

## INTRODUCTION

### Purpose

This document, the *Community Agenda* of the *Towns County Joint Comprehensive Plan, 2010*, represents the culmination of efforts by Towns County and the Cities of Hiawassee and Young Harris to plan for the future well-being of residents and businesses by identifying the critical, consensus issues and goals for each community. The purpose of planning and community development is to provide guidance for everyday decision-making by local government officials and other community leaders. Implementing the plan will help the community address those critical issues and opportunities while moving towards realization of the unique vision for its future.

The Community Agenda, the last of three documents comprising a local comprehensive plan in Georgia, is the forward-looking element that outlines the community's goals and the actions needed to achieve those goals. It defines the general vision, objectives and strategies for a community for the next 20-25 years. The previous two elements, known as the Community Assessment and the Community Participation Program, provided the supplemental data and analysis necessary to identify the current trends, issues and opportunities confronting a community. That information was then used in public workshops and by various stakeholders to support the development of the Community Agenda.

### Profiles of Towns County, Hiawassee and Young Harris

Towns County is located in the northeastern corner of Georgia, nestled among the southern reaches of the Appalachian Mountains proper and home to Brasstown Bald, the highest point in the state. It is accessed from the south and east by traveling over the mountains and through Helen and Clayton, respectively, and from the west by traveling through Blairsville. Towns County is approximately 2 to 2.5 hours from metro Atlanta, and approximately 3-4 hours from metropolitan cities Asheville, NC, Greenville, SC and Chattanooga, TN.

The prevailing terrain divides the county into two major valleys, within each sits one of the county's two municipalities: Hiawassee and Young Harris. Towns County is known for this mountainous terrain, the scenic beauty it provides and the Lake Chatuge reservoir that encircles Hiawassee. As a result, it has grown into a burgeoning tourist community and as an idyllic rural area for retirees. Towns County also harbors the North Georgia Fairgrounds to anchor the seasonal tourist appeal.

The two cities serve as nodes for residential development on either side of one ridgeline. Hiawassee is the larger city and the county seat, featuring elements of a historic main street intermixed with modern commercial and office development cultivated from a long-time role as a minor-regional center for medical care and professional services. Young Harris is a smaller scale mountain village but also hosts the college of the same name and is just 2 miles from popular Brasstown Valley Resort.

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The city has also become an alternative, rural residential center for people working in Hiawassee, Blairsville or across the state line in North Carolina.

All three communities have experienced steady growth in population and development over the past 20 years, with a total current population topping just over 11,000 people in 2009. Like many of Georgia's mountain communities, Towns County is now working through the impacts of the current recession, trying to better position itself to handle the next evolution of in-migration or economic restructuring. There is the desire to strengthen the overall local economy but a stronger desire to retain and build upon the rural, mountain character that defines Towns County, Hiawassee and Young Harris.

### **Community Assessment and Public Participation Process**

The three communities began the planning process by organizing Advisory Committees of key stakeholders in December of 2009, designed to guide the respective planning efforts and provide key input. Preliminary meetings were held in December of 2009 and January of 2010, reviewing the general parameters of the planning process, the information needed for building the document, and to discuss strategies for procuring larger public input.

An open public survey was projected as the most effective means to reach the modest, rural populace of Towns County and its cities. A template was devised by the Georgia Mountains Regional Commission and then personalized by each community. Copies of the surveys were then distributed through civic organizations, made available in public places such as both libraries, the County Courthouse, both city halls and select private businesses. The survey was also promoted on local radio and through the local newspaper, including printing a full copy of the Towns County survey within one edition.

With roughly 300 responses combined, the results of the survey provided strong feedback with which the Advisory Committees could work, particularly in identifying issues and priorities. After reviewing the survey data, the following priorities were identified for further critical evaluation throughout the planning process:

#### Survey Results - Towns County

- Desire to attract *limited* growth
- Economic expansion a priority; Type of expansion less important
- Quality and affordability of new housing is important
- Need to maintain level of service (medical and other) for seniors
- Growing desire for land use management, land conservation
- Desire to preserve the natural/ rural character
- Need evolution in political climate; Sense of communication issues
- Need for comprehensive utility improvement planning (across governments)
- Developed areas of the County need improved curb appeal

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### Survey results - Hiawassee

#### Seek to preserve

- “Small town”
- Views of lake and mountains
- Downtown/ Historic Buildings.

#### Seek to change

- Curb appeal
  - Remove litter, dilapidated buildings
  - Beautify town; Add sidewalks
- Expand recreation/ Add amenities
  - Parks, trails, recreation facilities
  - Museums, art shops, skate rink

#### Economic Development

- Need for more jobs
- Economic diversity growing more important
- Stronger tax base critical going forward
- Desire to increase vacation-related and retail business, but limit chain stores
- Strong desire for downtown to be commercially vibrant

#### General Comments

- Residents like the low taxes, but also desiring sustained or increased services
- Need to refine the city’s image and role as a destination
- Desire for limited, controlled growth that adds to city’s existing character

### Survey Results - Young Harris

#### Strongest Assets

- Small town character
- Small/ local businesses
- College
- Neighborly people
- Beauty, cleanliness of town and surrounding scenery

#### Biggest Liabilities

- College (fear of overrunning the city)
- Unmanaged growth that detracts from form and character
- Need more shops, business & jobs

#### Vision for Young Harris

- Small mountain town
- Growth that is in-line with the college
- Manageable tax revenues
- Cultural center for the area
- A more self sufficient community
- Need for more affordable and high end housing
- Acceptance of/desire for design guidelines
- Utility improvements desired

## COMMUNITY VISIONS

The Minimum Standards and Requirements for Local Comprehensive Planning defines a community vision as something “... *intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction.*” It is required as an element of the comprehensive plan so that communities can truly establish a pure and simple ideal for themselves in a format that is easily expressed and understood.

Visioning provides communities with an opportunity to pause and consider the “big picture” as well as to attempt to clearly define their ideal future. Developing a vision means that community has at least tried to identify current values, describe how they are to be realized in the future and use that image as a foundation for short and long-term planning. As a process, this also requires the community to develop a consensus on what conditions to change or to preserve.

**COMMUNITY AGENDA**

Towns County

*“The vision of Towns County is to be the best community to visit, live, work and raise a family...*

- *By promoting strategic and sustainable economic development that respects our community values;*
- *By providing affordable quality services and safety to all citizens;*
- *By protecting our natural resources, Lake Chatuge, our rural mountain heritage and historical sites;*
- *By educating our citizenry to meet the challenges of our future; and*
- *By building on our tradition of hospitality and fostering a climate of mutual respect for residents and visitors.”*

Broken down, the General Vision for Towns County represents the following values:

<i>“The vision of Towns County is to be the best community to visit, live, work and raise a family...</i>	This reflects the County’s interest in wanting to appeal to every aspect of community for their residents, and be viewed more as a hometown than simply a place to visit. Right away the County is recognizing the importance of being responsive to local households.
<i>By promoting strategic and sustainable economic development that respects our community values</i>	Towns County desires economic expansion but wants that to be in accordance with their other guiding principles and in a form that compliments the existing character of the community. The County will be proactive in fostering economic growth, and will support local businesses and their needs, but will do so in a manner that balances that growth with their quality of life.
<i>By providing affordable quality services and safety to all citizens</i>	Towns County will be responsive to the needs of local residents and businesses, striving to provide the highest level of utilities and public services, but will do so in a manner that maintains the County’s relatively low cost of living and efficient government.
<i>By protecting our natural resources, Lake Chatuge, our rural mountain heritage and historical sites</i>	Towns County recognizes the importance of the local natural and cultural resources, both for ecological preservation, scenic beauty and for recreation, and will work to protect these as best as possible in conjunction with other community objectives.
<i>By educating our citizenry to meet the challenges of our future</i>	Towns County wants to emphasize the importance of education to individuals and as part of community development, and will work to provide quality education resources to residents and encourage residents to high standards.
<i>By building on our tradition of hospitality and fostering a climate of mutual respect for residents and visitors.”</i>	Towns County recognizes the value of hospitality and respectful communities, will exhibit these virtues among civic employees and officials and encourage the same among residents.

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*Hiawassee*

*“The City of Hiawassee will be:*

- o A quality, safe and affordable hometown where all residents can live, work and play;*
- o A vibrant destination for visitors that reflects the spirit of the North Georgia Mountains;*
- o A community that values its history, protects its natural resources, and works for its people; and*
- o A city with an attractive and prosperous downtown.”*

Broken down, the General Vision for the City of Hiawassee represents the following values:

*A quality, safe and affordable hometown where all residents can live, work and play*

The foremost objective of Hiawassee is to serve as a high quality place for residents of all generations, conducive to raising families and fostering opportunities for employment and recreation for every household

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*A vibrant destination for visitors that reflects the spirit of the North Georgia Mountains*

Hiawassee also wants to maintain its appeal to tourists by serving as a premier and diverse mountain resort community

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*A community that values its history, protects its natural resources, and works for its people*

By working to preserve cultural resources and environmentally sensitive areas, Hiawassee will blend progress with context and respect for the city’s past

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*A city with an attractive and prosperous downtown.”*

Hiawassee will pursue a revitalization of the historic town center, fostering a more pedestrian friendly and economically vibrant urban core

**COMMUNITY AGENDA**

*Young Harris*

*“Young Harris is an attractive and sustainable mountain village that respects and protects its natural and cultural heritage and celebrates the outdoor spirit, a family oriented hometown and a diverse community that values friendliness, education, and the arts.”*

Broken down, the General Vision for Young Harris represents the following values:

*“Young Harris is an attractive and sustainable mountain village*

The City immediately wants to remind people of a particular setting and evoke sensations that remind residents and visitors alike that it is a smaller community, one tied to its particular rural environment, and conscious of its appearance and character.

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*...that respects and protects its natural and cultural heritage*

The City wants to ensure residents and visitors that it will be engaged with its environment and with environmental issues

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*...and celebrates the outdoor spirit,*

Young Harris aspires for residents and visitors alike to partake in the outdoors and pursue healthy lifestyles, and will support this through civic actions and promotions

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*...a family oriented hometown,*

This line recognizes the City’s aspirations to increase its reputation beyond the college, as a place for people to live and grow

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*...and a diverse community*

The City wants to affirm its image as more than a college town or as a homogenous community, but is instead viable for people of all types

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*...that values friendliness, education, and the arts.”*

Inspired by the college, Young Harris aspires to be a community that attracts and encourages people that are courteous and invested in bettering themselves as part of a scholastic culture.

**COMMUNITY AGENDA**

**PRIORITIZED ISSUES AND OPPORTUNITIES**

The Community Assessment produced a summary listing and discussion of potential issues and opportunities identified during the analysis of data and information. During the public input process and as vetted through several committee meetings, these have been refined and prioritized through additional analysis as part of the development of the Community Agenda.

Issues and Opportunities – Towns County

**Land Use**

<b>Issues/ Opportunities</b>	<b>Action/ Resolution</b>
Control Growth	<ul style="list-style-type: none"><li>• Continue to enforce minimum size for residential lots,</li><li>• Maintain bldg. height restrictions to 35 feet</li><li>• Continue to enforce Mountain Protection Act</li></ul>
Preserve our natural resources	<ul style="list-style-type: none"><li>• Continue to enforce Mountain Protection Act</li><li>• Consider encouragement of conservation design standards for new property subdivisions</li></ul>
Need for more park and recreation space	<ul style="list-style-type: none"><li>• Property purchased; To be developed pending SPLOST vote</li></ul>
Attract clean commercial businesses	<ul style="list-style-type: none"><li>• Work the Towns Co. Industrial Authority, Chamber of Commerce and Tourism Board to define parameters for “clean” and “dirty” businesses</li><li>• Adopt measures that promote and support clean industries as defined above</li></ul>



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**Economic Development**

<b>Issues/ Opportunities</b>	<b>Action/ Resolution</b>
Establish, create and control adequate infrastructure to support new business, industry and population growth	<ul style="list-style-type: none"><li>• Report a long term solution to water/sewer supply issues</li></ul>
Concern over some forms/scales of development around Lake Chatuge	<ul style="list-style-type: none"><li>• Balance individual private property rights with common-sense restrictions</li></ul>
Pursue more tourist industries and small industries and commercial businesses that cater to residents	<ul style="list-style-type: none"><li>• Utilize local community leaders to pursue industries that would find Towns County attractive</li></ul>
Identify land for manufacturing or other large industrial operations	<ul style="list-style-type: none"><li>• Towns County Industrial Authority should pursue land and infrastructure to support attracted businesses.</li></ul>
Support for school system to provide highest quality education for students	<ul style="list-style-type: none"><li>• Work with Superintendent's Office to identify the need areas for support of the school system and develop action plan</li></ul>
Educate the community about the role of the Towns County Tourism Association and support their efforts and services	<ul style="list-style-type: none"><li>• Towns County Tourism Authority to determine what information they should publicized</li></ul>
Ensure economic development honors our history, culture, and heritage	<ul style="list-style-type: none"><li>• Towns County Development Authority and Towns County Historical Society work to ensure local heritage is preserved as the area grows</li></ul>

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**Tourism**

<b>Issues/ Opportunities</b>	<b>Action/ Resolution</b>
<p>Advertising to target markets to bring visitors to the area for overnight and extended stays, promoting the area through trade shows, print, website, radio, TV, billboards &amp; brochure distribution</p>	<ul style="list-style-type: none"> <li>• Promote the beauty of the mountains and lake using the natural resources of waterfalls, hiking &amp; boating.</li> <li>• Obtain E-mail data base to update people of future events.</li> <li>• Establish shared data base with the lodging and real estate agents to promote their business.</li> <li>• Develop and maintain an updated website and social media</li> </ul>
<p>Promote and sponsor events that bring visitors to the area during peak season, add new events and off season events to promote the area &amp; the businesses during the winter months</p>	<ul style="list-style-type: none"> <li>• Promote events that bring people into the community for overnight lodging, dining &amp; shopping.</li> </ul>
<p>Community Support provided through the hotel/motel tax revenue</p>	<ul style="list-style-type: none"> <li>• Continue to cultivate community support for assistance in running the Towns County Visitor Center</li> <li>• Continue to provide community support to local organization for special projects.</li> </ul>
<p>Partner with the Towns County Tourism Board, Towns County Tax Commissioner office and lodging facilities to enhance collections hotel/motel tourism revenues.</p>	<ul style="list-style-type: none"> <li>• Ensure that all lodging facilities have updated knowledge of the occupancy tax through advertising and awareness to fill all lodging facilities</li> </ul>
<p>Provide strong leadership to the community and partner with local business</p>	<ul style="list-style-type: none"> <li>• The Tourism Board and Staff should continue to serve on many committees and demonstrate strong leadership and involvement.</li> </ul>

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**Transportation**

<b>Issues/ Opportunities</b>	<b>Action/ Resolution</b>
Maintain current roads to state standards.	<ul style="list-style-type: none"> <li>• Continue to do ongoing road repairs annually</li> </ul>
Upgrade Secondary Roads with surface treatment	<ul style="list-style-type: none"> <li>• Reduce gravel roads at a rate of 5 mile per year</li> </ul>
Replace bridges, as required, due to aging and nature	<ul style="list-style-type: none"> <li>• Replace/ rebuild one bridge every other year</li> </ul>
Determine need for traffic lights and directional signs	<ul style="list-style-type: none"> <li>• Develop Traffic Management Plan; Road Improvement Plan that includes traffic lights and signage</li> <li>• Investigate need for traffic light at the junction of Hwy 76 and Hwy 288 E in Macedonia area</li> </ul>
Determine locations, sizes, etc. for new roads modifying existing roads, pedestrian paths and new auto paths.	<ul style="list-style-type: none"> <li>• Develop Traffic Management Plan; Road Improvement Plan</li> <li>• Partner with selected organization to determine needs for paths for bikes, and carts.</li> <li>• Consider possible Bike and Pedestrian Master Plan</li> <li>• Crosswalk lighting on Hwy 76 connecting YHC to across the street/ former elementary school (moved from Education to Transportation)</li> <li>• Prepare a grant request with Safe Routes to School</li> </ul>

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**Education/ Libraries**

<b>Issues/ Opportunities</b>	<b>Action/ Resolution</b>
<i>Maintain/Upgrade library telecommunications capacities</i>	<ul style="list-style-type: none"><li>• Connect libraries to Fiber Optic Service - both libraries</li><li>• Replace wireless access points in libraries to accommodate fiber - both libraries</li><li>• Replace Routers to accommodate fiber - both libraries</li></ul>
<i>Need for expansion of library facilities</i>	<ul style="list-style-type: none"><li>• Renovation and addition for Towns County Public Library, Hiawassee - includes building and parking facilities</li><li>• Renovation and addition for Mountain Regional Library, Young Harris - Includes building and parking facilities</li></ul>

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**Natural Resources**

<b>Issues/ Opportunities</b>	<b>Action/ Resolution</b>
<i>Maintain opposition to proposal for Interstate 3</i>	<ul style="list-style-type: none"> <li>• Reissue statement opposing I-3; ask neighbor counties to do same</li> <li>• Prepare presentation against I-3 for use at any public hearings for the concept</li> <li>• Lobby against I-3 with GA executives and legislators</li> </ul>
<i>Improve promotion/awareness of National Forests</i>	<ul style="list-style-type: none"> <li>• Work with USFS to better promote recreation opportunities and access</li> </ul>
<i>Environmental preservation of private mountain areas</i>	<ul style="list-style-type: none"> <li>• Ordinance that requires new 6 inch water lines installed or replaced in all unincorporated Towns County to provide full fire hydrant every 2000 feet to serve all dwelling</li> </ul>
<i>Preservation of Lake Chatuge</i>	<ul style="list-style-type: none"> <li>• Continue to enforce sediment/erosion control program through building inspector and planning commission</li> <li>• Evaluate your own properties for stormwater BMPs</li> <li>• Seek State and Federal funding for management measures outlined in this plan</li> <li>• Work with Hiwassee River Watershed Coalition and Director in developing a plan for Towns and Clay Counties to develop a storm water plan around Lake Chatuge.</li> <li>• Continue working with Georgia Regional District Commission</li> <li>• Continue working to acquire funds in support of Action Plan implementation</li> <li>• Work with state and federal agencies to promote enforcement of safety regulations on Lake Chatuge</li> </ul>

