

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 where rapid development or change of land uses is likely to occur*
The majority of the recent development and the areas of anticipated future development are in the southern portion of the county. The majority of the areas of rapid development or anticipated future development are designated as Residential Growth or Rural Places on the Lumpkin County Future Land Use Map. The area of anticipated rapid development is south of S.R. 52 (see attached map)
- *Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation*
The areas defined above as areas of rapid development or anticipated future developments are areas of concern with respect to the availability of community facilities and services. Lumpkin County has included several tasks in the '09 to '13 Short Term Work Program to determine potential impacts and improve facilities and services in these areas. These tasks include a recreation master plan for Blackburn and Lumpkin County Parks, a county wide master plan for infrastructure improvements, construction of a new fire station, development of a long range transportation plan, infrastructure improvements of County water and sewer, and construction of Blackburn Park.
- *Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)*
The majority of the corridors in Lumpkin County are undeveloped or have limited development. Most of the commercial development along the corridors is recent and not in need of redevelopment or significant improvements.
- *Large abandoned structures or sites, including those that may be environmentally contaminated*
Lumpkin County has no large abandoned structures.
- *Areas with significant infill development opportunities (scattered vacant sites)*
There are several developed areas, both commercial and residential that have vacant lots available for infill. However, there are no significant concentrations of areas in need of infill incentives.
- *Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole*
There are no large areas that stand out in Lumpkin as being areas of disinvestment, higher poverty or higher unemployment.

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.

Development Patterns

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.

Statement	Comments
1. Our zoning code does not separate commercial, residential and retail uses in every district.	Lumpkin County has a land use code which does not in general separate these uses.
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.	yes
3. We have a street tree ordinance requiring new development to plant shade-bearing trees appropriate to our climate.	no
4. Our community has an organized tree-planting campaign in public areas to make walking more comfortable in summer.	no
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	Lumpkin County has an Adopt-a-Road program.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	Lumpkin County has very limited sidewalks.
7. In some areas, several errands can be made on foot, if desired.	Due to the rural nature of the County this is not possible
8. Some children can and do walk/ bike to school safely.	There are a very limited number of children that can walk/ bike to school.
9. Schools are located in or near neighborhoods.	Most schools are not.

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.

Statement	Comments
1. Our community has an inventory of vacant sites and buildings available for redevelopment and/or infill development.	The Lumpkin County Development Authority maintains this information.
2. We are actively working to promote Brownfield redevelopment.	There are no sites that could be classified as Brownfield in Lumpkin county
3. Our community is actively working to promote greyfield redevelopment.	There are no sites that could be classified as greyfield in Lumpkin county
4. We have areas that are planned for nodal development (compacted near intersections rather than spread along a major road.)	The Future Land Use Map has areas designated as community village centers and neighborhood village centers.
5. We allow small lot development (<5000 SF) for some uses.	No.

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

Statement	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	No
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.	No
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	We are currently developing regulations of this type.
4. We have ordinances to regulate the size and type of signage.	We have a sign ordinance regulates size and type of signs allowed.
5. Our community has a plan to protect designated farmland.	Not at this time, but the county is studying a TDR ordinance.

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.*

Statement	Comments
1. We have public transportation in our community.	We have a 5311 DOT public transportation system.
2. We require that new development connects with existing development through a street network, not a single entry/exit.	No
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	No
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	No
5. We require that newly built sidewalks connect to existing sidewalks wherever possible	No
6. We have a plan for bicycle routes through our community.	No
7. We allow commercial and retail development to share parking areas wherever possible.	Yes

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.*

Statement	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	Yes
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	No
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)	Yes
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	Yes
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	Yes
6. Our community contributes to, and draws from, the region, as a source of local culture, commerce, entertainment, education.	Yes

Resource Conservation

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
1. We have designated historic districts in our community.	There are no designated historic districts in Lumpkin County.
2. We have an active historic preservation commission.	We currently do not have a historical preservation commission.
3. We want new development to complement historic development, and we have ordinances in place to ensure that happening.	Lumpkin County has included the preservation of its history and heritage as one of our four core strategies in our 2009 Strategic Plan, but has not yet adopted ordinances to support that plan.

