

2025 JOINT COMPREHENSIVE PLAN

For Fannin County
and the Cities of
Blue Ridge, McCaysville, and Morganton

*Prepared by the
North Georgia Regional Development Center*

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INTRODUCTION

0.1 Purpose

This draft comprehensive plan is completed pursuant to the Rules of the Georgia Department of Community Affairs (DCA) Minimum Standards and Procedures for Local Comprehensive Planning, and will be submitted to that department for final approval in October 2004.

Contained in this document are the results of the fundamental three-step planning process required by the DCA. The Three-Step Planning Process consists of an inventory of existing conditions, assessment of current and future needs, and development of a future vision for the community and/or goals, objectives, policies and other implementation strategies. The future development plan for Fannin County and its incorporated cities is expressed in the Future Land Use Map and include supporting goals, strategies and implementation program.

The goals and objectives developed in this plan are consistent with the Quality Community Objectives adopted by the Department relative to economic development, natural and historic resources, community facilities and services, housing, and land use.

0.1.1 The Three-Step Process

The three-step process is as follows:

Step 1: Inventory of Existing Conditions. This step includes an inventory of the existing conditions of the community's housing, community facilities and services, transportation, natural and cultural resources, land use and intergovernmental coordination with other governments and entities.

Step 2: Assessment of Current and Future Needs. This step includes an analysis of the inventory items for each element, considers of the implications of historical trends, current conditions and 20-year forecasts for the future. It assesses data and inventory items in terms of their significance to the community. The plan states current and future needs based upon projections of future growth or change, as set forth in the population and economic development elements, and identifies opportunities and problems relating to natural and cultural resources and the consideration of the manner in which resources should be developed conserved and protected. Community programs and facilities are evaluated to determine whether they will be sufficient to meet the community's current and future needs.

Step 3: Articulation of Goals and an Associated Implementation Program.
Finally, the plan produces a set of goals and strategies to implement the community's desires or vision for the future.

Goals and strategies for achieving goals for each element in this comprehensive plan are included with each plan element. The associated implementation program is a component of the Short-term Work Program. A Short-term Work Program is a five-year proposal for implementation of comprehensive plan goals, and includes the goals, time frame for achieving these goals, the responsible parties, as well as the cost and proposed funding sources for those goals.

Short-term work programs appear at the end of this report on a jurisdiction-by-jurisdiction basis.

0.1.2 Public Discussion Groups

The three-step planning process was applied to each of the seven elements of the comprehensive plan. Steps two and three were completed with public involvement, and in close coordination with other elements of the plan.

To this end, because the ultimate implementation program associated with the plan elements was to be organized on a jurisdiction-by-jurisdiction basis, public input was solicited via discussion groups associated with each jurisdiction. Public input drew upon discussions during the course of March and April with officials and other interested parties from Fannin County, Blue Ridge, McCaysville, and Morganton.

Discussion Groups from the incorporated cities engaged in systematic discussion of each plan element. Discussion of topics relative to Fannin County was divided between two groups, both fostered from a Tennessee Valley Initiative called "Fannin's Future". Discussion with first group, Fannin County I, was directed toward population, economic development, housing, community facilities, and intergovernmental coordination. Discussion with Fannin County II was directed toward Natural and Cultural Resources and Land Use. A representative from the Department of Community Affairs also presented a module on smart growth to the Fannin County II Discussion Group.

Discussion Groups met according to the following schedule:

Table 0-1
Public Meeting Schedule

<i>Date</i>	<i>Group</i>	<i>Location</i>	<i>Purpose</i>
February 24, 2004	Joint Public Hearing	Fannin County Courthouse	Introduction to the Planning Process
March 1	Fannin County I	Blue Ridge United Community Bank	Population, Economic Development, Housing
March 15	Fannin County II	Morganton City Hall	Natural and Cultural Resources
March 16	Blue Ridge	Blue Ridge City Hall	Population, Economic Development, Housing, Natural and Cultural Resources, Community Facilities
March 22	Fannin County I	Blue Ridge United Community Bank	Community Facilities
March 25	McCaysville	McCaysville City Hall	Population, Economic Development, Housing, Natural and Cultural Resources, Community Facilities, Land Use
March 29	Fannin II	Morganton City Hall	Smart Growth Workshop
April 6	Blue Ridge	Blue Ridge City Hall	Land Use
April 8	McCaysville	McCaysville City Hall	Land Use, Intergovernmental Coordination
April 6	Fannin II	Morganton City Hall	Land Use
April 13	Morganton	Morganton City Hall	All elements
May 10	All jurisdictions	Blue Ridge United Community Bank	Intergovernmental Coordination
July 6	Joint Public Hearing	Fannin County Courthouse	Introduction of draft plan; public comment taken

Discussion took place in reference to each element contained in the table of contents above. Staff from the North Georgia Regional Development Center led these discussions. Inventory for each element was analyzed and assessed, and goals were articulated according to DCA's three-step planning process.

0.2 General Description

0.2.1 Location

Fannin County is bounded on the north by Tennessee and North Carolina, on the west by Murray County, on the south by Gilmer and Dawson Counties, and on the east by Union and Lumpkin Counties. Fannin County has three incorporated cities: Blue Ridge, McCaysville, and Morganton. See *Map Exhibit 0-1: Fannin*

County Location. It is situated between three metropolitan areas. Atlanta and Chattanooga are each approximately 90 miles distant, and Asheville is only 130 miles to the northeast.

0.2.2 Land

83.5% of the county is forested. Both the eastern side of the county and its western panhandle range in elevation from 2000 to 4100 feet. Mountain slopes in these areas are generally greater than 25%. Valley slopes are as low 8%. The peak of Springer Mountain, located in the southeastern part of the county where the borders of Fannin, Gilmer, Dawson, and Lumpkin Counties intersect, marks the southernmost point of the Appalachian Trail.

0.2.3 Climate

Fannin County has a pleasant, temperate climate created by its proximity to the Appalachian Mountains, which moderate warm air movements from the Gulf of Mexico and Atlantic Oceans. The general elevation of the county also contributes the fact that fall and spring are long and mild—temperatures typically range between 55 and 80 degrees. Winter temperatures rarely drop below freezing for more than a few days at a time, and temperatures in the hottest part of the summer rarely exceed 98 degrees. The average annual temperature in the county is 58.5 degrees, with approximately 200 frost-free days annually. Precipitation ranges from 48 to 54 inches per year. Winter is the wettest season.

Map Exhibit 0-1
Fannin County Location



1 POPULATION

This element includes information on total population, households, age distribution, racial composition, educational attainment, and income.

This element provides a foundation for the Fannin County comprehensive plan. It helps the county plan for its future by giving an idea of the number of people that will reside in the county, and in the cities of Blue Ridge, McCaysville, and Morganton. This Element provides an opportunity to inventory and assess trends in population growth or decline as well as other population characteristics of the Fannin County population.

In the end, this information, merged with information in the natural and cultural resources element that identifies constraints and opportunities affecting future development, forms a foundation for the economic development, community facilities and services, transportation, housing and land use elements of the plan.

This information will assist local governments in determining community service and infrastructure needs, employment opportunities and housing needed to support the existing and future population. In addition, this element may be used as a basis for determining desired growth rate, population densities and development patterns that are consistent with the goals and policies established in the other plan elements.

1.1 Inventory

The Population Inventory is the first step of the planning process. It is intended to provide the Fannin County jurisdictions with a factual basis for making informed decisions about the future.

1.1.1 Total population

This section includes the current, historic, and projected total population of the community and compares the community's growth rate to that of the state.

1.1.1.1 Total Population: County Trends

Table 1-1 indicates that there were 19,798 persons in Fannin County in the year 2000. The population of Fannin County grew by 8.4 percent (1,244 persons) between 1980 and 1990 and by 23.8 percent (3,806 persons) between 1990 and 2000. The most recent census estimates are that Fannin County's population in 2002 was 20,986 persons.

Table 1-1 also shows that growth in Fannin County has been relatively similar to growth in Georgia over the past five years—nearly 14% in both cases. This is not so different from the trend in the NGRDC region as a whole, which was only three percent higher. Fannin County’s neighbors, Gilmer and Union counties, however, each experienced much higher growth in the same period. The population in those counties nearly doubled in the years between 1980 and 1990.

Table 1-1
Total Population

Year	Fannin	Morganton	Blue Ridge	McCaysville	Gilmer	Union	NGRDC	Georgia
1980	14,748	263	1,376	1,219	11,110	9,390	122,984	5,462,908
1985 est.	15,814	279	1,356	1,142	11,844	10,600	129,787	5,962,639
<i>growth 80-85</i>	<i>7.2%</i>	<i>6.1%</i>	<i>-1.5%</i>	<i>-6.3%</i>	<i>6.6%</i>	<i>12.9%</i>	<i>5.5%</i>	<i>9.1%</i>
1990	15,992	295	1,336	1,065	13,368	11,993	142,401	6,478,216
<i>growth 85-90</i>	<i>1.1%</i>	<i>5.7%</i>	<i>-1.5%</i>	<i>-6.7%</i>	<i>12.9%</i>	<i>13.1%</i>	<i>9.7%</i>	<i>8.6%</i>
1995 est.	17,372	297	1,275	1,068	16,007	14,379	158,518	7,188,538
<i>growth 90-95</i>	<i>8.6%</i>	<i>0.7%</i>	<i>-4.6%</i>	<i>0.3%</i>	<i>19.7%</i>	<i>20.2%</i>	<i>11.3%</i>	<i>11.0%</i>
2000	19,798	299	1,210	1,071	23,456	17,289	186,268	8,186,453
<i>growth 95-00</i>	<i>14.0%</i>	<i>0.7%</i>	<i>-5.1%</i>	<i>0.3%</i>	<i>46.5%</i>	<i>5.7%</i>	<i>17.5%</i>	<i>13.9%</i>
2002 est.	20,986	300	1,200	1,072	25,203	18,275	197,389	8,560,310

Source: U.S. Bureau of the Census; NGRDC

1.1.1.2 Total Population: City Trends

Historic growth in Fannin County’s incorporated areas differed greatly. In the cases of McCaysville and Morganton, there was nearly no growth in that 20-year period, with growth rates of 0.7% and 0.3% respectively. In Blue Ridge, the number of residents actually declined by more than five percent. Recent growth in Fannin County, then, has been primarily in the unincorporated county areas.

1.1.1.3 Total Population: Projections

Population projections for Fannin County were developed by the North Georgia Regional Development Center (NGRDC) using a cohort component population model, which incorporates such demographic indicators as age, sex, birth rates, survival rates, and migration rates. The model uses 2000 as its base year for projections. This model assumes a natural aging of specific population age groups or cohorts, and further separates the base population into separate projections for births, deaths, and net migration for each cohort. A basic assumption in the model is that net migration, which is the number of in-migrants minus the number of out-migrants, will remain stable over time.

The NGRDC projection method assumes no significant changes in county migration patterns, birth, and death rates through the year 2025. Hence, the natural aging of the base population (2000), minus deaths, births, plus or minus net-migration over time equals the projected population.

Projecting population trends at the local, county, and city level is subject to more distortion than at the national or regional level, given a reliance on basic assumptions that may not be accurate over time, and a relatively small population where small numeric fluctuations may result in large percentage fluctuations. Thus, the following projections are utilized as a baseline projection during the planning process. Population growth projections are also difficult to predict due to the uncertainty of the land development market. Generally, there are three interrelated factors that are difficult to predict for small populations that significantly affect local population growth: employment trends due to the locational decisions of private firms; real estate transactions; and local public policies regarding growth issues, such as annexation and infrastructure expansion.

Table 1-2
Current and Projected Total Population

Year		Fannin County	Blue Ridge	McCaysville	Morganton	Georgia
2000	Population	19,798	1,210	1,071	299	8,186,453
2001	Est. pop.	20,360	-	-	-	8,338,460
	Growth	2.8%	-	-	-	1.9%
2002	Est. pop.	20,986	1,200	1,072	300	8,560,310
	Growth	3.1%	-	-	-	2.7%
2003	Est. pop.	21,440	1,195	1,073	301	8,560,620
	Growth	2.2%	-0.4%	0.1%	0.3%	0.0%
2004	Est. pop.	21,888	1,190	1,073	301	8,670,510
	Growth	2.1%	0.0%	0.1%	0.3%	1.3%
2005	Est. pop.	22,358	1,190	1,074	302	8,784,650
	Growth	2.1%	0.0%	0.1%	0.3%	1.3%
2006	Est. pop.	22,787	1,195	1,074	302	8,895,580
	Growth	1.9%	0.4%	0.0%	0.0%	1.3%
2007	Est. pop.	23,244	1,210	1,075	303	9,008,670
	Growth	2.0%	1.3%	0.1%	0.3%	1.3%
2008	Est. pop.	23,707	1,266	1,091	303	9,112,070
	Growth	2.0%	4.6%	1.5%	0.0%	1.1%
2009	Est. pop.	24,160	1,322	1,107	303	9,235,630
	Growth	1.9%	4.6%	1.5%	0.0%	1.1%
2010	Est. pop.	24,629	1,378	1,122	304	9,349,660
	Growth	1.9%	4.6%	1.5%	0.3%	1.2%
2015	Est. pop.	26,989	1,567	1,171	308	9,940,380
	Est. growth 2010-2015	9.6%	13.7%	4.4%	0.3%	6.3%
2020	Est. pop.	29,426	1,755	1,220	312	10,550,700
	Est. growth 2015-2020	9.0%	12.0%	4.2%	1.3%	6.1%
2025	Est. pop.	31,823	1,944	1,269	316	11,185,100
	Est. growth 2020-2025	8.1%	10.8%	4.0%	1.3%	6.0%
	Est. growth 2000-2025	60.7%	60.7%	18.5%	5.7%	36.6%

Source: U.S. Bureau of the Census; NGRDC

Table 1-2 shows population projections for Fannin County's unincorporated and incorporated areas. The growth rate for Morganton is expected to be low (5.7%)

over the course of the 25-year period in comparison with Blue Ridge and McCaysville. Fannin County growth as a whole is anticipated to be high (60.7%). The anticipated 25-year growth rate for the county as a whole is nearly double that of Georgia (60.7% in comparison with 36.6%).

