

A JOINT COMPREHENSIVE PLAN FOR
GILMER COUNTY AND THE CITIES OF
ELLIJAY AND EAST ELLIJAY
2014-2034

OCTOBER 2014

PREPARED BY:
THE NORTHWEST GEORGIA REGIONAL COMMISSION

Cover photo:
Greg Newington
Newington Photography
(www.newingtonphotography.com)

TABLE OF CONTENTS

INTRODUCTION	1
COMMUNITY GOALS	2
NEEDS AND OPPORTUNITIES	7
COMMUNITY WORK PROGRAM	10
CITY OF EAST ELLIJAY	11
CITY OF ELLIJAY	15
GILMER COUNTY	20
CAPITAL IMPROVEMENTS ELEMENT	25
LAND USE ELEMENT	29
CITY OF EAST ELLIJAY FUTURE LAND USE MAP	33
CITY OF ELLIJAY FUTURE LAND USE MAP	35
GILMER COUNTY FUTURE LAND USE MAP	37

INTRODUCTION

A Joint Comprehensive Plan for Gilmer County and the Cities of Ellijay and East Ellijay, 2014-2034 has been prepared in accordance with the Rules of Georgia department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Comprehensive Planning (effective March 1, 2014). This joint comprehensive plan consists of the three core elements (i.e., Community Goals, Needs and Opportunities, and Community Work Program) and an additional two elements (i.e., Capital Improvements Element and Land Use Element) as required by Section 110-12-1-.02(1) of the Minimum Standards and Procedures.

The DCA's Minimum Standards and Procedures for Local Comprehensive Planning emphasize preparation of plans that help local governments address their immediate needs and opportunities while moving toward realization of their long-term goals. In order to maintain qualified local government certification, and thereby remain eligible for selected state funding and permitting programs, each local government must prepare, adopt, maintain, and implement a comprehensive plan as specified in these standards and procedures.

The comprehensive plan is not regulation that binds the citizens of Gilmer County rather it is a guide to local decision-making.

COMMUNITY GOALS

The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals identify the community's direction for the future and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. The Community Goals element must include at least one or a combination of any of four components as follows: (a) general vision statement, (b) list of community goals, (c) community policies, and (d) character areas and defining narrative. For this plan, the Community Goals element includes a list of goals the community seeks to achieve and policies selected to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Goals. The goals and policies that follow are listed under one of seven planning categories.

Economic Development

Goal No.	Goal
1.0	A healthy economy which is diversified among both the industrial and commercial sectors, which enhances the quality of life for all of our citizens, and which prudently manages the community's resources.
Policy No.	Policy
1.1	<i>Growth Preparedness.</i> Support an on-going, effective, and coordinated economic development program which will promote Gilmer County throughout the state and nation.
1.2	<i>Regional Identity.</i> Refine and promote the community's identity to take advantage of the unique aspects of its character.
1.3	<i>Appropriate Business and Employment Options.</i> Support the retention and expansion of existing business and industry and attract and recruit businesses and industries which are compatible with the community's long-term goals and which provide quality jobs for our citizens.
1.4	<i>Educational Opportunities.</i> Provide a more skilled and educated labor force to attract business and industry to the area.
1.5	<i>Adequate Infrastructure.</i> Promote new growth in areas where necessary infrastructure is already in place or is planned in the future.
1.6	<i>Downtown Development.</i> Promote downtown Ellijay as a center for retail and tourist activities and implement measures which will enhance the charm and the value of the downtown area.

Housing

Goal No.	Goal
2.0	Adequate and affordable housing for all citizens.
Policy No.	Policy
2.1	<i>Quality Housing.</i> Promote quality housing construction and subdivision development.
2.2	<i>Housing Opportunities.</i> Promote the development of housing in a wider range of prices and types to insure that all who work in the community have a viable option for living in the community. Encourage affordable housing that is designed for long-term sustainability and stable value.
2.3	<i>Infill Housing and Neighborhood Preservation.</i> Stimulate infill housing in existing neighborhoods.

Natural and Cultural Resources

Goal No.	Goal
3.0	The conservation, protection, and wise management of the area's environmental, natural, and historic resources.
Policy No.	Policy
3.1	<i>Open Space.</i> Design new development to minimize the amount of land consumed and set aside open space from development for use as buffers, parks, greenbelts, or wildlife corridors.
3.2	<i>Environmental Protection.</i> Protect air quality and environmentally sensitive areas from negative impacts of development. Recognize that environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community. Whenever possible, preserve the natural terrain, drainage, and vegetation of an area.
3.3	<i>Regional Cooperation.</i> Encourage regional cooperation in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as the protection of shared natural resources.
3.4	<i>Heritage Preservation.</i> Maintain the traditional character of the community through preserving and revitalizing historic areas, encouraging new development that is compatible with traditional features, and protecting scenic and natural features that are important to defining the community's character.

Community Facilities and Services

Goal No.	Goal
4.0	Public facilities which have the capacity, and which are in place when needed, to support and attract growth and development and maintain and enhance the quality of life of all residents in the community.
Policy No.	Policy
4.1	<i>Regional Solutions.</i> Seek regional solutions when needs are shared by more than one local jurisdiction, particularly where this will result in greater efficiency and less cost to the taxpayer.
4.2	<i>Water Supply and Treatment.</i> Assure an adequate and economical supply of water for the growth needs of the county and incorporated cities.
4.3	<i>Sewerage System and Wastewater Treatment.</i> Provide public sewer service to growth areas as consistent with the Future Land Use Plan.
4.4	<i>Solid Waste Management.</i> Manage solid waste activities in a manner consistent with State requirements and the Joint Solid Waste Management Plan.
4.5	<i>Public Safety.</i> Provide excellent emergency management and law enforcement services commensurate with the unique needs of the area.
4.6	<i>Public Health Facilities.</i> Support improvements in the area's health care system.
4.7	<i>Recreation.</i> Provide recreation facilities and programs that meet both the active and passive recreational needs of the community's residents.
4.8	<i>Government Facilities.</i> Expand and/or construct government facilities as necessary to meet the needs of the community.
4.9	<i>Education Facilities.</i> Provide excellent education facilities and support coordination between local governments and the school system to assure new school locations are consistent with the Future Land Use Plan.
4.10	<i>Cultural and other Public Facilities.</i> Support the expansion of cultural facilities and programs and other public facilities in keeping with the needs of the community.

Intergovernmental Coordination

Goal No.	Goal
5.0	Positive, cooperative, and effective relationships between Gilmer County, the City of Ellijay, the City of East Ellijay, and other public agencies and organizations.

Intergovernmental Coordination, cont.

Policy No.	Policy
5.1	<i>Local Coordination.</i> Promote effective coordination between the County and City governments and the County School Board, the Water and Sewer Authority, and Economic Development Authority.
5.2	<i>Joint Planning.</i> Continue the joint comprehensive planning approach to ensure collaborative planning and decision-making.
5.3	<i>Consistency with the Future Land Use Plan.</i> Use the adopted Joint Comprehensive Plan as a guide for decision-making.
5.4	<i>State Coordination.</i> Pursue effective relationships with key State agencies and departments.
5.5	<i>Cooperative Planning.</i> Promote cooperative planning efforts throughout the community.

Transportation

Goal No.	Goal
6.0	A modern, well-funded multi-modal transportation network that is efficient, safe, and protects the environment while enhancing the area's economic development.
Policy No.	Policy
6.1	<i>Adequate Transportation System.</i> Recognize that a good transportation network is vital for the physical, social, and economic well-being of Gilmer County and the Cities of Ellijay and East Ellijay; therefore, support transportation planning as a priority for the community.
6.2	<i>Transportation Alternatives.</i> Encourage and support the development of alternatives to transportation by automobile, including public transit, bicycle routes, and pedestrian facilities; encourage greater use of alternate transportation.
6.3	<i>Regional Solutions.</i> Seek regional solutions to needs shared by more than one local jurisdiction as preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Land Use

Goal No.	Goal
7.0	Land resources which have been allocated for uses that will accommodate and enhance economic development, natural and historic resources, community facilities, and housing and will protect and improve the quality of life of residents and visitors.

Land Use, cont.

