

**PARTIAL PLAN UPDATE
FOR THE
2025 COMPREHENSIVE PLAN
OF
FANNIN COUNTY
CITY OF BLUE RIDGE
CITY OF MCCAYSVILLE
CITY OF MORGANTON**

**In Compliance With the
GaDCA Local Planning Requirements of
May 2005**

Adopted: November 10, 2009

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INTRODUCTION

PURPOSE

The purpose of a Joint Comprehensive Plan is to coordinate planning on inter-jurisdictional issues and provide a policy framework for guiding long range and day-to-day decision making for local government officials and administrators.

This document is a partial update to the *2025 Joint Comprehensive Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton* which was adopted in October 2004. This partial update is intended to serve as a policy guide during the interim period between full updates to the *Joint Comprehensive Plan* as it helps the community identify critical issues and opportunities which have either remained or arisen since 2004. The next full update will be due in October 2014.

This update is prepared according to the Georgia Department of Community Affairs (DCA), Office of Planning and Quality Growth, "Requirements for a Partial Update to the Local Government Comprehensive Plan, March 2007."

REQUIRED COMPONENTS

Four components are required for this partial plan update and are briefly described below.

1. Analysis of Consistency with the State's Quality Community Objectives.

The DCA Office of Planning and Quality Growth created an assessment tool to assist local governments in evaluating their progress toward becoming sustainable and livable communities. This tool was used at the beginning of the update process.

2. Analysis of Areas Requiring Special Attention

Areas requiring special attention are defined by the DCA as:

- A. Areas of significant natural or cultural resources
- B. Areas where rapid development or change of land uses are likely to occur.
- C. Areas where the pace of development has and/or may outpace the availability of community facilities and services
- D. Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness
- E. Large abandoned structures or sites
- F. Areas with significant infill development opportunities
- G. Areas of significant disinvestment, levels of poverty, and/or substantially higher than average levels for the community as a whole.

3. Identification of Issues and Opportunities

A list of issues and opportunities in Fannin County was developed by assessing the "Quality Community Objectives," analyzing the "Areas of Special Attention," and seeking input from the Fannin County Stakeholder Group, assembled specifically to assist with the Partial Plan Update. The items are grouped into eight major topics as defined in Georgia's Local Planning Requirements.

4. Updated Implementation Program

The updated implementation program includes the following:

- A. **Policies** – A list of policies are prepared to provide ongoing guidance and direction to local officials. These policies are designed to address the issues and opportunities identified in part 3 of the plan update.
- B. **Report of Accomplishments** – This report identifies the current status for each activity in the current (2008 – 2012) Short-Term Work Program for each jurisdiction. The report identifies if the proposed activity has been completed, is currently underway, has been postponed, or is dropped. Items identified as underway or postponed typically move forward into the next short-term work program.
- C. **2009 – 2013 Short Term Work Program** – The Short Term Work Program identifies specific implementation actions the community intends to take during the 2009 – 2013 time frame of the planning period. This includes any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put into place to implement the plan.

THE PUBLIC PROCESS

This plan update has been prepared with the substantial involvement and input from local elected officials from each jurisdiction, city and county staff, various public and private agencies and groups, and members of the general public. A stakeholder group of local government officials, staff, other community leaders, and interested citizens assisted in the planning process. A member of the local press attended each stakeholder meeting. Public meetings were held on the following dates:

- April 16, 2009: First Joint Public Hearing; 6:00 p.m.; Fannin County Senior Center
- April 16, 2009: First Stakeholder Group Work Session
- June 4, 2009: Second Stakeholder Group Work Session
- June 25, 2009: Third Stakeholder Group Work Session
- July 16, 2009: Second Joint Public Hearing; 6:00 p.m.; Blue Ridge City Hall

Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton, individually adopted Transmittal Resolutions for the draft Partial Plan Update for state-mandated regional and state reviews on August 11, 2009. Subsequent to notification that the draft partial update met with satisfactory regional and state reviews, the Partial Plan Update was adopted by each jurisdiction on the following dates:

Fannin County:	<u>November 10, 2009</u>
City of Blue Ridge:	<u>November 10, 2009</u>
City of McCaysville:	<u>November 10, 2009</u>
City of Morganton:	<u>November 10, 2009</u>

[See Appendix.]

Part 1: Analysis of Consistency with the State’s Quality Community Objectives (QCO’s)

This section reviews the current policies, regulations, activities, and development patterns for consistency with the QCOs identified in Section 110-12-1-06(3) of the Local Planning Requirements promulgated by the Georgia Department of Community Affairs. The Department’s Office of Planning and Quality Growth created this format for the QCO’s Local Assessment to assist local governments in evaluating their progress towards sustainable and livable communities. While responses to “yes” and “no” are important as a quick measure of local status, the supplementary comments also clarify details, perhaps making distinctions between governmental jurisdictions within the same county boundary. All responses here are based upon staff knowledge of the local scene or interviews with individuals within the cities or county who are deemed reliable on the subject topic. All responses were affirmed by the assembled stakeholder group.

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.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	*		Blue Ridge has a zoning ordinance that allows mixed uses in Planned Unit Developments and to a limited degree in the Neighborhood Commercial zone district. Fannin County, McCaysville, and Morganton do not have zoning regulations;
2. Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.		*	Minimal regulations exist and developments would be considered scattered as opposed to dense. Actual downtown areas are small.
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.	*		Blue Ridge has a landscaping ordinance for commercial and multi-family uses, but Fannin, McCaysville, and Morganton do not.
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		*	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	*		All governments conduct routine maintenance and repairs.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	*		Blue Ridge and McCaysville have sidewalks, but the unincorporated areas are limited in scope. Narrow street R/Ws in the cities and terrain limit sidewalk construction.

7. In some areas several errands can be made on foot, if so desired.	*		Primarily in city downtown areas and adjacent neighborhoods.
8. Some of our children can and do walk to school safely.		*	
9. Some of our children can and do bike to school safely.		*	
10. Schools are located in or near neighborhoods in our community.	*		Particularly in Blue Ridge, McCaysville, and Morganton

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.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. Our community has an inventory of vacant site and buildings that are available for redevelopment and/or infill development.	*		The County's Director of the Economic Development Authority makes an effort to maintain a list of sites.
2. Our community is actively working to promote Brownfield redevelopment.		*	No Brownfields are known to exist.
3. Our community is actively working to promote greyfield redevelopment.		*	No greyfields are known to exist.
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		*	Recent zoning changes in Blue Ridge indicate a strip development pattern; a commercial node is evident around the intersection of Georgia 515 and Georgia Highway 5.
5. Our community allows small lot development (5,000 square feet or less) for some areas.		*	Blue Ridge has a PUD opportunity that does not prescribe a minimum lot size, only a maximum density; smaller lots would generally require public sewer or equivalent, which is only available in Blue Ridge and McCaysville.

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.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	*		Perhaps in Blue Ridge where antique and craft shoppes, and eateries lie adjacent to the Scenic Railway, but McCaysville and Morganton lack definition in the city core.
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.		*	There is a published historic resources inventory, however protection mechanisms and historic districts do not exist; sites exist that are listed on the National Register of Historic Places.

3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		*	Ordinances that suggest architectural themes or façade appearances in commercial highway corridors or downtown areas are not available.
4. We have ordinances to regulate the size and type of signage in our community.	*		Blue Ridge and Fannin County have signage regulations & an update is in progress in the County; McCaysville and Morganton lack signage rules.
5. We offer a development guidebook that illustrates the type of new development we want in our community.		*	Land development regulations are available from each jurisdiction containing minimal regulatory control of any development.
6. If applicable, our community has a plan to protect designated farmland.		*	

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.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. We have public transportation in our community.	*		Public transportation is provided under contract with the North Georgia Community Action Agency via the Mountain Area Transportation System. A plan was recently completed recommending improvements.
2. We require that new development connect with existing development through a street network, not a single entry/exit.		*	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	*		Blue Ridge, McCaysville, and Morganton have sidewalks; Fannin County does not.
4. We have a sidewalk ordinance in our community to provide user-friendly sidewalks.	*		Blue Ridge does have a sidewalk requirement for new residential subdivisions and they are discretionary for the Planning Commission in commercial developments. Fannin County has no sidewalk requirement.
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.		*	
6. We have a plan for bicycle routes through our community.	*		McCaysville and Blue Ridge have Bicycle/Pedestrian Plans published in 2008; county routes are shown in the Regional Plan.
7. We allow commercial and retail development to share parking areas whenever possible.		*	A broad central business zone district in Blue Ridge provides an exception for off-street parking, but a specific rule does not exist.

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.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. Our community is characteristic of the region in terms of architectural styles and heritage.	*		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	*		Apple orchards exist and market their products beyond County boundaries; poultry houses exist as well.
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	*		A key industry in the County is second home/retiree developments in the mountain regions. Log home manufacture and construction is available locally.
4. Our community participates in the Georgia Economic Development's regional tourism partnership.	*		Also with Historic High Country Travel Association, Southern Highroad Development Association and Appalachian Gateway Group.
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	*		The Blue Ridge Mountains Arts Association remains active, along with the Northwest Georgia Historic High Country Travel Association and the Southern Highroad Development Association.
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	*		Blue Ridge Gallery Tours, North Georgia Wildlife Arts Festival, Mountain Harvest Sale, Holiday Art Show & Sale, Blue Ridge Mountain Adventure Race, and Arts in the Park are the main events among many festivals and activities held each year.

Heritage Preservation			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. We have designated historic districts in our community.		*	
2. We have an active historic preservation commission.		*	There is an inactive Fannin County Historic Preservation Commission. The Fannin County Heritage Association exists as a non-governmental, not-for-profit organization.
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		*	

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.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. Our community has a green space plan.		*	Not specifically, but 42 percent of the county land area is owned by the U. S. Forest Service or Tennessee Valley Authority as public land.
2. Our community is actively preserving green space, either through direct purchase or by encouraging set-asides in new development.	*		Blue Ridge allows conservation design subdivisions that can result in open space designations, and Fannin County may consider such option in review of their land development regulations.
3. We have local land conservation program, or we work with State or national land conservation programs, to preserve environmentally important areas in our community.		*	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	*		Blue Ridge includes such provisions in their subdivision regulations, but only one development has used such provisions thus far; other jurisdictions do not.

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.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. Our community has a comprehensive natural resource inventory.	*		Compiled as part of the previous comprehensive plan preparation.
2. We use this resource inventory to steer development away from environmentally sensitive areas.		*	Few regulations exist to steer the direction of any development.
3. We have identified our defining natural resources and taken steps to protect them.	*		Jurisdictions have adopted environmental criteria, as applicable, to protect wetlands, water supply watersheds, the Toccoa River Corridor, and mountains above 2,200 feet in elevation
4. Our community has passed the necessary “Part V” environmental ordinances, and we enforce them.	*		County and cities have adopted Water Supply Watershed; wetlands, groundwater recharge and mountain protection ordinances.
5. Our community has a tree preservation ordinance, which is actively enforced.		*	
6. Our community has a tree-replanting ordinance for new development.	*		Blue Ridge has landscaping requirements for multi-family and non-residential uses; other jurisdictions do not.

7. We are using storm water best management practices for all new development.	*		Storm water considerations are part of all developments.
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	*		McCaysville has a flood prevention ordinance. Blue Ridge has a grading and excavation ordinance.

