

**Pickens County
Comprehensive Plan
2008 - 2028**

**COMMUNITY
AGENDA**



Prepared for:

**Pickens County
City of Jasper
City of Nelson
Town of Talking Rock**

By:

North Georgia Regional Development Center

September, 2008

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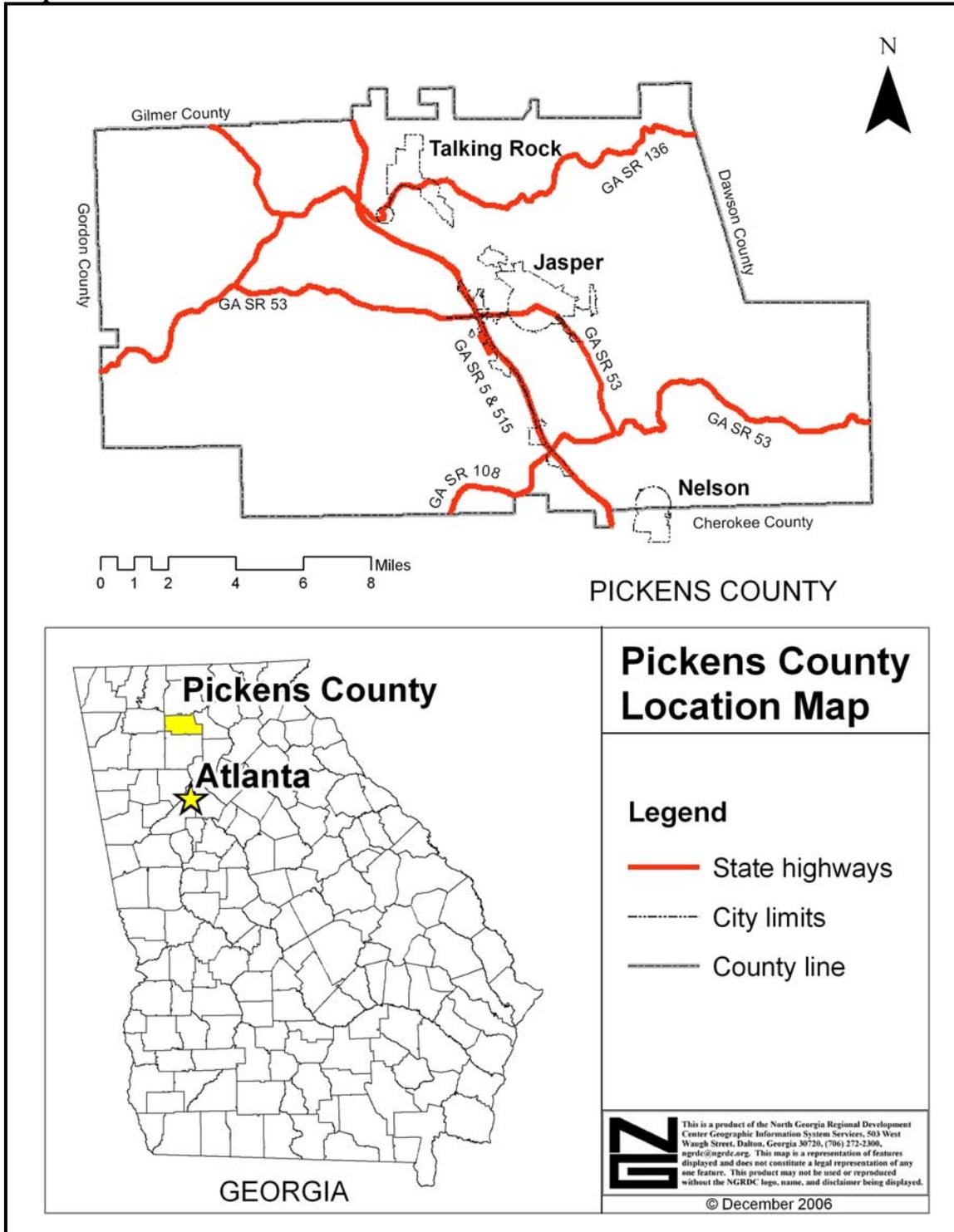
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Map 1.



1. Introduction

1.1 Purpose

The purpose of this Joint Comprehensive Plan is to coordinate planning on inter-jurisdictional issues and provide a policy framework for guiding both day-to-day and long range decision making for local government officials and administrators of Pickens County, Jasper, Nelson and Talking Rock. State regulations require Pickens County and its municipalities to update and adopt their Comprehensive Plan by October 31, 2008 in order to retain their “Qualified Government Status”, or in other words, their eligibility for certain State grants, loans and permits. This update followed the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 as adopted by the Georgia Department of Community Affairs.

1.2 Scope

The Community Agenda represents Part 2 of the comprehensive planning process. Part 1 consisted of a Community Assessment and Analysis of Supporting Data. These provided a preliminary view of potential issues and opportunities; identified areas of special concern, and conducted an analysis of existing development patterns that included recommended character areas. Part 1 also included a Community Participation Program, which described the various public participation tools that were to be used in developing the Community Agenda.

The Community Agenda consists of the County’s and Municipalities’ vision for the future. It contains a final list of issues and opportunities that are to be addressed through planning and implementation. It also includes a final list of character areas that include a description of the development patterns, land uses, and implementation strategies that are designed to attain a vision for each character area. Finally, the Community Agenda includes policies and Short Term Work Programs that define the implementation program to be undertaken by the local governments in future years.

The Community Agenda was undertaken with the substantial involvement of the public, a Plan Advisory Committee and local officials. Two visioning sessions were conducted where the public could contribute to identifying issues and opportunities. In addition, a Community Survey was also made available and over 450 persons responded. The information gathered during this process was provided to the Plan Advisory Committee who met on several occasions to discuss issues, opportunities, recommended policies and character area recommendations. Finally, the recommendations of the Plan Advisory Committee were presented to each local government, who approved them and developed Short Term Work Programs.

2 Vision for Future Development: 2008 - 2028

2.1 Introduction

A key component of the comprehensive planning process is the preparation of a Future Development Map that reflects the County's and Municipalities' vision for growth and development. This vision is expressed in "character areas", which are unique areas located throughout the unincorporated as well as the incorporated areas of the county. Character areas identified for Pickens County and its municipalities and as shown on the Future Development Maps define areas that:

- presently have unique or special characteristics that need to be preserved;
- have potential to evolve into unique areas; and
- require special attention because of unique development issues.

The seventeen character areas are described in the following pages. Each description includes the following information, which further defines the vision for each character area:

- Development Patterns - describe the nature of preferred development in each character area, such as appropriate design, needed infrastructure, and intensity of development.
- Primary Land Uses - describe the preferred or permissible land uses allowed in each character area.
- Implementation Strategies - describe the specific measures, programs or development regulations that the County or municipalities will take to ensure that desired the development pattern within each character area can be achieved.
- Quality Community Objectives - are objectives adopted by the Georgia Department of Community Affairs that are to be pursued by local governments to ensure that unique resources will be preserved while accommodating development.

2.2 Character Areas

Seventeen character areas were identified in Pickens County and its municipalities as follows and are also shown on the Future Development Maps:

1. Highway 515 Corridor
2. Highway 53/West Church Street Corridor
3. Tate
4. Hinton
5. Blaine
6. Steve Tate Hwy/Highway 53/Yellow Creek Road Crossroads
7. Conservation Area
8. Planned Communities
9. Suburban Infill
10. Traditional Neighborhood
11. Historic Downtown Jasper
12. Highway 53 South (East Church St.) Corridor
13. Highway 5 Alt./North Main Street Corridor
14. Burnt Mt. Road/Cove Road Corridor
15. Rural Development Area
16. Town of Talking Rock
17. Nelson

1. HIGHWAY 515 CORRIDOR

Vision

A major transportation corridor, State Highway 515 and its surrounding parcels promote the free and efficient flow of traffic while serving as an attractive gateway to Pickens County and the City of Jasper.

Narrative

State Hwy. 515, from Philadelphia Road southward to the Cherokee County line, is an emerging commercial corridor containing a mix of highway oriented businesses, large scale auto dealers, big box retailers, a hospital, multi-family residential, the county airport, and the Airport Technology Business Park. From Philadelphia Road north, the corridor is still principally undeveloped. The terrain within the corridor contains significant elevation changes, which presents challenges to development.

One of the key selling points of Jasper and Pickens County is the unique rural aesthetic of a small community in the foothills of the Blue Ridge Mountains. State Hwy. 515 provides an easy means of access to the area from surrounding communities whose inhabitants want to visit (tourists), and from around the general area who want to shop. It has the potential to develop in a style that negates both of those reasons for coming. Poor access control and limited street connectivity combined with typical suburban commercial/retail construction and very little tree preservation and landscaping could deter visitors from stopping. If the beautiful countryside is marred by big-boxes and strip commercial development, the tourists may keep traveling north until they find some other place to stop.

One way to accommodate commercial/retail development while protecting the highway's viewshed (both of which are assets to the local economy) is to establish a nodal development pattern centered upon major intersections and very sparse (if any) development between them. The success of this entire area depends upon the ability of the city and county governments to cooperate and coordinate planning for this area.



New Pickens County Hospital



Development located at the Hwy. 53 and 515 intersection.



Looking north on Hwy. 515

Development Patterns

The development pattern should seek to:

- Limit grading and clearing to avoid massive elevation changes and tree removal on proposed development sites.
- Enhance the overall appearance of development with improved tree preservation, landscaping, and signage controls that limit size and height and prohibit additional billboards.
- Improve traffic flow and minimize traffic congestion at intersections by promoting inter-parcel access and development of a system of connecting streets and/or frontage roads between major intersections.
- Concentrate development in a nodal fashion around the major intersections or along frontage roads between intersections.
- Accommodate a mix of uses that serve both local and regional markets.
- Provide adequate buffers between commercial uses and adjacent residential areas.

Primary Land Uses

- Mixed land use including commercial, offices, industrial, public-semi-public, and high density residential in concentrated nodes and along frontage roads.
- Low density residential and forested open space between commercial nodes.

Implementation Strategies

- Adopt and implement minimum grading, and excavation and fill standards to preserve existing contours to the greatest extent possible.
- Review and modify, if necessary, City and County buffer requirements between commercial and residential areas.
- Establish an Overlay Zoning District that would:
 - Modify the City and County *Sign Ordinances* to control height, size and placement of on-premise signs, and prohibit additional billboards.
 - Revise City and County *Landscaping/Tree Preservation* regulations to preserve mature trees, and enhance tree replacement requirements.
 - Adopt *architectural standards* with a masonry requirement to improve the quality and aesthetics of commercial development.
- Prepare a plan for developing a system of connecting streets, frontage roads and other inter-parcel connectivity along the corridor to minimize excessive driveway cuts directly on the Highway.
- Extend water and sewer services to growth areas.



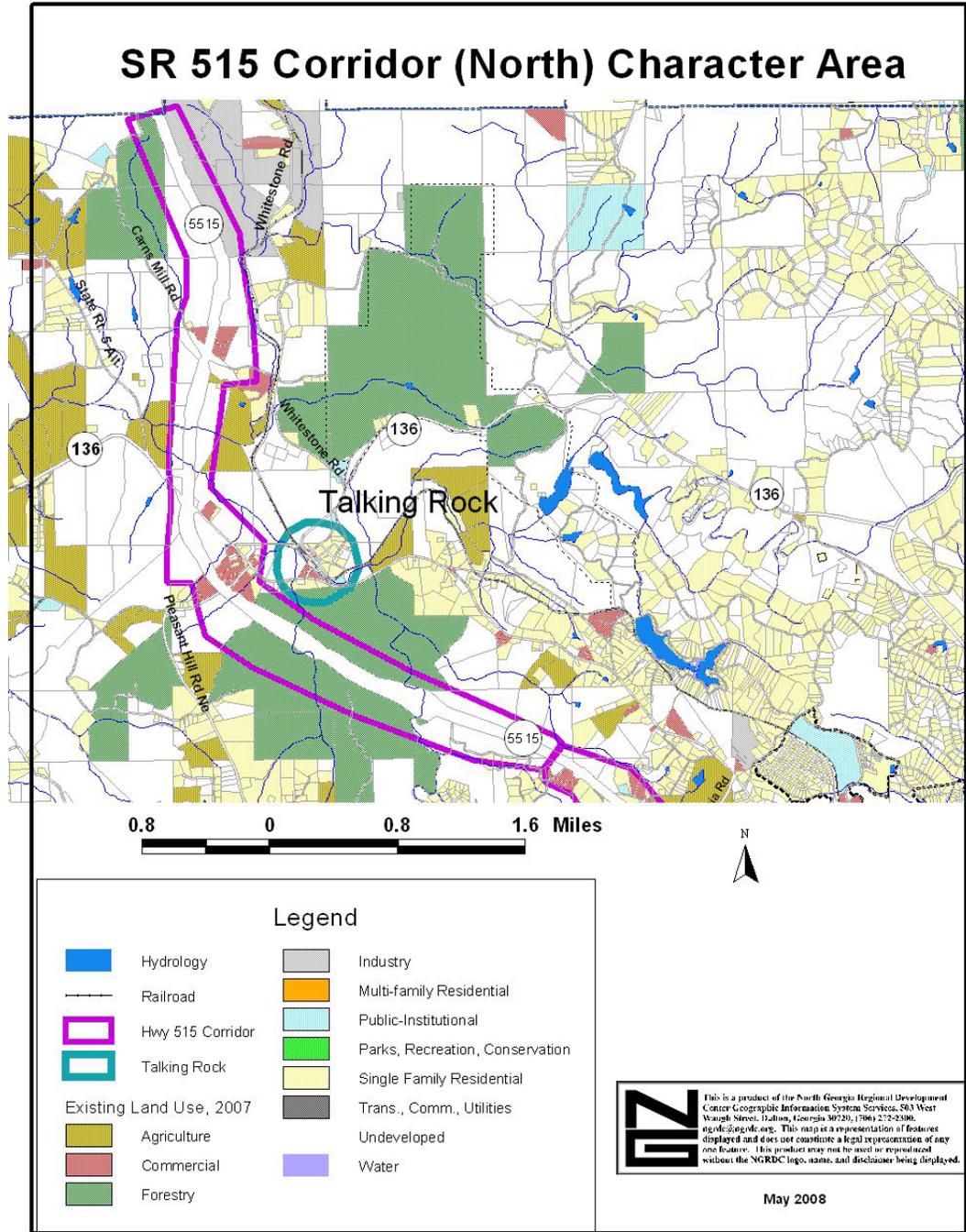
Preserving mature trees improves aesthetics, reduces the heat index, and minimizes storm water run-off.

- Modify City and County regulations for parking lot design, landscaping and lighting.
- Explore incentives for existing development to retrofit to updated design guidelines.

Quality Community Objectives to be pursued

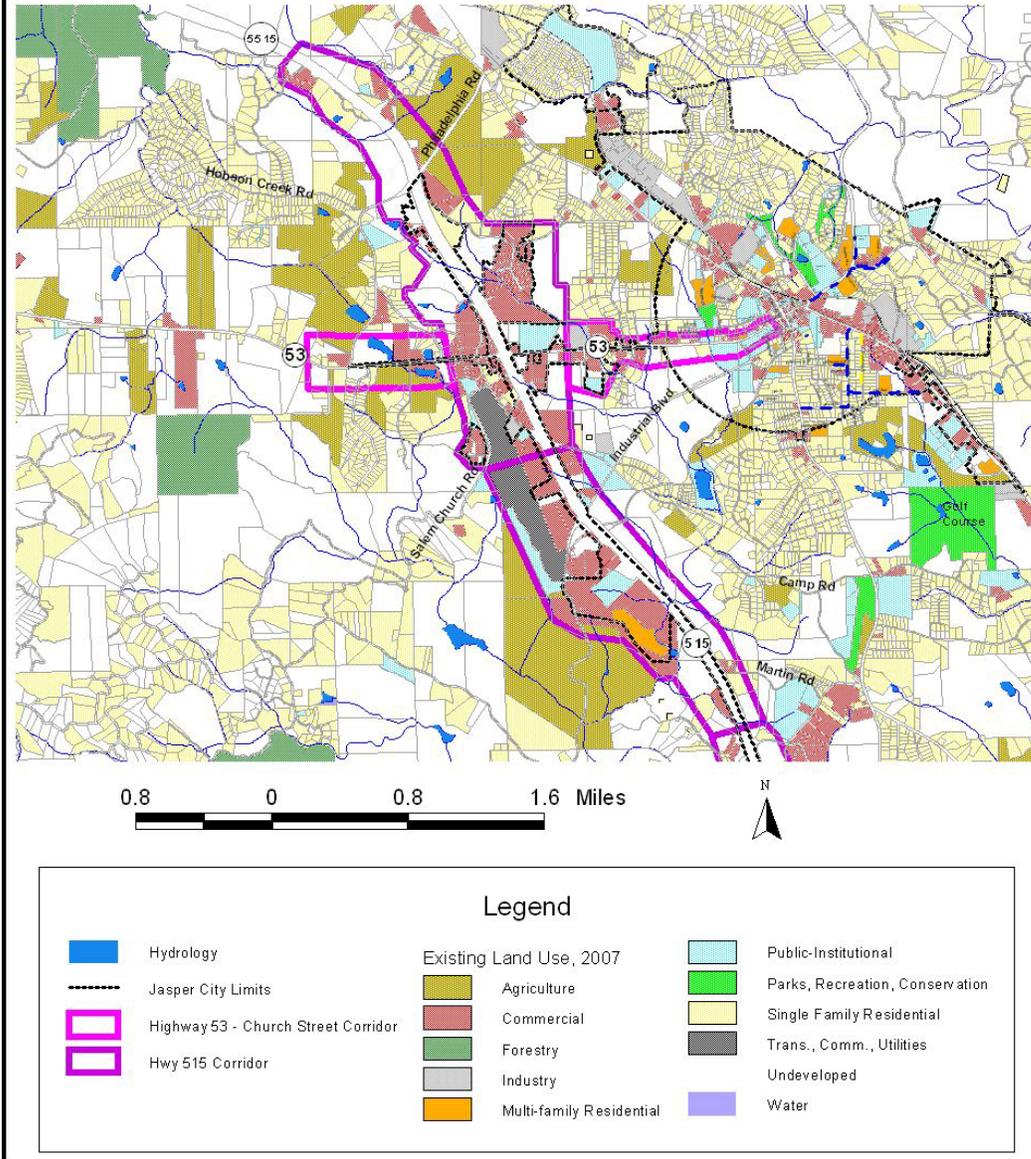
- Sense of Place
- Open-space Preservation
- Growth Preparedness
- Regional Cooperation
- Regional Identity
- Heritage Preservation

Map 2.

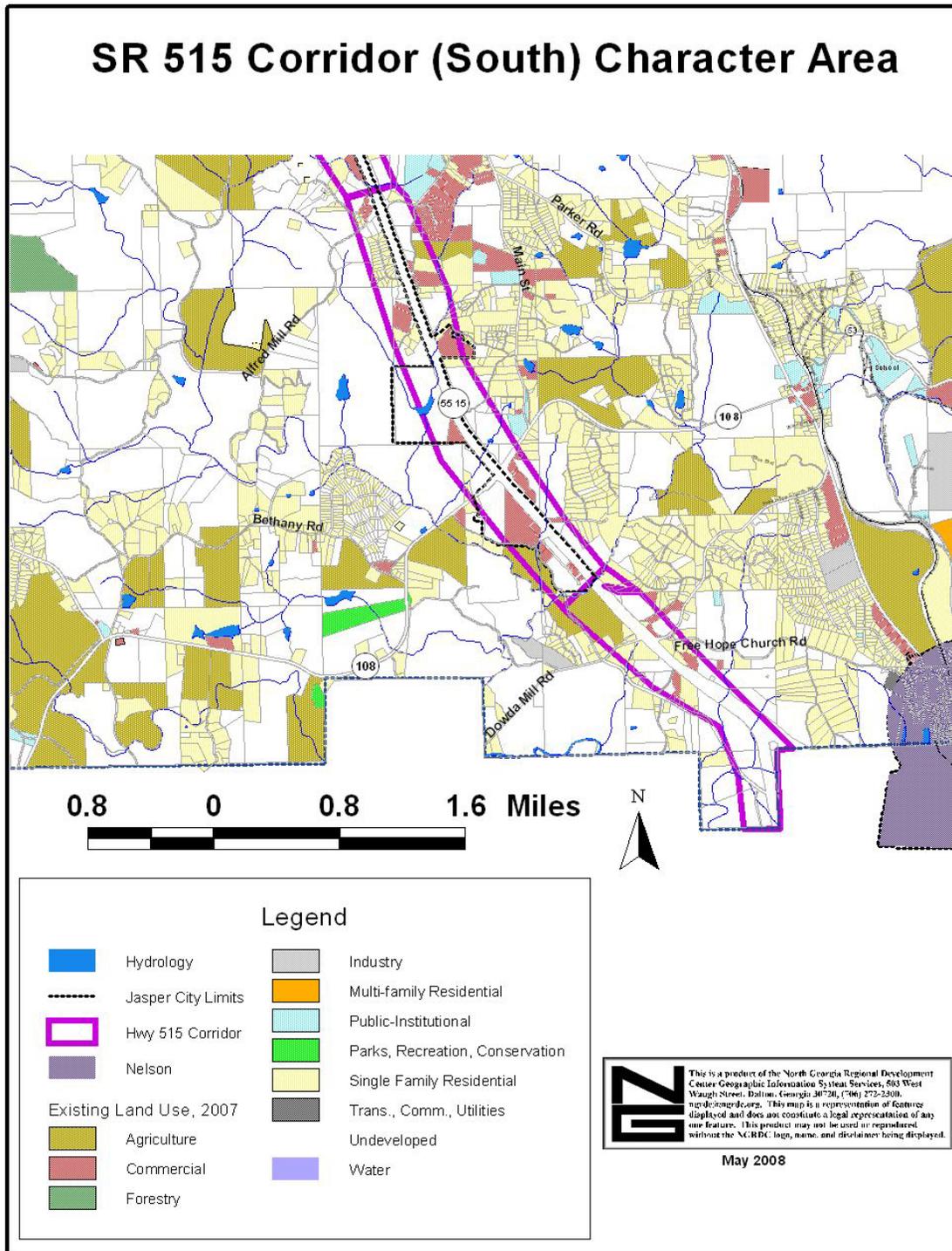


Map 3.

SR 515 Corridor (Center) Character Area



Map 4.



2. HIGHWAY 53 / WEST CHURCH STREET CORRIDOR

Vision

The Highway 53/Church Street corridor connects downtown to State Highway 515. As the gateway to the City of Jasper, this corridor will serve as an extension of downtown providing a mixture of uses to serve residents and visitors alike.