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
1. Our community has a greenspace plan.	We are currently working on a TRD plan to preserve greenspace in the county
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.	We have regulations in place for greenspace developments and encourage greenspace developments.
3. We have a local land conservation program/ work with state or national land conservation programs to preserve environmentally important areas in our community.	Yes, Lumpkin County has a Conservation Use Program and a Forest Land Protection Act
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	Yes, the overwhelming majority of the subdivisions developed since the adoption of our greenspace classes of subdivision have been greenspace subdivisions (Minimum of 20% of the development being set aside as greenspace)

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.*

Statement	Comment
1. We have a comprehensive natural resources inventory.	We have not developed an inventory to date
2. We use this resource inventory to steer development away from environmentally sensitive areas.	We discourage development in areas that are environmentally sensitive
3. We have identified our defining natural resources and have taken steps to protect them.	Approximately 1/3 of the County is national forest which is protected by the U.S. Forest Service.
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	Not at this time.
5. Our community has and actively enforces a tree preservation ordinance.	We Do not have a tree preservation ordinance
6. Our community has a tree-replanting ordinance for new development.	We are currently developing requirements for tree planting in our proposed Landscape regulations.
7. We are using stormwater best management practices for all new development.	Lumpkin county has a soil erosion and sediment control ordinance that is enforced and stormwater quantity requirements, but no water quality ordinances.
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)	We have a floodplain ordinance.

Social and Economic Development

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.*

Statement	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	Yes
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	Yes
3. We have a Capital Improvements Program that supports current and future growth.	No
4. 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.	We have designated areas for future growth.

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.*

Statement	Comments
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	Yes, the Development authority and the Chamber work together to this.
2. 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.	Yes
3. We recruit businesses that provide/ create sustainable products.	Yes
4. We have a diverse jobs base, so that one employer leaving would not cripple us.	Yes

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

Statement	Comments
1. Our economic development program has an entrepreneur support program.	yes
2. Our community has jobs for skilled labor.	Yes
3. Our community has jobs for unskilled labor.	Yes
4. Our community has professional and managerial jobs.	Yes

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.

Statement	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	Yes
2. People who work in our community can afford to live here.	Yes
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)	Yes
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.	No
5. We have options available for loft living, downtown living, or “neo-traditional” development.	No
6. We have vacant and developable land available for multifamily housing.	No
7. We allow multifamily housing to be developed in our community.	In very limited areas.
8. We support community development corporations building housing for lower-income households.	No
9. We have housing programs that focus on households with special needs.	No
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	No

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.

Statement	Comments
1. Our community provides work-force training options for our citizens.	No
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	N/A
3. Our community has higher education opportunities, or is close to a community that does.	Yes
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	Yes

Governmental Relation

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
1. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	No
2. 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, public meetings
3. We have a public-awareness element in our comprehensive planning process.	No
4. We have clearly understandable guidelines for new development.	Yes
5. We offer a development guidebook that illustrates the type of new development we want in our community.	No
6. We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals.	We are in the process of revising our development regulations.
7. We have a budget for annual training for planning commission members and staff, and we use it.	No
8. Our elected officials understand the land-development process in our community	No

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
1. We plan jointly with our cities and county for Comprehensive Planning purposes	No
2. We are satisfied with our Service Delivery Strategies	Yes
3. 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

Identified Issues

The following is a summary of issues identified as part of the Partial Plan Update Process.

- Need for management of growth and development in the southern portion of the county
- Need for master plans for transportation, utilities and infrastructure, and parks and recreation facilities
- Need for additional industrial space within the county
- Consideration for measures to improve quality and quantity of affordable housing
- Consideration for measures to support agricultural industries
- Consideration for measures to improve planning and community development with the City of Dahlonega

Ongoing County Policy

The following is a list of ongoing County policies

- Encourage additional commercial and restaurant development @ Hwy 400
- Work with the City of Dahlonega to continue developing downtown as an economic and tourism center
- Work on regional effort to bring business and industry (jobs) to Lumpkin County

Report of Accomplishments	STATUS OF PROJECT OR ACTIVITY				* Explanation for postponed or Not accomplished Project or Activity
	Completed	**Currently Underway	** Postponed*	Not Accomplished*	
Replacement of patrol vehicles. Four per year.				X	completed in '05 thru '08. not funded for '09
EMS – Update E911 mapping.		X			This is an ongoing process
EMS Ambulance replacement – two new vehicles.	X				
Construct new fire station at GA 400 and Chesterra Road.	X				
Solid Waste; Construct a new recycling center at Red Oak Flats.	X				
Purchase Fire Engine, pumper truck	X				
Purchase Recycling Truck	X				
Construct new county shop	X				
Develop Yahoola Creek Park Complex	X				
Park improvements reservoir area; Joint with City.	X				
Water Master Plan Implementation			X		to be completed with splost funds
Sewer Improvements at GA 400 and SR 60. Lines and pump station.	X				
DOT LARP; 6.5 to 9 miles per year.	X				Total number of miles was less than 6.5 per year
Pave seven additional mile of county roads annually.				X	Funding not available
Bridge Replacement (Nimblewill Creek Chruuch Rd.)	X				
Bicycle and pedestrian trail from Yahoola Creek Park to reservoir. Include in regional plan.			X		Unable to obtain easements at this time
Update Sign Regulation	X				
Develop landscape regulations.		X			
Develop and Watershed Management Plan for reservoir.				X	Not required from the county, city only
Locate and construct new library.			X		location was determined, waiting on funding.
Study Courthouse and Administrative facility space needs.	X				
Encourage additional commercial and restaurant development in the 400 corridor	X				