Policy No.	Policy
7.1	<i>Community Character and Environmental Quality.</i> Preserve the positive qualities of the natural environment, historic and cultural resources, and scenic characteristics which contribute to Gilmer County's character.
7.2	<i>Residential Development.</i> Promote future residential development that is compatible with the physical limitations of the land and the established land uses in the area.
7.3	<i>Agriculture and Forestry.</i> Protect prime agricultural and forest lands through the use of incentives, land use regulations, and other means.
7.4	<i>Parks and Recreation.</i> Plan for the development of parks and open spaces in locations throughout the community.
7.5	<i>Reuse of Historic Buildings.</i> Encourage the adaptive reuse of historic facilities and structures in the county and incorporated cities.
7.6	<i>Sense of Place.</i> Encourage and recognize the importance of community focal points as potentially attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment. Promote downtown Ellijay is a community focal point.
7.7	<i>Traditional Neighborhoods.</i> Encourage traditional neighborhood patterns, including the use of human scale development, mixing uses within easy walking distance of one another, and facilitating pedestrian activity.
7.8	<i>Infill Development.</i> Encourage the development or redevelopment of sites closer to the downtown or traditional urban core of Ellijay and East Ellijay.
7.9	<i>Infrastructure.</i> Encourage development in areas which have public services or areas into which public services can be extended at a reasonable cost.
7.10	<i>Strip Commercial Development.</i> Discourage strip commercial development and encourage compact development in activity nodes to reduce traffic congestion and efficiently utilize public services.
7.11	<i>Neighborhood Commercial Development.</i> Plan appropriate neighborhood commercial development to serve the needs of major residential areas in the county and cities.
7.12	<i>Transitional Uses.</i> Promote an orderly transition between commercial areas and single family residential areas through transitional uses such as multi-family residential and natural buffer areas.
7.13	<i>Industrial Development.</i> Encourage industrial development in areas which have compatible soils, drainage, and other environmental characteristics, and which can be efficiently and effectively provided with adequate utilities and infrastructure with minimum costs to both industry and government.
7.14	<i>Government Facilities.</i> Promote the downtown area of Ellijay as the primary location for government facilities.

NEEDS AND OPPORTUNITIES

The Needs and Opportunities element consists of the locally agreed upon list of Needs and Opportunities the community has identified as high priority and intends to address. Each of these priority needs and opportunities must be followed-up with corresponding implementation measures in the Community Work Program. The following list was developed by involving the comprehensive plan coordination (steering) committee in a SWOT (strengths, weaknesses, opportunities, threats) analysis work session on January 15, 2014, and a Needs and Opportunities work session on February 19, 2014. To further aid stakeholders identify local needs and opportunities, the DCA's list of typical needs and opportunities provided in the Supplemental Planning Recommendations, as well as data and information about the community, was reviewed by the coordination committee.

Economic Development

ID	The need or opportunity is to. . . .
ED-1	Create more jobs or economic opportunities in our community.
ED-2	Create an environment to encourage job growth in our community.
ED-3	Develop a strategy for appropriate economic development of our community.
ED-4	Diversify our economic base.
ED-5	Promote the continued revitalization of downtown Ellijay.
ED-6	Take greater advantage of being a "telecommunications crossroads."
ED-7	Do more to assist existing businesses.
ED-8	Maximize the promotion of our agricultural and tourism assets, including all outdoor activity/recreational opportunities.
ED-9	Attract major sporting goods retailers to our community.
ED-10	Have better coordination and cooperation between the Downtown Development Authority of the City of Ellijay, The Development Authority of Gilmer County, and the Gilmer County Chamber of Commerce.
ED-11	Redevelop and revitalize economically depressed areas within the City of Ellijay.

HOUSING

ID	The need or opportunity is to. . . .
H-1	Encourage more mid-range rental housing units in our community.
H-2	Attract additional lodging (hotel/motel) facilities for our community.
H-3	Encourage and facilitate more assisted-living housing for our community.
H-4	Institute an inventory of foreclosed housing in our community.

Natural and Cultural Resources

ID	The need or opportunity is to. . . .
NC-1	Improve public access to our three rivers.
NC-2	Continue improvements within Ellijay's locally designated historic district.

Community Facilities and Services

ID	The need or opportunity is to. . . .
CF-1	Upgrade our hospital facilities and services or construct a new hospital for our community.
CF-2	Attract additional medical professionals to our community.
CF-3	Build an indoor, multi-use recreation facility for our community.
CF-4	Upgrade our existing water and sewer infrastructure.
CF-5	Continue development of the Ellijay passive park (Harrison Park, located between the Ellijay River and McCutchen Street).

Intergovernmental Coordination

ID	The need or opportunity is to. . . .
IC-1	Foster and maintain better all-around intergovernmental coordination.

Transportation

ID	The need or opportunity is to. . . .
T-1	Promote an east-west highway corridor through our county.
T-2	Better utilize our existing railroad facilities (GNRR).
T-3	Continue improvements to the Gilmer County Airport.
T-4	Improve the functionality of the intersection at SR 515, 1 st Avenue, Industrial Boulevard, and River Street.

Transportation, cont.

T-5	Improve the connection of SR 382 to SR 515.
-----	---

Land Use

ID	The need or opportunity is to. . . .
----	--------------------------------------

LU-1	Promote development of our existing, unfinished subdivisions prior to the development of new subdivisions.
------	--

LU-2	Promote development of our available/vacant commercial and industrial buildings and land.
------	---

COMMUNITY WORK PROGRAM

The Community Work Program lays out the specific activities the community plans to undertake during the next five years to address the priority Needs and Opportunities. This includes any activities, initiatives, programs, ordinances, or administrative systems to be put in place to implement the comprehensive plan. The Community Work Program includes the following information for each listed activity:

- Brief description of the activity;
- Timeframe for initiating and completing the activity;
- Responsible party for implementing the activity;
- Estimated the cost (if any) for implementing the activity;
- Funding source(s), if applicable; and
- Need or Opportunity addressed by the activity, if applicable.

COMMUNITY WORK PROGRAM: CITY OF EAST ELLIJAY

Activity Description	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)	Need or Opportunity Addressed
	2014	2015	2016	2017	2018				
ECONOMIC DEVELOPMENT									
Develop core economic development sales team		X	X			Ellijay DDA and Gilmer County DA	\$50,000/yr. (for staff position)	Gilmer County COC; Gilmer County DA; Ellijay DDA	ED-1; ED- 2; ED-3; ED-4
Explore federal programs that support economic development			X	X	X	Economic development sales team	\$1,500	Gilmer County COC; Gilmer County DA; Ellijay DDA;	ED-1; ED- 2; ED-3; ED-4
Develop a digital economy plan		X	X			Consultant	\$25,000	General fund	ED-6
Participate in the Investing in Manufacturing Communities Program (IMCP) Partnership	X	X	X	X	X	Gilmer County DA; Northwest Georgia Advanced Manufacturing Consortium; Gilmer County; City of Ellijay; City of East Ellijay; NWGRC	TBD	Federal, state funds	ED-7
Develop an existing business/industry program to address the needs and concerns of commercial enterprises with the intent of improving the environment for business retention and expansion and workforce development.		X	X			Coalition of agencies and businesses including Gilmer County COC; Ellijay DDA, and Gilmer County DA	\$25,000 (initial investment)	Grants; agencies involved	ED-7
Develop a business incubator		X	X	X		Gilmer County COC, Ellijay DDA; Gilmer County DA	\$150,000-250,000	Participating businesses, Gilmer County COC; Gilmer County DA; Ellijay DDA, grants	ED-7
Establish Enterprise Zones		X	X	X		City of East Ellijay; Gilmer County	TBD	General fund	ED-7
Identify workforce training resources that relate to local needs, and promote them within the community.		X	X	X	X	NWGRC; Gilmer County COC; Ellijay DDA; Gilmer County DA	\$2,500 (initial expenditure)	Gilmer County COC; Gilmer County DA; Ellijay DDA	ED-7
Encourage the high school administration to train students for local jobs.		X	X	X	X	Gilmer County COC; Ellijay DDA; Gilmer County DA	Staff time.	Gilmer County COC; Gilmer County DA; Ellijay DDA	ED-7