1.1.1.4 Total Population: Seasonal Considerations

Seasonal population is an additional component of Fannin County population that is not accounted for in the above statistics. Precise identification of seasonal population is difficult, though indicators provide clues. The number of recreational housing units is one such indicator. In Fannin County, housing units categorized by the U.S. Census as being for “seasonal, recreational, or occasional” use accounted for about three-quarters of all “vacant” housing units in Fannin County in 2000, whereas in Georgia as a whole, only about one-fifth of vacant units fell into this category.

The 1990 Census reports 1,204 units as “seasonal, recreational, or occasional” in use. That number grew by 37.9% to 1,938 in 2000. Using 2.24 as the current persons per household, it can then be assumed that there is currently a seasonal population that adds roughly 4,360 persons above and beyond the non-seasonal Fannin County population. By way of confirmation, a local phone company issues 3,067 phone bills to non-Fannin addresses, also suggesting a high number of seasonal residents.

1.1.1.5 Total Population: Assessment

- Fannin County population is growing rapidly—at a rate nearly twice that of Georgia as a whole.
- Primary growth in Fannin County is expected to take place in the unincorporated areas.
- Seasonal residents accounted for more than 18% of the county’s summer population—they are largely responsible for growth in the unincorporated areas.
- Fannin ranked second in the state for its net migration rate of 99.97 percent in the period between 1990 and 2000, which is very much responsible for the population growth (Georgia Tech).
- Countywide planning is an important consideration.

1.1.2 Households

This section includes the current, historic, and projected number and average size of households in the community.

1.1.2.1 Households: Trends

Households are defined by the Census as a group of people sharing the same housing unit. A household may or may not constitute a family. The census figures given in Table 1-3 show that the average number per household in Fannin County in 2000 was 2.35. That average was fewer than in Georgia—2.65 persons per household in that year.

Table 1-3
Households

Year		Fannin County	Blue Ridge	McCaysville	Morganton	Georgia
1980	#H'holds	5,547	525	529	103	1,882,038
	Per h'hold	2.66	2.62	2.30	2.55	2.84
1985	# H'holds	5,941	538	518	104	2,112,449
	Per h'hld	2.66	2.52	2.21	2.68	2.75
1990	# H'holds	6,334	551	506	105	2,366,615
	Per h'hld	2.52	2.42	2.10	2.81	2.66
1995	# H'holds	7,067	552	518	106	2,638,284
	Per h'hld	2.43	2.28	2.06	2.85	2.66
2000	# H'holds	8,369	553	540	121	3,006,369
	Per h'hld	2.35	2.14	1.98	2.47	2.65
2005	# H'holds	9,740	555	542	125	3,340,171
	Per h'hld	2.28	2.09	1.98	2.42	2.63
2010	# H'holds	11,022	666	564	128	3,555,004
	Per h'hld	2.22	2.07	1.99	2.38	2.63
2015	# H'holds	12,359	764	588	131	3,794,038
	Per h'hld	2.17	2.05	1.99	2.35	2.62
2020	# H'holds	13,731	865	610	134	4,042,414
	Per h'hld	2.13	2.03	2.00	2.33	2.61
2025	# H'holds	15,063	967	635	136	4,301,962
	Per h'hld	2.10	2.01	2.00	2.32	2.60

Source: U.S. Bureau of the Census; NGRDC

Table 1-3 also shows there were fewer persons per household in the incorporated cities than in the county as a whole. McCaysville had the fewest number per household (2.00); Morganton had 2.32, and Blue Ridge had 2.01. A decline in the number of persons per household characterized all statistical areas. The number of persons per household decreased by 7.1% in Georgia—from 2.84 in 1980 to 2.65 in 2000. In comparison, Fannin County experienced a decline of 11.3%.

1.1.2.2 Households: Assessment

- The attractive retirement market has affected the overall household size in the county.
- The decline of the number of persons per household reflects a similar nationwide trend.
- There is a nationwide trend toward single households in general.

1.1.2.3 Households: Projections

The ongoing effect of these trends is shown in the projections, also in Table 1-3. Number of persons per household and percent change in those numbers in the years from 2005 to 2025 are given in the table. NGRDC projection methods were applied.

1.1.3 Age Distribution

This section includes the current, historic, and projected age distribution of residents in the community.

1.1.3.1 Age Distribution: Trends

The bottom line in Table 1-4 shows that the median age in Fannin County has risen steadily. In 1980, the average county resident was 35.1 years old. In 2000, the average age was 43.1.

Table 1-4
Age Distribution:
Fannin County

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
0 to 4 yrs	914	1,118	927	1,204	1,065	1,064	1,127	1,214	1,318	1,408
Percent	6%	7%	6%	7%	5%	5%	4%	4%	4%	4%
5 to 14 yrs	2,247	2,396	2,096	2,236	2,341	2,421	2,489	2,662	2,727	2,957
Percent	15%	15%	13%	13%	12%	11%	10%	9%	9%	9%
15 to 24 yrs	2,093	2,396	1,955	2,236	2,114	2,566	2,796	2,845	2,947	3,030
Percent	14%	15%	12%	13%	11%	11%	11%	11%	10%	10%
25 to 34 yrs	2,094	2,396	2,104	2,578	2,213	2,138	2,217	2,677	2,930	2,991
Percent	14%	15%	13%	15%	11%	10%	9%	10%	10%	9%
35 to 44 yrs	1,653	2,077	2,270	2,578	2,718	2,829	2,840	2,718	2,769	3,343
Percent	11%	13%	14%	15%	14%	13%	12%	10%	9%	11%
45 to 54 yrs	1,713	1,757	1,763	2,237	3,005	3,313	3,490	3,574	3,621	3,479
Percent	12%	11%	11%	13%	15%	15%	14%	13%	12%	11%
55 to 64 yrs	1,804	1,597	2,019	2,066	2,567	3,506	4,159	4,561	4,774	4,906
Percent	12%	10%	13%	12%	13%	15%	17%	17%	16%	15%
65+	2,232	2,077	2,858	2,237	3,766	4,575	5,511	6,829	8,340	9,709
Percent	15%	13%	18%	13%	19%	20%	22%	25%	28%	31%
Total	14,748	15,814	15,992	17,372	19,798	22,358	24,629	29,989	29,426	31,823
Median Age	35.1	NA	39.0	NA	43.1	45.5	47.5	49.5	50.8	51.7

Source: U.S. Bureau of the Census; NGRDC

The trend toward aging is true for the cities as well, with the exception of Blue Ridge, which has seen a general decrease in population in most age groups. Table 1-5 reflects this fact. Over the course of the period from 1980 to 2000, the number of persons 65 and older increased in McCaysville and Morganton. That number decreased in Blue Ridge, which simply reflected the general decrease in city population.

Table 1-5
Population by
Age Group

Age	Blue Ridge			McCaysville			Morganton		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
0-4	52 5%	98 7%	72 6%	50 4%	43 4%	57 5%	13 5%	23 8%	16 5%
5-14	205 15%	143 11%	153 13%	132 11%	98 9%	103 10%	42 16%	44 15%	42 14%
14-24	163 12%	149 11%	164 14%	161 13%	104 10%	100 9%	36 14%	28 10%	35 12%
25-34	132 10%	168 13%	152 13%	134 11%	117 11%	105 10%	41 16%	48 16%	25 8%
35-44	153 11%	142 11%	137 11%	117 10%	130 12%	116 11%	23 9%	37 13%	44 15%
45-54	176 13%	125 9%	182 15%	172 14%	103 10%	147 14%	32 13%	30 10%	49 16%
55-64	155 11%	153 12%	123 10%	179 15%	171 16%	135 13%	41 16%	31 11%	31 10%
65+	340 25%	341 26%	227 19%	271 22%	299 28%	308 29%	39 15%	50 17%	57 19%

Source: U.S. Bureau of the Census

Table 1-6 shows that Fannin County has a higher percentage of persons 65 and over and 85 and over than in the whole of Georgia. The percentage of individuals in these age groups is higher in Fannin County compared with ten counties in greater northwest Georgia. Fannin County also has a smaller percentage of youth (under18) than in comparison with that region.

Table 1-6
Dependent Persons

		<i>Under 18</i>	<i>Over 65</i>	<i>Over 85</i>
Fannin County	<i>Number</i>	4,144	3,766	355
	<i>Percent</i>	20.9%	19.0%	1.8%
Northwest Georgia	<i>Number</i>	183,264	79,256	8,104
	<i>Percent</i>	26.3%	11.4%	1.2%
Georgia	<i>Number</i>	2,169,234	78,275	87,857
	<i>Percent</i>	26.5%	9.6%	1.1%

Source: U.S. Bureau of the Census; Georgia's State of the State Housing

1.1.3.2 Age Distribution: Assessment

- Fannin County had the third highest median age among counties in Georgia in 2000 (Georgia Tech).
- Younger aged retirees are settling Fannin County in greater numbers. In 2000, Fannin had the sixth highest percentage of residents between 55 and 64 in Georgia.
- Young adults are leaving the community. Approximately 140 of those 10 to 19 years of age in 1990 left the community in 2000 (Georgia Tech).

1.1.4 Racial Composition

This section includes the current, historic, and projected age distribution of residents in the community.

1.1.4.1 Racial Composition: Trends and Projections

Table 1-7 shows that Fannin County and its incorporated cities are essentially non-Hispanic white in composition. The 2000 Census indicates that minorities accounted for only 2.5 percent of the population. The table reflects the fact that the county and the cities are mostly absent of minority population, and that this trend is expected to continue.

1.1.4.2 Racial Composition: Assessment

- As in similar rural regions of the Sunbelt, the growth of non-white racial and ethnic groups could be affected by expanding employment opportunities in the future.

Table 1-7
Population by Race

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
<i>Fannin County</i>										
White (%)	99.6	99.4	99.6	99.0	97.5	97.6	97.7	97.7	97.7	99.6
Black (%)	0.0	0.0	0.0	0.0	0.1	0.1	0.1	0.1	0.1	0.0
Hispanic (%)	0.0	0.0	0.4	0.5	0.7	0.6	0.7	0.7	0.6	0.0
Other (%)	0.3	0.3	0.3	0.5	1.7	1.6	1.6	1.5	1.6	0.3
<i>Blue Ridge</i>										
White (%)	99.1	99.1	99.4	98.9	97.6	97.4	97.2	97.0	96.8	99.1
Black (%)	0.6	0.6	0.2	0.3	0.4	0.4	0.4	0.4	0.4	0.6
Hispanic (%)	0.0	0.0	0.1	0.3	0.8	0.9	1.0	1.1	1.2	0.0
Other (%)	0.3	0.3	0.3	0.5	1.2	1.3	1.4	1.5	1.6	0.3
<i>McCaysville</i>										
White (%)	99.8	99.8	99.3	98.6	96.9	96.6	96.3	96.1	95.9	99.8
Black (%)	0.0	0.0	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.0
Hispanic (%)	0.0	0.0	0.5	0.7	1.4	1.5	1.6	1.7	1.8	0.0
Other (%)	0.2	0.2	0.3	0.5	1.5	1.7	1.9	2.0	2.1	0.2
<i>Morganton</i>										
White (%)	100.0	99.8	99.3	99.3	99.3	99.3	99.2	99.1	99.0	100.0
Hispanic (%)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Black (%)	0.0	0.0	0.0	0.2	0.3	0.4	0.5	0.6	0.7	0.0
Other (%)	0.0	0.2	0.7	0.5	0.3	0.3	0.3	0.3	0.3	0.0

Source: U.S. Bureau of the Census; NGRDC

1.1.5 Educational Attainment

This section includes historic and current educational attainment levels of the adult population, which are compared with surrounding counties and the state. Statistics on dropout rates, scores on standardized achievement tests, and percentage of students continuing on to post-secondary education have also been included.

1.1.5.1 Educational Attainment: General Attainment Levels

Table 1-8 shows recent (Census 2000) and historic data relative to education in the county and its incorporated cities. Most remarkable is that the percentage of individuals in the county receiving only an elementary school education has dropped in the years from 1980 to 2000 (40.6% to 12.7%), while the number of persons in the county earning a college degree in that same period has increased (5.2% to 12.4%). This parallels a similar, but less dramatic, decrease of persons in Georgia receiving less than a 9th grade education (23.7% to 7.6%) and increase in number of persons earning college degrees in that same period (14.6% to 16.0%).

Table 1-8 Population by Education
(percent given for those
age 25 and over)

	1980	1990	2000
<i>Fannin County</i>			
Elementary School (only)	40.6	24.8	12.7
High School (but no diploma)	18.5	19.4	16.3
High School (graduate)	28.0	32.9	38.9
College (no degree)	7.7	15.1	21.6
College (graduate)	5.2	7.8	12.4
<i>Blue Ridge</i>			
Elementary School (only)	38.0	31.9	16.0
High School (but no diploma)	22.0	21.0	22.6
High School (graduate)	26.0	26.3	40.0
College (but no degree)	7.0	11.1	11.9
College (graduate)	8.0	9.8	9.6
<i>McCaysville</i>			
Elementary School (only)	34.0	22.1	14.2
High School (but no diploma)	22.0	22.1	24.7
High School Graduate	32.0	34.8	35.6
College (but no degree)	8.0	13.2	19.3
College (graduate)	5.0	7.7	6.1
<i>Morganton</i>			
Elementary School (only)	30.0	23.6	15.9
High School (but no diploma)	19.0	11.5	18.6
High School (graduate)	29.0	36.1	31.4
College (but no degree)	14.0	22.5	16.8
College (graduate)	9.0	6.3	17.3
<i>NGRDC</i>			
Elementary School (only)	45.1	24.4	14.2
High School (but no diploma)	17.4	23.2	19.8
High School (graduate)	23.7	30.8	33.3
College (no degree)	7.2	10.6	16.3
College (graduate)	6.5	11.0	16.4
<i>Georgia</i>			
Less than 9 th grade	23.7	12.0	7.6
High School (but no diploma)	19.9	17.0	13.9
High School (graduate)	28.6	29.7	28.7
College (no degree)	13.4	17.0	20.4
College (graduate)	14.6	12.9	16.0

Source: U.S. Bureau of the Census

In the cases of the incorporated cities, that general two-decade trend toward a decrease in the number of those receiving only an elementary school education has been relatively uniform. Blue Ridge, McCaysville, and Morganton experienced decreases in this category, as well: 38.0% to 16.0%, 34.0% to 14.2%, and 30.0% to 15.9%, respectively.

