

## **2009 Partial Plan Update**

### *Union County*

#### **Introduction**

As part of a statewide realignment of due dates for updating local comprehensive plans, the Georgia Department of Community Affairs (DCA) is requiring partial updates as an interim step for select communities until they must complete a full update under the new local planning standards. This document, the Union County Partial Plan Update 2009 – 2013, has been developed to assist the local governments with maintaining their level of planning and community development until a full update to the Comprehensive Plan in 2013.

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**Areas Requiring Special Attention**

Analysis of the prevailing trends will assist in the identification of preferred patterns of growth for the future. More specifically such analyses can identify those areas requiring special attention with regard to management policies, such as natural or cultural resources likely to be intruded upon or otherwise impacted by development.

- *Areas of significant natural or cultural resources in need of attention*

Students from UGA's FindIt program are completing an inventory of historic resources in unincorporated Union County. After reviewing the results of this survey the County will consider needs and options for resource protection and rehabilitation.

The County does need to review their mountain protection regulations to ensure consistency with State standards and for any possible additional need for protecting critical viewsheds. Most other natural resources are already protected through regulation and through the presence of State parks.

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

The only section of Union County considered experiencing rapid development would be the Hwy 76 corridor running east/west across the county. As the only significant expressway this road is the hub for industrial growth and newer commercial development. The pace of development is not considered a concern, however, and is generally in line with expectations of the community.

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

Not applicable within the unincorporated county. Newer development is occurring within projected service delivery areas and has slowed enough to remain within suitable demand levels for public services. Existing services and/or planned expansions should suffice for managing short-term growth in Union County.

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

There are a few vacant industrial buildings surrounding Blairsville, but none in a significant concentration to be considered a target area. Hwy 19 reaching northward from Blairsville does feature some pockets of impoverished housing and dilapidated commercial sites. The County and the Development Authority are planning a revitalization of this corridor.

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

There are a few vacant industrial buildings surrounding Blairsville, but none in a significant concentration to be considered a target area. There are no known brownfields within Union County.

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

Not applicable in unincorporated county. Select individual properties may be vacant or undeveloped, but the rural scale and character of the community negates the pressure for infill.

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

The first few miles of the Hwy 19 corridor heading northward from Blairsville features some concentration of dilapidated properties. Unemployment concerns for Union County are not confined to specific areas.

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**Consistency with Quality Community Objectives**

In 1999 the Board of the Department of Community Affairs adopted 17 Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve her unique cultural, natural and historic resources while looking to the future and developing to her fullest potential. This assessment is meant as a tool to give a community a comparison of how it is progressing toward these objectives set by the Department, but no community will be judged on progress. The questions focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles. A majority of positive responses for a particular objective may indicate that the community has in place many of the governmental options for managing development patterns. Negative responses may provide guidance as to how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives. Should a community decide to pursue a particular objective it may consider this assessment as a means of monitoring progress towards achievement.

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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.*

<b>Statement</b>	<b>Comments</b>
Our zoning code does not separate commercial, residential and retail uses in every district.	Union County does not have zoning.
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.	N/A
We have a street tree ordinance requiring new development to plant shade-bearing trees appropriate to our climate.	N/A
Our community has an organized tree-planting campaign in public areas to make walking more comfortable in summer.	N/A
We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	This is done through staff and regulations.
Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	Agree
In some areas, several errands can be made on foot, if desired.	Agreed
Some children can and do walk/ bike to school safely.	All primary and secondary schools are localized in Blairsville with no pedestrian trails accessible.
Schools are located in or near neighborhoods.	Closest neighborhood is approximately ½ mile.

As development reaches outward from Blairsville, higher density uses are typically annexed into the city. The County is considering policies that would further encourage dense development to remain within close proximity to Blairsville, or restrict development to more rural forms.

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*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.*

<b>Statement</b>	<b>Comments</b>
Our community has an inventory of vacant sites and buildings available for redevelopment and/or infill development.	N/A
We are actively working to promote Brownfield redevelopment.	We only have one site and in private ownership.
Our community is actively working to promote greyfield redevelopment.	N/A
We have areas that are planned for nodal development (compacted near intersections rather than spread along a major road.)	N/A
We allow small lot development (<5000 SF) for some uses.	Minimum lot size is .75 acres residential on septic.

Union County is very rural and has no areas of significant infill opportunity.

