

# City Mount Zion

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## Comprehensive Plan 2008-2028

### Community Participation Plan



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# CITY OF MOUNT ZION

## COMMUNITY PARTICIPATION PLAN

2008 - 2028

Sue Bloodworth - Mayor  
Donald Newnan - Council Member  
Ellis Webb - Council Member  
Jane Cammons - Council Member  
Kathy Albright - Council Member

Adopted by Resolution  
On:

December 16, 2008

Prepared with technical assistance by  
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## Purpose

A good definition for community participation is “The creation of opportunities to enable all members of a community to actively contribute to and influence the development process and to share equitably in the fruits of development”. The Comprehensive Plan process is a community envisioning for the future growth and development of their geographical area. The topic, direction or method of this growth cannot be achieved without the community's input, direction and participation. This document will describe the methods, persons and places used to participate the public in the Comprehensive Pan update process.

## Scope

The City of Mount Zion is required by state law to complete the update of their Comprehensive Plan by October 31, 2008. The Plan will prepared in accordance with the requirements set forth by the Department of Community Affairs May 1, 2005 “Basic Planning Level” requirements.

## Measures of Success

One simple measure of success of community involvement is “people”. How many people have been participating in the process? How many people have had questions and suggestions? Successful numbers of community members can be achieved by advertising, location, and education.

Advertising in publications that are read by a majority of community members. In addition to traditional advertising methods, the use civic groups or other community organizations as vehicles of advertisement is another form of advertisement. Word of mouth is another form of advertising, it is personable, it is direct and the advertiser can get direct feed back from their target audience. Another very effective method is to put a short explanation of the dates and topic of the meetings in the water bills.

Location is another important factor of community participation. Advertisements as well as copies of documents for viewing should be available a community facilities. Example of these community facilities can include public libraries, schools, the Senior Center, City Hall.

The most important factor of community involvement is education. The community needs to be educated on why their participation is so important. Why is community participation so important? Community members can bring a different perceptive than planners or community staff. Community involvement is important because everyone should have a voice in making decisions that will affect their lives. Also, when you get involved in your community you could help make important decisions that can be vital to your future and the community.

## Identification of Stakeholders

Stakeholders can be defined as community leaders, persons or organizations that would like to or that the Steering Committee feels would be a positive contributor to the update process. The Steering Committee members are considered stakeholders under the above interpretation. In addition, nearby local governments that can be affected or could contribute to the 20 year planning horizon can also be identified as stakeholders.

## Stakeholders

The Stakeholders are listed below. The Stakeholders will become better involved as the Community Agenda moves forward.

John Griffin, Private Citizen

James Hembree, Grounds Superintendent, University of West Georgia

Amy Goolsby, Planner Carroll County

Daniel Jackson, President and CEO of the Carroll County Chamber of Commerce

Doug Mabry, Historical Researcher

The following comments were made by the Stakeholders comments on the Community Agenda.

- Opening up land to the west Airport could provide for economic development
- Have to raise money for improvements
- Thinks it should be mandatory for all citizens have garbage pickup
- Do not need trade school, trade school is already in Carrollton
- Does not see Mount Zion flourishing in retail destination
- Residents would rather drive to Carrollton for retail, than have it in Mount Zion
- The City of Mount Zion should be more than just two city limit signs
- People want to leave Atlanta and experience the quaintness of a small towns, example downtown Madison, Warm Springs
- A place should have a downtown first, and then the town grows around it. Mount Zion does not have that.
- Core historical significance needs to be there, before you can have a Madison or a Warm Springs
- The farmers market in Carrollton and does fair. People already grow vegetables in Mount Zion, so not sure how they will do.
- People are moving to Mount Zion for the quality life, the schools and the people. Play off the core issues

- Would like small grocery store, but does not want to be like Atlanta or Carrollton
- Feed off the reasons why people are here and play the ED off of that
- People are active in the community that have moved here from high growth areas
- The main street overlay district should be more compact, and not so spread out, North Prospect to Maxwell Road. The stores need to be clustered to feed off each other. Bowdon junction may should be included
- Mount Zion is not for industrial growth and play off the amenities why people are coming here
- Selling land to the airport could be great tax funding, for the improvements that the City would like to do.
- County tourism, could be part of an overall tourism plan such as, "Georgia Hidden Treasures" a great show on PBS
- John Tanner State Park, nothing to draw visitors to Mount Zion from the park
- Parallel to Hwy 16 west of the ball fields, there is a small gorge with a waterfall. Add a covered bridge and use this park as a tourism attractor, as well as a public park. Approximately 20 acres. It may be public trust land. Perhaps a nice restaurant since it is so scenic.
- Take advantage of Mount Zion's natural resources as a tourist attractor
- Butlers Mill?
- Look at community pride, sports
- Need to continue things that involve the community like Founders Day
- Website necessary for community involvement
- Not that many people have computers
- No cable TV
- The website would be good for ED and tourism and attractions, show links and photos to Mount Zion. Benefits more regional than local.
- Need to capture people coming out of John Tanner State Park, perhaps put retail there or extend Main Street Overlay District closer to Park.
- Historic Preservation National Registration needs to be handled from an outside source.
- People like to be able to tour historic sites and go into the historic homes
- Mount Zion did not participate in "Ramble"
- Mount Zion should involve themselves in the "Ramble"
- Of the 70 historic structures in Mount Zion some may have merit and should be included in Ramble
- Look into Findings survey for Carroll County
- Film Commission through the Chamber of Commerce, incubator, put significant features on the list. Mount Zion should look at participating in this.
- 3<sup>rd</sup> largest land area in Carroll County, but not in services.