There has been some increase in the number of individuals earning college degrees in Blue Ridge and McCaysville (8.0% to 9.6%, 5.0% to 6.1%); the increase in Morganton has been marked (9.0% to 17.3%).

1.1.5.2 Educational Attainment: Secondary Education

Table 1-9 shows that the Fannin County dropout rate decreased dramatically between 1995 and 2003 (12.9% to 4.3%). In that same seven-year period, the Georgia dropout rate decreased as well, but not as sharply—from 8.6% to 5.5%. Tables 1-10 and 1-11 show that Fannin County high school standardized test scores are comparable with those in Georgia as a whole.

Table 1-9
Dropout rates

	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03
<i>Fannin</i>									
Grades 6-12	99 3.3%	111 7.0%	94 5.5%	98 5.5%	60 3.3%	58 3.2%	53 3.4%	50 2.6%	47* 2.9%*
Grades 9-12	NA 11.3%	109 12.9%	94 10.0%	96 10.0%	60 6.1%	58 6.0%	51 6.4%	48 4.6%	47 4.3%
<i>Georgia</i>									
Grades 6-12	36,100 2.9%	32,414 5.0%	32,509 4.3%	29,000 3.8%	30,157 3.9%	29,818 3.8%	29,469 3.7%	27,949 3.4%	27,076* 3.8%*
Grades 9-12	NA 8.6%	29,141 8.6%	29,284 7.3%	26,534 6.5%	27,352 6.5%	27,181 6.5%	27,543 6.4%	25,284 5.8%	24,654 5.5%

Source: Georgia Department of Education, *Statistics for 2002-03 are for grades 7-12

Table 1-10
SAT Test Scores

	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03
<i>Fannin County System</i>									
Total	851	1002	978	965	985	978	979	979	981
Verbal	412	497	494	488	494	498	502	492	503
Math	439	505	484	477	491	480	476	487	478
<i>Georgia</i>									
Total	854	970	976	978	980	984	991	991	997
Verbal	406	488	491	491	492	493	496	494	499
Math	448	482	485	487	488	491	495	497	498

Source: Georgia Department of Education

Table 1-11
ACT Test Scores

	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03
<i>Fannin County System</i>									
Composite	NA	18.3	NA	19.2	NA	22.6	20.5	20.5	21.4
English	NA	NA	NA	19.4	NA	22.0	20.2	20.2	21.4
Mathematics	NA	NA	NA	18.1	NA	21.4	19.5	19.5	20.5
Reading	NA	NA	NA	20.3	NA	24.0	21.0	21.0	21.8
Science	NA	NA	NA	19.1	NA	22.8	20.7	20.7	21.8
<i>Georgia</i>									
Composite	NA	20.3	20.2	20.2	19.9	19.9	19.9	19.8	19.8
English	NA	NA	19.4	19.3	19.1	19.2	19.2	19.2	19.3
Mathematics	NA	NA	20.1	20.1	19.9	19.9	19.9	19.8	19.7
Reading	NA	NA	20.6	20.6	20.2	20.2	20.2	20.0	20.1
Science	NA	NA	20.2	20.2	19.9	19.8	19.9	19.7	19.7

Source: Georgia Department of Education

1.1.5.3 Educational Attainment: Post-Secondary Education

Table 1-12 shows that in 2002, more Fannin County high school graduates continued their education in technical school than graduates in Georgia as a whole (12.3% in comparison with 9.7%). In contrast, fewer Fannin County graduates continued on to college (22.5% in comparison with 38.1%).

The percentage of Fannin County graduates continuing on to technical schools has decreased slightly from 1995-2002 (14.1% to 12.3%). In contrast, the number and percentage attending public colleges increased in the same period (18.0% to 22.5%).

Table 1-12
Post-Secondary Education

	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
<i>Fannin</i>								
Public Colleges	NA	18.0%	25.2%	26.8%	21.8%	18.8%	22.5%	22.5%
Tech Colleges	16.4%	14.1%	3.1%	23.6%	7.6%	11.6%	11.0%	12.3%
<i>Georgia</i>								
Public Colleges	NA	12.0%	26.9%	34.4%	37.5%	37.7%	36.1%	38.1%
Tech Colleges	5.4%	6.2%	7.1%	6.5%	6.5%	7.4%	8.8%	9.7%

Source: Georgia Department of Education

1.1.5.4 Educational Attainment: Assessment

- The significant rise in educational attainment is attributed in part to the in-migration of higher-educated people into Fannin County.
- The rise in educational attainment is attributed in part to the success of the Fannin County School System in encouraging greater student achievement.
- Improvements in graduation and dropout rates will make Fannin County more competitive when attracting new employers.

1.1.6 Income

This section includes information about income.

1.1.6.1 Income: Trends

Table 1-13 compares current and historic per capita and median income in Fannin County and its incorporated cities with that of the State. Both per capita and household income have risen dramatically in the county and the cities over the course of the past two decades.

Per capita income in Morganton reflected this general increase, as well. In 1999, per capita income there fell short of the state's per capita income by only \$1,257. Per capita income in the other cities was slightly lower. Compared to Morganton's 1999 per capita income of \$19,897, Blue Ridge had a per capita income of \$16,150, and McCaysville, \$12,904. The per capita income in the county as a whole was \$16,269.

Table 1-13
Income

	Per Capita Income (in current dollars)					Median Household Income (in current dollars)				
	1979	1984	1989	1994	1999	1979	1984	1989	1994	1999
Fannin	4,670	7,050	9,430	12,850	16,269	9,925	14,474	19,023	24,818	30,612
Blue Ridge	5,252	7,054	8,855	12,503	16,150	13,564	16,900	20,235	24,225	28,214
McCaysville	4,447	6,850	9,253	11,078	12,904	12,763	16,127	19,490	19,031	18,583
Morganton	5,337	7,150	8,962	14,429	19,897	13,532	21,188	28,844	30,672	32,500
Georgia	6,402	10,017	13,631	17,393	21,154	15,033	22,027	29,021	35,727	42,433

Source: U.S. Bureau of the Census, NGRDC

Table 1-14 shows the distribution of income in Fannin and its localities in comparison with the State of Georgia. The table reflects the fact that households in Fannin County and cities generally fall into the lower income brackets in comparison with Georgia.

Of all jurisdictions, McCaysville has the highest percentage—nearly one-third—of households with earnings of less than \$10,000.

1.1.6.2 Income: Assessment

- The lower household incomes in McCaysville are attributed to higher proportions of elderly and single heads of households in that location.
- There is a higher proportion of lower household income in Fannin County jurisdictions for the same reason.
- Fannin County experienced a significant decline in its poverty rate from 1989 to 1999. There has been an increase in the number of households able to be self-sufficient.

Table 1-14
Household Income Distribution (1999)

		<i>Fannin</i>	<i>Blue Ridge</i>	<i>McCaysville</i>	<i>Morganton</i>	<i>Georgia</i>
Less than \$10,000	Number	1,101	91	179	15	304,816
	Percent	13.1%	17.2%	33.0%	11.9%	10.1%
\$10,000 to \$14,999	Number	835	59	55	15	176,059
	Percent	10.0%	11.1%	10.1%	11.9%	5.9%
\$15,000 to \$24,999	Number	1,487	90	96	21	369,279
	Percent	17.7%	17.0%	17.7%	16.7%	12.3%
\$25,000 to \$34,999	Number	1,399	80	67	17	378,689
	Percent	16.7%	15.1%	12.4%	13.5%	12.6%
\$35,000 to \$49,999	Number	1,591	112	57	26	502,961
	Percent	19.0%	21.1%	10.5%	20.6%	16.7%
\$50,000 to \$74,999	Number	1,201	63	70	17	593,203
	Percent	14.3%	11.9%	12.9%	13.5%	19.7%
\$75,000 to \$99,999	Number	419	22	8	11	311,651
	Percent	5.0%	4.2%	1.5%	8.7%	10.4%
\$100,000 to \$149,999	Number	208	6	7	0	234,093
	Percent	2.5%	1.1%	1.3%	0.0%	7.8%
\$150,000 to \$199,999	Number	82	2	3	0	66,084
	Percent	1.0%	0.4%	0.6%	0.0%	2.2%
\$200,000 or more	Number	55	5	0	4	70,843
	Percent	0.7%	0.9%	0.0%	3.2%	2.4%
Total		8,378	530	542	126	3,007,678

Source: US Bureau of the Census

1.2 Assessment

This is the second step of the planning process, involving the assessment and analysis elements introduced in step one. It involves implications of the trends discussed in the inventory section above, as well as an assessment of their significance.

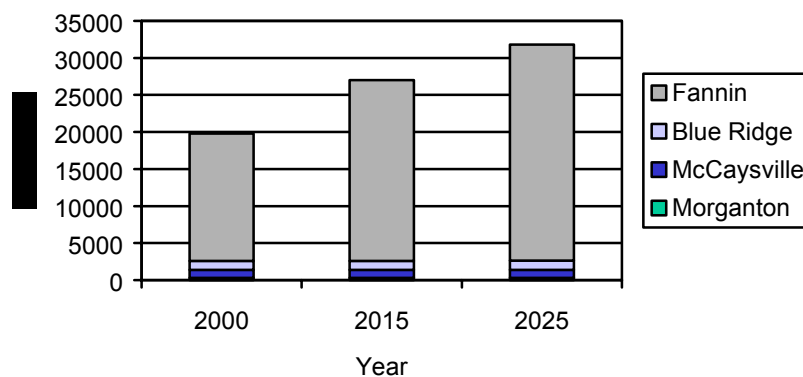
1.2.1 Summary Assessment

1.2.1.1 Total Population

- Fannin County population is growing rapidly—at a rate nearly twice that of Georgia as a whole.
- Primary growth in Fannin County is expected to take place in the unincorporated areas.
- Seasonal residents accounted for more than 18% of the county’s summer population; they are largely responsible for growth in the unincorporated areas.
- Fannin ranked second in the state for its net migration rate of 99.97 percent in the period between 1990 and 2000, which is very much responsible for the population growth (Georgia Tech).
- Countywide planning is an important consideration.

Figure 1-1 shows that population growth is expected to take place in the incorporated areas of the county.

Figure 1-1
Projected Population Growth, Fannin County and Cities



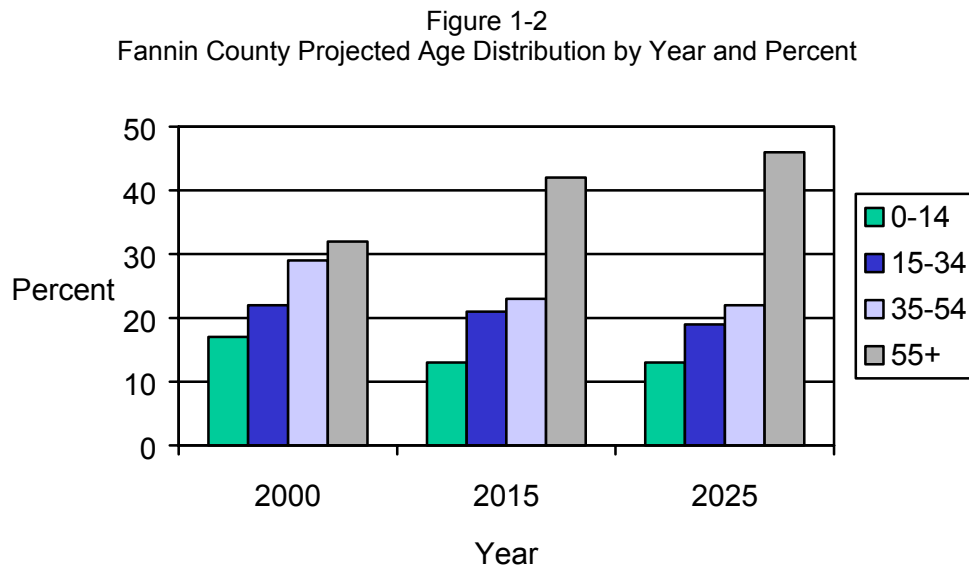
1.2.1.2 Households

- The attractive retirement market has affected the overall household size in the county.
- The decline of the number of persons per household reflects a similar nationwide trend.
- There is a nationwide trend toward single households in general.

1.2.1.3 Age Distribution

- Fannin County had the third highest median age among counties in Georgia in 2000 (Georgia Tech).
- Younger aged retirees are settling Fannin County in greater numbers. In 2000, Fannin had the sixth highest percentage of residents between 55 and 64 in Georgia.
- Young adults are leaving the community. Approximately 140 of those 10 to 19 years of age in 1990 left the community in 2000 (Georgia Tech).

Figure 1-2 shows projected age distribution by year and percent. The percentage of individuals in the 55+ category will climb to 46% by 2025.



1.2.1.4 Racial Composition

- As in similar rural regions of the Sunbelt, the growth of non-white racial and ethnic groups could be affected by expanding employment opportunities in the future.

1.2.1.5 Educational Attainment

- The significant rise in educational attainment is attributed in part to the immigration of higher-educated people into Fannin County.
- The rise in educational attainment is attributed in part to the success of the Fannin County School System in encouraging greater student achievement.
- Improvements in graduation and dropout rates will make Fannin County more competitive when attracting new employers.

1.2.1.6 Income

- The lower household incomes in McCaysville are attributed to higher proportions of elderly and single heads of households in that location.
- There is a higher proportion of lower household income in Fannin County jurisdictions for the same reason.
- Fannin County experienced a significant decline in its poverty rate from 1989 to 1999. There has been an increase in the number of households able to be self-sufficient.

1.2.2 Significance

Not properly relayed in the statistics, said the individuals in the community discussion groups, are the various gaps: resident vs. visitor; newcomer vs. oldtimer; haves vs. have nots; young vs. old.

The statistics do not accurately capture the number of seasonal residents, and they also fail to capture the number of newly settled residents in Fannin County. These are both numbers of particular and telling importance for Fannin County.

One community participant elucidated what she believed to be a misleading income statistic: that Fannin County experienced a significant decline in its poverty rate from 1989 to 1999. Although she was not armed with statistics of her own, she spoke from her experience in the social work field. Her estimation is that life for those in poverty—in particular for single parent households—has not improved over the ten-year period. She argued that the percentage improvement of those in poverty was primarily a result of individuals with higher incomes moving into the county—therefore skewing the statistics.