Narrative

The Highway 53/Church Street corridor between Hwy 515 and historic downtown Jasper is the primary entrance to the city. This corridor is characterized by a mix of uses, numerous curb cuts that impede traffic flow, and a lack of landscaping and other streetscape amenities. A mix of signage size and heights also dominate the landscape. The corridor is also proposed for major widening in the near future. To draw people from Hwy. 515 into downtown, as well as serve surrounding neighborhoods, development along this corridor should be inviting, attractive and contain a mix of uses. This can be done by extending the basic aesthetic and use patterns present in the historic core of the city down the axis of the corridor.



Development Patterns

The development pattern should seek to:

- Evolve into a transitional commercial mixed-use link between the core of historic Jasper and the emerging commercial/retail node on Hwy 515.
- Encourage shallow setbacks, high-quality (brick) construction, and parking in the rear.
- Minimize traffic congestion by promoting inter-parcel access and development of a connecting system of streets that connects “old” Jasper with areas surrounding the corridor and Hwy. 515.
- Limit the size and height of signs; and prohibit billboards.
- Incorporate streetscape enhancements such as underground utilities, sidewalks, landscaping and decorative streetlights to make it more pedestrian friendly.
- Parking lots should be adequately landscaped to provide shade, reduce impervious surfaces, and shield parked autos from public view.
- Accommodate a mix of uses that primarily serve a local market demand versus a regional market demand.

Primary Land Uses

- Retail, offices, and other commercial services meeting the needs of the local market.
- Public and semi-public institutional uses
- Multi-family residential

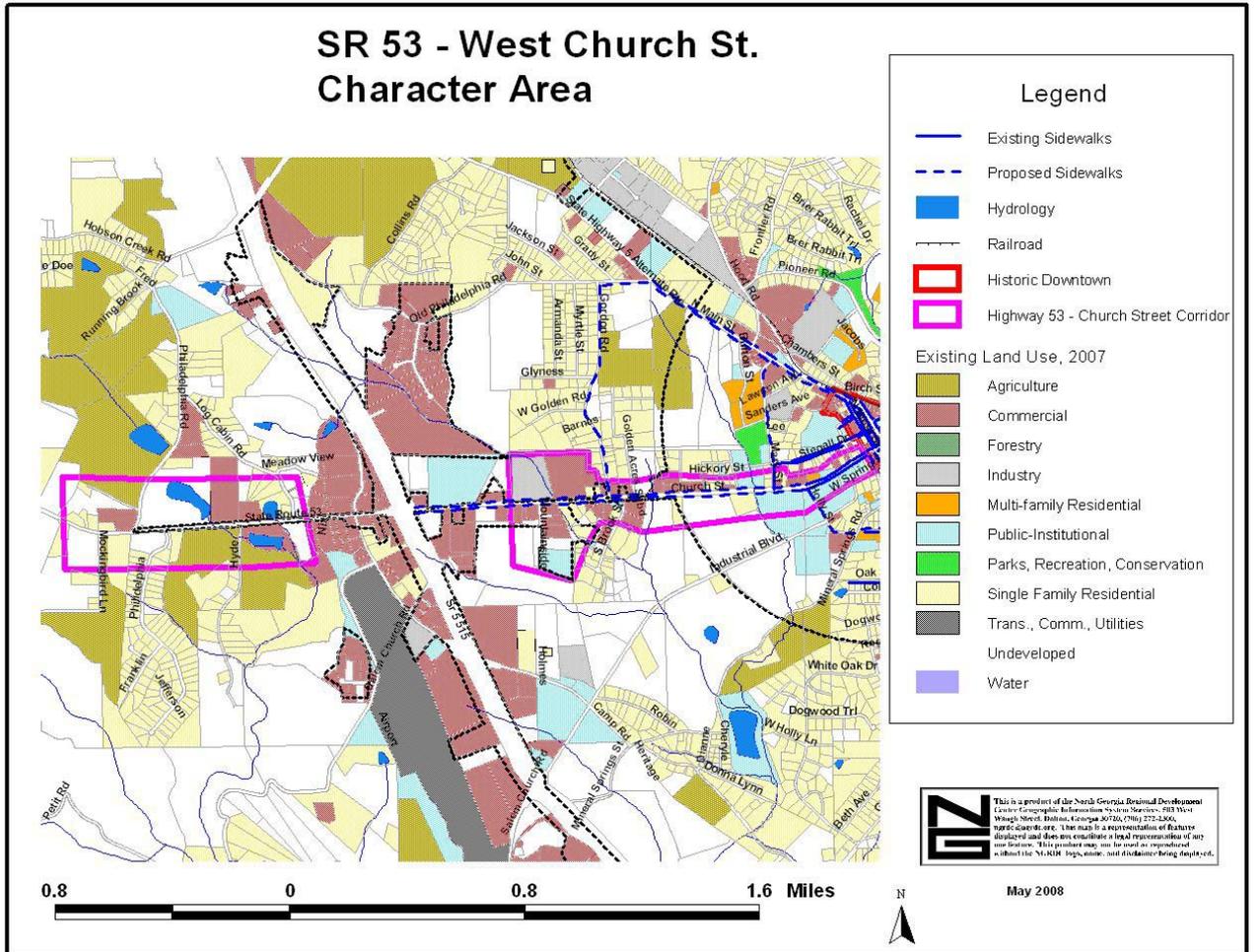
Implementation Strategies

- Place a large (marble) monument sign at the intersection with Hwy. 515 to let the traveler know that this is the place they should turn off to get to downtown.
- Use signage and banners along the corridor to pull the consumer from Hwy 515 into the town.
- Strategically extend the existing grid network from downtown out along the corridor providing connections between existing roads and new access where there was none previously.
- Extend sidewalks on both sides of the road the entire length of the corridor.
- Establish an Overlay Zoning District that would:
 - Modify the City and County *Sign Ordinance* to control height, size and placement of on-premise signs, and prohibit additional billboards.
 - Revise City and County *Landscaping/Tree Preservation* regulations to preserve mature trees, and enhance tree replacement requirements.
 - Adopt *architectural standards* with a masonry requirement to improve the quality and aesthetics of commercial development.
 - Modify current City and County building setback requirements and parking lot standards for location and landscaping.

Quality Community Objectives to be pursued

- Traditional Neighborhoods
- Infill Development
- Sense of Place
- Transportation Alternatives
- Growth Preparedness

Map 5.



3. TATE

Vision

Tate is a model of the quintessential small southern village. It provides a limited variety of commercial and retail options (primarily service-based) to its inhabitants in a vibrant, pedestrian oriented historic center surrounded by single family houses laid out in the form of a traditional neighborhood.

Narrative

The historic center of marble production in Georgia, Tate has declined in recent decades but retains a great deal of charm and historical character. Its setting surrounded by variable topography and variety of land covers helps to make it picturesque. Continued residential development in the area threatens to erode the remaining unique character of the community. Design guidelines, proactive land-use planning, and historic preservation are all vital in maintaining the special qualities of Tate.



Development Patterns

The development pattern should seek to:

- Preserve the beautiful rural quality of the area immediately surrounding Tate and provide a buffer between it and potentially intrusive new, large residential developments.
- Maintain historic building setbacks, low density residential pattern, and open space characteristics.



Primary Land Uses

- Single family residential
- Public-semi-public institutional uses (Schools, churches, cemeteries, etc.)
- Neighborhood commercial in the village center

Implementation Strategies

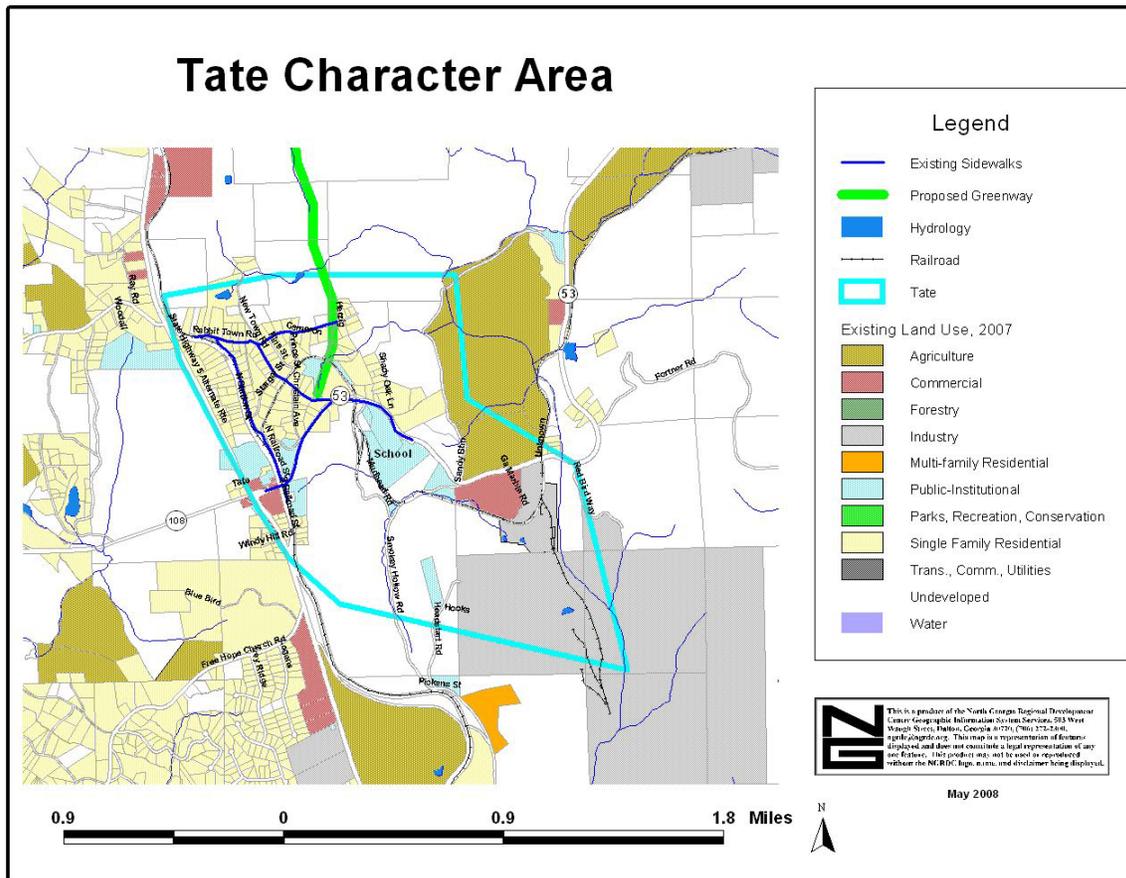
- Adopt and implement historic district design guidelines, and use as a zoning district overlay.
- Repair existing sidewalks and install new sidewalks where needed.
- Work cooperatively with the local chamber of commerce to encourage tourism building upon its historical character. Resources like the Tate House and the marble school could be used for regional events.

- The views between Tate and the Tate House are impressive. Consider adopting a viewshed protection plan or a scenic highway plan.
- Assist owners of historic properties (Tate Bed & Breakfast, Tate House, etc) with acquiring grant funding for preservation and enhancement.
- Prohibit billboards here.
- Explore partnerships with the Georgia Conservancy or the Nature Conservancy for land/open-space preservation.

Quality Community Objectives to be pursued

- Heritage Preservation
- Sense of Place
- Environmental Protection
- Open-space Preservation
- Traditional Neighborhoods
- Appropriate Businesses

Map 6.



4. HINTON

Vision

Hinton will continue to serve the surrounding area as a rural village center composed of a variety of low-intensity residential, commercial, and agricultural uses while accommodating growth. The agricultural and residential uses create Hinton's character while the need for a commercial core and the intersection create the location.

NARRATIVE

Hinton has historically been the center of a broad rural area surrounding the intersection of Hwy. 53, Carver's Mill Rd, Hwy. 136, and Bradley Rd. The character of the area is primarily determined by its open spaces and agricultural uses. The commercial uses in Hinton are geared toward supplying goods towards farmers and general merchandise to residents. Several aesthetically unique and interesting buildings (primarily the feed & seed, and the old store) are central in defining the character of the area at the heart of the intersection. The activities at the intersection are surrounded by a broad fringe of rural residential development (interspersed with agricultural uses) that gradually gives way to agricultural uses (interspersed with limited residential use). Hinton is a model of a rural, agricultural village center. As such, it merits preservation.



Hinton stores



Church facilities at Hinton.

Development Patterns

The development pattern should seek to:

- Maintain the historic, rural commercial crossroads pattern of development.
- Maintain historic building characteristics, setbacks and uses.

Primary Land Uses

- Mixed land uses with neighborhood/agricultural commercial at the center, surrounded by low-density residential, surrounded by agriculture.

Implementation Strategies

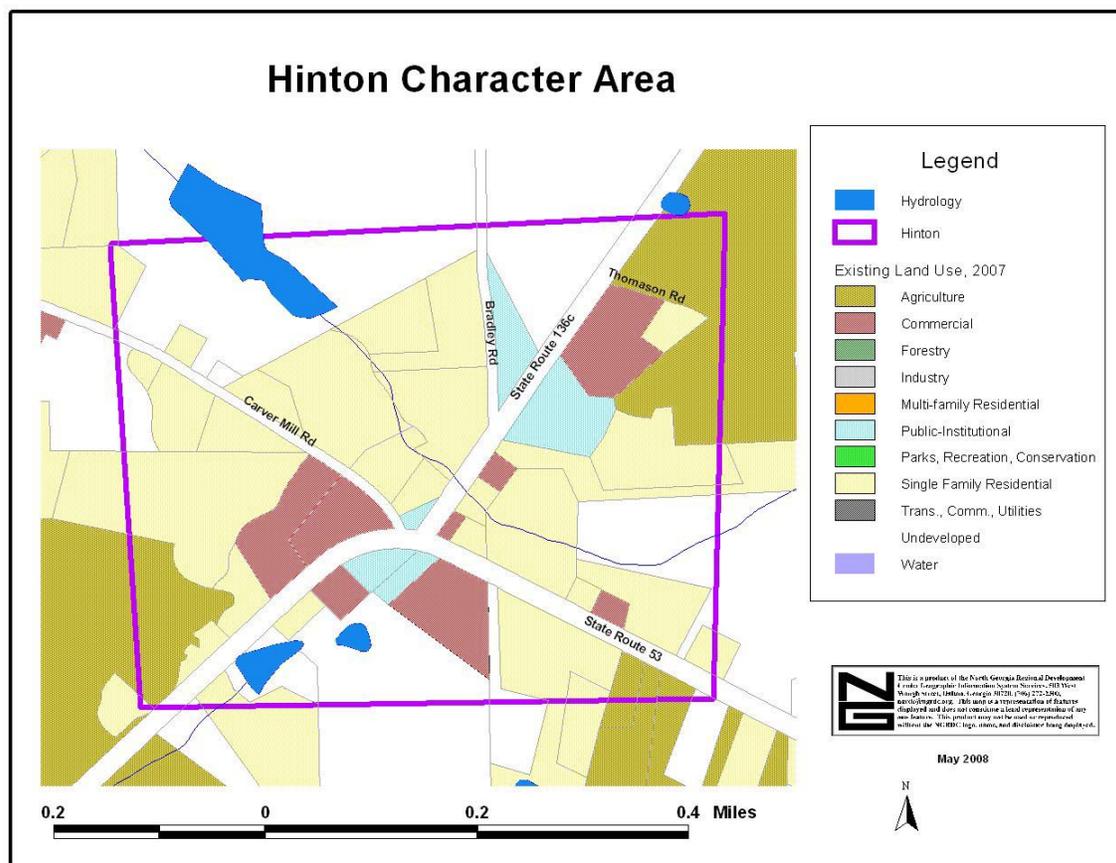
- Update the land-use map to reflect a basic bulls-eye pattern or village center located around the intersection, surrounded by rural residential, surrounded by agricultural.
- Create and adopt a design overlay for the village center that requires building materials and architecture similar to the local vernacular (developments that look like the new Family Dollar should be barred from construction).

- Parking for new development should be of pervious surface; either bare earth or gravel; reminiscent of the rural aesthetic.
- New development in the center should be built very close to the R.O.W. with very limited set-backs and avoid straightening/widening of the road, if at all possible.
- New commercial development should be limited to agriculture-related and/or neighborhood focused services.

Quality Community Objectives to be pursued

- Sense of Place
- Regional Identity
- Heritage Preservation
- Open-space Preservation
- Growth Preparedness
- Appropriate Businesses

Map 7.



5. BLAINE

Vision

Blaine will remain a low-density crossroads community, presenting both residential and commercial opportunities. The very clearly defined roadbed of the Old Federal Road, and the site of Fort Newnan, an Indian removal fort will be preserved, marked, and interpreted as significant Cherokee heritage sites, along with the adjacent cemetery. The old Blain Store and the Masonic Lodge will remain important community landmarks, and will continue to serve the community.

Narrative

Blaine, near the site of the Cherokee village of Sanderstown, has long been the center of a small, rural community in the vicinity of the intersections of Hwy. 136 and the Tate Highway, and Hwy. 136 and Antioch Church Road. Much of the area's character is defined by low-density development interspersed among woods and fields. The old Blain Store is a defining feature of the area, as is the roadbed of the Old Federal Road (the Trail of Tears), which runs alongside the current Hwy. 136, and is very clearly defined as a deep, linear depression in the ground.



Blaine store.

Development Patterns

The development pattern should seek to:

- Preserve the Blaine Store, the bed of the Old Federal Road, and the site of Fort Newnan, along with the associated cemetery, as defining features of the area.
- Maintain the low-density development pattern, and conserve open space.

Primary Land Uses

- Low density, single-family residential
- Agriculture
- Neighborhood commercial

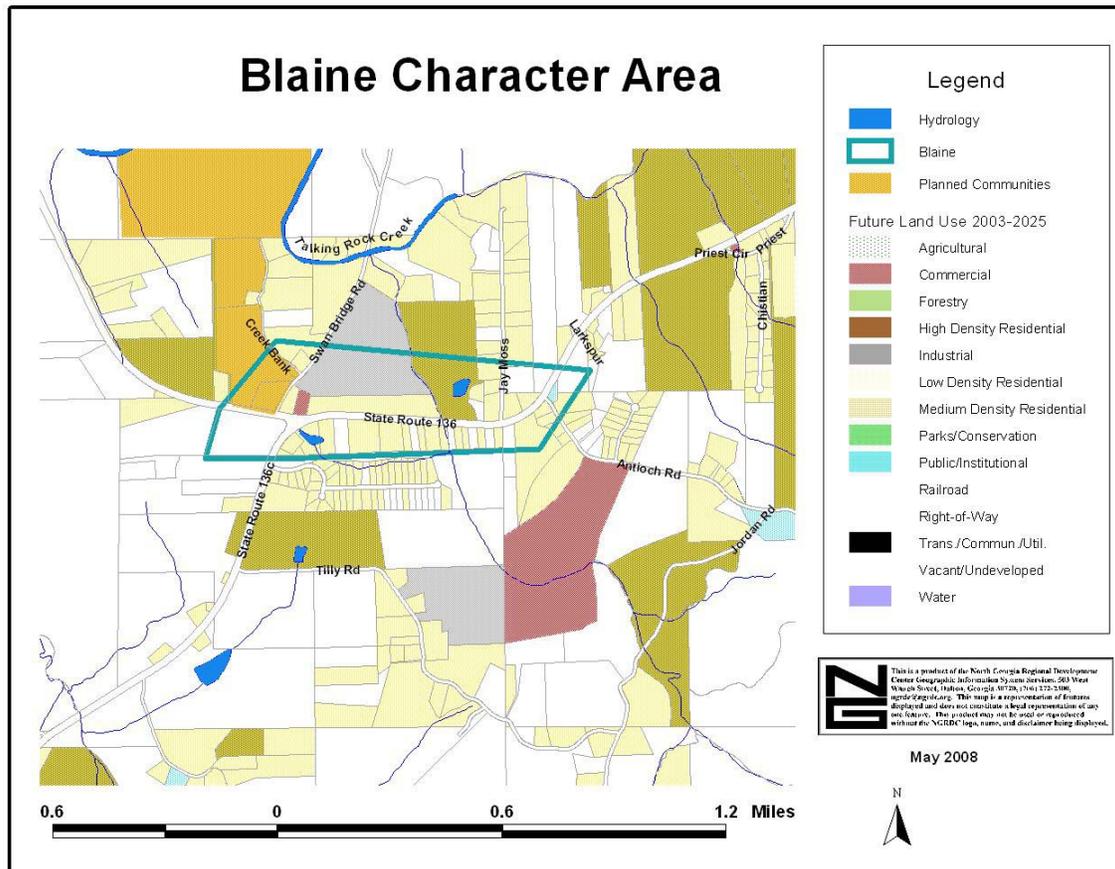
Implementation Strategies

- Adopt a conservation design as a zoning overlay that encourages maintenance of open space, and the perpetuation of the rural, vernacular architecture that characterizes the area.
- Coordinate with property owners to define the parameters of Fort Newnan and the associated cemetery; protect them along with the roadbed of the Old Federal Road; and, promote them together as significant Cherokee heritage sites.
- Determine the location of the village of Sanderstown, and require that development there take account of the possibility of Indian burial sites and significant archaeological remains.

Related Quality Community Objectives

- Heritage Preservation
- Sense of Place
- Open Space Preservation
- Growth Preparedness

Map 8.



6. STEVE TATE HWY/SR 53/YELLOW CREEK ROAD CROSSROADS

Vision

This crossroads area is developed as a village center that provides a variety of commercial, recreational, and civic services in support of surrounding residential development. Development that takes place preserves the rural scenic and vernacular architectural characteristics of the area.

Narrative

This crossroad community is a recently developing commercial area that serves the surrounding population including the resident and vacation home population of nearby Big Canoe - a major second home/retiree home development. In addition, a sizable new second home/retiree development (Potts Mountain) is also proposed in the vicinity. Substantial population growth will continue to occur in the area and increase the demand for convenience goods and services. The area surrounding this crossroads is also characterized by rural scenic views with foothill characteristics.



Foothills shopping center

Development Patterns

The development pattern should seek to:

- Develop into a village center providing a mix of residential, light commercial uses and institutional/civic uses. (Densities will depend upon the availability of centralized sewer.)
- Establish sidewalks and bike paths to connect the commercial center to residential developments that are likely to occur.
- Encourage shallow setbacks, high quality construction, parking in the rear, and landscaping.
- Limit the size and height of signs.
- Landscape parking lots to provide shade, reduce impervious surfaces, and shield parked autos from view.
- Preserve the beautiful rural quality of the area immediately surrounding the crossroads and provide an open space buffer between it and new commercial development that is likely to occur.
- Provide small-scale commercial establishments for meeting local needs.
- Encourage compatible architectural styles that maintain local characteristics of surrounding developments rather than “franchise” or “corporate” architecture.
- Reduce driveway cuts on Steve Tate Highway, SR 53, and Yellow Creek Road by promoting inter-parcel access and connecting roads.