Activity Description	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)	Need or Opportunity Addressed
	2014	2015	2016	2017	2018				
Assign core economic development sales team to attract a major sporting goods retailer.			X	X		Ellijay DDA; Gilmer County DA	Staff time	Gilmer County COC; Gilmer County DA; Ellijay DDA	ED-9
HOUSING									
Stimulate low cost housing development.		X	X	X	X	GHFA; USDA Rural Development; and other programs	\$50,000/ yr. (for staff position)	General fund for position; grants for admin. and construction	H-1
Encourage hotel/motel construction in the area.		X	X	X	X	Core marketing / economic development team	Staff time.	Gilmer County COC; Ellijay DDA; Gilmer County DA	H-2
Research and contact private assisted living corporations to investigate opening a new facility in the area in consultation with the Georgia Department of Human Services to discover options available to bring assisted living facilities to the area.		X	X	X	X	Georgia DHS; SunLink Health Systems (or its successor)	Staff time	Georgia DHS; SunLink Health Systems (or its successor)	H-3
Ensure that the Zoning Ordinance of the jurisdiction has provisions for assisted living facilities.		X	X			Planning and Zoning Department; NWGRC	Staff time	Planning and Zoning Department	H-3
Compile a list of foreclosed housing		X	X	X	X	City staff, realtors	\$500/yr.	General Fund	H-4
NATURAL AND CULTURAL RESOURCES									
Improve public access to the County's three rivers			X	X	X	Georgia DNR Wildlife Division; Limestone Valley RC&D Council	TBD	Georgia RTP; SPLOST; conservation and sporting organizations	NC-1
COMMUNITY FACILITIES AND SERVICES									
Upgrade hospital facilities and services or construct a new hospital.				X	X	SunLink Health Systems, Inc.; Georgia DCH	TBD	SunLink Health Systems, Inc.; USDA loans and grants; federal funding	CF-1

Activity Description	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)	Need or Opportunity Addressed
	2014	2015	2016	2017	2018				
Attract more medical professionals to the community through intern recruitment programs			X	X	X	SunLink Health Systems, Inc.	\$20,000/yr.	SunLink Health Systems, Inc; Gilmer County COC; Gilmer County DA, Ellijay DDA	CF-2
Build an indoor, multi-use recreational facility				X	X	Gilmer County COC; Ellijay DDA; Gilmer County DA	TBD	Include in next SPLOST referendum.	CF-3
Upgrade water and sewer infrastructure	X	X	X	X	X	Ellijay-Gilmer County Water and Sewerage Authority	TBD	Ellijay-Gilmer County Water and Sewerage Authority; grants	CF-4
INTERGOVERNMENTAL COORDINATION									
Promote all-around intergovernmental cooperation by holding planning meetings of the local governments, authorities, boards, and agencies, as needed, to improve communication and coordination.	X	X	X	X	X	Gilmer County; City of Ellijay; City of East Ellijay; Gilmer County DA, Ellijay-Gilmer County Water and Sewerage Authority	Staff time	General fund	IC-1
TRANSPORTATION									
Promote an east-west highway corridor through Gilmer County		X	X	X	X	GDOT; Gilmer County DA; Gilmer County COC; Ellijay DDA	TBD	Federal, state funds; SPLOST	T-1
Take greater advantage of railway facilities by encouraging industrial and commercial development along the railroad line		X	X	X	X	GDOT; Gilmer County DA; Gilmer County COC; Ellijay DDA	Staff time	Agencies involved	T-2
Continue to implement the Airport Five-Year Capital Improvement Plan and Airport Layout Plan.		X	X	X	X	Gilmer County	\$840,000	FAA	T-3
Improve the functionality of the intersection of SR 515, 1 st Avenue, Industrial Blvd., and River Street.	X	X	X	X	X	GDOT	TBD	GDOT	T-4
Implement the programs of the adopted Long-Range Transportation Plan in concert with the priorities of the local governments.	X	X	X	X	X	Gilmer County; City of Ellijay; City of East Ellijay	\$2,597,636	General fund; state, federal funds	From last STWP.
Continue implementation of the adopted Regional Bicycle and Pedestrian Plan.	X	X	X	X	X	Gilmer Count; City of Ellijay; City of East Ellijay	\$7,500/yr.	Georgia RTP	From last STWP.

Activity Description	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)	Need or Opportunity Addressed
	2014	2015	2016	2017	2018				
LAND USE									
Promote development of available/vacant commercial and industrial buildings and land.		X	X	X	X	Core marketing / economic development team	Staff time	General fund	LU-2

COMMUNITY WORK PROGRAM: CITY OF ELLIJAY

Activity Description	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)	Need or Opportunity Addressed
	2014	2015	2016	2017	2018				
ECONOMIC DEVELOPMENT									
Develop core economic development sales team.		X	X			Ellijay DDA; Gilmer County DA	\$50,000/yr. (for staff position)	Gilmer County COC; Gilmer County DA; Ellijay DDA	ED-1; ED- 2; ED-3; ED-4
Explore federal programs that support economic development.			X	X	X	Economic development sales team	\$1,500	Gilmer County COC; Gilmer County DA; Ellijay DDA	ED-1; ED- 2; ED-3; ED-4
Ensure that the historic preservation commission members receive training so the city can become a Certified Local Government to be eligible for federal grant money.		X	X	X	X	Ellijay HPC	\$225/yr per HPC member (+ travel cost)	General fund	ED-5; NC-2
Allow alternative Rehabilitation Building Codes in the local historic district.		X	X	X	X	Building Inspection Dept.	Staff time.	General fund	ED-5; NC-2
Promote state and federal rehabilitation tax credits for contributing buildings in the local historic district.		X	X	X	X	Ellijay HPC; NWGRC	Staff time.	General fund	ED-5; NC-2
Continue TE-funded landscape program.	X	X				City of Ellijay	\$700,000	Grants; general fund	ED-5; NC-2
Develop a digital economy plan.		X	X			Consultant	\$25,000	General fund	ED-6
Participate in the Investing in Manufacturing Communities Program (IMCP) Partnership.	X	X	X	X	X	Gilmer County DA; Northwest Georgia Advanced Manufacturing Consortium; Gilmer County; City of Ellijay; City of East Ellijay; NWGRC	TBD	Federal, state funds	ED-7
Develop an existing business/industry program to address the needs and concerns of commercial enterprises with the intent of improving the environment for business retention and expansion and workforce development.		X	X			Coalition of agencies and businesses including Gilmer County COC; Ellijay DDA, and Gilmer County DA	\$25,000 (initial investment)	Grants; agencies involved	ED-7
Develop a business incubator.		X	X	X		Gilmer County COC, Ellijay DDA; Gilmer County DA	\$150,000-250,000	Business partners; Gilmer County COC; Gilmer County DA; Ellijay DDA; grants	ED-7

Activity Description	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)	Need or Opportunity Addressed
	2014	2015	2016	2017	2018				
Establish Enterprise Zones.		X	X	X		City of Ellijay; Gilmer County	TBD	General fund	ED-7
Identify workforce training resources that relate to local needs, and promote them within the community.		X	X	X	X	NWGRC; Gilmer County COC; Ellijay DDA; Gilmer County DA	\$2,500 (initial expenditure)	Gilmer County COC; Gilmer County DA; Ellijay DDA	ED-7
Encourage the high school administration to train students for local jobs.		X	X	X	X	Gilmer County COC; Ellijay DDA; Gilmer County DA	Staff time.	Gilmer County COC; Gilmer County DA; Ellijay DDA	ED-7
Assign core economic development sales team to attract a major sporting goods retailer.			X	X		Ellijay DDA; Gilmer County DA	Staff time	Gilmer County COC; Gilmer County DA; Ellijay DDA	ED-9
Identify areas for coordination and cooperation among the Ellijay Downtown Development Authority, the Gilmer County Development Authority, and the Gilmer Co. Chamber of Commerce, and organize meetings among the principal players to foster mutual understandings of goals and strategies.	X	X	X	X	X	Ellijay DDA; Gilmer County DA; Gilmer County COC	Staff time	Ellijay DDA; Gilmer County DA; Gilmer County COC	ED-10
Implement the Ellijay Urban Redevelopment Plan, to include public infrastructure improvements, facilitation of public and private redevelopment and reinvestment projects, application for an Opportunity Zone, continuing redevelopment and reinvestment assistance to the Ellijay Downtown Development Authority and City of Ellijay, and pursuit of private investment and job creation within the Downtown, Residential, and Commercial redevelopment areas.	X	X	X	X	X	City of Ellijay; Ellijay DDA; Gilmer County COC; DCA; NWGRC; private sector	\$5,000+/yr. (City, DDA staff time)	City of Ellijay; Ellijay DDA; grant funds	ED-11
Emphasize and expand community asset opportunities for recreation and commercialization adjacent to the Ellijay/Coosawattee River corridors.	X	X	X	X		City of Ellijay	TBD	General fund; grants; loans	From last STWP.