The group also acknowledged the preponderance of retirees and elderly in the county, and saw that fact combined with the outmigration of younger individuals in the county. A need was identified to keep younger individuals in the community once completing their high school education. The group surmised that an absence of opportunities in the county prevented youth from staying.

As a whole, these gaps define areas that will be of great importance in later areas of the plan. They inform the kinds of economic development that is taking and can take place; they speak to the kinds of housing and community facilities to be provided for, and even say something about how to prioritize the use of natural and historical resources in the area.

2 ECONOMIC DEVELOPMENT

This element contains information on economic base, labor force, and local economic development forces.

The economy is based upon the community's sum total of assets. These assets include its people, transportation network, natural resources, community facilities and available housing stock. A healthy economy is often the result of a sound economic development program based on goals and objectives that take into account all the other elements discussed in a community's comprehensive plan.

2.1 Inventory

The Economic Development Inventory is the first step of the three-step planning process. It is intended to provide the Fannin County jurisdictions with a factual basis for making informed decisions about the future.

2.1.1 Economic Base

For the various sectors of the economy, this section includes current, historic, and projected employment and earnings, and compares them with state figures. It also includes current and historic average weekly wages paid, compared with state figures. Current, historic, and projected sources of personal income by type are also compared with state figures.

2.1.1.1 Economic Base: Employment and Earnings

Table 2-1 shows historic and projected employees by sector in Fannin County in five-year intervals from 1990 to 2025. Table 2-2 compares Fannin County employees by sector in Fannin County with Georgia employees by sector for 2001 and 2002.

Table 2-1 reflects changes in historic employment among the given sectors. Changes in three sectors were most dramatic in the period between 1990 and 2000. The number of employees in construction more than doubled from 90 to 209—changing from 2.6 to 4.3 percent of the labor force. The number of employees in health care and social services climbed from 380 to 629—changing from 11.1 percent to 12.9 percent of the total labor force. The most dramatic increase, however, was seen in the accommodation and food services sector. The number of employees there increased by 301 persons from 157 to 458—changing from 4.6 to 9.4 percent of the labor force.

Although the total number of employees increased from 3427 to 4877 over the course of the ten years, there were some sectors that experienced declines in employment. One such sector was transportation and warehousing, where the number of employees dropped from 101 to 60.

The greatest employment has traditionally been in the retail trade sector. The number of employees there increased from 638 to 920 between 1990 and 2000—about 19% of the total labor force in both cases.

Although the number of individuals in manufacturing increased from 753 to 920 in that ten-year period, the number as actual percentage of the total labor force dropped from 22.0 to 18.9. The same is true for local government, where numbers increased from 614 to 733, but the percentage dropped from 17.9 to 15.0.

Data have also been projected to the year 2025 in Table 2-1. Employment is expected to decrease to 0.0% in 2025 in transportation and warehousing.

Increasing numbers of workers are expected to be employed in the retail trade sector—from 638 in 1990 to 1667 in 2025—accounting for fully 20.5 percent of the labor force by that time. Construction and accommodation and food services should also increase dramatically. In 1990, 2.6% of the employment was in the construction sector; that percentage should more than double by 2025 when fully 445 individuals, or 5.5% of the labor force, are expected to be employed in construction. More dramatic is the expected increase in accommodation and food services, climbing nearly sevenfold from 157 employees (4.6%) in 1990 to 1667 employees (20.5%) in 2025.

Lack of availability of data makes comparison of Fannin County with Georgia difficult. Classification standards have recently changed. The old method of classification by economic sector, known as SIC, has been replaced with a new system, called NAICS. NAICS data are available for the years 2001 and 2002. All other data, such as that in table 2-1, have been extrapolated. One-to-one comparison of Fannin County data with actual Georgia data, then, is possible only for the years 2001 and 2002 (see table 2-2).

Table 2-1
Employment by Sector: Number and Percent

	1990	1995	2000	2005	2010	2015	2020	2025
Goods Producing	857 25.0	1192 28.7	1170 24.0	1204 22.1	1264 20.6	1324 19.5	1384 18.6	1444 17.8
Ag, forestry and fishing	14 0.4	13 0.3	11 0.2	13 0.2	14 0.2	15 0.2	16 0.2	17 0.2
Mining	0 0.0	53 1.3	30 0.6	32 0.6	33 0.5	34 0.5	35 0.5	35 0.4
Construction	90 2.6	140 3.4	209 4.3	248 4.5	297 4.9	347 5.1	396 5.3	445 5.5
Manufacturing	753 22.0	986 23.8	920 18.9	911 16.7	920 15.0	929 13.7	938 12.6	946 11.7
Service Producing	1801 52.6	2177 52.5	2792 57.2	3273 59.9	3790 61.9	4308 69.5	4825 64.8	5343 65.8
Wholesale trade	66 1.9	93 2.2	63 1.3	106 1.9	116 1.9	116 1.9	126 1.8	148 1.8
Retail Trade	638 18.6	596 14.4	920 18.9	1025 18.8	1186 19.4	1346 19.8	1507 20.2	1667 20.5
Transportation Warehousing	101 2.9	88 2.1	60 1.2	50 0.9	67 0.6	25 0.4	12 0.2	0 0.0
Utilities	75 2.2	85 2.0	75 1.5	76 1.4	75 1.2	74 1.1	73 1.0	73 0.9
Information	16 0.5	8 0.2	98 2.0	116 2.1	158 2.6	200 2.9	242 3.2	284 3.5
Finance and Insurance	121 3.5	129 3.1	153 3.1	183 3.3	208 3.4	233 3.4	258 3.5	283 3.5
Real Estate and Rental and Leasing	11 0.3	20 0.5	20 0.4	45 0.8	57 0.9	69 1.0	81 1.1	93 1.1
Professional/ Scientific/Technical	78 2.3	79 1.9	125 2.6	129 2.4	153 2.5	177 2.6	200 2.7	224 2.8
Management	0 0.0	12 0.3	11 0.2	12 0.2	16 0.3	19 0.3	23 0.3	27 0.3
Administrative/Waste	25 0.7	2 0.0	20 0.4	62 1.1	84 1.4	106 1.6	128 1.7	150 1.8
Educational Services	6 0.2	27 0.7	24 0.5	33 0.6	40 0.7	47 0.7	53 0.7	60 0.7
Health Care and Social Services	380 11.1	483 11.6	629 12.9	731 13.4	856 14.0	981 14.5	1106 14.8	1231 15.2
Arts, entertainment, & recreation	12 0.4	14 0.3	16 0.3	21 0.8	23 0.4	25 0.4	27 0.4	30 0.4
Accommodation & food services	157 4.6	130 10.4	458 9.4	609 11.2	726 11.9	842 12.4	959 12.9	1075 13.3
Other services	115 3.2	111 2.7	120 2.5	76 1.4	57 0.9	38 0.6	19 0.3	0 0.0
Unclassified Undisclosed	4 0.1	8 0.2	22 0.5	20 0.4	27 0.4	33 0.5	40 0.5	47 0.6
Total Private sector	2662 77.7	3377 81.4	3984 81.7	4497 82.4	5081 83.0	5665 83.5	6249 83.9	6834 84.2
Total Government	765 22.3	771 18.6	893 18.3	963 17.6	1043 17.0	1122 16.5	1202 16.1	1282 15.8
Federal Government	72 2.1	62 1.5	77 1.6	69 1.3	70 1.2	72 1.1	73 1.0	74 0.9
Local government	614 17.9	630 15.2	733 15.0	804 14.7	879 14.4	954 14.1	1030 13.8	1105 13.6
State government	79 2.3	79 1.9	83 1.7	90 1.6	93 1.5	96 1.4	99 1.3	103 1.3
All industries	3427 100.0	4148 100.0	4877 100.0	5460 100.0	6124 100.0	6787 100.0	7451 100.0	8115 100.0

Source: NGRDC

Table 2-2
Fannin County Employment in Comparison with Georgia

	<i>Fannin 2001</i>	<i>Georgia 2001</i>	<i>Fannin 2002</i>	<i>Georgia 2002</i>
Goods Producing	24.0%	19.0%	20.0%	18.3%
Agriculture/Forestry	0.2%	0.7%	0.4%	0.7%
Mining	6.1%	0.2%	5.1%	0.2%
Construction	4.3%	5.3%	4.3%	5.2%
Manufacturing	18.9%	12.9%	14.8%	12.3%
Service Producing	57.2%	64.4%	60.6%	65.0%
Wholesale	1.3%	5.4%	3.1%	5.4%
Retail	18.9%	11.9%	19.6%	11.9%
Transportation and Warehousing	1.2%	4.0%	1.3%	3.9%
Utilities	1.5%	0.5%	1.5%	0.5%
Information	2.0%	3.7%	1.8%	3.5%
Finance and Insurance	3.1%	3.9%	3.5%	4.0%
Real Estate and Rental and Leasing	0.4%	1.5%	1.0%	1.5%
Professional/Scientific/Technical	2.6%	5.1%	2.4%	5.0%
Management	0.2%	2.0%	0.2%	1.9%
Administrative/Waste	0.4%	6.4%	1.4%	6.6%
Educational Services	0.5%	1.0%	0.5%	1.1%
Health Care	13.0%	7.8%	13.1%	8.2%
Arts/Entertainment/Recreation	0.3%	1.0%	0.3%	0.9%
Accommodation/Food Services	9.4%	7.7%	9.7%	7.9%
Other Services	2.5%	2.6%	1.0%	2.6%
Unclassified	0.5%	0.9%	0.4%	0.4%
Undisclosed	0.0%	0.0%	0.0%	0.0%
Total Private Sector	81.7%	84.4%	81.0%	83.7%
Total Government	18.3%	15.6%	19.0%	16.3%
Federal Government	1.6%	2.5%	1.4%	2.5%
Local Government	15.0%	3.7%	15.7%	9.9%
State Government	1.7%	9.4%	1.9%	3.9%
All Industries	100%	100.0%	100.0%	100.0%

Source: NGRDC

Table 2-2 gives percentage of employees by sector, showing differences between Fannin County and Georgia. Georgia had significantly higher percentages of total employees working in wholesale, transportation and warehousing, and administrative/waste. In comparison, 2002 figures show Fannin County had a significantly larger proportion of individuals working in retail (19.6% in comparison with 11.9%), health care (13.1% in comparison with 8.2%), and local government (15.7% in comparison with 9.9%).

Table 2-3 gives extrapolated data for current and historical earnings in Fannin County in thousands of dollars.

Table 2-3
Fannin County Earnings
(in 1,000s of dollars)

	1990	1995	2000	2005	2010	2015	2020	2025
Goods Producing	18.5	25.3	24.9	25.7	27.1	28.5	29.8	31.2
Agriculture, forestry and fishing	0.4	0.4	0.4	0.4	0.4	0.5	0.5	0.5
Mining	0.0	1.3	0.7	0.8	0.8	0.8	0.8	0.8
Construction	2.1	3.2	4.8	5.7	6.9	8.0	9.1	10.3
Manufacturing	15.5	20.3	19.0	18.8	19.0	19.2	19.4	19.5
Service Producing	40.0	48.2	61.3	72.3	83.9	95.5	107.1	118.8
Wholesale Trade	1.8	2.6	1.7	2.9	3.2	3.5	3.8	4.0
Retail Trade	11.3	10.5	16.3	18.1	21.0	23.8	26.6	29.5
Transportation and Warehousing	3.3	2.9	2.0	1.6	1.2	0.8	0.4	0.0
Utilities	1.9	2.1	1.9	1.9	1.8	1.8	1.8	1.8
Information	0.4	0.2	2.5	3.0	4.0	5.0	6.1	7.2
Finance and Insurance	3.3	3.5	4.2	5.0	5.7	6.3	7.0	7.7
Real Estate & Rental and Leasing	2.0	0.4	0.4	0.8	1.0	1.2	1.5	1.7
Professional, Scientific/Technical	2.5	2.6	4.0	4.2	4.9	5.7	6.4	7.2
Management	0.0	0.3	0.3	0.3	0.4	0.5	0.6	0.7
Administrative/Waste services	0.6	0.0	0.5	1.4	2.0	2.5	3.0	3.5
Educational Services	0.2	0.7	0.6	0.8	1.0	1.2	1.3	1.5
Health Care and Social Services	10.3	13.1	17.0	19.8	23.1	26.5	30.0	33.3
Arts, Entertainment and Recreation	0.1	0.1	0.2	0.2	0.2	0.2	0.3	0.3
Accommodation and Food Services	3.0	8.1	8.7	11.6	13.8	16.0	18.2	20.4
Other Services	1.2	8.7	1.3	0.8	0.6	0.4	0.2	0.0
Unclassified and Undisclosed	0.0	0.1	0.2	0.2	0.3	0.4	0.4	0.5
Total Private Sector	58.1	73.6	86.4	98.2	111.3	124.3	137.4	150.5
Total Government	21.1	21.2	24.6	26.4	28.6	30.8	33.0	35.2
Federal Government	2.4	2.0	2.5	2.3	2.4	2.4	2.4	2.4
Local Government	17.0	17.3	20.1	22.1	24.1	26.2	28.3	30.3
State Government	1.8	1.8	1.9	2.1	2.2	2.2	2.3	2.4
All Industries	79.1	94.8	111.0	124.7	139.9	155.1	170.4	185.6

Source: NGRDC

Fannin County earnings in all but six sectors increased between 1990 and 2000. Agriculture, forestry, and fishing; wholesale trade; transportation and warehousing; utilities; real estate and rental and leasing; and administrative and waste services all declined in that ten-year period. None of those sectors contributed greatly to total earnings, however. The largest of those sectors, transportation and warehousing, contributed a total of 2 million dollars to earnings in the year 2000. Manufacturing, retail trade, health care and social services, and accommodation and food services saw gains ranging from 3.5 to 6.7 million dollars in the ten years from 1990 to 2000.

Through 2025, projected earnings are expected to drop in utilities, real estate and rental and leasing, and federal government. Transportation and warehousing is expected to drop to \$0.

Larger sectors will continue to experience gains. Retail trade and health care and social services are both expected to increase by nearly threefold in that period. The most dramatic increase, however, should be awaited from the accommodation and food services sector, with earnings climbing from 3.0 million in 1990 to an anticipated \$20.4 million in 2025.