Primary Land Uses

- Mixed land use consisting of neighborhood commercial retail and services, offices and low density residential.
- Public-semi-public institutional uses (Schools, churches, and civic uses.)

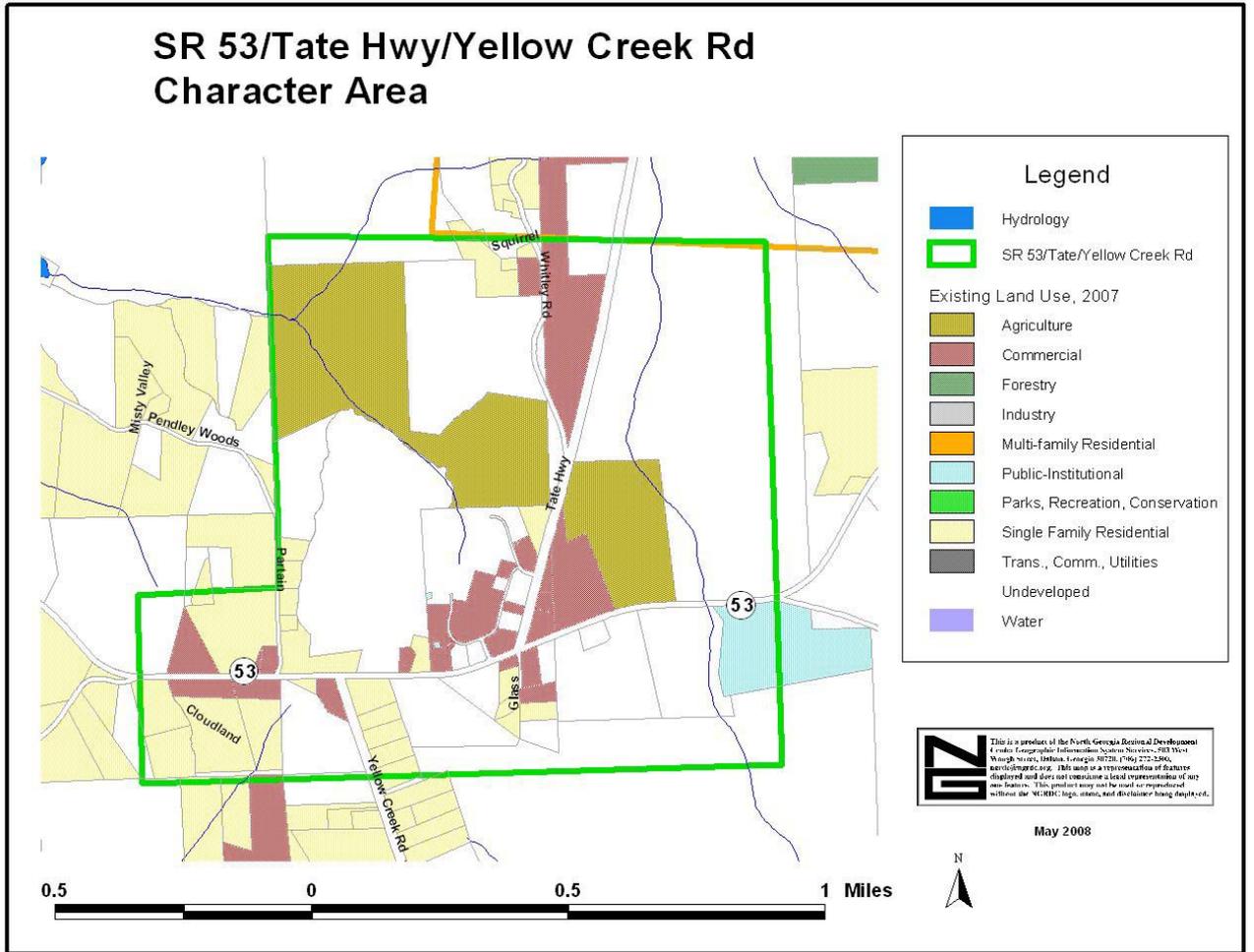
Implementation Strategies

- Develop a neighborhood park.
- Adopt a Tree Preservation Ordinance to preserve mature trees, and enhance tree replacement requirements.
- Create a Zoning Overlay District that would:
 - control the size, height and number of signs
 - establish maximum building setbacks, parking lot standards and landscaping, and lighting
 - establish architectural standards to assure compatibility with surrounding developments.

Quality Community Objectives to be pursued

- Sense of Place
- Open-space Preservation
- Appropriate Businesses
- Growth Preparedness

Map 9.



7. CONSERVATION AREA

Vision

The county's most significant scenic views and environmentally sensitive area are preserved to maintain the County's image as the "Gateway to the Mountains".



Narrative

This area includes the high mountain ridges, steep slopes and stream valleys of eastern Pickens County. It also includes the water supply watershed for the Jasper public water system. The higher elevations within the area qualify as "Protected Mountains" under the State Mountain Protection Act. Many of the streams contain endangered fish species, whose habitats can be negatively impacted by development activity. Because of the scenic qualities, this area is an attractive location for second home/retiree developments as well as permanent resident homes.



Concerns about development in the area include water quality due to erosion from home construction and road construction, loss of trees, and impacts on scenic views. The intent of this character area is to maintain scenic views, tree cover, and water quality that contribute to the County's character as the "Gateway to the Mountains".

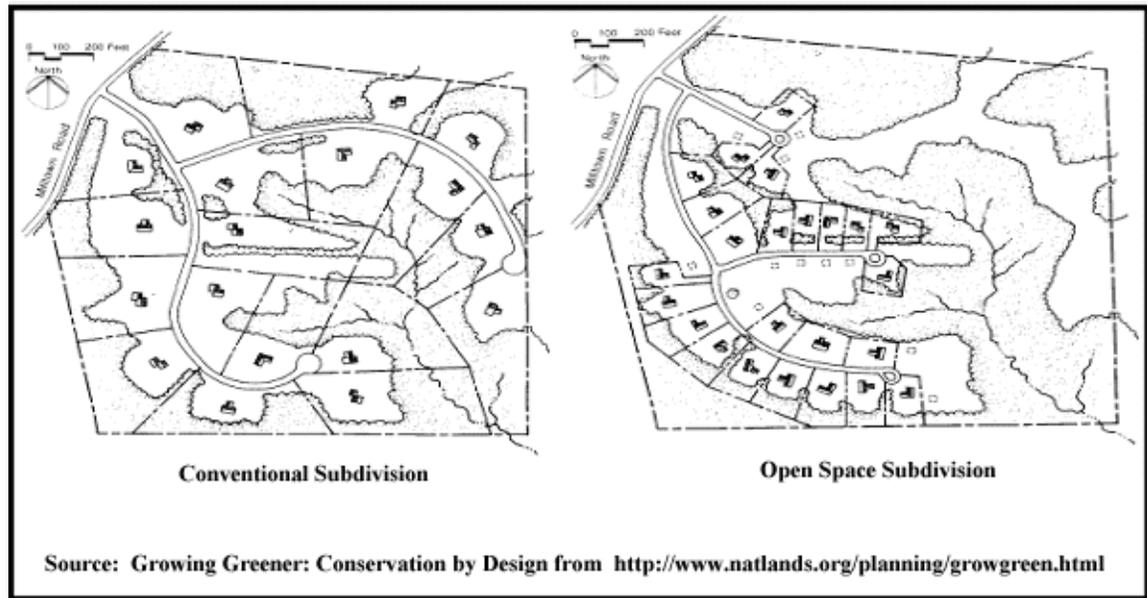
Approximately 800 acres within the higher elevations of this area have been permanently preserved as green space by the county, and is now managed by the Mountain Conservation Trust.

The recently completed *Transportation Study* also suggested that this area would be a desirable location for a multi-purpose greenway to be located along Burnt Mt. Road, Cove Road and Cove Creek. Some trail networks have already been established in the vicinity of Pickens County High School.

Development Pattern

The development pattern should seek to:

- Protect steep slopes, scenic views and environmentally sensitive areas by maintaining low density development.
- Cluster new residential development in a conservation subdivision design that incorporates significant amounts of open space and natural conservation areas.



- Connect new conservation subdivisions to create the opportunity for a countywide network of greenways.
- Limit grading and clearing.
- Preserve natural hydrology and drainage ways.
- Preserve existing trees and sufficient canopy cover during development activity.
- Carefully design roadway construction to minimize scenic and environmental impacts.
- Utilize natural features for stormwater management

Primary Land Uses

- Greenway and Conservation Areas
- Undeveloped land left in a natural state
- Low-intensity single-family residential
- Passive recreation
- Scattered light commercial uses along State Hwy. 53 and Cove Road.

Implementation Strategies

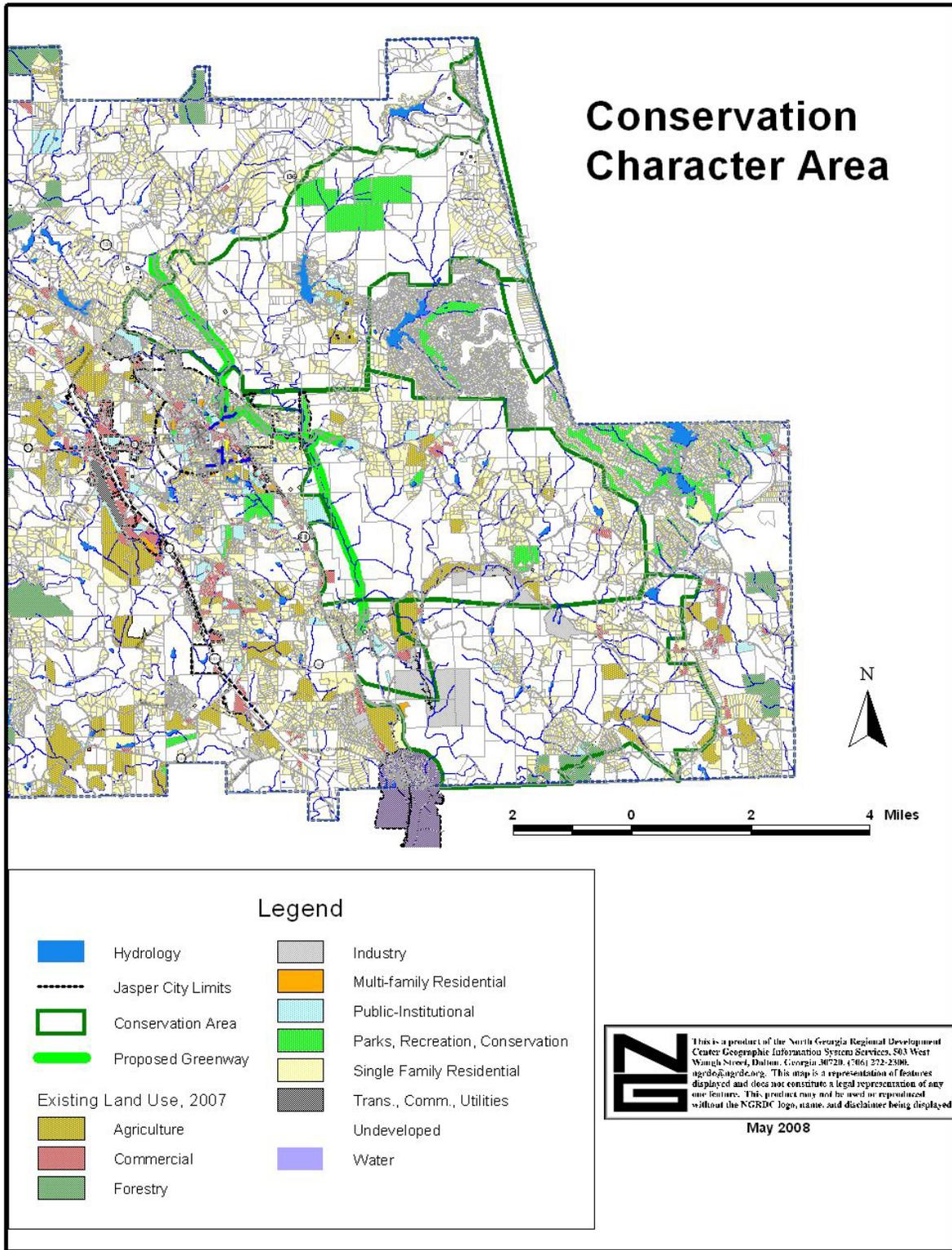
- Maintain large lot size requirements.
- Prepare and adopt a *Hillside Development Ordinance*.
- Prepare and adopt an *Adequate Facilities Ordinance*.
- Prepare and adopt a *Tree Preservation Ordinance*.
- Prepare and adopt a *Transfer of Development Rights* program to preserve vital environmental areas and scenic views.
- Provide incentives to encourage use of Conservation Design subdivision principles.
- Utilize Best Management Practices for any land disturbance activities, including tree harvesting and utility construction

- Utilize *Stormwater Better Site Design Standards* from the Georgia Stormwater Management Manual) to conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Promote the use of conservation easements and conservation tax credits by landowners to help preserve environmentally sensitive land.
- Utilize the Georgia Land Conservation Program as a source of grants, low interest loans and tax incentives for preservation of open space.

Quality Community Objectives to be pursued

- Sense of Place
- Open Space Preservation
- Environmental Protection
- Growth Preparedness

Map 10.



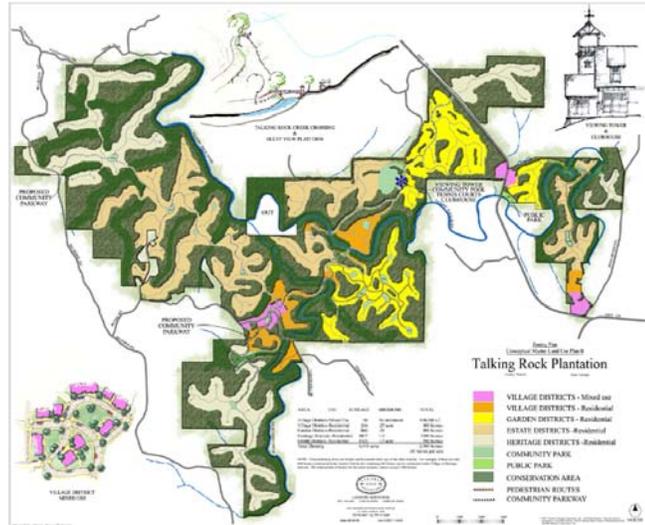
8. PLANNED COMMUNITIES

Vision

Planned communities are unique, creative, and imaginative places that provide a mix of uses that result in live, work, play arrangements and lifestyles while preserving the county's scenic and unique environmental resources.

Narrative

Planned Communities are typically vacation home/retiree home developments, which are also increasingly becoming home to permanent residents as well as seasonal residents. Older developments include Big Canoe and Bent Tree, which were developed in the early 1970s. More recently proposed developments include Potts Mountain, Talking Rock Plantation, Talking Rock Golf Resort, and SUNHARRA Development. These four developments alone could account for approximately 5,500 housing units, if fully developed. Because of Pickens County's proximity to the Atlanta Metropolitan Region, and the county's



desirable location as a vacation home/retirement destination, other developments of this size are expected to occur in the future. Developments of this size can have positive economic impacts, but also can have significant impacts on surrounding land uses, sensitive environmental resources, and road, utilities and other infrastructure. Planned communities are encouraged to provide unique, creative, and imaginative site plans, and a mix of uses that result in live, work, play communities.

Development Patterns

The development pattern should seek to:

- Preserve rural character, scenic views and environmentally sensitive resources.
- Cluster residential development in a conservation subdivision design that incorporates significant amounts of open space and natural conservation areas.
- Preserve natural hydrology and drainage ways.
- Limit grading and clearing.
- Preserve sufficient tree canopy during project development and building construction.
- Carefully design new road way construction to minimize scenic and environmental impacts.
- Utilize natural features for stormwater management.
- Provide a mix of housing types to meet the diverse needs of the entire population.
- Incorporate traditional neighborhood design that offers a mix of neighborhood commercial, civic, institutional and public gathering places within walking distances of residential areas.

- Assure that all public facilities and services (roads, utilities, fire protection, recreation, solid waste, etc.) serving the new development are adequate to accommodate the proposed population.

Primary Land Uses

- Mixed residential uses and densities (dependent upon the availability of centralized sewer)
- Neighborhood commercial.
- Civic and institutional uses.
- Parks and recreation
- Open space and greenways.

Implementation Strategies

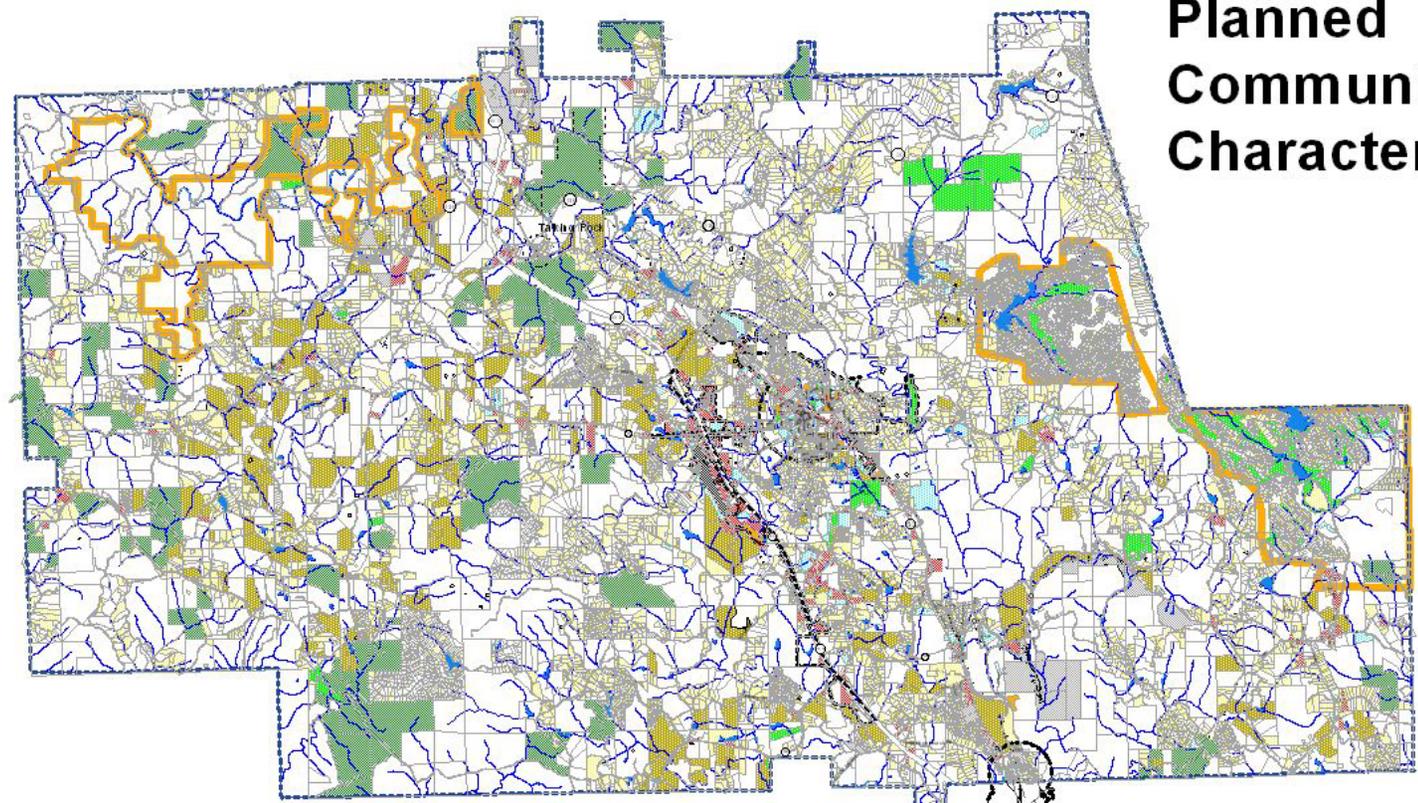
- Review and revise, if necessary, the County’s Suburban Residential Private Community Zoning District.
- Review and revise, if necessary, the County’s Subdivision Regulations.
- Prepare and adopt a *Hillside Development Ordinance*.
- Prepare and adopt an *Adequate Facilities Ordinance*.
- Prepare and adopt a *Tree Preservation Ordinance*.
- Provide incentives to encourage use of Conservation Design subdivision principles.
- Utilize *Stormwater Better Site Design Standards* from the Georgia Stormwater Management Manual to conserve natural areas, reduce impervious surfaces, and better integrate stormwater treatment in site planning and design.
- Support the development of private, centralized sewer services.

Quality Community Objectives to be pursued

- Heritage Preservation
- Sense of Place
- Open Space Preservation
- Environmental Protection

Map 11.

Planned Community Character Areas



Legend	
 Hydrology	 Multi-family Residential
 Planned Communities	 Public-Institutional
Existing Land Use, 2007	
 Agriculture	 Parks, Recreation, Conservation
 Commercial	 Single Family Residential
 Forestry	 Trans., Comm., Utilities
 Industry	 Undeveloped
	 Water



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May 2008

9. SUBURBAN INFILL AREA

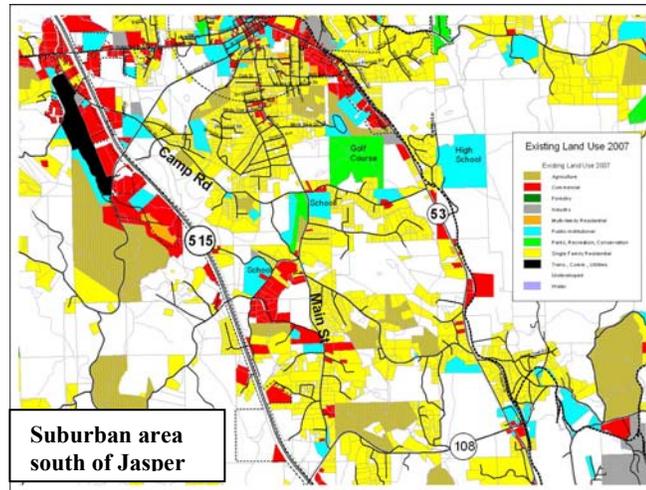
Vision

This area is envisioned to become an extension of the broader Jasper community. Quality of life is enhanced by improved street connectivity, sidewalks, and bike trails to provide alternative ways to get to parks, schools, and neighborhood commercial areas.