Growth Preparedness

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

	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	*		Part of the adopted comprehensive Plan prepared by North Georgia RDC.
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	*		
3. Our elected officials understand the land-development process in our community.	*		Newly elected officials are less familiar with the regulations
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	*		Blue Ridge continually updates their zoning regulations and recently made amendments to their Subdivision Regulations. Development regulations existing in the county are generally directed at subdivisions and a new Fannin County Planning Commission has been created.
5. We have Capital Improvements Program that supports current and future growth.	*		A SPLOST plan has been adopted.
6. We have designed areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	*		Per previous comprehensive plans.
7. We have clearly understandable guidelines for new development.	*		Fannin County Land Development Regulations are applicable without zoning. Blue Ridge has zoning and subdivision regulations, along with a landscaping ordinance, and a grading and excavation ordinance.
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	*		Only to the extent that articles appear in the local press or contacts are maintained with the Chamber of Commerce or the Economic Development Authority.

9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	*		Only to the extent that articles appear in the local press.
10. We have a public-awareness element in our comprehensive planning process.	*		Plan development and updates include public participation processes.

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.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	*		Activities are led by the Director of the Fannin County Economic Development Authority, which consists of a nine-member Board of Directors. Georgia Tech and the Tennessee Valley Authority co-sponsored an assessment of the community and made recommendations.
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	*		Yes – TVA Gap Analysis, Consumer Connection, Georgia Tech Economic Development Feasible Study. Blue Ridge and Fannin County license beer & wine by the drink.
3. We recruit firms that provide or create sustainable products.	*		Manufactures that provide or create sustainable products are desired.
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.		*	Businesses here are concentrated in the retail and service sectors and industrial employment is less than desired levels; losses in manufacturing jobs have already created impacts.

Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. Our economic development program has an entrepreneur support program.	*		A locally assembled economic development group, participating in the TVA/Georgia Tech co-sponsored "Fannin's Future," has adopted the <i>Entrepreneur Readiness Assessment</i> .
2. Our community has jobs for skilled labor.	*		Primarily service industry.
3. Our community has jobs for unskilled labor.	*		Primarily service construction.

4. Our community has professional and managerial jobs.	*		Yes, but only a small percentage of the available jobs; medical, government, and banks primarily.
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Housing Choices			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. Our community allows accessory units like garage apartments or mother-in-law units.	*		Only to the extent that few land use regulations actually exist, therefore such uses are not prohibited; Blue Ridge Zoning does not allow mother-in-law units.
2. People who work in our community can also afford to live in the community.	*		Affordable housing is limited, countywide. Many of our local residents can afford to live in the community, although cost of housing has risen significantly.
3. Our community has enough housing for each income level (low, moderate and above-average).	*		However, new housing construction is found most often in the unincorporated areas; many are second-homes or retirement homes priced higher than local affordability.
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.		*	Residential developments in the cities are minimal; street standards would generally be wider than the street system that history built.
5. We have options available for loft living, downtown living, or “neo-traditional” development.	*		Blue Ridge has regulations for such; the other governments may not have regulations that say “no,” therefore the response is “yes.”
6. We have vacant and developable land available for multifamily housing.	*		Limitations on multi-family are restricted somewhat by available public sewer in Blue Ridge and McCaysville. In Blue Ridge, high density zones do exist, but may not be vacant, while others can be created by rezoning.
7. We allow multifamily housing to be developed in our community.	*		Yes, but availability of public sewer is limited. Those served by septic systems often limit developments to a lesser number of dwelling units per parcel.
8. We support community development corporations that build housing for lower-income households.	*		A regional housing program grant is pending that is intended for administration by a CDC based in Whitfield County.

9. We have housing programs that focus on households with special needs.	*		To some degree; public housing is available.
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		*	The smallest lot permitted generally is 7,500 square feet with public sewer available. Blue Ridge does allow conservation design subdivisions, and the zoning ordinance allows planned unit developments, wherein density is established by the zone district but individual lot sizes are exempted.

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.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. Our community provides workforce-training options for its citizens.	*		North Georgia Technical College; Fannin Literacy Action Group, and others outside the County.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	*		North Georgia Technical College.
3. Our community has higher education opportunities, or is close to a community that does.	*		Dalton State College; Toccoa Falls College (Epworth); North Georgia Technical College (Blairsville; 20 minutes); Appalachian Technical College (Jasper; 35 min).
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		*	To limited degree job creation has been in retail and services in the entrepreneurial area.

Regional Solutions			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. We participate in regional economic development organizations.	*		Georgia Tech’s Economic Development Institute and the Tennessee Valley Authority co-sponsored “Fannin’s Future.”
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	*		Blue Ridge is a member of the Northwest Georgia Water Partnership.

3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	*		Fannin County supports many appropriate services along with the Cities of Blue Ridge, McCaysville and Morganton via the Service Delivery Strategy Agreement – revised 2009.
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	*		To a degree via the Developments of Regional Impacts (DRI) Program administered by the North Georgia Regional Development Center; but few DRIs have occurred in Fannin County.

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.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. We plan jointly with our Cities and County for comprehensive planning purposes.	*		The cities and county continue to share and update their Joint Comprehensive Plan.
2. We are satisfied with our Service Delivery Strategy.	*		Yes – We just finished revising our Service Delivery Strategy.
3. We initiate contact with other local government and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies.	*		Local governments are members of the North Georgia Development Center and Northwest Georgia Regional Water Partnership.
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	*		The County and Cities are members of the NGRDC and participate in their activities, plus the Joint Development Authority (Fannin, Union, and Towns).

Part 2: Analysis of Areas Requiring Special Attention

As growth continues, the mountainous terrain of Fannin County will continue to present challenges for any development. Local governments, too, will try to maintain efficiencies in community services and infrastructure that is needed to support current development, as well as those in the future. As guides for considering various impacts, the items listed below allow specific areas in Fannin County and the cities to be identified as “requiring special attention.” The following areas were identified and confirmed with the assistance of the Fannin County/Cities Comprehensive Plan Stakeholders Group. A map showing the location of these areas follows.

- 1) Areas of significant natural and cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development.
 - a) Steep slopes and significant elevations exist countywide. [Elevations in private ownership, above 2,200 feet, having slopes of 25 percent or greater for at least 500 feet horizontally already are protected.] Should areas of lesser elevation and 25 percent or greater slope have protection?
 - b) Skeenah Mill and the house, along with the view shed, may constitute a National Register eligible rural historic district.
 - c) Mountain communities rich in cultural history such as Mineral Bluff, Loving, Hemptown, Epworth, Cashes Valley, Fightingtown Creek, Hell’s Hollow, Dial, Stanley Creek, Snake Nation, Wilscot Valley, Concord, and Cooper’s Creek.
 - d) Southern Highroads Trail.
 - e) Blue Ridge Historic Mineral Springs.
 - f) Three stream segments are impaired by fecal coliform: 1) Toccoa River; 2) Fightingtown Creek; 3) Hemptown Creek; and one by sediment: 1) Weaver Creek.
- 2) Areas where rapid development and change in land use are likely to occur.
 - a) Georgia Route 515/Appalachian Development Highway – this primary arterial highway enters Fannin County on the south and travels north and eastward through central Fannin toward Union County. Commercial development pressures, primarily speculative, lie inside the city of Blue Ridge adjacent to both sides of the highway. Annexation interests by Blue Ridge coincide with the highway R/W from the Gilmer County boundary on the south, eastward to the intersection with State Route 60. (Many commercial zoning changes have already occurred since April 2005.)
 - b) Georgia Highway 5 from Georgia 515 to McCaysville.
 - c) Areas along Tom Boyd Road.
- 3) Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation.

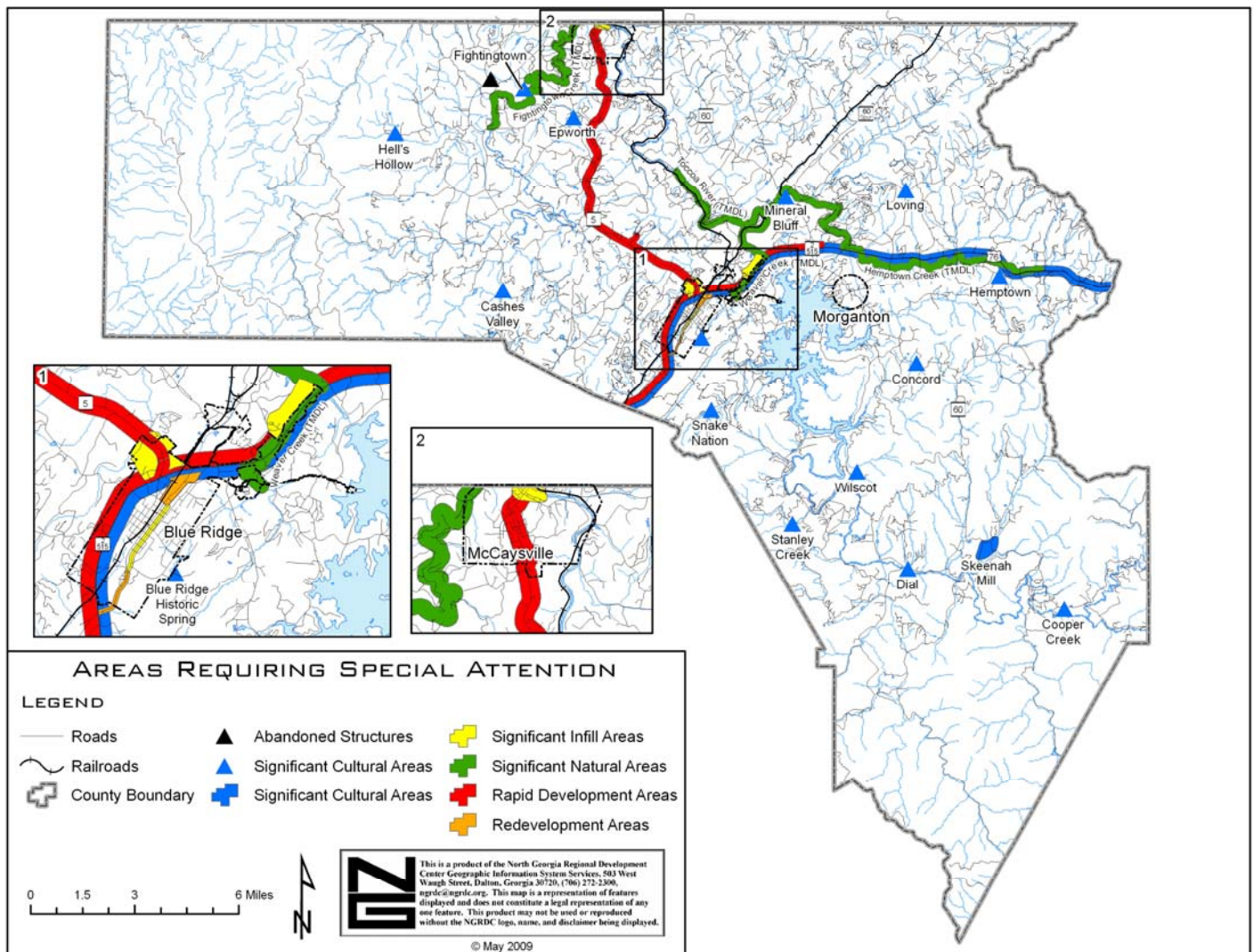
- a) Areas along the Georgia Highway 515 corridor between Highland Drive and Boardtown Road, inside Blue Ridge, may lack adequate water and sewer service.
 - b) The Georgia Highway 515 corridor, south of Blue Ridge to the Gilmer County boundary, lacks wastewater services, as does the same corridor east from Industrial Park Road to the intersection of Georgia Highway 60. Public water may also be lacking in parts of this same corridor.
- 4) Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors).
- a) Area of Blue Ridge bounded by Mountain Street on the south; the railroad on the west; north into the industrially zoned area north of the concrete plant and west of Josh Hall Road; and east to East First Street.
 - b) Business Highway 76/5 in Blue Ridge, south from the intersection of East Main Street and East First Street to Georgia 515.
- 5) Large abandoned structures or sites, including those that may be environmentally contaminated.
- a) Mobile School off of Mobile Road
- 6) Areas with significant infill development opportunities (scattered vacant sites).
- a) Continued growth of the commercial node at the intersection of Georgia Highway 515 and Georgia Highway 5.
 - b) In Blue Ridge, the East First Street corridor.
 - c) Georgia 515 corridor from Fannin/Gilmer county line, northeast to the Toccoa River.
- 7) Areas of significant disinvestment, levels of poverty, and/or substantially higher than average levels for the community as a whole.