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**Water and Sewer**

<b>Issues/ Opportunities</b>	<b>Action/ Resolution</b>
<p><i>Redress management and provision of water service within unincorporated Towns County</i></p>	<ul style="list-style-type: none"> <li>• Work with Mayors and City Council of Young Harris and Hiawassee and Towns County Water and Sewerage Authority to coordinate the water service with the incorporated and unincorporated areas of Towns County</li> <li>• Complete the Service Delivery Agreement with the cities of Hiawassee and Young Harris and enforce it rigorously</li> <li>• Work with Mayors and City Council of Young Harris and Hiawassee and Towns County Water and Sewerage Authority to coordinate sewer service with the incorporated and unincorporated areas of Towns County</li> <li>• By ordinance, require any new or replaced 6-inch water line to have a fire hydrant every 2000 feet and sign off and approved by Towns County Fire Deft. Before installation.</li> </ul>
<p><i>Redress management and provision of sewer service within unincorporated Towns County</i></p>	<ul style="list-style-type: none"> <li>• Complete a 10 year Water and Sewer Service Delivery Agreement with the city of Hiawassee and Young Harris</li> <li>• The proposed County SPLOST, which will fund the county's share of the plant upgrade cost, should be presented for citizen approval by referendum in timely fashion to enable the activation of the tax by 1 July 2011.</li> <li>• The Health Department and their Environmental staff to continue to oversee septic tank inspections as needed or requested</li> </ul>

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**Housing**

<b>Issues/ Opportunities</b>	<b>Action/ Resolution</b>
<i>Limit apartment building</i>	<ul style="list-style-type: none"><li>• Review and amend, as needed, land use regulations and enforcement</li><li>• Continue current 35ft. building height</li></ul>
<i>Limit any building that causes additional burden on county resources</i>	<ul style="list-style-type: none"><li>• Review and amend, as needed, land use regulations and enforcement</li></ul>
<i>No building in areas that may possibly contaminate lake, river or streams</i>	<ul style="list-style-type: none"><li>• Review and amend, as needed, land use regulations and enforcement</li></ul>
<i>Ability for fire department to serve taller buildings</i>	<ul style="list-style-type: none"><li>• Continue current 35ft. building height</li></ul>
<i>Unsafe private drives and country roads</i>	<ul style="list-style-type: none"><li>• Do not accept excessive road grades</li></ul>
<i>Control over unsightly conditions, dilapidated properties and litter</i>	<ul style="list-style-type: none"><li>• Review and amend, as needed, land use regulations and enforcement</li></ul>
<i>Quality and quantity of affordable housing</i>	<ul style="list-style-type: none"><li>• Existing vacant and permitted lots sufficient for near-term capacity</li><li>• Review trends in 2012 and see if new action is needed</li></ul>

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*Issues and Opportunities - Hiawassee*

**Economic Development**

<b><i>Issues and Opportunities</i></b>	<b><i>Actions/ Resolutions</i></b>
<ul style="list-style-type: none"> <li>• Expand number and types of Jobs within Hiawassee or which utilize City Services.</li> <li>• Seek development and industry within the City of Hiawassee or which utilize City Services.</li> <li>• Develop a variety of business and industry.</li> <li>• <i>Need to maintain</i> adequate level of City water and sewer services.</li> </ul>	<p>Double the Water Treatment Capacity and Permit for the Hiawassee Water Treatment Plant.</p> <p>Increase the Wastewater Treatment Capacity at the Hiawassee Water Plant and Discharge Permit at the Hiawassee Wastewater Plant.</p> <p>Access Economic Development Funding (EDA) to assist private business with infrastructure development (water, sewer, lighting and streetscapes).</p> <p>Utilize City Water and Sewer Capacity Reserves to recruit business into the City Limits or to connect to City Utility Services.</p> <p>Implement nitrogen and phosphorous removal at the Hiawassee Wastewater Treatment Plant.</p>
<ul style="list-style-type: none"> <li>• Attract and support businesses that support a vibrant vacation and retirement area.</li> <li>• Support business that feature Hiawassee as destination rather than a “drive through” city.</li> <li>• <i>Maintain</i> adequate Vacation Resources</li> <li>• <i>Preserve</i> small hometown flavor.</li> </ul>	<p>Establish a City Fund to assist private business with exterior or façade upgrades or improvements based on city theme and standards.</p> <p>Seek Designation for Hiawassee as an Appalachian Trail Community in partnership with the Georgia Appalachian Trail Club, the Appalachian Trail conservancy and area hiking clubs.</p> <p>Promote a “Hiker Friendly” theme (branding, signage, and Logo) among the business within Hiawassee and sponsor Hiker targeted events to promote a Hiker Friendly Image.</p> <p>Seek DOT support to reduce Citywide speed limits to 35 miles per hour.</p> <p>Seek DOT support for improved and expanded sidewalks and pedestrian crossings.</p> <p>Establish free wire-less broadband internet service though the city for a “wireless Hiawassee”.</p>



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<ul style="list-style-type: none"> <li>• Attract and support the service and medical industry.</li> </ul>	<p>Report identifying potential needs and opportunities for expanding medical services within City.</p>
<ul style="list-style-type: none"> <li>• Support sustainable growth.</li> </ul>	<p>Implement a Building Standards Ordinance.</p> <p>Implement a Tree Ordinance.</p> <p>Implement a City Water Restrictions Ordinance to encourage water conservation.</p> <p>Implement a City Storm Water Ordinance to protect Lake Chatuge.</p>
<ul style="list-style-type: none"> <li>• Need to maintain low property taxes.</li> <li>• Need to pursue use of funding mechanisms for needed infrastructure upgrades (Water, Sewer, and Park &amp; Roads).</li> </ul>	<p>Identify other forms of revenue.</p> <p>Seek a Special Purpose Local Option Sales Tax (SPLOST) to renovate the Hiwassee City Square, improve downtown Fire Protection, and obtain a Mayor's Park.</p>
<ul style="list-style-type: none"> <li>• Need Downtown Business Association.</li> </ul>	<p>Form a Downtown Development Authority to fund downtown improvements.</p> <p>Establish a Downtown Business or Merchant's Association to advise the Hiwassee City Council.</p>

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**Public & Community Facilities & Services**

<b><i>Issues and Opportunities</i></b>	<b><i>Actions/ Resolutions</i></b>
<ul style="list-style-type: none"> <li>• Expand City Water Plant to meet future demands and maintain reserve capacity.</li> <li>• Maintain level of City water and sewer services and resources.</li> <li>• Maintain adequate and safe city water lines.</li> <li>• Maintain and expand fire protection through increased fire hydrants and adequate water lines.</li> <li>• Establish a formal water line flushing program sufficient to protect public health.</li> <li>• Increase the number of looped water lines within the City water system to ensure water quality.</li> </ul>	<p>Implement a SPLOST for critical water and sewer services.</p> <p>Implement a budget item or program whereby a minimum of five (5) new fire hydrants are added to city water lines each year.</p> <p>Implement a budget item or program whereby one (1) problem water line is looped or improved each year giving a priority to older or troubled water lines.</p> <p>Improve water storage in the city system giving particular attention to Bell Creek area.</p> <p>Flush City water lines a minimum of twice a year for improved water quality.</p> <p>Adopt a Policy to maintain minimum water treatment reserves of 200,000 gallons per day for Hiawassee usage.</p> <p>Increase the City Limits to include contiguous land area where the city now provides water and sewer service.</p> <p>Replace or upgrade City Utility Billing System.</p>
<ul style="list-style-type: none"> <li>• Expand City Sewer Plant to meet County demands and maintain reserve capacity.</li> <li>• Maintain level of City water and sewer services and resources.</li> <li>• Provide for Nitrogen and Phosphorous removal for Wastewater discharge at City Sewer Plant.</li> </ul>	<p>Implement a SPLOST for critical water and sewer services.</p> <p>Adopt a Policy to maintain minimum sewer capacity reserves of 50,000 gallons per day for Hiawassee usage.</p>
<ul style="list-style-type: none"> <li>• Ensure those wholesale water contracts are sufficient to meet actual costs of providing service.</li> <li>• Ensure that rate differential for city services are fair and accurate.</li> <li>• Conflict from any new or duplicate water treatment plant in Towns County.</li> </ul>	<p>Perform Water and Wastewater Treatment Analysis or Studies to ensure Costs of Treatment for usage is up to date and accurate.</p> <p>Review wholesale water agreements on a five-year basis to ensure that the actual cost of water production and wastewater treatment are met in rates and contracts.</p> <p>Ensure that rates for services outside the City are adequate to meet the additional costs of</p>

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	<p>providing such service to the County.</p> <p>Amend Service Delivery Strategy to oppose new or duplicate Water Treatment Plants in Towns County.</p> <p>Oppose any change in the Towns County Service Delivery Strategy to allow a water provider outside of the county to wholesale water within Towns County without Local Government Approval.</p>
<ul style="list-style-type: none"> <li>• Maintain adequate and safe city streets.</li> <li>• Reduce traffic.</li> </ul>	<p>Work with DOT to provide a Pedestrian Cross walk &amp; Left Turn Traffic Light for the intersection of SR2/US 76 &amp; SR 75.</p> <p>Develop Hiawassee Traffic Management Plan.</p> <p>Develop Hiawassee Master Road Improvement Plan.</p> <p>Determine need for additional city caution lights, signals, and signage and road markings.</p> <p>Provide 4 way traffic stops on Bell Street.</p>
<ul style="list-style-type: none"> <li>• Need to improve pedestrian amenities around city</li> </ul>	<p>Develop Hiawassee Bike and Pedestrian Master Plan.</p> <p>Provide a safe riding and walking experience by widening City roads to include wide shoulders and/or bike traffic lanes.</p> <p>Determine where additional sidewalks and bike paths are needed.</p> <p>Identify and support safe walking/riding routes.</p> <p>Link downtown areas of interest to one another via sidewalks and pedestrian walkways.</p> <p>Develop mini-parks or city resting sits.</p>
<ul style="list-style-type: none"> <li>• Support low property taxes.</li> <li>•</li> </ul>	<p>Seek State and Federal Funding to expand and/or improve the Hiawassee Water and</p>

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<ul style="list-style-type: none"><li>• There is a need for Diversification of tax base/ Alternatives such as SPLOST.</li></ul>	<p>Wastewater Plants.</p> <p>Support use of Special Local Option Sales Tax (SPLOST) to fund needed city infrastructure upgrades (Water, Sewer, and Park &amp; Roads).</p> <p>Ask Legislative Delegation to introduce Legislation calling for a City Referendum on Liquor by the Drink.</p> <p>Ask Legislative Delegation to introduce Legislation call for a City Referendum for a Package Store or Retail Sale of Liquor.</p> <p>Increase the Hiawassee Hotel-Motel Tax to the state maximum.</p> <p>Adopt ordinances ensuring that any sale of Adult Beverages must be accompanied by food sales.</p>
<ul style="list-style-type: none"><li>•</li></ul>	<p>Seek modern or upgraded Fire Station within with modern safety equipment for both fire protection and public safety protection.</p> <p>Purchase/Lease a Building for a separate City Police Department.</p>

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**Community Development and Housing**

<b><i>Issues and Opportunities</i></b>	<b><i>Actions/ Resolutions</i></b>
<ul style="list-style-type: none"> <li>• Preserve Historical Buildings.</li> <li>• Preserve City History.</li> </ul>	<p>Adopt a Historic Buildings Ordinance.</p> <p>Provide accommodations for a City History Museum.</p>
<ul style="list-style-type: none"> <li>• Renovate City Square to better accommodate public events and gatherings.</li> <li>• Renovate sidewalks and include streetscape features such as flowers and lighting.</li> <li>• Clean the Square.</li> <li>• Need for public restrooms on square</li> <li>• Need Tree shade streets.</li> <li>• Need trees and flowers downtown</li> <li>• Improved and expanded sidewalks.</li> <li>• Downtown Parking.</li> </ul>	<p>Adopt and implement funding through City Budget and/or SPLOST to renovate the Hiawassee City Square.</p> <p>Develop City Parks and venues to encourage recreation activities, children’s playground and green space.</p> <p>Adopt and implement funding though the City Budget and/or SPLOST to improve sidewalks and streetscapes.</p> <p>Work with Merchants Association or Downtown Development Association and the County Commissioner to jointly increase public parking.</p> <p>Implement an ongoing City program with budget for the lining of streets and parking place and parking signage.</p> <p>Implement an ongoing program to increase street lighting especially on city side streets.</p> <p>Provide Public Restrooms on the Hiawassee City Square.</p> <p>Renovate the Hiawassee City Square to improve electrical wiring, native landscaping, sidewalks and pathways, better lighting, benches and seating, a performance area and a water feature</p> <p>Apply for DOT T-Grant to repair and extend City Sidewalks and improve pedestrian crosswalks.</p>
<ul style="list-style-type: none"> <li>• Increase downtown public parking.</li> </ul>	<p>Support use of SPLOST to fund needed city infrastructure upgrades (Water, Sewer, and Park &amp; Roads).</p>

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<ul style="list-style-type: none"> <li>• Protect Property Values.</li> </ul>	<p>Achieved through implementation of other actions</p>
<ul style="list-style-type: none"> <li>• Continue to be a safe place.</li> </ul>	<p>Annual report from Police about safety measures for the City.</p>
<ul style="list-style-type: none"> <li>• Reduce junk.</li> <li>• Reduce abandoned cars.</li> <li>• No trailer parks.</li> <li>• Quality controlled growth.</li> <li>• Enforced ordinances.</li> <li>• Regulate business signage.</li> <li>• More shopping areas like Timberlake.</li> </ul>	<p>Develop Uniform Building Codes and City Planning Requirements.</p> <p>Adopt and implement funding through City Budget and/or SPLOST to renovate the Hiwassee City Square.</p> <p>Implement Planning Criteria and Standards for construction within the city.</p> <p>Provide better side street signage and signage for the location of business and governmental offices.</p> <p>Adopt an Ordinance establishing standards and inspection of Manufactured Homes.</p> <p>Aggressive enforce Ordinance regulating junk, trash and abandoned cars.</p> <p>Encourage exterior standards for buildings with a unified theme.</p>
<ul style="list-style-type: none"> <li>• City Boat Ramps.</li> <li>• City Recreational Areas.</li> <li>• City Museum.</li> <li>• Need City walking trails.</li> <li>• Need more Lake Facilities and Services.</li> <li>• City Park.</li> </ul>	<p>Adopt an ongoing program with budget to establish City Recreation areas.</p> <p>Establish a Policy for greater sidewalk and trail to connect all of Hiwassee.</p> <p>Apply for DOT T-Grant to repair and extend City Sidewalks and improve pedestrian crosswalks.</p>
<ul style="list-style-type: none"> <li>• Find another place for Post Office.</li> </ul>	<p>Petition state and federal officials for a new Post Office with emphasis on convenience, adequate parking and safety.</p>

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**Natural Resources**

<b><i>Issues and Opportunities</i></b>	<b><i>Actions/ Resolutions</i></b>
<ul style="list-style-type: none"><li>• Protect, enhance and clean Lake Chatuge.</li><li>• Regulate Septic systems to prevent leaching into lakes and streams.</li><li>• Preserve beautiful Lake and mountains views.</li><li>• Preserve scenic views.</li><li>• Protect Trees and encourage “green zones”.</li></ul>	<p>Adopt Ordinance for the Inspection of Septic System and mandate the connection of city sewer lines whenever possible.</p> <p>Implement a setback standard from the 1933 contour line giving incentives for connection to sewer lines.</p> <p>Implement an ongoing City program for Sewer Line Rehabilitation.</p> <p>Adopt Storm water Utility Ordinance.</p> <p>Work with County and Forest Service to protect public lands</p>

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*Issues and Opportunities - Young Harris*

**Population**

<b><i>Issues and Opportunities</i></b>	<b><i>Actions/ Resolutions</i></b>
Balance the needs of the student population with city residents	<ul style="list-style-type: none"><li>• Study/ Consider ways to incorporate more shared public space between College and private citizens</li><li>• Research options and issues concerning the potential for a permitting pouring licenses</li><li>• Work with DCA and RC for future development for jobs, workspace, etc.</li><li>• Consider ways to bring in more retail and entertainment within the city limits</li></ul>
Need to attract new families/ households	<ul style="list-style-type: none"><li>• Research programs to help with home restoration &amp; reducing vacancies</li><li>• Review possible design standards for residential units</li><li>• Review zoning and land use policies to ensure compatibility with Comp Plan goals (for single-family detached vs. multi-family vs. manufactured)</li></ul>
Desire to encourage outdoor lifestyles	<ul style="list-style-type: none"><li>• Develop and implement a trail and sidewalk master plan</li><li>• Identify land/policies for neighborhood parks</li><li>• Review development regulations for green space requirements; Amend as needed</li><li>• Explore applications for grants for trails, sidewalks and park space</li></ul>