- Tree Ordinance, Carroll County drafted an ordinance but did not get drafted. More political.
- The population density of Mt. Zion may not support a local farmer's market on it's own. However, the visitors to Tanner State Park do provide a steady flow of visitors mainly through the growing season, which could make for a successful farmer's market. City property near entrance of Tanner State Park could be utilized for market and/or community garden. Are there local agricultural landholders who are interested in produce farming or small fruit production? Encourage FFA or 4H to get involved with farming projects. Explore agricultural grants, low interest loans; start up capital assistance as possibilities to encourage small-scale farming. Vacant city lots could be developed as community gardens.
- The City of Mount Zion should consider more branding in relations to Tanner State Park, which brings the most visitors to the area. If possible, co-host with the state park youth fishing tournaments, putt-putt golf tournaments, bar-b-que cook off to help promote the city and the park. This could be a spring event to give the city another large exposure like the Founders Day event in the fall.
- Provide incentives for downtown business and residential development to help create a village atmosphere. This would help preserve the peaceful rural feel of the surrounding scenic community.
- Identify light industry sites near the U.S. Hwy. 27 corridor with ease of access to I-20.
- Invest in street tree plantings, city limits signage upgrades, street lighting.
- Develop city property at J. Ebb Duncan Lake. Picnic pavilion, boardwalks, trails, restroom facilities, and parking.

## Identification of Participation Techniques

### Community Visioning Sessions

Community Visioning Session or Sessions were held in June and July. The sessions were used to identify issues and opportunities facing the City. The first vision session was held on **June 24<sup>th</sup> at 4:00 PM** and the second was held on **July the 24<sup>th</sup> at 4:00 PM**. The subjects that were covered were Population, Economic Development, Housing, Natural and Cultural Resources and Community Facilities.

### Initial Kick Off & Visioning Session

The initial kick off meeting was held on **June Friday 24<sup>th</sup> at 4:00** at City Hall. The purpose of the meeting was to educate attendees of the Comprehensive Plan update process, identify potential stakeholders, and identify issues and opportunities that the Committee would like to identify in their Update.

The attendees were asked to identify three things they liked about Mount Zion and three things that they would like to change about Mount Zion. The following responses are summarized below.

Likes

1. Like small town atmosphere
2. Like old houses and structures

Would like to change

1. Like to see more small town shops, businesses and restaurants, more business
2. Beautification efforts to City
3. Make the City more tourist friendly
4. More of a business base for taxes
5. Ways to generate revenue without raising taxes
6. Become less dependent on the County
7. Would Like to see improvements to street, roads, water and put in sidewalks
8. Would like a sewer system
9. Would like to build a water treatment plant
10. Would like to see more commercial development
11. Would Like to keep Police Department
12. More police officers hired for the police department and more equipment
13. Want to keep and maintain own water department
14. Want to keep and maintain recreation center
15. Would like to see new recreation field developed
16. Liquor sales in the City
17. Annexation of:
  - New school and state park
  - All businesses on Hwy 27
  - Any near subdivisions on Hwy 27
  - West Georgia Regional Airport
18. City owned gas, propane and power company
19. City owned swimming pool and tennis courts
20. Mount Zion Postal Delivery Service

2<sup>nd</sup> Visioning Session

The second visioning meeting was held on **July 24<sup>th</sup> 2008 at 4:00 PM**. The meeting also discussed the Character Area Map and the proposed Main Street Overlay District as part of the Character Area map.



The Main Street Overlay District was well received and the boundaries are to be determined by the Stakeholders. A Questionnaire was handed out and the stakeholders were asked to fill out the answers. The first question on the Questionnaire asked for a draft vision statement. A Draft vision statement was discussed and the following vision statement was decided upon.

***Mount Zion Vision Statement:***

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

The second question was:

2. List three places you avoid taking out-of-town visitors. Be as specific as possible. The answers were:

Rabbit Run  
Ashwood Drive  
Robinson Street  
Harrison Road  
Meadow Brook Road

These areas were discussed at length and the unsightly manner that they were being kept. It was also discussed how to use creative ways to clean up these areas without having an actual code enforcement staff. The Police Department has been addressing some of the issues, but the codes need to be updated to address some of the issues. It was further discussed that perhaps a citizen might volunteer for this position.