In the United States, 9.1 percent of families have incomes below the poverty level. The table below compares Fannin County and its cities with slightly higher percentages, to the same national statistic. Families below the poverty level are generally considered disbursed, but using Blue Ridge as an example, higher percentages of the population below poverty level reside in the central part of the city and northward as far as the Toccoa River.

Poverty in Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton, 2000

	Fannin	Blue Ridge	McCaysville	Morganton
Family Income Below Poverty Level				
Number	617	46	44	12
Percent	10.2	13.6	13.9	12.9

Note: U.S. Average is 9.1 percent for families with incomes below the poverty level.
Source: Census, 2000, Table P90.



Part 3: Identification of Issues and Opportunities

The following “issues and opportunities” in Fannin County and the cities were created by assessing Quality Community Objectives, analyzing the Areas of Special Attention, and seeking the input of the Fannin County Comprehensive Plan Update Advisory Committee. These items are organized by the major topics defined in the State’s Local Planning Requirements. Following the list of issues and opportunities are various implementation measures that are recommended to resolve issues and take advantage of opportunities that are critical for the future development of Fannin County and its cities.

Population

Issues:

1. Seasonal population fluctuations are evident due to a large recreational and second-home market; $\frac{3}{4}$ of the vacant housing can be attributed to recreational usage.
2. Population growth is occurring primarily in the unincorporated areas, and it is in the unincorporated area that continued growth is expected.
3. The population consists of a growing elderly population.
4. Younger age groups are generally exiting the County for work.
5. All three cities have lost populations in the last decade.

Opportunities:

1. Concentrate growth in areas surrounding the cities, first, where available infrastructure, such as public water, sewer and higher level transportation routes allow growth at a higher density.
2. Public water should be expanded in those areas where paved transportation routes already exist.
3. A significant number of vacant development sites are available to serve the housing, shopping, and service needs of the growing population.

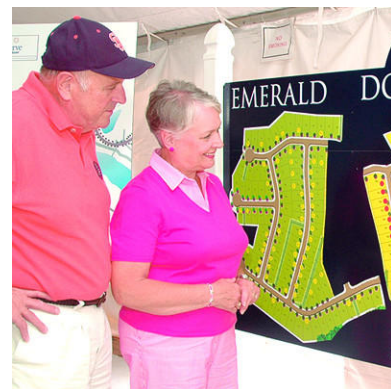
Economic Development

Issues:

1. Manufacturing employment is decreasing as a percentage of the total employment while service and retail employment is increasing, which pay lower wages.
2. Wages in Fannin County lag the State, while income indicative of retirees/social security recipients is higher than the State.

Opportunities:

1. Retirees produce positive economic impacts. Studies indicate that the economic impact of one retiree household is equal to 2.5 to 3.7 factory jobs.
2. Access to Atlanta via SR 515 is a plus for tourism, second home development and retirement development opportunities.
3. A strong tourist trade is evident and employment in retail, services, and accommodations are expected to increase through the planning period.
4. The greatest source of job growth is in existing businesses.
5. A new business/industrial park will assist in recruiting additional businesses and industry.



6. Education, workforce training, and entrepreneurial development are very important for future economic growth.
7. The Blue Ridge Scenic Railway continues to be a popular tourism attraction.

Implementation Measures:

1. Encourage the development of assisted living, active adult retirement communities and other elderly living arrangements in locations that are convenient to good transportation routes, shopping, and medical facilities.
2. Continue financial support to the Fannin County Economic Development Authority in their marketing, promotion and business development.
3. Continue to support the Fannin County Workforce Development and Business Resource Center in Epworth, and advocate local work internships in retail and service sectors for youth.
4. Seek Federal and State business development grants and incentives as a means of encouraging business expansions.
5. Establish a Business/Industrial Park.
6. Nominate county roads for scenic byway designation, possibly including Aska Road, Snake Nation, Stanley Creek, Highway 60, and Highway 515 from Highway 60 to Union County.



A variety of choices should be provided for senior living. Blue Ridge should capitalize on this opportunity.

Housing

Issues:

1. Housing growth is occurring in the unincorporated area and the trend is expected to continue.
2. Blue Ridge and McCaysville lost single-family detached homes between 1980 and 2000.
3. Seasonal homes represented 17 percent of the housing units in 2000 and many fall in a high cost category. (This percentage may have doubled since 2000.)
4. Multi-family, and other higher density living arrangements are generally limited to Blue Ridge and McCaysville where public sewer is available.
5. In Blue Ridge, commercialization of Georgia 515 will further diminish housing stock in the city.
6. Lack of affordable housing is an issue, countywide.
7. Deteriorated housing is scattered rather than concentrated in specific areas.

Opportunities:

1. Mixed use developments can provide multiple housing options for all demographic groups.
2. A substantial number of in-fill lots remain in subdivisions and neighborhoods.
3. Efforts in rehabilitation and demolition would improve the overall quality of housing stock in some neighborhoods.
4. A growing elderly population represents unique opportunities for development of active adult retirement and continuing care communities.

Implementation Measures:

1. Revise the County Subdivision Regulations to allow conservation design developments to cluster housing, protect environmentally sensitive natural resources and preserve open space.
2. In the unincorporated area, encourage the development of on-site community sewer systems in large developments to cluster housing, increase density, minimize impacts on natural resources and preserve open space and natural views.
3. In Blue Ridge, encourage traditional neighborhood designs where density is higher, housing stock is variable, and pedestrian/bicycle linkages are available to nearby commercial areas.
4. Adopt manufactured housing development standards, especially dealing with the design and improvement of manufactured home parks.
5. Assist the Regional Development Center in implementation of the Neighborhood Stabilization grant.
6. Seek other federal and state grants to rehabilitate and revitalize neighborhoods, and assist families to acquire affordable homes.



A variety of housing choices should be provided to accommodate different lifestyles and needs.

Community Facilities and Services

Issues:

1. Expected increases in elderly populations and retirement communities in Fannin County will increase demands on medical facilities and services, public transit, and cultural facilities.
2. Periodic increases in public safety employment (fire, law enforcement, and emergency medical services) will be necessary to maintain proper ratios for expected population growth.
3. Park facilities need to be expanded as the population grows.
4. There is a lack of water distribution and storage facilities in much of the county.
5. Sewer collection services need to be expanded to provide more development options.

Opportunities:

1. Use of on-site community sewer systems in larger developments will enable clustering of homes, increases in density with smaller lots and multi-family homes, while preserving mountain terrain and viewsheds.
2. A Fannin County Water Expansion Feasibility Study was completed in October 2007.
3. The County Park site on Tom Boyd Road has ample opportunity for expansion of facilities.
4. Park facilities in each of the cities could also be expanded.
5. McCaysville and Blue Ridge have excess capacity in public water; Blue Ridge has excess capacity in public sewer as well.

Implementation Measures:

1. The cities will pursue grants and/or loans for the extension and expansion of the water delivery systems as needed.

2. The county will seek funds to implement the water system improvements recommended in the completed October 2007 feasibility study.
3. Blue Ridge and McCaysville should develop a capital improvements plan to expand sewer service to those areas with development potential.
4. Continue to expand the facilities and programs of the Fannin Regional Hospital, the Fannin County Health Department, and other health-related programs in anticipation of increasing retirees and elderly.
5. McCaysville will improve Toccoa River Park with restrooms, and repair or replace grills, tables and playground equipment, plus develop a “riverwalk” along the Toccoa River.
6. Continue to develop Phase II and III of Fannin County Park.
7. Continue to investigate long-term funding for recreational/cultural activities in conjunction with the Blue Ridge Mountain Arts Association and the Heritage Council.
8. Continue to evaluate the feasibility of a public golf course.
9. Construct a new, free-standing library with a minimum of 22,000 square feet; also, improve technology linkages to the university system for search/retrieval systems, and the overall operation of the library.

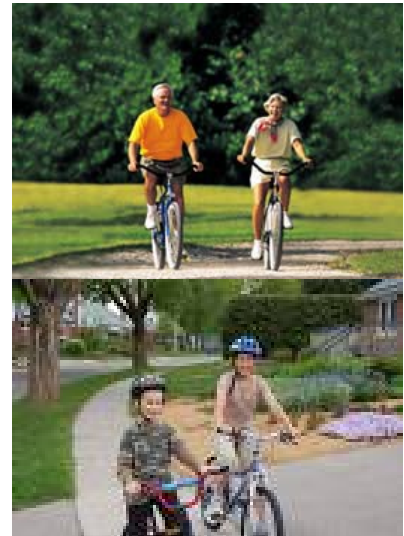
Transportation

Issues:

1. Approximately 39 percent of unincorporated roadways remain unpaved.
2. The public transit system will need to expand to serve the elderly and other disadvantaged populations.
3. There are few transportation alternatives. Generally, local residents must rely on their automobiles to meet their travel needs.
4. There are not enough sidewalks and bicycle routes within the cities to provide adequate connectivity between neighborhoods and schools, parks, and shopping areas.

Opportunities:

1. The rail line between Blue Ridge and Ellijay may be suitable for rails-to-trails conversion as a means to further bolster tourism.
2. A Rural Transit Development Plan was completed for the county in June 2008.
3. Pedestrian and Bicycle Facilities Plans were completed for the cities of Blue Ridge and McCaysville in May 2008.



Bike riding can be enjoyed by the old and young alike.

Implementation Measures:

1. Unpaved roadways should be assessed regarding surface width, grade, and suitability for paving.
2. Establish a coordinated on-going transportation planning program for all local governments in cooperation with GaDOT to identify, prioritize, and fund transportation needs: road maintenance; R/W maintenance; transportation enhancement and long-term improvements.
3. Blue Ridge will continue to seek and implement Transportation Enhancement grants for downtown pedestrian improvements.
4. Implement the Fannin County Rural Transit Plan.

5. Implement the Blue Ridge and McCaysville Bicycle and Pedestrian Facility Plans.
6. Review County Subdivision Regulations to determine if road construction standards need to be modified.

Natural and Cultural Resources

Issues:

1. Steep mountain terrain, high ridges, thin soils, and a multitude of cold water resources are defining characteristics of Fannin County and are threatened by development activity.
2. Historic structures are dispersed countywide with no protection. Historic designations can be a tourism draw.
3. The inventory of historic structures is out-of-date and historic districts are lacking.
4. Water quality is impaired in four streams -- Toccoa River, Fightingtown Creek, Hemptown Creek by high levels of fecal coliform and Weaver Creek by sedimentation.
5. Preserving mountain viewsheds and steep terrain on private lands may be necessary to maintain the second-home real estate market.
6. Trees are not retained adequately in the land development process, nor are they replaced with landscaping after construction.
7. Water quality is threatened from soil erosion and sedimentation.
8. Dark, clear skies are desirable and a valuable asset to Fannin County residents.

Opportunities:

1. Plans to deal with Total Maximum Daily Loads (TMDL) for four (4) streams affected by fecal coliform and sedimentation are complete.
2. A variety of criteria and standards are available to protect steep terrain and important viewsheds.
3. Environmental planning criteria are adopted locally.
4. Steep terrain enhances the need for land development to exceed basic compliance with soil erosion and sedimentation regulations or the tourism industry of Fannin County can suffer.
5. Conservation design subdivisions, tree preservation and landscaping ordinances, historic district overlays and other land use management practices can be used to conserve unique natural and cultural resources.