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**Housing**

<b><i>Issues and Opportunities</i></b>	<b><i>Actions/ Resolutions</i></b>
Minimize rental/low-end housing	<ul style="list-style-type: none"> <li>• Explore codes that require property management for absentee owners (Vacancy provisions)</li> <li>• Review enforcement of existing codes</li> <li>• Review communication of existing codes to owners and citizens</li> </ul>
Need quality, affordable housing	<ul style="list-style-type: none"> <li>• Research programs to help with home restoration &amp; reducing vacancies</li> <li>• Review possible design standards for residential units</li> <li>• Review zoning and land use policies to ensure compatibility with Comp Plan goals (for single-family detached vs. multi-family vs. manufactured)</li> </ul>
Need for more senior housing	<i>Young Harris is not equipped for nursing homes, but if other objectives are met this need will be satisfied.</i>
Need to care for older homes	<ul style="list-style-type: none"> <li>• Research programs to help with home restoration &amp; reducing vacancies</li> <li>• Review possible design standards for residential units</li> </ul>
Balancing new development with existing structures	<ul style="list-style-type: none"> <li>• Review possible design standards for residential units</li> <li>• Review zoning and land use policies to ensure compatibility with Comp Plan goals (for single-family detached vs. multi-family vs. manufactured)</li> <li>• Annual review of land use and development trends to ensure compatibility of new development with comp plan and with existing neighborhoods</li> <li>• Form Downtown Development Authority</li> </ul>

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**Economic Development (*Tourism; Downtown Development*)**

<b><i>Issues and Opportunities</i></b>	<b><i>Actions/ Resolutions</i></b>
Need to attract new business for jobs, economy	<ul style="list-style-type: none"> <li>• Seek “village” appropriate markets and shops</li> <li>• Develop Targeted business strategy</li> <li>• Annual meeting with Economic Development organizations</li> </ul>
Desire to grow downtown commercial and service sectors	<ul style="list-style-type: none"> <li>• Host outside experts and resources to assess downtown potential</li> <li>• Survey businesses to identify options and needs to foster commercial activity</li> </ul>
Desire for businesses for residents and students	<ul style="list-style-type: none"> <li>• Host outside experts and resources to assess downtown potential</li> <li>• Survey businesses to identify options and needs to foster commercial activity</li> <li>• Survey local residents and students to identify business needs and demands</li> </ul>
Debate over alcohol sales	<ul style="list-style-type: none"> <li>• Research options and issues concerning the potential for a permitting pouring licenses</li> <li>• Solicit report summarizing impacts of new alcohol sales on other, comparable communities</li> </ul>

**Intergovernmental Relations**

<b><i>Issues and Opportunities</i></b>	<b><i>Actions/ Resolutions</i></b>
Need to improve communication with Towns County & Hiwassee	<ul style="list-style-type: none"> <li>• Quarterly meeting of local government officials</li> <li>• Ensure sharing of meeting agendas and minutes; Review of same reported to elected officials</li> </ul>
Need to coordinate work with economic development agencies	<ul style="list-style-type: none"> <li>• Annual meeting with Economic Development organizations</li> <li>• Designate an Economic Development representative/professional among staff or officials</li> <li>• Confirm with Development Authority and Chamber the desires for Young Harris and the opportunities for cooperation</li> </ul>

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**Public Facilities and Services**

<b><i>Issues and Opportunities</i></b>	<b><i>Actions/ Resolutions</i></b>
Desire to make/keep city walk able; More sidewalks	<ul style="list-style-type: none"> <li>• Develop/ implement a trail and sidewalk plan</li> <li>• Review development regulations for sidewalk requirements; Amend as needed</li> <li>• Explore applications for grants for trails, sidewalks, lighting and park space</li> <li>• Explore potential multi-use trail connecting YH with Brasstown Valley Resort</li> </ul>
Desire to sustain/increase park and rec space	<ul style="list-style-type: none"> <li>• Identify land/policies for neighborhood parks</li> <li>• Review development regulations for green space requirements; Amend as needed</li> <li>• Explore applications for grants for trails, sidewalks and park space (pool area)</li> </ul>
Desire access to health care if possible	<ul style="list-style-type: none"> <li>• Speak with Hospital about potential for local clinic</li> <li>• Speak with College about potential for shared facility</li> <li>• Consider specialized transit/ van service</li> </ul>
Need to sustain quality utilities	<ul style="list-style-type: none"> <li>• Explore potential for improving sustainability of utilities and civic structures, including solar power resources, remote meter reading equipment, etc</li> </ul>
Potential for new/more civic space	<ul style="list-style-type: none"> <li>• Survey County goals for the area and for possible collaborative venture</li> <li>• Explore options for collaboration with the College</li> </ul>
Possible need for improved public safety services as population grows	<ul style="list-style-type: none"> <li>• Discuss options for improved coordination and service expansion with County and YH College</li> </ul>
Need to maintain quality, affordable utilities and infrastructure	<ul style="list-style-type: none"> <li>• Explore potential for funding current infrastructure improvements (such as flow testing)</li> <li>• Seek funding for expansion of wastewater plant</li> </ul>
Need to slow traffic in downtown	<ul style="list-style-type: none"> <li>• Meeting with GDOT to confirm options for pedestrian safety within downtown</li> <li>• <i>Forum with partners to review options for sidewalks and pedestrian safety within downtown</i></li> <li>• <i>Explore means of traffic calming and improving aesthetics along Highway</i></li> </ul>

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**Natural & Historic Resources**

<b><i>Issues and Opportunities</i></b>	<b><i>Actions/ Resolutions</i></b>
Strong desire to retain rural appearance and connection with nature	<ul style="list-style-type: none"> <li>• Identify land/policies for neighborhood parks</li> <li>• Review development regulations for green space requirements; Amend as needed</li> <li>• Consider options for nature themed civic events</li> </ul>
Encouragement of outdoor lifestyles	<ul style="list-style-type: none"> <li>• Develop and implement a trail and sidewalk master plan</li> <li>• Identify land/policies for neighborhood parks</li> <li>• Review development regulations for green space requirements; Amend as needed</li> <li>• Explore applications for grants for trails, sidewalks and park space</li> </ul>
Desire to be “green” community	<ul style="list-style-type: none"> <li>• Develop program for educating and communicating with residents and businesses</li> <li>• Establish sustainability committee</li> <li>• Establish sustainability goals for City operations</li> <li>• Review programs that provide homeowners and business with tools to improve sustainability</li> </ul>
Desire to protect and compliment historic structures	<ul style="list-style-type: none"> <li>• Review existing historic preservation ordinances; Amend as needed</li> </ul>
Desire to retain trees	<ul style="list-style-type: none"> <li>• Review existing development regulations for tree protection/planting standards; Amend as needed</li> </ul>
Need to protect scenic vistas of the valley	<ul style="list-style-type: none"> <li>• Survey to determine valued scenic vistas into and from the City</li> </ul>

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**Land Use**

<b><i>Issues and Opportunities</i></b>	<b><i>Actions/ Resolutions</i></b>
Need to protect scenic vistas of the valley	<ul style="list-style-type: none"><li>• Survey to determine valued scenic vistas into and from the City</li></ul>
Desire to retain small town form	<ul style="list-style-type: none"><li>• Solicit and implement a downtown development plan</li><li>• Consider options for development design standards</li></ul>
Desire to keep vitality downtown	<ul style="list-style-type: none"><li>• Explore ways to increase partnerships between YH college, city and community</li><li>• Explore ways to utilize downtown and park to create more opportunities for community to come together</li><li>• Seek to improve ways to get people traveling through the city to stop and use the city.</li></ul>
Desire to see new development respect nature	<ul style="list-style-type: none"><li>• Review existing development regulations for tree protection/planting standards; Amend as needed</li><li>• Review development regulations for green space requirements; Amend as needed</li></ul>
Desire to see new development respect downtown pattern and architecture	<ul style="list-style-type: none"><li>• Solicit and implement a downtown development plan</li><li>• Consider options for development design standards</li></ul>
Need to manage growth of college with growth of the town	<ul style="list-style-type: none"><li>• Conduct collaborative long-term growth study between City and College</li></ul>

**FUTURE DEVELOPMENT STRATEGY**

**General Land Use Plan**

Land use management policies and programs represent guidelines for shaping development patterns that provide for efficient growth while also protecting sensitive social and environmental areas. This section presents an inventory of existing land use patterns and development trends for the community, allowing the local government to produce the most effective policies needed to manage the demands from projected development.

Overall, the land use and development patterns for Towns County and the cites will see little change during the planning period. There is marginal pressure for significant increase in high-intensity land uses and industrial activity, there is little indication the US Forest Service land will be released within the planning time frame, and thanks to an abundance of vacant housing units and permitted but unbuilt residential development there will be little need to expand the territory for residential land. Within the cities most new development in the near term will be encouraged as infill development and/or occur within urbanized areas capable of sustaining higher densities.

**Land Use, 2030**

Land Use Type	Towns County		Hiawassee		Young Harris	
	Acres	%	Acres	%	Acres	%
USFS Forests	57,279	54.0%	0	0.0%	0	0.0%
Residential	20,684	19.5%	402	32.0%	138	24.4%
Agriculture/Forestry	11,138	10.5%	35	2.8%	159	28.1%
Undeveloped/Vacant	7,637	7.2%	314	25.0%	15	2.7%
Water	3,288	3.1%	268	21.3%	0	0.0%
Commercial	3,288	3.1%	112	8.9%	30	5.3%
Park/Rec/Conservation	1,591	1.5%	39	3.1%	12	2.2%
Public/Institutional	424	0.4%	43	3.4%	188	33.2%
Industrial	212	0.2%	14	1.1%	3	0.5%
Transportation/ Utilities	530	0.5%	16	1.3%	18	3.1%
Multi-Family	0	0.0%	14	1.1%	3	0.5%
<b>Total</b>	<b>106,072</b>		<b>1,257</b>		<b>567</b>	

Source: GMRDC, 2010

## Quality Community Objectives

In 1999, the Board of the Department of Community Affairs adopted 17 Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve her unique cultural, natural and historic resources while looking to the future and developing to her fullest potential. In developing the Community Assessment portion of the Comprehensive Plan, the community is encouraged to review the QCOs for their applicability to local conditions and goals. Their general application to each community is described here, while the description of each character area will also identify specific QCOs addressed for that area.

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

This objective is mostly applicable to the cities that exhibit some traditional neighborhood forms and compatible urban-scale densities and pedestrian infrastructure. For unincorporated Towns County, this may apply to future development around the cities, but otherwise the County is both aspiring for a more rural character and has an abundance of vacant housing units and lots.

- *Infill Development - Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.*

Again, this objective is more applicable to the cities and their aspirations to increase densities within existing urban areas. All three communities prefer to see established properties occupied before new development occurs, but the greatest opportunities for infill development reside within Young Harris and Hiawassee.

- *Sense of Place - Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment*

All three communities are aspiring for the common theme of a rural county with two vibrant, small cities. Young Harris is working to evolve towards a stronger college community with a mountain village character and a better defined main street, while Hiawassee is aiming for a more dynamic development to

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compliment its role as a regional social and civic center, but one still compatible with the rural landscape and surrounding mountains.

- *Transportation Alternatives - Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.*

With regards to rural transit programs, this objective is applicable to all three communities, and each government is an active partner in pursuing the most efficient and effective transit service possible. The cities, meanwhile, feature existing sidewalks and plans for more sidewalks and trails that will enhance their urban forms and connect key destinations.

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

Provided the communities adhere to the visions and principles identified throughout this plan, Towns County will continue to embody a classic rural, mountain county. This is in line both with neighboring communities and the Georgia Mountains Regional Plan. The Cities should, however, strive to manage development forms to enhance their variations of small-town character.

- *Heritage Preservation - The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining local character.*

Towns County has received assistance for establishing an updated inventory of historic resources, and there is growing support for stronger resource protection across the communities. Preservation efforts are more active within the cities due to the presence of potential districts.

- *Open Space Preservation - New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.*

All three communities are interested in this objective, with stronger potentials for application within the county and Young Harris. Measures have been employed or considered for enhancing trail systems and neighborhood parks in and around



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both cities, while also seeking stronger relations between the communities and the local natural resource managers within the Tennessee Valley Authority (Lake Chatuge) and the US Forest Service (Chattahoochee National Forest).

- *Environmental Protection - Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.*

All three communities are vested in this objective and have programs that support natural resource protection. Some regulations may need to be reviewed and updated, and there is heightened interest in upgrading protection against adverse development forms around Lake Chatuge or along the mountainsides.

- *Appropriate Businesses - The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.*

Hiawassee and Towns County seek to strengthen the city's role as a regional economic activity center and tourism potential, while Young Harris is looking to improve commercial options for local residents. All three communities understand that certain businesses and industries are better suited for the area's conditions and resources, and will work with the local Chamber of Commerce and Development Authorities to improve targeted recruiting measures.

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

All three communities recognize the changes in the regional economies and the need to foster a more diverse and dynamic economy. Each government will partner with area educational institutions, economic development agencies and other stakeholders to help bring additional jobs to the area and to support local economic vitality.

- *Housing Choices - A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.*

All three communities are monitoring the markets in this area closely, knowing how unique the conditions are during these times. There is an abundance of

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units or approved lots still left vacant or undeveloped, meaning the county should have a notable volume of affordable housing in the near future. There will be a need to review the market conditions again within a couple years and possibly update policy, though at present the ambition is to pursue completion of existing developments and higher occupancy rates.

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

All three communities acknowledge the importance of education as a resource for economic prosperity and improved well being for community residents. The commitment is strong to support the local school system and in working with institutions and programs that provide post-secondary education opportunities for residents.

- *Regional Cooperation - Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.*

Towns County, Hiawassee and Young Harris are working towards improving communication both within the county and with neighboring communities. Active partnerships in joint development authorities and the Georgia Mountains Regional Commission will be used to enhance the communities' regional cooperation and pursue efforts to strengthen the area's economy and mountain character.

### **Recommended Character Areas**

To further assist in identifying development needs and target areas it is crucial to understand not only the land use patterns but also the prevailing character and context of a community. It is possible to identify these sub-areas within the community defined by architectural scale and style, functions and roles, traffic flow, and other factors that differentiate one area from the next. These can include the areas requiring special attention identified above and/or existing community sub-areas for which plans have already been prepared.

The general parameters for these characters areas remains as defined in the Community Assessment, with some additional detail added. In most cases the areas are intended to remain in their current state as best as possible, to preserve the general scale and rural character of the area, or has been recognized as in need for focused revitalization. In all cases, the local governments will work to refine the definitions and their implementation measures since this is a first time approach for these communities and Hiawassee and Towns County employ marginal land use management measures.

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### *Young Harris Recommended Character Areas*

#### **Bald Mountain District**

This is the largely undeveloped mountainside that sits just south of the college campus. Apart from the handful of existing structures within this district, this is the rising backdrop to the community and part of its scenic mountain heritage. The intention is to preserve the area as a sparsely used natural landscape that helps to define the character of the city as it grows alongside.

#### **Land Uses:**

- Public Parks,
- Private Recreation (College Owned Land), Green Space,
- Limited construction

#### **Implementation Measures**

- Review Land Use Ordinances, update where necessary
- Possible Greenspace ordinances
- Possible Historic Preservation Ordinances
- Unique Signage to differentiate between different character areas (and for all city streets, areas)

#### **Applicable Quality Community Objectives**

- Sense of Place
- Regional Identity
- Open Space Preservation
- Environmental Protection
- Housing Choices
- Regional Cooperation

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### **College District**

This is the campus proper for Young Harris College, and includes their academic, athletic and all other ancillary facilities. The college is in the early stages of a planned growth into a more formal and diverse 4-year institution. This will include plans for more dormitories, classroom space as well as facilities for the arts and administration. Much of this is planned for the existing campus footprint but preliminary plans show ambition for expansion.

The general character of the college is defined more by the scale than the architecture, with the exception of the original church near the main entrance. This structure and setting are the symbol of the campus and should be preserved. Beyond that the college intends to develop several structures ranging from 1-3 stories, and will use the new master plan to define their architectural style.

The campus is known for having greenspace for passive use and both the college and the City wish to see this aspect preserved if not expanded in the future.

### **Land Uses**

- Conservation Subdivision
- PUB
- Private Recreation
- Public Parks
- Detached Residential
- Attached Residential
- Office
- Retail
- Light Industry
- Institutional

### **Implementation Measures**

- Land Use Ordinance, update where appropriate
- YH College Overlay District
- Unique Signage to differentiate between different character areas (and for all city streets, areas)

### **Applicable Quality Community Objectives**

- Sense of Place
- Transportation Alternatives
- Regional Identity
- Heritage Preservation
- Educational Opportunities

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### **College Residential**

This is a small housing district just behind the college, with mostly modest sized homes of various design types. The scale and setting typifies rural homesteads nestled into the hillside, with most lots on the larger side and fairly wooded. Traffic is minimal and access to the open space within the campus. This area is considered stable and the community would like to keep it intact, with some possible improvements; An additional road access point that does not send traffic through the campus is preferred, as is an extension of sidewalks in the area.

### **Land Uses**

- Private Recreation
- Detached Residential

### **Implementation Measures**

- Land Use Ordinance
- College Overlay District
- Unique Signage to differentiate between different character areas (and for all city streets, areas)

### **Applicable Quality Community Objectives**

- Traditional Neighborhoods
- Infill Development
- Sense of Place
- Transportation Alternatives
- Heritage Preservation
- Open Space Preservation
- Housing Choices
- Educational Opportunities

## **COMMUNITY AGENDA**

### **Commercial Young Harris**

This is the southern tip of the community along Hwy 76 and Brasstown Creek Road, and features the most industrial scale activity within the city. The location, which is somewhat shielded by the slope, makes it the most conducive place in Young Harris for uses that won't adversely impact the character of downtown or the college, but still has access to the main arterial and available utilities.