Activity Description	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)	Need or Opportunity Addressed
	2014	2015	2016	2017	2018				
HOUSING									
Stimulate low cost housing development.		X	X	X	X	GHFA; USDA Rural Development; and other programs	Staff Time	General fund for staff position; grants for admin. and construction	H-1
Encourage hotel/motel construction in the area.		X	X	X	X	Core marketing / economic development team	Staff time.	Gilmer County COC; Ellijay DDA; Gilmer County DA	H-2
Research and contact private assisted living corporations to investigate opening a new facility in the area in consultation with the Georgia Department of Human Services to discover options available to bring assisted living facilities to the area.		X	X	X	X	Georgia DHS; SunLink Health Systems (or its successor)	Staff time	Georgia DHS; SunLink Health Systems (or its successor)	H-3
Ensure that the Zoning Ordinance of the jurisdiction has provisions for assisted living facilities.		X	X			Planning and Zoning Department; NWGRC	Staff time	Planning and Zoning Department	H-3
Compile a list of foreclosed housing.		X	X	X	X	City staff; realtors	\$500/yr.	General fund	H-4
NATURAL AND CULTURAL RESOURCES									
Improve public access to Gilmer County's three rivers.			X	X	X	Georgia DNR Wildlife Division; Limestone Valley RC&D Council	TBD	Georgia RTP; SPLOST; conservation and sporting organizations	NC-1
Cooperate with the Georgia Chapter of the Trail of Tears in research, public education, and the development of a guidebook, a brochure, and/or a driving tour.	X	X	X	X	X	GA Trail of Tears Association; Gilmer County; City of Ellijay	\$2,500	General fund; Gilmer County COC	From last STWP.
Investigate ways to protect the integrity and appearance of the historic City Cemetery.		X	X			Ellijay HPC; NWGRC	\$2,000	General fund; grants	From last STWP.

Activity Description	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)	Need or Opportunity Addressed
	2014	2015	2016	2017	2018				
COMMUNITY FACILITIES AND SERVICES									
Upgrade hospital facilities and services or construct a new hospital.		X	X	X	X	SunLink Health Systems, Inc.; Georgia DCH	TBD	SunLink Health Systems, Inc.; USDA loans and grants; federal funding	CF-1
Attract more medical professionals to the community through intern recruitment programs			X	X	X	SunLink Health Systems, Inc.	\$20,000/yr.	SunLink Health Systems, Inc.; Gilmer County COC; Gilmer County DA, Ellijay DDA	CF-2
Build an indoor, multi-use recreational facility.				X	X	Gilmer County COC; Ellijay DDA; Gilmer County DA	TBD	Include in next SPLOST referendum.	CF-3
Upgrade water and sewer infrastructure.	X	X	X	X	X	Ellijay-Gilmer County Water and Sewerage Authority	TBD	Ellijay-Gilmer County Water and Sewerage Authority; grants	CF-4
Continue development of Harrison Park.	X	X	X	X		City of Ellijay	\$50,000/yr	City of Ellijay; Georgia RTP; SPLOST; private donations	CF-5
INTERGOVERNMENTAL COORDINATION									
Promote all-around intergovernmental cooperation by holding planning meetings of the local governments, authorities, boards, and agencies, as needed, to improve communication and coordination.	X	X	X	X	X	Gilmer County; City of Ellijay; City of East Ellijay; Gilmer County DA, Ellijay-Gilmer County Water and Sewerage Authority	Staff time	General fund	IC-1
TRANSPORTATION									
Promote an east-west highway corridor through Gilmer County.		X	X	X	X	GDOT; Gilmer County DA; Gilmer County COC; Ellijay DDA	TBD	Federal, state funds; SPLOST	T-1
Take greater advantage of railway facilities by encouraging industrial and commercial development along the railroad line.		X	X	X	X	GDOT; Gilmer County DA; Gilmer County COC; Ellijay DDA	Staff time	Agencies involved	T-2

Activity Description	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)	Need or Opportunity Addressed
	2014	2015	2016	2017	2018				
Improve the functionality of the intersection of SR 515, 1 st Avenue, Industrial Blvd., and River Street.	X	X	X	X	X	GDOT	TBD	GDOT	T-4
Extend SR 382 from CR 239 to SR 5/SR 515 (inc utility work).					X	State and federal governments	\$5,794,038	State, federal funds	T-5
Pursue funding for additional pedestrian facilities to include sidewalks, trails, and river crossings.	X	X	X	X	X	Gilmer County; City of Ellijay; City of East Ellijay	\$2,000	Grants; TE funds; Ellijay	From last STWP
Implement the programs of the adopted Long-Range Transportation Plan in concert with the priorities of the local governments.	X	X	X	X	X	Gilmer County; City of Ellijay; City of East Ellijay	\$2,597,636	General fund; state, federal funds	From last STWP
Continue implementation of the adopted Regional Bicycle and Pedestrian Plan.	X	X	X	X	X	Gilmer Count; City of Ellijay; City of East Ellijay	\$7,500/yr	Georgia RTP	From last STWP
Continue advocacy for Blue Ridge Scenic Railroad Excursions to depart from Ellijay.	X	X	X	X		City of Ellijay; Gilmer County COC; Merchants Association	Staff time.	Agencies involved.	From last STWP
LAND USE									
Strengthen subdivision regulations dealing with final plat implementation, and impose a moratorium on new subdivisions until existing subdivisions are built out.		X	X	X	X	Local governments; planning and zoning departments	Staff time	General fund	LU-1
Promote development of available/vacant commercial and industrial buildings and land.		X	X	X	X	Core marketing / economic development team	Staff time	General fund	LU-2

COMMUNITY WORK PROGRAM: GILMER COUNTY

Activity Description	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)	Need or Opportunity Addressed
	2014	2015	2016	2017	2018				
ECONOMIC DEVELOPMENT									
Develop core economic development sales team		X	X			Ellijay DDA; Gilmer County DA	\$50,000/yr. (for staff position)	Gilmer County COC; Gilmer County DA; Ellijay DDA	ED-1; ED- 2; ED-3; ED-4
Explore federal programs that support economic development.			X	X	X	Economic development sales team	\$1,500	Gilmer County COC; Gilmer County DA; Ellijay DDA	ED-1; ED- 2; ED-3; ED-4
Develop a digital economy plan.		X	X			Consultant	\$25,000	General fund	ED-6
Participate in the Investing in Manufacturing Communities Program (IMCP) Partnership.	X	X	X	X	X	Gilmer County DA; Northwest Georgia Advanced Manufacturing Consortium; Gilmer County; City of Ellijay; City of East Ellijay; NWGRC	TBD	Federal, state funds	ED-7
Develop an existing business/industry program to address the needs and concerns of commercial enterprises with the intent of improving the environment for business retention and expansion and workforce development.		X	X			Coalition of agencies and businesses including Gilmer County COC; Ellijay DDA, and Gilmer County DA	\$25,000 (initial investment)	Grants, agencies involved	ED-7
Develop a business incubator.		X	X	X		Gilmer County COC, Ellijay DDA; Gilmer County DA	\$150,000-250,000	Participating businesses, Gilmer County COC; Gilmer County DA; Ellijay DDA, grants	ED-7
Establish Enterprise Zones.		X	X	X		Gilmer County	TBD	General fund	ED-7
Identify workforce training resources that relate to local needs, and promote them within the community.		X	X	X	X	NWGRC; Gilmer County COC; Ellijay DDA; Gilmer County DA	\$2,500 (initial expenditure)	Gilmer County COC; Gilmer County DA; Ellijay DDA	ED-7
Encourage the high school administration to train students for local jobs.		X	X	X	X	Gilmer County COC; Ellijay DDA; Gilmer County DA	staff time	Gilmer County COC; Gilmer County DA; Ellijay DDA	ED-7