*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*

<b>Statement</b>	<b>Comments</b>
If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	Rural mountain community in scale, with conventional development forms.
We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	Yes, very actively.
We have ordinances to regulate the aesthetics of development in our highly visible areas.	Moderate amount
We have ordinances to regulate the size and type of signage.	Only regulate billboards.
Our community has a plan to protect designated farmland.	Only through state tax conservation covenants.

County is working with Blairsville and the GMRDC to begin definition of local character areas. This will include a review of the land use element of the Comprehensive Plan within two years as property and Census information is updated. For now, however, the preference within union County is to minimize the application of land use regulation.

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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.*

<b>Statement</b>	<b>Comments</b>
We have public transportation in our community.	Small Federal Trans Sys, two buses.
We require that new development connects with existing development through a street network, not a single entry/exit.	We do not require this.
We have a good network of sidewalks to allow people to walk to a variety of destinations.	This is very limited.
We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	Rural county with very low densities. Not needed at this time.
We require that newly built sidewalks connect to existing sidewalks wherever possible	Not required – see above.
We have a plan for bicycle routes through our community.	N/A
We allow commercial and retail development to share parking areas wherever possible.	Allowed but not encouraged.

Higher density development is restricted to Blairsville and utility service areas around the city. Unincorporated county is predominantly rural, and existing transit services are considered adequate.

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.*

<b>Statement</b>	<b>Comments</b>
Our community is characteristic of the region in terms of architectural styles and heritage.	Agree
Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	Disagree
Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)	We encourage many business activities.
Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	Yes.
Our community promotes tourism opportunities based on the unique characteristics of our region.	Actively
Our community contributes to, and draws from, the region, as a source of local culture, commerce, entertainment, education.	Agree

Union County is very much considered part of Appalachia. Architectural themes could be encouraged to strengthen this sense of character, but there is no pressure to invoke land use regulations at this point.

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

Statement	Comments
We have designated historic districts in our community.	N/A
We have an active historic preservation commission.	N/A
We want new development to complement historic development, and we have ordinances in place to ensure that happening.	N/A

Union County is in need of a comprehensive asset-based planning strategy that will positively influence current development by the implementation of design standards. Due to the limited amount of land currently sited for development, areas such as residential, commercial, light-industrial, and industrial developments would profit from this action. County initiatives would be positively juxtaposed with the City of Blairsville’s historic resource preservation programs.

*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.*

Statement	Comments
Our community has a greenspace plan.	52% of property owned by USFS or TVA
Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.	See above
We have a local land conservation program/ work with state or national land conservation programs to preserve environmentally important areas in our community.	See above
We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	Believe larger lot sizes in our county works best.

Environmental regulations already employed are working fairly well. The County will be reviewing these policies over the next two years, including consideration for conservation design subdivisions and the feasibility of a formal greenspace plan.



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*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.*

<b>Statement</b>	<b>Comment</b>
We have a comprehensive natural resources inventory.	Comprehensive Plan
We use this resource inventory to steer development away from environmentally sensitive areas.	Through coordination of infrastructure
We have identified our defining natural resources and have taken steps to protect them.	We have an abundance of resources including waterfalls, trout streams, parks, etc. owned by government.
Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	We have adopted and passed measures as needed.
Our community has and actively enforces a tree preservation ordinance.	Considering one for new development when positive economy returns.
Our community has a tree-replanting ordinance for new development.	Only under Mountain Protection (part V criteria)
We are using stormwater best management practices for all new development.	Yes.
We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)	Yes.

*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.*

<b>Statement</b>	<b>Comments</b>
We have population projections for the next 20 years that we refer to when making infrastructure decisions.	Agree
Our local governments, the local school board, and other decision-making entities use the same population projections.	Agree
We have a Capital Improvements Program that supports current and future growth.	Agree
We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	Agree in ten year plan, but not updated.

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*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.*

<b>Statement</b>	<b>Comments</b>
Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	In process.
Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	Agree
We recruit businesses that provide/ create sustainable products.	Currently recruit mostly clean industries.
We have a diverse jobs base, so that one employer leaving would not cripple us.	Agree, except one large bank holding company

The County is pursuing an Opportunity Zone designation for select industrial areas. There is a need to continue business recruitment and to further develop and diversify the goods production sector as possible. County has been overly-reliant on growth-related businesses in recent years.