Narrative

These are areas around the city of Jasper that have some development and have the potential to develop further. The area can be generally described as from west of SR 515 to east of SR 53, and north to south from Philadelphia Road to south of SR 108. These areas typically consist of single family residences at different price points served by a system of curvilinear streets and cul-de-sacs. Interspersed throughout the area are three schools, a county park, a golf course and scattered commercial uses. Some agricultural uses are also found in the area. The residential areas have typically developed in a leap-frog fashion and tend to lack street connectivity, which adds to traffic congestion on collector roads. The area also contains significant tracts of vacant land with development potential. Without intervention, these areas are likely to evolve with low pedestrian orientation, larger lot residential areas with scattered civic buildings and various street patterns.

This area contains a developed public water system and some sewer utilities, a good road network and other community services that can be economically utilized and rationally extended to potential infill areas. Mixed used, higher density residential development opportunities should be encouraged and optimized in this area in order to minimize the current low density sprawl development patterns that are evident throughout the rest of the county. Encouragement of infill development would result in minimal jobs-to-housing travel distances and commuting times. Residential development should offer a range of housing choices related to size, cost, and housing types in order to increase the availability of affordable housing within the county. Traditional neighborhood development patterns are encouraged including compact development, and mixed residential uses within walking distances of one another and community amenities such as schools, parks and neighborhood commercial centers.

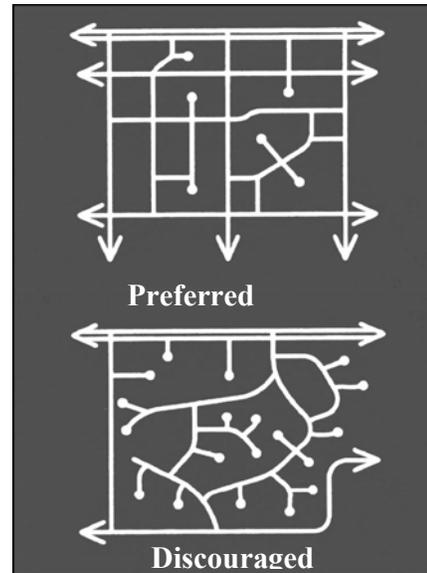


A variety of housing styles should be provided in this area to accommodate workforce housing needs.

Development Patterns

The development pattern should seek to:

- Provide a system of streets to improve connectivity between subdivisions as well as to the existing road network.
- Incorporate sidewalks, traffic calming measures, and biking facilities to provide safe, alternative ways of travel within and between neighborhoods, and to improve connectivity to schools, parks, and neighborhood commercial areas.
- Accommodate infill development that complements the scale, building setbacks, and the style of existing residential areas.
- Preserve existing mature trees during the development process.
- Preserve open space and greenway opportunities.
- Accommodate a mix of residential uses.
- Establish neighborhood commercial uses at strategic locations along collector roads (Main Street, Camp Road, and State Routes 53 and 108).



Comparison of local street connectivity patterns

Primary Land Uses

- Mixed residential uses and densities (dependent upon the availability of centralized sewer).
- Parks and passive recreation areas.
- Civic and semi-public institutional uses
- Neighborhood commercial

Implementation Strategies

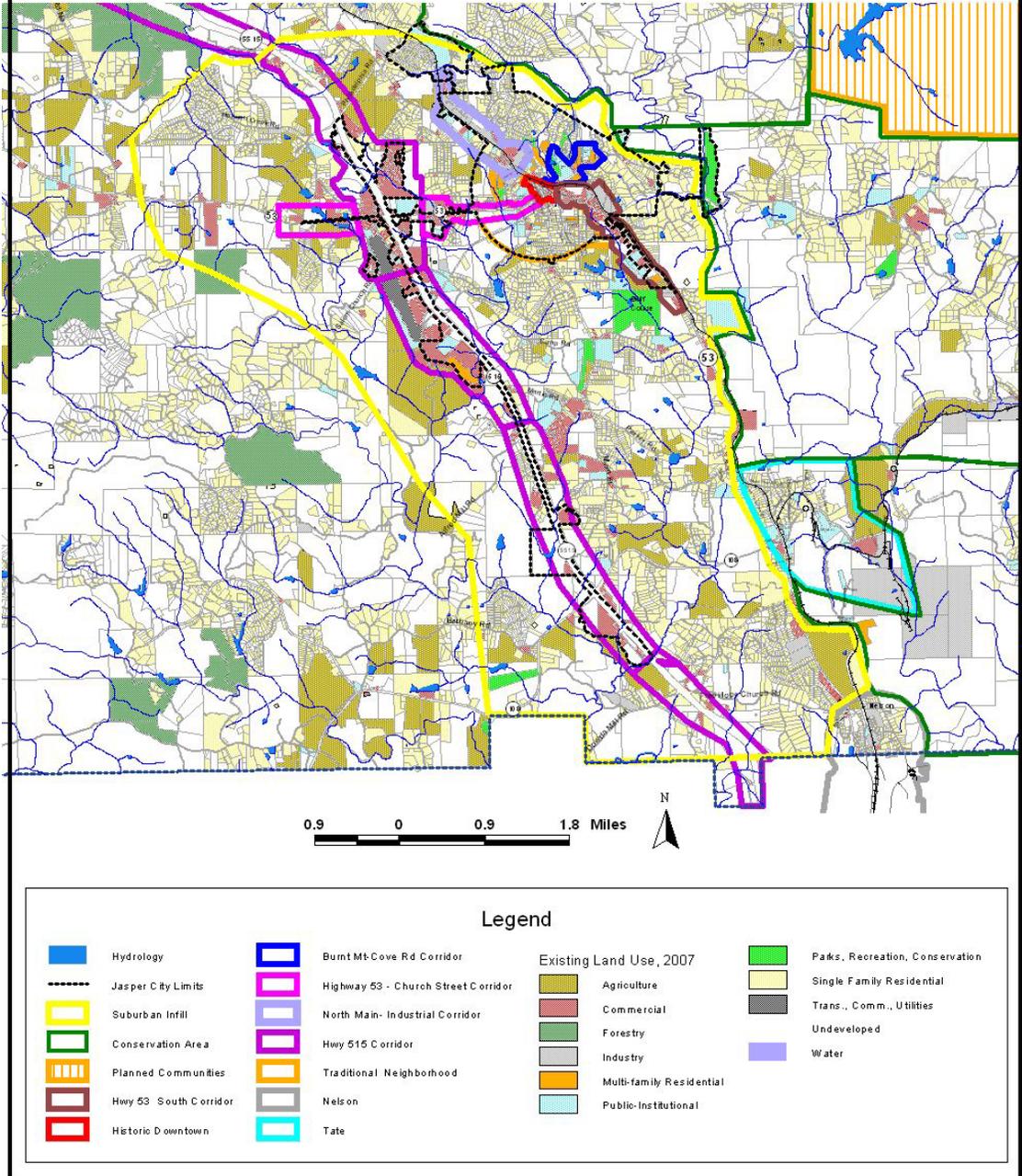
- Develop a Capital Improvements Plan to improve the water system and extend sewer infrastructure to potential infill development areas.
- Develop a plan to assess where additional sidewalks, trails and bike route facilities can be provided.
- Amend Subdivision Regulations to require all new developments to provide sidewalks.
- Expand/renovate existing park.
- Provide incentives to encourage use of “Conservation Design” principles for new subdivision development.
- Utilize this area as a receiving area for a “*Transfer of Development Rights*” program that is utilized to conserve environmental and agriculture areas in other areas of the county.
- Revise City and County Zoning Ordinances, if necessary to accommodate higher density, mixed use residential development.
- Prepare and adopt an *Infill Compatibility Ordinance* to assure new development is compatible with old development.

Quality Community Objectives to be pursued

- Sense of Place
- Transportation Alternatives
- Traditional Neighborhood Development
- Infill Development
- Housing Choices
- Growth Preparedness

Map12.

Suburban Infill Character Area



10. TRADITIONAL NEIGHBORHOOD

Vision

Traditional neighborhoods are preserved and provide a variety of housing choices in close proximity to the downtown and other commercial corridors. Accessibility is improved with improvements and additions to the existing sidewalk network.

Narrative

Traditional neighborhoods are found in the Jasper community and contain older housing stock and traditional development patterns. These areas generally consist of moderate to well maintained single family and scattered multi-family housing; however, evidence of deteriorating homes is present. Density is higher due to the presence of sewer services. These neighborhoods are typically served with a grid system of streets and have shallower building setbacks. The neighborhoods

are thought of as “in-town” due to their proximity and accessibility to the downtown. A few of the closer in neighborhoods contain sidewalks, which provide accessibility to the downtown. Significant vacant tracts of land are still available, particularly in the eastern part of the city.



Development Patterns

The development pattern should seek to:

- Maintain existing homes and character defining features such as drives, walls, landscaping, and tree cover.
- Promote building rehabilitation that is in keeping with a building’s existing architectural style and scale and that of neighboring homes.
- Accommodate in-fill development that complements the scale, setbacks and style of adjacent homes.
- Increase pedestrian connectivity between neighborhoods, the downtown, schools and other activity centers.
- Accommodate senior housing, which can be integrated into the existing development pattern and can benefit from close proximity to the downtown area and other streets containing commercial uses.

A variety of housing is available in Jasper’s traditional neighborhoods.

Primary Land Uses

- Mixed residential uses
- Civic, institutional uses
- Parks, recreational areas

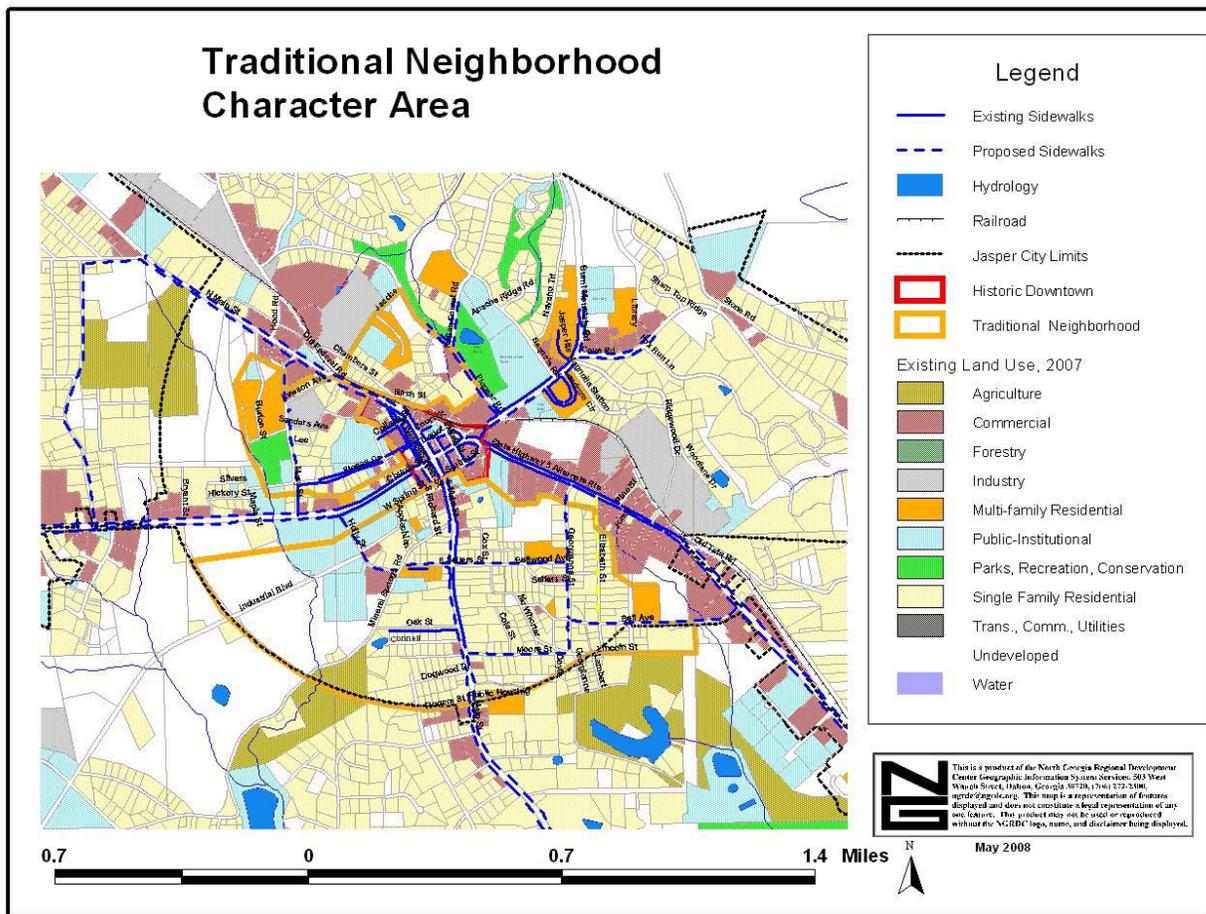
Implementation Strategies

- Prepare and adopt an *Infill Compatibility Ordinance* to assure new development is compatible with old development.
- Repair existing sidewalks and install new sidewalks where needed.
- Pursue Federal and State grants and other programs to rehabilitate houses and upgrade houses where needed.
- Encourage senior housing opportunities in close proximity to daily shopping, health and recreation needs.
- Prepare and adopt senior housing design guidelines to encourage “aging-in-place” that address home and site features that are more functional for the elderly.

Quality Community Objectives to be pursued

- Heritage Preservation
- Sense of Place
- Traditional Neighborhoods
- Infill Development
- Housing Choices

Map 13.



11. HISTORIC DOWNTOWN J ASPER

Vision

The Jasper Downtown area retains its strong sense of place and unique historic characteristics, and remains a viable community focal point for both city and county residents.

Narrative

Historic downtown in Jasper includes the Central Business District as well as surrounding areas on both sides of State Hwy. 53 that contains a blend of commercial businesses, professional offices, the courthouse and a few historic residential properties. This character area has consistent development patterns including traditional building facades, buildings close to the street, and use of sidewalks. Much of the streetscapes in this area were recently improved via a Transportation Enhancement Grant with street lighting, landscaping and sidewalk improvements. Most of the buildings represent unique historic architecture that gives the downtown a strong sense of place. Public art is displayed at various points that utilize marble resources mined in the nearby Tate community. Maintaining the historic integrity of the downtown will be important to retain the sense of place; signage, exterior changes to buildings and new construction should honor the existing character. Maintaining a strong mix of uses will also be important to retain economic vitality.



Pickens County Courthouse



Downtown streetscapes were recently improved with a Transportation Enhancement Grant.

Development Patterns

The development pattern should seek to:

- Retain and enhance existing building stock with appropriate maintenance and rehabilitation that is consistent with historic characteristics.
- Maintain a mix of uses that continues to attract both residents and visitors.
- Encourage mixed uses within buildings such as residential development of underutilized second floors and sidewalk dining.
- Continue to utilize the downtown as a focal point for community activities, public art displays, and festivals.
- Maintain a strong connection with adjoining neighborhoods via sidewalks and other pedestrian amenities.

Primary Land Uses

- Mixed commercial including retail, professional offices and services.
- Civic/institutional
- Residential on upper floors
- Parks, public gathering places.

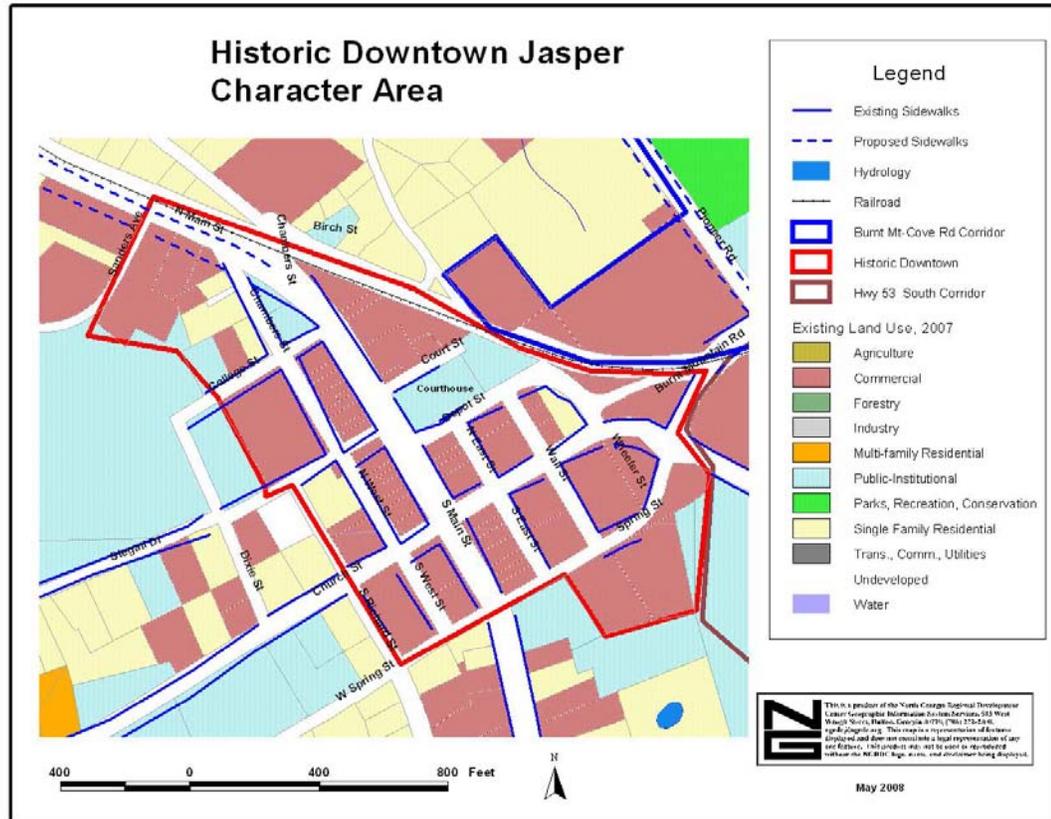
Implementation Strategies

- Investigate the feasibility of establishing a Historic District.
- Seek designation as a Better Home Town Program available through the Georgia Department of Community Affairs.
- Expand downtown streetscape improvements theme to West and East Church Streets, as well as other side streets.
- Expand parking opportunities.

Quality Community Objectives to be pursued

- Heritage Preservation
- Sense of Place
- Housing Choices

Map 14.



12. HIGHWAY 53 SOUTH (EAST CHURCH STREET) CORRIDOR

Vision

This gateway to the city from the south presents a favorable impression to visitors by maintaining this as a viable commercial corridor while improving overall streetscape appearances.

Narrative

The East Church Street corridor is situated south of the downtown area along State Highway 53. This corridor was once the primary commercial highway leading into Jasper from the south. Since the construction of the four-lane Hwy. 515 east of the city, this corridor has not seen much recent commercial development. It includes a mix of older commercial establishments, scattered residential uses, the County Administrative Offices, and other public uses. Deep building setbacks, inconsistent building architecture and materials, mixed size and height of signage, and a lack of landscaping characterize the corridor. The railroad borders the eastern side of the corridor. The corridor also includes a sizable manufacturing facility called Lexington Insulators. A number of vacant tracts are located to the rear of the commercial uses that could be developed for multi-family or other higher density residential development. The presence of some sidewalks and proximity to the downtown also present the potential for pedestrian scale development.



This corridor could be enhanced with additional landscaping, underground utilities and other streetscape improvements.

Development Patterns

The development pattern should seek to:

- Maintain viability as a commercial corridor while enhancing overall street appearance through landscaping, sign control, and pedestrian scale lighting.
- Improve sidewalk connections along the corridor and with adjoining residential neighborhoods.
- Landscape parking lots to provide shade, reduce impervious surfaces, and shield autos from public view.
- Upgrade the appearance of existing older commercial buildings with façade improvements, or new architectural elements.
- Encourage shallow setbacks, quality construction and parking in the rear for all new construction.
- Accommodate a mix of uses that primarily serve the local market demand versus a regional market demand.

- Encourage multi-family or other high density residential to develop on vacant tracts that back up to the commercial uses.

Primary Land Uses

- Retail, offices and other commercial services
- Industry
- Multi-family or other high density residential
- Public and other institutional uses.

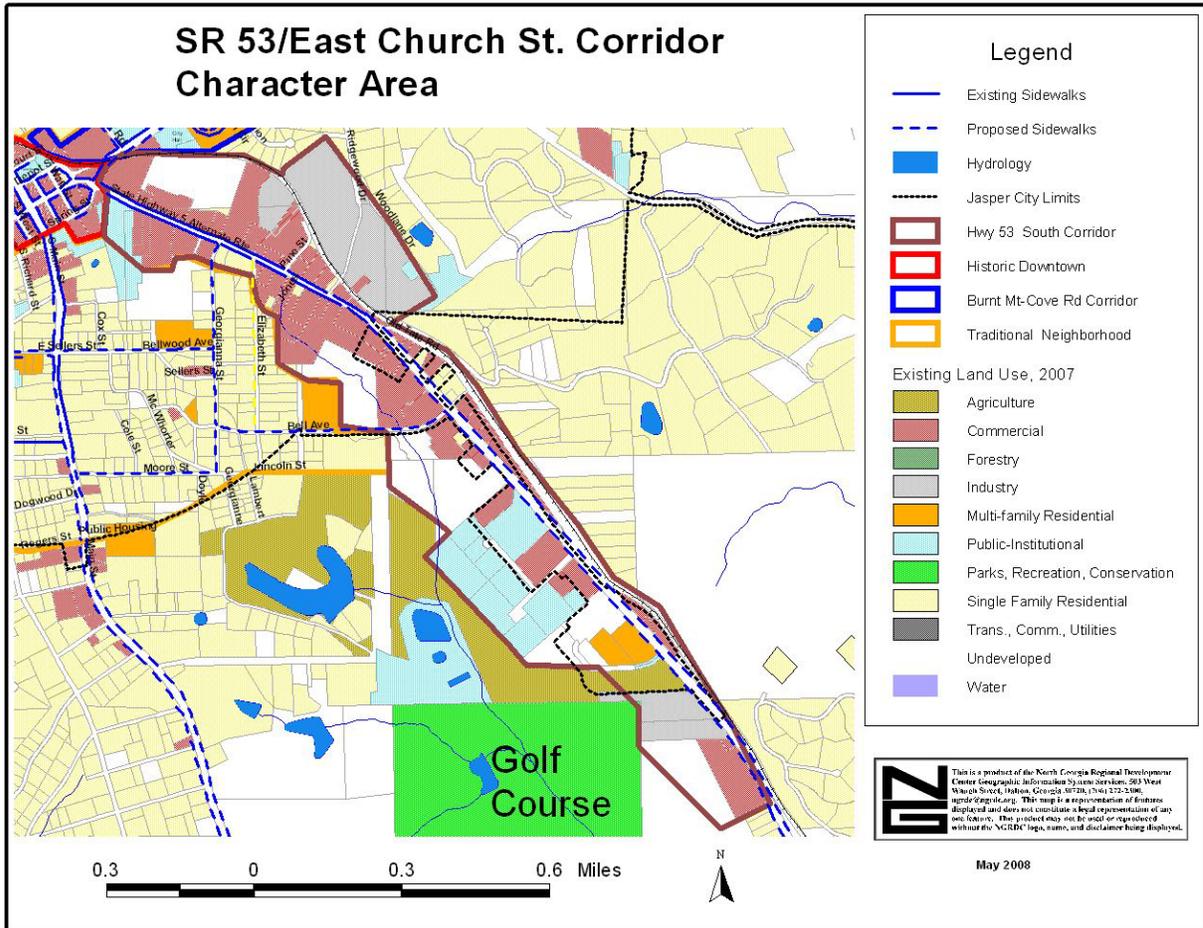
Implementation Strategies

- Seek grants to fund desired streetscape improvements such as improved or extended sidewalks, landscaping, lighting and underground utilities.
- Improve inter-parcel access and street connectivity to adjoining neighborhoods.
- Establish an Overlay Zoning District that would:
 - Modify the City and County *Sign Ordinances* to control height, size and placement of on-premise signs, and prohibit additional billboards.
 - Revise City and County *Landscaping/Tree Preservation* regulations to preserve mature trees and enhance tree replacement requirements.
 - Adopt *architectural standards* with a masonry requirement to improve the quality and aesthetics of commercial development.
 - Modify current City and County building setback requirements and parking lot standards for location and landscaping.