### **Land Uses**

- PUD
- Detached Residential
- Attached Residential
- Office
- Retail
- Light Industry

### **Implementation Measures**

- Land Use Ordinance, Update where appropriate
- Seek to create, adopt and implement design standards
- Unique Signage to differentiate between different character areas (and for all city streets, areas)

### **Applicable Quality Community Objectives**

- Sense of Place
- Transportation Alternatives
- Regional Identity
- Appropriate Businesses
- Employment Options
- Housing Choices
- Regional Cooperation

## **COMMUNITY AGENDA**

### **Downtown Young Harris**

This is a v shaped district that includes the small stretch of Hwy 76 considered as Young Harris' main street, and the block formed by Maple and College Streets that veer eastward from Hwy 76. This includes the vast majority of the city's commercial structures, including a hotel, shops and restaurants. Most structures are 1-2 stories with a range of 60's-80's architectural styling. There is no prevailing style for architecture or signage, however, but is defined mostly by the concentration of commercial activity. Most buildings along the highway are within 50' of the roadway, reminiscent of true urban districts, but the massing of structures is less dense than Hiwassee due to some vacant lots and parking areas. There is a desire to build upon this, however, to improve the pedestrian viability of the area and maintain the small town character rather than give way to conventional auto-oriented designs. The struggle is to maintain this area for a downtown while also accommodating the traffic that uses Hwy 76.

### **Land Uses**

- PUD
- Public Parks
- Detached and Attached Residential
- Retail
- Office
- Light Industry

### **Implementation Measures**

- Land Use Ordinance
- Create, Adopt and Implement Design Standards
- Create Downtown Development Authority and/or Merchants Association to aid in shaping downtown
- See Financing for building, façade, economic development
- Unique Signage to differentiate between different character areas (and for all city streets, areas)

### **Applicable Quality Community Objectives**

- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Heritage Preservation
- Appropriate Businesses
- Employment Options
- Housing Choices
- Educational Opportunities
- Regional Cooperation

## **COMMUNITY AGENDA**

### **Rural Young Harris**

This is the part of the incorporated city that features traditional large lot residential and agricultural activity. Along the City's northern or western periphery and defined by existing farms and only a few houses, this is where Young Harris and the rural county come together. Proximity to the city center and some utilities allows for future redevelopment, but for now this is a viable district for farming or raising animals on a smaller scale. The northern arm of this district could be considered for different development in the future pending other plans and objectives, as it offers continued close proximity to the highway.

The desired character for this area is a continuation of historic rural and agricultural patterns.

### **Land Uses**

- Residential
- Agricultural
- Churches
- Parks and recreation

### **Implementation Measures**

- Review current land use ordinances, update where necessary
- Possible differentiation on city street signs
- Maintain rural atmosphere while accommodating new residential development as "conservation subdivisions" that incorporate significant amounts of open space.
- Unique Signage to differentiate between different character areas (and for all city streets, areas)

### **Applicable Quality Community Objectives**

- Sense of Place
- Regional Identity
- Open Space Preservation
- Environmental Protection
- Appropriate Businesses
- Housing Choices
- Regional Cooperation



## **COMMUNITY AGENDA**

### **Urban Mixed Use**

This is the area west of downtown and across Hwy 76 from the college campus, providing a variety of existing housing and some commercial and service uses along or near the highway. It is bordered on the west by Sycamore Street, which provides this part of Young Harris with blocks for urban scale uses, and features some of the earlier auto-oriented commercial development that would not have been found downtown. The location, street layout and form, plus the variety of existing structures (houses, shops, larger buildings) makes the district viable for different types of growth, including possible infill development at vacant lots and structures and the possibly for expanding the downtown character area.

### **Land Uses**

- PUD
- Public Parks
- Detached and Attached Residential
- Office
- Retail
- Entertainment
- Light Industry

### **Implementation Measures**

- Create Design Standards
- Add Urban Mix to Land Use Ordinance
- Create Downtown Development Authority or community association to aid with development of this area
- Seek economic development ideas and funding to aid in development
- Unique Signage to differentiate between different character areas (and for all city streets, areas)

### **Applicable Quality Community Objectives**

- Traditional Neighborhoods
- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Heritage Preservation
- Appropriate Businesses
- Employment Options
- Housing Choices
- Educational Opportunities

## **COMMUNITY AGENDA**

### **Urban Neighborhood**

This is a set of three areas around the City center that compliments the existing and proposed urban environment for Young Harris but also exhibit a more residential scale and base.

To the north is the established residential district comprised of Meadow, Miller and Dean Streets north of the downtown area. These roads connect with the highway do feature some non-residential activity along that corridor, but away from Hwy 76 this area provides a more traditional neighborhood setting in terms of lot size and residential structures, including some smaller lots, common yard sizes and structural locations. There are some opportunities for infill development that could strengthen the district's residential role, and an expansion of this district might be called upon depending on plans for other parts of the community.

To the east is a two-block stretch alongside Maple Street between downtown and the college that includes City Hall and the adjoining park and several houses. Portions of the corridor may evolve into commercial use or other public activity centers, but it will be more reserved than a conventional commercial road due to the adjoining uses.

To the south is the existing neighborhood on and behind Sycamore Street, including portions of Walker and School Streets. This area features several homes with urban scale yards and lots in a pattern that could be easily extended and complimented with sidewalks. The residents consider the area stable and desire to preserve the existing characteristics and residential nature.

### **Land Uses**

- Attached Residential
- Public Parks
- Private Recreation
- Retail

### **Implementation Measures**

- Create Design Standards
- Develop Historic Preservation Ordinance to preserve older homes and structures
- Unique Signage to differentiate between different character areas (and for all city streets, areas)

### **Applicable Quality Community Objectives**

- Traditional Neighborhoods
- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Housing Choices

## COMMUNITY AGENDA

### *Towns County Recommended Character Areas*

#### **Russell Brasstown Scenic Byway**

This is the existing Scenic Byway that runs by the entrance to Brasstown Bald and into Union County. Vistas are limited by the surrounding mountains but the drive does run through some cherished forests and typifies the rustic setting loved by Towns County residents. The Byway has a management plan that will need updating in order to protect the rural character from any adverse development, particularly signs or increased presence of structures.

The intention is to preserve this district in conjunction with the State Dept. of Natural Resources and the US Forest Service.

#### **Land Uses: Maintain Current Status**

- Residential
- Agricultural
- Passive Park

#### **Implementation Measures**

- Restrictions on utilities
- Maintain Scenic Byway Mgmt. Plan
- Restrictions on signage
- Enforcement of litter and nuisance regulations

#### **Applicable Quality Community Objectives**

- Sense of Place
- Regional Identity
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Regional Cooperation

## COMMUNITY AGENDA

### **National Forest Service Land**

The bulk of Towns County, this is the volume of mostly undeveloped land along the county's southern and eastern boundaries, and most of this is the actual mountain range and higher elevations. This land is managed and conserved by the US Forest Service in cooperation with the State. Access is permitted but limited, though several key spots like Brasstown Bald and various hiking trails also comprise some of the county's most important recreation amenities. There is no desire to change the boundaries or conditions of this district at this time, but there have been calls to improve upon the restriction of development along ridgelines throughout the area, including within the USFS lands.

### **Land Uses**

- Passive use parks
- Hunting
- Outdoor recreation
- Forestry (As permitted by USFS)

### **Implementation Measures**

- Cooperation with USFS, Ga DNR
- Work with USFS to improve public access

### **Applicable Quality Community Objectives:**

- Sense of Place
- Regional Identity
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Regional Cooperation

## COMMUNITY AGENDA

### **Lake Chatuge**

This is the existing reservoir and shoreline managed by the Tennessee Valley Authority. The lake is considered an overwhelming benefit to the community and there is a consensus to see it protected. Shoreline management is a critical issue going forward, as more and more homes and other development seek to capitalize on the asset. Most of the shoreline features conventional homes, either for seasonal visitors or for full time residents. There are several points of public access, including beaches, boat launches, the fairgrounds and some commercial docking. Along the Hwy 76 corridor north of Hiawassee, there have been some higher density developments on/near the shoreline, including some condominiums, which have led to speculation about structures with more than 3 stories. Such densities would be difficult for the County to manage at present, and existing residents have hinted at fears of overcrowding. There is recognition that the lake must be protected as an environmental resource as well as for economic development, and these uses must be balanced accordingly with other objectives for the community.

Future development will be permitted in scale compatible with environmental protection and in keeping intensity levels and demands for public services low. The county will also actively work with TVA to coordinate water protection efforts and maintain the recreational viability of the lake high amidst growing visitor numbers.

### **Land Uses: Recreation**

- Residential
- Recreation
- Commercial (Neighborhood scale)
- Watercraft storage/ maintenance

### **Implementation Measures**

- Coordinate Comp Plan with TVA
- Review and amend (as needed) land use mgmt measures
- Restrict scale of utilities and development along lake

### **Applicable Quality Community Objectives**

- Sense of Place
- Regional Identity
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Appropriate Businesses
- Housing Choices
- Regional Cooperation

## COMMUNITY AGENDA

### **Brasstown valley**

This is the western portion of Towns County that sits across the ridgeline from Hiawassee, and features Young Harris, the Brasstown Valley resort and some burgeoning commercial uses along the Hwy 76 corridor. The valley is predominantly rural, with a defining scenic view of the entire valley as you drive west/south along 76. There are several residential areas, including many houses along the mountainsides taking advantage of the views. As Hwy 76 has been widened and the resort grows in popularity, some businesses have cropped up along the roadway, including a day spa. To date these are mostly rural in style, mimicking barn/farm architecture and avoiding the conventional frontage parking lot. The rest of the valley around Young Harris is sparsely developed and includes a significant amount of agricultural activity.

The goal for this district is to maintain the valley's current atmosphere while trying to achieve some commercial growth. Most new development will be directed to the arterial corridor with some residential scattered throughout.

### **Land Uses:**

- Residential
- Commercial (along Hwy 76)
- Office (Along Hwy 76)
- Parks
- Churches
- Agricultural

### **Implementation Measures:**

- Minimize expansion of utilities; Direct improvements to Hwy 76
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt measures as needed

### **Applicable Quality Community Objectives:**

- Sense of Place
- Regional Identity
- Heritage Preservation
- Open Space Preservation
- Appropriate Businesses
- Employment Options
- Housing Choices
- Regional Cooperation

## **COMMUNITY AGENDA**

### **Commercial Corridor**

This is the run of Hwy 76 that goes through Hiawassee and runs west along the lakeside and the stretch of SR 17 as it turns northward into North Carolina. This corridor has seen the most aggressive development for commercial activity and auto-oriented designs within the county, including shopping centers, the fairgrounds, a movie theatre and several larger scale residential developments. The portion of Hwy 76 outside of Hiawassee is two lanes for either direction, with limited capacity for pedestrian crossing but potential for managing higher traffic volumes. This corridor also features some of the community's highest levels of utility capacity, with further improvements already planned. There will be a need to minimize the potential volume of new development along this corridor, however, both for maintaining traffic flow and to retain the sense of rural character within the community.

### **Land Uses**

- Commercial
- Office
- Churches

### **Implementation Measures**

- Maintain utility improvement schedule for the corridor
- Work with Economic Dev. partners to encourage growth in this area

### **Applicable Quality Community Objectives:**

- Sense of Place
- Appropriate Businesses
- Employment Options
- Educational Opportunities

## COMMUNITY AGENDA

### **Northern Lakefront**

This is the area surrounding the larger body of Lake Chatuge, north of Hiawassee. It includes the fairgrounds and some public beach access, several larger, private residential developments along the shoreline, and a variety of residential uses. Most of the residential units in this district are at the higher economical end, with a scattering of older and lower-end units throughout. There are some major utility lines that serve this area and the bisecting commercial corridor.

### **Land Uses**

- Residential
- Parks
- Neighborhood Commercial

### **Implementation Measures**

- Minimize expansion of utilities
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt measures as needed

### **Applicable Quality Community Objectives**

- Sense of Place
- Regional Identity
- Open Space Preservation
- Environmental Protection
- Appropriate Businesses
- Housing Choices
- Regional Cooperation



## **COMMUNITY AGENDA**

### **Towns County's Rural Districts (overview)**

*Towns County is a sparsely populated county whose development is overwhelmingly directed by the lay of the land. Most of the 10,000 residents live in rural, unincorporated Towns County within one of several districts defined less by architecture or individual traits but rather the geographic features that form their boundaries. Unless otherwise indicated, these districts share the general traits of residential land use mixed with agricultural activity and a small portion of appropriate commercial use and churches. Dynamic change would only be expected as utilities experience severe upgrades, and even then is not always considered desirable or only restricted to the main arterials. New development would be expected to match the general massing and scale of existing structures, preferably with design traits that match the prevailing rural elements within the immediate vicinity. (Such as height, roof lines, etc*

### **Land Uses: Maintain current status**

- Residential
- Agricultural
- Churches
- Parks
- Neighborhood Commercial
- Neighborhood Office

### **Implementation Measures**

- Minimize expansion of utilities
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt measures as needed

### **Applicable Quality Community Objectives**

- Sense of Place
- Regional Identity
- Open Space Preservation
- Environmental Protection
- Appropriate Businesses
- Housing Choices

## COMMUNITY AGENDA

### **Fodder Creek Rural District**

This is one of the county's rural residential districts, tucked along the mountainsides and valleys feeding towards the lake and/or SR 75. Located south of Hiawassee and the Hog Creek District, Fodder Creek features a sparsely developed patch of woodland and larger lots, an abundance of unpaved roads and several smaller homes, including manufactured housing. There are some seasonal homes within the district but it is primarily housing for full time residents, with only Fodder Creek Road providing access in or out. There is less agricultural activity compared to some other parts of Towns County due to topography, as well.

### ***Land Uses: Maintain current status***

- Residential
- Agricultural
- Churches
- Parks
- Neighborhood Commercial
- Neighborhood Office

### ***Implementation Measures***

- Minimize expansion of utilities
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt measures as needed

### ***Applicable Quality Community Objectives***

- Sense of Place
- Regional Identity
- Open Space Preservation
- Environmental Protection
- Appropriate Businesses
- Housing Choices
-

## COMMUNITY AGENDA

### **Gumlog Rural District**

Gumlog is the agricultural and rural residential district that comprises the bulk of the Brasstown Valley. It features a variety of housing types and scales, though mostly larger lot residential for full-time residents. There is a healthy amount of farming and some livestock, both for personal use and light commercial purposes. The through roads are active enough to sustain 2 produce stands, and the connectivity suggests a potential for more residential development. There are a couple churches in the area and growing attachment with Young Harris, such that residents within Gumlog could drive additional commercial and service related growth within the city.

### ***Land Uses: Maintain current status***

- Residential
- Agricultural
- Churches
- Parks
- Neighborhood Commercial
- Neighborhood Office

### ***Implementation Measures***

- Minimize expansion of utilities
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt measures as needed

### ***Applicable Quality Community Objectives***

- Sense of Place
- Regional Identity
- Open Space Preservation
- Environmental Protection
- Appropriate Businesses
- Housing Choices
-

## **COMMUNITY AGENDA**

### **Hiawassee River Community**

This is the largely residential and agricultural district defined by SR 75 as it winds northward from Helen to Hiawassee. A narrow corridor nestled on the mountainsides, with only one other outlet, includes several developments of seasonal homes along the streams, residential housing of all economic levels, a gas station and several farms. There are a couple comparably nice subdivisions off the main road, as well as some unpaved roads and many driveways. It is a picturesque drive that provides the transition from the mountains to more populated Hiawassee. The drive in is often celebrated for its views of the mountains and for the occasional run alongside, and over, the river at several junctures, and is being considered as part of the Unicoi Turnpike Scenic Byway. However, it is also one of the most heavily traveled for both tourists and some commercial traffic.

### ***Land Uses: Maintain current status***

- Residential
- Agricultural
- Churches
- Parks
- Neighborhood Commercial
- Neighborhood Office

### ***Implementation Measures***

- Minimize expansion of utilities
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt measures as needed

### ***Applicable Quality Community Objectives***

- Sense of Place
- Regional Identity
- Open Space Preservation
- Environmental Protection
- Appropriate Businesses
- Housing Choices
-

## COMMUNITY AGENDA

### **Hightower Community**

This district is defined by the access to Hiawassee from the east and Rabun County via Hwy 76. Like the Hiawassee River district it has a blend of residential and agricultural activity, with a few churches and a handful of shops or services mixed in. Several of the intersecting roads lead to subdivisions or collections of houses, including some that reach into the mountainsides for homes overlooking the valley and Lake Chatuge. This corridor is the least traveled of the main routes connecting Hiawassee with the rest of Georgia.

### ***Land Uses: Maintain current status***

- Residential
- Agricultural
- Churches
- Parks
- Neighborhood Commercial
- Neighborhood Office

### ***Implementation Measures***

- Minimize expansion of utilities
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt measures as needed

### ***Applicable Quality Community Objectives***

- Sense of Place
- Regional Identity
- Open Space Preservation
- Environmental Protection
- Appropriate Businesses
- Housing Choices
-

## COMMUNITY AGENDA

### **Hog Creek Rural District**

The Hog Creek district is essentially the other side of Lake Chatuge from Hiawassee. It features a variety of smaller residential units along the roads and mostly larger seasonal and year-round homes right on the lake front. There are a couple developments that have group access for their residents, plus a public access park and point along the western portion of this district. The area has received increased development pressures because of the lake, and future projects will need to incorporate more modern standards for construction, septic systems and access. Other portions of the district feature some of the most exclusive homes along the lakefront. Pending utility capacities in the future this district will likely compliment the residential demand for commercial and service activity within Hiawassee.

There is some need to make better use of existing park space in the district.