Activity Description	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)	Need or Opportunity Addressed
	2014	2015	2016	2017	2018				
Form a proactive agricultural and tourism marketing team to maximize promotion of agriculture, tourism, and outdoor activity/recreation opportunities.		X	X			Ellijay DDA; Gilmer County DA	\$50,000/yr. (for staff position)	Gilmer County COC; Gilmer County DA; Ellijay DDA	ED-8
Assign core economic development sales team to attract a major sporting goods retailer.			X	X		Ellijay DDA; Gilmer County DA	Staff time	Gilmer County COC; Gilmer County DA; Ellijay DDA	ED-9
Identify areas for coordination and cooperation among the Ellijay Downtown Development Authority, the Gilmer County Development Authority, and the Gilmer County Chamber of Commerce, and organize meetings among the principal players to foster mutual understandings of goals and strategies.	X	X	X	X	X	Ellijay DDA; Gilmer County DA; Gilmer County COC	Staff time	Ellijay DDA; Gilmer County DA; Gilmer County COC	ED-10
HOUSING									
Stimulate low cost housing development.		X	X	X	X	GHFA; USDA Rural Development; and other programs	\$50,000/ yr. (for staff position)	General fund for position; grants for admin. and construction	H-1
Encourage hotel/motel construction in the area.		X	X	X	X	Core marketing / economic development team	Staff time.	Gilmer County COC; Ellijay DDA; Gilmer County DA	H-2
Research and contact private assisted living corporations to investigate opening a new facility in the area in consultation with the Georgia Department of Human Services to discover options available to bring assisted living facilities to the area.		X	X	X	X	Georgia DHS; SunLink Health Systems (or its successor)	Staff time	Georgia DHS; SunLink Health Systems (or its successor)	H-3
Ensure that the Zoning Ordinance of the jurisdiction has provisions for assisted living facilities.		X	X			Planning and Zoning Department; NWGRC	Staff time	Planning and Zoning Department	H-3
Compile a list of foreclosed housing.		X	X	X	X	County staff; realtors	\$500/yr.	General fund	H-4

Activity Description	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)	Need or Opportunity Addressed
	2014	2015	2016	2017	2018				
NATURAL AND CULTURAL RESOURCES									
Improve public access to Gilmer County's three rivers.			X	X	X	Georgia DNR Wildlife Division; Limestone Valley RC&D Council	TBD	Georgia RTP; SPLOST; conservation and sporting organizations	NC-1
Cooperate with the Georgia Chapter of the Trail of Tears in research, public education, and the development of a guidebook, a brochure, and/or a driving tour.	X	X	X	X	X	GA Trail of Tears; Gilmer County; City of Ellijay	\$2,500	General Fund; Gilmer County COC	From last STWP.
Advocate for the Coosawattee Watershed Alliance.	X	X	X	X	X	Gilmer County; NWGRC	Staff time.	Agencies involved	From last STWP.
Work with the Georgia Trail of Tears Association to preserve sites of cultural and archaeological importance.		X	X	X	X	Gilmer County; NWGRC	Staff time.	Agencies involved	From last STWP.
COMMUNITY FACILITIES AND SERVICES									
Upgrade hospital facilities and services or construct a new hospital.				X	X	SunLink Health Systems, Inc.; Georgia DCH	TBD	SunLink Health Systems, Inc.; USDA loans and grants; federal funding	CF-1
Attract more medical professionals to the community through intern recruitment programs.			X	X	X	SunLink Health Systems, Inc.	\$20,000/yr.	SunLink Health Systems, Inc; Gilmer County COC; Gilmer County DA, Ellijay DDA	CF-2
Build an indoor, multi-use recreational facility.				X	X	Gilmer County COC; Ellijay DDA; Gilmer County DA	TBD	Include in next SPLOST referendum.	CF-3
Upgrade water and sewer infrastructure.	X	X	X	X	X	Ellijay-Gilmer County Water and Sewerage Authority	TBD	Ellijay-Gilmer County Water and Sewerage Authority; grants	CF-4
Support the planning efforts of the Coosawattee Regional Water and Sewer Authority.	X	X	X	X	X	Ellijay-Gilmer County Water and Sewerage Authority	Staff time	Ellijay-Gilmer County Water and Sewerage Authority	From last STWP.

Activity Description	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)	Need or Opportunity Addressed
	2014	2015	2016	2017	2018				
Prepare a Parks and Recreation Master Plan.		X	X	X	X	Gilmer County Parks & Recreation Dept.; consultant	\$20,000	General fund; grants	From last STWP.
Finalize the development of one satellite park (Clear Creek Park-25 ac.).	X	X				Gilmer County	\$548,000	Georgia DNR	From last STWP.
Seek grant funding for recreation projects as appropriate.	X	X	X	X	X	Gilmer County	\$1,500	General fund	From last STWP.
Continue to improve solid waste reduction through recycling processes that are financially beneficial and also pursue grant funding, when available, to provide additional recycling facilities or opportunities.	X	X	X	X	X	Gilmer County	TBD	General fund, grants	From last STWP.
Acquire and develop new parks and open space.	X	X	X	X	X	Gilmer County	\$200,000 - \$400,000	General fund; grants	From last STWP.
INTERGOVERNMENTAL COORDINATION									
Promote all-around intergovernmental cooperation by holding planning meetings of the local governments, authorities, boards, and agencies, as needed, to improve communication and coordination.	X	X	X	X	X	Gilmer County; City of Ellijay; City of East Ellijay; Gilmer County DA, Ellijay-Gilmer County Water and Sewerage Authority	Staff time	General fund	IC-1
TRANSPORTATION									
Promote an east-west highway corridor through Gilmer County.		X	X	X	X	GDOT; Gilmer County DA; Gilmer County COC; Ellijay DDA	TBD	Federal, state funds; SPLOST	T-1
Take greater advantage of railway facilities by encouraging industrial and commercial development along the railroad line.		X	X	X		GDOT; Gilmer County DA; Gilmer County COC; Ellijay DDA	Staff time	Agencies involved	T-2
Continue to implement the Airport Five-Year Capital Improvement Plan and Airport Layout Plan.		X	X	X		Gilmer County	\$840,000	FAA	T-3
Improve the functionality of the intersection of SR 515, 1 st Avenue, Industrial Blvd., and River Street.	X	X	X	X		GDOT	TBD	GDOT	T-4
Extend SR 382 from CR 239 to SR 5/SR 515. (inc utility work)					X	State and federal governments	\$5,794,038	State, federal funds	T-5

Activity Description	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)	Need or Opportunity Addressed
	2014	2015	2016	2017	2018				
Pursue funding for additional pedestrian facilities to include sidewalks, trails, and river crossings.	X	X	X	X	X	Gilmer County; City of Ellijay; City of East Ellijay	\$2,000	Grants; TE funds	From last STWP.
Implement the programs of the adopted Long-Range Transportation Plan in concert with the priorities of the local governments.	X	X	X	X	X	Gilmer County; City of Ellijay; City of East Ellijay	\$2,597,636	General fund; state, federal funds	From last STWP.
LAND USE									
Strengthen subdivision regulations dealing with final plat implementation, and impose a moratorium on new subdivisions until existing subdivisions are built out.		X	X	X	X	Local governments; planning and zoning departments	Staff time	General fund	LU-1
Promote development of available/vacant commercial and industrial buildings and land.		X	X	X	X	Core marketing / economic development team	Staff time	General fund	LU-2

CAPITAL IMPROVEMENTS ELEMENT

A Capital Improvements Element is required for communities that charge development impact fees. The Capital Improvements Element annual update for SFY 2014, included here, has been prepared based on the Development Impact Fee Act (DIFA), the Development Impact Fee Compliance Requirements (DCA Rules 110-12-2), and the Minimum Standards and Procedures for Local Comprehensive Planning (DCA Rules 110-12-1). These documents dictate the essential components of an annual update: (1) an impact fee financial report and (2) a five-year schedule of capital improvements.

**Ellijay-Gilmer County Water and Sewerage Authority
Annual Impact Fee Financial Report: 2013/2014**

Utility's Facility	Water	Sewer
Service Area	District 1	District 1
Impact Fee Fund Balance from Fiscal Year ending 6/30/2013	\$252,646.40	\$62,346.54
Impact Fees Collected between 7/01/13 & 6/30/14	\$18,164.31	\$6,350.40
Accrued Interest	\$394.08	\$98.08
(Administrative / Other Costs)	\$0.00	\$0.00
(Impact Fee Refunds)	\$0.00	\$0.00
(Project Expenditures)	\$0.00	\$11,760.00
Impact Fee Fund Balance ending 6/30/2014	\$271,204.79	\$57,035.02
Impact Fees Encumbered	\$271,204.79	\$57,035.02

**Ellijay-Gilmer County Water and Sewerage Authority
Capital Improvements Project Update 7/1/14 to 6/30/19: Water – District 1**