Report of Accomplishments	STATUS OF PROJECT OR ACTIVITY				* Explanation for postponed or Not accomplished Project or Activity
	Completed	**Currently Underway	** Postponed*	Not Accomplished*	
Project or Activity from previous STWP Work with Dahlonaga to continue as the economic center for the county, and downtown as the tourism center.	X				
Develop a master plan of short-term and long term infrastructure improvement, specifically for water, sewer and roads.	X				
Work with surrounding jurisdictions to develop regional efforts to identify and recruit business and industry to Lumpkin County and surrounding community	X				
Encourage a job base that allows the greatest level of employment for citizens.	X				
Encourage a variety of housing options for a growing population, including affordable housing.	X				
Provide housing education opportunities for all citizens in Lumpkin County	X				
Allow for affordable housing by using creative technology incentive programs that allow for the accomplishment of said housing.	X				
Study and evaluate the growing and diverse population, accentuated by ever changing population groups, to assist in formulation of policy in the delivery of county services, and create efficiency in delivery of services.	X				
Develop a program that will encourage volunteerism in Lumpkin County.	X				
Encourage the establishment of a regional post-secondary technical education facility in Lumpkin County, that would support non-traditional scheduling/night school.				X	Lainer Tech relocated in another county
Conduct a Historic resources survey county wide, including a cemetery survey.		X			
Establish a Lumpkin County Historic Society.	X				

** Currently underway or temporarily postponed activities or projects should appear in new STWP

Report of Accomplishments	STATUS OF PROJECT OR ACTIVITY				* Explanation for postponed or Not accomplished Project or Activity
	Completed	**Currently Underway	** Postponed*	Not Accomplished*	
Project or Activity from previous STWP					
Encourage the development of a heritage tourism program, including tourism trails.	X				
Work with Dahlonega on the development of water resources from the Yahoola Creek Reservoir, including providing funds where necessary.	X				
Identify all sources of water in Lumpkin County to possibly consider a well and tank system.				X	Funding not available
Develop a Master Recreation Plan				X	Funding not available
Move some general administration offices into the old library space				X	new library not constructed to date
Study and develop a county wide emergency response and alarm system		X			
Traffic study for all state routes and major county road, including an outer Dahlonega by-pass and alternatives for the Appalachian Scenic Corridor.				X	Funding not available
Encourage the Appalachian Scenic Corridor to locate in the southern portion of the county, not through Dahlonega.				X	Corridor project abandoned by the DOT
Continue the Frogtown extension to Turner's Corner.				X	Unable to acquire right-of-way
Encourage bicycle and pedestrian routes in GA DOT planning (Appropriate state routes and county roads).				X	Funding not available
Develop a master plan for Highway 60 from Dahlonega to GA 400				X	Funding not available
Study and implement an Impact Fee program.	X				Study completed, Implementation determined to not be effective at this time.

** Currently underway or temporarily postponed activities or projects should appear in new STWP

SHORT TERM WORK PROGRAM

Project or Activity	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate	Funding Source
EMS-update E911 mapping	X	X	X	X	X	EMS/Planning	no cost	general fund
DOT/LARP (uncertain if funding still exists)	X	X	X	X	X	Public Wks/Rd Dept	\$110,000/yr	State
Develop an equipment and vehicle replacement schedule	X	X	X	X	X	All Departments	\$1,626,000	general fund/SPLOST
Work with the City and citizens to preserve historic files and records	X	X	X	X	X	Admin/Extension/Citizens	no cost	n/a
Work to enhance sustainability and profitability of Agricultural production	X	X	X	X	X	Extension Office	no cost	n/a
Upgrade Grindle Bridge	X					Public Wks/Rd Dept	\$5,000	SPLOST/General fund
Develop Landscape Regulations	X					Planning	no cost	n/a
Recreation Master Plan for Blackburn/Lumpkin County Park	X					Park and Rec/Admin	\$20,000	general fund
Consolidate voting precincts	X					Elections/Admin	\$5,500	general fund
Develop Community Fire wise Protection program for land contiguous to Forest Svc Property	X					Fire/Admin	15% of County's Share	US Forest Svc \$
TDR's study and implement	X					Planning	no cost	n/a
Collaborative effort w/ City and groups to maintain and landscape historical bldgs	X					Admin/Public Bldgs/Park and Rec	\$15,000	Grant/Private
Identify historical sites via GIS to include cemetery survey	X					GIS/Planning/Admin	no cost	n/a
Research new financial management software	X					Finance/HR/Water/Admin	\$180,000	general fund
Construct new Health Department building	X					Admin	\$1,012,000	CDBG
Replace Patrol vehicles 4 per year		X	X	X	X	Sheriff	\$32,000/car	general fund/SPLOST
Pave 5 miles County Roads Annually		X	X	X	X	Public Wks/Rd Dept	\$3,000,000	SPLOST/General fund
Renovate Administrative Facility space		X	X			Administration/Public Bldgs	\$1,000,000	SPLOST
Reallocate administrative office space		X	X			Admin	\$250,000	general fund