Quality Community Objectives to be pursued

- Infill Development
- Transportation Alternatives
- Housing Choices

Map 15.



13. HIGHWAY 5 ALT./ NORTH MAIN STREET CORRIDOR

Vision

This gateway to the city from the north presents a favorable impression to visitors by maintaining this as a viable commercial corridor and industrial area.

Narrative

This character area consists of North Main Street and areas to the east along the railroad. A mix of residential, highway commercial and semi-public uses are located along the highway as it approaches the downtown area. The majority of the industrial uses and more intense commercial uses, including Pioneer Industrial Park, are located adjacent to the railroad to the east. North Main Street is the primary north entrance into the city of Jasper. Since Hwy. 515 opened and became the primary north-south corridor through the county, traffic volumes on North Main have diminished. A number of vacant tracts are scattered throughout the corridor. Inconsistent building setbacks, architecture and materials, mixed size and height of signage, and a lack of landscaping characterize the corridor. A number of residential subdivisions lie adjacent to the corridor with limited street connectivity to North Main Street. The recently completed Transportation Plan proposed that sidewalks be extended from downtown along North Main Street to Philadelphia Road.



A variety of uses are located along North Main Street as it approaches the downtown. Driveway entrances are not well defined.



Typical industrial building located in Pioneer Industrial Park.

Development Patterns

The development pattern should seek to:

- Preserve the diverse industrial base and fill in vacant tracts within the industrial park.
- Provide adequate buffers between industrial areas and adjacent residential areas.
- Provide sidewalk connections between North Main Street and adjacent residential areas.
- Increase landscaping throughout the area, including parking lots to provide shade, reduce impervious surfaces, buffer parking areas and improve the appearance of individual sites and the entire corridor.
- Clearly define driveway cuts and entrances.
- Provide a mix of uses along North Main Street to serve populations north of the City.

Primary Land Uses

- Industry
- General commercial
- Public and semi-public uses

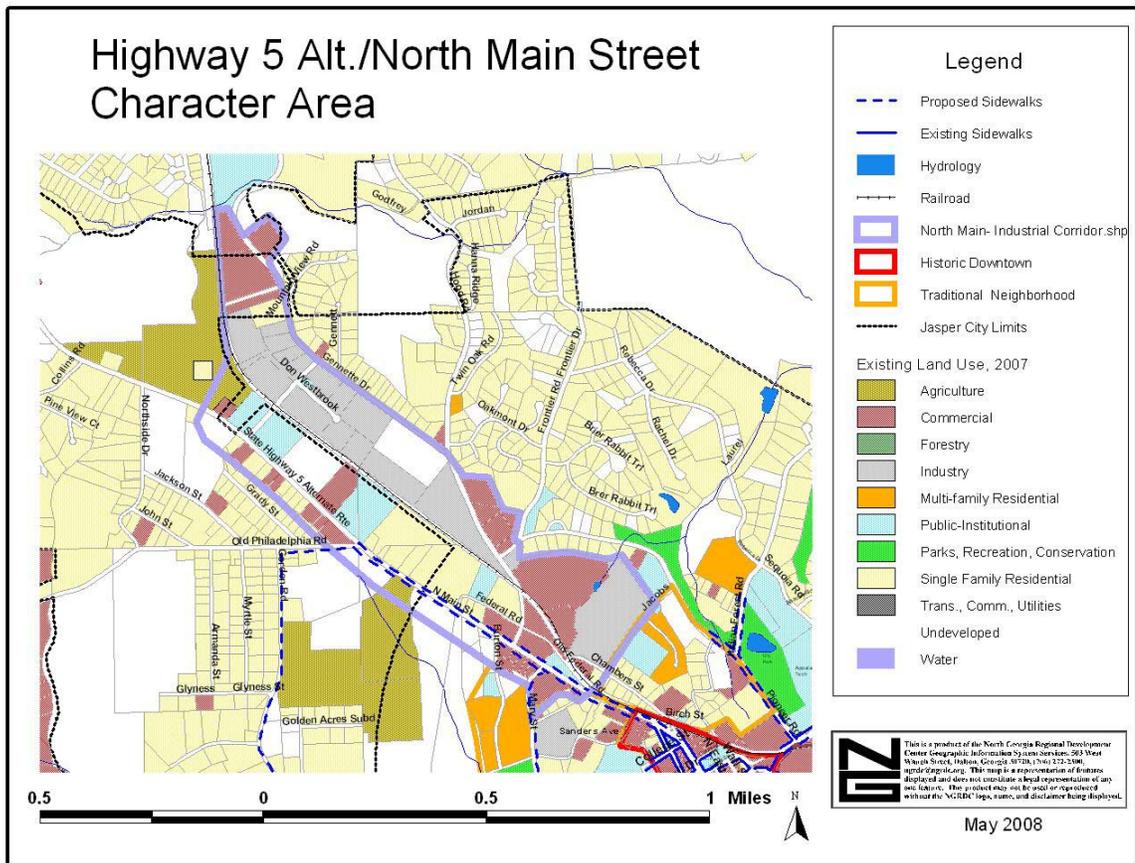
Implementation Strategies

- Seek grants to fund desired streetscape improvements such as improved or extended sidewalks, landscaping, lighting and underground utilities.
- Improve inter-parcel access and street connectivity to adjoining neighborhoods.
- Establish an Overlay Zoning District that would:
 - Modify the City and County *Sign Ordinances* to control height, size and placement of on-premise signs, and prohibit additional billboards.
 - Revise City and County *Landscaping/Tree Preservation* regulations to preserve mature trees and enhance tree replacement requirements.
 - Adopt *architectural standards* with a masonry requirement to improve the quality and aesthetics of commercial development.
 - Modify current City and County building setback requirements and parking lot standards for location and landscaping.

Quality Community Objectives to be pursued

- Infill Development
- Transportation Alternatives

Map 16.



14. BURNT MT. ROAD/COVE ROAD CORRIDOR

Vision

This gateway to the city from the east presents a favorable impression to visitors by maintaining by maintaining the current mix of uses complemented by improved landscaping and other streetscape amenities.

Narrative

The Burnt Mountain Road – Cove Road corridor houses Appalachian Technical College, Jasper’s City Hall, a city park, public housing, other multi-family housing, a public library, and a few commercial uses. This corridor is the entrance to the city from the east. Both Burnt Mountain Rd. and Cove Rd. have relatively high traffic volumes.



Appalachian Technical College

Development Patterns

The development pattern should seek to:

- Accommodate the expansion needs of the Technical College.
- Preserve the current mix of existing uses.
- Improve sidewalk conditions along the corridor and extend sidewalks to provide better connections between adjoining residential neighborhoods and the city park and library.
- Landscape parking lots to provide shade, reduce impervious surfaces, and shield autos from public view.

Primary Land Uses

- Public and semi-public uses
- Multi-family residential
- Neighborhood commercial uses.

Implementation Strategies

- Expand the downtown streetscape improvements theme along Burnt Mt. Road to the Cove Road intersection.
- Determine the feasibility of establishing a traffic circle at the intersection of Burnt Mt. Road and Cove Road instead of the current 3-way stop.

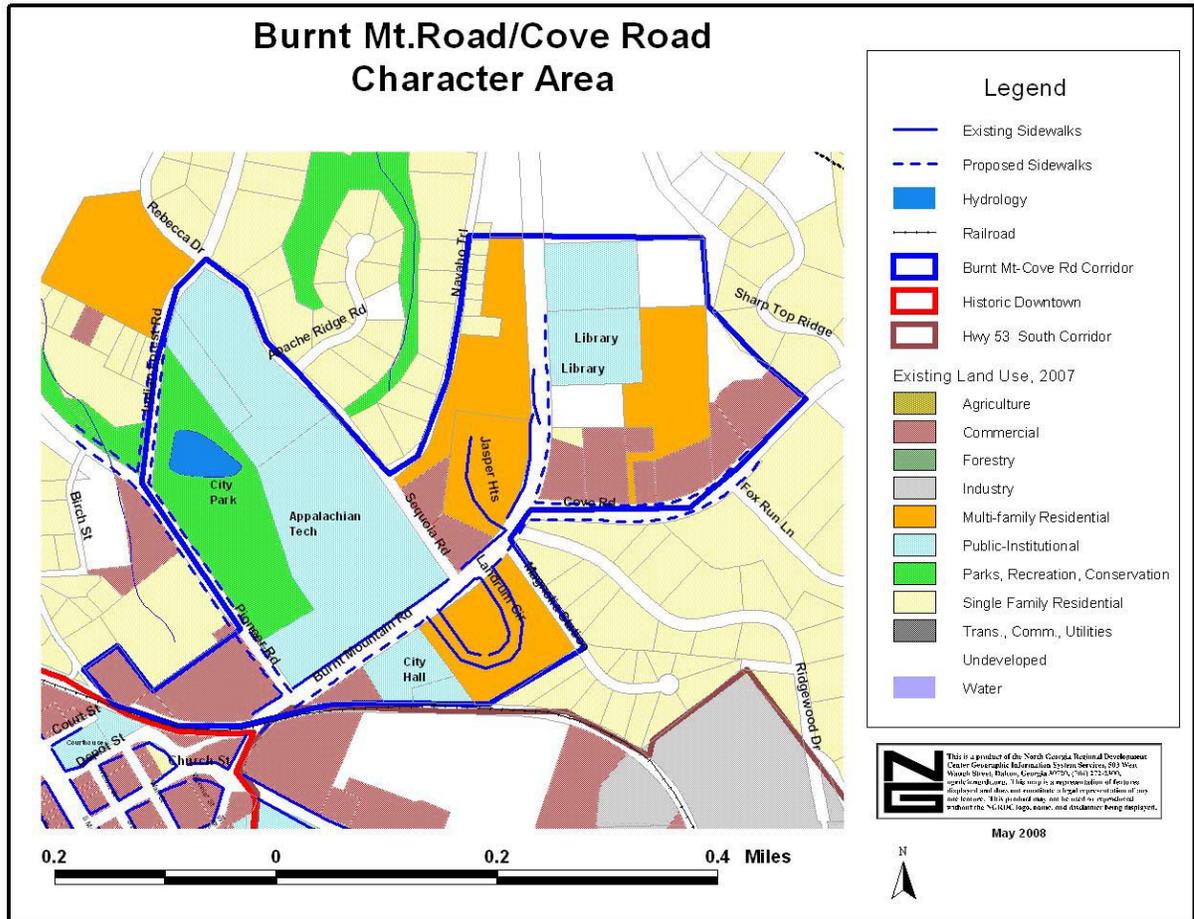


Traffic circles can be an efficient, alternate way of moving traffic safely through intersections.

Quality Community Objectives to be pursued

- Sense of Place
- Transportation Alternatives

Map 17.



15. RURAL DEVELOPMENT AREA

Vision

The Rural Development character area represents “traditional” rural Pickens County. While the rest of Pickens County is growing rapidly, this area should retain its undeveloped, rural, open space characteristics and preserve them for future generations.

Narrative

The Rural Development character area is found primarily in western Pickens County and consists of predominantly rural, undeveloped land that is suited for agricultural, forestry and large-lot residential uses. It contains all other areas not assigned to another character area. Development in the area should respect the county’s farming and forestry tradition and maintain its rural characteristics. This area also lacks a high level of public water, road surfaces and other public services that are needed to support more intense development. If subdivision of land for residential purposes occurs in this area, significant amounts of open space should be preserved. “Conservation subdivisions” may be an appropriate subdivisions” may be an appropriate alternative to large-lot residential uses and an appropriate response to development pressures for the establishment of residential neighborhoods. According to the United States Department of Agriculture’s 2002 farm census, in 2002 there were 243 farms in Pickens County comprising 17,372 acres with the average farm size at 71 acres.



Development Pattern

The development pattern should seek to:

- Protect farmland, open space, and environmentally sensitive areas by maintaining low density development.
- Preserve the economic viability of agriculture, livestock production and forestry activities in Pickens County.
- Cluster new residential development in a conservation subdivision design that incorporates significant amounts of open space and natural conservation areas.
- Connect new conservation subdivisions to create the opportunity for a countywide network of greenways
- Limit grading and clearing.
- Preserve natural hydrology and drainage ways.
- Carefully design roadway alterations and new road construction to minimize scenic and environmental impacts.
- Preserve rural character, viewsheds, and natural features/resources
- Utilize natural features for stormwater management
- Accommodate low-intensity uses

Primary Land Uses

- Agricultural
- Forestry
- Low density single-family residential
- Passive recreation
- Convenience goods and service establishments at strategic locations along major collector roads.

Implementation Strategies

- Maintain large lot size requirements of the Agriculture Zone District.
- Consider adoption and implement an *Adequate Facilities Ordinance*.
- Consider adoption and implement a *Transfer of Development Rights* program to preserve vital agricultural areas.
- Provide incentives to encourage use of Conservation Design subdivision principles.
- Utilize Best Management Practices for any land disturbance activities, including tree harvesting and utility construction
- Utilize *Stormwater Better Site Design Standards* from the Georgia Stormwater Management Manual to conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Promote the use of conservation easements and conservation tax credits by landowners to help preserve viable farmland
- Utilize the Georgia Land Conservation Program as a source of grants, low interest loans and tax incentives for preservation of agricultural land.

Quality Community Objectives to be pursued

- Sense of Place
- Open Space Preservation
- Environmental Protection
- Heritage Preservation

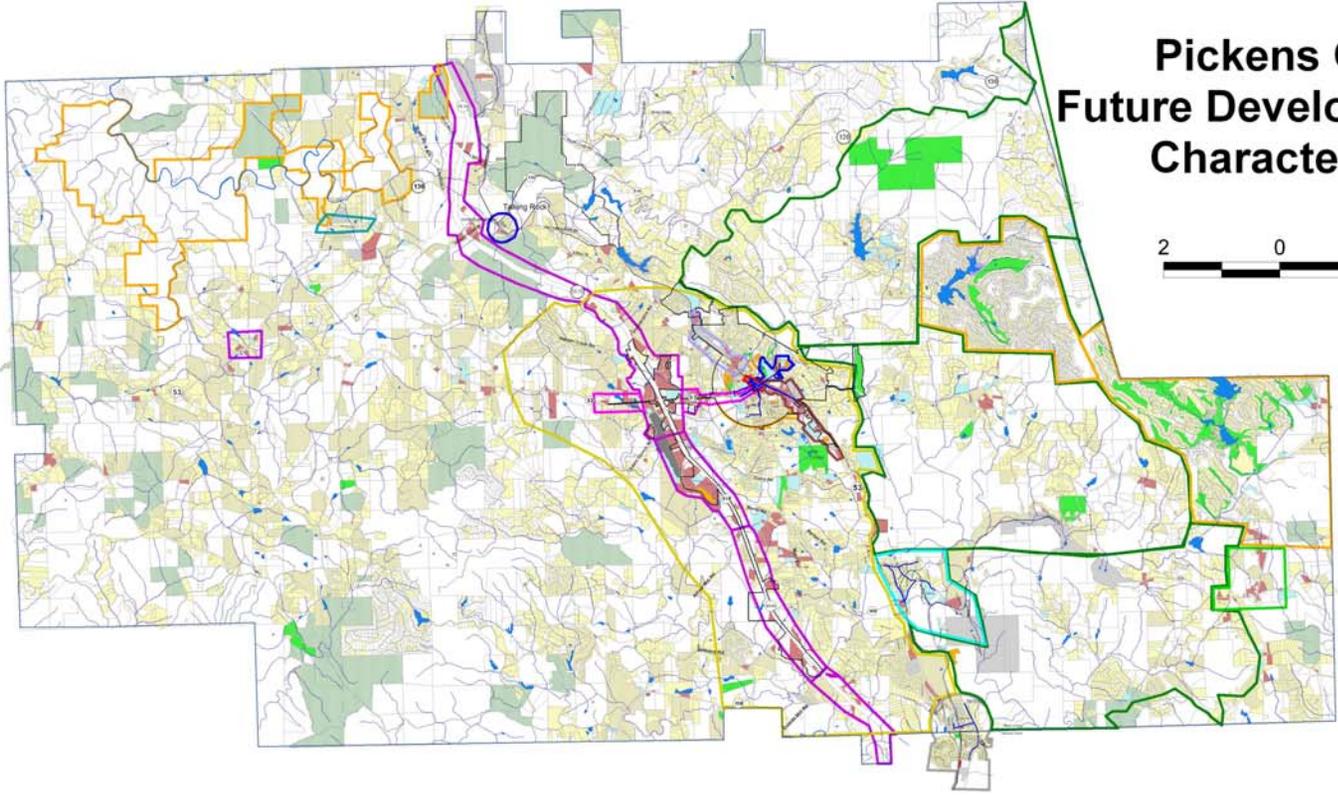
Pickens County Future Development Map Character Areas



Map 18.

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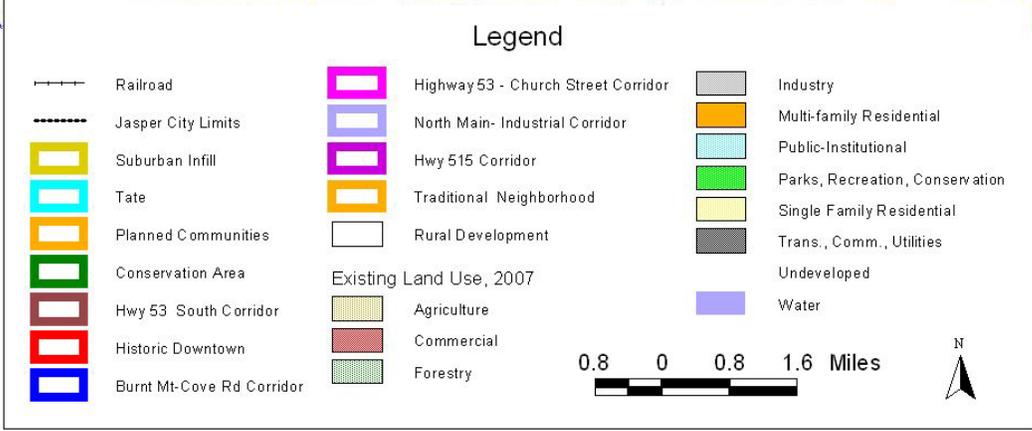
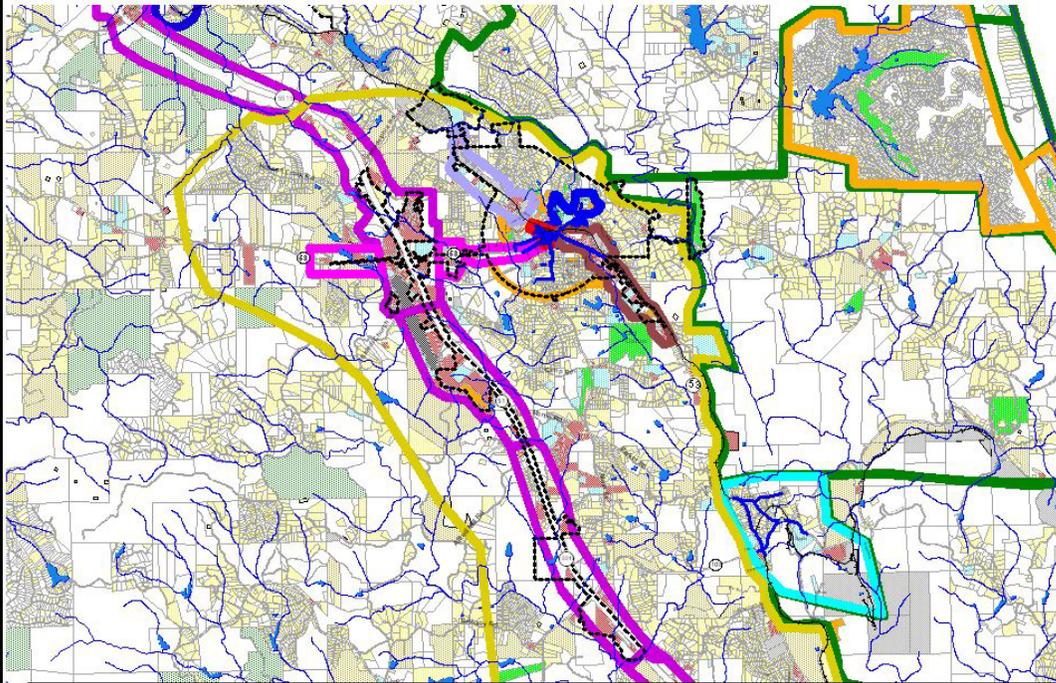
May 2008



Legend

Railroad	Historic Downtown	Hinton	Public-Institutional
Suburban Infill	Burnt Mt-Cove Rd Corridor	Rural Development	Parks, Recreation, Conservation
SR 53/Tate/Yellow Creek Rd	Highway 53 - Church Street Corridor	Existing Land Use, 2007	Single Family Residential
Blaine	North Main- Industrial Corridor	Agriculture	Trans., Comm., Utilities
Tate	Hwy 515 Corridor	Commercial	Undeveloped
Planned Communities	Traditional Neighborhood	Forestry	Water
Conservation Area	Nelson	Industry	
Hwy 53 South Corridor	Talking Rock	Multi-family Residential	

**Map 19. Jasper
Future Development Map
Character Areas**



16. TALKING ROCK

Vision

Talking Rock shall remain a rural town that retains its historical characteristics. The town center is restored as a viable tourist destination.