Scenic views are a valuable asset to Fannin County and should be preserved



Toccoa River

Conventional Subdivision



Conservation Subdivision



Same number of homes, less linear feet of roads and utilities; more open space

6. The Northwest Georgia Regional Water Resources Partnership is a multi-jurisdictional agency that provides a variety of resources related to water issues.
7. Regulatory controls for land developments should regulate signage and night lighting.

Implementation Measures:

1. Implement the recommendations of the Total Maximum Daily Load plans.
2. The county should develop regulations that deal with tree preservation, excavation and grading, buffers between incompatible land uses, and lighting of developments.
3. Actively enforce environmental criteria and soil erosion and sedimentation regulations, plus strengthen procedures for issuance of variances.
4. Establish a Historic Preservation Commission(s) which could coordinate an update of the inventory of historic structures, determine the feasibility of establishing historic districts, coordinate National Register listings, and disseminate other program information, like tax credit eligibility.
5. Adopt regulations in Fannin County and McCaysville to allow and encourage conservation design subdivisions which will protect open space, steep slopes, fragile soils, and enhance soil erosion mechanisms.
6. Continue to support the mission of the Northwest Georgia Water Resources Partnership and participate as a member.
7. Review and evaluate alternative development criteria that would preserve scenic views provided by the high ridgelines and steep sloped areas of the county.



Fannin County contains a number of historic resources suitable for National Register designation.

Land Use

Issues:

1. Low density, highly scattered residential patterns occurring in the county are creating sprawl conditions such as increased travel time to schools, shopping, work, and play, and contributing to traffic congestions on main roads.
2. Strip commercial development along SR 515 and SR 5 is contributing to traffic congestion along these routes.
3. The vacant, undeveloped acreage that is now available for commercial development in the Blue Ridge area is in excess of what the county and cities can effectively absorb to 2025.
4. Older commercial corridors are in need of redevelopment and streetscape improvements in Blue Ridge and McCaysville.
5. Development regulations remain minimal in McCaysville.



Strip development will lead to traffic congestion and inefficient use of land.

Opportunities:

1. Protection of steep terrain and preservation of tree-cover is important to maintain second home/recreation home development interests and tourism attractiveness.
2. Post construction landscaping requirements in the County and McCaysville would serve to enhance the attractiveness of commercial developments.
3. There are significant in-fill development opportunities (both commercial and housing) in the Blue Ridge area, which should be utilized prior to new “green-field” development.
4. The city of Blue Ridge has recently adopted grading standards and post-construction landscaping standards, which need to be enforced.



Well designed landscaping adds value to property as well as creates a favorable impression of the community.

Implementation Measures:

1. McCaysville should adopt regulations to provide subdivision guidance, establish standards for road construction, and conservation design subdivisions.
2. All local governments should formulate policies that prohibit speculative tree-removal and cut/fill operations unless a viable development is proposed and permits for building construction have been sought.
3. McCaysville and Fannin County should consider phasing-in an alternative-to-zoning program that can establish buffering between land uses, site plan and review requirements, and basic development standards such as parking requirements and sign controls.
4. The downtowns in Blue Ridge and McCaysville should be preserved as the unique community centers of the county by preserving historic structures, expanding the streetscape improvements to side streets, and promote the siting of key governmental and cultural facilities in these areas.
5. Fannin County should adopt better gravel road construction standards that are based upon the density of housing that is proposed and steepness of terrain.
6. Fannin County and McCaysville should adopt landscaping and tree planting requirements for all commercial development proposals.
7. Fannin County should evaluate a variety of techniques that would serve to preserve the significant views provided by the high ridges and steep slopes found throughout the county.
8. Fannin County and Blue Ridge should coordinate with GaDOT regarding the potential for landscaping improvements within the Georgia 515 right-of-way.



A good example of context sensitive development

Intergovernmental Coordination

Issues:

1. Enhanced coordination is needed between the cities and the county for water services, as well as public sewer services.
2. Local governments are affected by the actions of adjacent governments and the State.

Opportunities:

1. Local government partnerships with the Chamber of Commerce, Fannin County Development Authority, Blue Ridge Business Association, Tri-Cities Business Association, Blue Ridge Better Hometown Program, and Fannin County Family Connections are important to the overall success of the community as a whole
2. Relationships with other counties and cities are for the common good.
3. Local governments are required to resolve issues through the preparation of official Service Delivery Agreements.
4. Developments of Regional Impact review is also another means to mitigate differences between governments because of impacts caused by development activity.

Implementation Measures:

1. Continually review and revise, if necessary, the terms of the Service Delivery Strategy.
2. Continue the relationship with the Northwest Georgia Regional Water Resources Partnership.
3. Local governments shall continue to be aware of potential developments of regional impact that might require coordination among governments.
4. Local governments shall continue to maintain the applicable linkages to the Georgia Municipal Association and the Association of County Commissioners of Georgia, as well as those cities and counties that are immediately adjacent.
5. Local governments will continue to monitor, implement, and amend, as necessary, their adopted Comprehensive Plan.
6. Local governments shall support and encourage locally appointed planning commissions, as well as Fannin's Future, to participate in government processes as viable advisory bodies on matters related to local planning and development.
7. The Fannin County Economic Development Authority shall continue to coordinate with Polk County, Tennessee, Cherokee County, North Carolina, with adjacent Georgia counties, and with state level economic development agencies.

Part 4: Updated Implementation Program

The following implementation program identifies the specific policies, and programs and projects to be undertaken to implement the recommendations contained in the Issues and Opportunities report. The implementation program consists of the following sections:

- Policies
- Report of Accomplishments related to the 2004 – 2008 Short-Term Work Programs for each jurisdiction.
- 2009 – 2013 Short-Term Work Program for each jurisdiction

Policies

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

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

1. Economic Development

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

2. Housing

1. We will support affordable housing opportunities to ensure that all those who work in the county have a viable option to live here.
2. We will stimulate infill housing development in existing neighborhoods.
3. We will encourage development of housing opportunities that enable residents to live close to their places of employment.
4. We will support the development of housing opportunities and choices that allow people upward mobility from rental dependence to home-ownership.
5. We will support opportunities for “aging in place” and other senior housing needs.
6. We will promote walkable, safe neighborhoods.

3. Community Facilities and Services

1. We will continuously plan and develop an adequate and economical supply of water and sewer service to meet the growth and development needs of the county and incorporated areas.
2. We will continually evaluate public water and sewer service demands, and program system improvements in areas of the county and cities where development is planned.
3. We will support the development of private wastewater treatment facilities in planned communities.
4. We will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
5. We will coordinate the provision of public facilities and services with land use planning to promote more compact development patterns.
6. We will consider and support all alternative finance mechanisms (impact fees, special improvement districts, SPLOST, grants, etc.) necessary to provide needed public infrastructure and services.
7. We will support the expansion of city parks as well as a larger county park.
8. We will continually evaluate fire protection needs and program system improvements where needed.

4. Transportation

1. We will continually improve the transportation system to provide for the safe and efficient movement of people and goods within the county and cities and with adjoining counties.
2. We will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
3. We will plan our new and/or reconstructed roadways to include consideration of multiple functions, including pedestrian facilities and bicycle routes as well as local vehicular circulation.
4. We will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions) in the non-rural areas of the county.

5. Natural and Cultural Resources

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

6. Land Use

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

Goals

Healthier, Safer Communities

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

Protecting the Environment

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

Better Access, Less Traffic

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

Thriving Towns

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

Shared Benefits

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

Lower Costs, Lower Taxes

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

Keeping Open Space Open

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

Principles

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

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

7. Intergovernmental Coordination

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

**REPORT OF ACCOMPLISHMENTS
SHORT TERM WORK PROGRAM (STWP)
FANNIN COUNTY**

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
1. Continue sustaining funding effort	2004-2008		X			
2. Promote use of federal and state grants to encourage business expansion	2004-2008		X			Ongoing activity.
3. Research and implement a business incubator for Fannin County	2005-2006				X	Original location sold to another industry; location no longer available
4. Develop small goods international marketing plan	2005				X	Industry base is minimal; lack of interest.
5. Create Business and Industry Council	2005				X	SCORE group exists & referrals are made to the UGA Small Business Development Center in lieu of local council.
6. Promote downtown businesses to Atlanta and Chattanooga	2004-2008	X				Ongoing activity.
7. Develop competitive industrial site	2005-2006			X		Project is awaiting installation of public water to unincorporated Fannin County.
8. Develop options for increasing childcare	2004-2008	X				Multiple day care options by the private sector occurred in the planning period.
9. Continue support for workforce development and business resource center.	2004-2008	X				Ongoing activity in Epworth. Reinhardt College and North Georgia College bring in classes.
10. Create a volunteer service corps to raise teen awareness of risks to future	2005	X				Fannin County Economic Development Authority coordinates "Vision Quest."
11. Investigate jobs loan program	2004				X	Lack of interest.
12. Review and adjust high school curriculum according to employer needs	2004-2008	X				Vocational/technical track is available.
13. Expand continuing education options for area employers identified by cluster businesses	2004-2008	X				Ongoing activity in Epworth. Reinhardt College and North Georgia College bring in classes.
14. Educate the business community about the inherent advantages of tourism	2004-2008	X				Ongoing activity.

**REPORT OF ACCOMPLISHMENTS
SHORT TERM WORK PROGRAM (STWP)
FANNIN COUNTY**

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway	Postponed	Dropped	
15. Develop brand image	2004	X				Unified logos for the County and the Economic Development Authority are in use and marketing is an ongoing activity.
16. Conduct referendum on liquor by the drink	2005	X				Ordinance was adopted but referendum was not held.
17. Maintain information about attractions and events	2004-2008	X				Ongoing activity.
18. Host a roundtable for young retirees to identify needs.	2005	X				
19. Develop programs to foster entrepreneurial development among retirees	2005-2006	X				
HOUSING						
1. Hold comprehensive affordable housing workshop	2004	X				The RDC sponsored and conducted a workshop in 2005.
2. Adopt state building codes in jurisdiction; implement code inspections program	2005	X				
3. Implement standards for manufactured housing parks	2006	X				Adopted manufactured home standards.
NATURAL/CULTURAL RESOURCES						
1. Enforce soil erosion control efforts	2005-2006		X			Ongoing activity.
2. Expand Mountain Protection Act to other steep sloped areas of the county	2006				X	Slow economy and slow down in housing market; alternate mechanisms for protection may be considered.
3. Develop and implement TMDL plan for impaired streams	2005-2008	X				The RDC completed these in 2006.
4. Develop and implement source Water Protection plan	2005				X	Lack of funding.
5. Coordinate with the RDC to arrange for the cost-free resurvey of historic properties	2004-2008			X		Lack of funding.
6. Disseminate information about historic significance and tax credit eligibility	2004-2008		X			The RDC distributes information and provides technical assistance per request.
7. Pursue National Register nominations	2004-2008			X		There doesn't appear to be any interest.