Project Number & Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for 7/1/13 to 6/30/14	Impact Fees Encumbered thru 6/30/14	Status and/or Remarks
<i>Water Transmission & Distribution</i>								
WD 17 6" Main Mulkey Rd to Stegll Rd	2017	2017		100%				dropped
WD 23,24,25 Weeks Rd-Flat Branch	2018	2019	\$757,975	100%				
WD 28 8" Main Yukon-Mountain Creek Hollow	2017	2018	\$350,000	100%				
WD 29 8" Main Mountain Creek Hollow -County Line	2019	2019	\$150,000	100%				updated
WD 38 Miscellaneous New Mains, 6 thru 8-inch	2014	2025	\$355,140	100%			\$41,704.79	updated
WD 38A New 8" main on River Street	2014	2015	\$229,500	100%			\$229,500.00	added
WD 38B New 8" main on Round Top	2017	2017	\$150,000	100%				added
WD 49 Water Tank New Hope 500,000	2016	2016	\$412,753	100%				updated
WD 50 Water Tank Round Top 500,000	2018	2018	\$412,753	100%				updated
WD 51 Water Tank Clear Creek	2019	2019	\$412,753	100%				updated
<i>Water Treatment & Supply</i>								
Total			\$3,230,874			\$0.00	\$271,204.79	

**Ellijay-Gilmer County Water and Sewerage Authority
Capital Improvements Project Update 7/1/14 to 6/30/19: Sewer – District 1**

Project Number & Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for 7/1/13 to 6/30/14	Impact Fees Encumbered thru 6/30/14	Status and/or Remarks
<i>Sewage Treatment</i>								
<i>Sewage Collection & Transmission</i>								
SC1 8" sewer -Ellijay Amoco to Gartrell St	2015	2015	\$180,000	100%				revised
SC2 8" sewer -Gartrell St to Westwood Dr	2016	2016	\$200,000	100%				revised
SC4 8" sewer -Chatsworth Hwy to Tails Cr	2016	2016	\$250,000	100%				revised
SC5 8" sewer -Hancock Dr to Vista Dr	2017	2018	\$200,000	100%				revised
SC7 8" sewer -Courier Rd to County Rd 17	2018	2019	\$200,000	100%				revised
SC13 Misc 8" sewer mains	2014	2019		100%				dropped
SC13a 8" sewer main downtown phase I	2014	2014	\$11,760	100%		\$11,760.00		added
SC13b 8" sewer main downtown phase II	2015	2015	\$108,240	53%	GF		\$57,035.02	added
Total			\$1,150,000			\$11,760.00	\$57,035.02	

LAND USE ELEMENT

The Land Use Element includes a copy of the Future Land Use Map, showing standard land use categories, and provides an explanation of how the Future Land Use Map is to be interpreted in terms of those categories. These categories will play an important role in determining the direction of the future growth of the County and its Cities.

To a large extent, land use has been determined historically by the County's topography; the presence of National Forest lands; the highway system, especially Georgia Highway 515; resort development potential; the historical happenstances leading to the locations of the two cities and various settlements; and any number of other variables.

Gilmer County is also characterized by sensitive areas, including the Blue Ridge Environmental Corridor, which has high value in its natural state, sheltering wildlife habitat, important watersheds, and other ecologically significant features. The high elevation panoramic landscapes also contribute to local economies, bringing tourism and second home and retiree revenue.

Also noteworthy are the Chattahoochee National Forest lands. Of the nine counties in Northwest Georgia in which the forest is located, Gilmer County has the greatest acreage. These forested areas support hunting, hiking, fishing, horseback riding, swimming, camping, and many more activities that help drive the economy.

Gilmer County is also the location of parts of two significant publically owned Wildlife Management Areas, Cohutta and Rich Mountain. These areas provide public access to lands suited to hunting, fishing, and other important recreational activities.

Much of the commercial development in the county is centered on Georgia Highway 515, especially within the corporate limits of East Ellijay. The historic core of Ellijay is also home to a significant concentration of commercial activity, and outside of the cities, Highways 282 and 52 East also support considerable commercial activity, including convenience stores and the apple houses that have an almost iconic status in Gilmer County.

While agriculture has declined in importance in the county, it is still a significant economic engine, and tends to be located in alluvial areas along waterways including the Ellijay and Cartecay rivers and Mountaintown Creek.

The categories and descriptions below are based on the Department of Community Affairs' Minimum Standards and Procedures for Local Comprehensive Planning that came into effect on March 1, 2014.

Residential - This category includes land used for single family and multi-family residential uses. Just over 24% of projected future land uses in the county qualify as residential, making it the third largest category of projected land use in 2034.



Urban neighborhood in Ellijay

Commercial - This category includes land used for non-industrial business uses, including retail sales, office, service, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Despite high visibility in certain areas, Commercial represents only 1.22% of projected future land use in the county.



Commercial development along Georgia Highway 515

Industrial - This classification includes land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. Industrial uses are projected to occupy only 0.08% of Gilmer County's land mass in 2034.



Industry in Ellijay



Fire station

Public/Institutional - This grouping includes certain state, federal, or local government uses, and institutional land uses. Public uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, and hospitals. Just 0.47% of Gilmer County's projected future land use falls within this category.



Electric substation

Transportation/Communication/Utilities - This category includes such uses as roads, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, or other similar uses. Only 0.11% of the county's land is projected to be taken up by these uses in 2034.



Entrance to Wildlife Management Area

Park/Recreation/Conservation - These usages include land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, or similar uses. These uses are projected to account for 25.16% of the county's land mass in 2034, making it the second largest category of projected future land use.

Agriculture/Forestry - This grouping includes land dedicated to agriculture, farming, orchards, viticulture, or other similar rural uses, as well land dedicated to commercial timber or pulpwood harvesting. It comprises 48.77% of the county's projected future land use, making it by far the most common land application.

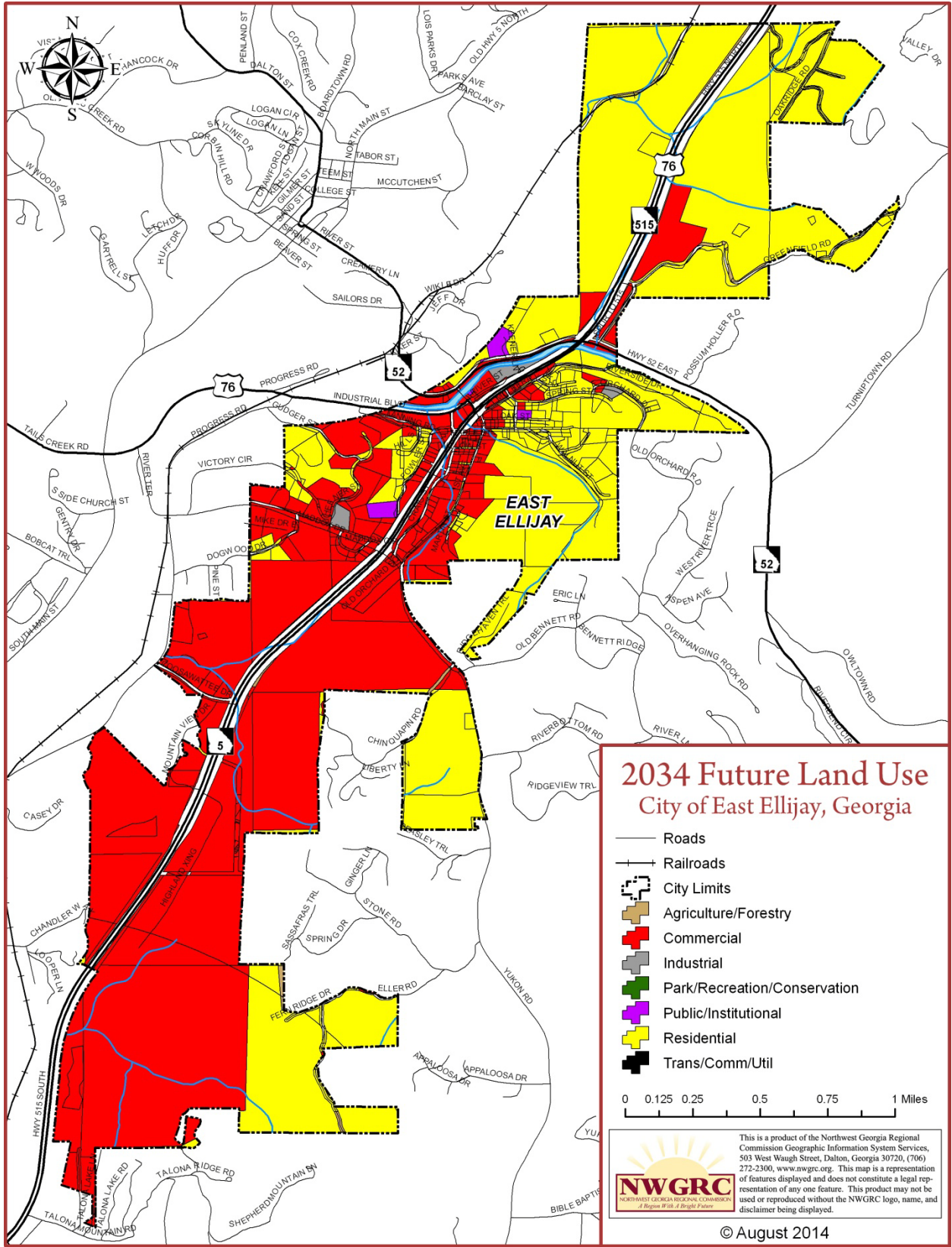


Apple orchard

The table, below, provides the projected future land use for the City of East Ellijay by standard land use categories. Following the table, on page 33, is the City of East Ellijay Future land Use Map.