Narrative

Talking Rock is a small, rural town located in north-central Pickens County. It was once located on a major highway (Old Highway 5), that has now been replaced with State Highway 515 that bypasses the town. A railroad that is no longer in use also passes through the town center. The character area is defined as the original town limits. A small historical commercial district exists in the center of the town along State Highway 136. Although once completely vacant, several downtown buildings have been recently renovated and are now occupied by antique stores and other tourist oriented businesses. The town has been promoting its historical heritage and is seeing renewed interest in historic preservation development opportunities. A Heritage Days Festival is held each year that features local artisans, crafts, and musicians. Other land uses in the older sections of town include low density residential, public and semi-public uses and the town park.



Talking Rock Town Hall and Fire Station



This home is an example of several historical structures in Talking Rock.

The town recently annexed a considerable amount of land, which is currently in low density residential, agriculture and forestry uses or undeveloped. The town is served by the Pickens County Water Authority, but lacks centralized sewer.

Development Patterns

The development pattern should seek to:

- Preserve the historical context of Talking Rock's early development.
- Maintain a rural village atmosphere with a clearly defined town center surrounded by low density residential uses and open space.

Primary Land Uses

- Low density residential
- Light commercial in the town center

- Public-semi-public uses
- Parks
- Agriculture
- Forestry

Implementation Strategies

- Establish a *National Register of Historic Places* district or local historic district.
- Adopt and implement historic district design guidelines, and use as a Zoning Overlay.
- Work with the County Economic Development office to continue to develop and promote tourism opportunities.
- Work with property owners to develop a small restaurant.
- Provide assistance to property owners to preserve and rehabilitate historical buildings.
- Develop and implement a streetscape plan (lighting, landscaping, sidewalks, performance pavilion or stage) in the downtown area to accommodate festivals and other events.
- Relocate the Old School House to the downtown area and refurbish as a Teaching Museum.
- Refurbish railroad cars for use as a tourist attraction.

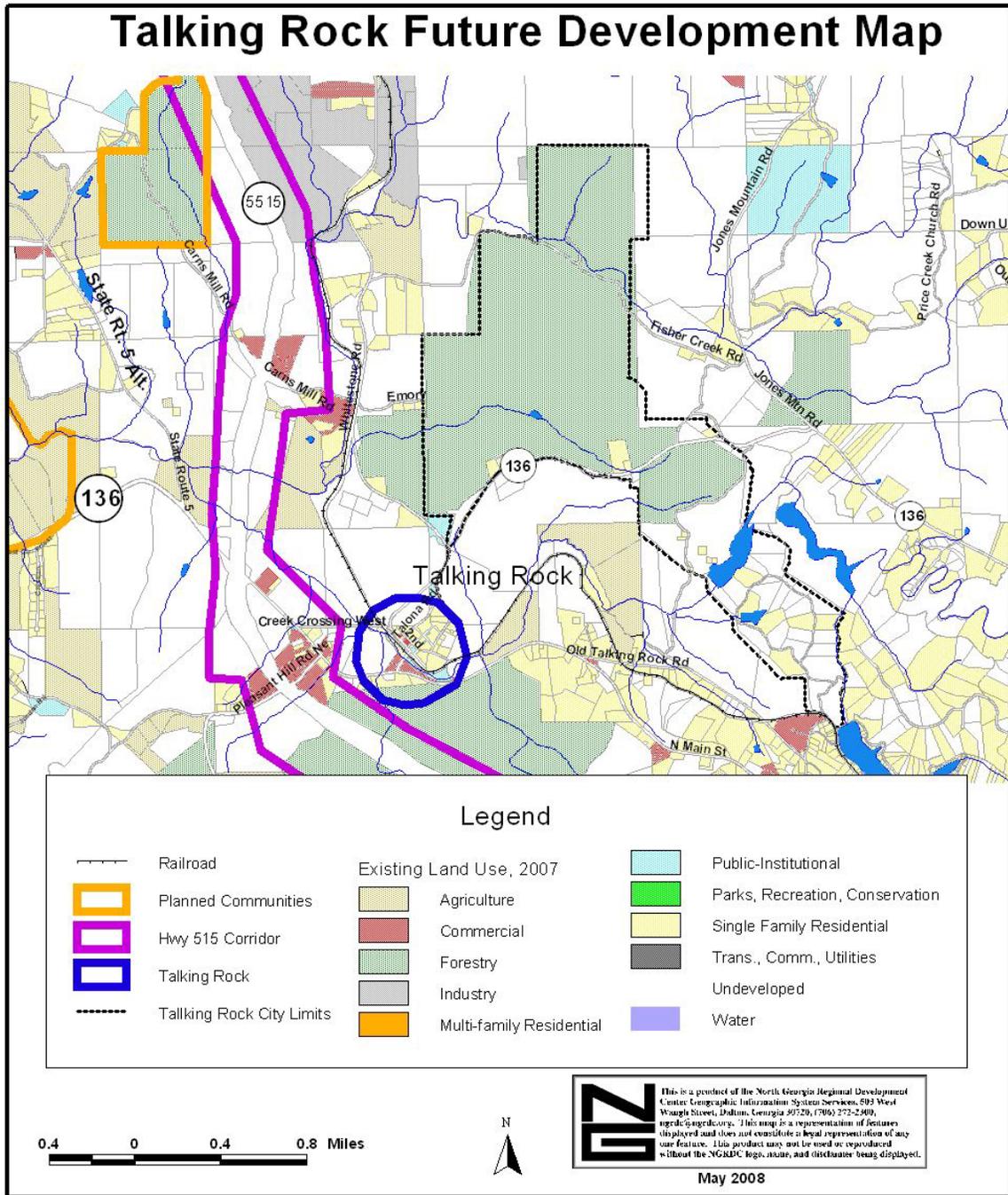


The Town would like to refurbish these railroad cars as tourist attractions.

Quality Community Objectives to be pursued

- Heritage Preservation
- Sense of Place
- Open Space Preservation

Map 20.



17. NELSON

Vision

The City of Nelson shall remain a traditional small community that offers a rural quality of life in a town setting.

Narrative

Nelson is a small, rural community located in extreme southern Pickens County with approximately half of the city in Pickens County and the other half in Cherokee County. Whereas it was once located on a major highway (Old Highway 5); it has now been bypassed by State Highway 515, which replaced Old Highway 5 as the primary north-south corridor through the county. The downtown contains a few small commercial enterprises and a large marble stone processing plant, which dominates the downtown area. Significant residential development has recently occurred on the Cherokee side. There is evidence of older, deteriorating housing stock located throughout the original sections of the city.

The city has no sewer services, and water is provided by the Cherokee County Water Authority. Fire protection is provided by the Cherokee County Volunteer Fire Department. The City constructed a new city hall in 2002, which also houses the police department. The city also owns a 7 acre park, which contains a ballfield, playground, a multi-purpose court and walking trail.



Marble Processing Facilities



Nelson City Hall

The City recently utilized Transportation Enhancement grants to install approximately 1.3 miles of sidewalks that connect residential areas to the downtown.

Development Patterns

The development pattern should seek to:

- Preserve the historical context of Nelson's early development and its association with the marble mining and processing industry.
- Continue to attract additional commercial development offering convenience goods and services.
- Maintain a rural village atmosphere.

Primary Land Uses

- Industry
- Commercial

- Residential
- Public-semi-public uses
- Parks and recreation

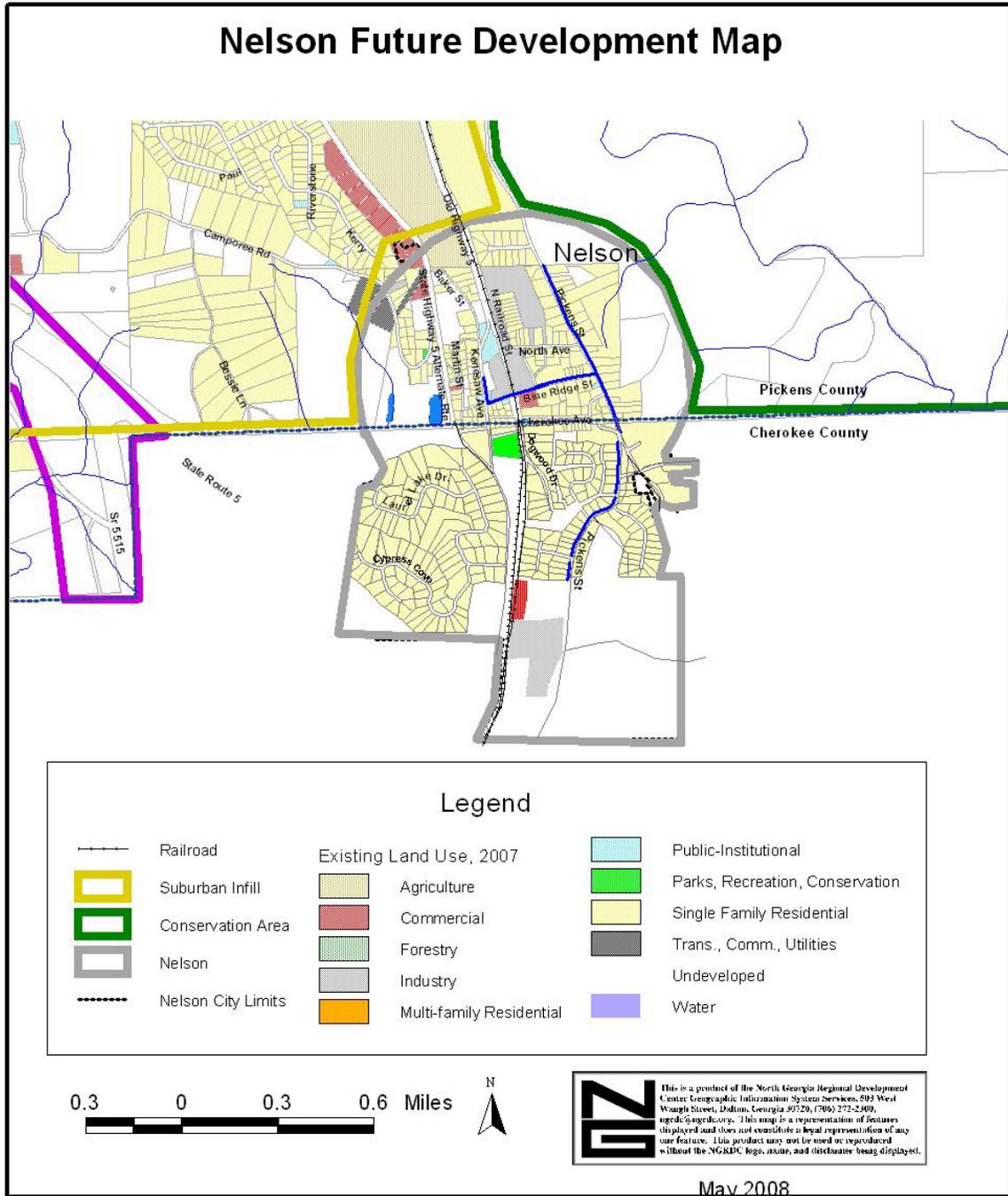
Implementation Strategies

- Determine the feasibility of establishing a local historical district.
- Work with the County Economic Development office to attract new commercial development to the community.
- Continue to preserve and refurbish older housing stock.
- Continue to add sidewalks throughout the community.

Quality Community Objectives to be pursued

- Heritage Preservation
- Sense of Place
- Traditional Neighborhoods

Map 21.



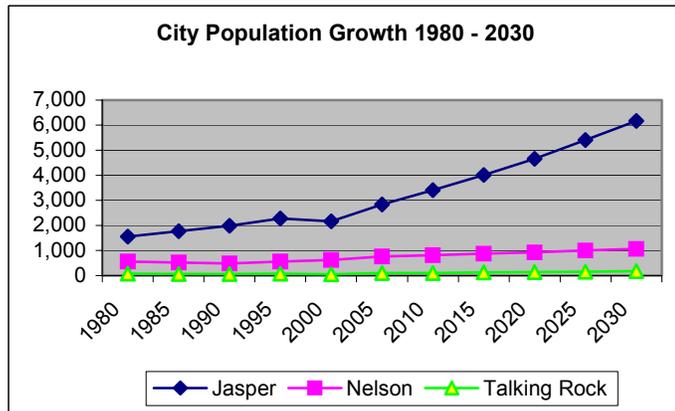
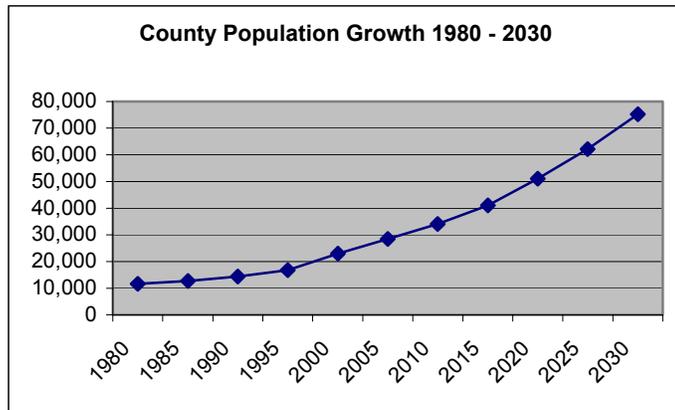
3. Issues and Opportunities

This section contains an updated list of issues and opportunities that have been recognized and accepted by the Pickens County and the cities of Jasper, Nelson and Talking Rock as items to address in future implementation activities. This updated list reflects comments received from the Community Survey, the two Visioning Sessions, and the input received from the Plan Advisory Committee and local government officials. The information is organized by the major topics outlined in the Georgia Department of Community Affairs' Minimum Planning Standards for local governments.

3.1 Population

Issues

1. The county has experienced steady population growth, and is projected to attain a population of 75,244 by the year 2030.
2. The municipalities are likewise projected to grow, although at slower rates than the County as a whole.
3. The 65 and older age group is expected to be the fastest growing segment of the population increasing from 13.2 percent in 2000 to approximately 25 percent in 2030.



Opportunities

1. Focus growth in areas already served with existing infrastructure, and extend infrastructure to areas planned for growth.
2. A growing elderly population will require unique planning considerations for transportation services, housing, health care facilities and other services.

3.2 Economic Development

Issues

1. Wages in the county have not kept pace with State and National averages.
2. Most of the recent job growth has been in the service producing sectors, many of which pay lower wages.

3. Goods producing job growth (manufacturing, construction and mining) is declining as a percentage of overall job growth. A high percentage of these jobs are in construction, which greatly fluctuates with the housing economy.
4. 51 percent of working residents commute out of the county for work. Most of this out-commuting is to the Atlanta Metro region to the south adding to traffic congestion on SR 515.
5. Segments of the labor force lack adequate education and job training needed to attract higher wage jobs.
6. Additional land with complete facilities is needed for industrial development.
7. Tourism opportunities exist, but are not fully developed.

Opportunities

1. The county's economic base is growing due to substantial population growth. Projections indicate that total employment could reach 21, 803 by the year 2030.
2. Several new developments that are in the planning stages will create substantial economic development activities.
3. The County is currently participates in several joint development authorities, which create additional incentives for job creation. The City of Jasper is also served by three development authorities.

Implementation Measures

1. Expand business and industrial recruitment efforts including development of a marketing and promotion strategy and close coordination with the Georgia Resource Center and Georgia Department of Economic Development.
2. Conduct a *Targeted Industry Analysis* to determine which manufacturing enterprises are most compatible with local labor force and other resources.
3. Work with the private sector and Industrial Development Authority to develop more industrial properties.
4. Maintain a full time development professional to continue marketing the county and cities and develop economic prospects.
5. Coordinate with Appalachian Technical College to assure job training opportunities are compatible with local needs.
6. Create an Arts Guild or Association and expand arts and culture venues to improve quality of life and attract tourists to the county.
7. Sponsor arts and cultural events and other entertainment activities on a more frequent basis throughout the year.
8. Identify and develop an appropriate facility to house Arts and Cultural activities.
9. Identify, develop and promote agri-tourism, eco-tourism and heritage tourism opportunities.
10. Implement the "Entrepreneur Friendly" Community Program sponsored by the Chamber of Commerce and Ga. Dept. of Economic Development.
11. Develop and implement an Industry and Business Retention Program.
12. Support the development of Active Adult Retirement Communities and Continuing Care Retirement Communities.
13. Assist local downtowns and other commercial areas to remain economically viable through building improvements, economic restructuring, streetscape improvements, and marketing and promotions. (Establish "Main Street" or "Better Home Town" programs offered by Georgia Department of Community Affairs.

14. Complete Georgia’s “Workforce Ready” program to improve graduation rates and strengthen workforce education and skills.

3.3 Housing

Issues

1. We don’t have enough affordable housing choices for workers in our county.
2. A growing elderly population will require housing arrangements unique to their needs.
3. Some neighborhoods are in need of revitalization or upgrades.
4. Planned communities primarily cater to the recreation home/retiree market.

Opportunities

1. Many existing subdivisions and neighborhoods still have significant infill opportunities.
2. Mixed use development areas can provide affordable housing options in a variety of housing types for all demographic groups.
3. Revitalization of neglected neighborhoods and housing can also provide affordable housing choices in areas where infrastructure is already available.

Implementation Measures

1. Encourage planned communities to provide a mix of housing types and meet the diverse needs of the entire population via the plan review and approval process.
2. Encourage alternatives to “conventional” subdivisions such as “traditional neighborhood design” or “conservation design”, which typically allow higher density, reduced house sizes, a mix of housing types, and pedestrian connectivity to activity centers.
3. Prepare and adopt senior housing design guidelines to encourage “aging in place” opportunities that would address home and site features that are more functional for the elderly; and encourage senior living opportunities in close proximity to daily shopping/health/recreation needs.
4. Pursue Federal and State grants and other program opportunities to rehabilitate houses and revitalize neighborhoods where needed.
5. Expand sewer service areas so that there is more opportunity for higher density housing developments, which can provide a wider variety of housing types and price ranges.

3.4 Infrastructure and Facilities

Issues

1. Water supplies and treatment capacity are not adequate to meet long term growth needs of the cities and county.
2. There is a lack of water distribution and storage infrastructure in much of the county.
3. There is a lack of sufficient wastewater treatment and collection infrastructure in the cities and unincorporated areas.
4. Additional recreational facilities are needed throughout the county and cities.
5. Fire protection facility improvements are needed in the rural areas of the county as well as along SR 515.

6. There is very little intergovernmental cooperation in the provision of water, sewer, and recreation facilities.

Opportunities

1. A number of plans have been completed since the last Comprehensive update that address future needs including a *Fire Protection Plan* and *Recreation Master Plan*.
2. Both the County and City are in the process of developing Water and Wastewater Facilities Plans.
3. A proposed multi-county Water and Sewer Authority will provide opportunities to develop additional water supplies as well as water and wastewater facilities.
4. A variety of financing options are available such as impact fees, special districts, SPLOST tax programs and other to assist in financing needed facilities.

Implementation Measures

1. Implement the proposed Regional Water Authority with Gilmer, Murray and Gordon Counties to develop additional water supplies for the region.
2. Consider the formation of an independent water and sewer authority to plan and manage services county-wide. (*The City of Jasper does not concur with this.*)
3. Implement the recommendations of the *County Recreation Master Plan* completed in 2007.
4. Implement the recommendations of the *County Fire Protection Plan* completed in 2006.
5. Provide additional fire protection facilities along SR 515.
6. Coordinate with the county school system in the development of new schools to share facilities and services (recreation facilities, community meeting facilities, computer usage for job training purposes, continuing education programs, etc.)
7. Develop a *Capital Improvements Program* and an impact fee program so that new development pays for recreation, fire protection, roads, and other eligible infrastructure needs as development occurs.
8. Require large, planned communities to provide needed infrastructure within their development as part of the plan approval process.

3.5 Transportation

Issues

1. Traffic congestion is a growing concern throughout the county, but in particular at the following locations:
 - SR 53 from SR 515 to Marble Hill
 - Burnt Mountain Road from Church Street to Cove Road
 - SR 108 from SR 515 to SR 53 in Tate
 - Main Street from Hood Road to Camp Road
 - Refuge Road from Camp Road to Harmony School Road
 - Various intersections along SR 515.
2. There are few transportation alternatives. Generally, county residents must rely on their automobiles to meet their travel needs
3. Public transit services need to be expanded to meet the needs of the elderly, low income, disabled as well as the general public.

4. There are not enough sidewalks and bicycle facilities within the cities to provide adequate connectivity between neighborhoods and schools, parks and shopping areas.
5. Generally, new developments do not provide sidewalks.
6. There are poor local road conditions throughout the county.

Opportunities

1. Recent plans have been recently completed that address transportation issues including a county-wide *Transportation Study* (2005), a *Transit Development Plan* (2007) and a *Bicycle and Pedestrian Facilities Assessment* (2008) for the City of Jasper.

Implementation Measures

1. Implement the road improvement recommendations of the *Transportation Study* completed in 2005.
2. Implement the sidewalks, greenways and bike facility recommendations of the *Transportation Study* completed in 2005 and *Bike and Pedestrian Facilities Assessment* completed for Jasper in 2008.
3. Develop amendments to the city/county subdivision regulations to require the provision of sidewalks in subdivisions in and near the cities, and in large planned communities.
4. Implement the recommendations for transit improvements contained in the *Transit Development Plan* completed in 2007.
5. Implement the *2005 Transportation Study* via an annual Capital Improvements Plan and Budget using a combination of the following financing options:
 - a. General Fund
 - b. SPLOST
 - c. Impact Fees
 - d. State and Federal Assistance
6. Promote and develop Safe Routes to School programs at schools in the urban areas.
7. Investigate the feasibility of implementing an *Adequate Facilities Ordinance*.

3.6 Natural and Cultural Resources

Issues

1. The county and cities do not have enough water supplies to meet long term growth demands.
2. Trees are not being adequately preserved in the land development process.
3. Scenic views offered by mountain slopes, high ridges and stream valleys are threatened by development activity.
4. Water quality in two streams (Talking Rock Creek and Long Swamp Creek) are impaired due to high levels of fecal coliform bacteria.
5. Several streams in the county contain endangered species, which require unique habitat preservation.
6. Water quality is threatened from erosion and sedimentation.
7. Agricultural land is being lost to development.
8. Several important historic resources (Tate, Blaine, Hinton, Talking Rock downtown, Jasper downtown and others) need to be preserved to retain the county's heritage and historic character.

Opportunities

1. The University of Georgia has recently completed a draft *Etowah Habitat Conservation Plan*, which provides guidance for the preservation of unique habitat for several endangered species in the Etowah River watershed.
2. Conservation design subdivisions, transfer of development rights programs, tree preservation ordinances, historic district overlays and other creative land use management practices can be used to conserve unique natural and cultural resources.
3. Total Maximum Daily Load Plans have been prepared for Talking Rock and Long Swamp Creeks.
4. The Northwest Georgia Regional Water Resources Partnership and Etowah Basin Group are multi-jurisdictional agencies that provide a variety of resources related to water issues in the region.

