed our existing Service Delivery Strategy and have determined that:
(Check only one box for question #1)
 - A. Our Strategy continues to accurately reflect our preferred arrangements for providing local services throughout our county and no changes in our Strategy are needed at this time; or
 - B. Our Strategy has been revised to reflect our preferred arrangements for providing local services.

If Option A is selected, only this form, signed by the appropriate local government representatives must be provided to DCA.

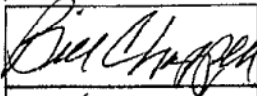
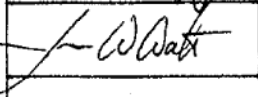
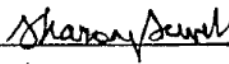
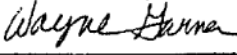
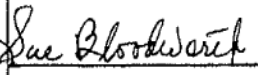
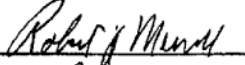
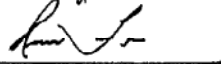


If Option B is selected, this form, signed by the appropriate local government representatives, must be submitted to DCA along with:

- an updated "Summary of Service Arrangements" form (page 2) for each local service that has been revised/updated;
- any supporting local agreements pertaining to each of these services that has been revised/updated; and
- an updated service area map depicting the agreed upon service area for each provider if there is more than one service provider for each service that has been revised/updated within the county, and if the agreed upon service areas do not coincide with local political boundaries.

2. Each of our governing bodies (County Commission and City Councils) that are a party to this strategy have adopted resolutions agreeing to the Service Delivery arrangements identified in our strategy and have executed agreements for implementation of our service delivery strategy (O.C.G.A. 36-70-21);
3. Our service delivery strategy continues to promote the delivery of local government services in the most efficient, effective, and responsive manner for all residents, individuals and property owners throughout the county (O.C.G.A. 36-70-24(1));
4. Our service delivery strategy continues to provide that water or sewer fees charged to customers located outside the geographic boundaries of a service provider are reasonable and are not arbitrarily higher than the fees charged to customers located within the geographic boundaries of the service provider (O.C.G.A. 36-70-24 (2));
5. Our service delivery strategy continues to ensure that the cost of any services the county government provides (including those jointly funded by the county and one or more municipalities) primarily for the benefit of the unincorporated area of the county are borne by the unincorporated area residents, individuals, and property owners who receive such service (O.C.G.A. 36-70-24 (3));

6. Our Service Delivery Strategy continues to ensure that the officially adopted County and City land use plans of all local governments located in the County are compatible and nonconflicting (O.C.G.A. 36-70-24 (4)(A));
7. Our Service Delivery Strategy continues to ensure that the provision of extraterritorial water and sewer services by any jurisdiction is consistent with all County and City land use plans and ordinances (O.C.G.A. 36-70-24 (4)(B)); and
8. Our Service Delivery Strategy continues to contain an agreed upon process between the county government and each city located in the county to resolve land use classification disputes when the county objects to the proposed land use of an area to be annexed into a city within the county (O.C.G.A. 36-70-24 (4)(C))' and;
9. DCA has been provided a copy of this certification and copies of all forms, maps and supporting agreements needed to accurately depict our agreed upon strategy (O.C.G.A. 36-70-27).

If the County does not have an Annexation/Land Use dispute resolution process with each of its cities, list the cities where no agreed upon process exists:

SIGNATURE:	NAME: (Please print or type)	TITLE:	JURISDICTION:	DATE:
	Bill Chappell	Chairman BOC	Carroll County	10/21/08
	James W. Watts, Jr.	Mayor	City of Bowdon	10/13/08
	Sharon Sewell	Mayor	City of Bremen	10/20/08
	Wayne Garner	Mayor	City of Carrollton	10/06/08
	Sue Bloodworth	Mayor	City of Mount Zion	10/14/08
	Robert H. Merrell	Mayor	City of Roopville	10/20/08
	Rick Ford	Mayor	City of Temple	10/06/08
	J. Collins	Mayor	City of Villa Rica	10/07/08
	Amy R. Williford	Mayor	City of Whitesburg	10/06/08

Implementation Program

This section will identify what types of goals that the City would like to accomplish as well as identify a time frame and cost for completion of those accomplishments.

Short Term Work Program 2008 to 2012

<u>Project or Activity</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>Responsible Party</u>	<u>Estimated Cost Implementation</u>	<u>Funding Source if Applicable</u>
Web page for the City		X	X			SPLOST Funds	\$1000.00	City
Put ordinances and codes on Municode.com		X	X			SPLOST Funds	\$400.00 per year	City
Reconstruct a new jail out of an existing building		X	X	X	X	Grants	\$100,000	Grants
Write regulations for the Main Street Overlay District		X	X			City	\$2500.00	City
Write ordinances for the Enviro Criteria Section V		X	X			City	\$2500.00	City

<u>Project or Activity</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>Responsible Party</u>	<u>Estimated Cost Implementation</u>	<u>Funding Source if Applicable</u>
Draft and adopt a tree ordinance			X			City	\$2500.00	City
Update and maintain zoning ordinance and code programs	X	X	X	X	X	City	City Staff	City
Develop Economic Development Marketing Package		X	X	X		Grants	\$5000.00	City
Develop standards and locations for Local Farmers Market		X	X			City	\$500.00	City