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

<b>Statement</b>	<b>Comments</b>
Our economic development program has an entrepreneur support program.	Yes
Our community has jobs for skilled labor.	Yes
Our community has jobs for unskilled labor.	Yes
Our community has professional and managerial jobs.	Yes

Overall volume of employment options needs continued improvement, but the county does have a quality labor pool.

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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 (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.*

<b>Statement</b>	<b>Comments</b>
Our community allows accessory units like garage apartments or mother-in-law units.	Based on property size
People who work in our community can afford to live here.	Yes, for the most part in reasonable times.
Our community has enough housing for each income level (low, moderate, and above-average incomes)	Yes.
We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.	N/A
We have options available for loft living, downtown living, or “neo-traditional” development.	Not currently
We have vacant/ developable land for multifamily housing.	Yes
We allow multifamily housing to be developed in our community.	Mostly in city where sewer is available.
We support community development corporations building housing for lower-income households.	Yes
We have housing programs for households with special needs.	No
We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	Only in Blairsville city limits

Most needs for housing variety and special needs units are addressed within Blairsville. Unincorporated county features predominantly rural housing on larger lots or smaller, affordable units.

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.*

<b>Statement</b>	<b>Comments</b>
Our community provides work-force training options for our citizens.	Yes through technical college, several other institutions nearby
Our workforce training programs provide citizens with skills for jobs that are available in our community.	Agree
Our community has higher education opportunities, or is close to a community that does.	Agree
Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	Within school system, but not enough

Overall volume of employment options needs continued improvement, but the county does have a quality labor pool.

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*Local Self-determination* - Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.

Statement	Comments
We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	N/A
We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.	Yes
We have a public-awareness element in our comprehensive planning process.	Yes, but could be improved.
We have clearly understandable guidelines for new development.	Yes
We offer a development guidebook that illustrates the type of new development we want in our community.	N/A
We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals.	Working on this
We have a budget for annual training for planning commission members and staff, and we use it.	We do not utilize planning commission, but county staff instead of voluntary commission
Our elected officials understand the land-development process in our community	Some do.

The County is reviewing options for land use management measures as part of a build-up to the next full comprehensive plan update. Property and demographic data will be upgraded and the County will study possible development policies for feasibility and effectiveness in achieving the desired character of the community. GMRDC will assist with establishment of character areas, but the process is being drawn out to include full public input and education.

*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.

Statement	Comments
We plan jointly with our cities and county for Comprehensive Planning purposes	Yes, but could be improved
We are satisfied with our Service Delivery Strategies	Agree
We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other)	Yes

Both the City and County lack formal, in-house planning and development regulation, but will consider this over the next few years.

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**Identified Issues and Policies**

The following issues have been recognized as critical for the community to address in moving forward for the next 5 years. These issues are considered to be complimentary (in addition) to those already identified within the full 2004 Comprehensive Plan.

- Need to increase job opportunities, especially within goods production sectors.
- Need to revitalize the Hwy 19 corridor outside Blairsville
- Lack of defined character areas for county
- Several public facilities need expansion/improvements
- Lack of formal historic resource inventory
- Need to update geographic information and property records for GIS

In addition, several items have been identified as policies, general objections and directions for the County in regards to different areas of concern. These policies will be used as guidelines for general, long-term practices for the County.

- Continue working to improve coordination and collaboration with Blairsville and local civic partners, such as the School Board and the Development Authority
- Maintain enforcement of mountain protection measures and other policies that support the County's mountain character and tourism
- Maintain enforcement of environmental protection measures that sustain water quality
- Continue promotion campaigns that seek to increase in-migration

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**Report of Accomplishments**

<b>Action</b>	<b>Status</b>	<b>Comment</b>
Create and improve local housing programs to assist in low income housing needs.	Not completed	We would hope to attract a developer for subsidized housing
Establish mechanisms that will allow moderate and high density development where infrastructure is available.	No sewer in the county making this impractical.	The county is 99% septic making smaller lot sizes impractical.
Adopt and enforce regulations designed to improve the quality and appearance of mobile home parks, RV parks, and modular housing.	Completed.	
Update (and clean up) the county subdivision regulations to meet the needs of all types of housing.	Cancelled	Not practical.
Investigate incentive that will encourage infill development opportunities.	Cancelled	This would be more relevant to the city of Blairsville
Establish residential historic districts to encourage rehabilitation and maintenance of structures and properties.	We are only able to receive voluntary compliance.	This would be more relevant to the city of Blairsville
Develop a targeted industry/business list.	Done	Completed by Economic Dev Dir.
Develop a marketing plan for targeted industry/business to include sales, incentives, and measurable goals.	In Progress	Underway by Chamber and Development Authority
Identify and train primary and secondary teams for recruitment (including govt, Chamber, UCDA, North GA Tech, and others).	In Progress	Under consideration
Begin proactively recruiting from targeted industry/business list.	Underway	
Develop plan to support entrepreneurs and small businesses in include a SCORE chapter, small business training at NGT.	In Progress	Under consideration
Expand and communicate an existing industries program to develop and strengthen existing industries.	In Progress	
Expand NGT curriculum offering job training and entrepreneurship, higher education and targeting high school high achievers.	In Progress	We encourage NGT to consider these options.
Create and implement a City/County Economic Plan to assist growth and development. Gain community input and support.	Complete	We do not have formal plan, but work closely with the city on many projects.
Appoint a North Georgia Tech representative to serve on the UCDA Board.	In Progress	This has never been brought up. Good idea.
Support leadership development; continue to support Leadership Union; Encourage local LU grads to attend Leadership Georgia Academy; encourage LU to spin off a youth leadership program with Union County High School. (Targeting highest achievers).	Complete	
Continue to study and combine public services where duplication may exist.	Complete	We constantly strive to perform this.

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<b>Action</b>	<b>Status</b>	<b>Comment</b>
Recruit natural gas utility into Union County.	Cancelled	Impractical in most areas due to topography and sub surface rock.
Identify and provide additional facilities and locations for future industry.	Complete. Industrial Park expansion underway.	We are also considering expanding our old industrial park by purchasing adjacent property.
Plan and construct a meeting facility to host large groups, meetings, conventions, etc.	Cancelled	Studies show our community is not large enough to support such a facility.
Evaluate, update, and adopt the Nottely River water supply watershed protection ordinance in concurrence with regulations.	In Progress	Under Consideration
Develop a Source Water Protection (SWPP) in accordance with the SDWA.	Postponed	Under Consideration
Update the SWAP (Source Water Assessment Plan) in accordance with the Safe Drinking Water Act (SDWA).	Cancelled	County has no applicable water system.
Update/ Evaluate the Mtn. Protection Plan.	Complete	Adequate in current form.
Review and evaluate the approved and adopted protected river ordinance.	Complete	Completed as part of Part V Criteria
Monitor the use of better site design guidelines for development within known floodplains	Complete	Actively comply now.
Encourage the use of the County Mountain Protection Design Guidelines for areas below 2,200 ft and on steep slopes of >30%.	Complete	Under consideration. Once the economy improves, will consider lowering elevation to 2000 ft.
Have local, state, and federal agencies provide feasible alternatives to farm/forestry land owners before they resort to development.	Complete. Maintaining one of lowest property tax rates in Georgia assist in this process.	I am not aware of any programs, other than easements, that can be enticed for use to protect farmland.
Publish and distribute a list of historic properties and direct scenic routes and tourist excursions to historic property destinations. (Through the Chamber of Commerce)	In Progress	Most of this has been accomplished.
Erect a sign indicating the location of the "Old Logan Turnpike" at SR 348 (Richard Russell Scenic Highway)	Postponed	Never been approached on this idea, but I like it.
Encourage a comprehensive survey of historic resources in Union County and Blairsville that builds on the 1977 survey prepared by the Department of Natural Resources.	Postponed	Need funding. Would encourage this.
Utilize regional, state, federal and university programs which provide funding, staff, and services to enhance the county's historic preservation program	Postponed	See above. If available, would use.
Encourage the use and protection of the Appalachian Trail	Complete	Currently protected by USFS and trail user organizations.
Develop raw water storage capacity for all water systems in the County. Locate water tanks in county as recommended by plans	Complete	There are three water systems in the county making a county government owned system unnecessary.
Map water distribution lines city and county wide to aid in planning, development and fire protection.	Complete	City has information mapped on our GIS system.