Future Land Use by Standard Categories – City of East Ellijay

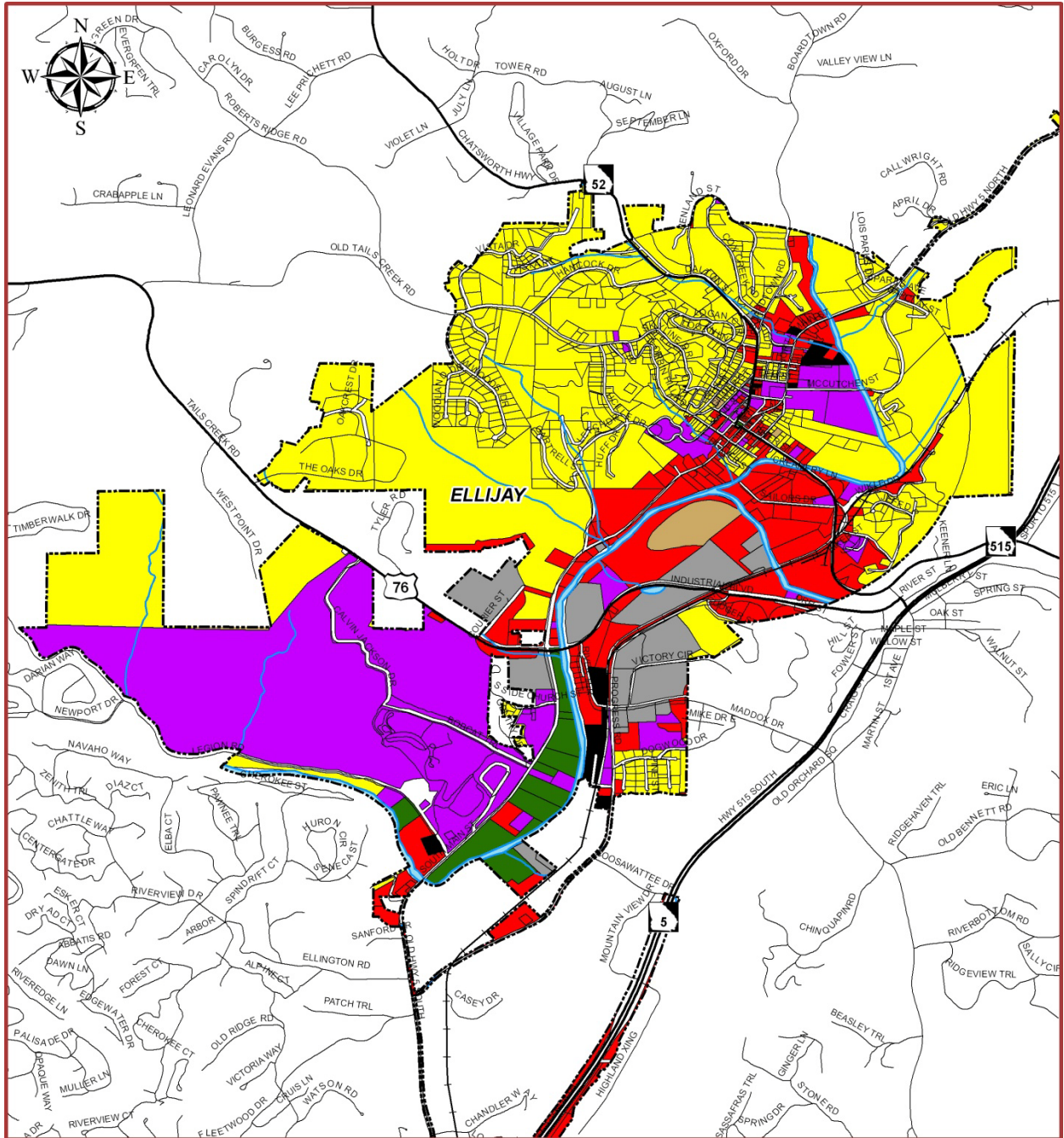
Land Use Category	Acres	Percent of Total Acres
Residential	876.31	48.24%
Commercial	916.27	50.44%
Industrial	7.43	0.41%
Public / Institutional	7.78	0.43%
Transportation / Communication / Utilities	7.60	0.42%
Park / Recreation / Conservation	0.00	0.00%
Agriculture / Forestry	1.28	0.07%
Total	1,816.67	100.00%



The table, below, provides the projected future land use for the City of Ellijay by standard land use categories. Following the table, on page 35, is the City of Ellijay Future land Use Map.

Future Land Use by Standard Categories – City of Ellijay

Land Use Category	Acres	Percent of Total Acres
Residential	1,254.75	49.37%
Commercial	376.92	14.83%
Industrial	141.69	5.58%
Public / Institutional	552.37	21.74%
Transportation / Communication / Utilities	73.59	2.90%
Park / Recreation / Conservation	61.76	2.43%
Agriculture / Forestry	80.24	3.16%
Total	2,541.32	100.00%



2034 Future Land Use

City of Ellijay, Georgia

- Roads
- Railroads
- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

0 0.1250.25 0.5 0.75 1 Miles

This is a product of the Northwest Georgia Regional Commission Geographic Information System Services, 503 West Waugh Street, Dalton, Georgia 30720, (706) 272-2300, www.nwgrc.org. This map is a representation of features displayed and does not constitute a legal representation of any one feature. This product may not be used or reproduced without the NWGRG logo, name, and disclaimer being displayed.

© August 2014

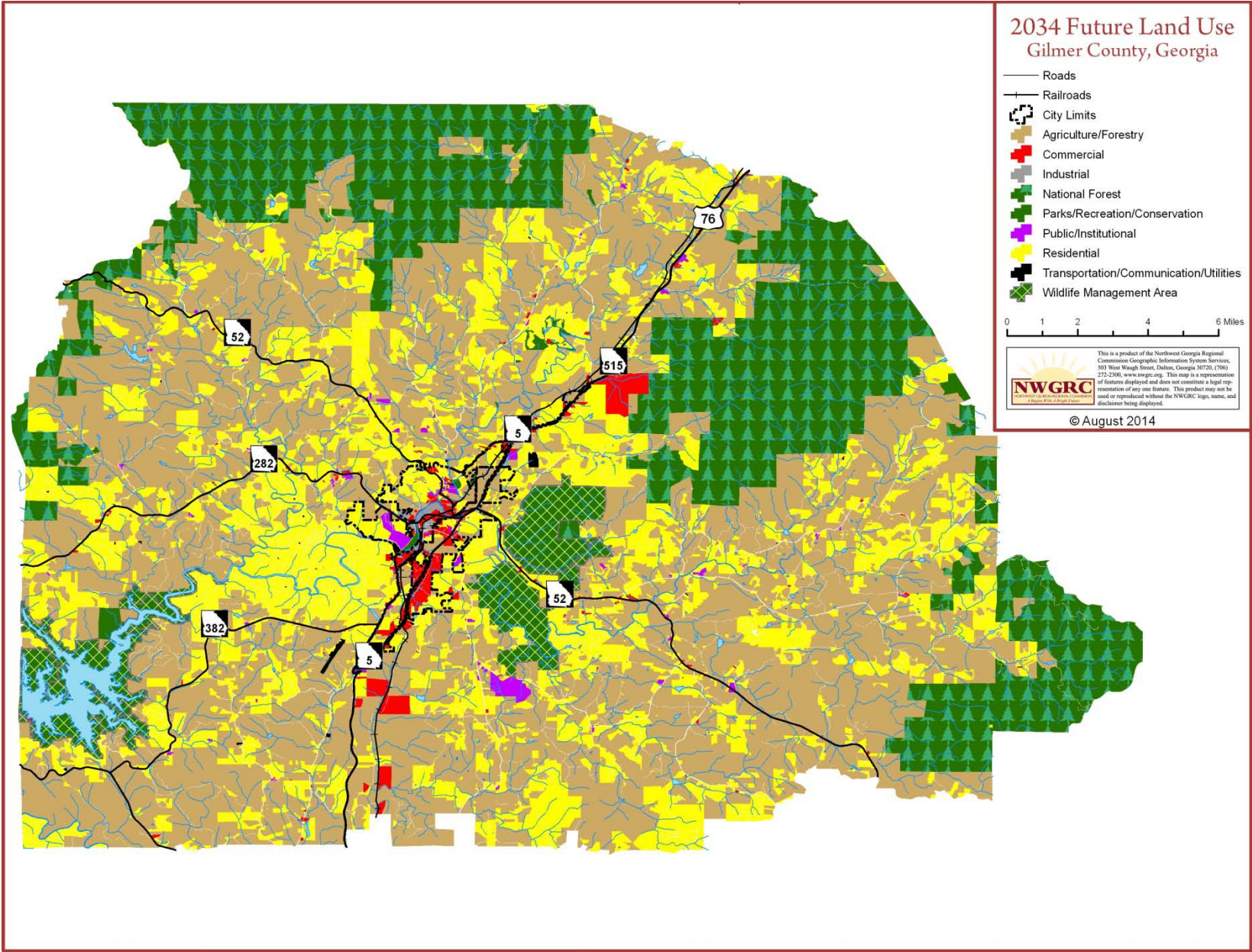
The tables, below, provide the projected future land use for Gilmer County by standard land use categories for the county excluding the cities and the county including the cities, respectively. Following the tables, on page 37, is the Gilmer County Future Land Use Map.