### ***Land Uses: Maintain current status***

- Residential
- Agricultural
- Churches
- Parks
- Neighborhood Commercial
- Neighborhood Office

### ***Implementation Measures***

- Minimize expansion of utilities
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt measures as needed

### ***Applicable Quality Community Objectives***

- Sense of Place
- Regional Identity
- Open Space Preservation
- Environmental Protection
- Appropriate Businesses
- Housing Choices

## COMMUNITY AGENDA

### **Macedonia**

This district just east of Hiawassee is defined by the intersection of Hwy 76 and SR 75. The traffic volume is substantial, and while there is an abundance of housing within the area it is also home to some commercial activity, churches and the county schools, and it has the potential for higher levels of development. The County has established a fire station and EMS facilities in the community. Most of the housing in Macedonia is in the upper tiers of price ranges, including lakefront lots and some larger agricultural properties.

There is some expectation the district will see increased demand for commercial use and possibly some civic and/or office use.

### **Land Uses**

- Residential
- Commercial
- Office
- Churches
- Institutional

### **Implementation Measures:**

- Assist in developing infrastructure to support continuing growth along arterial

### **Applicable Quality Community Objectives:**

- Traditional Neighborhoods
- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Appropriate Businesses
- Employment Options
- Housing Choices
- Educational Opportunities
- Regional Cooperation

## **COMMUNITY AGENDA**

### **Upper and Lower Bell Creek Community**

This is the pocket of residential development that is north of Hiawassee but not affiliated with the lakefront. It is primarily residential in use, but traditionally smaller lots and units than many other parts of the county, with fewer seasonal homes and minimal amounts of agricultural activity. It is essentially a modest residential enclave of Hiawassee, with no major utility but include some scenic views of the lake. This area is expected to see little change going forward, though possibly some additional residential development.

Expansion of the residential use is expected in this district, as well as some possible ancillary commercial related to the lake. Ultimately this will evolve from an elevated rural community to one more closely defined by suburban scale development related to Hiawassee.

### **Land Uses**

- Residential
- Neighborhood Commercial
- Churches
- Parks
- Agricultural

### **Implementation Measures**

- Minimize expansion of utilities
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt measures as needed

### **Applicable Quality Community Objectives**

- Sense of Place
- Regional Identity
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Appropriate Businesses
- Housing Choices



## COMMUNITY AGENDA

### **Northwest Ridge**

This is the residential area associated with the higher elevations north of Basstown Valley and adjacent to the Commercial Corridor of Hwy 76 N. It does include some scenic vistas of either the valley or the lake, and some properties do include personal livestock, farms and gardens. However, it is largely rural residential housing built within the past 20 years, with small to medium size lots and no major utility capacity. Ready access means residents of this district can work, shop or play in Hiwassee, Young Harris or even North Carolina.

This district provides a space for rural scale blend of uses, and provides a default town center for this segment of the county. An increase in the commercial and service sectors is viable provided they maintain the general scale and rural forms of the community.

### **Land Uses**

- Residential
- Rural Commercial
- Rural Office
- Churches
- Parks
- Agricultural

### **Implementation Measures**

- Minimize expansion of utilities
- Encourage concentrations of non-residential activity

### **Applicable Quality Community Objectives**

- Sense of Place
- Regional Identity
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Appropriate Businesses
- Employment Options
- Housing Choices

## COMMUNITY AGENDA

### *Hiawassee Recommended Character Areas*

#### **City Square**

This is the formal, original downtown area of Hiawassee that includes the town square, the surrounding few blocks of shop-front buildings and other commercial structures, the courthouse, library and other assorted offices and service buildings. It also includes the peninsula formed by Bell and River Streets reaching out to the lake. The square itself has suffered as a destination, due to contours, marginal surrounding commercial use and the impact of Hwy 76 as a linear corridor. Thus, while the district has some elements to be a traditional downtown it lacks the critical mass of activity and attractions to be its own destination.

This is the portion of Hiawassee that does feature some classic public architectural forms, including zero-lot line structures and shop-front buildings. There is also some on street parking and sidewalks to enable pedestrian accessibility, though crossings of the highway are ill managed and there is little in the sense of coordinated signage or elements to reinforce the image of the district. Some residential use rings the periphery to the north, but otherwise this is primarily the government district with some commercial activity added in.

Immediately prior to this planning process, the City of Hiawassee embarked on a master planning process specifically for the downtown and city form. The goal is to properly recognize and define and the character of this district and draft proposals that will give the community direction and progression

#### **Land Uses**

Expand "Heart of the County" Concept.  
Continue to encourage a "mixed use" of retail, small business, government office and residential use.  
Improve parking and pedestrian access.  
Renovate square and surrounding problem areas to encourage activity and daily use.  
Encourage traffic to "stop and walk" through Hiawassee.

#### **Implementation Measures**

- Renovate the Hiawassee Square.
- Improve Sidewalks.
- Apply for DOT T-Grant.
- Improve Street Lighting.
- Improve performance and activities areas.
- Develop a Master Plan including Preservation Ordinances.
- Form a Downtown Development Authority.
- Form a Downtown Merchant's Association.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Establish Historic Preservation Districts.
- Adopt construction Guidelines.
- Improve City Streetscapes.
- Assist with uniform city signage for local business.
- Implement a City Banner (Electrical Pole) Program.
- Improve Bike Paths and walking trails to connect all of Hiawassee.
- Utilize SPLOST for local renovations and Projects.
- Seek State and Federal Grants for listed improvements.
- Seek assistance through the Georgia Downtown Association and the Georgia cities Foundation of the Georgia Municipal Association.
- Work with Georgia DOT to reduce speed limit on main street and improve streetscapes.

## **COMMUNITY AGENDA**

### **Applicable Quality Community Objectives**

- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Heritage Preservation
- Appropriate Businesses
- Employment Options
- Housing Choices

## **COMMUNITY AGENDA**

### **South City Center**

Immediately across and adjacent to the City Square is the South City Center, which is generally reserved for professional and medical offices. Prominent uses include the Bank of Hiawassee, McConnell Church, and the hospital complex. Additionally, there is limited mixed use with limited residential development. These are the tallest structures within the urbanized portion of Hiawassee, though the sunken topography mitigates their impact against the overall scale of the community.

Maintain existing businesses and seek additional professional and medical offices. Continue with limited residential development. Improve streets, street lighting and traffic flows and reduce traffic problems.

### **Land Uses**

- Residential
- Commercial
- Office
- Churches

### **Implementation Measures**

- Improve Sidewalks and Bike paths.
- Evaluate the need for mopeds and golf cart lanes.
- Improve Street Lighting.
- Develop a Master Plan including Preservation Ordinances.
- Form a Downtown Development Authority.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Establish Historic Preservation Districts.
- Adopt construction Guidelines.
- Adopt uniform city signage for local business.
- Utilize SPLOST for local renovations.
- Seek State and Federal Grants for listed improvements.
- Seek assistance through the Georgia Downtown Association and the Georgia cities Foundation of the Georgia Municipal Association.
- Work with Georgia DOT for funding sidewalk and streetscape improvements and bike trails.

### **Applicable Quality Community Objectives**

- Traditional Neighborhoods
- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Appropriate Businesses
- Employment Options
- Housing Choices
- Regional Cooperation

## **COMMUNITY AGENDA**

### **South Business Center**

This area is viewed as a mixed-use business center including offices, church, city hall and legal businesses. It also includes some of the general, auto-oriented commercial forms along Hwy 76, featuring deeper setbacks, conventional parking and shopping center forms. There is expansion area available for future post office, courthouse or police station. As the transition space between less developed portions of Hwy 76 and downtown Hiawassee, there is a current problem with vehicles moving too fast and poor merging of traffic between the Admiral Point development and the City Hall complex. This area is also to be addressed within the new Hiawassee Master Plan for redeveloping downtown.

Maintain existing businesses and seek additional professional, rehabilitation and medical offices. Concentrate on businesses that provide services to the elderly or retired. In particular, seek relocation of Post Office or Courthouse to this area or use vacant area for a City Park or Recreation Area. Continue with limited residential development. Improve streets, street lighting and traffic flows and reduce traffic problems. In particular, work with DOT to obtain a Street Light for the entrance into the complex. Obtain the private easement and convert easement area to City Hall into a city street.

### **Land Uses**

- Retail
- Office
- Civic
- Park
- Church

### **Implementation Measures**

- Improve Sidewalks and Bike paths.
- Improve Street Lighting.
- Include area in a Master Plan including Preservation Ordinances.
- Form a Downtown Development Authority.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Establish Historic Preservation Districts.
- Adopt construction Guidelines.
- Adopt uniform city signage for local business.
- Utilize SPLOST for improvements.
- Seek State and Federal Grants for listed improvements.
- Seek assistance through the Georgia Downtown Association and the Georgia cities Foundation of the Georgia Municipal Association.
- Work with Georgia DOT for funding sidewalk and streetscape improvements and bike trails.
- Rehabilitate sewer located in this area to reduce inflow.
- Increase number of city streets (Chatuge Way).
- Acquire Fountain Area as City property.

### **Applicable Quality Community Objectives**

- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Appropriate Businesses
- Employment Options
- Educational Opportunities

**COMMUNITY AGENDA**

## **COMMUNITY AGENDA**

### **South Main Street**

This is the portion of Hwy 76 as it transitions from the conventional commercial corridor into a more rural arterial. Some commercial activities remain, including some gas stations and a feed store, but not the same density as closer to downtown. Limited sidewalks, but adjacent to Admiral Point residential development and across from the schools. Utility capacities in the area are proposed for an upgrade, and this is considered an area of future development with good access, scenic views and developed lots.

Maintain existing businesses and seek additional business. This area is particularly suited for commercial expansion and efforts should be made to attract a medical business and/or banking complex. Continue with limited residential development. Improve streets, street lighting and traffic flows and reduce traffic problems. In particular, work with DOT to provide curb cuts into vacant areas. Reduce speed limit to 25 miles per hour. Expand Sidewalks from the City to the School. The City also needs to upgrade, improve, and expand sewer service in this area.

### **Land Uses**

- Retail
- Office
- Civic
- Church

### **Implementation Measures**

- Improve Sidewalks and Bike paths.
- Improve Street access to Main Street.
- Improve Street Lighting.
- Include area in a Master Plan.
- Form a Downtown Development Authority.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Establish Historic Preservation Districts.
- Adopt construction Guidelines.
- Adopt uniform city signage for local business.
- Utilize SPLOST for improvements.
- Seek State and Federal Grants for listed improvements.
- Seek assistance through the Georgia Downtown Association and the Georgia cities Foundation of the Georgia Municipal Association.
- Work with Georgia DOT for funding sidewalk and streetscape improvements and bike trails.
- Increase the number of fire hydrants and upgrade the size of water lines in this area to improve fire protection.

### **Applicable Quality Community Objectives**

- Sense of Place
- Regional Identity
- Open Space Preservation
- Environmental Protection
- Appropriate Businesses
- Employment Options
- Housing Choices
- Educational Opportunities
- Regional Cooperation

**COMMUNITY AGENDA**



## **COMMUNITY AGENDA**

### **South Gateway**

This area denotes the formal transition from southern/eastern rural Towns County into Hiawassee, abutting the same transition category for the County called Macedonia). The density and scale of public operations increases to signify the presence of larger customer demands and available utilities. It also has the first signs of formal beach access on the lake. Features a variety of uses running from commercial to residential to boat launch. Additionally there are restaurants, a church, home site and some professional services. Increased utility capacity and infrastructure could see some goods production and civic uses introduced into the area.

Maintain existing businesses and seek additional business. This area is suited for commercial and business expansion. There is a need for limited residential development. There is a need to reduce traffic problems. In particular, work with DOT to expand sidewalk and curb cuts into vacant land. Reduce speed limit to 35 miles per hour. Expand Sidewalks from the City limit to the High School Complex. The City also needs to upgrade and expand sewer service in this area. This area needs to be developed for public recreation including a City Mayor's Park with beach access, boat docks, floating boardwalk and a water feature. There is a desire to maintain green space and while creating a park atmosphere with trails and recreation stations with play equipment.

### **Land Uses**

- Retail
- Office
- Civic
- Park
- Church
- Residential

### **Implementation Measures**

- Improve Sidewalks and Bike paths.
- Improve Street access to Highway 75.
- Improve Street Lighting (low level).
- Include area in a Master Plan.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction Guidelines.
- Utilize SPLOST for park, boardwalk, sidewalk and bike path improvements.
- Seek State and Federal Grants for listed improvements.
- Work with Georgia DOT for funding sidewalk and streetscape improvements and bike trails.
- Adding public restrooms and bathhouse at City Park Location (Parcel 52).
- Add Fire hydrants and improve fire protection.

### **Applicable Quality Community Objectives**

- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Appropriate Businesses
- Employment Options
- Educational Opportunities

## **COMMUNITY AGENDA**

### **Admiral Point**

This is an established residential subdivision, and should be limited to single-family structures only. Conventional in layout and featuring a very urbanized scale of small lots and harmonized architecture, this subdivision is considered a healthy part of modern Hiwassee, and offers both lake access and easy proximity to the City.

Continue with residential development. Improve streets, street lighting and traffic flows and reduce traffic problems. Obtain the private easement and convert into a city street. Improve fire protection and Wastewater Treatment Capacity.

### **Land Uses**

Residential

### **Implementation Measures**

- Increase water line size and number of fire hydrants in area.
- Work with DOT to obtain a Street Light for the entrance into the city hall complex.
- Loop the Admiral Point Water Line to improve water quality.
- Renovate the Wastewater Lift Station
- Improve Sidewalks and Bike paths.
- Improve Street Lighting (low level).
- Include area in a Master Plan.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction Guidelines.
- Utilize SPLOST for sidewalk and bike path improvements.
- Seek State and Federal Grants for listed improvements.
- Work with Georgia DOT for funding sidewalk and streetscape improvements and bike trails.

### **Applicable Quality Community Objectives**

- Traditional Neighborhoods
- Sense of Place
- Transportation Alternatives
- Housing Choices

## **COMMUNITY AGENDA**

### **Big Sky**

This area is named for the road intersecting North Main Street, and includes a variety of uses from fast food and grocery stores to some residential and multiple independent shops. As with the South Business Center district, Big Sky features a transition from the urbanized downtown and infiltration by some auto-oriented development. Moving forward the City should continue to encourage a mix of business use (shopping & restaurants) and residential development, and seek to better fuse the district with the City Square. This district will also be included in the new Master Plan for revitalizing Hiwassee.

This is Hiwassee major Mixed Use Opportunity. Maintain existing businesses and seek additional business. This area is suited for commercial and business expansion. There is a need for more residential development. There is a need to reduce traffic problems. There is a need to expand sidewalks, bike paths and walking trails. Need to reduce speed limit to 25 miles per hour at main street entrance. There is a need for access to public streets at the back of the property. The City also needs to upgrade and expand sewer service in this area. This area needs to be developed for public recreation or mini-parks or City overlook opportunity. There is a desire to maintain green space and while creating a park atmosphere with trails. The City also needs to loop it water line in this area and provide for additional fire hydrants.

### **Land Uses**

- Residential
- Commercial
- Office
- Churches
- Civic

### **Implementation Measures**

- Increase the number of fire hydrants in area.
- Work with DOT to obtain a Street Light for the entrance into Big Sky.
- Loop the Big Sky Water line with the Bell Creek Line to improve water quality.
- Improve Sidewalks and Bike paths.
- Improve Street Lighting (low level).
- Include area in a Master Plan.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction Guidelines.
- Utilize SPLOST for sidewalk and bike path improvements.
- Seek State and Federal Grants for listed improvements.
- Work with Georgia DOT for funding sidewalk and streetscape improvements and bike trails.

### **Applicable Quality Community Objectives**

- Traditional Neighborhoods
- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Heritage Preservation
- Appropriate Businesses
- Employment Options
- Housing Choices

## **COMMUNITY AGENDA**

### **Whiskey Mtn.**

This is the sparsely populated residential area atop the hillside north of downtown. The terrain restricts development to mostly smaller forms and prohibits agricultural activity. This area should be limited to single-family residential development only, and will require improvements to the roadway if more development is pursued in the district.

Continue with residential development. Improve streets, street lighting and traffic flows and reduce traffic problems. Improve fire protection.

### **Land Uses**

Residential

### **Implementation Measures**

- Increase the number of fire hydrants in area.
- Add four way stops to improve public safety.
- Work with DOT to obtain lark funds for street resurfacing.
- Improve Street Lighting (low level).
- Include area in a Master Plan.
- Adopt construction Guidelines.
- Seek State and Federal Grants for listed improvements.

### **Applicable Quality Community Objectives**

- Traditional Neighborhoods
- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Appropriate Businesses
- Employment Options
- Housing Choices
- Educational Opportunities
- Regional Cooperation

## **COMMUNITY AGENDA**

### **Bel Aire Mtn.**

This is another of the established residential districts on the northern slopes overlooking Hiwassee. Like Whiskey Mtn., this district features mostly homes and smaller lot sizes. This smaller district, however, lacks the land for significant new development and the access road is further away from downtown. This area should be limited to single-family residential development only, and will require improvements to the roadway if more development is pursued in the district.

Continue with residential development. Improve streets, street lighting and traffic flows and reduce traffic problems. Improve fire protection.

### **Land Uses**

- Residential

### **Implementation Measures**

- Increase the number of fire hydrants in area.
- Work with DOT to obtain LARP funds for street resurfacing.
- Improve Street Lighting (low level).
- Include area in a Master Plan.
- Adopt construction Guidelines.
- Seek State and Federal Grants for listed improvements.

### **Applicable Quality Community Objectives**

- Traditional Neighborhoods
- Infill Development
- Sense of Place
- Regional Identity
- Open Space Preservation
- Environmental Protection
- Housing Choices

## **COMMUNITY AGENDA**

### **Hiawassee Estates**

This is an established residential area in northwest Hiawassee, just west of Hwy 76 and with volumes of homes with lake frontage. Homes here lack the architectural homogeneity of Admiral Point, but are generally of comparable size and market value save for lake access. This area should be limited to single-family residential development only.