Implementation Measures

1. Consider the development of additional protection criteria specifically for Long Swamp Creek, Cove Creek, Scarecorn Creek and Talking Rock Creek.
2. Implement the recommendations of the Total Maximum Daily Load plans for Talking Rock Creek and Long Swamp Creek
3. Implement the recommendations of any stormwater requirements of a revised *Etowah Habitat Conservation Plan*.
4. Provide incentives to encourage more development of conservation subdivisions.
5. Investigate the feasibility of establishing a *Transfer of Development Rights* program to conserve agriculture and environmentally important lands.
6. Strengthen development standards for hillside development to protect views, minimize tree loss and prevent erosion.
7. Utilize the Georgia Land Conservation Program as a source of grants, low interest loans and tax incentives for preservation of open green space.
8. Promote the Georgia Conservation Tax Credit Program to encourage the donation of private land or conservation easements.
9. Utilize *Stormwater Better Site Design* standards from the Georgia Stormwater Management Manual to conserve natural areas, reduce impervious cover and better integrate stormwater treatment in site planning and design.
10. Continue to support the mission of the Northwest Georgia Water Resource Partnership and Etowah River Basin Group and participate as a member.
11. Establish a Historic Preservation Commission(s), which could determine the feasibility of establishing additional historic districts, and implement other program initiatives to preserve historic resources.
12. Develop and implement a *Tree Preservation Ordinance*.

3.7 Land Development

Issues

1. The low density, highly scattered residential development pattern occurring in the county is contributing to emerging “sprawl” conditions resulting in increased travel times to schools, shopping, work, and play and contributing to traffic congestion on many county roads.
2. Strip commercial development along SR 515 and SR 53 is contributing to congestion on these routes.

3. Excessive amounts of trees are being lost to development activity with little replacement provided during post-development landscaping.
4. Except for the Suburban Residential Private Community District, current zoning in the county mandates low density development.
5. There is a very limited sewer service area to accommodate higher density, mixed use developments.
6. There is excessive light pollution along newly established commercial corridors.
7. Areas of significant natural and cultural resources (agricultural areas, rivers and creeks, mountain slopes and ridges, and historical features) are likely to be impacted by new development.
8. Older commercial corridors are in need of redevelopment.
9. Several proposed new planned communities will significantly alter development patterns in the county.
10. There is very little public open space in the county.

Opportunities

1. There are significant in-fill development opportunities in the Jasper urbanizing area from Philadelphia Road southward to the Cherokee County line.

Implementation Measures

1. Review and revise zoning and land development regulations to implement Smart Growth principles.
2. Develop a water and sewer services capital improvements plan for areas planned for in-fill development.
3. Investigate the feasibility of establishing a Transfer of Development Rights program to conserve agriculture and environmentally important lands and steer development to areas identified as growth areas.
4. Use zoning regulations to concentrate commercial development around major intersections or nodes that are poised to support additional growth.
5. Revise zoning regulations concerning minimum lot sizes in rural agriculture or environmentally important areas.
6. Revise zoning regulations to allow mixed-use and traditional neighborhood development in the cities and county in proposed in-fill areas identified on the Future Development Map.

3.8 Intergovernmental Coordination

Issues

1. There is a need for enhanced cooperation between the County and Cities in the provision of basic utilities and other needed infrastructure.
2. There is a need for a multi-jurisdictional approach to develop additional water supplies.

Opportunities

1. Local governments are required to resolve multi-jurisdictional service delivery needs through Service Delivery Agreements.

Implementation Measures

1. Update the Service Delivery Strategy, which is a required component of the comprehensive planning process.
2. Utilize the Joint Pickens/Murray/Gordon/Gilmer Water and Sewer Authority to develop new water supplies.
3. Continue participation in the Northwest Georgia Regional Water Resources Partnership.
4. Continue participation in the Etowah River Basin Group.

4. Implementation Program

The following implementation program identifies the specific policies, and programs and projects to be undertaken to implement the Community Vision and Issues and Opportunities. The implementation program consists of the following sections:

- Policies
- Report of Accomplishments related to the 2003 – 2007 Short Term Work Programs for each jurisdiction.
- 2008 – 2012 Short Term Work Program for each jurisdiction

4.1 Policies

Policies are adopted to provide ongoing guidance to local officials when making decisions related to the comprehensive plan, including achieving the Vision for Future Development and addressing the list of issues and opportunities. These policies are organized into the following topics:

1. Economic Development
2. Housing
3. Infrastructure and Facilities
4. Transportation
5. Natural and Cultural Resources
6. Land Development
7. Intergovernmental Coordination

These policies have been reviewed and approved by Pickens County and each of the municipalities: City of Jasper, City of Nelson, and Town of Talking Rock.

1. Economic Development

1. Pickens County and its cities shall support an on-going, coordinated economic development program resulting in a diversified economic base and job creation, which will raise income levels.
2. We will encourage re-investment in older, declining commercial corridors.
3. We will support and assist existing businesses and industries to grow and expand in the county and cities.
4. We will enhance the historical, aesthetic, and economic vitality of our downtowns and other existing commercial areas to create a unique atmosphere for shopping, entertainment and cultural activities.
5. We will support the development and promotion of tourism opportunities that utilize our mountain resources, marble mining heritage, and other historic events and places.

2. Housing

1. We will support affordable housing opportunities to ensure that all those who work in the community have a viable option to live here.
2. We will stimulate infill housing development in existing neighborhoods.
3. We will encourage development of housing opportunities that enable residents to live close to their places of employment.

4. We will support the development of housing opportunities and choices that allow people upward mobility from rental dependence to home-ownership.
5. We will support opportunities for “aging in place” and other senior housing needs.

3. Infrastructure and Facilities

1. We will continuously plan and develop an adequate and economical supply of water and sewer service to meet the growth and development needs of the county and incorporated areas.
2. We will continually evaluate public water and sewer service demands, and program system improvements in areas of the county and cities where development is planned.
3. We will support the development of private wastewater treatment facilities in planned communities.
4. We will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
5. We will ensure that new development does not cause a decline in existing levels of service for the community’s residents and employers.
6. We will limit development within the county to areas that can be reasonably served by public infrastructure.
7. We will ensure that public facilities and services needed to accommodate future development are provided concurrent with new development.
8. We will coordinate the provision of public facilities and services with land use planning to promote more compact nodal development in areas identified on the Future Development Map.
9. We will consider and support all alternative finance mechanisms (impact fees, special improvement districts, SPLOST, grants, etc.) necessary to provide needed public infrastructure and services.
10. We will support the development of neighborhood parks as well as larger county parks.
11. We will continually evaluate fire protection needs and program system improvements where needed.

4. Transportation

1. We will continually improve the transportation system to provide for the safe and efficient movement of people and goods within the county and cities and with adjoining counties.
2. We will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
3. We will design and reconstruct roadways using context sensitive design considerations that enhance community aesthetics and minimize impacts on the environment and our historic resources.
4. We will plan our new and/or reconstructed roadways to include consideration of multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation.
5. We will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions) in the non-rural areas of the county.
6. We support the creation of a community-wide greenway or multi-use path network for pedestrians and cyclists.

5. Natural and Cultural Resources

1. We will support Federal and State protection measures that preserve water quality and endangered species habitat.
2. We will encourage the preservation of fragile mountain ecology and scenic views.
3. We will ensure safe and adequate water supplies through protection of ground and surface water resources.
4. We will promote the benefits of open space and tree preservation in all developments.
5. We will support the preservation of important historic resources in the county.

6. Land Development

We will embrace the following Smart Growth Goals and Principles for shaping our land use and development activity.

Goals

Healthier, Safer Communities

A central goal is to improve the quality of neighborhoods where we live. Our efforts will make our communities healthier, safer, more convenient, more attractive and more affordable.

Protecting the Environment

Neighborhoods designed to reduce our dependence on automobiles also reduce our impact on the environment. By creating streetscapes that encourage walking and biking, we create opportunities for individuals to reduce their carbon footprint.

Better Access, Less Traffic

Mixing land uses, clustering development, and providing multiple transportation choices helps us to encourage healthier lifestyles, manage congestion, pollute less and save energy.

Thriving Cities, Suburbs and Towns

By guiding development to our existing towns and cities, we maximize our investments in transportation, schools, libraries and other public services. Our public dollars can serve the community where people live today.

Shared Benefits

Building a comprehensive transportation system and locating jobs and accessible housing within reach of each other expands opportunities for all income levels.

Lower Costs, Lower Taxes

Taking advantage of existing infrastructure keeps taxes down. Convenient transportation choices also reduce our household transportation costs, leaving families with more money for other needs.

Keeping Open Space Open

Protecting our natural resources creates healthier air and cleaner drinking water. From forests and farms to wetlands and wildlife, let us pass on to our children the landscapes we love.

Principles

Our Smart Growth goals will be implemented via the following basic principles.

1. Provide a variety of transportation choices.
2. Mix land uses.
3. Create a range of housing opportunities and choices.
4. Create walkable neighborhoods.
5. Encourage community and stakeholder collaboration.
6. Foster distinctive, attractive communities with a strong sense of place.
7. Make development decisions predictable, fair and cost effective.
8. Preserve Open Space, farmland, natural beauty and critical environmental areas.
9. Strengthen and direct development towards existing communities.
10. Take advantage of compact building design and efficient infrastructure design.

7. Intergovernmental Coordination

1. We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
2. We will work jointly with neighboring jurisdictions to develop solutions on multi-jurisdictional issues such as watershed protection, stormwater management and environmental protection.
3. We will share information with other jurisdictions when making decisions that are likely to impact them.
4. We will provide input to other jurisdictions when they are making decisions that are likely to impact our jurisdiction.
5. We will coordinate with the Pickens County Board of Education in regard to decisions to build new school facilities and use of schools as community facilities.

4.2 2003 – 2007 Report of Accomplishments

The following Reports of Accomplishments show the status of each work program or project that had been adopted for implementation by each government in the previous Comprehensive Plan. The report indicates which projects or programs were completed, are still underway, were postponed, or dropped.

4.3 Short Term Work Programs for 2008 - 2012

The Short Term Work Programs that follow the Report of Accomplishments identify the specific projects or programs and other implementation activities that Pickens County, the cities of Jasper and Nelson, and the Town of Talking Rock intend to initiate or achieve during the first five year period after adoption of the Community Agenda. These include ordinances, administrative systems, community improvements or projects, or other program initiatives that have been identified as necessary to implement the Community Agenda.

4.2.1 Report of Accomplishments: Pickens County 2003 – 2007 Short Term Work Program

Activity	Year	Status			
		Complete	Underway	Postponed	Dropped
Form and maintain a community development council responsible for implementing and monitoring economic development activities	2003-2007	X			
Maintain a full time economic development program	2003-2007	X			
Update and maintain community marketing and promotional materials/web site	2003-2007	X			
Acquire land and develop a business/industrial park	2004	X			
Conduct inventory of tourist attractions and prepare strategy to develop potential sites	2004	X			
Promote tourist attractions via Tourism Development agencies	2003-2007		X		
Implement and maintain a business retention program	2003-2007				
Develop and implement TMDL water management plan for Talking Rock Creek	2005	X			
Participation in Northwest Georgia Regional Water Resources Partnership	2003-2007		X		
Participation in Etowah River Watershed Intergovernmental Agreement	2003-2007		X		

4.2.1 Report of Accomplishments: Pickens County 2003 – 2007 Short Term Work Program

Activity	Year	Status			
		Complete	Underway	Postponed	Dropped
Conduct Historic Resources Survey	2004	X			
Prepare a 20 Year Transportation Plan	2004	X			
Complete Airport Improvements Master Plan	2003	X			
Complete fuel pumping and storage facilities, terminal expansion, additional taxi ways, fencing and other improvements at the airport	2004-2007	X			
Expand water treatment facilities, distribution lines and storage facilities to remaining areas of the County	2003-2007		X		
Install Enhanced 911 System	2003	X			
Add law enforcement personnel and equipment as needed	2003-2007		X		
Construct new jail	2004	X			
Construct two new fire stations, acquire five new pumpers, four new tankers, and turn out gear	2003-2004	X			
Hire a full time Fire Chief	2005	X			
Construct two new EMS stations with ambulances and replace two existing ambulances	2003-2004	X			
Add ambulances, personnel and equipment as needed	2005-2007	X			

4.2.1 Report of Accomplishments: Pickens County 2003 – 2007 Short Term Work Program

Activity	Year	Status			
		Complete	Underway	Postponed	Dropped
Prepare a Recreation Master Plan for newly acquired land	2004	X			
Add lights to two existing ball fields	2003-2004			X	
Construct 45,000 square foot multi-purpose center with gymnasium	2007			X	
Construct Courthouse annex and parking deck	2005		X		
Implement Solid Waste Plan/new convenience centers	2003	(1)	(1)		
Conduct feasibility and design studies for new sewerage treatment facilities in County service area	2004	X			
Adoption of Land Use District Ordinance	2003	X			
Adoption of Adequate Facilities Ordinance	2003			X	
Adoption of Open Space Conservation Subdivision Regulations	2003	X			
Implementation of Green Space Plan	2003-2007		X		
Prepare a detailed Community Facilities Plan for fire protection, recreation and library per Impact Fee requirements	2003	X			
Prepare and Implement Impact Fee Ordinance for fire protection, recreation and library	2004	X Draft Completed		X Implementation postponed	

4.2.2 Report of Accomplishments: City of Jasper 2003 – 2007 Short Term Work Program

Activity	Year	Status			
		Complete	Underway	Postponed	Dropped
Expand downtown streetscapes improvements to back streets	2005-2007			X	
Develop additional off-street parking facilities in downtown area	2003-2004	X			
Develop 100 acre business/industrial park	2004-2005				X
Expand sewer service to unserved growth areas of the City	2003-2007		X		
Expand wastewater treatment plant to 1.5 mgd capacity	2004		X		
Decrease infiltration in sewer collection system	2003-2007		X		
Expand water treatment plan to 2.0 mgd capacity	2005	X			
Install electric power generator back up system for mine reservoir pump stations	2003	X			
Install additional raw water pumping stations at mine reservoir to augment water supplies	2004	X			
Develop diversion canal from Cove Creek to mine reservoir to augment stored water supplies	2004	X			
Install computerized data monitoring system at water treatment plant and water pumping stations	2007	X			
Build a fire department annex and police precinct on SR 515	2004			X	

4.2.2 Report of Accomplishments: City of Jasper 2003 – 2007 Short Term Work Program

Activity	Year	Status			
		Complete	Underway	Postponed	Dropped
Add new pumper tanker	2005	X			
Replace ladder truck	2005			X	
Examine ways to lower fire protection ISO rating to 4	2004		X		
Install 10 inch water line from Salem Church Road to SR 108	2004	X			
Construct (2) 500,000 gallon water storage tanks on SR 515	2005	1 Complete	1 Underway		
Purchase and install radar traffic enforcement equipment	2005	X			
Purchase and install surveillance equipment (video cameras) in 2 more police cars	2005	X			
Purchase at least one (1) additional police car and staff each year	2003-2007	X			
Develop bike/pedestrian paths connecting parks, schools, and other activity centers	2005			X	
Continue to develop youth recreation programs	2003-2007		X		
Acquire additional acreage for park facilities	2007	X			
Develop nature park and add amenities at existing park	2004	X			
Determine feasible location and acquire land for municipal golf course	2005			X	
Update City land use regulations as needed	2003-2007		X		

4.2.3 Report of Accomplishments: City of Nelson 2003 – 2007 Short Term Work Program

Activity	Year	Status			
		Complete	Underway	Postponed	Dropped
Develop a business plan to attract marble based vendors and retail trade to the City	2003-2007			X	
Meet with owners of LaFarge and CW Matthews Company to discuss annexation of quarries and processing plants on Old Nelson Road	2003			X	
Work with property owners to attract clean businesses for a light industrial park to increase job base	2003-2005		X		
Establish a relationship with Imerys (Georgia Marble Company) in an effort to ensure the continued operation of Georgia Marble in Nelson	2003-2004	X			
Conduct feasibility study to determine if it is practical to conduct an annual or semi-annual “festival” in the City	2003				X
If practical based on feasibility study, develop an action plan to conduct festival	2004				X
Host Festival	2005-2007				X
Explore possibilities and grant sources for a marble museum	2003-2004	X			
Gather historical documents and photographs of the City	2003-2005	X			
Create an area in the City Hall to display historical documents	2003	X			
Explore feasibility of establishing a joint Historic Preservation Commission with Cities/County	2004			X	

4.2.3 Report of Accomplishments: City of Nelson 2003 – 2007 Short Term Work Program

Activity	Year	Status			
		Complete	Underway	Postponed	Dropped
Flag historical properties in Nelson, photograph, and summarize history and why it is significant	2004-2007			X	
Seek funding to make recordings of Nelson citizens sharing their knowledge of City history	2003-2005	X			
Develop a Streetscape Plan for Blue Ridge Avenue	2003	X			
Implement the Streetscape Plan for Blue Ridge Avenue	2004-2005	X			
Expand City Parks and Amenities	2005-2006	X			
Widen/improve road and drainage on Ray Mountain Road	2004-2005			X	
Complete road improvements on Reavis Mountain Road and Bethesda Road	2003	X			
Prepare TEA grant application for sidewalk construction on Kennesaw Avenue and School Street, and Pickens Street and 1/3 of Dogwood Drive	2003, 2005, 2007	X			
If TEA grant approved, construct 1.3 miles of sidewalk	2004, 2006	X			
Adopt a soil and erosion and sedimentation control ordinance that meets the standards of the State EPD	2003	X			
Become qualified to issue Land Disturbing Permits	2004	X			

4.2.4 Report of Accomplishments: Town of Talking Rock 2003 – 2007 Short Term Work Program

Activity	Year	Status			
		Complete	Underway	Postponed	Dropped
Expand and implement comprehensive tourism promotion package including brochures, web site, and advertisement in tourism promotion publications	2003-2007	X			
Continue to sponsor and expand Heritage Days Festival	2003-2007	X			
Coordinate tourism promotion activity with Historic High Country, Appalachian Gateway Group, and Georgia Department of Industry, Trade and Tourism	2003-2007			X	
Develop and implement Streetscape Plan for downtown street and parking lot	2006-2007		X		
Build a concert pavilion in downtown	2007		X		
Prepare Historic District Nomination for downtown area	2003			X	
Construct picnic pavilion and bathrooms in City Park	2004	X			
Acquire additional 3 acres to City Park	2005	X			
Replace pickup truck used for garbage collection	2004	X			

4.3.1 Pickens County Short Work Program, 2008 – 2012

Project Type	Activity	2008	2009	2010	2011	2012	Cost Estimate	Funding Source	Responsible Party
Economic Development	Maintain full time economic development professional; conduct business and industry recruitment efforts	X	X	X	X	X	\$65,000 /yr	Chamber of Commerce; Jasper and County General Fund	Chamber of Commerce, Industrial Dev. Auth.
	Conduct Targeted Industry Analysis		X				\$15,000	Chamber of Commerce, General Fund	Chamber of Commerce, Ind. Dev. Authority
	Work with private sector to develop more industrial properties				X	X	\$5,000/yr	General Fund	Industrial Development Authority
	Create an Arts Association; establish a facility to house activities; expand arts and culture venues	X	X				\$20,000 grant; \$1,500/yr general fund	Private Sector; Grants; County General Fund	Chamber of Commerce, Arts Council
	Implement “Entrepreneur Friendly” programs	X	X	X	X	X	\$20,000/yr	Grants; Chamber of Commerce, General Fund	Chamber of Commerce
	Develop and implement a Business and Industry Retention Program			X			\$5,000	Chamber of Commerce	Chamber of Commerce
	Complete Georgia’s “Workforce Ready” program	X	X					Chamber of Commerce; Appal. Tech	Chamber of Commerce; Appal. Tech
	Develop and promote tourism attractions	X	X	X	X	X	\$35,000/yr	Hotel/motel tax	County Commission Chamber of Commerce

4.3.1 Pickens County Short Work Program, 2008 – 2012

Project Type	Activity	2008	2009	2010	2011	2012	Cost Estimate	Funding Source	Responsible Party
Housing	Prepare and adopt “Senior Housing” Design Guidelines		X				\$3,000	General Fund	County Commission
	Pursue Federal and State Grants for housing and neighborhood revitalization		X	X			Projects to be developed	General Fund	County Commission
Infrastructure and Facilities	Implement Regional Water Authority with Gilmer, Murray and Gordon Counties to develop new water supplies.	X					\$5,000	General Fund	County Commission
	Expand water system distribution and storage	X	X				\$1.75 million	Water revenues, Grants	County Water Dept.
	Construct new wastewater treatment facilities				X	X	\$25 million	Grants, Splost, General Fund	County Commission; Water Dept.
	Implement County <i>Recreation Master Plan</i> recommendations			X			\$2 million	Grants, Splost, General Fund	County Commission; Recreation Dept.
	Implement County <i>Fire Protection Plan</i> recommendations (Personnel)	X					\$800,000	Grants, Splost, General Fund	County Commission, Fire Depts.
	Implement County <i>Fire Protection Plan</i> recommendations (Stations & equipment)		X	X			\$500,000	Grants, Splost, General Fund	County Commission, Fire Depts.