Future Land Use by Standard Categories – Gilmer County (excluding cities)

Land Use Category	Acres	Percent of Total Acres
Residential	62,679.85	23.77%
Commercial	1,984.39	0.75%
Industrial	67.69	0.03%
Public / Institutional	709.42	0.27%
Transportation / Communication / Utilities	223.45	0.08%
Park / Recreation / Conservation	67,392.44	25.56%
Agriculture / Forestry	130,653.55	49.54%
Total	263,710.79	100.00%

Future Land Use by Standard Categories – Gilmer County (including cities)

Land Use Category	Acres	Percent of Total Acres
Residential	64,810.91	24.18%
Commercial	3,277.58	1.22%
Industrial	216.81	0.08%
Public / Institutional	1,269.57	0.47%
Transportation / Communication / Utilities	304.64	0.11%
Park / Recreation / Conservation	67,454.20	25.16%
Agriculture / Forestry	130,735.07	48.77%
Total	268,068.78	100.00%



RESOLUTION 14-090

A RESOLUTION TO ADOPT THE

***GILMER COUNTY, ELLIJAY, & EAST ELLIJAY
JOINT COMPREHENSIVE PLAN, 2014-2034***

A TEN-YEAR PLAN UPDATE

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

Whereas, the **TEN-YEAR PLAN UPDATE, 2014-2034** for Gilmer County has been completed, including the minimum required elements: 1) Community Goals; 2) Needs and Opportunities; 3) Capital Improvements; 4) Land Use; and 5) a new Community Work Program; and;

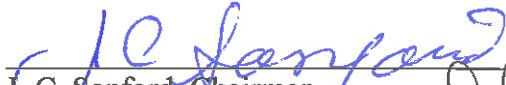
Whereas, such **TEN-YEAR PLAN UPDATE, 2014-2034** has been approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards for Comprehensive Planning, which were effective March 1, 2014; and

Whereas, the second and final public hearing was held on Thursday, the 4th day of September, 2014 at 10:00 a.m. in the Commissioner's Conference Room;

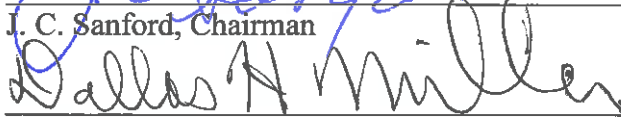
Now Therefore Be It Resolved, that the Board of Commissioners of Gilmer County hereby officially adopts the updated ***GILMER COUNTY, ELLIJAY, & EAST ELLIJAY JOINT COMPREHENSIVE PLAN, 2014-2034***.

Resolved this 9th day of October, 2014.

BY:



J. C. Sanford, Chairman

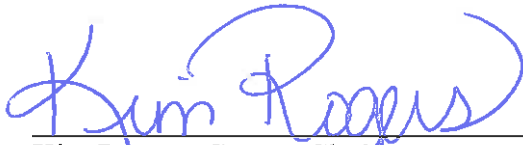


Dallas H. Miller, Commissioner Post 1



Danny R. Hall, Commissioner Post 2

ATTEST:



Kim Rogers, County Clerk
Gilmer County Board of Commissioners

VOTE ON RESOLUTION 14-090

	Yes	No	Abstain/Absent
Chairman J. C. Sanford	<u>X</u>	_____	_____
Post 1 Dallas H. Miller	<u>2nd</u>	_____	_____
Post 2 Danny R. Hall	<u>M</u>	_____	_____

Mack G. West
Mayor

City of East Ellijay

107 Oak Street
P. O. Box 1060
East Ellijay, GA 30539
Phone (706) 276-3111
Fax (706) 276-3112

Councilmembers

Donald Callihan

Linda Wood
City Clerk

Linda Smith

RESOLUTION 14-08

A RESOLUTION TO ADOPT THE

GILMER COUNTY, ELLIJAY, & EAST ELLIJAY JOINT COMPREHENSIVE PLAN, 2014-2034

A TEN-YEAR PLAN UPDATE

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

Whereas, the **TEN-YEAR PLAN UPDATE, 2014-2034** for the City of East Ellijay has been completed, including the minimum required elements: 1) Community Goals; 2) Needs and Opportunities; 3) Capital Improvements; 4) Land Use; and 5) a new Community Work Program; and;


Whereas, such **TEN-YEAR PLAN UPDATE, 2014-2034** has been approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards for Comprehensive Planning, which were effective March 1, 2014; and

Whereas, the second and final public hearing was held on Thursday, the 4th day of September, 2014 at 10:00 a.m. in the Commissioner's Conference Room;

Now Therefore Be It Resolved, that the Mayor and Council of East Ellijay hereby officially adopts the updated ***GILMER COUNTY, ELLIJAY, & EAST ELLIJAY JOINT COMPREHENSIVE PLAN, 2014-2034***.

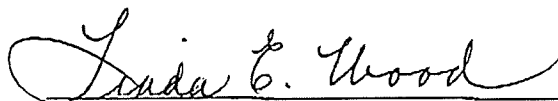
Resolved this 7th day of October, 2014.

BY:



Mayor, City of Ellijay

ATTEST:



City Clerk

AL HOYLE, Mayor
Sharon Nelson, City Clerk



COUNCIL MEMBERS:
Charles Barclay Al Fuller
Ruth Caudell Kathryn Lancey
David Westmoreland

CITY OF ELLIJAY
Georgia's Apple Capital

RESOLUTION

A RESOLUTION TO ADOPT THE

*GILMER COUNTY, ELLIJAY, & EAST ELLIJAY
JOINT COMPREHENSIVE PLAN, 2014-2034*

A TEN-YEAR PLAN UPDATE

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

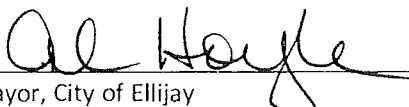
Whereas, the **TEN-YEAR PLAN UPDATE, 2014-2034** for the City of Ellijay has been completed, including the minimum required elements: 1) Community Goals; 2) Needs and Opportunities; 3) Capital Improvements; 4) Land Use; and 5) a new Community Work Program; and;

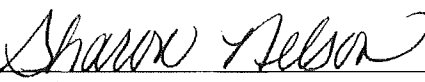
Whereas, such **TEN-YEAR PLAN UPDATE, 2014-2034** has been approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards for Comprehensive Planning, which were effective March 1, 2014; and

Whereas, the second and final public hearing was held on Thursday, the 4th day of September, 2014 at 10:00 a.m. in the Commissioner's Conference Room;

Now Therefore Be It Resolved, that the Mayor and Council of Ellijay hereby officially adopts the updated *GILMER COUNTY, ELLIJAY, & EAST ELLIJAY JOINT COMPREHENSIVE PLAN, 2014-2034*.

Resolved this 20th day of October, 2014.

BY: 
Mayor, City of Ellijay

ATTEST: 
City Clerk