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<b>Action</b>	<b>Status</b>	<b>Comment</b>
Construct a County Health Department Facility that will provide up to date services and house enough space to accommodate anticipate case loads based on population projections.	Completed in 2008.	
Replace existing public safety vehicles and acquire new vehicle as recommended by maintenance schedule and growth. Also for necessary equipment.	Complete	Current vehicle rotation provides adequate replacement.
Provide additional training for existing public safety staff and hire additional staff that meets the recommended level of service.	Added a third fireman on each full time shift in 2006.	Our 24/7 Fire and Rescue is one of the few full time departments in rural counties, with 11 full time and 5 part time.
House adequate fire fighting equipment at each station, including up to date vehicles and equipment.	Complete	Purchased new pumper/tankers at all five stations in 2008.
Work with E-911 and other department, agencies to decrease emergency response times.	Complete	New address system will aid in this reduction. We have a new E 911 system and software.
Increase the number of full-time fire fighting staff to improve response and training of volunteers.	Postponed	Considering hiring a training officer in the future.
Work with county planning and development and water authorities to require the placement of adequate water lines and hydrants.	Cancelled	County has no water system.
Require all businesses in the county and city to provide night or emergency contact information to the fire department.	Complete	Most information already available and also many have lock boxes.
Improve local housing and building codes to reduce fire hazards. Including an inspection program.	Postponed	Consideration of inspection in future.
Pave at least five miles of dirt or gravel road per year according to priority schedule.	Complete	Done in each of past seven years.
Widen roads as necessary according to priority schedule.	Complete	Done in each of past seven years.
Expand County Courthouse facilities as needed.	Complete	Courthouse expanded in 2007
Determine a location and construct community center with a capacity to accommodate both indoor and outdoor activities (for meetings, markets, concerts, etc.).	Cancelled	County not large enough to support this, but school system has a contract on new fine arts facility to seat 900.
Update Service Delivery Strategy as the community growth and services are updated.	Complete	We constantly work on this with the city.
Study and encourage improvements in federal government policy for local government reimbursement for loss of local property tax base.	Complete	Through ACCG, we currently utilize all methods possible to protect county revenue sources.
Encourage all planning, development and growth within the county to be coordinated, and opportunity for county departments and agencies to be afforded comments and input on growth should occur.	Postponed	Under consideration for future.



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<b>Action</b>	<b>Status</b>	<b>Comment</b>
Revise and update existing programs and ordinances that will further protect the public water supply.	Postponed	Under consideration
Create a joint (city/county) land development program implementing the comprehensive plan recommendation.	Postponed	Under consideration
Revise existing ordinances to address current concerns and needs.	Complete	Ordinance updates is part of normal operation.
Adjust development fees appropriately (Growth pays for itself).	In Progress	Considering reductions in permit fees for stimulus.
Establish a joint city-county planning and building agency.	Cancelled. Not sure this is practical.	County already provides permitting and inspection in city
Design a protocol for allowing utilities, authority and city/county departments to have input on permits and growth decisions.	Postponed	Under consideration
Focus growth and development into areas that are sufficiently served by the necessary infrastructure.	Complete	Naturally occurring.
Provide direction and assistance in the planning of infrastructure and utility improvements.	In Progress	Currently in process.
Revise the Union County/City of Blairsville SDA as necessitated by growth.	In Progress	Will review soon.
Apply necessary enhancement or protection measures to significant natural and cultural resources.	Complete	Most are protected by US Forest Service and environmental planning criteria.
Identify and develop necessary tools to enhance and protect historic resources.	Complete	Local historical society does good job.
Assist in the enhancement and marketing of agricultural practices to help farming remain a viable land use in Union County.	Complete	Currently doing this through farmers market and canning plant expansion.