As with projected earnings, NAICS data are available for comparing Fannin County with the State of Georgia in 2001 and 2002. Fannin County outpaces State earnings in the same areas where it outpaces the state in employment: retail trade, health care and social services, and accommodation and food services, and local government.

Of these, accommodation and food services shows the most dramatic difference. While state earnings in the sector were 3.0% in 2002, Fannin County earnings were 9.3%. In most other areas, however, Fannin County falls behind the state.

Table 2-4
Earnings by Sector
Fannin County In Comparison with Georgia

	Fannin 2001	Georgia 2001	Fannin 2002	Georgia 2002
Goods Producing	18.6%	19.5%	15.2%	18.9%
Agriculture, forestry & fishing	0.5%	0.4%	0.5%	0.4%
Mining	0.5%	0.3%	0.6%	0.2%
Construction	4.3%	5.3%	4.1%	5.3%
Manufacturing	13.3%	13.5%	10.1%	13.0%
Service Producing	58.7%	64.7%	62.2%	65.3%
Wholesale Trade	3.7%	8.2%	3.7%	8.2%
Retail Trade	15.0%	7.6%	15.6%	7.6%
Transportation & warehousing	1.9%	4.7%	2.6%	4.7%
Utilities	1.6%	1.0%	1.1%	1.0%
Information	2.0%	6.0%	1.7%	5.7%
Finance & insurance	4.1%	6.0%	4.0%	6.2%
Real estate & rental & leasing	0.8%	1.5%	0.9%	1.5%
Professional, Scientific/Technical Services	3.4%	8.1%	3.1%	8.1%
Management	0.2%	3.4%	0.0%	3.2%
Administrative/waste services	1.4%	4.5%	2.4%	4.6%
Educational Services	0.5%	0.8%	0.1%	0.9%
Health care & social services	15.4%	7.5%	16.8%	8.0%
Arts, entertainment, & recreation	0.1%	0.8%	0.3%	0.7%
Accommodation & food services	8.0%	2.9%	9.3%	3.0%
Other services	0.5%	1.7%	0.6%	1.8%
Unclassified	0.2%	1.0%	0.1%	0.5%
Undisclosed	0.0%	0.0%	0.0%	0.0%
Total Private Sector	77.4%	85.2%	77.6%	84.8%
Total Government	22.6%	14.8%	22.4%	15.2%
Federal government	2.0%	3.3%	2.1%	3.3%
Local government	18.7%	3.1%	18.5%	8.4%
State government	1.9%	8.4%	1.9%	3.5%
All industries	100.0%	100.0%	100.0%	100.0%

Source: NGRDC

2.1.1.2 Economic Base: Average Weekly Wages

Table 2-5 shows that average weekly wages climbed in Fannin County between 1990 and 2000. This is true for all sectors of the economy. The most dramatic increases were seen in five sectors. Accommodation and food services increased from \$215 to \$355 per week—nearly 65%. Wholesale trade increased from \$276 to \$471—nearly 71%. Construction increased 77%, climbing from \$232 to \$410. By far the greatest increase was in Arts, Entertainment, and Recreation, which climbed from \$77 to \$177—or nearly 129%.

Table 2-5
Average Weekly Wages
Fannin County and comparison with Georgia
(in dollars)

	Fannin 1990	Fannin 1995	Fannin 2000	Fannin 2001	Georgia 2001	Fannin 2002	Georgia 2002
Goods Producing	273	326	409	412	696	480	708
Agriculture, forestry & fishing	360	410	388	616	417	626	410
Mining	0	400	450	460	876	470	915
Construction	232	340	410	445	687	455	693
Manufacturing	276	319	408	397	711	491	728
Service Producing	283	337	409	405	680	422	688
Wholesale Trade	276	334	471	531	1022	535	1018
Retail Trade	181	230	322	340	433	342	440
Transportation & warehousing	473	603	690	627	808	507	828
Utilities	370	415	465	475	1235	485	1292
Information	376	426	476	486	1102	542	1098
Finance & insurance	360	391	501	524	1051	559	1082
Real estate & rental & leasing	238	288	338	348	670	380	697
Professional, Scientific/Technical Services	508	558	608	618	1082	632	1089
Management	373	423	473	483	1123	493	1154
Administrative/waste services	340	390	440	450	473	559	485
Educational Services	371	421	471	481	569	491	581
Health care & social services	400	450	510	520	654	545	678
Arts, entertainment, & recreation	77	127	177	187	523	526	586
Accommodation & food services	215	285	355	365	257	192	259
Other services	91	141	171	201	452	399	466
Unclassified	91	141	171	201	745	211	719
Undisclosed	0	0	0	0	0	0	0
Total Private Sector	279	333	409	405	684	433	693
Total Government	321	366	460	470	630	504	660
Federal government	375	507	575	631	893	642	969
Local government	299	335	433	528	571	476	593
State government	438	502	588	449	605	625	631
All industries	272	326	406	418	676	446	687

Source: NGRDC

Again, NAICS data are available for a comparison of Fannin County with the State of Georgia for 2001 and 2002. That data comparison is also shown in Table 2-5.

In 2002, Georgia led Fannin County in average and weekly wages in all but one sector. In agriculture, forestry, and fishing, Fannin County average wages were \$626 per week, compared with Georgia's \$410. In other areas, Fannin County fell short, sometimes significantly. Wages in the Fannin County's wholesale sector were \$535, only 53% of Georgia's \$1018 average weekly wages in the

wholesale sector. In the management sector, Fannin County's wages were only 42.7% of Georgia's—or \$493 per week in comparison to \$1154 per week.

The most dramatic difference in average weekly wages, however, appeared in the utilities sector, where average wages in Fannin County were \$485 per week, in comparison to \$1292 per week; Fannin County's wages were only about 37.5% percent of Georgia's in this sector.

In one sector, wages were approximately the same. Fannin County employees working in the state government sector earned an average of \$625 per week, which is roughly equivalent to the state average of \$631 per week.

2.1.1.3 Economic Base: Personal Income by Type

Personal income data in 1999 show that there are a higher proportion of persons receiving social security, public assistance, and retirement income in Fannin County than in the state as a whole. See Table 2-6. There was also a correspondingly smaller proportion of persons receiving wage and salary income.

Table 2-6
Income by Type

Category		1980	1985	1990	1995	2000
Wages and Salaries	Fannin %	26.22%	23.74%	27.14%	28.21%	29.11%
	State %	64.10%	62.15%	60.36%	59.07%	61.18%
Other Personal Income	Fannin %	3.00%	3.61%	4.03%	3.95%	3.59%
	State %	8.41%	8.72%	8.68%	8.63%	6.84%
Proprietors Income	Fannin %	10.62%	8.82%	8.38%	10.15%	11.96%
	State %	6.51%	6.97%	7.11%	7.96%	8.65%
Dividends Interest & Rent	Fannin %	13.54%	19.81%	20.66%	18.02%	19.52%
	State %	13.05%	15.79%	17.34%	16.31%	16.80%
Transfer Payments	Fannin %	22.39%	21.30%	23.44%	27.04%	26.32%
	State %	11.72%	10.73%	10.94%	12.62%	11.13%
Social Ins. Contributions	Fannin %	1.73%	2.01%	2.51%	3.00%	2.90%
	State %	3.54%	4.10%	4.33%	4.45%	4.49%
Residence Adjustment	Fannin %	25.97%	24.73%	18.87%	15.64%	12.39%
	State %	-0.25%	-0.25%	-0.10%	-0.15%	-0.11%

Source: Department of Labor

Personal Income by Type: Projections

Projections indicate continuing trends. See Table 2-7. Of special note is that transfer payments are expected to occupy a larger share of total personal income, climbing about 4% from 26.32% in 2000 to 29.98% in 2025.

Table 2-7
Income by Type: Projected

Category		2005	2010	2015	2020	2025
Wages and Salaries	Fannin %	29.32%	29.28%	29.12%	28.88%	28.59%
	State %	61.09%	61.00%	60.94%	60.92%	60.92%
Other Labor Income	Fannin %	3.57%	3.51%	3.45%	3.37%	3.30%
	State %	6.71%	6.60%	6.48%	6.38%	6.28%
Proprietors Income	Fannin %	11.88%	11.75%	11.57%	11.35%	11.12%
	State %	8.52%	8.43%	8.34%	8.26%	8.19%
Dividends Interest & Rent	Fannin %	19.39%	19.36%	19.34%	19.28%	19.18%
	State %	16.76%	16.70%	16.61%	16.49%	16.34%
Transfer Payments	Fannin %	26.66%	27.29%	28.07%	28.97%	29.98%
	State %	11.25%	11.43%	11.66%	11.93%	12.25%
Social Ins. Contributions	Fannin %	3.03%	3.14%	3.23%	3.30%	3.34%
	State %	4.67%	4.86%	5.04%	5.19%	5.33%
Residence Adjustment	Fannin %	12.21%	11.96%	11.69%	11.43%	11.19%
	State %	0.33%	0.70%	1.00%	1.21%	1.35%

Source: Department of Labor

Personal Income by Type: Assessment

- There is a smaller proportion of persons receiving wage and salary income. This is due to the large percentage of elderly in the county and the cities.
- High transfer payments are primarily indicative of a high proportion of elderly in the county and the cities.
- The percentage of wage and salary income is expected to decrease largely because of the expected increase in the percentage of people with retirement and social security income who retire to the country, in many cases to permanently occupy their second homes.

2.1.1.4 Economic Base: Community-level activities

Major Employers/Large Manufacturers

Table 2-8 lists manufacturers in Fannin County with 10 or more employees. Because small business is the norm in the county, there are only nine manufacturers on the list.

Table 2-8
Manufacturers

<i>Firm</i>	<i>Date</i>	<i>Product</i>	<i>Employ</i>
Kismet products	1978	Rubber, Silicone	110
Blue Ridge Textiles Manufacturing, Inc.	1992	Linens Apparel	80
Inner Dimensions	1989	Custom Bordered Rugs	60
A&S Clothing, Inc	1990	Denim Jeans	40
Sisson Dupont & Carder Premium Products	1986	Log panel homes, timber	33
Tri-state Concrete	NA	Ready-Mixed concrete	20
Sisson Log Homes	1984	Log Homes	13
Excel graphic services	1987	Commercial printing	13
Rice Lbr. & Pallet Co. LLC	1994	Crates, Pallets	10

Sources: Georgia Manufacturers Directory 2002; Fannin BREP 2002

New and expanding industries

Small enterprise is the keyword in Fannin County. Small enterprises, in fact, account for a major share of business activity. 360 employers (79.5%) in the community employ fewer than 10 people. Nearly 60% employ fewer than 5.

Additionally, self-employed persons are not in this count. 958 (11%) persons in the Fannin County workforce are self-employed—a rate which is the fourth highest in the state.

Major plant openings and closings

Fannin County was dealt a significant blow when two of its major private-sector employers, Levi Strauss and Shaw Industries discontinued local operations. Six hundred jobs were lost. The closure of a Shaw plant in adjacent Gilmer County accounted for the loss of 213 jobs, many of which were held by Fannin County residents.

Although this accounted for the climb in unemployment between 2000 and 2002 of 5.8%, steps have been taken to soften the losses. The Georgia Department of Labor the Georgia Department of Technical and Adult Education, and the Appalachian Technical College jointly fund the Levi Strauss Transition Program to help nearly 400 former Levi Strauss employees to expand or find new career opportunities. The center remained open through December of 2003, operating programs in nursing, customer service, computer skills, and business development (Georgia Tech).

In addition, it is important to recognize that overall business growth and development has been positive despite major industry closures and job loss. From 1990 to 2000 there was a net gain of 106 new businesses. In that same period 1,322 new jobs were created (Georgia Tech).

2.1.1.5 Economic Base: Unique activities

Tourism Development

“Fannin County is a sparsely populated, rural county with a wealth of cultural, historic, and natural resources. The co-existence of these natural and manmade resources suggests that Fannin County should be an ideal destination for tourists. This tourism potential has in part been reached for outdoor recreation, but there are many other areas of tourism for Fannin to explore. One area of particular importance is heritage tourism which focuses on historic and cultural resources” (Fannin County Tourism Study).

According to the Georgia Department of Industry, Trade, and Tourism, visitors spent \$41.6 million dollars in Fannin County in fiscal 2001. Moreover, tourism expenditures increased 47% from 1981 through 2001. This compares favorably with Fannin County’s four most similar neighboring counties, where average growth in tourism trade was only 25%.

One tourist attraction unique to the county is the Blue Ridge Scenic Railroad. Discussed in *Element 5: Community Facilities*, the railroad caters to nearly 40,000 tourists a year. The scenic train tour departs from downtown Blue Ridge. Local officials submitted a Transportation Enhancement Application to the Department of Transportation for the substantial renovation of downtown Blue Ridge, an indication of the community’s commitment to enhancing economic development by increasing tourist activity.

Health Care

Health Care is a growing industry in Fannin County. Although the community rate of doctors is lower than that for a 10-county region in Northwest Georgia, the number of doctors climbed significantly, doubling from nine in 1990 to 19 in 2000 (Georgia Tech). The rising demand for health care also saw an increase of 60.1% increase in medical personnel.

2.1.2 Labor Force

This section includes current and historic employment by occupation and compares them with state and national percentages. Current and historic employment status is also compared with state and national figures, including participation by sex. Current and historic unemployment rates are compared with the surrounding counties, state, and nation. Current and historic commuting patterns are also included.

2.1.2.1 Labor Force: Employment by Occupation

Tables 2-9 and 2-10 show employment by occupation. For the most part, Fannin County employment by occupation is a reflection of state and national trends. As in the state and nation, Fannin County employment by occupation is grew from 1990 to 2000 in the following categories: Executive Administrative and Managerial (from 8.11% to 8.83%); Professional and Technical Specialty (from 8.13% to 13.53%); Service Occupations (from 8.56% to 10.38%); and Transportation and Material Moving (from 7.14% to 9.11%). Some decreases also followed state and national trends, such as that in Sales (from 10.80% to 10.13%); and Farming, Fishing, and Forestry (from 2.74% to 0.91%).

Clerical and Administrative Support, however, increased (from 10.80% to 10.13%) though state and national trends represented declines for the same period. Similarly, Precision Production, Craft, and Repair increased (from 14.66% to 16.16%) in spite of state and national losses in the sector. Loss of local manufacturing base (from 19.36% to 17.38%) is responsible for the decrease in numbers of Machine Operators, Assemblers, and Inspectors. State and national percentages in the sector showed gains.

In short, Fannin County trends show no surprises in that they are in alignment with global indicators. Fannin County's wealth of small businesses account for increases in craft and repair shops, while loss of local manufacturing base accounts for decreases in numbers of machine operators, etc.

Local statistics vary much more widely (e.g. McCaysville's drop in Executive, Administrative, and Managerial from 7.33% to 3.71%). Conclusions are more difficult to draw in jurisdictions with smaller populations, where the addition or subtraction of a single firm can significantly affect percentage change.

2.1.2.2. Labor Force: Employment Status

Table 2-11 gives a detailed description of employment status as given by the 1990 and 2000 Census. Statistics for the County and Cities immediately reveal substantially fewer individuals in the labor force than are found at the state and national levels. Approximately 54% of the county population was not in the labor force in 1990 and in 2000, and an even smaller percentage of the population was present in the labor force in the cities. This compares with 64%-68% of the total population in the labor force for the state and nation in the same period.

The County's retirees and a larger aging population in the cities account for this difference. Remaining statistics for employment status vary and may be interpreted accordingly.

Table 2-9
Employment by Occupation: Part I

Category		1990	2000
Executive, Administrative and Managerial	U.S.	12.32%	13.45%
	Georgia	12.26%	14.03%
	Fannin	8.11%	8.83%
	Blue Ridge	10.48%	9.17%
	McCaysville	7.33%	3.71%
	Morganton	7.32%	3.33%
Professional and Technical Specialty	U.S.	14.11%	20.20%
	Georgia	12.39%	18.68%
	Fannin	8.13%	13.53%
	Blue Ridge	13.97%	10.21%
	McCaysville	8.90%	17.33%
	Morganton	8.94%	26.00%
Technicians & Related Support	U.S.	3.68%	NA
	Georgia	3.58%	NA
	Fannin	3.02%	NA
	Blue Ridge	3.49%	NA
	McCaysville	7.59%	NA
	Morganton	0.00%	NA
Sales	U.S.	11.79%	11.25%
	Georgia	12.28%	11.64%
	Fannin	10.80%	10.13%
	Blue Ridge	12.88%	10.00%
	McCaysville	10.21%	14.11%
	Morganton	8.13%	4.00%
Clerical and Administrative Support	U.S.	16.26%	15.44%
	Georgia	16.00%	15.14%
	Fannin	9.44%	11.73%
	Blue Ridge	11.14%	12.08%
	McCaysville	10.99%	7.67%
	Morganton	8.94%	9.33%
Private Household Services	U.S.	0.45%	NA
	Georgia	0.51%	NA
	Fannin	0.23%	NA
	Blue Ridge	0.44%	NA
	McCaysville	0.79%	NA
	Morganton	0.00%	NA

Source: U.S. Bureau of the Census

Table 2-10

Employment by Occupation: Part II

Category		1990	2000
Protective Services	U.S.	1.72%	NA
	Georgia	1.70%	NA
	Fannin	1.73%	NA
	Blue Ridge	1.53%	NA
	McCaysville	6.02%	NA
	Morganton	0.00%	NA
Service Occupations	U.S.	11.04%	12.01%
	Georgia	9.77%	11.57%
	Fannin	8.56%	10.38%
	Blue Ridge	10.26%	10.63%
	McCaysville	10.47%	12.13%
	Morganton	17.89%	0.67%
Farming, Fishing and Forestry	U.S.	2.46%	0.73%
	Georgia	2.20%	0.64%
	Fannin	2.74%	0.91%
	Blue Ridge	2.40%	1.25%
	McCaysville	1.05%	0.00%
	Morganton	1.63%	0.00%
Precision Production, Craft, and Repair	U.S.	11.33%	8.49%
	Georgia	11.86%	9.02%
	Fannin	14.66%	16.16%
	Blue Ridge	9.17%	16.88%
	McCaysville	11.78%	15.84%
	Morganton	10.57%	14.00%
Machine Operators, Assemblers & Inspectors	U.S.	6.83%	9.45%
	Georgia	8.50%	10.83%
	Fannin	19.36%	17.38%
	Blue Ridge	14.19%	15.42%
	McCaysville	16.23%	19.55%
	Morganton	16.26%	22.67%
Transportation & Material Moving	U.S.	4.08%	6.14%
	Georgia	4.60%	6.63%
	Fannin	7.14%	9.11%
	Blue Ridge	4.37%	9.38%
	McCaysville	4.97%	5.45%
	Morganton	13.01%	6.00%
Handlers, Equipment Cleaners, helpers & Laborers	U.S.	3.94%	NA
	Georgia	4.34%	NA
	Fannin	6.08%	NA
	Blue Ridge	5.68%	NA
	McCaysville	3.66%	NA
	Morganton	7.32%	NA

Source: U.S. Bureau of the Census

Table 2-11
Employment Status

		Fannin County		Blue Ridge		McCaysville		Morganton		Georgia (1000s)		US (100,000s)	
		1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
TOTAL		12,815	16,115	1,065	952	905	895	215	263	4,940	6,250	1,918	2,171
In Labor Force	#	6,882	8,693	490	504	425	439	127	160	3,353	4,130	1,252	1,388
	%	53.70	53.94	46.01	52.94	46.96	49.05	59.07	60.84	67.89	66.07	65.6	63.9
Civilian Labor Force	#	6,871	8,672	489	502	422	439	127	160	3,280	4,062	1,235	1,376
	%	53.62	53.81	45.92	52.73	46.63	49.05	59.07	60.84	66.41	65.00	64.4	63.4
Civilian Employed	#	6,461	8,331	458	480	382	404	123	150	3,092	3,840	1,157	1,297
	%	50.42	51.70	43.00	50.42	42.21	45.14	57.21	57.03	62.60	61.43	60.3	59.7
Civilian Unemployed	#	410	341	31	22	40	35	4	10	188	223	78	79
	%	3.2	2.1	2.91	2.31	4.42	3.91	1.86	3.80	3.80	3.57	4.1	3.7
In Armed Forces	#	11	21	1	2	3	0	0	0	73	67	17	12
	%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.48	1.07	0.9	0.5
Not in Labor Force	#	5,933	7,422	575	448	480	456	88	103	1,586	2,121	666	783
	%	46.30	46.06	53.99	47.06	53.04	50.95	40.93	39.16	32.11	33.93	34.7	36.1
TOTAL Males	#	6,102	7,654	456	465	374	380	107	124	2,358	3,032	920	1,050
	%	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.0	100.0
Male In Labor Force	#	3,833	4,816	266	269	202	218	73	82	1,807	2,217	685	743
	%	62.82	62.92	58.33	57.85	54.01	57.37	68.22	66.13	76.65	73.11	74.5	70.7
Male Civilian Labor Force	#	3,822	4,795	265	267	199	218	73	82	1,742	2,159	670	733
	%	62.64	62.65	58.11	57.42	53.21	57.37	68.22	66.13	73.87	71.20	72.8	69.8
Male Civilian Employed	#	3,573	4,673	244	254	177	210	69	78	1,652	2,051	627	690
	%	58.55	61.05	53.51	54.62	47.33	55.26	64.49	62.90	70.07	67.65	68.1	65.8
Male Civilian Unemployed	#	249	122	21	13	22	8	4	4	90	108	43	42
	%	4.10	1.60	4.61	2.80	5.88	2.11	3.74	3.23	3.80	3.55	4.7	4.0
Male Armed Forces	#	11	21	1	2	3	0	0	0	65	58	15	12
	%	0.00	0.00	0.00	0.00	0.80	0.00	0.00	0.00	2.78	1.91	1.6	0.9
Male Not in Labor Force	#	2,269	2,838	190	196	172	162	34	42	550	815	235	307
	%	37.18	37.08	41.67	42.15	45.99	42.63	31.78	33.87	23.35	26.89	25.5	29.3
TOTAL Females	#	6,713	8,461	609	487	531	515	108	139	2,582	3,218	998	1,122
	%	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.0	100.0
Female In Labor Force	#	3,049	3,877	224	235	223	221	54	78	1,546	1,913	567	645
	%	45.42	45.82	36.78	48.25	42.00	42.91	50.00	56.12	59.88	59.45	56.8	57.5
Female Civilian Labor Force	#	3,049	3,877	224	235	223	221	54	78	1,539	1,904	565	644
	%	45.42	45.82	36.78	48.25	42.00	42.91	50.00	56.12	59.60	59.17	56.6	57.4
Female Civil Employed	#	2,888	3,658	214	226	205	194	54	72	1,440	1,788	530	606
	%	43.02	43.23	35.14	46.41	38.61	37.67	50.00	51.80	55.77	55.56	53.1	54.0
Female Civil Unemployed	#	161	219	10	9	18	27	0	6	98	115	35	38
	%	2.40	2.59	1.64	1.85	3.39	5.24	0.00	4.32	3.80	3.57	3.5	3.3
Female Armed Forces	#	0	0	0	0	0	0	0	0	8	9	2	0.2
	%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.31	0.28	0.2	0.1
Female Not in Labor Force	#	3,664	4,584	385	252	308	294	54	61	1,036	1,306	431	476
	%	54.58	54.18	63.22	51.75	58.00	57.09	50.00	43.88	40.12	40.58	43.2	42.5

Source: U.S. Bureau of the Census

2.1.2.3 Labor Force: Unemployment Rates

Table 2-12 shows changes in the rate of unemployment from 1990 to the present. Fannin County is compared with the region, state, and nation.

Table 2-12
Unemployment Rates

	Fannin	NGRDC	State	Nation
1990	7.9%	6.4%	5.5%	5.6%
1991	7.1%	6.4%	5.0%	6.8%
1992	8.4%	7.3%	7.0%	7.5%
1993	7.6%	5.3%	5.8%	6.9%
1994	5.8%	4.3%	5.2%	6.1%
1995	6.2%	4.9%	4.9%	5.6%
1996	6.8%	4.6%	4.6%	5.4%
1997	7.4%	4.9%	4.5%	4.9%
1998	5.5%	3.7%	4.2%	4.5%
1999	4.5%	3.0%	4.0%	4.2%
2000	3.1%	3.2%	3.7%	4.0%
2001	3.7%	3.7%	4.0%	4.7%
2002	4.7%	4.4%	5.1%	5.8%
2003	6.0%	4.4%	4.7%	6.0%

Source: U.S. Bureau of the Census, u.s. Dept. of Labor

Historically, Fannin County unemployment has been slightly higher than that of the region, state, and nation. The unemployment rate in Fannin County, in fact, has been higher than that of other regions between 1900 and 1999. In 2000, however, the Fannin County unemployment rate dropped to a comparable and more favorable 3.1%. In that year, Fannin County bettered the NGRDC region (3.2%), the State (3.7%), and the nation (4.0%).

Additionally, largely due to the closure of the Levi Strauss manufacturing plant, unemployment in the county rose to 5.8% between 2000 and 2002. It should be kept in mind, however, that in the same period, 1300 new jobs were created (Georgia Tech)—an emblem of the community’s resilience and capacity for job creation.

2.1.2.4 Labor Force: Commuting Patterns

According to the 2000 Census, the average commute in Fannin County was 31.8 minutes. This compares with a regional average of 28.2 minutes in the NGRDC as a whole. Commutes in the cities ranged from 23.2 minutes for Blue Ridge to 33.2 minutes for Morganton. The slightly higher average commute time in the county and in Morganton may be attributed to the county’s rural character.

A report from the Georgia Institute of Technology indicates that from 1990 to 2000, the number of Fannin residents commuting to other communities for work rose to 40.3 percent, a 5 percent increase. Top destinations for Fannin commuters were the adjacent counties of Gilmer (10.8 percent), Polk in

Tennessee (4.7 percent), and Union (3.5 percent). Some commuted to the Atlanta counties of Cherokee and Fulton (2.4 percent).

4,077 Fannin County residents worked in Fannin County in 1990, compared to 1,583 who worked outside the county. In 2000, 4,837 persons worked in the county, as compared to 2,577 who worked outside the county.

The same study noted that the number of non-Fannin residents taking Fannin county jobs doubled from nearly 12% to 24.2% from 1990 to 2000. 10% came from out-of-state.

According to census data, in 1990 4077 persons from Fannin County worked in the county, while 1583 worked outside the county of residence, but within Georgia. An additional 639 worked outside the state. This compares with 4837 Fannin County residents who worked inside the county in 2000. In that year, 2577 Fannin residents worked outside the county, but within Georgia. An additional 691 worked outside the state.

2.1.3 Local Economic Development Resources

This section identifies and assesses economic development agencies, economic development programs or tools, and education and training opportunities.

2.1.3.1 Local Economic Development Resources: Economic Development Agencies

The primary agency engaged in economic development in Fannin County is the Fannin County Development Authority, which was established in accordance with Georgia Law. The Fannin County Board of Commissioners appointed the Authority's nine-member board of directors.

According to a study produced by the Georgia Tech Economic Development Institute, the executive director maintains ongoing activities in several work areas: existing business and industry assistance; entrepreneurial and small business development assistance, recruiting industrial firms, industrial property assessments and management; grants and studies; marketing; workforce development; and community relations.

2.1.3.2 Local Economic Development Resources: Economic Development Programs or Tools

The Georgia Tech Economic Development Institute mentioned above conducted a comprehensive study. The group produced twelve reports on such topics as retirement, technology, and tourism. One of these documents lists several

economic development programs available in Georgia for consideration by officials (Georgia Tech):

- QuickStart: Free and customized training available to new and expanding manufacturing and office operations through the technical colleges
- ICAPP: Free and customized training available to new and expanding businesses through Georgia Tech's Economic Development Institute
- FaciliTech: Free technical assistance (for example, plant layout) available to new and expanding business through Georgia Tech's Economic Development Institute
- Workforce Investment Act: Federal training resources accessible to Fannin County through the Coosa Valley Regional Development Center
- Child Care Tax Credit: Employers who provide or sponsor childcare for employees eligible for a tax credit of up to 75% of the employers' direct costs.
- Basic Skills Education Tax Credit: a tax credit provided to those businesses that supply or sponsor basic skills education programs for their employees.

2.1.3.3 Local Economic Development Resources: Education and Training Opportunities

Workforce training and educational opportunities are provided by the following agencies and organizations:

- Georgia Department of Labor
- Appalachian Technical College
- North Georgia Technical College
- Levi Strauss Transition Program
- Fannin Action Literacy Group
- Toccoa Falls College
- Georgia Mountain Regional Literacy System

2.2 Assessment

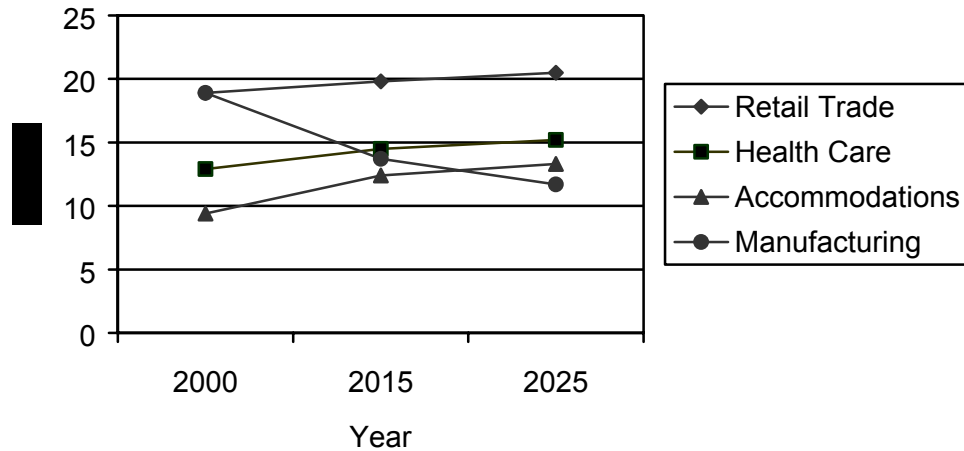
This is the second step in the three-step planning process. It is intended to provide a factual and conceptual framework for making informed decisions about the future of the community and to ensure that an appropriate range of issues and viewpoints is considered.

2.2.1 Summary Assessment

- The decrease in manufacturing percentage in Fannin County from 2001 to 2002 (from 18.9% to 12.9%) is due to the closure of the Levi Strauss plant in Blue Ridge.
- The large share of earnings in retail trade and accommodation and food services indicate an economy with a strong tourist trade.
- The increase of employment in services reflects a nationwide trend.
- The decline in manufacturing is a nationwide trend.
- Fannin's industrial base is uncommon. The large share of retail trade is characteristic of a community with a strong influence of tourism and attraction of newcomers.
- Increasing tourist-related activity is the primary reason for expansion in retail trade, which will by far be the largest sector in 2025, expected to account for close to one-fifth of all employed persons in Fannin County.
- Earnings in any sector generally reflect the growth or decline of employment in any given sector.

Figure 2-1 shows the projected employees in selected economic sectors by percent and year. The percentage of the workforce in manufacturing is expected to fall, while the percentage of the workforce engaged in retail trade, accommodations, and manufacturing is expected to rise.

Figure 2-1
Projected Employees by Sector



2.2.2 Significance

Although discussion groups provided most of the input for comprehensive plan elements, the groups associated with Fannin County, Blue Ridge, McCaysville, and Morganton also drew heavily upon public involvement work already conducted relative to economic development. Georgia Tech's Economic Development Institute conducted an extensive series of studies in 12 separate reports, which were generated from a Tennessee Valley Authority co-sponsored initiative known as "Fannin's Future."

One participant in the discussion groups expressed concern that the group might "reinvent the wheel," given that an enormous amount of effort had already been invested in community participation efforts in the county. The group then formally adopted the 12 Georgia Tech papers as "friendly" materials to complement the on-site public discussion groups of the comprehensive planning process. The commentary, recommendations, and goals of the reports were to be considered consonant with the discussion groups' goals.

The titles of the twelve reports are as follows:

- Workforce Development Assessment
- Economic Development Report Card
- Entrepreneur Readiness Assessment
- Existing Business and Industry Support Assessment
- Industrial Properties and Infrastructure Assessment
- Local Public Policy Assessment
- Retirement Needs Assessment
- Interviews with Community Stakeholders
- Recommendations for Strategic Goals and 3 Action Items

- Technology Opportunity Assessment
- Economic Development Program and Support Assessment

Both the studies and the group discussions led to an identification of three economic development issues of primary significance to the community:

- the emphasis on support of existing business over recruiting new business
- the importance of education and workforce and entrepreneurial development
- the importance of tourism as a vital economic development strategy

2.2.2.1 Support of Existing Business

According to the Georgia Tech study, business retention and expansion is considered the best economic development activity any locality can engage in. It was clear in the course of discussion with the Fannin County group that there was great pride and confidence in the ability of existing business in Fannin County. When supplied with occasionally unoptimistic figures on unemployment, income, and earnings, the group was quick to rejoin. One participant eagerly presented the Georgia Tech study at the close of the discussion session, showing that the county successfully generated 1300 new jobs in spite of losing major manufacturers like Levi Strauss and Shaw Industries.

The Georgia Tech studies argue that this kind of job creation can be accredited mainly to entrepreneur development and existing business and industry expansion activities.

2.2.2.2 Education and Workforce Development

According to the Georgia Tech study “education and training . . . was one of the five most frequently mentioned ‘serious’ issues facing the community.” Although stakeholders in the study often mentioned available workforce as a great asset in the county, they and employers in the county often cited lack of job skills and qualification as one of the weaknesses.

Moreover, 56% of surveyed individuals mentioned adult literacy as a serious or very serious problem.

A successful workforce, concludes the study is dependent on the ability to retain youth and cultivate the desired skills, or to entice newcomers to the area.

2.2.2.3 Tourism as an Economic Development Strategy

According to the Georgia Tech study, tourism was “largely viewed as a positive form of economic development among stakeholders.” The word “tourism” was one that was hard to avoid in any of the public discussion groups. Participants were quick to see connections between tourism and all other aspects of the

comprehensive plan. Generally speaking, there was a high degree of enthusiasm registered toward tourist activity in the region.

2.2.3 Statement of Needs

Given the foregoing assessment of economic development inventory items, the following key needs emerge:

- 1) Encourage development of existing business.
- 2) Educate and maintain an adequate workforce, capitalizing at the same time on the experience base of younger retirees in the county. To generate a labor pool with skills suited to the jobs available in the county.
- 3) Support tourist trade as an economic development strategy.

2.3 Goals and Implementation

The third step in the planning process is intended to establish the community's long-range needs, goals and ambitions and how they will be addressed or attained during the planning period.

GOAL 2A Seek continued excellence in a coordinated economic development program of activities that will

- increase the quality of job opportunities,
- increase per capita income, and
- establish a more diversified economic base.

Strategy. The Fannin County Development Authority will continue sustaining funding effort for economic development from both private and public sources.

Strategy. The Chamber of Commerce, the Board of Commissioners, and city councils will promote the use of Federal and State business development grants and incentives as a means of encouraging business expansion in Fannin County and the incorporated cities.

GOAL 2B Increase business and industrial activity in the county by

- seeking new markets for county goods,
- pursuing industrial recruitment,
- assisting expanding businesses, and
- assisting potential entrepreneurs.

Strategy. The Fannin County Development Authority will research and implement a business incubator program for Fannin County.

Strategy. The Fannin County Development Authority with assistance from the Georgia Department of Economic Development will develop a small-goods international marketing plan.

Strategy. The Fannin County Development Authority will create an Existing Business and Industry Council made up of business clusters.

Strategy. The Fannin County Chamber of Commerce, the Blue Ridge Business Association, the Tri-City Business Association and the Fannin County Development Authority will expand efforts to promote businesses in Downtown Blue Ridge, Downtown McCaysville, Hampton Square, and areas in between to Atlanta and Chattanooga markets.

GOAL 2C Offer more comprehensive locational possibilities to industry wishing to find a site in Fannin County.

Strategy. The Fannin County Development Authority will develop a competitive industrial site of 10-to-30 acres with appropriate industrial infrastructure in a Blue Ridge area location where infrastructure costs can be minimized.

GOAL 2D Expand workforce development programs from early childhood development through ongoing adult professional development.

Strategy. The Fannin County Development Authority and the Chamber of Commerce will develop options for increasing the availability, affordability, and accessibility of quality childcare in Fannin County, particularly to working parents.

Strategy. The Fannin County Development Authority, the Chamber of Commerce, the Blue Ridge Business Association, the Tri-County Business Association, Appalachian Technical College, Toccoa Falls College, and the University of Georgia Small Business Center will continue to support a workforce development and resource center.

Strategy. The Fannin County School Board and Fannin County Family Connections will engage retirees as possible volunteers in a program to raise awareness of hazards (such as alcohol and drug abuse, teenage pregnancy, dropping out of high school, and juvenile delinquency) that risk their futures. Such a program may be complementary to AmeriCorps.

Strategy. The Fannin County Development Authority will investigate potential for a “jobs loan” program as an incentive for expanding businesses to either hire new low-skilled residents and provide them with jobs training or to hire newly trained residents such as former employees of Levi Strauss or those graduating from area training programs.

Strategy. The Fannin County Board of Education will regularly review and adjust its curriculum and programs according to employer needs, particularly in high-growth areas such as health care and accommodations and food services.

Strategy. The Fannin County Development Authority and the Appalachian Technical College will continue to expand continuing education options for area employers, particularly relating to needs identified by cluster groups of businesses.

GOAL 2E Promote tourism by

- growing a quality tourism base that preserves the county’s natural beauty,
- raising public awareness of the inherent benefits of tourism, and
- engaging in strategic promotion activities.

Strategy. The Chamber of Commerce, Blue Ridge Business Association, Tri-Cities Business Association, and Fannin County Economic Development Authority will act jointly to educate the business community of the inherent advantages of tourism.

Strategy. Fannin County Development Authority and the Fannin County Chamber of Commerce will develop a brand image that will distinguish Fannin County from its neighbors and competition.

Strategy. The Board of Commissioners will conduct a referendum that would allow the licensing of beer, wine, and other spirits to be served “by the drink” in establishments that provide “sit down” food service.

Strategy. Fannin County Chamber of Commerce will maintain information on current tourist attractions and events.

GOAL 2F Address the entrepreneurial needs of all retirees:

- Younger (55-65)
- Older (65+)
- Native
- Newcomer

Strategy. The Fannin County Development Authority and the Fannin County Chamber of Commerce will host a roundtable among existing retiree entrepreneurs to discuss and examine untapped needs, and to identify leads to retirees who are interested in becoming entrepreneurs.

Strategy. The Fannin County Development Authority and the Fannin County Chamber of Commerce will, based upon the results in the strategy above, develop programs to foster and support entrepreneur development efforts among young retirees.

3 HOUSING

This element contains information on types of housing units, age and condition of housing, owner and renter occupied units, and cost of housing.

The Housing Element provides an inventory of the existing housing stock, assesses its adequacy and suitability for serving current and future population and economic development needs, determines future housing needs and goals, and presents strategies for the adequate provision of housing for all sectors of the population.

Historic and current data are used to forecast trends over a twenty-year planning horizon.

3.1 Inventory

The Housing Inventory is the first step of the three-step planning process. It is intended to provide the Fannin County jurisdictions with a factual basis for making informed decisions about the future.

3.1.1 Types of housing units

This section includes current and historic number of single-family and multifamily dwellings, and identifies anticipated trends for the future. It also provides an estimate of the mix of the existing composition of housing types.

3.1.1.1 Types of Housing Units: Fannin County

Table 3-1 shows the increase in the number of housing units in Fannin County over the period from 1980 to 2000. The number of units increased 38.0% between 1980 and 1990 and 33.1% in the years between 1990 and 2000.

The construction of single-family residences accounted for most of that development. In the period between 1980 and 2000, 3,878 new single-family residences were constructed in the county—a growth rate of 77.7%. Local governments in the county issued 853 building permits for new privately owned single-family housing units in 2001, by far the more than any other county in the NGRDC region (Georgia's State of the State Housing).

Countywide multi-family and mobile home stock increased dramatically, as well. Although the number of multi-family units increased by only 22.7% between 1980 and 1990, it showed a more dramatic increase of 61.6% between 1990 and 2000. Though the number of new mobile homes increased by a dramatic 60.8%

in the decade between 1980 and 1990, growth in manufactured housing stock slowed to 18.3% in the following ten years.

Table 3-1
Housing Units
by type

		1980	1990	2000	2005	2010	2015	2020	2025
<i>Fannin County</i>									
Total	Number	6,061	8,363	11,134	12,955	14,659	16,437	18,262	20,034
	Percent	100%	100%	100%	100%	100%	100%	100%	100%
Single Family	Number	4,991	6,530	8,869	9,390	10,255	11,041	11,589	11,834
	Percent	82.3%	78.1%	79.7%	72.5%	70.0%	67.2%	63.5%	59.1%
Multi-family	Number	238	292	472	793	1,000	1,250	1,550	2,000
	Percent	3.9%	3.5%	4.2%	6.1%	6.8%	7.6%	8.5%	10.0%
Mobile Home	Number	832	1,470	1,739	2,730	3,360	4,100	5,075	6,150
	Percent	13.7%	17.6%	15.6%	21.1%	22.9%	24.9%	27.8%	30.7%
Other	Number	0	71	54	42	44	46	48	50
	Percent	0.0%	0.8%	0.5%	0.3%	0.3%	0.3%	0.3%	0.2%
<i>Blue Ridge</i>									
Total	Number	595	645	631	630	752	860	968	1078
	Percent	100%	100%	100%	100%	100%	100%	100%	100%
Single Family	Number	482	411	378	372	370	370	373	376
	Percent	81.0%	63.7%	59.9%	59.0%	49.2%	43.0%	38.5%	34.9%
Multi-family	Number	71	132	143	146	268	374	477	582
	Percent	11.9%	20.5%	22.7%	23.2%	35.6%	43.5%	49.3%	54.0%
Mobile Home	Number	42	94	110	112	114	116	118	120
	Percent	7.1%	14.6%	17.4%	17.8%	15.2%	13.5%	12.2%	11.1%
Other	Number	0	8	0	0	0	0	0	0
	Percent	0.0%	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<i>McCaysville</i>									
Total	Number	578	565	612	607	602	601	597	597
	Percent	100%	100%	100%	100%	100%	100%	100%	100%
Single Family	Number	511	430	407	403	395	391	384	381
	Percent	88.4%	76.1%	66.5%	66.4%	65.6%	65.1%	64.3%	63.8%
Multi-family	Number	32	110	138	138	167	196	224	251
	Percent	5.5%	19.5%	22.5%	22.7%	27.7%	32.6%	37.5%	42.0%
Mobile Home	Number	35	25	65	66	67	68	69	70
	Percent	6.1%	4.4%	10.6%	10.9%	11.1%	11.3%	11.6%	11.7%
Other	Number	0	0	2	0	0	0	0	0
	Percent	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%
<i>Morganton</i>									
Total	Number	106	140	152	156	157	159	159	161
	Percent	100%	100%	100%	100%	100%	100%	100%	100%
Single Family	Number	94	115	123	126	127	128	128	131
	Percent	88.7%	82.1%	80.9%	80.8%	80.9%	80.5%	80.5%	81.4%
Multi-family	Number	3	0	0	0	0	0	0	0
	Percent	2.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Mobile Home	Number	9	25	29	30	30	31	31	30
	Percent	8.5%	17.9%	19.1%	19.2%	19.1%	19.5%	19.5%	18.6%
Other	Number	0	0	0	0	0	0	0	0
	Percent	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Source: U.S. Bureau of the Census; NGRDC

Over the course of the entire 20-year period between 1980 and 2000 growth in all countywide housing was 83.7%.