Report of Accomplishments from 2002 to 2007

<u>Project or Activity</u>	<u>Status of Project or Activity</u>				** Currently underway or temporarily postponed activities or projects should appear in new STWP
	<u>Completed</u>	<u>Currently Underway</u>	<u>Postponed</u>	<u>Not Accomplished</u>	<u>Explanation</u>
Senior & Community Center	X				Completed in 2007
Improve Library	X				
Update Zoning Ordinance & code programs	X				
Develop a Senior Center Activity Plan	X	X			The Senior Center currently has senior activities, but will continue to development new programs
Address open space in future land use map	X				
Environmental Education & Protection of Water Supplies	X				
Complete National Register nominations		X			This is still a priority for the City, but is postponed until more funding is available
Adopt a tree ordinance			X		This ordinance will be drafted by Chatt Flint RDC

<u>Project or Activity</u>	<u>Completed</u>	<u>Currently Underway</u>	<u>Postponed</u>	<u>Not Accomplished</u>	<u>Explanation</u>
Amend Land Use Plan and Zoning Code	X				There will possibly a new cycle of regulation due to the outcome of the comprehensive plan
Inventory of Scenic Places				X	Funds not available
Construct a surface water treatment plant				X	It was determined by the consultant that a water treatment plant was not financially feasible for the City
Install new water lines to developing areas	X	X			Some have been installed and this will be an on going project as funds are available
Construct elevated water storage tank				X	Change in priorities due to lack of funding
Amend subdivision regulations	X				There will possibly a new cycle of regulation due to the outcome of the comprehensive plan.
Install new fire hydrants	X	X			Some have been installed and this will be an on going project as funds are available
Build a new gym				X	City felt baseball fields took precedence

<u>Project or Activity</u>	<u>Completed</u>	<u>Currently Underway</u>	<u>Postponed</u>	<u>Not Accomplished</u>	<u>Explanation</u>
Improve Library	X				The library is part of the Senior Community Center
Build or remodel a facility for a Community & Senior Center	X				The Senior Community Center is completed
New bridge on north prospect road	X				
Attract new businesses to downtown Mount Zion		X			The City has designated a Main Street Overlay District as part of their Character Area Map for their Comp Plan Update. This geographic designation and the regulations that will be written will develop a plan for the downtown area.
New water line on north Prospect Road for new school	X			X	The City did not purchase the land for the school so the water line was not put in.

Figure 4 - Transmittal Resolution

**Mount Zion, Georgia
RESOLUTION 05-426R**

RESOLUTION TO TRANSMIT

WHEREAS, the Mount Zion Board of Commissioners has completed the Community Agenda document as part of the 20-year Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on **October 28th 2008**.

BE IT THEREFORE RESOLVED, that the Mount Zion Board of Commissioners does hereby transmit the Community Agenda portion of the 20-year Comprehensive Plan Update to the Chattahoochee Flint Regional Development Center and the Georgia Department of Community Affairs for official review .

OR

NOW THEREFORE BE IT RESOLVED, that the Mount Zion Board of Commissioners certifies that the minimum public participation and other procedural requirements, as identified in the Standards and Procedures for Local Comprehensive Planning, have been met or exceeded in preparing this draft document of the 20-year Comprehensive Plan Update; and

BE IT FURTHER RESOLVED, that the Mount Zion Board of Commissioners hereby authorizes this draft document of the 20-year Comprehensive Plan Update to be submitted to the Chattahoochee Flint Regional Development Center and the Georgia Department of Community Affairs for official review.

Adopted this 28 day of October, 2008

BY: Sue Bloodworth

TITLE: Mayor

ATTEST: Kathy Albright

Figure 5 - Community Agenda DCA Approval Letter

Sonny Perdue
Governor



Mike Beatty
Commissioner

December 3, 2008

Mr. Henry Booker
Executive Director
Chattahoochee Flint RDC
Post Office Box 1600
Franklin, Georgia 30217-1600

Dear Mr. Booker:

Our staff has reviewed the Community Agenda for the City of Mount Zion and finds that it adequately addresses the Local Planning Requirements. The next step is for the local government to adopt the Community Agenda. As soon as your office confirms that the Community Agenda has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will notify the City that its Qualified Local Government status has been extended.

Sincerely,

A handwritten signature in black ink that reads "James R. Frederick".

James R. Frederick, Director
Office of Planning and Quality Growth

JF/rhh

cc: Lynne S. Miller, Chattahoochee Flint RDC Planning Director
Renetta Hobson, DCA Area Planner



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Figure 6 - Adoption Resolution

A RESOLUTION OF THE CITY COUNCIL OF MOUNT ZION, GEORGIA TO ADOPT THE 20-YEAR COMPREHENSIVE PLAN UPDATE, HEREINAFTER REFERRED TO AS THE "CITY OF MOUNT ZION COMPREHENSIVE PLAN 2008 TO 2028.

Resolution # 08-09/002

WHEREAS, the City of Mount Zion has completed the City of Mount Zion Comprehensive Plan 2008- 2028.

WHEREAS, the City of Mount Zion's Comprehensive Plan 2008-2028 describes the Growth Management Framework needed to assure the effective management of change taking into account the City of Mount Zion's public health, safety and general welfare.

WHEREAS, this document was prepared according to the Standards and Procedures for a Local Comprehensive Plan effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held October 28, 2008, with additional community meetings held August 19, 2008, June 24,2008 and July 24, 2008.

BE IT THEREFORE RESOLVED, that the City of Mount Zion City Council does hereby adopt the City of Mount Zion's Comprehensive Plan 2008-2028.

Adopted this 16th day of December, 2008



Mayor, City of Mount Zion

ATTEST:



Mount Zion's City Clerk