**REPORT OF ACCOMPLISHMENTS
SHORT TERM WORK PROGRAM (STWP)
FANNIN COUNTY**

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway	Postponed	Dropped	
COMMUNITY FACILITIES AND SERVICES						
1. Establish ongoing Transportation Planning Program	2004-2008		X			Ongoing activity.
2. Purchase right-of-way for McCaysville bypass project	2008			X		Has been postponed by Ga. DOT
3. Expand public transportation system as needed	2004-2008		X			
4. Nominate county roads for scenic byway consideration	2005-2006				X	An effort was made to nominate a byway between Gilmer and Fannin, but was dropped due to lack of interest
5. Implement bike/pedestrian path "Alternative Route 90"	2005-2008			X		Lack of funding.
6. Coordinate with nearby counties to rehabilitate all sections of abandoned rail line	2005-2006			X		Lack of funding.
7. Continue upgrading and maintaining 911	2004-2008		X			Ongoing activity.
8. Hire additional staff and purchase additional equipment in sheriff's department	2004-2008		X			Ongoing activity.
9. Improve ISO ratings via system improvements	2004-2008		X			Ongoing activity.
10. Increase fire prevention measures	2004-2008		X			Water expansions by municipalities in the unincorporated areas include hydrants.
11. Add two new fire stations and equipment	2005	X				Stations are built.
12. Create Health Care Services Task Force	2005		X			
13. Continue to develop the unimproved areas of Fannin County Park	2006		X			
14. Investigate long-term development funding of recreational/cultural activities	2005		X			
15. Determine feasibility of public golf course	2006			X		
16. Pursue grants and funding for technical education	2004-2008		X			Ongoing activity.

**REPORT OF ACCOMPLISHMENTS
SHORT TERM WORK PROGRAM (STWP)
FANNIN COUNTY**

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway	Postponed	Dropped	
17. Construct a new central library	2008			X		Lack of funding.
18. Improve library operations	2004-2008	X				
LAND USE						
1. Revise existing land development regulations and establish new regulations, including the following:	2005			X		Moving to next planning period.
(a) Adopt minimum density standards for gravel road regulation	2005			X		Moving to next planning period.
(b) Adopt subdivision regulations to encourage cluster development	2005			X		Public water systems are lacking in the rural areas causing lots to be larger rather than smaller.
(c) Implement landscaping requirements on improved acreages	2005			X		Moving to next planning period.
(d) Implement grading standards and hillside preservation ordinances	2005			X		Moving to next planning period.
(e) Implement site access and parking guidelines	2005		X			
INTERGOVERNMENTAL COORDINATION						
1. Adopt and update the joint comprehensive plan	2004-2008	X				Adopted in 2004; update underway
2. Identify points of common interest with counties in other states	2004-2008		X			Agreements are in place with Polk County, TN. and Cherokee County, NC for emergency medical services and fire protection.
3. Continue to foster positive alliances with neighboring counties	2004-2008		X			Participate in the Zell Miller Drug Task Force with Gilmer and Pickens Counties.
4. Coordinate with neighboring counties to rehabilitate sections of abandoned rail line	2005-2006			X		Lack of funding.
5. Work with state level agencies to bring business to the area	2004-2008		X			Ongoing activity.
6. Continue meetings of "Fannin's Future"	2004-2008	X				Work is completed. (A Fannin County Planning Commission was created in 2008.)

**REPORT OF ACCOMPLISHMENTS
SHORT TERM WORK PROGRAM
CITY OF BLUE RIDGE**

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
1. Promote use of federal and state grants to encourage business expansion	2004-2008		X			This is an on-going activity.
2. Educate the business community about contributions of tourism	2004-2008		X			This is an on-going activity of the Chamber.
HOUSING						
1. Hold comprehensive affordable housing workshop	2004	X				RDC conducted workshop in 2005.
2. Adopt state building codes in jurisdiction; implement code inspection program	2005	X				Implementation is ongoing.
3. Implement standards for manufactured housing design, performance, and housing parks	2006	X				Amendments made to zoning ordinance in 2005 and 2007.
4. Engage in housing rehabilitation through CDBG	2004-2008			X		Move to next planning period.
5. Utilize state and federal funding to improve housing in the city	2004-2008			X		Move to next planning period.
NATURAL/CULTURAL RESOURCES						
1. Enforce soil erosion control efforts	2005-2006	X				Ongoing activity.
2. Develop and implement TMDL plan for impaired streams	2005-2008	X				RDC completed these in 2006.
3. Develop and implement source water protection plan	2005			X		Lack of funds.
4. Coordinate with the RDC to arrange for the cost-free resurvey of historic properties	2004-2008			X		Lack of funds at RDC.
5. Disseminate information about historic significance and tax credit eligibility	2004-2008		X			RDC distributes information and provides technical assistance per request.
6. Pursue National Register nominations of individual sites	2004-2008			X		Lack of interest.

**REPORT OF ACCOMPLISHMENTS
SHORT TERM WORK PROGRAM
CITY OF BLUE RIDGE**

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway	Postponed	Dropped	
COMMUNITY FACILITIES						
1. Establish ongoing Transportation Planning Program	2004-2008		X			Annual coordination with GaDOT is ongoing.
2. Implement Transportation Enhancement funding	2005		X			New streetscape improvements are underway in downtown.
3. Pursue grants and loans for extension and expansion of water and sewer delivery systems	2004-2008		X			
4. Develop capital improvements plan that require developers to pay a pro-rata share	2006			X		Move to next planning period.
5. Hire additional staff and purchase additional equipment in police department	2004-2008		X			
6. Increase fire prevention measures	2004-2008		X			Hydrants additions continue with water system expansion; added a storage building for a fire truck.
7. Construct a new central library	2007				X	Primarily a Fannin County function.
8. Improve library operations	2004-2008				X	Primarily a Fannin County function.
LAND USE						
1. Review existing land use ordinance and establish appropriate subdivision regulations, including those below.						
(a) Adopt site review and performance standards with "limited commercial" designation	2005	X				Amended Zoning Ordinance on April 4, 2005.
(b) Implement landscaping and tree planting requirements on improved acreages	2005	X				Adopted March 8, 2005.
(c) Implement grading standards and hillside preservation ordinances	2005	X				Adopted March 8, 2005.
(d) Implement site access and parking guidelines	2005	X				Amended Zoning Ordinance on April 4, 2005.

**REPORT OF ACCOMPLISHMENTS
SHORT TERM WORK PROGRAM
CITY OF BLUE RIDGE**

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway	Postponed	Dropped	
(e) Approach GDOT regarding possibility of GDOT-sponsored landscaping improvements	2005			X		Delayed due to State funding shortfall.
7. INTERGOVERNMENTAL COORDINATION						
1. Adopt and update the joint Comprehensive Plan and implementation program	2004-2008	X				Plan adopted in October 2004.
2. Continue to work with state level economic development agencies	2004-2008		X			This is an on-going activity.

**REPORT OF ACCOMPLISHMENTS
SHORT TERM WORK PROGRAM
CITY OF MCCAYSVILLE**

Activity	Year	Status				Explanation if postponed or dropped
		Complete	Underway	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
1. Promote use of federal and state grants to encourage business expansion	2004-2008		X			Is an ongoing activity of the Chamber.
2. Educate the business community about the inherent advantages of tourism	2004-2008		X			Is an ongoing activity of the Chamber.
HOUSING						
1. Hold comprehensive affordable housing workshop	2004	X				The RDC held a workshop in Fannin in 2005.
2. Adopt state building codes in jurisdiction; implement code inspection program	2005	X				Building Codes have been adopted and are administered by the County in the city.
3. Implement standards for manufactured housing design, performance, and housing parks	2006				X	Lack of need and political support
4. Engage in housing rehabilitation through CDBG	2004-2008			X		Need technical assistance to identify project areas
5. Utilize state and federal funding to improve housing in the city	2004-2008			X		Need technical assistance to identify project areas
NATURAL/CULTURAL RESOURCES						
1. Enforce soil erosion control efforts	2005-2006			X		Is an ongoing activity. Fannin County administers the program in McCaysville.
2. Develop and implement TMDL plan for impaired streams	2005-2008	X				Completed by the RDC in 2006.
3. Develop and implement source water protection plan	2005			X		Lack of funding.
4. Coordinate with the RDC to arrange for the cost-free resurvey of historic properties	2004-2008			X		Lack of funding to the RDC
5. Disseminate information about historic significance and tax credit eligibility	2004-2008		X			The RDC distributes information and provides technical assistance per requests.
6. Pursue National Register nominations of individual sites	2004-2008			X		Lack of interest.

**REPORT OF ACCOMPLISHMENTS
SHORT TERM WORK PROGRAM
CITY OF MCCAYSVILLE**

Activity	Year	Status				Explanation if postponed or dropped
		Complete	Underway	Postponed	Dropped	
COMMUNITY FACILITIES						
1. Establish a Transportation Planning Program	2004-2008		X			Is an on-going activity.
2. Pursue grants and loans for extension and expansion of water and sewer delivery systems	2004-2008		X			Water treatment plant expansion is underway
3. Develop capital improvements plan that require developers to pay a pro-rata share	2006		X			Is an on-going activity.
4. Hire additional staff and purchase additional equipment in police department	2004-2008			X		Lack of need and funding.
5. Increase fire prevention measures	2004-2008				X	County now provides all fire protection services in the City.
6. Make improvements to Toccoa River Park	2006			X		Lack of funding
7. Establish a riverwalk on the Toccoa River	2007-2008				X	No longer seen as a need; costs are too high
8. Construct a new central library	2008				X	This is a county responsibility.
9. Improve Library Operations	2004-2008				X	This is a county responsibility.
LAND USE						
1. Adopt a new zoning ordinance	2005				X	A zoning ordinance was prepared by RDC in 2005 but was not adopted due to lack of support.
2. Implement landscaping requirements on improved acreages	2005			X		Need technical assistance to develop suitable ordinances
3. Implement grading standards and hillside preservation ordinances	2005			X		Need technical assistance to develop suitable ordinances
4. Implement site access and parking guidelines.	2005			X		Need technical assistance to develop suitable ordinances
INTERGOVERNMENTAL COORDINATION						
1. Adopt and update the joint Comprehensive Plan	2004-2008	X				Adopted in 2004; update underway.
2. Continue to work with state level agencies.	2004-2008		X			Is an ongoing activity.

**REPORT OF ACCOMPLISHMENTS
SHORT TERM WORK PROGRAM
CITY OF MORGANTON**

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway	Postponed	Dropped	
<i>ECONOMIC DEVELOPMENT</i>						
1. Promote use of federal and state grants to encourage business expansion	2004-2008		X			Is an ongoing activity
<i>HOUSING</i>						
1. Hold comprehensive affordable housing workshop	2004	X				Workshop was held by the RDC in Fannin in 2005
2. Adopt state building codes in jurisdiction; implement code inspection program	2005	X				Building Codes have been adopted and are administered by the County in the city.
3. Implement standards for manufactured housing design, performance, and housing parks	2006		X			Ordinance is in progress.
4. Engage in housing rehabilitation through CDBG	2004-2008				X	Minimal property available; low demand and interest
5. Utilize state and federal funding to improve housing in the city	2004-2008				X	Minimal property available; low demand and interest
<i>NATURAL/CULTURAL RESOURCES</i>						
1. Enforce soil erosion control efforts	2005-2006		X			The program is administered by Fannin County in Morganton
<i>COMMUNITY FACILITIES</i>						
1. Establish ongoing transportation program	2004-2008		X			Mountain Area Transportation is operational; cooperates with State and County
2. Improve and expand water and sewer delivery systems	2005	X				Morganton received \$5,000,000 in grants and loans to completely update the water system. The City does not have sewer.
3. Increase fire prevention measures	2004-2008	X				100 new fire hydrants have been added to the water system.
4. Explore possibility of constructing new city park	2005-2006	X				Wetlands walking park will be complete in 2009.
5. Construct a new central library	2008				X	Fannin County has the lead responsibility.
6. Improve library operations	2004-2008				X	Fannin County has the lead responsibility.