Project or Activity	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate	Funding Source
Complete construction of Judicial Facility		X				Admin	\$14,000,000	SPLOST/ COPS issue
Master Plan for infrastructure improvements		X				Planning	\$50,000	general fund
Study and Install County wide emergency alarm system		X				EMA	\$250,000	SPLOST
Develop master plan for Reservoir Property				X		Admin/BOC/Park and Rec/Planning	\$60,000	general fund
Develop regulations to allow lower cost housing		X				Planning	no cost	n/a
Ambulance Replacement every 2 years			X		X	Fire Department	\$230,000/each	general fund/SPLOST
Construct new Fire Station			X			Fire Department	\$600,000	SPLOST
Replacement of Engine & Pumper Truck every other year			X		X	Fire Department	\$300,000/each	general fund/SPLOST
Develop a long range transportation plan			X			Planning/Admin	\$80,000	general fund/splst
Implement Phase 2 cell phone tracking in E911 center			X			EMA	no cost	general fund
Infrastructure improvements water/sewer			X	X	X	Water/Admin	\$4,000,000	SPLOST
Replacement of Ladder Truck				X		Fire Department	\$750,000	general fund/SPLOST
Bicycle and pedestrian trail from Yahooola Creek Park to reservoir. Include in regional plan.				X		Admin/Public Bldgs/Park and Rec	\$200,000	Grant
Expand Senior Center				X		Admin/Senior Center/	\$150,000	General fund/Grant
Construct new Library					X	Library Board	\$4mil \$6,000,000	SPLOST/\$2mil state funding
Expand animal shelter					X	Animal Shelter	\$300,000	general fund/ future SPLOST
Purchase Industrial Development Property for new business park					X	Dev Auth	\$1,000,000	SPLOST
Complete renovation on Captain McDonald's House.					X	Admin/Public Bldgs/Park and Rec	\$20,000	Grant/Private
Construction of Blackburn Park i.e. Sporting Fields, Concession Buildings, Pavilions, picnic areas, Fishing Pond					X	Park and Rec/Admin	\$914,000	SPLOST

LUMPKIN COUNTY RESOLUTION NO. 2009-35

**A RESOLUTION TO APPROVE
THE
LUMPKIN COUNTY COMPREHENSIVE PLAN UPDATE**

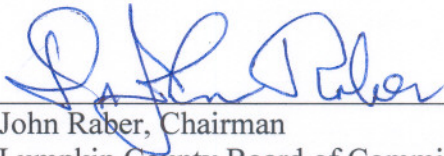
Whereas, the governing authority of Lumpkin County, after notice and hearings as required by the Georgia Department of Community Affairs, has approved necessary updates to the original Comprehensive Plan 2004-2025; and

Whereas, said updates having been reviewed and approved by the Georgia Mountains Regional Development Center, with concurrence by the Georgia Department of Community Affairs;

Now therefore, it is hereby resolved as follows:


The Lumpkin County Comprehensive Plan 2004-2025 dated October 14, 2005, Updated May 21, 2009, attached hereto at Exhibit "A" and by reference incorporated herein shall be approved and adopted as the official Lumpkin County Comprehensive Plan 2004-2025.

Resolved, adopted and effective this 21st day of May, 2009.

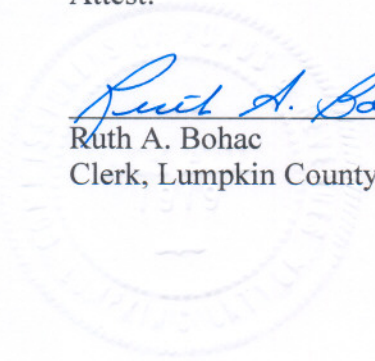


John Raber, Chairman
Lumpkin County Board of Commissioners

Attest:



Ruth A. Bohac
Clerk, Lumpkin County



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

The majority of the corridors in Lumpkin County are undeveloped or have limited development. Most of the commercial development along the corridors is recent and not in need of redevelopment or significant improvements.

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

Lumpkin County has no large abandoned structures.

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

There are several developed areas, both commercial and residential that have vacant lots available for infill. However, there are no significant concentrations of areas in need of infill incentives.

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7. In some areas, several errands can be made on foot, if desired.	Due to the rural nature of the County this is not possible
8. Some children can and do walk/ bike to school safely.	There are a very limited number of children that can walk/ bike to school.
9. Schools are located in or near neighborhoods.	Most schools are not.

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.*

Statement	Comments
1. Our community has an inventory of vacant sites and buildings available for redevelopment and/or infill development.	The Lumpkin County Development Authority maintains this information.
2. We are actively working to promote Brownfield redevelopment.	There are no sites that could be classified as Brownfield in Lumpkin county
3. Our community is actively working to promote greyfield redevelopment.	There are no sites that could be classified as greyfield in Lumpkin county
4. We have areas that are planned for nodal development (compacted near intersections rather than spread along a major road.)	The Future Land Use Map has areas designated as community village centers and neighborhood village centers.
5. We allow small lot development (<5000 SF) for some uses.	No.

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*

Statement	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	No
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.	No
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	We are currently developing regulations of this type.
4. We have ordinances to regulate the size and type of signage.	We have a sign ordinance regulates size and type of signs allowed.
5. Our community has a plan to protect designated farmland.	Not at this time, but the county is studying a TDR ordinance.

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.*

Statement	Comments
1. We have public transportation in our community.	We have a 5311 DOT public transportation system.
2. We require that new development connects with existing development through a street network, not a single entry/exit.	No
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	No
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	No
5. We require that newly built sidewalks connect to existing sidewalks wherever possible	No
6. We have a plan for bicycle routes through our community.	No
7. We allow commercial and retail development to share parking areas wherever possible.	Yes

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.*

Statement	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	Yes
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	No
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)	Yes
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.	Yes
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	Yes
6. Our community contributes to, and draws from, the region, as a source of local culture, commerce, entertainment, education.	Yes

Resource Conservation

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
1. We have designated historic districts in our community.	There are no designated historic districts in Lumpkin County.
2. We have an active historic preservation commission.	We currently do not have a historical preservation commission.
3. We want new development to complement historic development, and we have ordinances in place to ensure that happening.	Lumpkin County has included the preservation of its history and heritage as one of our four core strategies in our 2009 Strategic Plan, but has not yet adopted ordinances to support that plan.

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
1. Our community has a greenspace plan.	We are currently working on a TRD plan to preserve greenspace in the county
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.	We have regulations in place for greenspace developments and encourage greenspace developments.
3. We have a local land conservation program/ work with state or national land conservation programs to preserve environmentally important areas in our community.	Yes, Lumpkin County has a Conservation Use Program and a Forest Land Protection Act
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	Yes, the overwhelming majority of the subdivisions developed since the adoption of our greenspace classes of subdivision have been greenspace subdivisions (Minimum of 20% of the development being set aside as greenspace)

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.*

Statement	Comment
1. We have a comprehensive natural resources inventory.	We have not developed an inventory to date
2. We use this resource inventory to steer development away from environmentally sensitive areas.	We discourage development in areas that are environmentally sensitive
3. We have identified our defining natural resources and have taken steps to protect them.	Approximately 1/3 of the County is national forest which is protected by the U.S. Forest Service.
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	Not at this time.
5. Our community has and actively enforces a tree preservation ordinance.	We Do not have a tree preservation ordinance
6. Our community has a tree-replanting ordinance for new development.	We are currently developing requirements for tree planting in our proposed Landscape regulations.
7. We are using stormwater best management practices for all new development.	Lumpkin county has a soil erosion and sediment control ordinance that is enforced and stormwater quantity requirements, but no water quality ordinances.
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)	We have a floodplain ordinance.

Social and Economic Development

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.*

Statement	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	Yes
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	Yes
3. We have a Capital Improvements Program that supports current and future growth.	No
4. 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.	We have designated areas for future growth.

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.*

Statement	Comments
1. Our economic development organization has considered our community’s strengths, assets, and weaknesses and has created a business development strategy based on them.	Yes, the Development authority and the Chamber work together to this.
2. 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.	Yes
3. We recruit businesses that provide/ create sustainable products.	Yes
4. We have a diverse jobs base, so that one employer leaving would not cripple us.	Yes

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

Statement	Comments
1. Our economic development program has an entrepreneur support program.	yes
2. Our community has jobs for skilled labor.	Yes
3. Our community has jobs for unskilled labor.	Yes
4. Our community has professional and managerial jobs.	Yes

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.

Statement	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	Yes
2. People who work in our community can afford to live here.	Yes
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)	Yes
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.	No
5. We have options available for loft living, downtown living, or “neo-traditional” development.	No
6. We have vacant and developable land available for multifamily housing.	No
7. We allow multifamily housing to be developed in our community.	In very limited areas.
8. We support community development corporations building housing for lower-income households.	No
9. We have housing programs that focus on households with special needs.	No
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	No

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.

Statement	Comments
1. Our community provides work-force training options for our citizens.	No
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	N/A
3. Our community has higher education opportunities, or is close to a community that does.	Yes
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	Yes

Governmental Relation

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
1. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	No
2. 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, public meetings
3. We have a public-awareness element in our comprehensive planning process.	No
4. We have clearly understandable guidelines for new development.	Yes
5. We offer a development guidebook that illustrates the type of new development we want in our community.	No
6. We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals.	We are in the process of revising our development regulations.
7. We have a budget for annual training for planning commission members and staff, and we use it.	No
8. Our elected officials understand the land-development process in our community	No

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
1. We plan jointly with our cities and county for Comprehensive Planning purposes	No
2. We are satisfied with our Service Delivery Strategies	Yes
3. 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

Identified Issues

The following is a summary of issues identified as part of the Partial Plan Update Process.

- Need for management of growth and development in the southern portion of the county
- Need for master plans for transportation, utilities and infrastructure, and parks and recreation facilities
- Need for additional industrial space within the county
 - Consideration for measures to improve quality and quantity of affordable housing
- Consideration for measures to support agricultural industries
- Consideration for measures to improve planning and community development with the City of Dahlonega

Ongoing County Policy

The following is a list of ongoing County policies

- Encourage additional commercial and restaurant development @ Hwy 400
- Work with the City of Dahlonega to continue developing downtown as an economic and tourism center
- Work on regional effort to bring business and industry (jobs) to Lumpkin County

Report of Accomplishments	STATUS OF PROJECT OR ACTIVITY				** Currently underway or temporarily postponed activities or projects should appear in new STWP
	Project or Activity from previous STWP	Completed	**Currently Underway	** Postponed*	Not Accomplished*
Replacement of patrol vehicles. Four per year.				X	completed in '05 thru '08. not funded for '09
EMS – Update E911 mapping.		X			This is an ongoing process
EMS Ambulance replacement – two new vehicles.	X				
Construct new fire station at GA 400 and Chesterra Road.	X				
Solid Waste; Construct a new recycling center at Red Oak Flats.	X				
Purchase Fire Engine, pumper truck	X				
Purchase Recycling Truck	X				
Construct new county shop	X				
Develop Yahoola Creek Park Complex	X				
Park improvements reservoir area; Joint with City.	X				
Water Master Plan Implementation			X		to be completed with splost funds
Sewer Improvements at GA 400 and SR 60. Lines and pump station.	X				
DOT LARP; 6.5 to 9 miles per year.	X				Total number of miles was less than 6.5 per year
Pave seven additional mile of county roads annually.				X	Funding not availible
Bridge Replacement (Nimblewill Creek Chruch Rd.)	X				
Bicycle and pedestrian trail from Yahoola Creek Park to reservoir. Include in regional plan.			X		Unable to obtain easements at this time
Update Sign Regulation	X				
Develop landscape regulations.		X			
Develop and Watershed Management Plan for reservoir.				X	Not required from the county, city only
Locate and construct new library.			X		location was determined, waiting on funding.
Study Courthouse and Administrative facility space needs.	X				
Encourage additional commercial and restaurant development in the 400 corridor	X				

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“Exhibit A”

Report of Accomplishments	STATUS OF PROJECT OR ACTIVITY				** Currently underway or temporarily postponed activities or projects should appear in new STWP
	Completed	**Currently Underway	** Postponed*	Not Accomplished*	* Explanation for postponed or Not accomplished Project or Activity
Work with Dahlonega to continue as the economic center for the county, and downtown as the tourism center.	X				
Develop a master plan of short-term and long term infrastructure improvement, specifically for water, sewer and roads.	X				
Work with surrounding jurisdictions to develop regional efforts to identify and recruit business and industry to Lumpkin County and surrounding community	X				
Encourage a job base that allows the greatest level of employment for citizens.	X				
Encourage a variety of housing options for a growing population, including affordable housing.	X				
Provide housing education opportunities for all citizens in Lumpkin County	X				
Allow for affordable housing by using creative technology incentive programs that allow for the accomplishment of said housing.	X				
Study and evaluate the growing and diverse population, accentuated by ever changing population groups, to assist in formulation of policy in the delivery of county services, and create efficiency in delivery of services.	X				
Develop a program that will encourage volunteerism in Lumpkin County.	X				
Encourage the establishment of a regional post-secondary technical education facility in Lumpkin County, that would support non-traditional scheduling/night school.				X	Lainer Tech relocated in another county
Conduct a Historic resources survey county wide, including a cemetery survey.		X			
Establish a Lumpkin County Historic Society.	X				

Report of Accomplishments	STATUS OF PROJECT OR ACTIVITY				** Currently underway or temporarily postponed activities or projects should appear in new STWP
	Completed	**Currently Underway	** Postponed*	Not Accomplished*	* Explanation for postponed or Not accomplished Project or Activity
Project or Activity from previous STWP					
Encourage the development of a heritage tourism program, including tourism trails.	X				
Work with Dahlonega on the development of water resources from the Yahoola Creek Reservoir, including providing funds where necessary.	X				
Identify all sources of water in Lumpkin County to possibly consider a well and tank system.				X	Funding not available
Develop a Master Recreation Plan				X	Funding not available
Move some general administration offices into the old library space				X	new library not constructed to date
Study and develop a county wide emergency response and alarm system		X			
Traffic study for all state routes and major county road, including an outer Dahlonega bypass and alternatives for the Appalachian Scenic Corridor.				X	Funding not available
Encourage the Appalachian Scenic Corridor to locate in the southern portion of the county, not through Dahlonega.				X	Corridor project abandoned by the DOT
Continue the Frogtown extension to Turner's Corner.				X	Unable to acquire right-of-way
Encourage bicycle and pedestrian routes in GA DOT planning (Appropriate state routes and county roads).				X	Funding not available
Develop a master plan for Highway 60 from Dahlonega to GA 400				X	Funding not available
Study and implement an Impact Fee program.	X				Study completed, Implementation determined to not be effective at this time.

Resolution 2009-35

"Exhibit A"

SHORT TERM WORK PROGRAM

Project or Activity	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate	Funding Source
EMS-update E911 mapping	X	X	X	X	X	EMS/Planning	no cost	general fund
DOT/LARP (uncertain if funding still exists)	X	X	X	X	X	Public Wks/Rd Dept	\$110,000/yr	State
Develop an equipment and vehicle replacement schedule	X	X	X	X	X	All Departments	\$1,626,000	general fund/SPLOST
Work with the City and citizens to preserve historic files and records	X	X	X	X	X	Admin/Extension/Citizens	no cost	n/a
Work to enhance sustainability and profitability of Agricultural production	X	X	X	X	X	Extension Office	no cost	n/a
Upgrade Grindle Bridge	X					Public Wks/Rd Dept	\$5,000	SPLOST/General fund
Develop Landscape Regulations	X					Planning	no cost	n/a
Recreation Master Plan for Blackburn/Lumpkin County Park	X					Park and Rec/Admin	\$20,000	general fund
Consolidate voting precincts	X					Elections/Admin	\$5,500	general fund
Develop Community Fire wise Protection program for land contiguous to Forest Svc Property	X					Fire/Admin	15% of County's Share	US Forest Svc \$
TDR's study and implement	X					Planning	no cost	n/a
Collaborative effort w/ City and groups to maintain and landscape historical bldgs	X					Admin/Public Bldgs/Park and Rec	\$15,000	Grant/Private
Identify historical sites via GIS to include cemetery survey	X					GIS/Planning/Admin	no cost	n/a
Research new financial management software	X					Finance/HR/Water/Admin	\$180,000	general fund
Construct new Health Department building	X					Admin	\$1,012,000	CDBG
Replace Patrol vehicles 4 per year		X	X	X	X	Sheriff	\$32,000/car	general fund/SPLOST
Pave 5 miles County Roads Annually		X	X	X	X	Public Wks/Rd Dept	\$3,000,000	SPLOST/General fund
Renovate Administrative Facility space		X	X			Administration/Public Bldgs	\$1,000,000	SPLOST
Reallocate administrative office space		X	X			Admin	\$250,000	general fund