Continue with residential development. Improve streets, street lighting and traffic flows and reduce traffic problems. Improve fire protection. Expand Sidewalks from the City limit to the High School Complex. This area needs improved public recreation including a Neighborhood Mini-Park with lake access, boat docks, and floating boardwalk. There is a desire to maintain green space and while creating an outdoor use atmosphere with trails and recreation stations with play equipment.

### **Land Uses**

#### **Implementation Measures**

- Increase the number of fire hydrants in area.
- Work with DOT to obtain LARP funds for street resurfacing.
- Improve Street Lighting (low level).
- Include area in a Master Plan.
- Adopt construction Guidelines.
- Seek State and Federal Grants for listed improvements.
- Work with TVA to acquire land for Mini-Park or Recreational area with lake access and recreational facilities.

#### **Applicable Quality Community Objectives**

- Traditional Neighborhoods
- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Appropriate Businesses
- Employment Options
- Housing Choices
- Educational Opportunities
- Regional Cooperation

## **COMMUNITY AGENDA**

### **North Main Street**

This encompasses the stretch of Main Street running from the City Square to McDonalds, with a mix of uses and differing building designs and materials. There is little in the way of a common theme and usage runs from commercial, business, food produce, hardware, many restaurants, banking to fast foods. There is a need for improved sidewalks, bike trails and pedestrian traffic, public parking, and improved signage and lighting. This district will also be included in the new Master Plan for revitalizing Hiawassee.

Maintain existing businesses and seek additional business. This area is suited for commercial and business expansion. There is a need to reduce traffic problems. There is a need to expand sidewalks and pedestrian crossing. Need to reduce speed limit to 25 miles. The City also needs to rehabilitate, upgrade and expand water and sewer service in this area.

### **Land Uses**

- Retail
- Office
- Civic
- Park
- Church

### **Implementation Measures**

- Increase the number of fire hydrants in area.
- Work with DOT to install sidewalks and a pedestrian crossing and a left hand turn light.
- Improve Street Lighting (low level).
- Include area in a Master Plan.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction Guidelines.
- Utilize SPLOST and DOT T-Grants for sidewalk and improved curb appeal.
- Seek State and Federal Grants for listed improvements.

### **Applicable Quality Community Objectives**

- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Heritage Preservation
- Appropriate Businesses
- Employment Options
- Housing Choices

## **COMMUNITY AGENDA**

### **North Commercial Corridor**

This is the portion of Hwy 76/Main Street reaching north from McDonalds' to the Towns County Recreational Center. This area has developed into a commercial district that includes successful shops and restaurants, and features the beginning of Hwy 76 as a four-lane arterial. Development is conventional in form with regards to frontage parking, low scale structures with common commercial designs. There is a need for improved streetscapes and lighting. Importantly, this is an area of high problem traffic. Decreasing speed limits and encouraging car traffic to stop and shop should be a priority. Improved access to the lake, picnic grounds, and bike and foot traffic should be encouraged.

Maintain existing businesses and seek additional business. This area is suited for commercial and business expansion. There is a need to reduce traffic problems. There is a need to expand sidewalks and pedestrian crossing. Need to reduce speed limit to 25 miles. The City also needs to rehabilitate, upgrade and expand water and sewer service in this area.

### **Land Uses**

- Retail
- Office
- Civic
- Park
- Church

### **Implementation Measures**

- Increase the number of fire hydrants in area.
- Work with DOT to install sidewalks and a pedestrian crossing.
- Improve Street Lighting (low level).
- Include area in a Master Plan.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction Guidelines.
- Utilize SPLOST and DOT T-Grants for sidewalk and improved curb appeal.
- Connect this area to the Towns County Recreational Center via sidewalks and bike paths.
- Seek State and Federal Grants for listed improvements.

### **Applicable Quality Community Objectives**

- Sense of Place
- Transportation Alternatives
- Appropriate Businesses
- Employment Options
- Regional Cooperation



## **COMMUNITY AGENDA**

### **Bell Creek Road Corridor**

This the area reaching northward from the Big Sky district, denoting the transition from urbanized Hiawassee to more rural Towns County. The area has a mix of uses including business, agriculture and residential, including some residences with lakefront access. There is no discernable theme though no immediate needs either, as this is a stable part of the community harboring the variety of uses that need to be just outside of downtown. The first mile is primarily business and then residential thereafter. Traffic issues are a concern. A Slower speed limit would also benefit the area.

There is a need to maintain existing businesses, seek additional business, and for more residential development. There is a need to reduce traffic problems. There is a need to expand sidewalks, bike paths and walking trails. Need to reduce speed limit to 35 miles per hour. The City also needs to upgrade and expand water and sewer service in this area. This area needs to be developed for public recreation or mini-parks. There is a desire to maintain green space and while creating a park atmosphere with trails. The City also needs to increase the size of water lines, loop water lines and provide for additional fire hydrants.

### **Land Uses**

- Retail
- Office
- Civic
- Park
- Church
- Residential

### **Implementation Measures**

- Increase the number of fire hydrants in area.
- Work with DOT to install sidewalks and a pedestrian crossing.
- Improve Street Lighting (low level).
- Include area in a Master Plan.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction Guidelines.
- Utilize SPLOST and DOT T-Grants for sidewalk and improved curb appeal.
- Seek State and Federal Grants for listed improvements.

### **Applicable Quality Community Objectives**

- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Appropriate Businesses
- Housing Choices

## **COMMUNITY AGENDA**

### **Areas Requiring Special Attention**

This section provides a brief assessment of select issues and concerns around the county based on geographical reference. This will help each jurisdiction recognize those specific locations in need of special attention through physical investment or change of policy. A map is included to help reference each area.

#### **Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development**

- The County should continue to explore potential within the Macedonia area for improved utilities and additional civic uses as this side of the county experiences more growth. (*Map reference – Macedonia*)
- Due to location, infrastructure and utilities, the area around the schools should continue to grow rapidly, impacting the traffic patterns and the ability for the schools to expand. The Towns County School Board and City of Hiawassee are exploring continued sidewalk improvements for the corridor, but both organizations must also work with the County to ensure long-range plans for their facilities are coordinated with future land use plans. (*Map reference – Impact of Development*)
- The County must build on efforts to conserve the lands identified as part of the Mountain Protection Act (land above 2,200 feet in elevation), for both the value of the scenic vistas and for erosion control. (*Map reference – Mountain Protection*)
- The Lake Chatuge waterfront is nearing immediate capacity for development and has recently been confronted with new development types, including high density and high activity land uses. The County and City of Hiawassee are working with TVA but must also develop a long-range plan for the land use surrounding the lake and develop a means for implementing that plan. Unincorporated areas of Towns County have adopted a 50-foot setback around the lake and have a 35ft building height restriction. (*Map reference – Waterfront Protection*)
- The Brasstown Valley area around Young Harris is attracting more attention of various land uses and increasing pressure for utilities influencing the prevailing development trends. Depending on the ambitions for the city, the college and the county, there may be calls to better integrate this development into a more coordinated scheme. (*Map reference – Brasstown Valley*)

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

- The Lake Chatuge waterfront and the mountainsides are currently experiencing the most development pressures. This includes volumes and scales of development different from current forms that must be better addressed through continued code enforcement or will likely change the character of the community. Mountain Protection, building codes, and setback rules are being strictly enforced through the Towns County Building Department. (*Map reference – Waterfront Protection/ Mountain Protection*)
- State Highway 76/ Zell Miller Parkway and SR 17 heading into North Carolina continues to experience severe development pressures, some of which can be considered inconsistent with current patterns and sustainable infrastructure. This area is considered to be the area in which future commercial development will take place. (*Map reference – Impact of Development*)

## COMMUNITY AGENDA

- Young Harris College is early into its life as a four-year institution and is expected to grow in enrollment and mission. As such, it will yield a greater impact on the shape and culture of the city of Young Harris, requiring the community to be more proactive in order to preserve and shape its own destiny. (*Map reference – Redevelopment*)

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

- The area around the City of Hiawassee is experiencing development outside of current sewer service areas in addition to requests for increased service within the City. The Public Works Department has plans for improving and expanding the sewer capacities and service areas but they are years away from completion. (*Map reference – Impact of Development*)
- Within the City, there is an immediate need for upgrading the water system to both maintain existing levels of service and provide for any possible expansion. (*Map reference – Inside Hiawassee City Limits*)

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

- The City of Hiawassee is producing a redevelopment plan for several areas that could greatly benefit from redevelopment and/or revitalization. The downtown area and town square is in need of some redevelopment for both private structures and public features (sidewalks, lighting). The main corridor of Highway 79 has received some new construction and redevelopment that has improved the roadway's scenic value and commercial appeal, but it is also taxing the infrastructure and several sites remain vacant or impoverished. (*Map reference – Redevelopment*)
- Walker Street in Young Harris contains several lots that are vacant and/or in disrepair. The City has expressed an interest in fostering reinvestment along this corridor. The City would also like to see more sidewalks throughout the community, particularly along SR 66. The SR 76 Corridor will also need improvements as the area develops. (*Map reference – Redevelopment*)

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

- Not applicable in Towns County; No large abandoned structures or sites present

### **Areas with significant infill development opportunities (scattered vacant sites)**

- As referenced elsewhere, there are pockets of vacant properties or underutilized sites within downtown Hiawassee or Young Harris, though nothing as a significant concentration.

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

- Not applicable in Towns County

## COMMUNITY AGENDA

### **IMPLEMENTATION PROGRAM**

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

#### **Policies**

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

#### ***Towns County***

- Continue to enforce minimum size for residential lots,
- Continue to enforce Mountain Protection Act
- Balance individual private property rights with common-sense restrictions
- Utilize local community leaders to pursue industries that would find Towns County attractive
- Towns County Development Authority and Towns County Historical Society work to ensure local heritage is preserved as the area grows
- Promote the beauty of the mountains and lake using the natural resources of waterfalls, hiking & boating.
- Promote events bringing people to the community for overnight lodging, dining & shopping.
- Continue to cultivate community support for assistance in running the Towns Co. Visitor Ctr.
- Continue to provide community support to local organization for special projects.
- The Tourism Board and Staff should continue to serve on many committees and demonstrate strong leadership and involvement.
- Continue to do ongoing road repairs annually
- Do not accept excessive road grades
- Work with USFS to better promote recreation opportunities and access
- Continue to enforce sediment/erosion control program through building inspector and planning commission
- Continue working with Georgia Regional District Commission on behalf of Lake Chatuge
- Continue working to acquire funds in support of Action Plan implementation on behalf of Lake Chatuge
- Work with state and federal agencies to promote enforcement of safety regulations on Lake Chatuge
- The Health Department and their Environmental staff to continue to oversee septic tank inspections as needed or requested
- Evaluate county properties for potential BMPs to retain/treat storm water
- Provide residents and visitors with improved awareness with Natural Forest benefits and opportunities plus future plans, projects and changes.

## COMMUNITY AGENDA

### ***Young Harris***

- Work with DCA and RC for future development for jobs, workspace, etc.
- Annual review of land use and development trends to ensure compatibility of new development with comp plan and with existing neighborhoods
- Seek “village” appropriate markets and shops
- Annual meeting with Economic Development organizations
- Quarterly mtg. with County and Hiawassee
- Ensure sharing of meeting agendas and minutes; Review of same reported to elected officials
- Annual meeting with Economic Development organizations

### **Hiawassee**

- Work with DCA and RC for future economic and downtown development.
- Review of planning and land use and development trends.
- Seek appropriate markets and shops and professions
- Regular meetings between municipal and county elected officials.
  
- Continue to actively enforce Local Ordinances.
- Balance individual property rights with limited common-sense restrictions
- Utilize local resources to pursue targeted industries and business
- Ensure local heritage is preserved and local history maintained.
- Promote the beauty of the mountains and lake.
- Promote events bringing people to the community for overnight lodging, dining & shopping.
- Continue to cultivate community support for community events and special projects.
- Expand road repairs and transportation budget.
- Work with State and Federal Agencies to better promote Lake Chatuge, hiking and recreation opportunities and access

## COMMUNITY AGENDA

### **Long-Term Activities and Ongoing Programs**

In addition to establishing policy, communities may also establish long-term or ongoing programs and activities that support identified objectives. These measures may compliment policies or may simply be action items that must be employed more than once. These are recognized here so as to distinguish their need and conditions apart from the single-action items and to identify any required special terms or context.

#### ***Towns County***

- Lobby against I-3 with GA executives and legislators
- Seek State and Federal funding for Lake Chatuge management measures outlined in this plan, and to acquire funds in support of Hiawassee River Watershed Coalition
- Work with Mayors and City Council of Young Harris and Hiawassee and Towns County Water and Sewerage Authority to coordinate the water service with the incorporated and unincorporated areas of Towns County
- Maintain bldg. height restrictions to 35 feet
- Reduce gravel roads at a rate of 5 mile per year
- Replace/ rebuild one bridge
- Continue to maintain and upgrade exercise and cardiac equipment & allow Towns County citizens to use without charge
- Replace commercial washer/dryer at detention center
- Replace older law enforcement vehicles as needed
- Replace obsolete computers and software at sheriff/jail offices
- Upgrade fire dept facilities and purchase new fire equipment as needed
- Continue sponsoring annual events i.e., Moonshine Cruiz-In and add new events i.e., the Collegiate Bass Tournament
- Help to promote Shriners Convention which has been pledged to be held in Towns County beginning 2013
- Improve infrastructure for the Industrial Park and acquire additional property suitable for manufacturing or other large industrial industries
- To promote the area through as a hiker friendly town with the goal of increasing our area's business base and encourage businesses to support hiker-friendly activities such as spec rates and/or merchandise for hikers
- To promote language for the protection of the Appalachian Trail in future land-use plans, planning tools, ordinances or guidelines where appropriate
- Coordinate efforts with Georgia Mountain Fair Authority to promote their events
- Recap, improve, and pave at least 5 miles of county road annually
- Work with state DOT on widening and /or straightening the state road between Young Harris and Blairsville; Work with State DOT on installing a traffic light at 288 and 76E
- Continue to maintain and upgrade beach facilities and allow our citizens to use without charge
- Upgrade fire dept facilities and purchase new fire equipment as needed.

#### ***Young Harris***

- Seek funding for expansion of wastewater plant
- Explore ways to increase partnerships between YH college, city and community

## **COMMUNITY AGENDA**

- Explore ways to utilize downtown and park to create more opportunities for community to come together
- Seek to improve ways to get people traveling through the city to stop and use the city.
- Study/ Consider ways to incorporate more shared public space between College and private citizens
- Explore potential for improving sustainability of utilities and civic structures, including solar power resources, remote meter reading equipment, etc

### ***Hiwassee***

- Seek funding for expansion of wastewater plant.
- Seek funding for expansion of water treatment plant.
- Expand and renovate the Hiwassee City Square.
- Expand downtown development.
- Obtain a park and performance venue to create opportunities for community and visitors.
- Seek to improve ways to get people traveling through the city to stop.
- Expand public parking and lake access.
- Explore potential for improving sustainability of utilities and civic structures, including solar power resources, remote meter reading equipment, wireless broadband internet service, etc

**COMMUNITY AGENDA**

**Report of Accomplishments**

This is the review of the STWP from the previous five years. As a new STWP is produced every five years, the items within the previous STWP must be identified for their status as complete, in progress, either postponed or cancelled. Those items that have been postponed or are in progress must be shown in the next STWP where appropriate, while those items that have been postponed or cancelled must also include a reason for their status.