4.3.1 Pickens County Short Work Program, 2008 – 2012

Project Type	Activity	2008	2009	2010	2011	2012	Cost Estimate	Funding Source	Responsible Party
	Develop a Capital Improvements Plan and Impact Fee program				X		\$20,000	Grants, General Fund	County Commission; City Councils
	Implement <i>Solid Waste Management Plan</i> operations & new convenience center	X	X	X	X	X	Approx. \$1.2 million/yr	General Fund; waste collection revenues	County Commission
Transportation	Implement <i>Transportation Study</i> recommended road improvements	X	X	X	X	X	\$4-6 million	Grants, Splost, General Fund, GDOT	County Commission; City Councils
	Implement <i>Transit Development Plan</i> recommendations	X	X	X	X	X	County average cost is \$20,000/yr	GDOT, General Fund	County Commission
	Implement sidewalk/bicycle route recommendations of <i>Transportation Study</i>	X	X	X	X	X	To be determined	Grants, Splost, General Fund, GDOT	County Commission
	Conduct a Joint City/County Street Connectivity Study for areas adjoining Jasper				X		Staff Time	General Fund	Mayor and City Council, County Gov.
Natural and Cultural Resources	Investigate the establishment of a “ <i>Transfer Development Rights</i> ” program.		X				\$35,000	General Fund	County Commission
	Adopt <i>Stormwater Better Design Standards</i> recommended by the Stormwater Management Manual		X				Staff Time	General Fund	County Commission

4.3.1 Pickens County Short Work Program, 2008 – 2012

Project Type	Activity	2008	2009	2010	2011	2012	Cost Estimate	Funding Source	Responsible Party
	Revise and improve <i>Landscaping and Tree Preservation Ordinance</i>			X			Staff Time	General Fund	County Commission
	Prepare and adopt <i>Hillside Development Standards</i>			X			Staff Time	General Fund	County Commission
	Implement <i>Total Maximum Daily Load Implementation Plans</i> for Talking Rock and Long Swamp Creek			X	X	X	\$300-400,000	General Fund, grants	County Commission
	Prepare and adopt improved Grading (Cut & Fill) Standards			X			Staff Time	General Fund	County Commission
	Establish a Historic Preservation Commission		X				\$2,500	General Fund	County Commission
Land Development	Revise Land Use District Ordinance to create Overlay Districts for SR 515, West Church St, East Church St., Tate, Blaine, Hinton, and Tate Hwy/Yellow Creek Rd Character Areas		X				\$5,000	General Fund	County Commission
	Revise “Planned Community” provisions of the Land Use District Ordinance	X					Staff Time	General Fund	County Commission

4.3.1 Pickens County Short Work Program, 2008 – 2012

Project Type	Activity	2008	2009	2010	2011	2012	Cost Estimate	Funding Source	Responsible Party
	Revise and improve Sign Regulations		X				Staff Time	General Fund	County Commission
	Adopt Architectural Standards with a masonry requirement for commercial uses.		X				Staff Time	General Fund	County Commission
	Revise Land Use District Regulations to allow mixed residential uses and densities in Suburban/Infill Character Area		X				Staff Time	General Fund	County Commission
	Determine feasibility of establishing an <i>Adequate Facilities Ordinance</i>			X			Staff Time	General Fund	County Commission
	Amend Subdivision Regulations to require sidewalks in higher density residential areas adjacent to cities.		X				Staff Time	General Fund	County Commission
Intergovernmental Coordination	Revise and maintain Service Delivery Agreements	X					Staff Time	General Fund	County Commission
	Continue participation in Northwest Georgia Regional Water Resources Partnership and Etowah River Basin Group	X	X	X	X	X	\$7,500/yr.	General Fund	County Commission

4.3.2 City of Jasper Short Term Work Program, 2008 - 2012

Project Type	Activity	2008	2009	2010	2011	2012	Cost Estimate	Funding Source	Responsible Party
Economic Development	Establish Main Street Program for Downtown Development Authority			X			To be determined	General Fund	Mayor and Council, Downtown Development Authority
	Coordinate with county to maintain a full time economic development professional; conduct business and industry recruitment efforts	X	X	X	X	X	\$65,000 /yr	Chamber of Commerce; Jasper and County General Fund	Chamber of Commerce, Industrial Dev. Auth.
Housing	Adopt Senior Housing Design Guidelines		X				Staff Time	General Fund	Mayor and City Council
Infrastructure and Facilities	Expand sewer collection system to planned growth areas		X	X			\$2 Million	Water & Sewer revenues; Grants	Mayor and City Council
	Expand wastewater treatment plant to 1.56 mgd capacity and reuse capability		X	X			\$10 Million	Water & Sewer revenues; Grants	Mayor and City Council
	Decrease infiltration in sewer collection system		X				\$100,000	Water & Sewer revenues; Grants	Mayor and City Council
	Construct water reservoir					X	\$20 Million	Water & Sewer revenues; Grants	Mayor and City Council
	Expand water treatment plant to 3.0 mgd capacity		X				\$1.5 Million	Water & Sewer revenues; Grants	Mayor and City Council
	Construct 2 new 500,000 gallon water storage tanks on SR 515		X				\$1.3 Million	Water & Sewer revenues; Grants	Mayor and City Council

4.3.2 City of Jasper Short Term Work Program, 2008 - 2012

Project Type	Activity	2008	2009	2010	2011	2012	Cost Estimate	Funding Source	Responsible Party
	Build a fire department station and Police Precinct on SR 515					X	\$500,000	General Fund; Splost	Mayor and City Council
	Acquire a aerial platform firefighting vehicle				X		\$750,000	General Fund; Grants	Mayor and City Council
	Develop a Water Park					X	\$8 Million	General Fund; Grants	Mayor and City Council
	Determine feasible location and acquire land for municipal golf course					X	\$1 Million	General Fund; Grants	Mayor and City Council
	Develop off-road recreational trails					X	\$50,000	General Fund; Grants	Mayor and Council
	Implement Solid Waste Management Plan		X				Staff Time	General Fund	Mayor and Council
	Participate in development of Impact Fee program				X		Staff Time	General Fund	Mayor and Council
	Acquire County Courthouse for use as City Hall			X			TBD	General Fund	Mayor and Council
Transportation	Implement streetscape improvements on West Church St.			X			\$50,000	General Fund; Grants; Splost	Mayor and Council
	Implement streetscape improvements on Burnt Mt. Road					X	\$50,000	General Fund; Grants	Mayor and Council
	Implement streetscape improvements on East Church St.					X	\$50,000	General Fund; Grants	Mayor and Council
	Implement Bicycle Route recommendations				X		\$50,000	General Fund; Grants	Mayor and Council

4.3.2 City of Jasper Short Term Work Program, 2008 - 2012

Project Type	Activity	2008	2009	2010	2011	2012	Cost Estimate	Funding Source	
	Implement Sidewalk improvement recommendations				X		\$20,000	General Fund; Grants	Mayor and Council
	Conduct a Joint City/County Street Connectivity Study for areas adjoining Jasper				X		Staff Time	General Fund	Mayor and City Council, County Gov.
	Participate in implementation of County-wide Long Range Transportation Plan		X				To be determined	General Fund; Splost; Impact Fees	Mayor and Council
Natural and Cultural Resources	Adopt Stormwater Better Design Standards recommended by Stormwater Management Manual		X				Staff Time	General Fund	Mayor and City Council
	Establish Historic Preservation Commission & Downtown District			X			TBD	General Fund	Mayor and City Council
	Revise and improve Landscaping & Tree Preservation Ordinance		X				Staff Time	General Fund	Mayor and City Council; Tree Board
Land Development	Revise Zoning Ordinance to create Overlay Districts for West Church St., East Church St., and SR 515 to address building setbacks, mixed uses, inter-parcel access, landscaping and lighting		X				Staff Time	General Fund	Mayor and City Council
	Revise and improve Sign Regulations		X				Staff Time	General Fund	Mayor and City Council

4.3.2 City of Jasper Short Term Work Program, 2008 - 2012

Project Type	Activity	2008	2009	2010	2011	2012	Cost Estimate	Funding Source	
	Adopt Architectural Standards with masonry requirement for commercial uses.		X				Staff Time	General Fund	Mayor and City Council
Intergovernmental Coordination	Revise or maintain the Service Delivery Strategy Agreements	X					Staff Time	General Fund	Mayor and City Council
	Participate in Northwest Georgia Regional Water Resources Partnership activities.	X	X	X	X	X	Staff Time	General Fund	Mayor and City Council

4.3.3 City of Nelson Short Term Work Program, 2008 – 2012

Project Type	Activity	2008	2009	2010	2011	2012	Cost Estimate	Funding Source	Responsible Party
Economic Development	Develop a business plan and coordinate with Chamber of Commerce to attract marble based vendors and retail trade to the city.	X	X	X	X	X	\$10,000	General Fund	City Council
	Meet with owners of Lafarge and CW Matthews Company to discuss annexation of quarries and processing plants.		X	X	X	X	Staff Time	General Fund	City Council
	Work with property owners to attract clean industries to industrial park		X	X	X		Staff Time	General Fund	City Council
Housing	Remove abandoned and unsafe housing		X	X	X		\$50,000	Grants, Property Owners, General Fund	City Council
Infrastructure and Facilities	Establish a Community Center				X		\$150,000	General Fund, Grants	City Council
	Expand City Park and add facilities/amenities	X			X		\$4,000	General Fund, Grants	City Council
Transportation	Widen/improve road and drainage on Ray Mountain Rd.			X	X		\$100,000	General Fund, State Aid	City Council, Ga DOT
	Construct sidewalk and decorative lighting on Kennesaw Ave, Dogwood Drive, Blue Ridge Ave, Cherokee Ave, and School Street			X	X		\$732,000	General Fund, Grants	City Council, Ga DOT

4.3.3 City of Nelson Short Term Work Program, 2008 – 2012

Project Type	Activity	2008	2009	2010	2011	2012	Cost Estimate	Funding Source	Responsible Party
	Repave Old Highway 5 (1.5 miles)			X	X		\$80,000	State aid	City Council, Ga DOT
Natural and Cultural Resources	Marble Industry			X	X		\$2,000	General Fund	City Council
	Flag historical properties in Nelson, photograph and summarize history and why it is significant		X	X	X	X	\$3,500	DNR HP grant, General Fund	
	Preserve / restore ponds on Ray Mountain Rd.		X	X			\$150,000	Grants, General Fund, and property owners	City Council, property owners
	Construct a walking trail around the perimeter of ponds on Ray Mountain Rd.				X	X	\$45,000	Grants, General Fund	City Council
	Add a walking trail to city limits south				X	X	\$20,000	Grants, General Fund	City Council
Intergovernmental Coordination	Explore feasibility of establishing a joint Historic Preservation Commission with County		X	X			Staff Time	General Fund	City Council

4.3.4 Town of Talking Rock Short Term Work Program, 2008 - 2012

Project Type	Activity	2008	2009	2010	2011	2012	Cost Estimate	Funding Source	Responsible Party
Economic Development	Complete relocation of old school house and refurbish as a Teaching Museum.	X					\$5-\$10,000	General Fund, grants	Town Council
	Restore railroad cars for use as tourist attractions and festival events.		X				\$3,500 per car	General Fund	Town Council
	Continue to sponsor Heritage Days Festival.	X	X	X	X	X	\$1,000 - \$1,500/yr	Festival revenues, General Fund	Town Council
	Coordinate with the Pickens County Chamber of Commerce Tourism Committee to market and promote tourist attractions.	X	X	X	X	X	Nominal	General Fund	Town Council
Infrastructure and Facilities	Build handicapped accessible trails in the town park.		X				To be determined	General Fund, grants	Town Council
	Pave handicapped parking areas at the town park		X				To be determined	General Fund	Town Council
	Complete streetscape plan for downtown street, parking areas, and Festival area.	X					\$1,500	General Fund	Town Council
	Build covered stage or pavilion for festival events.		X				To be determined	General Fund, grants	Town Council

4.3.4 Town of Talking Rock Short Term Work Program, 2008 - 2012

Project Type	Activity	2008	2009	2010	2011	2012	Cost Estimate	Funding Source	Responsible Party
Natural and Cultural Resources	Coordinate with Upper Etowah River Alliance to restore sections of Talking Rock Creek and reduce erosion at town park.	X					Nominal	General Fund	Town Council
	Implement an Adopt a Stream Program for Talking Rock Creek		X				To be determined	General Fund	Town Council
	Conduct an education program on water conservation		X				To be determined	General Fund	Town Council
	Prepare nomination application, establish historic district, and adopt design guidelines.		X	X			\$5 - \$10,000	General Fund, RDC Assistance	Town Council
Land Development	Review and revise Zoning Ordinance		X				Nominal	General Fund	Town Council
Intergovernmental Coordination	Review and revise Service Delivery Agreements, if necessary.	X	X	X	X	X	Nominal	General Fund	Town Council

**A RESOLUTION TO ADOPT THE
COMMUNITY AGENDA
 OF THE
 JOINT COMPREHENSIVE PLAN 2008 - 2028
 FOR PICKENS COUNTY, THE CITIES OF JASPER AND NELSON AND THE
 TOWN OF TALKING ROCK**

Whereas, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Government status and eligibility for State permits, grants, and loans; and

Whereas, the Community Agenda, 2008 - 2028 for Pickens County, the cities of Jasper, Nelson and Town of Talking Rock has been completed to establish a future development vision, policies and implementation strategies to guide growth and development for the county and its cities; and

Whereas, such Community Agenda, 2008-2028 has been approved by the Georgia Department of Community Affairs as meeting the State's Minimum Planning Standards and Procedures;

Now, therefore be it resolved, that the Town of Talking Rock hereby officially adopts the Community Agenda, 2008-2028 for Pickens County, the cities of Jasper, Nelson and Town of Talking Rock.

Resolved, this 21 day of October, 2008



 Pete Cagle, Mayor
 Town of Talking Rock



 Carol Odenkoff
 City Clerk, Town of Talking Rock

**A RESOLUTION TO ADOPT THE
COMMUNITY AGENDA
OF THE
JOINT COMPREHENSIVE PLAN 2008 -2028
FOR PICKENS COUNTY, THE CITIES OF JASPER AND NELSON AND THE
TOWN OF TALKING ROCK**

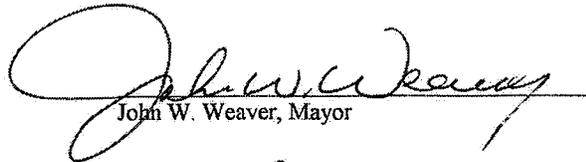
Whereas, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Government status and eligibility for State permits, grants, and loans; and

Whereas, the Community Agenda, 2008 - 2028 for Pickens County, the cities of Jasper, Nelson and Town of Talking Rock has been completed to establish a future development vision, policies and implementation strategies to guide growth and development for the county and its cities; and

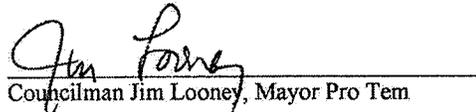
Whereas, such Community Agenda, 2008-2028 has been approved by the Georgia Department of Community Affairs as meeting the State's Minimum Planning Standards and Procedures;

Now, therefore be it resolved, that the City of Jasper hereby officially adopts the Community Agenda, 2008-2028 for Pickens County, the cities of Jasper, Nelson and Town of Talking Rock.

Resolved, this 14th day of October, 2008



John W. Weaver, Mayor



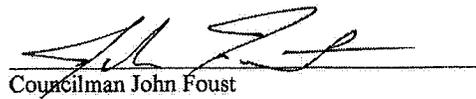
Councilman Jim Looney, Mayor Pro Tem



Councilwoman Marcia Craft



Councilman Tony Fountain



Councilman John Foust



City Clerk

(seal)

**A RESOLUTION TO ADOPT THE
COMMUNITY AGENDA
OF THE
JOINT COMPREHENSIVE PLAN 2008-2028
FOR PICKENS COUNTY, THE CITIES OF JASPER AND NELSON AND THE
TOWN OF TALKING ROCK**

Whereas, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Government status and eligibility for State permits, grants, and loans; and

Whereas, the Community Agenda, 2008-2028 for Pickens County, the cities of Jasper, Nelson and Town of Talking Rock has been completed to establish a future development vision, policies and implementation strategies to guide growth and development for the county and its cities; and

Whereas, such Community Agenda, 2008-2028 has been approved by the Georgia Department of Community Affairs as meeting the State's Minimum Planning Standards and Procedures;

Now, therefore be it resolved, that Pickens County hereby officially adopts the Community Agenda, 2008-2028 for Pickens County, the cities of Jasper, Nelson and Town of Talking Rock.

Resolved, this 14 day of October, 2008



Robert Jones, Sole Commissioner
Pickens County



County Clerk, Pickens County

**A RESOLUTION TO ADOPT THE
COMMUNITY AGENDA
OF THE
JOINT COMPREHENSIVE PLAN 2008 –2028
FOR PICKENS COUNTY, THE CITIES OF JASPER AND NELSON AND THE
TOWN OF TALKING ROCK**

Whereas, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Government status and eligibility for State permits, grants, and loans; and

Whereas, the Community Agenda, 2008 – 2028 for Pickens County, the cities of Jasper, Nelson and Town of Talking Rock has been completed to establish a future development vision, policies and implementation strategies to guide growth and development for the county and its cities; and

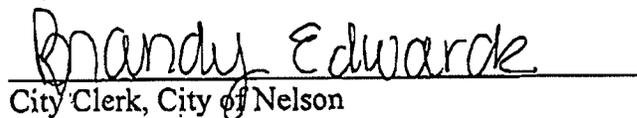
Whereas, such Community Agenda, 2008-2028 has been approved by the Georgia Department of Community Affairs as meeting the State's Minimum Planning Standards and Procedures;

Now, therefore be it resolved, that the City of Nelson hereby officially adopts the Community Agenda, 2008-2028 for Pickens County, the cities of Jasper, Nelson and Town of Talking Rock.

Resolved, this 10th day of October, 2008



William Walker, Mayor
City of Nelson



Brandy Edwards
City Clerk, City of Nelson

OFFICE OF THE COMMISSIONER
PICKENS COUNTY, GEORGIA

ROBERT P. JONES
Sole Commissioner



DEBORAH WATSON
County Clerk

PICKENS COUNTY

RESOLUTION TO TRANSMIT

RESOLUTION TO TRANSMIT THE COMMUNITY AGENDA OF THE PICKENS COUNTY JOINT COMPREHENSIVE PLAN 2008-2028 TO THE NORTH GEORGIA REGIONAL DEVELOPMENT CENTER TO INITIATE STATE REVIEW

WHEREAS, the Pickens County Commission, in conjunction with the municipalities of Jasper, Nelson, and Talking Rock, has completed the Community Agenda document and the update to the Short Term Work Program as part of the 20-year Comprehensive Plan update; and

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

WHEREAS, two joint public hearings were held in conformance with the Standards and Procedures for Local Comprehensive Planning, one prior to the development of the Community Agenda on February 28, 2008 and one upon completion of the draft Community Agenda on July 24, 2008;

BE IT THEREFORE RESOLVED, that the Pickens County Commissioner does hereby transmit the Community Agenda portion of the 20 year Joint Comprehensive Plan Update to the North Georgia Regional Development Center for Regional Review per the requirements of the Georgia Planning Act of 1989.

Approved and adopted this 1st day of August, 2008.

By:

Robert P. Jones, Pickens County Sole Commissioner

Attest:

CITY OF NELSON

RESOLUTION TO TRANSMIT

RESOLUTION TO TRANSMIT THE COMMUNITY AGENDA OF THE PICKENS COUNTY JOINT COMPREHENSIVE PLAN 2008-2028 TO THE NORTH GEORGIA REGIONAL DEVELOPMENT CENTER TO INITIATE STATE REVIEW

WHEREAS, the Pickens County Commission, in conjunction with the municipalities of Jasper, Nelson, and Talking Rock, has completed the Community Agenda document and the update to the Short Term Work Program as part of the 20-year Comprehensive Plan Update; and

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

WHEREAS, two joint public hearings were held in conformance with the Standards and Procedures for Local Comprehensive Planning, one prior to the development of the Community Agenda on February 28, 2008, and one upon completion of the draft Community Agenda on July 24, 2008;

BE IT THEREFORE RESOLVED, that the City of Nelson does hereby transmit the Community Agenda portion of the 20 year Joint Comprehensive Plan Update to the North Georgia Regional Development Center for Regional Review per the requirements of the Georgia Planning Act of 1989.

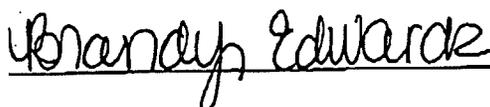
Approved and adopted this 4th day of August, 2008.

By:



Bill Walker, Mayor, City of Nelson

Attest:





City of Jasper
 200 Burnt Mountain Road
 Jasper, GA 30143
 Phone: 706-692-9100
 Fax: 706-692-9104

Mayor
 John Weaver

Mayor Pro Tem
 Hazel Mosley

Council
 Marcia Craft
 Tony Fountain
 John Foust
 Jim Looney

RESOLUTION TO TRANSMIT

RESOLUTION TO TRANSMIT THE COMMUNITY AGENDA OF THE PICKENS COUNTY JOINT COMPREHENSIVE PLAN 2008-2028 TO THE NORTH GEORGIA REGIONAL DEVELOPMENT CENTER TO INITIATE STATE REVIEW

WHEREAS, the Pickens County Commission, in conjunction with the municipalities of Jasper, Nelson, and Talking Rock, has completed the Community Agenda document and the update to the Short Term Work Program as part of the 20-year Comprehensive Plan Update; and

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

WHEREAS, two joint public hearings were held in conformance with the Standards and Procedures for Local Comprehensive Planning, one prior to the development of the Community Agenda on February 28, 2008, and one upon completion of the draft Community Agenda on July 24, 2008;

BE IT THEREFORE RESOLVED, that the Mayor and Council of the City of Jasper do hereby transmit the Community Agenda portion of the 20 year Joint Comprehensive Plan Update to the North Georgia Regional Development Center for Regional Review per the requirements of the Georgia Planning Act of 1989.

Approved and adopted this 6 day of August, 2008.

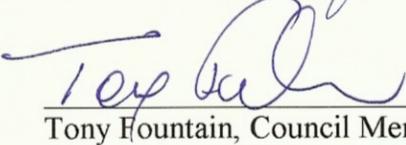


 John W. Weaver, Mayor

 Hazel Mosley, Mayor Pro Tem



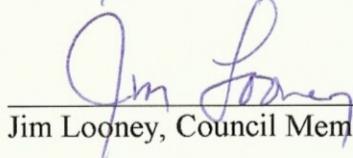
 Marcia Craft, Council Member



 Tony Fountain, Council Member

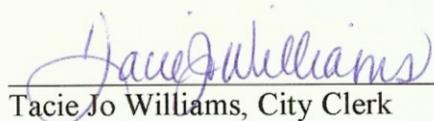


 John Foust, Council Member



 Jim Looney, Council Member

Attest:



 Tacie Jo Williams, City Clerk

CITY OF TALKING ROCK

RESOLUTION TO TRANSMIT

RESOLUTION TO TRANSMIT THE COMMUNITY AGENDA OF THE PICKENS COUNTY JOINT COMPREHENSIVE PLAN 2008-2028 TO THE NORTH GEORGIA REGIONAL DEVELOPMENT CENTER TO INITIATE STATE REVIEW

WHEREAS, the Pickens County Commission, in conjunction with the municipalities of Jasper, Nelson, and Talking Rock, has completed the Community Agenda document and the update to the Short Term Work Program as part of the 20-year Comprehensive Plan Update; and

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

WHEREAS, two joint public hearings were held in conformance with the Standards and Procedures for Local Comprehensive Planning, one prior to the development of the Community Agenda on February 28, 2008, and one upon completion of the draft Community Agenda on July 24, 2008;

BE IT THEREFORE RESOLVED, that the Town of Talking Rock does hereby transmit the Community Agenda portion of the 20 year Joint Comprehensive Plan Update to the North Georgia Regional Development Center for Regional Review per the requirements of the Georgia Planning Act of 1989.

Approved and adopted this 7 day of August, 2008.

By:



Pete Cagle, Mayor, Town of Talking Rock

Attest:

