

**RABUN COUNTY JOINT COMPREHENSIVE PLAN**  
**PARTIAL PLAN UPDATE – 2011**

Rabun County  
City of Clayton  
City of Dillard  
City of Mountain City  
City of Sky Valley  
City of Tallulah Falls  
City of Tiger

**December 2010**  
**Amended – February 2011**  
**Final – February 2012**

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## **INTRODUCTION**

This document, the 2010 Partial Plan Update (PPU) to the Rabun County Joint Comprehensive Plan, 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 2015. Local governments included as part of this PPU include Rabun County and the Cities of Clayton, Dillard, Mountain City, Tallulah Falls, Tiger and Sky Valley.

The current Rabun County Joint Comprehensive Plan was adopted in 2005 and provided guidance on how the County and its Cities set out to manage growth and development over the next twenty years. In accordance with the Georgia Department of Community Affairs (DCA), a PPU serves as an interim step for select communities that completed their previous documents under older planning requirements and standards. As per the new standards, this PPU includes an assessment of land areas that may need special attention from the respective governments, an analysis of how each community relates to seventeen Quality Community Objectives, a report of accomplishments regarding existing plan implementation measures, and finally a new Short-Term Work Program (STWP) outlining key actions for each community for the next five years. Once adopted, this document will be included as an amendment to the Rabun County Joint Comprehensive Plan to reflect the active implementation policies and measures.

## ASSESSMENT OF LAND USE AND DEVELOPMENT

### Areas Requiring Special Attention

Partial Plan Updates require additional assessment of land use and development by asking several questions about each community. This 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.

For the purposes of this section, responses will reflect the whole of Rabun County unless otherwise indicated. Areas identified in need of specific remediation or attention will include reference to the applicable jurisdiction featured.

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

Clayton is in the early stages of planning for a downtown revitalization effort, including measures to restore and preserve select structures, incorporate a linear greenway and trail and introduce additional commercial space within the district.

The area and facilities associated with the Firefox campground are seeking improved access and updating measures to restore and preserve several structures. This is in conjunction with hopes from Mountain City to improve the retail and tourism between Clayton and Dillard.

The Lakemont community (unincorporated) lies along the proposed Tallulah Falls Railroad Trail and Greenway, and features several historic structures that have become a modest attraction for the area and have strong potential as a rural commercial center. Plans are underway to incorporate some pedestrian access features and restore some of the buildings in advance of the proposed greenway.

The county does feature numerous State Parks and US Forest Service land that receive protection through State and federal management, with support from the local governments, as well. Establishment and enforcement of the State's minimum environmental protection standards would further this effort.

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

The US 441 corridor is the most developed and progressive part of Rabun County, particularly between southern Clayton and Dillard. Most new non-residential development is expected to occur within this linear area. However, given current downturns in development there has been less pressure than originally projected, and most new development is within the parameters expected for the corridor.

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

The stretch of US 441 through Clayton, and some of the residential uses immediately beyond the City's core, feature the most aggressive development interests in the area and are increasing the demands for water and wastewater. Given the already taxed state of the local system, significant volumes of new development tapping into the service might adversely impact the level of service and/or the ability to resolve standing discharge issues.

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

In addition to the efforts in Clayton, the downtown areas of Mountain City and Dillard are susceptible to adverse development pressures due to US 441 running directly through the heart of the cities. Though formal downtown plans have not yet been developed, both cities favor and are pursuing measures that increase pedestrian safety and accessibility in these areas.

The City of Tiger is also considering long-term plans to revitalize its downtown, beginning with select improvements for streetscaping and civic accommodations.

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

There are no significant abandoned sites or structures within the County. Any/all empty industrial properties are already being marketed through local economic development organizations and renovation efforts will have support and guidance from the respective local government.

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

There are several undeveloped properties between downtown Clayton and US 441, including some along Stekoa Creek that will be featured within a new greenway. Plans are being made to incorporate the greenway, trails and park elements where possible, and will be used to assist the compatibility of new development in these areas.

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

There are no concentrations of significant impoverished areas within Rabun County. There are select properties in every community that are in need of substantial maintenance or repair, and each community is seeking various levels of infrastructure improvements throughout, but there are no collective districts or clusters of such properties that would require government intervention.

## **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.

For the purposes of this section, responses will reflect the whole of Rabun County unless otherwise indicated. Areas identified in need of specific remediation or attention will include reference to the applicable jurisdiction featured.

**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.

- Our zoning code does not separate commercial, residential and retail uses in every district.

Rabun Co.	Yes
Clayton	Yes, City of Clayton R1-R2,R3-PUD,CBD, NS,HB,M-1,A-1
Dillard	Zoning code does separate
Mtn. City	We have no zoning code ordinance
Tallulah Falls	NA
Tiger	True
Sky Valley	Zoning code separates commercial, residential and retail uses in every district

- 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.

Rabun Co.	No
Clayton	No, we don’t have an ordinance ,nor Neo-Traditional Development
Dillard	Yes
Mtn. City	We have no ordinance
Tallulah Falls	NA
Tiger	No
Sky Valley	Any deviation from zoning code requires a variance

- We have a street tree ordinance requiring new development to plant shade-bearing trees appropriate to our climate.

Rabun Co.	No
Clayton	Yes, Tree Ordinance May 2004
Dillard	N/A
Mtn. City	Considering for the future
Tallulah Falls	None
Tiger	No
Sky Valley	No

- Our community has an organized tree-planting campaign in public areas to make walking more comfortable in summer.

Rabun Co.	No
Clayton	Yes, Greenway Walking Trail
Dillard	N/A
Mtn. City	Considering for the future
Tallulah Falls	No
Tiger	No
Sky Valley	No

- We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.

Rabun Co.	Yes
Clayton	Yes, Public Works Department, Street Department, Garden Club, Clayton Merchants
Dillard	Yes
Mtn. City	In place
Tallulah Falls	Yes
Tiger	Yes
Sky Valley	Community Clean-up Days; Keep America Beautiful

- Our community maintains sidewalks and vegetation so that walking is an option some would choose.

Rabun Co.	Not in rural areas
Clayton	Yes, Part of our Beautification Program, Replaced Sidewalks, Trees, Green Space,
Dillard	Yes
Mtn. City	In place
Tallulah Falls	No sidewalks
Tiger	Yes
Sky Valley	Yes

- In some areas, several errands can be made on foot, if desired.

Rabun Co.	Not in rural areas
Clayton	Yes, New Sidewalks from North Clayton City Limits to Duvall Street on South Main, Streetscape with Green Rc Fore Savannah Street
Dillard	Yes
Mtn. City	Yes
Tallulah Falls	No
Tiger	Yes
Sky Valley	Many residents walk to the mail facility



- Some children can and do walk/ bike to school safely.

Rabun Co.	No
Clayton	No; Schools outside city limits
Dillard	N/A
Mtn. City	No; Schools outside city limits
Tallulah Falls	No
Tiger	Yes
Sky Valley	Very few Children; No schools nearby

- Schools are located in or near neighborhoods.

Rabun Co.	No
Clayton	No; Schools outside city limits
Dillard	Yes
Mtn. City	No; Schools outside city limits
Tallulah Falls	No; Only private school within the City
Tiger	Yes
Sky Valley	No; mostly a retirement community

***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.

- Our community has an inventory of vacant sites and buildings available for redevelopment and/or infill development.

Rabun Co.	Yes
Clayton	Yes, We do BI-LO Shopping Center and Main Street Empty Buildings
Dillard	N/A
Mtn. City	Not presently but planning to do so
Tallulah Falls	Yes
Tiger	Yes
Sky Valley	Yes

- We are actively working to promote Brownfield redevelopment.

Rabun Co.	Yes
Clayton	Yes, old Hospital and Elementary School
Dillard	N/A
Mtn. City	No
Tallulah Falls	N/A
Tiger	No
Sky Valley	No

- Our community is actively working to promote greyfield redevelopment.

Rabun Co.	No
Clayton	Yes, Remodel Old Hospital and Elementary School
Dillard	N/A
Mtn. City	No
Tallulah Falls	N/A
Tiger	No
Sky Valley	Yes; old ski lodge and adjacent area

- We have areas that are planned for nodal development (compacted near intersections rather than spread along a major road.)

Rabun Co.	No
Clayton	No, we don't have a plan; privately owned property
Dillard	No, but are considering
Mtn. City	No
Tallulah Falls	N/A
Tiger	No
Sky Valley	No

- We allow small lot development (<5000 SF) for some uses.

Rabun Co.	Yes
Clayton	No, Min Lot Size 750 Sq Feet R-3
Dillard	Yes
Mtn. City	Yes
Tallulah Falls	No
Tiger	No
Sky Valley	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*

- If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.

Rabun Co.	No
Clayton	Yes, Historic Preservation
Dillard	Yes
Mtn. City	No
Tallulah Falls	Yes
Tiger	Yes
Sky Valley	Possibly but not due to shopping, dining, and entertainment venues

- We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.

Rabun Co.	No
Clayton	Yes, Restoration of Old Clayton Elementary School
Dillard	Yes
Mtn. City	No
Tallulah Falls	Yes
Tiger	No
Sky Valley	No

- We have ordinances to regulate the aesthetics of development in our highly visible areas.

Rabun Co.	No
Clayton	No, We Don't have an ordinance to regulate Aesthetics of Development
Dillard	Work on this
Mtn. City	No
Tallulah Falls	No
Tiger	No
Sky Valley	Yes

- We have ordinances to regulate the size and type of signage.

Rabun Co.	Yes
Clayton	Yes, Sign Ordinances
Dillard	Yes
Mtn. City	Yes
Tallulah Falls	No
Tiger	Yes
Sky Valley	Yes

- Our community has a plan to protect designated farmland.

Rabun Co.	No
Clayton	N/A
Dillard	Yes
Mtn. City	No
Tallulah Falls	N/A
Tiger	No
Sky Valley	N/A

*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.*

- We have public transportation in our community.

All	Limited - Rabun Transit
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- We require that new development connects with existing development through a street network, not a single entry/exit.

Rabun Co.	No
Clayton	Yes
Dillard	No
Mtn. City	No
Tallulah Falls	No
Tiger	No
Sky Valley	No

- We have a good network of sidewalks to allow people to walk to a variety of destinations.

Rabun Co.	No
Clayton	Yes
Dillard	Yes
Mtn. City	Considering
Tallulah Falls	None
Tiger	Yes
Sky Valley	No

- We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.

Rabun Co.	No
Clayton	No
Dillard	N/A
Mtn. City	No
Tallulah Falls	N/A
Tiger	No
Sky Valley	No

- We require that newly built sidewalks connect to existing sidewalks wherever possible

Rabun Co.	No
Clayton	Yes
Dillard	Yes
Mtn. City	No
Tallulah Falls	None
Tiger	No
Sky Valley	No

- We have a plan for bicycle routes through our community.

Rabun Co.	Only the proposed Tallulah Falls Railroad Greenway and Trail
Clayton	Yes; Stekoa Creek Greenway and TFRR Greenway and Trail
Dillard	Only the proposed Tallulah Falls Railroad Greenway and Trail
Mtn. City	Only the proposed Tallulah Falls Railroad Greenway and Trail
Tallulah Falls	Only the proposed Tallulah Falls Railroad Greenway and Trail
Tiger	Only the proposed Tallulah Falls Railroad Greenway and Trail
Sky Valley	No

- We allow commercial and retail development to share parking areas wherever possible.

All	Yes
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**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.

- Our community is characteristic of the region in terms of architectural styles and heritage.

Rabun Co.	Yes
Clayton	Yes
Dillard	Yes
Mtn. City	No
Tallulah Falls	Yes
Tiger	Yes
Sky Valley	No

- Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.

Rabun Co.	Yes
Clayton	Yes
Dillard	Yes
Mtn. City	Yes
Tallulah Falls	Yes
Tiger	Yes
Sky Valley	No

- Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)

Rabun Co.	Yes
Clayton	Yes
Dillard	Yes
Mtn. City	Yes
Tallulah Falls	Yes
Tiger	Yes
Sky Valley	No

- Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.

Rabun Co.	Yes
Clayton	Yes, CVB
Dillard	N/A
Mtn. City	Yes
Tallulah Falls	Yes
Tiger	Yes
Sky Valley	Yes

- Our community promotes tourism opportunities based on the unique characteristics of our region.

Rabun Co.	Yes
Clayton	Yes
Dillard	Yes
Mtn. City	Yes
Tallulah Falls	Yes
Tiger	Yes
Sky Valley	Yes

- Our community contributes to, and draws from, the region, as a source of local culture, commerce, entertainment, education.

Rabun Co.	Yes
Clayton	Yes, Foxfire
Dillard	Yes
Mtn. City	Yes
Tallulah Falls	Yes
Tiger	Yes
Sky Valley	Yes

**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.

- We have designated historic districts in our community.

Rabun Co.	No
Clayton	In Progress
Dillard	Parcels only
Mtn. City	No
Tallulah Falls	No
Tiger	No
Sky Valley	No

- We have an active historic preservation commission.

Rabun Co.	Yes
Clayton	In Progress
Dillard	N/A
Mtn. City	No
Tallulah Falls	No
Tiger	No
Sky Valley	No

- We want new development to complement historic development, and we have ordinances in place to ensure that happening.

Rabun Co.	No
Clayton	In Progress
Dillard	Ongoing
Mtn. City	No ordinances
Tallulah Falls	None
Tiger	No
Sky Valley	No



**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.

- Our community has a greenspace plan.

Rabun Co.	No – 63% of land is owned by US Forest Service
Clayton	Yes, Rails to Trails and Stekoa Park
Dillard	N/A
Mtn. City	No, but are considering
Tallulah Falls	No
Tiger	No
Sky Valley	No

- Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.

Rabun Co.	No – Not needed
Clayton	Yes
Dillard	N/A
Mtn. City	No
Tallulah Falls	No
Tiger	Yes
Sky Valley	No

- We have a local land conservation program/ work with state or national land conservation programs to preserve environmentally important areas in our community.

Rabun Co.	Whenever possible
Clayton	Yes
Dillard	N/A
Mtn. City	Yes, through State and County
Tallulah Falls	Yes through State park and Ga. Power
Tiger	No
Sky Valley	Yes

- We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.

Rabun Co.	No
Clayton	In Progress
Dillard	N/A
Mtn. City	No
Tallulah Falls	No
Tiger	No
Sky Valley	No

**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.

- We have a comprehensive natural resources inventory.

All	Yes – In Comprehensive Plan
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- We use this resource inventory to steer development away from environmentally sensitive areas

All	Whenever possible
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- We have identified our defining natural resources and have taken steps to protect them.

Rabun Co.	Most natural resources are in public domain. Yes
Clayton	Located in Comp Plan – No steps taken
Dillard	Yes
Mtn. City	Located in Comp Plan – No steps taken
Tallulah Falls	Located in Comp Plan – No steps taken
Tiger	Located in Comp Plan – No steps taken
Sky Valley	Yes

- Our community has passed, and enforces, the necessary Part V Environmental Ordinances.

Rabun Co.	No
Clayton	Yes
Dillard	No
Mtn. City	No
Tallulah Falls	No
Tiger	No
Sky Valley	Yes

- Our community has and actively enforces a tree preservation ordinance.

Rabun Co.	No
Clayton	Yes
Dillard	N/A Treat city trees on city property
Mtn. City	No
Tallulah Falls	None – Draft in review
Tiger	No
Sky Valley	Yes

- Our community has a tree-replanting ordinance for new development.

Rabun Co.	No
Clayton	Yes
Dillard	N/A
Mtn. City	No
Tallulah Falls	None – Draft in review
Tiger	No
Sky Valley	No

- We are using stormwater best management practices for all new development.

Rabun Co.	Yes – through Erosion & Sedimentation Plans
Clayton	No
Dillard	Yes
Mtn. City	No, but encourage
Tallulah Falls	No, but encourage
Tiger	Yes
Sky Valley	Yes

- We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)

Rabun Co.	Only for Floodplain
Clayton	Yes, Local Issuing Authority
Dillard	Yes
Mtn. City	Yes
Tallulah Falls	Some
Tiger	Regulated by EPD
Sky Valley	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.

- We have population projections for the next 20 years that we refer to when making infrastructure decisions.

All	Yes - Comp Plan
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- Our local governments, the local school board, and other decision-making entities use the same population projections.

Rabun Co.	In a loose, informal way
Clayton	Yes
Dillard	Yes
Mtn. City	Yes
Tallulah Falls	Yes
Tiger	Yes
Sky Valley	Yes

- We have a Capital Improvements Program that supports current and future growth.

Rabun Co.	No
Clayton	Yes
Dillard	No
Mtn. City	No
Tallulah Falls	None
Tiger	No
Sky Valley	Yes

- 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.

Rabun Co.	Yes
Clayton	Yes
Dillard	Yes
Mtn. City	No
Tallulah Falls	No
Tiger	Yes
Sky Valley	No

**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.

- Our economic development organization has considered our community’s strengths, assets, and weaknesses and has created a business development strategy based on them.

Rabun Co.	Yes
Clayton	Yes
Dillard	County Project
Mtn. City	No
Tallulah Falls	N/A
Tiger	No
Sky Valley	N/A

- 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.

Rabun Co.	Yes
Clayton	Yes
Dillard	Yes
Mtn. City	No
Tallulah Falls	N/A
Tiger	No
Sky Valley	N/A

- We recruit businesses that provide/ create sustainable products.

Rabun Co.	Yes
Clayton	Yes
Dillard	Yes
Mtn. City	No
Tallulah Falls	N/A
Tiger	No
Sky Valley	N/A

- We have a diverse jobs base, so that one employer leaving would not cripple us.

Rabun Co.	No
Clayton	Yes
Dillard	N/A
Mtn. City	No
Tallulah Falls	N/A
Tiger	No
Sky Valley	N/A

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

- Our economic development program has an entrepreneur support program.

Rabun Co.	No
Clayton	No
Dillard	Yes
Mtn. City	No
Tallulah Falls	N/A
Tiger	Yes
Sky Valley	N/A

- Our community has jobs for skilled labor.

All	Yes
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- Our community has jobs for unskilled labor.

All	Yes
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- Our community has professional and managerial jobs.

Rabun Co.	Yes
Clayton	Yes
Dillard	Yes
Mtn. City	Yes
Tallulah Falls	N/A
Tiger	Yes
Sky Valley	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.

- Our community allows accessory units like garage apartments or mother-in-law units.

Rabun Co.	Yes
Clayton	Yes
Dillard	Yes
Mtn. City	Yes
Tallulah Falls	Yes
Tiger	Yes
Sky Valley	No

- People who work in our community can afford to live here.

Rabun Co.	Yes
Clayton	Yes
Dillard	Yes
Mtn. City	Yes
Tallulah Falls	Yes
Tiger	Yes
Sky Valley	Possibly

- Our community has enough housing for each income level (low, moderate, and above-average incomes)

Rabun Co.	No
Clayton	Yes
Dillard	Yes
Mtn. City	Yes
Tallulah Falls	N/A
Tiger	Yes
Sky Valley	Yes

- We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.

Rabun Co.	No
Clayton	Yes
Dillard	Working on this
Mtn. City	Yes
Tallulah Falls	Yes
Tiger	No
Sky Valley	Yes

- We have options available for loft living, downtown living, or “neo-traditional” development.

Rabun Co.	N/A
Clayton	Yes
Dillard	Yes
Mtn. City	Yes
Tallulah Falls	Yes
Tiger	No
Sky Valley	Yes

- We have vacant and developable land available for multifamily housing.

Rabun Co.	Yes
Clayton	Yes
Dillard	N/A
Mtn. City	Yes, but limited utilities
Tallulah Falls	Yes, but limited utilities
Tiger	Yes
Sky Valley	Yes

- We support community development corps. building housing for lower-income households.

Rabun Co.	Not recently
Clayton	Yes
Dillard	N/A
Mtn. City	Yes
Tallulah Falls	Yes
Tiger	No
Sky Valley	No



- We allow multifamily housing to be developed in our community.

All	Yes
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- We have housing programs that focus on households with special needs.

Rabun Co.	No
Clayton	Yes
Dillard	N/A
Mtn. City	Yes
Tallulah Falls	N/A
Tiger	No
Sky Valley	No

- We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.

Rabun Co.	Yes
Clayton	Yes
Dillard	Yes
Mtn. City	Yes
Tallulah Falls	Yes
Tiger	No
Sky Valley	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.

- Our community provides work-force training options for our citizens.

All	Through State programs
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- Our workforce training programs provide citizens with skills for jobs that are available in our community.

All	Through State programs
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- Our community has higher education opportunities, or is close to a community that does.

All	North GA Tech distance learning coming to our county in 2011; Private college in adjoining county; State facilities two counties away
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- Our community has job opportunities for college graduates, so that our children may live and work here if they choose.

Rabun Co.	No
Clayton	Yes
Dillard	No
Mtn. City	No
Tallulah Falls	No
Tiger	Some
Sky Valley	Yes – A few

**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.

- We plan jointly with our cities and county for Comprehensive Planning purposes

All	Yes
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- We are satisfied with our Service Delivery Strategies

Rabun Co.	Yes
Clayton	Yes
Dillard	Yes
Mtn. City	Yes
Tallulah Falls	Yes
Tiger	In most areas
Sky Valley	Yes

- 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)

All	Yes
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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.

- We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.

Rabun Co.	No
Clayton	Yes
Dillard	Yes
Mtn. City	No
Tallulah Falls	N/A
Tiger	No
Sky Valley	No

- We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.

Rabun Co.	All activities are conducted publically & are advertised in advance
Clayton	Yes
Dillard	Yes
Mtn. City	No
Tallulah Falls	No
Tiger	Local media notification
Sky Valley	Yes

- We have a public-awareness element in our comprehensive planning process.

Rabun Co.	No
Clayton	Yes
Dillard	Yes
Mtn. City	No
Tallulah Falls	No
Tiger	Yes
Sky Valley	Yes

- We have clearly understandable guidelines for new development.

Rabun Co.	Yes
Clayton	Yes
Dillard	Yes
Mtn. City	No
Tallulah Falls	Needs improvement
Tiger	Some regulations
Sky Valley	Yes

- We offer a development guidebook that illustrates the type of new development we want in our community.

Rabun Co.	No
Clayton	No
Dillard	N/A
Mtn. City	No
Tallulah Falls	N/A
Tiger	No
Sky Valley	No

- We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals.

Rabun Co.	No
Clayton	Yes
Dillard	Yes
Mtn. City	No
Tallulah Falls	Needs improvement
Tiger	No
Sky Valley	Yes

- We have a budget for annual training for planning commission members and staff, and we use it.

Rabun Co.	No
Clayton	No
Dillard	Yes
Mtn. City	No
Tallulah Falls	None
Tiger	No
Sky Valley	Yes

- Our elected officials understand the land-development process in our community

Rabun Co.	Unknown
Clayton	Yes
Dillard	Yes
Mtn. City	No
Tallulah Falls	Yes
Tiger	Yes
Sky Valley	Yes

**IDENTIFIED ISSUES AND OPPORTUNITIES**

	<b>Rabun Co.</b>	<b>Tallulah Falls</b>	<b>Tiger</b>	<b>Clayton</b>	<b>Mtn. City</b>	<b>Dillard</b>	<b>Sky Valley</b>
Consideration for downtown redevelopment			X	X	X	X	
Concern over pace/ scale of development along 441	X	X		X	X	X	
Opportunity with Tallulah Falls Railroad Trail and Greenway	X	X	X	X	X	X	
Need to preserve mountain resources	X						
Need for more industry; Reuse Fruit of the Loom site	X			X	X	X	
Need to expand water service areas/ improve systems	X			X			X
Need to sustain/expand housing programs	X						
Need to expand/upgrade sewer service				X		X	
Need to work with GDOT on mgmt. and redevelopment of US 441	X			X	X	X	
Need to work with EPD in management of the Little Tennessee River	X					X	
Need to improve coordination of efforts to promote, increase tourism;	X	X	X	X	X	X	X
Need to renovate/Upgrade City offices				X	X		X
Need to expand/ repair sidewalks			X	X	X	X	X
Opportunity to enhance downtown business area		X	X	X	X	X	X
Opportunity to develop Stekoa Creek Greenway	X			X			
Potential for Community Center; Possible market for equestrian and agricultural events	X			X			

## **IMPLEMENTATION PROGRAM**

The Implementation Program is the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. It identifies specific measures, both short and long-term, that must be undertaken by the community in order realize the community's goals.

### **Policies and Long-Term Activities**

One type of action a community can establish to achieve its vision is the establishment of policy. These are those ongoing principles and practices that the community will observe in order to realize specific objectives. Some policies may compliment single action-items while others may provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the community vision or addressing the identified Issues and Opportunities.

In addition to establishing policy, communities may also establish long-term or ongoing programs and activities that support identified objectives. These measures may compliment policies or may simply be action items that must be employed more than once. These are recognized here so as to distinguish their need and conditions apart from the single-action items and to identify any required special terms or context.

#### ***Rabun County***

- Support housing efforts for low to moderate income citizens
- Support Adult Literacy Program
- Increase the number of visitors and seasonal residents
- Maintain communications with the US Forest Service
- Support Historic Society activities
- Continue on-going vehicle replacements and upgrade in all applicable county departments
- Coordinate patrol of lake properties with private firms
- Expand water service to more areas of the county
- Continue upgrade of Fire Departments
- Continue to maintain county road system
- Continue support for water system expansion in County
- Improve park and recreation facilities

#### ***Dillard***

- Strengthen the Rabun Beautiful effort
- Expand sewer system to serve residential customers
- Renovate and remodel City Hall
- Implement ongoing vehicle replacement and upgrade
- Coordinate county water system in City with Water Authority
- Continue to lobby DOT for study of median breaks in Dillard
- Working with Dept. of Natural Resources on protection of Little Tennessee River
- Review development plans for compliance with all applicable regulations before approval
- Maintain ongoing communication with Tallulah Ranger District

- Continue cooperating with Forest Service to promote cultural and natural opportunities for tourists
- Work with Dillard merchants and Rabun County CVB to beautify Dillard
- Continue ongoing maintenance of existing municipal utility systems
- Review development plans for compliance with all applicable regulations
- Work with County and cities to develop strategy around US 441 widening
- Coordinate training schedule for Police Officers
- Work with Local Assistance Road Program, DOT, and Community Development Block Grants to resurface and pave streets and roads and improve drainage
- Inspect and enforce ENS measures. City does inspections of ENS & EPD does permitting
- Limit Development in floodplain and preserve farmland

### ***Mountain City***

- Resurface city streets as needed
- Increase police protection by adding full time officers
- Work with County and other cities on the strategy for the US 441 widening
- Continue efforts to mitigate pollution to Stekoa Creek. Explore alternative pollution control methods as discussed in this plan.

### ***Tallulah Falls***

- Continue marketing campaign to encourage business development and support of Tallulah Falls Business Association
- Promote both natural and cultural opportunities for tourists
- Continue liaison with USDA
- Continue efforts to extend railroad bed (Rails to Trails) across lake and through town
- Designate liaison to work with EPD, DNR, Georgia Power for lake and stream protection
- Continue liaison with Tallulah Gorge State Park
- Town Beautification Plan
- Continue support of the Tallulah Falls Historic Foundation and Rabun Historical Society
- Continue to improve Town road surfaces and drainage
- Replacement Rotation for Fire Gear
- Promote community involvement with Volunteer Fire Department
- Work on Signature Festivals for Town – Christmas, 4<sup>th</sup> of July, etc.
- Monitor south bound lane of GA 15 with new four lane construction

### ***Sky Valley***

- Review development plans for compliance with all applicable regulations before approval.
- Ensure compliance with “Designated Trout Stream” Regulations through public education and plan review.
- Maintain on-going communication with Tallulah Ranger District. Follow activities conducted within USFS and policy changes regarding USFS management.
- Continue Cooperating with Forest Service to promote both natural and cultural opportunity for tourists in Rabun County
- Ensure protection of Estatoah and Mud Creek Waterfalls and all others within the City of Sky Valley
- Continue ongoing maintenance and operation of existing municipal utility systems.



## **Report of Accomplishments**

This is the review of the STWP from the previous five years. As a new STWP is produced every five years, the items within the previous STWP must be identified for their status as *complete*, *in progress*, *postponed* or *cancelled*. Those items that have been *postponed* or are *in progress* must be shown in the next STWP where appropriate, while those items that have been postponed or cancelled must also include a reason for their status.

## Report of Accomplishments – Rabun County

Action	Status	Comment
Conduct a study to consider the feasibility of providing wastewater services in the county	In progress	
Construct archives/historical society building	Complete	
Comprehensive update of planning, zoning and related development codes	Postponed	No longer considered critical
Hire consultant to update zoning and develop new regulations addressing county needs	Cancelled	No longer considered critical
Incorporate agricultural and farm uses in new zoning ordinance for farmland preservation	Postponed	Deferred indefinitely
Adopt ordinances for mountain protection, steep slopes, water supply watershed protection, groundwater recharge areas, river corridor protection, and wetlands	Postponed	Deferred indefinitely
Adopt update soil erosion ordinance that meets new state requirements	Completed	
Adopt updated floodplain ordinance	Completed	
Create and fund Planning Department to implement the enforcement of new regulations and codes	Completed	
Conduct market study and develop a comprehensive plan for economic development that will address the impacts of the US 441 widening, target specific industries and include an aggressive marketing strategy	In progress by Development Authority	
Implement marketing strategy, including tourism	In progress	
Develop a retention and expansion program for existing businesses	In progress	
Conduct a study on housing needs and make recommended changes to local regulations and codes	Postponed	To reconsider after recession
Expand water service to Cherchero and Warwoman communities	Pending	
Expand water service to Rabun Gap-Dillard and Lake Rabun communities	In progress	
Recreation/leisure services study for long and short term improvements	Postponed	Lack of funding
Implement recommendations from recreation study.	Postponed	Deferred until study completed
Develop road inventory for comprehensive evaluation and develop priority list	Completed	
Begin implementing road improvement program by priority list	In progress	

### Report of Accomplishments – Clayton

Action	Status	Comment
Upgrade Water System	In Progress	
Upgrade and expand sewer system and rehab old lines	In Progress	
Continue efforts to reduce water losses and to increase water system revenues	In Progress	
Continue efforts to mitigate pollution to Stekoa Creek	In Progress	
Limit development in floodplain and preserve farmland by reviewing all new construction.	In Progress	
Replace old meters and go to Radio Read Meters	Completed	
Continue to develop water system map to help track water losses	In Progress	
Allocate capitol funds for new City Hall	In Progress	
Improve City owned nine hole golf course. New greens and tee boxes	Cancelled	No longer owned by city
Designation of historic homes, sites cemeteries with plaques, signs and pamphlets	In Progress	
Support hometown programs	Completed	
Vehicle and equipment upgrade	Completed	
Work with DOT LARP Program to pave and resurface	Completed	

### Report of Accomplishments – Dillard

Action	Status	Comment
Construction to convert old cannery into City Hall and Welcome Center	Canceled	It was refurbished and leased to a retail store.
Appoint volunteers to serve on Rabun County Historical Society	On going	
Conduct a comprehensive update of the zoning ordinance	On going	
Update Zoning Map	Completed	
Create a tourist brochure for Dillard	Completed	
Sewer plant expansion	Completed	
Adopt the Environmental Part V Ordinances when required by DCA	On going	

**Report of Accomplishments – Mountain City**

<b>Action</b>	<b>Status</b>	<b>Comment</b>
Develop the Blue Ridge Divide into a tourist attraction	Ongoing	
Repair infiltration problems on existing sewer line	Complete	
Study to determine whether to repair or replace city hall; get estimates and bids	Complete	
Repair or replace city hall	In Progress	
Build maintenance building to house police cars, dump truck, back hoe and city equipment	Postponed	Still pursuing funding options
Adopt applicable Environmental Part V Ordinances when required by DCA	Complete	
Conduct housing assessment for affordable housing for young families and elderly	Complete	
Determine costs, purchase and install recreation equipment for city park	Postponed	Still pursuing funding options

**Report of Accomplishments – Tallulah Falls**

<b>Action</b>	<b>Status</b>	<b>Comment</b>
Infrastructure – Plan for Town sewer system	In Progress	
Construction of approximately 1,000 ft. of sidewalks along Main Street	In Progress	
Continue work on water system and well	In Progress	
Water line improvement	75% Complete	
Purchase two new police cars	Complete	
Monitor south bound lane of GA 15 with new four lane construction	Complete	
Develop Town Park	In Progress	
Address applicable Part V Criteria	In Progress	
Codify City Ordinances – review and update ordinances	In Progress	
Plan – Build Community Center	In Progress	

## Report of Accomplishments – Tiger

Action	Status	Comment
Actively recruit volunteers to participate in historic preservation activities.	Ongoing	
Construction of sidewalks to connect senior center to downtown area and provide additional sidewalk repair and maintenance.	Ongoing	
Sewer line maintenance	Complete	
Installation of additional sewer lines	Ongoing	
Purchase of service utility vehicle	Postponed	To be considered later
Develop a small recreational park	Ongoing	
Continue maintenance of the fire department and city hall office-	Complete	Built new City Hall
Acquisition of greenway property	Ongoing	
Welcome signs	Ongoing	
Develop comprehensive City Zoning Ordinance	Ongoing	
Acquire local issuing authority for Erosion and Sedimentation Control	Cancelled	Handled by EPD
Provide education and assistance to developers concerning low to moderate income housing needs	Cancelled	Handled by EPD
Maintain communication and coordination with USFS Tallulah Ranger District	Complete	
Continued regulation of mountain protection areas and groundwater recharge areas	Ongoing	
Develop a city brochure	Cancelled	To be considered later

## Report of Accomplishments – Sky Valley

Action	Status	Comment
Actively recruit volunteers to serve on Rabun County's Historical Society. Request participation of those who will take a supportive role in Historic Preservation	Cancelled	No volunteers
Sidewalk from Police Station to Post Office using recycled material and/or concrete	Postponed	Moved police station
Phase I of sidewalks from Sky Valley Way to Timeshare	Postponed	Lack of funding
Development of a Multi-family/ Commercial Sewer System	Cancelled	No active development
Form a Sky Valley Chapter of Rabun Beautiful	Cancelled	Unsure
Construction of New City Hall	Postponed	Remodeled existing City Hall
Continue active discussion regarding park development at Estatoah Falls.	Cancelled	No developer
Update Development of Comprehensive Building Codes for Sky Valley	Complete	
Erect City of Sky Valley Welcome Sign	Complete	
Develop marketing strategies to attract retired individuals to the City. Develop brochures and mail to key places. Contact Rabun County and State of Georgia Chamber of Commerce for additional ideas.	In Progress	Established a Community Development Committee
Review development plans for compliance with all applicable regulations before approval.	Complete	Will continue to update as needed
Coordinate training schedules for Sheriff's Dept., Police Officers, and County Marshall.	Complete	
Implement ongoing vehicle replacement and equipment upgrade	Complete	Updated annually
Work with the Local Assistance Road Program (LARP), Georgia DOT, and Community Development Block Grants (CDBG) to resurface and pave streets and roads and improve drainage.	In Progress	Some paving complete; on-going
Development of a promotional campaign for City of Sky Valley	In Progress	
Expand Video Surveillance System in Sky Valley	Postponed	Lack of funds
Extend and improve sidewalks in the City	Postponed	Lack of funds

### **Short-Term Work Program**

The third forward-thinking element of the Implementation Program is the Short-Term Work Program (STWP). This identifies specific implementation actions the local government or other entities intend to take during the first five-year time frame of the planning period. This can include any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to realize the plan goals.

**2011–2015 Short-Term Work Program – Rabun County**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
<b>2010</b>	Create Employment Center & Computer center for jobs and training	\$600,000 - \$1,000,000	SPLOST & Grants	County
<b>11-15</b>	Continue communication & co-operation with USFS	N/A	N/A	County
<b>11-15</b>	Continue on-going vehicle replacements for county depts..	\$100,000 + annually	General Fund	County
<b>11-15</b>	Continue fire dept. upgrades	\$100,000 + annually	General Fund - SPLOST	County
<b>11-15</b>	Continue to maintain county road system	\$1,000,000 + annually	SPLOST & General Fund	County
<b>11-15</b>	Support water system expansion in County	Several Million dollars	Grants, loans, & General Fund	County
<b>11-15</b>	Improve park recreation facilities	\$200,000 annually	General Fund & SPLOST	County
<b>10-15</b>	Create Business Park for business & job development	\$16,000,000+	Revenue, General Fund	County Development Authority



**2011–2015 Short-Term Work Program – Clayton**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
2011	Parking improvements for tourism	\$50,000	TBD	City
2011	Pedestrian nature walk and bike trail	\$1 Mil	Grants	City
2011	Renovation of Old Clayton Elementary School	\$500,000	TBD	City
2011	Water line replacement	\$750,000	Grants	City
2012	Community Center and Cannery	\$100,000	TBD	City
2012	Promote More Tourism	\$50,000	TBD	City
2012	Road Improvements ( Repaving Projects )	\$70,000	LMIG	City
2012	Streetscape for Historical Downtown	\$100,000	TE Grants	City
2013	Transportation Enhancement	\$1 Mil	DOT Grants	City
2013	Sewer Infrastructure Replacement	\$500,000	Grants	City
2013	Tallulah Falls Historical Railroad Tourist Attraction	\$100,000	DOT Grants	City
2014	Phase II Reclamation Plant	\$300,000	ARC Grant	City
2014	Historical Preservation District	\$100,000	Grants	City
2015	Aquatic Center	\$500,000	Grants	City

**2011–2015 Short-Term Work Program – Dillard**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
2011	Installing new water system	1,050,000	GEFA/ARC	city
2011	Landscape city hall and streets	20,000	Local	city
2012	Expansion of sewer infrastructure	641,000.	GEFA/CDBG/SPLOST	city
2012	Promote more tourism	74,000	Local	city
2012	Street improvements	50,000	LMIG	city
2012	Sewer line repair and maintenance	50,000	Local	city
2013	Review and update ordinance	unknown	local	city
2015	Review appointments with Historic Preservation Commission	NA	NA	City