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**Short-Term Work Program**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
2009	Improve Civic Center and Annex	\$ 500,000	SPLOST	County
2009	Complete road and bridge projects.	\$ 1,250,000	SPLOST	County
2009	Purchase property for Meeks Park expansion and new farmers market	\$ 1,250,000	SPLOST	County
2009	Build Picnic Pavilion	\$ 250,000	SPLOST	County
2009	Provide direction and assistance in the planning of infrastructure and utility improvements.	NA	NA	County, City
2009	Revise the Union County/City of Blairsville SDA as necessitated by growth.	\$3,000	Will review soon.	County, City
2009	Develop a marketing plan for targeted industry/business to include sales, incentives, and measurable goals.	\$5,000	County; Chamber	County, IDA, Chamber
2009	Appoint a North Georgia Tech representative to serve on the UCDA Board.	NA	NA	County
2009	Apply for Opportunity Zone along Hwy 19 and two industrial sites	\$5,000	County, IDA	IDA, GMRC
2010	Place roof over horse arena	\$ 300,000	SPLOST	County
2010	Develop character areas	\$10,000	DCA, General	County, GMRDC
2010	Develop historic resource report	\$5,000	HPD, DCA, County	County, GMRC
2010	Update GIS data for land use and environmental conditions	\$10,000	DCA, General	County, GMRDC
2010	Build combination Chamber, Econ Dev., Community Room and Pro shop	\$ 4,000,000	USDA/SPLOST	County
2010	Expand Fire Dept	\$250,000	SPLOST	County
2010	Adjust development fees appropriately (Growth pays for itself).	NA	NA	County
2010	Publish and distribute a list of historic properties and direct scenic routes and tourist excursions to historic property destinations. (Through the Chamber of Commerce)	\$5,000	County; HPD	County, GMRC, HPD
2010	Begin proactively recruiting from targeted industry/business list.	TBD	County; GDED	County, IDA
2010	Expand and communicate an existing industries program to develop and strengthen existing industries.	\$3,000	County; GDED	County, IDA
2011	Study of subdivision policies and land use management	\$15,000	DCA, General	County, GMRDC
2011	Expand Jail	\$ 2,500,000	SPLOST	County
2011	Improve Solid Waste Facility	\$ 850,000	SPLOST	County
2011	Expand Animal Control Facility	\$ 150,000	SPLOST	County
2011	Complete historic restoration old school	\$ 200,000	SPLOST	County

**2009 Partial Plan Update**  
*Union County*

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
<b>2011</b>	Evaluate, update, and adopt the Nottely River water supply watershed protection ordinance in concurrence with regulations.	\$5,000	County; EPD	County, GMRC, EPD
<b>2011</b>	Expand NGT curriculum offering job training and entrepreneurship, higher education and targeting high school high achievers.	TBD	State/ Board of Regents	IDA
<b>2011</b>	Host economic development forum concerning Hwy 19, US 76 and related industrial sites	\$5,000	County, IDA, GDED	County, IDA
<b>2012</b>	Develop Community Assessment/ Public Participation update	\$20,000	DCA, General	County, GMRDC
<b>2012</b>	Develop historic resource mgmt. policy	\$5,000	HPD, DCA, County	GMRC, County
<b>2012</b>	Restore Old Gym	\$ 850,000	SPLOST	County
<b>2012</b>	Suches Community Center	\$ 150,000	SPLOST	County
<b>2012</b>	Identify and train primary and secondary teams for recruitment (including govt, Chamber, UCDA, North GA Tech, and others).	TBD	County; GDED	County, IDA
<b>2013</b>	Byron Herbert Reece Farm Improvements	\$ 200,000	SPLOST	County
<b>2013</b>	Continue Roads and Bridges	\$ 1,250,000	SPLOST	County
<b>2013</b>	Old Courthouse Elevator	\$ 100,000	SPLOST	County
<b>2013</b>	Develop plan to support entrepreneurs and small businesses in include a SCORE chapter, small business training at NGT.	TBD	County; GDED	County, IDA

Union County

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RESOLUTION TO TRANSMIT

R-2009-08

WHEREAS, the Union County Commissioner has completed the Partial Update required of its Comprehensive Plan; 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, including the required public hearing opportunity; and

BE IT THEREFORE RESOLVED, that the Union County Commissioner does hereby transmit the Partial Update of its Comprehensive Plan to the Georgia Mountains Regional Development Center and the Georgia Department of Community Affairs for official review.