**COMMUNITY AGENDA**

**Report of Accomplishments – Young Harris**

<b>Action</b>	<b>Status</b>	<b>Comment</b>
500,000 Gallon Ground Storage tank	Completed	
Replace 14,200 LF 6" Water Line	Completed	
Smoke Test Sewer Lines and Map Lines	In Progress	
Sewer Gravity Dewatering Equipment	In Progress	
Sand Blast and Clean Clarifiers	Completed	
Extend Street Lighting	In Progress	Pursuing grants
Support Library	Completed	
Improve Streets w/Sidewalks and Curbing	In Progress	
Upgrade Sewer Plant and Extend Lines	Completed	
Upgrade Water System and Extend Lines	Completed	
Change Water Meters to a Computer Read System	Completed	
Renovate City Hall and Improve Community Room Facilities	Postponed	Deferred until financially viable
Computer System Improvements	Completed	
Purchase 4-Wheel Drive Service Truck	Postponed	Deferred until financially viable
Develop a Transportation Plan for coordinating local needs with DOT planning processes	In Progress	
Begin using capital improvement plans in long and short term budgeting procedures	In Progress	
Promote Tourism in Cooperation w/ County & Civic Organizations	In Progress	
Have a land use forum for economic development representatives; Use results in Comp Plan update	Postponed	To be pursued by 2013
Develop coordinated Economic Development Strategy	In Progress	
Develop task force to study water and sewer needs	Complete	
Nominate the Berry and Miller Houses for National Register of Historic Places	Postponed	Deferred - Need additional info and support
Perform revitalization study for Walker Street area	Postponed	Deferred until financially viable
Host a housing and development workshop for local officials to review market trends	Postponed	Deferred until after recession
Implement a Building Inspection Program	Complete	

**COMMUNITY AGENDA**

Develop a Corridor Management Strategy for the County's arterials	In Progress	To be pursued with County by 2012
As part of the Comp Plan process, host a workshop to study/ define rural character of the County	Complete	
Support Tree City USA Program, Landscaping & Tree Planting	Complete	
Improve Cupid Falls	Postponed	Deferred until financially viable

**COMMUNITY AGENDA**

**Report of Accomplishments – Hiawassee**

<b>Action</b>	<b>Status</b>	<b>Comment</b>
Improve & enhance city street network (paving, curb & drainage)	In Progress	City has set up formal budget item to address annual improvements.
Expand and enhance existing sidewalk system	In Progress.	City has undertaken new construction and repairs and is in process of making new DOT T-Grant Application.
Purchase three new vehicles	Complete.	City has adopted a policy whereby Police Vehicles will be replaced every 100,000 miles and service vehicles as needed.
Radio-read meters and software	Complete.	City is now working to upgrade and replace mobile readers and software.
Purchase back-hoe for Water Dept.	Complete.	
Purchase City Hall	Complete.	
Replace water lines (approx 3,100 ft) off Hwy. 75 and N. Chatuge Circle	Complete.	
Upgrade Sewer Plant from 300,000 GPD to 500,000 GPD	In Progress.	City has completed planning and received permitting from the state. Awaiting joint agreement with Towns County regarding funding and sharing of capacity.
Plan and construct Mayor's Park for downtown	In Progress.	City has identified the property and is working with TVA on acquiring. Anticipate TVA submission in 2011.
Develop a Transportation Plan for coordinating local needs with DOT planning processes	In Progress.	
Begin using capital improvement plans in long and short term budgeting procedures	Complete.	Capital improvement plans are updated annually.
Support Towns Co. Chamber of Commerce	Complete.	On-going relationship improvements including joint meeting and cooperation.
Have a land use forum for economic development representatives; Use results in Comp Plan update	In Progress.	
Develop coordinated Economic Development Strategy	In Progress.	
Develop task force to study water and sewer needs	Complete.	
Revise and update Comprehensive	In Progress.	Numerous meeting held with

**COMMUNITY AGENDA**

Plan and Short Term Work Program		County, YH and related officials.
Reevaluate general housing problems and issues	Complete.	
Host a housing and development workshop for local officials to review market trends	Postponed	Deferred till after recession
Adopt and Implement a building code program	In Progress.	City has adopted Towns County Standards and contracts with County for Building Inspections.
Pursue funds for redevelopment of Downtown Hiawassee	In Progress.	City is also working with GMRC on Downtown Development and a Master Plan.
Develop a Corridor Management Strategy for the County's arterials	Postponed	To be pursued with County by 2012
As part of the Comp Plan process, host a workshop to study/ define rural character of the County	Cancelled	Deferred to County
Develop a Lake Chatuge Management Plan	Postponed	To be pursued with County by 2014
Task force to find potential park space in or around Hiawassee	Complete.	Done.

**COMMUNITY AGENDA**

**Report of Accomplishments – Towns County**

<b>Action</b>	<b>Status</b>	<b>Comment</b>
Renovate old senior building for operations and administrative functions	Ongoing	
Encourage the Towns County School Board to implement its 5-year facilities plan	Complete	
Work with the State to receive funding for anticipated growth in library usage	Grant Applied For	
Maintain Solid Waste Plan that meets State standards	Complete	
Encourage the City of Hiawassee and Towns County Water Authority to develop a water supply plan to meet expected growth	Ongoing	
Pave 5 miles of unpaved roads per yr	Ongoing	
Develop guidelines for developers to include sidewalks & fire hydrants in new subdivisions		Sidewalks not require Hydrants being implemented
Begin building inspections for new construction	Complete	
Determine a location & construct a sports complex center to accommodate the community needs	Ongoing	Land purchased and pursuing SPLOST funds for development
Improve current recreation facilities to meet changing needs	Complete	
Construct Senior Center; Study need and locations for additional facilities	Ongoing	Land acquired and grant received and construction underway soon
Construct sports and recreation facilities	In Process	
Assist City/County Gov't and in identifying and securing property for new recreational facilities	Complete	Towns County Beach
"Work with GDOT to provide a new traffic light at the east intersection of SR 288 and GA 76, near Macedonia Church."	Applied for	No action by G.DOT
Construct a fire station in the SW part of the county	Ongoing	
Provide adequate fire equipment to meet forecasted growth	Complete and Ongoing	
Work with all departments to decrease response time of emergency agencies	Ongoing	Purchased state of art 911 equipment...Added EMS Building eastern part of County
Provide equipment for an adequate fleet and operating personnel for public safety requirements	Ongoing	

**COMMUNITY AGENDA**

Task force to find land and development plan for new EMS center	Complete	
Develop a Transportation Plan for coordinating local needs with DOT planning processes	Complete and Ongoing	
Begin using capital improvement plans in long and short term budgeting procedures	Ongoing	SPLOST being put on ballot to fund capital and infrastructure improvements
Target groups of 10 + 3000 guests for county-wide usage of all facilities and amenities w/ emphasis on solid growth of tourism	Complete	
Develop a list of potential industries/ businesses to locate in Towns County	In Process	
Promote Towns County to the leisure market to include all offerings of the county; Mountain culture & heritage, lodging, dining, hiking, boating, arts, crafts, music, wineries, shopping & entertainment	Ongoing	
Coordinate activities w/ other economic development organizations	Ongoing	
Encourage planning to revitalize visitor facilities at Brasstown Bald	In Process	Work with United States Forestry Service
County and Cities Gov't, Chamber of Commerce and Towns County Industrial Authority work in concert to recruit new businesses, maintain existing businesses & tourism	Ongoing	
Develop a major event for our area to utilize our natural beauty to stimulate tourism and revenue for the winter months	Ongoing	Music Hall heat and air has been installed for year round use.
Begin recruiting of targeted industries	In Process	
Have a land use forum for economic development representatives; Use results in Comp Plan update	In Process	
Develop coordinated Economic Development Strategy	In Process	
Develop task force to study water and sewer needs	Complete	20 year plan developed
Complete a countywide listing of historic resources	In Process	University of Georgia coordinates
Publish a listing of historic properties and scenic routes for tourists	In Process	
Encourage use of local and Appalachian Trails	Ongoing	
Develop guidelines to protect and enhance historic properties.	Ongoing	Restored buildings

**COMMUNITY AGENDA**

Identify methods to increase home ownership for low and moderate income families participating in federal and State programs that promote and assist in homeownership	Not Completed	
Encourage private developers to identify land to be used to develop a low to moderate subdivision	No Suitable Land available	
Promote resort and retirement housing by utilization of county's diverse natural features and amenities	In Process	Ga. Baptist retirement home to be under construction in spring of 2011
Encourage and support private involvement of adequate housing for population with special needs	In Process	
Host a housing and development workshop for local officials to review market trends	Completed	
Study and revise programs to protect the public water supply	Completed	
Maintain an updated Service Delivery Strategy to meet community changes	In Process	
Encourage Federal support for local programs, thru reimbursement due to loss of property taxes	Ongoing	
Update existing land ordinances to address concerns and needs.	Complete	
Implement a fee system to have growth in development pay for charges due to changes	Complete	Changes to fee system as required
Encourage growth to areas with the necessary infrastructure support	Ongoing	
Give assistance to maintain farming as a viable activity	Ongoing	University of Georgia Extension Service
Develop a system to allow utilities, authorities, and other departments to have input on growth decisions	Ongoing	
Encourage Federal agencies to review land sales & swaps with local authorities	Ongoing	
Maintain a policy of no enforcement of eminent domain of land for development	Ongoing	
Develop a Corridor Management Strategy for the County's arterials	Complete	600 feet on each side of Hwy 76 East to West
As part of the Comp Plan process, host a workshop to study/ define rural character of the County	Complete	
Develop a Lake Chatuge Management Plan	Complete	Hiawassee River Watershed Coalition
Enforce the Towns County Mountain	Complete	

**COMMUNITY AGENDA**

Protection Ordinance & Subdivision Regulations and other appropriate regulations		
Update ordinances, policies, and regulations to keep them current with county needs	Complete	
Form a committee to research and recommend methods to protect, preserve and improve the natural resources	Ongoing	
Review State Planning Act 391-3-16 to determine its usefulness for Towns County	In Process	
Continue to seek EPD responsibility for Towns County	Ongoing	
Task force to find potential park space in or around Hiwassee	Complete	Property purchased
Support relocation of Post Office (City of Hiwassee)	Ongoing	
Review need for public, low-cost transportation 5311 Program (all jurisdictions)	Complete	
Work with the State to install traffic light at Hwy 288 & Hwy 76 on the south side	Applied for	Pursuing with State
Develop methods to meet traffic needs without destroying the natural resources of the county	Ongoing	CCC Group No roads over 18% grade for 200 foot stretch. Commissioner adopted resolution opposing I-3



### **Short-Term Work Program**

The third forward-thinking element of the Implementation Program is the Short-Term Work Program (STWP). This identifies specific implementation actions the local government or other entities intend to take during the first five-year time frame of the planning period. This can include any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to realize the plan goals.

*Note: Due to the extended plan development process, the STWP will cover the years 2010-2014.*

**COMMUNITY AGENDA**

**2011–2015 Short-Term Work Program – Hiawassee**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
2011	Map & Code Hiawassee Fire Hydrants	\$10,000	Hiawassee Budget	Hiawassee
2011	Implement Hiawassee Sidewalk Improvement Project	\$250,000	DOT T-Grant/Budget	Hiawassee
2011	Replace Utility Mobile Reader & City Billing System	\$60,000	Budget	Hiawassee
2011	Pedestrian Cross Walk & Turn Lane	\$20,000	Dot T-Grant/Budget	Hiawassee
2011	Replace Streak Hill Water Line	\$40,000	Budget	Hiawassee
2011	Seek Designation for Hiawassee as an Appalachian Trail Community	TBD	TBD	Hiawassee
2011	Seek to reduce Citywide speed limits to 35 mph.	NA	NA	Hiawassee
2011	Report identifying other forms of revenue for City.	\$500	City	Hiawassee
2011	Form a Downtown Development Authority.	NA	NA	Hiawassee
2011	Establish a Downtown Business or Merchant's Association.	NA	NA	Hiawassee
2011	Develop Hiawassee Master Road Improvement Plan.	\$1,000	City/ GDOT	Hiawassee
2011	Increase the Hiawassee Hotel-Motel Tax to the state maximum.	NA	NA	Hiawassee
2011	Implement Planning Criteria and Standards for construction.	\$5,000	City/ DCA/ Other	Hiawassee
2011	Adopt Ordinance establishing standards and inspection of Manufactured Homes.	\$1,000	City/ DCA/ Other	Hiawassee
2011	Petition state and federal officials for a new Post Office.	NA	NA	Hiawassee
2011	Adopt Ordinance for the inspection of septic system; Mandate the connection of city sewer lines whenever possible.	\$1,000	City/DNR/Other	Hiawassee
2011	Implement a setback standard from 1933 contour line giving incentives for connection to sewer lines.	NA	NA	Hiawassee
2012	Hiawassee Mayor's Park	\$200,000	SPLOST/Budget	Hiawassee
2012	Replace Pumps at Hiawassee Water Plant (Variable speed)	\$80,000	Budget	Hiawassee
2012	Purchase Hiawassee Patrol Vehicle	\$30,000	Budget	Hiawassee
2012	Increase Number of Hiawassee Fire Hydrants (Fire Protection)	\$30,000	Budget	Hiawassee
2012	Increase Water Storage by adding Additional 150,000 Gallon Tank in Bell Creek Area.	\$200,000	USDA/GEFA/Budget	Hiawassee

**COMMUNITY AGENDA**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
2012	Report identifying potential needs and opportunities for expanding medical services.	\$1,000	City	Hiawassee
2012	Implement a Building Standards Ordinance.	\$1,000	City/ DCA/ Other	Hiawassee
2012	Implement a Tree Ordinance.	\$1,000	City/DNR/Other	Hiawassee
2012	Develop Hiawassee Traffic Management Plan.	\$5,000	City/GDOT/Other	Hiawassee
2012	Develop Hiawassee Bike and Pedestrian Master Plan.	\$3,000	City/GDOT/Other	Hiawassee
2012	Consider legislation calling for a City Referendum on Liquor by the Drink.	NA	NA	Hiawassee
2012	Adopt ordinances ensuring any sale of Adult Beverages must be accompanied by food sales.	\$1,000	TBD	Hiawassee
2012	Adopt a Historic Buildings Ordinance.	\$1,000	City/ DCA/ Other	Hiawassee
2012	Provide Public Restrooms on the Hiawassee City Square.	TBD	TBD	Hiawassee
2013	Double Hiawassee Water Treatment Plant's withdrawal Permit.	\$2.6 million	USDA/Water Rates	Hiawassee
2013	Establish a City Fund to assist private business with exterior or façade improvements based on city theme and standards.	TBD	TBD	Hiawassee
2013	Implement a Water Restrictions Ordinance.	\$1,000	City/DNR/Other	Hiawassee
2013	Implement a Storm Water Ordinance to protect Lake Chatuge.	\$1,000	City/DNR/Other	Hiawassee
2013	Develop Uniform Building Codes and City Planning Requirements.	\$5,000	City/ DCA/ Other	Hiawassee
2013	Adopt Storm water Utility Ordinance.	\$1,000	City/DNR/Other	Hiawassee
2014	Increase Hiawassee Wastewater Treatment Plant Discharge Permit from 300,000 to 500,000 g.p.d.	\$1.8 million	USDA/SPLOST/Water Rates	Hiawassee
2014	Implement Nitrogen & Phosphorus Removal at Hiawassee Wastewater Treatment Plant	\$100,000	USDA/SPLOST	Hiawassee
2014	Replace/Upgrade Water Intake at Hiawassee Water Plant	\$250,000	USDA/GEFA/Budget	Hiawassee
2014	Upgrade/Renovate Tanks at the Hiawassee Wastewater Plant	\$250,000	USDA/Budget	Hiawassee
2014	Purchase Hiawassee Police Station	\$300,000	USDA/Budget	Hiawassee
2015	Provide accommodations for a City History Museum.	TBD	TBD	Hiawassee

**COMMUNITY AGENDA**

**2011–2015 Short-Term Work Program – Young Harris**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
<b>2011</b>	Review zoning and land use policies to ensure compatibility with Comp Plan goals	NA	NA	City
<b>2011</b>	Identify land & model policies for neighborhood parks	NA	NA	City
<b>2011</b>	Explore codes that require property management for absentee owners (Vacancy provisions)	TBD	City	City Admin
<b>2011</b>	Review enforcement practice of existing codes	NA	City	City
<b>2011</b>	Form Downtown Development Authority	NA	NA	City
<b>2011</b>	Host outside experts and resources to assess downtown potential	\$1,000	City	City; Chamber; GMRC
<b>2011</b>	Designate an Economic Development representative/ professional among staff or officials	NA	NA	City Admin
<b>2011</b>	Speak with Hospital about potential for local clinic	NA	NA	City
<b>2011</b>	Speak with College about potential for shared facility	NA	NA	City
<b>2011</b>	Consider specialized transit/ van service		City; Grants; GDOT	City
<b>2011</b>	Explore potential for funding current infrastructure improvements (such as flow testing)	NA	NA	City
<b>2011</b>	Forum with partners to review options for sidewalks and pedestrian safety within downtown	NA	NA	City
<b>2011</b>	Review existing historic preservation ordinances; Amend as needed	\$1,000	City; Grants; DNR	City; GMRC
<b>2011</b>	Survey to determine valued scenic vistas into and from the City	\$500	City; Grants; DNR	City; GMRC
<b>2011</b>	Solicit and implement a downtown development plan	\$10,000	City; Grants; DCA	City
<b>2012</b>	Research options and issues concerning the potential for a permitting pouring licenses	\$1,000	City	City; GMA
<b>2012</b>	Research programs to help with home restoration & reducing vacancies	TBD	TBD	City

**COMMUNITY AGENDA**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
<b>2012</b>	Develop and implement a trail and sidewalk master plan	\$3,000	City; Grants; GDOT	City; GMRC
<b>2012</b>	Review development regulations for green space requirements; Amend as needed	\$3,000	City; Grants; DNR	City
<b>2012</b>	Explore applications for grants for trails, sidewalks and park space	TBD	City; Grants; DNR	City
<b>2012</b>	Review communication of existing codes to owners and citizens	NA	NA	City
<b>2012</b>	Review possible design standards for residential units	\$3,000	City; Grants; DCA	City
<b>2012</b>	Develop Targeted business strategy	\$3,000	City; Grants; DCA	City
<b>2012</b>	Solicit report summarizing impacts of new alcohol sales on other, comparable communities	\$1,000	City; Grants; GMA	City
<b>2012</b>	Explore potential multi-use trail connecting YH with Brasstown Valley Resort	TBD	City; Grants; DNR	City
<b>2012</b>	Speak w/Co. and College about collaboration on civic space	NA	NA	City
<b>2012</b>	Meeting with GDOT to confirm options for pedestrian safety within downtown	NA	NA	City
<b>2012</b>	Report on options for traffic calming and aesthetics on Hwy 76	\$3,000	City; Grants; GDOT	City
<b>2013</b>	Develop "Green Young Harris" promotion program	TBD	City; Grants; DNR	City
<b>2012</b>	Establish sustainability committee	NA	NA	City
<b>2012</b>	Establish sustainability goals for City operations	TBD	City; Grants; DNR	City
<b>2012</b>	Review existing development regulations for tree protection/planting standards; Amend as needed	\$1,000	City; Grants; DNR	City
<b>2012</b>	Consider options for development design standards	\$5,000	City; Grants; DNR	City
<b>2015</b>	Conduct collaborative long-term growth study between City and College	\$5,000	City; Grants; DCA	City