**2011–2015 Short-Term Work Program – Mountain City**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
2011	Purchase of service utility vehicle	TBD	City	City
2011	Continue maintenance of the fire department and city hall office	TBD	City	City
2011	Construction of sidewalks to connect senior center to downtown area and provide additional sidewalk repair and maintenance.	TBD	City/ GDOT	City
2011	Actively recruit volunteers to participate in historic preservation activities	NA	NA	City
2011 - 2015	Installation of additional sewer lines	TBD	Grants and Loans	City
2012	Welcome signs	TBD	City	City
2012	Acquisition of greenway property	TBD	Grants and Loans	City
2013	Develop comprehensive City Zoning Ordinance	Up to \$5,000	City, DCA	City
2013	Develop a small recreational park	TBD	City	City

**2011–2014 Short-Term Work Program – Tallulah Falls**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
2012	Main Street Sidewalks	12,000	ISTEA Gen. Fund	Town Council
2012	Review/Update Ordinances	Unknown	General Fund	Town Council
2012	Improve Interior/Exterior Town Hall	Unknown	General Fund	Town Council
2013	Develop Playground	Unknown	Hab. SPLOST/Gen Fund	Town Council
2013	Replace Public Safety Equip.	\$12,000/yr.	Rabun/Hab Co. Gen. Fund	Town Council
2013	Improve Roads/Drainage	\$9,000/yr	LARP, ISTEA, Gen. Fund	Town Council
2014	Infrastructure/Sewer	\$6,000,000	Grants/Gen. Fund	Town Council
2014	Continue work on water system	Unknown	SPLOST/Water Fund	Town Council
2014	Water line – W. end of Town	Unknown	SPLOST/Grants	Town Council
2014	Police/Fire PU	24,000	General Fund	Town Council
2014	Town Promotion Campaign	\$800/yr	Gen. Fund TBA Chambers	Town Council
2014	Promote Tourism/ Cultural	N/A	TFBA, USFS, DNR Gen. Fund, Chambers	Town Council
2014	Continue Liaison>EPD, DNR USDA, GA Power	N/A	General Fund	Town Council
2014	Support Historic Foundations	N/A	General Fund	Town Council
2015	Address past STWP criteria	N/A	General Fund	Town Council

**2011–2014 Short-Term Work Program – Tiger**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
2011	Actively recruit volunteers to participate in historic preservation activities.	NA	NA	City; GMRC
2012	Construction of sidewalks to connect senior center to downtown area and provide additional sidewalk repair and maintenance	\$50,000	DOT	City
2012	Installation of additional sewer lines	\$500,000	Grants & Loans	City
2012	Welcome signs	\$5,000	Grants & Loans	City
2012	Develop comprehensive City Zoning Ordinance	\$5,000	City, DCA	City
2013	Acquisition of greenway property	\$10,000	DNR; DOT	City
2014	Develop a small recreational park	\$25,000	DNR; City	City
2015	Review regulation of mountain protection areas and groundwater recharge areas	NA	NA	City

**2011–2014 Short-Term Work Program – Sky Valley**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
2011	Water System Improvements	1.5 M	GEFA, ARC, EF	City
2011	Street Lights	15,000	GF; TE	City
2011	Visitor Center	5,000	GF; Grants	City
2011-15	Sidewalk along Sky Valley Way	15,000	TE, GF	City
2011-15	City Hall/Multi-use Community Center	450,000	GF, CF, Bond	City
2011-15	Road Improvements	660,000	LMIG; GF	City

**RESOLUTION  
RABUN COUNTY BOARD  
OF COMMISSIONERS**

WHEREAS, the Georgia Planning Act of 1989 provides for local governments in Georgia the means to develop and maintain comprehensive plans in accordance with the Minimum Planning Standards and Procedures for Local Planning as established by the Georgia Department of Community Affairs; and


WHEREAS, Rabun County and communities of Rabun County have developed a Partial Plan Update to the Rabun County Joint Comprehensive Plan in accordance with the rules as established by DCA; and

WHEREAS, the County wishes to amend the document as follows:

Allow for addition of Implementation material for other cities; and county;

NOW THEREFORE, BE IT RESOLVED, that the Rabun County Board of Commissioners does hereby approve the 2011 Partial Plan Update as amended for submittal to the Georgia Department of Community Affairs.

RESOLVED this 28th day of June 2011.

  
Chairman



Attesting – County Clerk/CFO



**RESOLUTION FOR APPROVAL OF RABUN COUNTY JOINT COMPREHENSIVE  
PLAN, PARTIAL PLAN UPDATE FOR 2011**

---

**WHEREAS**, the City of Clayton desires to participate along with Rabun County and the Municipalities which lie therein in identifying issues and objectives for the County and its citizens; and

**WHEREAS**, the City of Clayton has reviewed the Rabun County Joint Comprehensive Plan, Partial Plan Update for 2011, and have found it to be consistent with the goals and objectives of the City of Clayton; and

**WHEREAS**, approval of the Rabun County Joint Comprehensive Plan, Partial Plan Update for 2011 is needed prior to transmittal to the Department of Community Affairs; and

**NOW, THEREFORE, BE IS RESOLVED**, that David Phillips, the Mayor of the City of Clayton, along with the City Council hereby approves the Rabun County Joint Comprehensive Plan, Partial Plan Update for 2011.

**SO RESOLVED**, this the 14<sup>th</sup> day of June, 2011.



---

**DAVID PHILLIPS**  
Mayor, City of Clayton  
99 North Church St.  
Clayton, GA 30525



**July 13, 2011**

**To Georgia DCA:**

[Renetta.hobson@dca.ga.gov](mailto:Renetta.hobson@dca.ga.gov)

[Annette.henson@dca.ga.gov](mailto:Annette.henson@dca.ga.gov)

**Re City of Dillard QLG Status**

**The City of Dillard has duly passed the required resolution adopting the Partial Plan Update to the Rabun County Comprehensive Plan, and respectfully requests that the City of Dillard be removed from the list of local governments eligible for GEFA assistance so that our funding proposal can go before the GEFA board meeting of July 19.**

**City of Dillard**

**Bill Robinson, Mayor**

**July 13, 2011**

**To Georgia DCA:**

[Renetta.hobson@dca.ga.gov](mailto:Renetta.hobson@dca.ga.gov)

[Annette.henson@dca.ga.gov](mailto:Annette.henson@dca.ga.gov)

**Re City of Dillard QLG Status**

**The City of Dillard has duly passed the required resolution adopting the Partial Plan Update to the Rabun County Comprehensive Plan, and respectfully requests that the City of Dillard be removed from the list of local governments eligible for GEFA assistance so that our funding proposal can go before the GEFA board meeting of July 19.**

**City of Dillard**

**Bill Robinson, Mayor**

**A RESOLUTION OF THE CITY OF DILLARD**  
~  
**ADOPTION OF THE  
PARTIAL PLAN UPDATE TO THE  
RABUN COUNTY JOINT COMPREHENSIVE PLAN**

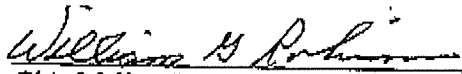
**WHEREAS:** The City of Dillard, Georgia has participated in the development of the required Partial Plan update to the Rabun County Joint Comprehensive Plan; and

**WHEREAS:** The Partial Plan Update has been developed in accordance with the standards and requirements of the Georgia Department of Community Affairs; and

**WHEREAS:** The Partial Plan Update has been reviewed and approved by the Georgia Mountains Regional Commission and the Georgia Department of Community Affairs;

Now, therefore, **IT IS HEREBY RESOLVED** by the City of Dillard that the Partial Plan update to the Rabun County Joint Comprehensive Plan is hereby adopted.

Adopted by the City Council this 12 day of July, 2011.

  
\_\_\_\_\_  
Chief Official

ATTEST:

  
\_\_\_\_\_  
Clerk

July 1, 2011

The Honorable William G. Robinson, Mayor [cityofdillard@windstream.net](mailto:cityofdillard@windstream.net)  
City of Dillard  
City Hall  
892 Franklin Street  
Dillard, GA 30537-2320

Re: City of Dillard, Water System – US 441 ARC/ GEFA  
Qualified Local Government status

Dear Mayor Robinson

As requested, we are sending the latest information regarding the City's QLG status to Mr. Jason Bodwell at GEFA. The City has been in a dilemma over the past several months since the comprehensive plan is consolidated with Rabun County and all of the municipalities therein. Rabun County and the Cities within have been on the list of non-qualified local governments due to the fact that the partial plan update is overdue. This has precluded the City's application for GEFA funding moving forward to the Board for final review.

The City has moved the partial plan update as rapidly as possible, but has had to await official actions by the other local governments.

The Georgia Department of Community Affairs (DCA) has now approved the partial plan update, as evidenced by the attached letter, but the plan now has to be adopted by all of the local governments and a digital copy of the final document has to be sent to DCA before the City can be cleared as a Qualified Local Government.

The City of Dillard plans to adopt the required resolution on July 12, 2011, but we are uncertain as to when the other local governments will follow through.

We understand that GEFA must have satisfactory documentation that the City is a QLG on or before July 13, 2011 in order for Dillard's application to go before the Board.

Therefore, unless the city can obtain some tentative approval from DCA acceptable to GEFA by July 13, the City's application will be passed over once again.

Hon. Bill Robinson  
July 1, 2011  
Page Two

The concern is that these funds are depleting rapidly, and Dillard's vision to have a public water system for its citizens is waning.

We are prepared to assist the City in any manner to make this project a reality.

Please always feel free to contact us should you have questions.

Very truly yours,

ENGINEERING MANAGEMENT INC.



Jerry E. Hood, Vice President  
[jhood@eminc.biz](mailto:jhood@eminc.biz)

Enclosures

/jh

C: Mr. Jason Bodwell, Program Manager GEFA [Jason@gefa.ga.gov](mailto:Jason@gefa.ga.gov)

**A RESOLUTION OF THE CITY OF MOUNTAIN CITY**

**ADOPTION OF THE  
PARTIAL PLAN UPDATE TO THE  
RABUN COUNTY JOINT COMPREHENSIVE PLAN**

**WHEREAS:** The City of Mountain City, Georgia has participated in the development of the required Partial Plan update to the Rabun County Joint Comprehensive Plan; and

**WHEREAS:** The Partial Plan Update has been developed in accordance with the standards and requirements of the Georgia Department of Community Affairs; and

**WHEREAS:** The Partial Plan Update has been reviewed and approved by the Georgia Mountains Regional Commission and the Georgia Department of Community Affairs;

Now, therefore, **IT IS HEREBY RESOLVED** by the City of Mountain City that the Partial Plan update to the Rabun County Joint Comprehensive Plan is hereby adopted.

Adopted by the City Council this 12 day of July, 2011.

Grace R Watts  
Chief Official

ATTEST:

Jessie Henson  
Clerk





**A RESOLUTION OF THE CITY OF SKY VALLEY**  
**ADOPTION OF THE**  
**PARTIAL PLAN UPDATE TO THE**  
**RABUN COUNTY JOINT COMPREHENSIVE PLAN**


**WHEREAS:** The City of Sky Valley, Georgia has participated in the development of the required Partial Plan update to the Rabun County Joint Comprehensive Plan; and

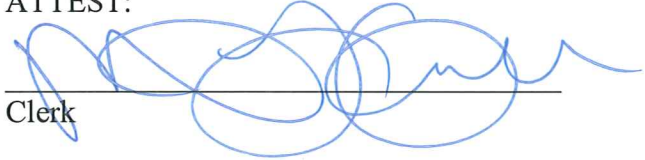
**WHEREAS:** The Partial Plan Update has been developed in accordance with the standards and requirements of the Georgia Department of Community Affairs; and

**WHEREAS:** The Partial Plan Update has been reviewed and approved by the Georgia Mountains Regional Commission and the Georgia Department of Community Affairs;

Now, therefore, **IT IS HEREBY RESOLVED** by the City of Sky Valley that the Partial Plan update to the Rabun County Joint Comprehensive Plan is hereby adopted.

Adopted by the City Council this 21<sup>st</sup> day of June, 2011.

  
\_\_\_\_\_  
James S. Martindale, Mayor  
City of Sky Valley

ATTEST:  
  
\_\_\_\_\_  
Clerk

A RESOLUTION OF THE TOWN OF TALLULAH FALLS

ADOPTION OF THE  
PARTIAL PLAN UPDATE TO THE  
RABUN COUNTY JOINT COMPREHENSIVE PLAN

WHEREAS: The Town of Tallulah Falls, Georgia has participated in the development of the required Partial Plan update to the Rabun County Joint Comprehensive Plan; and

WHEREAS: The Partial Plan Update has been developed in accordance with the standards and requirements of the Georgia Department of Community Affairs; and

WHEREAS: The Partial Plan Update has been reviewed and approved by the Georgia Mountains Regional Commission and the Georgia Department of Community Affairs;

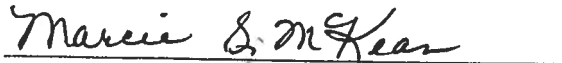
Now, therefore, **IT IS HEREBY RESOLVED** by The Town of Tallulah Falls that the Partial Plan update to the Rabun County Joint Comprehensive Plan is hereby adopted.

Adopted by the Town Council this 7<sup>th</sup> day of July, 2011.



Mayor Carl Seaman

ATTEST:



Clerk