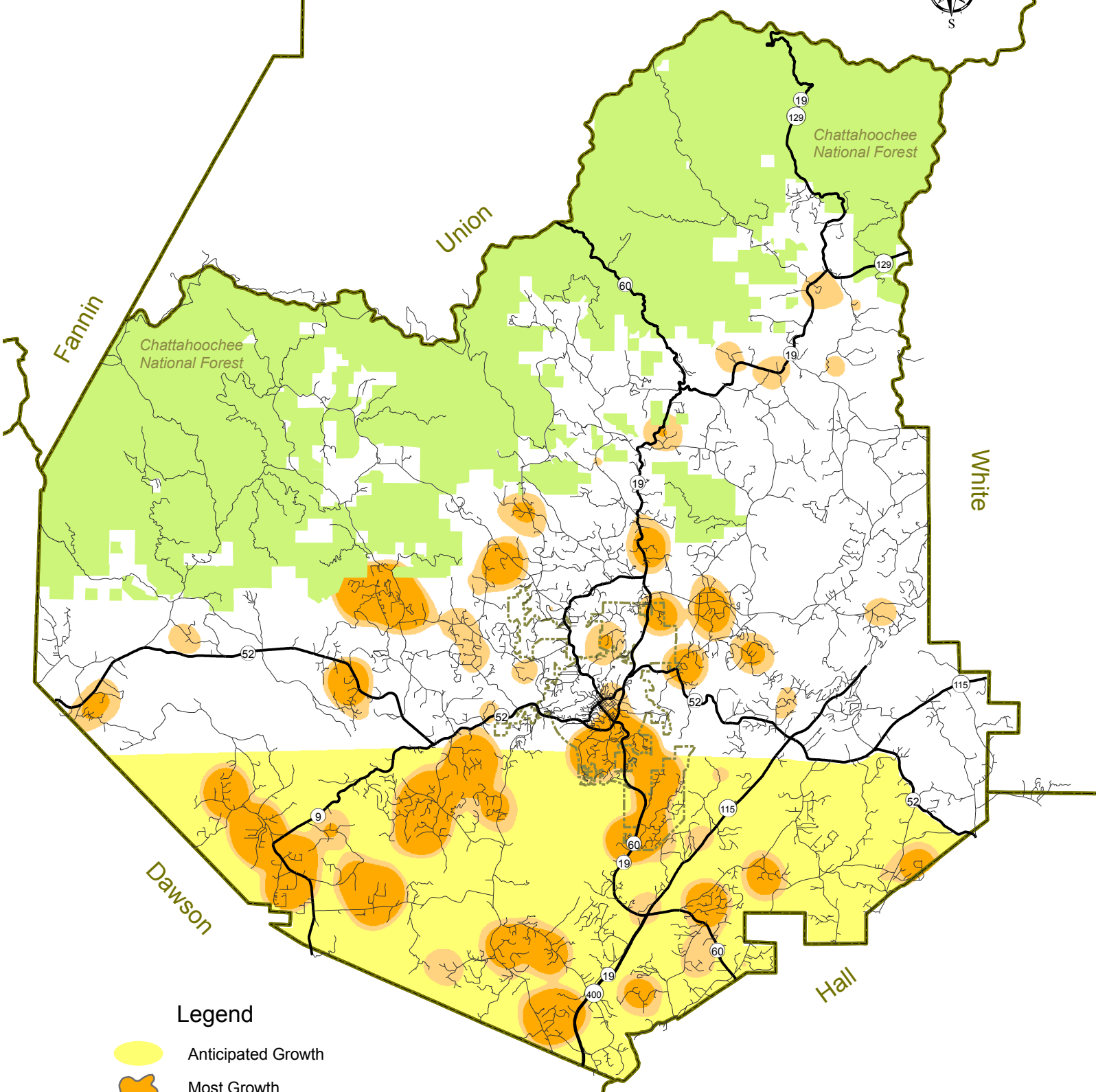
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Resolution 2009-35

"Exhibit A"

Project or Activity	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate	Funding Source
Complete construction of Judicial Facility		X				Admin	\$14,000,000	SPLOST/ COPS issue
Master Plan for infrastructure improvements		X				Planning	\$50,000	general fund
Study and Install County wide emergency alarm system		X				EMA	\$250,000	SPLOST
Develop master plan for Reservoir Property				X		Admin/BOC/Park and Rec/Planning	\$60,000	general fund
Develop regulations to allow lower cost housing		X				Planning	no cost	n/a
Ambulance Replacement every 2 years			X		X	Fire Department	\$230,000/each	general fund/SPLOST
Construct new Fire Station			X			Fire Department	\$600,000	SPLOST
Replacement of Engine & Pumper Truck every other year			X		X	Fire Department	\$300,000/each	general fund/SPLOST
Develop a long range transportation plan			X			Planning/Admin	\$80,000	general fund/splost
Implement Phase 2 cell phone tracking in E911 center			X			EMA	no cost	general fund
Infrastructure improvements water/sewer			X	X	X	Water/Admin	\$4,000,000	SPLOST
Replacement of Ladder Truck				X		Fire Department	\$750,000	general fund/SPLOST
Bicycle and pedestrian trail from Yahoola Creek Park to reservoir. Include in regional plan.				X		Admin/Public Bldgs/Park and	\$200,000	Grant
Expand Senior Center				X		Admin/Senior Center/	\$150,000	General fund/Grant
Construct new Library					X	Library Board	\$6,000,000	\$4mil SPLOST/\$2mil state funding
Expand animal shelter					X	Animal Shelter	\$300,000	general fund/future SPLOST
Purchase Industrial Development Property for new business park					X	Dev Auth	\$1,000,000	SPLOST
Complete renovation on Captain McDonald's House.					X	Admin/Public Bldgs/Park and	\$20,000	Grant/Private
Construction of Blackburn Park i.e. Sporting Fields, Concession Buildings, Pavilions, picnic areas, Fishing Pond					X	Park and Rec/Admin	\$914,000	SPLOST

Areas of Recent Growth & Anticipated Growth in Lumpkin County, GA



Legend

- Anticipated Growth
- Most Growth
- Some Growth
- City of Dahlonega
- National Forest