**REPORT OF ACCOMPLISHMENTS
SHORT TERM WORK PROGRAM
CITY OF MCCAYSVILLE**

Activity	Year	Status				Explanation if postponed or dropped
		Complete	Underway	Postponed	Dropped	
LAND USE						
None for this jurisdiction						
INTERGOVERNMENTAL COORDINATION						
1. Adopt and Update the joint Comprehensive Plan	2004-2008	X				Adopted in 2004; update underway

Fannin County Short-Term Work Program, 2009 – 2013								
Activity	2009	2010	2011	2012	2013	Cost Estimate	Funding Source	Responsible Party
<i>Economic Development</i>								
1. Sustain local funding for economic development	X	X	X	X	X	\$100,000	General Fund	County Commission
2. Promote use of federal and state grants to encourage business expansion	X	X	X	X	X	Staff time	State and Federal Grants; General Fund	Fannin County Economic Dev. Auth.
3. Develop competitive business / industrial site		X	X	X		\$800,000	State and Federal Grants and General Fund	Fannin County Economic Dev. Auth.; County Commission
4. Continue support for workforce development and business resource center.	X	X	X	X	X	\$650,000	State and Federal Grants and General Funding from North Georgia College and Reinhardt College;	Fannin County Econ. Devel. Authority; Chamber of Commerce; Blue Ridge Business Assoc.; Tri-City Business Assoc.; UGA Small Business Ctr.
5. Develop options and marketing to encourage assisted living facilities and retirement communities to locate near available facilities.		X	X	X	X	Staff Time	Staff Time	Chamber of Commerce; Econ. Develop. Auth.; Land Development Staff

Fannin County Short-Term Work Program, 2009 – 2013								
Activity	2009	2010	2011	2012	2013	Cost Estimate	Funding Source	Responsible Party
6. Seek Scenic Byway Designations for eligible county roads		X	X	X		Staff Time	Local, State, & Federal Grants; County Commission; private sector	GaDot; County Commission; Chamber of Commerce; Fannin County Econ. Devel. Auth.; NGRC
<i>Housing</i>								
1. Revise County Subdivision Regulations for conservation design subdivisions; and also to allow developers to install on-site community sewer systems.		X				\$ 2,000	General Funds	Fannin County Planning Commission; County Commission
2. Amend adopted land development regulations to create improved standards for manufactured homes as well as the design and compatibility of manufactured home parks.		X				\$1,600	General Funds	Fannin County Planning Commission; County Commission
3. Assist in the implementation of the Neighborhood Stabilization Program.	X	X				Staff Time	General Funds	Fannin County Commission & Staff
4. Initiate rehabilitation and revitalize neighborhoods through identified programs for affordable housing.		X	X	X		Staff Time	General Funds	Fannin County Commission & Staff; GaDCA
<i>Community Facilities and Services</i>								
1. Implement a public water treatment and distribution system for the unincorporated area.		X	X	X	X	Variable	Federal & State Grants & Loans; General Fund	Fannin County Commission
2. Continue to expand facilities and programs of the Fannin Regional Hospital & the Fannin County Health Department in anticipation of increasing number of retirees and elderly.		X	X	X	X	Variable	----	Hospital; State; County Commission

Fannin County Short-Term Work Program, 2009 – 2013								
Activity	2009	2010	2011	2012	2013	Cost Estimate	Funding Source	Responsible Party
3. Continue to develop Phase II & III at the County Park		X	X	X	X	Phs. I-- \$120,000 Phs. II – \$TBD	Federal & State Grants; General Fund	Fannin County Recreation Department
4. Determine feasibility of public golf course			X			Staff Time	Staff Time	Fannin County Recreation Department
5. Construct a new central library				X		\$4.2 Million	Federal & State Grants; General Fund	Fannin County Commission
6. Purchase R/W for McCaysville Bypass					X	\$TBD	GaDOT	GaDOT
7. Implement the NG Regional Bike and Pedestrian Facilities Plan	X	X	X	X	X	\$TBD	General Fund; GaDOT; TE grants	Fannin County Commission; GaDOT
8. Rehabilitate all sections of abandoned rail in cooperation with adjacent counties.					X	\$TBD	General Fund; GaDot; TE grants	Fannin County Commission; GaDOT
9. Hire additional staff and purchase additional equipment in sheriff's department	X	X	X	X	X	\$TBD	General Fund	Fannin County Commission
10. Create Health Care Services Task Force			X			----	----	Fannin County Commission; Fannin County Health Department
<i>Transportation</i>								
1. Create functional standards for unpaved roadways regarding width, grade, drainage, suitability for paving, plus consideration for the served density.	X					Staff Time	Staff Time	Fannin County Commission
2. Establish ongoing Transportation Planning and Coordination Program	X	X	X	X	X	Staff Time	Staff Time	Fannin County Commission; GaDOT
3. Implement the Fannin County Rural Transit Plan	X	X	X	X	X	\$25,000/YR.	General Fund; GaDOT	Fannin County Commission

Fannin County Short-Term Work Program, 2009 – 2013								
Activity	2009	2010	2011	2012	2013	Cost Estimate	Funding Source	Responsible Party
4. Review/modify Fannin County Subdivision Regulations regarding construction standards		X				Staff time	Staff Time	Fannin County Planning Commission
<i>Natural and Cultural Resources</i>								
1. Continue to Implement Total Maximum Daily Load Plans	X	X	X	X	X		General Funds; Grants	Fannin County Planning Commission
2. Develop and implement a tree preservation ordinance.	X					\$2,000	General Funds	Fannin County Planning Commission; NGRC
3. Develop and implement an excavation and grading ordinance applicable to land development.		X				\$2,000	General Funds	Fannin County Planning Commission; NGRC
4. Develop and implement an ordinance dealing with buffers between incompatible land uses, including adjacent government land uses.		X				\$ 2,000	General Funds	Fannin County Planning Commission; NGRC
5. Develop and implement an ordinance to establish standards for lighting land developments.	X					\$2,000	General Funds	Fannin County Planning Commission; NGRC
6. Improve enforcement of soil erosion and sedimentation regulations by strengthening procedures and training for issuance of variances.		X				Staff Time	Staff Time	Planning Commission
7. Establish a Historic Preservation Commission			X			Staff Time	Staff Time	Fannin County Commission; NGRC
8. Coordinate with NGRC to arrange for the cost-free resurvey of historic properties and feasibility of establishing historic districts.	X	X	X	X	X	Staff Time	----	Fannin County Commission; NGRC
9. Pursue nominations to the National Register of Historic Places	X	X	X	X	X	Staff Time	----	Fannin County Commission; NGRC

Fannin County Short-Term Work Program, 2009 – 2013								
Activity	2009	2010	2011	2012	2013	Cost Estimate	Funding Source	Responsible Party
10. Develop alternate criteria to preserve scenic views provided by high ridgelines and steep slopes.		X	X			Staff Time	\$TBD	Fannin County Planning Commission; NGRC
11. Disseminate information about historic significance and tax liability	X	X	X	X	X	Staff Time	----	NGRC
<i>Land Use</i>								
1. Establish separate policies that prohibit speculative land clearing and cut/fill operations unless a viable land development request permits for building construction.		X				Staff Time	----	Fannin County Commission; Fannin County Planning Commission
2. Develop and implement policies and ordinances that establish basic requirements for buffering incompatible land uses, site plan review, and parking standards.		X	X			\$2,000	General Fund	Fannin County Commission; Fannin County Planning Commission; NGRC
3. Revise the Sign Ordinance.	X					\$2,000	General Fund	Fannin County Commission; Fannin County Planning Commission; NGRC
4. Develop and implement a landscaping and tree-planting ordinance for commercial/industrial developments.			X			\$1,500	General Fund	Fannin County Planning Commission; NGRC
5. Coordinate with GaDOT for landscaping improvements within Georgia 515 R/W.		X				Staff Time	----	Fannin County Commission; GaDOT
<i>Intergovernmental Coordination</i>								
1. Update the Comprehensive Plan as needed.	X	X	X	X	X	Variable	General Fund	Fannin County Commission; NGRC
2. Review and revise the Service Delivery Strategy as needed.	X	X	X	X	X	Staff time	----	Fannin County Commission

Fannin County Short-Term Work Program, 2009 – 2013								
Activity	2009	2010	2011	2012	2013	Cost Estimate	Funding Source	Responsible Party
3. Identify and participate in the review process for developments of regional impact.	X	X	X	X	X	Staff Time	----	Fannin County Commission; NGRC
4. Maintain a relationship with the Association of County Commissioners of Georgia.	X	X	X	X	X	Annual Dues	General Fund	Fannin County Commission

City of Blue Ridge Short-Term Work Program, 2009 – 2013								
Activity	2009	2010	2011	2012	2013	Cost Estimate	Funding Source	Responsible Party
<i>Economic Development</i>								
1. Develop options and marketing to encourage assisted living facilities and retirement communities to locate near available facilities.		X	X	X	X	Staff Time	Staff Time	Chamber of Commerce; Econ. Develop. Auth.; Mayor & Council & Staff
<i>Housing</i>								
1. Amend the Zoning Ordinance and Subdivision Regulations to encourage traditional neighborhood designs and to improve standards for manufactured homes and manufactured home parks.		X				\$1,500	General Fund	Blue Ridge Planning Commission; Mayor and Council
2. Assist in the implementation of the Neighborhood Stabilization Program	X	X				Staff Time	State & Federal Grants	Mayor and Council & Staff
3. Initiate rehabilitation and revitalize neighborhoods through identified programs for affordable housing.		X	X	X	X	Staff Time	General Fund; CDBG grants; Federal Grants	Mayor and Council & Staff; GaDCA
<i>Community Facilities and Services</i>								
1. Expand and extend the public water distribution system			X	X	X	Variable	State & Federal grants/loans; general fund	Mayor & Council
2. Develop a capital improvements plan to expand public sewer service to potential development areas			X	X		Variable	State & Federal grants/loans; general fund	Mayor & Council
3. Develop and implement a source water protection plan.				X		\$TBD	General fund; state grants	Mayor & Council; GaEPD

City of Blue Ridge Short-Term Work Program, 2009 – 2013								
Activity	2009	2010	2011	2012	2013	Cost Estimate	Funding Source	Responsible Party
<i>Transportation</i>								
1. Establish ongoing Transportation Planning and Coordination Program	X	X	X	X	X	Staff Time	Staff Time	Mayor & Council; GaDOT
2. Implement Transportation Enhancement funding for pedestrian improvements	X	X	X	X	X	\$TBD	GaDOT TE funds; General Fund; TBD	Mayor & Council; GaDOT
3. Implement the Blue Ridge Bicycle and Pedestrian Facilities Plan	X	X	X	X	X	\$TBD	GaDOT; General Fund	Mayor & Council; GaDOT
<i>Natural and Cultural Resources</i>								
1. Continue to Implement Total Maximum Daily Load Plans	X	X	X	X	X		General Funds; Grants	Mayor & Council
2. Continue to support the mission of the NW Georgia Water Resources Partnership	X	X	X	X	X	Staff Time	----	Mayor & Council
3. Establish a Historic Preservation Commission			X			Staff Time	Staff Time	Mayor & Council County Commission; NGRC
4. Coordinate with NGRC to arrange for the cost-free resurvey of historic properties and feasibility of establishing historic districts.	X	X	X	X	X	Staff Time	----	Mayor & Council; NGRC
5. Pursue nominations to the National Register of Historic Places	X	X	X	X	X	Staff Time	----	Mayor & Council; NGRC
<i>Land Use</i>								
1. Amend the Zoning Ordinance to include provisions that prohibit speculative land clearing and cut/fill operations unless a viable land development request permits for building construction.		X				Staff Time	----	Mayor & Council; Blue Ridge Municipal Planning Commission
2. Create a downtown redevelopment plan that provides a boundary to preserve historic structures, expand streetscape improvements, & identify locations for key governmental/cultural			X			Staff Time	General Fund; State Grants	Mayor & Council; Blue Ridge Municipal Planning