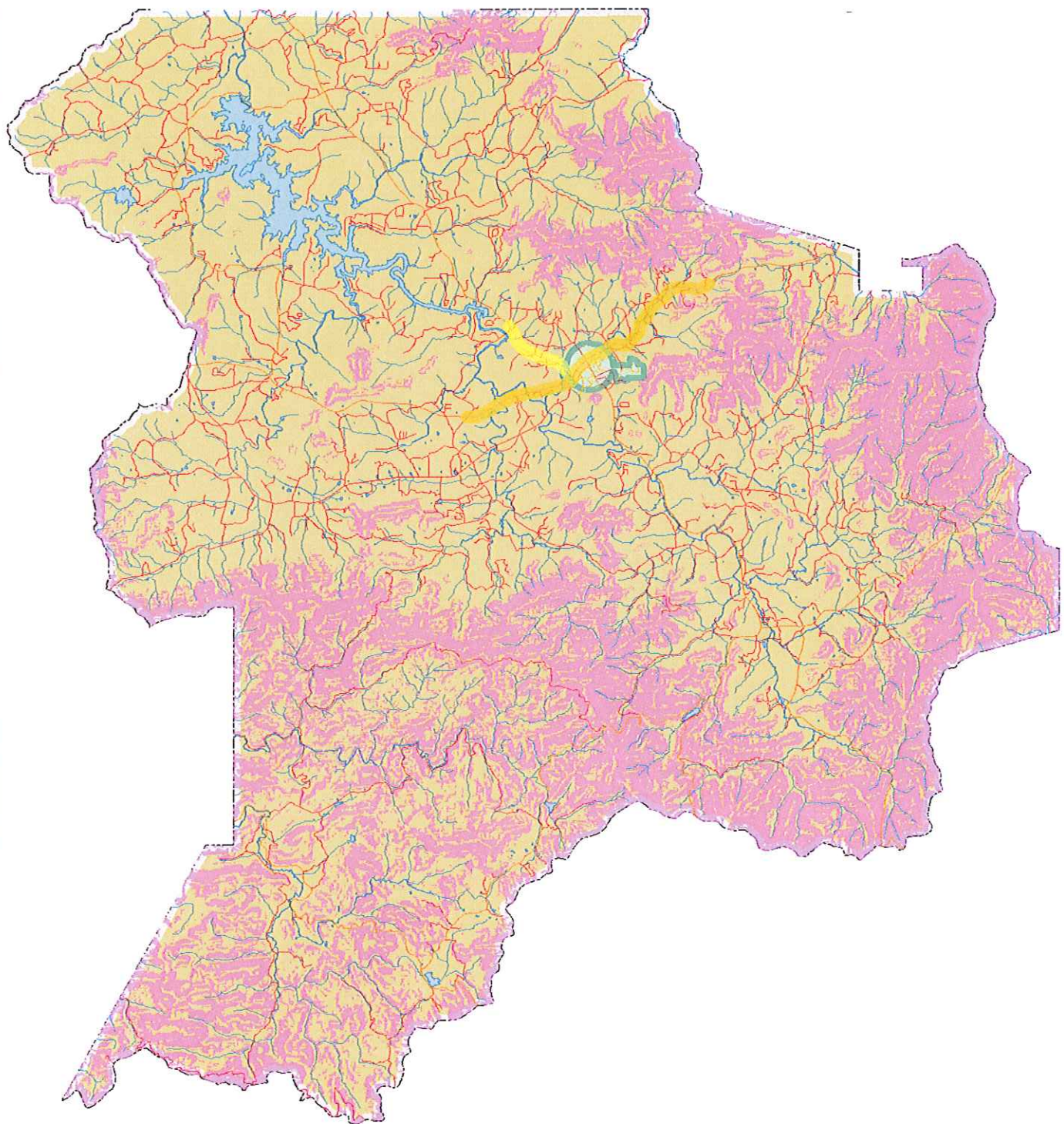
Adopted this day June 18, 2009

BY:

  
Lamar Paris, Commissioner

ATTEST:

  
Peggy Dayton



# Protected Mountains and Special Attention Corridors Union County, GA

## Legend

- S.R. 19 Corridor
- S.R. 515/U.S. 76 Corridor
- Protected Mountains
- Blairsville City Limits
- Lakes & Ponds
- Rivers & Streams
- Union County Boundary
- State Route
- County Road
- City Street



1 inch equals 3.17 miles



Map Prepared by:  
Georgia Wildlife Federation  
1000 Peachtree St., N.E.  
Atlanta, GA 30309  
2010-01-20



Called Meeting  
Union County Commission  
Tuesday, October 06, 2009  
1:30 pm

**AGENDA**

Call to Order

Commissioner Lamar Paris

Resolution (R-2009-15)

Resolution to adopt the Partial Plan Update of the Union  
County Comprehensive Plan

Questions

Adjourn

**Union County**

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**RESOLUTION TO ADOPT**

**WHEREAS**, the Union County Commissioner has participated in developing a partial update to the Union County Comprehensive Plan; 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, including the required public hearing opportunity; and

**WHEREAS**, the Partial Plan Update has been reviewed and approved by the Georgia Mountains Regional Development Center and the Georgia Department of Community Affairs;

**BE IT THEREFORE RESOLVED**, by the Union County Commissioner that the 2009 Partial Plan Update is adopted.

Adopted this day Oct. 6, 2009

BY:   
Lamar Paris, Commissioner

ATTEST: 