**COMMUNITY AGENDA**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
<b>2013</b>	Research programs to help with home restoration & reducing vacancies	\$1,000	City; Grants; DCA	City
<b>2013</b>	Report on ways to bring in more retail and entertainment within the city limits	TBD	City; Grants; DED	City
<b>2013</b>	Survey businesses to identify options and needs to foster commercial activity	\$1,000	City; Grants; DED	City
<b>2013</b>	Survey local residents and students to identify business needs and demands	\$1,000	City; Grants; DED	City
<b>2014</b>	Public Safety assessment w/ County and College	\$1,000	City; Grants; DCA	City
<b>2014</b>	Consider options for nature themed civic events	NA	NA	City
<b>2014</b>	Review programs that provide homeowners and business with tools to improve sustainability	\$1,000	City; Grants; DNR	City

**COMMUNITY AGENDA**

**2011-2015 Short-Term Work Program – Towns County**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
2011	Begin and construct new park including outside facilities i.e., trails, picnic areas, pavilions, etc...	TBD	SPLOST	County Gov't
2011	Issue bid packages, award bid, begin and complete construction on recreational/ multipurpose building.	\$2,475,000	SPLOST	County Gov't
2011	Complete Construction of new recreation/multipurpose building	\$2,475,000	SPLOST	County Gov't
2011	Publicity for saving oldest houses, structures, & site views, in the county, National Register Historic Places, arrange tours	\$100	County budget, donations, grants, etc.	historical committee
2011	Publicity for saving old photographs, artifacts and other unique historical memorabilia for exhibit in museum	\$100	County Budget, donations, grants, etc.	historical committee
2011	Publicity for recording elder citizens oral history	\$100	County Budget, donations, grants, etc.	oral history committee
2011	Publicity for genealogy research and processes for proof of ancestors, DNA, etc.	\$100	County Budget, donations, grants, etc.	historical committee
2011	Rough clearing and road access to new park (Using County Road Dept., State prisoners	TBD	County Budget	County Gov't
2011	Repair,improve, and pave at least 5 miles of county road annually	TBD	County Budget/ SPLOST	County Gov't
2011	with the DOT on widening and/or straightening the road between Young Harris and Blairsville; Work with State DOT on installing a traffic light at 288 and 76E	n/a	State DOT	State Gov't
2011	Continue to enforce the local sediment/erosion control program	n/a	n/a	County Gov't
2011	Issue bid packages and accept bids (if needed) on design, Issue bid packages and accept bids (if needed) on design, development, and construction of all aspects of new park i.e., athletic fields, concession stands, restrooms, lighting, play ground areas, etc...	TBD	SPLOST	County Gov't
2011	Hire Contractor to design & construct or renovate 4 outdoor tennis courts	\$70,000	SPLOST	County Gov't

**COMMUNITY AGENDA**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
2011	Hire architectural firm to design indoor multipurpose building to include 2 court floors, racquetball courts, exercise room, meeting rooms, etc.	TBD	SPLOST	County Gov't
2011	Lobby against I-3 with GA executives and legislators (on going)	n/a	n/a	County Gov't
2011	Pass ordinance that requires fire hydrants be installed on all new or replaced 6 inch water lines	n/a	n/a	County Gov't
2011	Complete the 10 year Water and Sewer Service Delivery Agreement with the City of Hiawassee and Young Harris	n/a	n/a	County Gov't
2011	Purchase pre-owned 75' Aerial Truck; Purchase and Install fire hydrants; and purchase other fire equipment	\$450,000	SPLOST	County Gov't
2011	Install security fencing outside inmate living areas and for securing seized vehicles	\$30,000	County Budget	County Gov't
2011	Purchase 1 ambulance	\$120,000	Grant/County Budget	County Gov't
2011	Purchase generator for EMS East Station	\$5,000	County Budget/SPLOST	County Gov't
2011	Purchase 12 lead monitor and portable ventilator for EMS	\$35,000	County Budget/SPLOST	County Gov't
2011	Inventory all county signs and comply with all new Regulations concerning GIS services	TBD	County Budget/SPLOST	County Gov't
2011	Preserve Industrial Park Property for manufacturing or other large industrial businesses by purchasing it by paying off the debt	\$370,00	County Budget	County Gov't
2011	Complete Application process for Towns County to become an Appalachian Trail Community	n/a	n/a	County Gov't
2011	Form committee for planning of bicycle paths in partnership with Board of Education	n/a	n/a	County Gov't
2011	Repair, replace, or build at least one bridge	TBD	County Budget/State LMIG/SPLOST	County Gov't
2011	Continue sponsoring annual events i.e., Moonshine Cruiz-In and add new events i.e., the Collegiate Bass Tournament	TBD	County Budget/Hotel/Motel Tax	County Gov't and Towns County Tourism-Authority
2011	Continue to promote Shriner's Convention which has been pledged to be held in Towns County beginning 2013	TBD	County Budget/Towns County Tourism Association	County Gov't and Towns County Tourism-Authority



**COMMUNITY AGENDA**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
2011	Publicity for building of Museum/Cultural Center with galleries, auditoriums, festival space, storage space, etc.	\$500	donations, grants, etc.	cultural committee
2011	Publicity for saving oldest houses, structures, & site views, in the county, National Register Historic Places, arrange tours	\$100	donations, grants, etc.	historical committee
2011	Publicity for saving old photographs, artifacts and other unique historical memorabilia for exhibit in museum	\$100	donations, grants, etc.	historical committee
2011	Publicity for recording elder citizens oral history	\$100	donations, grants, etc.	oral history committee
2011	Publicity for genealogy research and processes for proof of ancestors, DNA, etc.	\$100	donations, grants, etc.	historical committee
2011	Improve Infrastructure for the Industrial Park and acquire additional property suitable for manufacturing or other large industrial industries	TBD	General Budget	County Gov't
2011	Coordinate efforts with Georgia Mountain Fair Authority to promote their events	n/a	n/a	County Gov't
2011	Continue working to acquire funds in support of Hiwassee River Watershed Coalition	TBD	Grants/County Budget	County Gov't
2011	Provide residents and visitors with improved awareness with Natural Forest Benefits and opportunities plus future plans, projects and changes.	NA	NA	County Gov't
2011-2015	Replace older law enforcement vehicles as needed	TBD	County Budget	County Gov't

**COMMUNITY AGENDA**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
2012	Replace commercial washer/dryer at the jail	TBD	County Budget	County Gov't
2012	Install a CAD terminal in the 911 mapping center	\$25,000	County Budget/Grant	County Gov't
2012	Purchase ambulance	\$120,000	SPLOST	County Gov't
2013	Mobile Card Server/System	\$100,000	Grants/landline fees/wireless fees/county budget	County Gov't
2013	Two Additional Trunk lines	TBD	Wireless fees	County Gov't
2012	New Software for CAD system	\$35,000	Wireless fees	County Gov't
2012	Publicity continued for building of Museum/Cultural Center with extras (old houses, artifacts, oral history, and genealogy).	\$600	County Budget, donations, grants, etc.	cultural committee
2012	Get cost and schedule estimates for building Museum/Cultural Center	\$700	County Budget, donations, grants, etc.	cultural committee
2012	Purchase equipment needed to maintain fields and other areas of new park i.e., utility vehicle with attachments, lawn mower, etc...	\$22,000	SPLOST	County Govt
2012	Plan for wastewater treatment for new development/increased population	\$450,000	SPLOST	County Gov't
2012	Work with the city and the Water Authority to develop a plan for the expansion of the Hiwassee Water Plant.	n/a	n/a	County Gov't
2012	Upgrade Fire Radio Equipment to comply with FCC Narrow Band Requirement	\$5,000	County Budget	County Gov't
2012	Purchase 2 mechanical CPR devices	\$25,000	County Budget	County Gov't
2011	Issue Bid package, Accept bid, issue construction contract, and begin construction on new senior building	\$500,000	Grant	County Gov't
2012	Expand/Upgrade the Hiwassee Library	\$1,000,000	Grant/SPLOST	County Gov't
2012-2015-	Upgrade Fire Dept facilities and purchase new fire equipment as needed	TBD	SPLOST	County Gov't

**COMMUNITY AGENDA**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
2013	Upgrade software for 911 mapping	TBD	County Budget	County Gov't
2013	Purchase 12 lead monitor and portable ventilator for EMS	\$35,000	County Budget/SPLOST	County Gov't
2013	Renovate old Senior Building for Courthouse Annex	TBD	County Budget	County Gov't
2013	Replace, repair, or build at least one bridge	TBD	County Budget/SPLOST	County Gov't
2013	Contract for traffic management plan to include the need for road signs and traffic lights	TBD	County Budget	County Gov't
2013	Publicity continued for building of Museum/Cultural Center with extras.	\$800	donations, grants, etc.	cultural committee
2013	Replace obsolete computers and software at sheriff/jail offices	TBD	County Budget	County Gov't
2014	Intensify publicity for building of Museum/Cultural Center with extras.	\$900	County Budget, donations, grants, etc.	cultural committee
2014	Renovate EMS station West due to aging	\$30,000	County Budget	County Gov't
2015	plan Museum/Cultural Center with extras.	TBD	County Budget, donations, grants, etc.	cultural committee
2015	Purchase ambulance	\$130,000	SPLOST	County Gov't
2015	Replace, Repair, or build at least one bridge	TBD	County Budget/State LMIG/SPLOST	County Gov't

**A RESOLUTION OF TOWNS COUNTY, GEORGIA**

**APPROVING THE TRANSMITTAL OF THE COMMUNITY AGENDA OF THE TOWNS COUNTY JOINT COMPREHENSIVE PLAN FOR STATE AND REGIONAL REVIEW**

**WHEREAS; The Commissioner, as the governing authority of Towns County, Georgia, has participated in developing the required 10-year update to the Towns County Joint Comprehensive Plan; and**

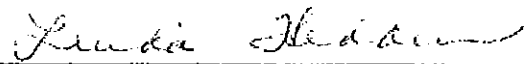
**WHEREAS; The County and its partners have completed the Community Agenda element in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and**

**WHEREAS; All final amendments were approved by the committee members in attendance and incorporated into the community agenda.**

**NOW THEREFORE, IT IS HEREBY RESOLVED by the Commissioner that the Community Agenda is approved to be submitted to the Georgia Mountains Regional Commission to begin the State and regional review process.**

**Adopted, by the Towns County Commissioner, this 2<sup>nd</sup> day of December, 2010.**

  
\_\_\_\_\_  
Bill Kendall, Commissioner

Attest:   
\_\_\_\_\_  
Clerk

**A RESOLUTION OF  
YOUNG HARRIS, GEORGIA**

**APPROVING THE TRANSMITTAL OF THE COMMUNITY  
AGENDA OF THE TOWNS COUNTY JOINT COMPREHENSIVE  
PLAN FOR STATE AND REGIONAL REVIEW**

**WHEREAS:** The City Council, as the governing authority of the City of Young Harris, Georgia has participated in developing the required 10-year update to the Towns County Joint Comprehensive Plan; and

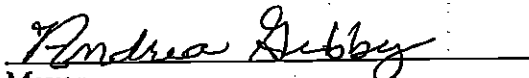
**WHEREAS:** The City and its partners have completed the Community Agenda element in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and

**WHEREAS:** Any final amendments made by the City prior to final submittal shall be identified as follows:

- Refinement of the Short-Term Work Program as advised by the GMRC and approved by the City Manager

Now, therefore, **IT IS HEREBY RESOLVED** by the City Council that the Community Agenda is approved to be submitted to the Georgia Mountains Regional Commission to begin the State and regional review process.

Adopted by the City Council this 7th day of December, 2010.

  
\_\_\_\_\_  
Mayor

ATTEST:  
  
\_\_\_\_\_  
Clerk

A RESOLUTION OF THE CITY COUNCIL OF  
HIAWASSEE, GEORGIA APPROVING THE COMMUNITY AGENDA OF THE TOWNS  
COUNTY JOINT COMPREHENSIVE PLAN OF 2010

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

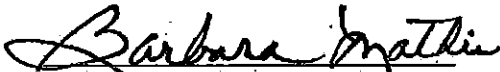
WHEREAS: As part of the comprehensive planning process the City is required to complete the Community Agenda and submit the same to the Georgia Department of Community Affairs for review and approval; and

WHEREAS: The City has completed its Community Agenda in accordance with the minimum requirements and standards required by the State of Georgia; and

WHEREAS: Any final amendments made by the City prior to final submittal shall be identified as follows: Refinement of the Short-Term Work Program as advised by the GMRC and approved by the City Manager.

Now, therefore, IT IS HEREBY RESOLVED by the City Council that the Towns County Joint Community Assessment and Participation Program 2010 be approved for submittal to the Georgia Mountains Regional Commission to initiate the regional and State review process.

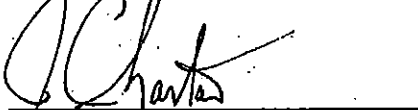
Adopted, this 7<sup>TH</sup>. Day of DECEMBER 2010.

  
BARBARA MATHIS, MAYOR

  
JANET ALLEN, COUNCILMAN

STEPHEN H. SMITH,  
COUNCILMAN.

  
JOAN CROTHERS, COUNCILMAN

  
JAY CHASTAIN, JR.,  
COUNCILMAN.

  
PAT SMITH, COUNCILMAN

Adoption Certified by:  
  
Wylene White, City Clerk [CITY SEAL]

THIS IS TO CERTIFY THAT  
THIS IS A TRUE AND CORRECT  
COPY MADE FROM THE ORIGINAL  
THIS 14<sup>TH</sup> DAY OF Dec 20 10  
WYLENE WHITE  
CITY CLERK

**RESOLUTION FOR THE ADOPTION OF THE  
TOWNS COUNTY JOINT COMPREHENSIVE PLAN - 2010**


**WHEREAS:** Towns County, Georgia has participated in the development of the required full, ten-year update to the Towns County Joint Comprehensive Plan; and

**WHEREAS:** The Towns County Joint Comprehensive Plan - 2010 has been developed in accordance with the standards and requirements of the Georgia Department of Community Affairs; and

**WHEREAS:** The Towns County Joint Comprehensive Plan - 2010 has been reviewed and approved by the Georgia Mountains Regional Commission and the Georgia Department of Community Affairs;

Now, therefore, **IT IS HEREBY RESOLVED** by Towns County that the updated Towns County Joint Comprehensive Plan - 2010 is hereby adopted.

Adopted by the Commissioner this 11<sup>th</sup> day of March, 2011.

  
\_\_\_\_\_  
Commissioner

ATTEST:

  
\_\_\_\_\_  
Clerk

Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE CITY OF HIAWASSEE**

**ADOPTION OF THE  
TOWNS COUNTY JOINT COMPREHENSIVE PLAN - 2010**


**WHEREAS:** The City of Hiawassee, Georgia has participated in the development of the required full, ten-year update to the Towns County Joint Comprehensive Plan; and

**WHEREAS:** The Towns County Joint Comprehensive Plan - 2010 has been developed in accordance with the standards and requirements of the Georgia Department of Community Affairs; and

**WHEREAS:** The Towns County Joint Comprehensive Plan - 2010 has been reviewed and approved by the Georgia Mountains Regional Commission and the Georgia Department of Community Affairs;

Now, therefore, **IT IS HEREBY RESOLVED** by the City of Hiawassee that the updated Towns County Joint Comprehensive Plan - 2010 attached hereto as Exhibit "A" is hereby adopted.

Ordain and Adopted by the Hiawassee Council this 1<sup>st</sup>. day of March 2011.

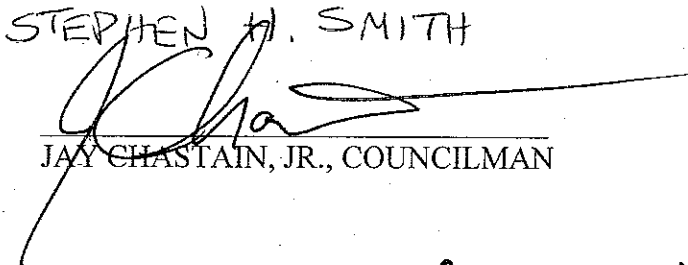
  
BARBARA MATHIS, MAYOR

  
JANET ALLEN, COUNCILMAN


  
ANNIE JOHNSON, COUNCILMAN

  
PAT SMITH, COUNCILMAN

STEPHEN H. SMITH

  
JAY CHASTAIN, JR., COUNCILMAN

  
JOAN CROTHERS, COUNCILMAN

Adoption Certified by:   
Wylene White, City Clerk

[CITY SEAL]

THIS IS TO CERTIFY THAT  
THIS IS A TRUE AND CORRECT  
COPY MADE FROM THE ORIGINAL  
THIS 3<sup>rd</sup> DAY OF Mar 20 11  
WYLENE WHITE  
CITY CLERK



**A RESOLUTION OF THE CITY OF YOUNG HARRIS**  
**ADOPTION OF THE**  
**TOWNS COUNTY JOINT COMPREHENSIVE PLAN - 2010**

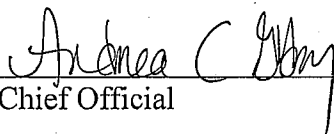
**WHEREAS:** The City of Young Harris, Georgia has participated in the development of the required full, ten-year update to the Towns County Joint Comprehensive Plan; and


**WHEREAS:** The Towns County Joint Comprehensive Plan - 2010 has been developed in accordance with the standards and requirements of the Georgia Department of Community Affairs; and

**WHEREAS:** The Towns County Joint Comprehensive Plan - 2010 has been reviewed and approved by the Georgia Mountain Regional Commission and the Georgia Department of Community Affairs;

Now, therefore, **IT IS HEREBY RESOLVED** by the City of Young Harris that the updated Towns County Joint Comprehensive Plan - 2010 is hereby adopted.

Adopted by the City Council this 10<sup>th</sup> day of March, 2011.

  
\_\_\_\_\_  
Chief Official

ATTEST:  
  
\_\_\_\_\_  
Clerk