City of Blue Ridge Short-Term Work Program, 2009 – 2013								
Activity	2009	2010	2011	2012	2013	Cost Estimate	Funding Source	Responsible Party
facilities.								Commission; NGRC
3. Coordinate with GaDOT for landscaping improvements within Georgia 515 R/W.		X				Staff Time	----	Mayor & Council; GaDOT
<i>Intergovernmental Coordination</i>								
1. Update the Comprehensive Plan as needed.	X	X	X	X	X	Variable	General Fund	Mayor & Council; NGRC
2. Review and revise the Service Delivery Strategy as needed.	X	X	X	X	X	Staff time	----	Mayor & Council
3. Identify and participate in the review process for developments of regional impact.	X	X	X	X	X	Staff Time	----	Mayor & Council; Commission; NGRC
4. Maintain a relationship with the Georgia Municipal Association.	X	X	X	X	X	Annual Dues	General Fund	Mayor & Council
5. Maintain a relationship with Economic Development Associations and affiliated State agencies.	X	X	X	X	X	Annual Dues	General Fund	Mayor & Council

City of McCaysville Short-Term Work Program, 2009 – 2013								
Activity	2009	2010	2011	2012	2013	Cost Estimate	Funding Source	Responsible Party
<i>Economic Development</i>								
1. Promote use of federal and state grants to encourage business expansion	X	X	X	X	X	Staff time	State and Federal Grants; General Fund	Fannin County Economic Dev. Auth.; Mayor and Council
2. Develop options and marketing to encourage assisted living facilities and retirement communities to locate near available facilities.		X	X	X	X	Staff Time	Staff Time	Chamber of Commerce; Econ. Develop. Auth.; Mayor & Council
<i>Housing</i>								
1. Adopt development standards for manufactured homes and manufactured home parks.		X				\$1,500	General Fund	Mayor and Council
2. Assist in the implementation of the Neighborhood Stabilization Program	X	X				Staff Time	State & Federal Grants	Mayor and Council & Staff
3. Initiate rehabilitation and revitalize neighborhoods through identified programs for affordable housing.		X	X	X	X	Staff Time	General Fund; CDBG Grants; Federal Grants	Mayor and Council & Staff; GaDCA
<i>Community Facilities and Services</i>								
1. Expand and extend the public water distribution system			X	X	X	Variable	State & Federal grants/loans; general fund	Mayor & Council
2. Develop a capital improvements plan to expand public sewer service to potential development areas			X	X		Variable	State & Federal grants/loans; general fund	Mayor & Council

City of McCaysville Short-Term Work Program, 2009 – 2013								
Activity	2009	2010	2011	2012	2013	Cost Estimate	Funding Source	Responsible Party
3. Improve facilities at Toccoa River Park.		X				\$25,000	State & Federal Grants; General Fund	Mayor & Council
<i>Transportation</i>								
1. Establish ongoing Transportation Planning and Coordination Program	X	X	X	X	X	Staff Time	Staff Time	Mayor & Council; GaDOT
2. Implement the McCaysville Bicycle and Pedestrian Facilities Plan	X	X	X	X	X	\$TBD	GaDOT; General Fund	Mayor & Council; GaDOT
<i>Natural and Cultural Resources</i>								
1. Continue to Implement Total Maximum Daily Load Plans	X	X	X	X	X		General Funds; Grants	Mayor & Council
2. Develop and implement a source water protection plan.				X		\$TBD	General fund; state grants	Mayor & Council; GaEPD
3. Coordinate with NGRC to arrange for the cost-free resurvey of historic properties and feasibility of establishing historic districts.	X	X	X	X	X	Staff Time	----	Mayor & Council; NGRC
4. Pursue nominations to the National Register of Historic Places	X	X	X	X	X	Staff Time	----	Mayor & Council; NGRC
<i>Land Use</i>								
1. Develop and implement Subdivision Regulations that establish road standards and provisions for conservation subdivisions.					X	\$2,000	General Fund	Mayor & Council
2. Establish separate policies that prohibit speculative land clearing and cut/fill operations unless a viable land development request permits for building construction.		X				Staff Time	----	Mayor & Council
3. Develop and implement policies and ordinances that establish basic requirements for buffering incompatible land uses, site plan review, and parking standards.		X	X			\$2,000	General Fund	Mayor and Council; NGRC

City of McCaysville Short-Term Work Program, 2009 – 2013								
Activity	2009	2010	2011	2012	2013	Cost Estimate	Funding Source	Responsible Party
4. Develop and implement a Sign Ordinance.			X			\$2,000	General Fund	Mayor and Council; NGRC
5. Create a downtown redevelopment plan that provides a boundary to preserve historic structures, expand streetscape improvements, & identify locations for key governmental/cultural facilities.			X			Staff Time	General Fund; State Grants	Mayor & Council; NGRC
6. Develop and implement a landscaping and tree-planting ordinance for commercial/industrial developments.			X			\$1,500	General Fund	Mayor & Council; NGRC
7. Develop and implement an excavation and grading ordinance applicable to land development.		X				\$2,000	General Funds	Mayor & Council; NGRC
<i>Intergovernmental Coordination</i>								
1. Update the Comprehensive Plan as needed.	X	X	X	X	X	Variable	General Fund	Mayor & Council; NGRC
2. Review and revise the Service Delivery Strategy as needed.	X	X	X	X	X	Staff time	----	Mayor & Council
3. Identify and participate in the review process for developments of regional impact.	X	X	X	X	X	Staff Time	----	Mayor & Council; NGRC
4. Maintain a relationship with the Georgia Municipal Association.	X	X	X	X	X	Annual Dues	General Fund	Mayor & Council

City of Morganton Short-Term Work Program, 2009 – 2013								
Activity	2009	2010	2011	2012	2013	Cost Estimate	Funding Source	Responsible Party
<i>Economic Development</i>								
<i>Housing</i>								
1. Adopt development standards for manufactured homes and manufactured home parks.		X				\$1,500	General Fund	Mayor and Council
<i>Community Facilities and Services</i>								
1. Expand and extend the public water distribution system		X	X			Variable	State & Federal grants/loans; general fund	Mayor & Council
<i>Transportation</i>								
1. Establish ongoing Transportation Planning and Coordination Program	X	X	X	X	X	Staff Time	Staff Time	Mayor & Council; GaDOT
<i>Natural and Cultural Resources</i>								
<i>Land Use</i>								
1. Establish separate policies that prohibit speculative land clearing and cut/fill operations unless a viable land development request permits for building construction.		X				Staff Time	----	Mayor & Council
<i>Intergovernmental Coordination</i>								
1. Update the Comprehensive Plan as needed.	X	X	X	X	X	Variable	General Fund	Mayor & Council; NGRC

City of Morganton Short-Term Work Program, 2009 – 2013								
Activity	2009	2010	2011	2012	2013	Cost Estimate	Funding Source	Responsible Party
2. Review and revise the Service Delivery Strategy as needed.	X	X	X	X	X	Staff time	----	Mayor & Council
3. Identify and participate in the review process for developments of regional impact.	X	X	X	X	X	Staff Time	----	Mayor & Council; NGRC
4. Maintain a relationship with the Georgia Municipal Association.	X	X	X	X	X	Annual Dues	General Fund	Mayor & Council

APPENDIX

**RESOLUTION
TO ADOPT THE
PARTIAL PLAN UPDATE
FOR THE
2025 JOINT COMPREHENSIVE PLAN
OF
FANNIN COUNTY, BLUE RIDGE, MCCAYSVILLE & MORGANTON
2009-2013**

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 eligibility for State permits, grants, and loans; and


Whereas, the PARTIAL PLAN UPDATE, 2009-2013 for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton has been completed and the Short-Term Work Program is updated; and

Whereas, such PARTIAL PLAN UPDATE, 2009-2013 has been approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures;

Now Therefore Be It Resolved, that Fannin County hereby officially adopts the PARTIAL PLAN UPDATE for Fannin County, Blue Ridge, McCaysville, & Morganton, 2009-2013.

Resolved, this 10th day of November, 2009.

BY:


Chairman, Fannin County Board of Commissioners

ATTEST:


County Clerk, Fannin County

**RESOLUTION
TO ADOPT THE
PARTIAL PLAN UPDATE
FOR THE
2025 JOINT COMPREHENSIVE PLAN
OF
FANNIN COUNTY, BLUE RIDGE, MCCAYSVILLE & MORGANTON
2009-2013**

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 eligibility for State permits, grants, and loans; and

Whereas, the PARTIAL PLAN UPDATE, 2009-2013 for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton has been completed and the Short-Term Work Program is updated; and

Whereas, such PARTIAL PLAN UPDATE, 2009-2013 has been approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures;

Now Therefore Be It Resolved, that the City of Blue Ridge hereby officially adopts the PARTIAL PLAN UPDATE for Fannin County, Blue Ridge, McCaysville, & Morganton, 2009-2013.

Resolved, this 10th day of November, 2009.

BY: *Robert Greese*
Mayor, City of Blue Ridge

ATTEST: *April Higgell*
City Clerk, City of Blue Ridge

JAMES R.A. FINCH
Mayor
NANCY GODFREY
City Clerk

CITY OF McCAYSVILLE

223 Blue Ridge Drive
P.O. Box 6
McCaysville, Georgia 30555
Phone 706/492-4921
Fax 706/492-3624

MEMBERS OF COUNCIL

Charles W. Pittman
Mayor Pro-tem
J.D. Arp
Edward Massengale
Tommy Quintrell
William B. Rymer

**RESOLUTION
TO ADOPT THE
PARTIAL PLAN UPDATE
FOR THE
2025 JOINT COMPREHENSIVE PLAN
OF
FANNIN COUNTY, BLUE RIDGE, MCCAYSVILLE & MORGANTON
2009-2013**

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 eligibility for State permits, grants, and loans; and

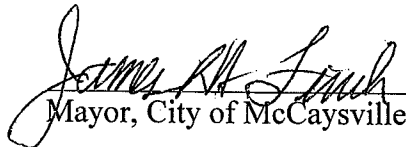
Whereas, the PARTIAL PLAN UPDATE, 2009-2013 for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton has been completed and the Short-Term Work Program is updated; and

Whereas, such PARTIAL PLAN UPDATE, 2009-2013 has been approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures;

Now Therefore Be It Resolved, that the City of McCaysville hereby officially adopts the PARTIAL PLAN UPDATE for Fannin County, Blue Ridge, McCaysville, & Morganton, 2009-2013.

Resolved, this 10th day of November, 2009.

BY:



Mayor, City of McCaysville

ATTEST:



City Clerk, City of McCaysville

**RESOLUTION
TO ADOPT THE
PARTIAL PLAN UPDATE
FOR THE
2025 JOINT COMPREHENSIVE PLAN
OF
FANNIN COUNTY, BLUE RIDGE, MCCAYSVILLE & MORGANTON
2009-2013**

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 eligibility for State permits, grants, and loans; and

Whereas, the PARTIAL PLAN UPDATE, 2009-2013 for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton has been completed and the Short-Term Work Program is updated; and

Whereas, such PARTIAL PLAN UPDATE, 2009-2013 has been approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures;

Now Therefore Be It Resolved, that the City of Morganton hereby officially adopts the PARTIAL PLAN UPDATE for Fannin County, Blue Ridge, McCaysville, & Morganton, 2009-2013.

Resolved and Adopted, this 10th day of November, 2009.