The rest of the questions addressed obstacles and challenges, both physical and others that can be addressed through programs or leadership. The participants mostly agreed the obstacles that Mount Zion faces to achieving their vision are:

Infrastructure (sewer and water)  
Community Participation  
Community Pride  
Annexation  
Leaders of the Community to Work a Single Vision  
More involvement in Community Center  
More involvement in Parks and Recreation

The meeting closed with scheduling the public hearing for public input and transmittal of the Draft Community Participation Plan and the Draft Community Assessment. The public hearing was scheduled for **August the 19<sup>th</sup> at 6:00PM**.

## Public Hearings

### Draft Community Assessment and Community Participation Plan

A public hearing was held on **August the 19<sup>th</sup> at 6:00PM** at the Mount Zion City Hall. The purpose of this meeting is to inform the public of the documents and receive any comments, questions and suggestions and to submit the *Draft Community Assessment and the Draft Community Participation Plan* for transmittal to the Department of Community Affairs. Attendees will be asked for comment on additional needs to be addressed and give some thoughts of their future vision of the City. Assistance will be provided as needed. Attendees will also be informed of the visioning sessions. Following the public hearing and public input, a draft Community Assessment and Community Participation Program will be forwarded for review to the Chattahoochee Flint Regional Development Center and the Department of Community Affairs for review.

### Draft Community Agenda

A final public hearing was held on **October 28, 2008** to present the Community Agenda and receive any comment, questions or suggestions from the public. Following such time the Community Agenda will be transmitted to the Chattahoochee Flint Regional Development Center and the Department of Community Affairs for final approval. After final approval from the agencies, the City of Mount Zion will formally adopt the three sections to the Comprehensive Plan: *the Community Assessment, Community Participation Plan and the Community Agenda*.

## Interviews

A series of interviews were conducted at the Visioning Sessions on **June 24<sup>th</sup> 4:00 PM** and **July 24<sup>th</sup> 4:00 PM** and by phone, to identify personal perspectives to the future City needs, the results of those meetings will be reflected in the Comprehensive Plan update.

## Outreach

Methods to reach the public included: flyers at the Public Library and the Senior and Community Center and putting notices in with the City water bills and advertising in the local paper. These methods will be used to keep the public informed of hearings, and visioning workshop dates and times to encourage the public to participate in the community participation of the Comprehensive Plan Update.

## Tentative Schedule for Completion of the Community Agenda

Community Interviews	June	July			
Drafting Community Assessment	June	July	August		
Drafting Community Participation Program	June	July	August		
Public Hearing for Community Assessment & Comm Part Plan			8/19/08		
Community Agenda				November	
Visioning Meetings for the Community Agenda				October	
Public Hearing for the Community Agenda				10/28/08	
Adoption Process					12/16/08

# Transmittal Resolution

08/21/2008 THU 8:39 FAX 770 832 7816 CITY OF MT.ZION GA.

002/002

## RESOLUTION TO TRANSMIT

Resolution # 07-08-007

**WHEREAS**, the Mount Zion City Council has completed the Community Participation and Community Assessment documents as part of the 20-year Comprehensive Plan Update.

**WHEREAS**, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on ~~September 2, 2008~~ <sup>AUGUST 19, 2008</sup>.

**BE IT THEREFORE RESOLVED**, that the Mount Zion City Council does hereby transmit the Community Assessment and the Community Participation Program portions of the 20-year Comprehensive Plan Update to the Chattahoochee Flint Regional Development Center and the Georgia Department of Community Affairs for official review.

**OR**

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

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

Adopted this 19 day of August, 2008

BY: Sue Bloodworth

ATTEST: Jerica Ferguson

# Approval Letter from DCA

**Sonny Perdue**  
Governor



**Mike Beatty**  
Commissioner

October 16, 2008

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

Dear Mr. Booker:

Our staff has reviewed the draft Community Assessment and Community Participation Program for the City of Mount Zion and finds that both adequately address the Local Planning Requirements. The City may therefore immediately proceed with development of its Community Agenda. Please include the enclosed listing of planning assistance resources with your report of findings and recommendations to the local government.

Our records indicate that the Service Delivery Strategy for Carroll County and its cities has not yet been submitted for verification. We recommend that you remind these jurisdictions that, due to this plan update, it is now necessary to begin the process of renegotiating their Service Delivery Strategy in order to remain in compliance with the Service Delivery Strategy Law.

Sincerely,

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

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

JF/rhh  
Enclosure  
cc: Lynne S. Miller, Chattahoochee Flint RDC Planning Director  
Carter Thompson, Chattahoochee Flint RDC Planner  
Renetta Hobson, DCA Area Planner  
Julie Brown, DCA



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## Adoption Resolution

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

**Resolution # 08-09/002**

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

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

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

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

Adopted this 16<sup>th</sup> day of December, 2008

  
\_\_\_\_\_  
Mayor, City of Mount Zion

ATTEST:

  
\_\_\_\_\_  
Mount Zion's City Clerk