City of Morganton, Georgia

BY: *Barbara Stephens*
Barbara Stephens, Mayor

Mike England
Mike England, Council Member

Bill Kendall
Bill Kendall, Council Member

Anthony Vecchio
Tony Vecchio, Council Member

CERTIFICATION

I do hereby certify that the above is a true and correct copy of the said resolution duly adopted by the Council on date so stated in said resolution.

I further certify that I am the Clerk of the Council and that said resolution has been duly entered in the official records so said council and remains in full force and effect this 10th day of November, 2009.

ATTEST:

Joyce R. Waters
Joyce R. Waters, City Clerk

City of Blue Ridge

480 West First Street

• Blue Ridge, Georgia 30513

• (706) 632 - 2091

TRANSMITTAL RESOLUTION

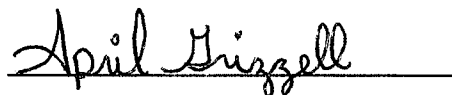
RESOLUTION TO TRANSMIT THE PARTIAL PLAN UPDATE, 2025 COMPREHENSIVE PLAN TO THE NORTHWEST GEORGIA REGIONAL COMMISSION AND THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

WHEREAS, the Mayor and Council of the City of Blue Ridge, in conjunction with Fannin County and the municipalities of McCaysville, and Morganton, have completed the Partial Plan Update, including an updated Short-Term Work Program; and

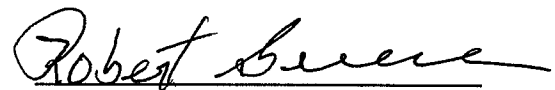
WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearings were timely advertised as joint public hearings, and were held April 16, 2009 to initiate the planning process, and July 16, 2009 to present the proposed final planning document.

BE IT THEREFORE RESOLVED, that the Mayor and Council of the City of Blue Ridge does hereby transmit the Partial Plan Update of the 2025 Comprehensive Plan to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

ADOPTED by the Mayor and Council of the City of Blue Ridge on August 11, 2009.



City Clerk, Attest



Mayor, City of Blue Ridge

Fannin County Board of Commissioners

400 West Main Street, Suite 100
Blue Ridge, Georgia 30513
Telephone: 706-632-2203
Fax: 706-632-2507
www.fanninga.org

TRANSMITTAL RESOLUTION

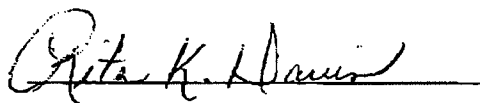
RESOLUTION TO TRANSMIT THE PARTIAL PLAN UPDATE, 2025 COMPREHENSIVE PLAN TO THE NORTHWEST GEORGIA REGIONAL COMMISSION AND THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

WHEREAS, the Fannin County Board of Commissioners, in conjunction with the municipalities of Blue Ridge, McCaysville, and Morganton, have completed the Partial Plan Update, including an updated Short-Term Work Program; and

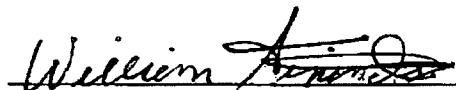
WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearings were timely advertised as joint public hearings, and were held April 16, 2009 to initiate the planning process, and July 16, 2009 to present the proposed final planning document.

BE IT THEREFORE RESOLVED, that the Fannin County Board of Commissioners does hereby transmit the Partial Plan Update of the 2025 Comprehensive Plan to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

ADOPTED by the Fannin County Board of Commissioners on August 11, 2009.



County Clerk, Attest



**Chairman, Fannin County Board
of Commissioners**

JAMES R.A. FINCH
Mayor
NANCY GODFREY
City Clerk



MEMBERS OF COUNCIL
Charles W. Pittman
Mayor Pro-tem
J.D. Arp
Edward Massengale
Tommy Quintrell
William B. Rymer

TRANSMITTAL RESOLUTION

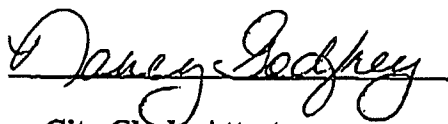
**RESOLUTION TO TRANSMIT THE PARTIAL PLAN UPDATE, 2025
COMPREHENSIVE PLAN TO THE NORTHWEST GEORGIA REGIONAL
COMMISSION AND THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS**

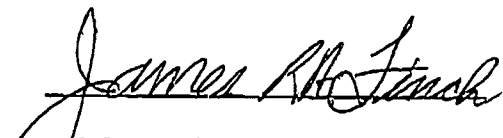
WHEREAS, the Governing Authority of the City of McCaysville, in conjunction with Fannin County and the municipalities of Blue Ridge, and Morganton, have completed the Partial Plan Update, including an updated Short-Term Work Program; and

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearings were timely advertised as joint public hearings, and were held April 16, 2009 to initiate the planning process, and July 16, 2009 to present the proposed final planning document.

BE IT THEREFORE RESOLVED, that the Mayor and Council of the City of McCaysville does hereby transmit the Partial Plan Update of the 2025 Comprehensive Plan to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

ADOPTED by the Mayor and Council of the City of McCaysville on August 11, 2009.


City Clerk, Attest


Mayor, City of McCaysville

City of Morganton
County of Fannin
State of Georgia

2025 COMPREHENSIVE PLAN RESOLUTION

RESOLUTION TO TRANSMIT THE PARTIAL PLAN UPDATE, 2025 COMPREHNSIVE PLAN TO NORTHWEST GEORGIA REGIONAL COMMISSION AND THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

WHEREAS, the Mayor and Council of the City of Morganton, in conjunction with Fannin County and the municipalities of Blue Ridge and McCaysville, have completed the Partial Plan Update, including an updated Short-Term Work Program; and

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning, effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing were timely advertised as joint public hearings and were held April 16, 2009 to initiate the planning process and July 16, 2009 to present the proposed final planning document,

THEREFORE, be it resolved by the Mayor and Council of the City of Morganton does hereby transmit the Partial Plan Update of the 2025 Comprehensive Plan to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

Adopted in the regular meeting of the City of Morganton held on Tuesday, August 11, 2009.

City of Morganton, Georgia

By: Barbara Stephens
Barbara Stephens, Mayor

Michael C. England
Mike England, Council Member

Bill Kendall
Bill Kendall, Council Member

Tony Vecchio
Tony Vecchio, Council Member

CERTIFICATION

I do hereby certify that the above is a true and correct copy of the said resolution duly adopted by the council on date so stated in said resolution.

I further certify that I am the Clerk of the Council and that said resolution has been duly entered in the official records so said council and remains in full force and effect this 11th day of August, 2009.

ATTEST: Joyce R. Waters
Joyce R. Waters, City Clerk

**RESOLUTION
TO ADOPT THE

PARTIAL PLAN UPDATE
FOR THE
2025 JOINT COMPREHENSIVE PLAN
OF
FANNIN COUNTY, BLUE RIDGE, MCCAYSVILLE & MORGANTON
2009-2013**

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 eligibility for State permits, grants, and loans; and


Whereas, the PARTIAL PLAN UPDATE, 2009-2013 for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton has been completed and the Short-Term Work Program is updated; and

Whereas, such PARTIAL PLAN UPDATE, 2009-2013 has been approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures;

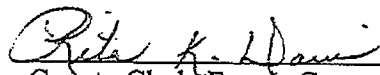
Now Therefore Be It Resolved, that Fannin County hereby officially adopts the PARTIAL PLAN UPDATE for Fannin County, Blue Ridge, McCaysville, & Morganton, 2009-2013.

Resolved, this 10th day of November, 2009.

BY:


Chairman, Fannin County Board of Commissioners

ATTEST:


County Clerk, Fannin County

**RESOLUTION
TO ADOPT THE
PARTIAL PLAN UPDATE
FOR THE
2025 JOINT COMPREHENSIVE PLAN
OF
FANNIN COUNTY, BLUE RIDGE, MCCAYSVILLE & MORGANTON
2009-2013**

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 eligibility for State permits, grants, and loans; and

Whereas, the PARTIAL PLAN UPDATE, 2009-2013 for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton has been completed and the Short-Term Work Program is updated; and

Whereas, such PARTIAL PLAN UPDATE, 2009-2013 has been approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures;

Now Therefore Be It Resolved, that the City of Blue Ridge hereby officially adopts the PARTIAL PLAN UPDATE for Fannin County, Blue Ridge, McCaysville, & Morganton, 2009-2013.

Resolved, this 10th day of November, 2009.

BY: *Robert Greese*
Mayor, City of Blue Ridge

ATTEST: *April Higgell*
City Clerk, City of Blue Ridge

JAMES R.A. FINCH
Mayor
NANCY GODFREY
City Clerk

CITY OF McCAYSVILLE

223 Blue Ridge Drive
P.O. Box 6
McCaysville, Georgia 30555
Phone 706/492-4921
Fax 706/492-3624

MEMBERS OF COUNCIL

Charles W. Pittman
Mayor Pro-tem
J.D. Arp
Edward Massengale
Tommy Quintrell
William B. Rymer

**RESOLUTION
TO ADOPT THE
PARTIAL PLAN UPDATE
FOR THE
2025 JOINT COMPREHENSIVE PLAN
OF
FANNIN COUNTY, BLUE RIDGE, MCCAYSVILLE & MORGANTON
2009-2013**

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 eligibility for State permits, grants, and loans; and

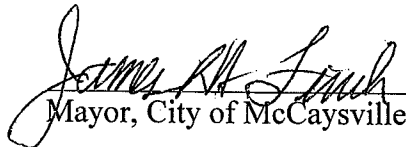
Whereas, the PARTIAL PLAN UPDATE, 2009-2013 for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton has been completed and the Short-Term Work Program is updated; and

Whereas, such PARTIAL PLAN UPDATE, 2009-2013 has been approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures;

Now Therefore Be It Resolved, that the City of McCaysville hereby officially adopts the PARTIAL PLAN UPDATE for Fannin County, Blue Ridge, McCaysville, & Morganton, 2009-2013.

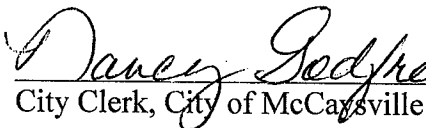
Resolved, this 10th day of November, 2009.

BY:



Mayor, City of McCaysville

ATTEST:



City Clerk, City of McCaysville

**RESOLUTION
TO ADOPT THE
PARTIAL PLAN UPDATE
FOR THE
2025 JOINT COMPREHENSIVE PLAN
OF
FANNIN COUNTY, BLUE RIDGE, MCCAYSVILLE & MORGANTON
2009-2013**

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 eligibility for State permits, grants, and loans; and

Whereas, the PARTIAL PLAN UPDATE, 2009-2013 for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton has been completed and the Short-Term Work Program is updated; and

Whereas, such PARTIAL PLAN UPDATE, 2009-2013 has been approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures;

Now Therefore Be It Resolved, that the City of Morganton hereby officially adopts the PARTIAL PLAN UPDATE for Fannin County, Blue Ridge, McCaysville, & Morganton, 2009-2013.

Resolved and Adopted, this 10th day of November, 2009.

City of Morganton, Georgia

BY: *Barbara Stephens*
Barbara Stephens, Mayor

Mike England
Mike England, Council Member

Bill Kendall
Bill Kendall, Council Member

Anthony Vecchio
Tony Vecchio, Council Member

CERTIFICATION

I do hereby certify that the above is a true and correct copy of the said resolution duly adopted by the Council on date so stated in said resolution.

I further certify that I am the Clerk of the Council and that said resolution has been duly entered in the official records so said council and remains in full force and effect this 10th day of November, 2009.

ATTEST:

Joyce R. Waters
Joyce R. Waters, City Clerk