Census 2000 provides the most recent information on housing mix. The data show that single-family residences accounted for 79.7% of the housing stock in the county, multi-family residences only 4.2%. Countywide, mobile homes accounted for 15.6% of the housing stock. In 2001, Fannin County had 3.23 mobile home placements per 1,000 persons; Murray County was the only other county in the NGRDC region that had a higher ratio (Georgia State of the State Housing).

3.1.1.2 Types of Housing Units: Cities

A decrease in the total number of housing units available characterized Blue Ridge. In the period from 1990 to 2000, total units dropped by 14 from 645 to 631. One component of this decrease was a significant decline in single-family housing, the number of units there fell from 411 to 378 in the period from 1990 to 2000, marking two decades of decreasing numbers of single-family units. Multi-family and mobile home stock remained relatively stable.

Total stock in McCaysville has been decreasing (by 14 units in the decade from 1990 to 2000). The numbers of single-family units have also been decreasing. Single-family units decreased from 511 to 407 over the course of two decades (1980-2000)—more than a 20% decrease. Multi-family units, in contrast, have been increasing in number. The increase from 32 to 138 in the two decades from 1980 to 2000 shows the stock has more than quadrupled in the course of 20 years. Mobile home stock has also increased in number, but the actual numeric change has not been great.

Insofar as Morganton's 2000 housing mix was 80.9% single-family, it is proportional and comparable to the countywide 79.7% single-family mix. This means Morganton has a higher percentage of single-family homes than either Blue Ridge (59.9%) or McCaysville (66.5%). Morganton has no multi-family units.

Nearly 60% of the county's multi-family units are in Blue Ridge and Morganton; the remaining units are in outlying areas. In contrast, only 11.7% of the mobile homes are in the incorporated cities.

3.1.1.3 Types of Housing Units: Projections

Standard NGRDC projection techniques were applied to determine housing stock needs on the twenty-year horizon. As a whole, Fannin County should expect to have a total of 20,034 units by 2025—8900 more than in 2000. Blue Ridge, McCaysville, and Morganton are expected to see overall gains in the category (1,078, 702, and 161 total units respectively).

3.1.1.4 Types of Housing Units: Assessment

- Most of the housing growth has been in the unincorporated areas of the county.
- The trend toward growth in the unincorporated areas is expected to continue. Multifamily units are generally confined to Blue Ridge and McCaysville due to the fact that these are the only areas with public sewer service.
- Overall housing growth (33.1%) exceeded population growth (23.8%) between 1990 and 2000. The difference in growth rate is due to continued construction of seasonal homes, which accounted for 17% of all housing units in 2000.
- The mix of housing types has remained fairly consistent in the county from one decade to another.
- The City of Blue Ridge lost 6 percent of its housing stock between 1980 and 2000 with most of the loss in single-family homes.
- McCaysville realized an overall increase in housing stock between 1980 and 2000, but also saw a decrease in single-family homes.

3.1.2 Age and Condition of Housing

This section includes the current and historic age and condition of housing stock, and compares it with regional and state averages. Condition of the housing stock is here measured by the presence or absence of complete plumbing and kitchen facilities.

3.1.2.1 Age and Condition of Housing: Age of Housing

According to 2000 Census data, 20.0% of the housing in Fannin County was over 40 years old. That compares to 18.9% of the state's housing that was over 40 years old (see Table 3-2). In 2000, more than one-third (35.9%) of the residences in Fannin County were built in the past ten years, whereas the state's comparable statistic was closer to one-quarter (27.9%). Comparison shows that in 2000, more residential stock in the whole of the NGRDC region was older than that in Fannin County (27.3%), and that there was slightly more housing built in the last 10 years in the region (32.9%).

The same 2000 data show that housing in the incorporated areas was somewhat older. 33.3% of the housing in Blue Ridge was over 40 years old, compared with 41.4% in Morganton. Well over half (61.7%) of the residential units in McCaysville were over 40 years of age. Blue Ridge was the only city with more than 15% of the units under 10 years of age (18.1%). For Morganton the figure was 14.5% and for McCaysville 10.6%.

The median age of housing increased from 14 to 29 years in the decade between 1980 and 1990 in the county, but between 1990 and 2000 decreased from 29 to 18 years due to a significant number of new homes built in that last decade.

The Median age of housing in McCaysville is 42 years, making it the oldest median housing age in the county, although it did decline from a median of 51 years old in 1990. Blue Ridge follows closely with a median age of 39 years. Morganton's median age of housing has remained constant at 27 years.

Table 3-2
Age of Housing

	1980	1990	2000
<i>Fannin</i>			
Total	6,061	8,363	11,134
Over 40 years	1,071 (17.7%)	1,764 (21.1%)	2,224 (20.0%)
Less than 10 years	1,943 (32.1%)	2,398 (28.7%)	3,933 (35.3%)
Median Age of Housing	14 years	29 years	18 years
<i>Blue Ridge</i>			
Total	595	645	631
Over 40 years	123 (20.7%)	149 (23.1%)	210 (33.3%)
Less than 10 years	128 (21.5%)	105 (16.3%)	114 (18.1%)
Median Age of Housing	23 years	35 years	39 years
<i>McCaysville</i>			
Total	578	565	612
Over 40 years	172 (29.8%)	290 (51.3%)	377 (61.6%)
Less than 10 years	74 (12.8%)	93 (16.5%)	65 (10.6%)
Median Age of Housing	31 years	51 years	42 years
<i>Morganton</i>			
Total	106	156	152
Over 40 years	33 (31.1%)	36 (23.1%)	63 (41.4%)
Less than 10 years	32 (30.2%)	38 (24.4%)	22 (14.5%)
Median Age of Housing	23 years	27 years	27 years
<i>NGRDC Region</i>			
Total	45,572	60,791	78,787
Over 40 years	6,139 (13.5%)	7,957 (13.1%)	21,499 (27.3%)
Less than 10 years	16,548 (36.3%)	20,441 (33.6%)	25,940 (32.9%)
Median Age of Housing	15 years	16 years	18 years
<i>Georgia</i>			
Total	2,013,839	2,638,418	3,281,737
Over 40 years	296,662 (14.7%)	381,827 (14.5%)	620,460 (18.9%)
Less than 10 years	670,104 (33.3%)	847,309 (32.1%)	915,130 (27.9%)
Median Age of Housing	15 years	17 years	20 years

Source: U.S. Bureau of the Census; NGRDC. 1980 "year round" units; 1990, 2000 "owner occupied" units.

3.1.2.2 Age and Condition of Housing: Condition of Housing

Condition of housing is generally measured in terms the percentage of total units which lack plumbing, and the percentage of total units that lack a complete kitchen. Statistics in all areas show a general decrease in poorly outfitted housing. Only 1.1% of all units in the county lacked complete plumbing in 2000 and 1.2% of all units lacked a complete kitchen (see Table 3-3). The

percentages for the incorporated cities were even lower. As a whole, Fannin County was roughly comparable with the State as a whole. Fannin County had only 0.2% more units lacking plumbing and 0.2% fewer units lacking complete kitchen than did the State.

3.1.2.3 Age and Condition of Housing: Assessment

The increase in housing stock from 1980 to 1990 indicates less new building in that decade. 1990-2000 saw an increase in new housing.

Table 3-3:
Condition of Housing

	1980	1990	2000
<i>Fannin County</i>			
Total Units	6,061	8,363	11,134
Units lacking plumbing	281 (4.6%)	185 (2.2%)	117 (1.1%)
Units lacking complete kitchen	317 (5.2%)	103 (1.2%)	134 (1.2%)
<i>Blue Ridge</i>			
Total Units	595	645	631
Units lacking plumbing	39 (6.6%)	19 (2.9%)	4 (0.6%)
Units lacking complete kitchen	29 (4.9%)	13 (2.0%)	3 (0.5%)
<i>McCaysville</i>			
Total Units	578	565	612
Units lacking plumbing	6 (1.0%)	0 (0.0%)	0 (0.0%)
Units lacking complete kitchen	0 (0.0%)	9 (1.6%)	3 (0.5%)
<i>Morganton</i>			
Total Units	106	156	152
Units lacking plumbing	6 (5.7%)	0 (0.0%)	0 (0.0%)
Units lacking complete kitchen	0 (0.0%)	0 (0.0%)	0 (0.0%)
<i>NGRDC Region</i>			
Total Units	45,572	60,791	78,787
Units lacking plumbing	NA	624 (1.0%)	607(0.8%)
Units lacking complete kitchen	1,742 (3.8%)	1,064 (1.8%)	779 (1.0%)
<i>Georgia</i>			
Total Units	2,013,839	2,013,839	3,281,737
Units lacking plumbing	75,618 (3.8%)	28,462 (1.4%)	29,540 (0.9%)
Units lacking complete kitchen	6,793 (0.3%)	24,014 (1.2%)	31,717 (1.0%)

Source: U.S. Bureau of the Census, 1980 "year round" units; 1990, 2000 "owner occupied" units

3.1.3 Owner and Renter Occupied Units

This section includes the current and historic number of owner-occupied and renter units, and vacancy rates of each. It also compares vacancy rates and owner-to-renter ratios with state percent figures. Seasonal units are included.

3.1.3.1 Owner and Renter Occupied Units: Inventory

The 2000 Census indicates that in the county 62% of all housing units were owner occupied, which compares closely to the NGRDC region (64%) and the cities (62%). Renter occupied units account for 13% of housing, which is lower than the region (23%) and the state (30%). (See Table 3-4.)

Seasonal vacant units increased in Fannin County from 67 in 1980 to 1,938 in 2000. Increases in the cities were less dramatic. In 1990 and again in 2000, the number of seasonal vacant units in Fannin County totaled nearly 40% of all seasonal vacant units in the NGRDC region.

Table 3-4
Owner and Renter Occupied Units:
Fannin County Cities

	1980	1990	2000
<i>Blue Ridge</i>			
Total	595	645	631
Owner Occupied (vacancy rate)	369(5.1%)	355(4.1%)	318 (3.9%)
Renter Occupied (vacancy rate)	157(16.9%)	196(8.0%)	235 (8.9%)
Homeowner Vacant	20	15	13
Renter Vacant	32	17	23
Seasonal Vacant	2	10	7
Other Vacant	15	45	35
Total Vacant	69	87	78
Owner to Renter Ratio	2.35:1	1.81:1	1.35:1
<i>McCaysville</i>			
Total	578	568	612
Owner Occupied (vacancy rate)	386(3.3%)	358(1.4%)	330 (2.9%)
Renter Occupied (vacancy rate)	132(12.0%)	148(3.3%)	210 (6.7%)
Homeowner Vacant	13	5	10
Renter Vacant	18	5	15
Seasonal Vacant	6	13	19
Other Vacant	23	36	20
Total Vacant	60	59	64
Owner to Renter Ratio	2.92:1	4.42:1	1.57:1
<i>Morganton</i>			
Total	106	130	152
Owner Occupied (vacancy rate)	81(0.0%)	86(1.1%)	95 (6.9%)
Renter Occupied (vacancy rate)	21(8.7%)	19(13.6%)	26 (7.1%)
Homeowner Vacant	0	1	7
Renter Vacant	2	3	2
Seasonal Vacant	1	12	14
Other Vacant	0	8	8
Total Vacant	3	24	31
Owner to Renter Ratio	3.86:1	4.53:1	3.65:1

Source: U.S. Bureau of the Census

Table 3-5
Owner and Renter Occupied Units:
Fannin County in Comparison

	1980	1990	2000
<i>Fannin County</i>			
Total	6,061	8,363	11,134
Owner Occupied (<i>vacancy rate</i>)	4,574(1.8%)	5,307(2.3%)	6,912 (2.4%)
Renter Occupied (<i>vacancy rate</i>)	975(14.5%)	1,027(5.5%)	1,457 (9.7%)
Homeowner Vacant	83	123	173
Renter Vacant	166	60	157
Seasonal Vacant	67	1,204	1,938
Other Vacant	223	522	497
Total Vacant	539	1909	2765
Owner to Renter Ratio	4.69:1	5.17:1	4.74:1
<i>NGRDC Region</i>			
Total	46,772	60,791	78,787
Owner Occupied (<i>vacancy rate</i>)	31,334(1.3%)	38,686(2.0%)	51,002(1.6%)
Renter Occupied (<i>vacancy rate</i>)	11,318(7.0%)	14,328(9.6%)	18,069(7.5%)
Homeowner Vacant	400	800	821
Renter Vacant	850	1,530	1,465
Seasonal Vacant	1,230	2,999	4,909
Other Vacant	1,667	5,447	2,521
Total Vacant	4,147	7,777	9,716
Owner to Renter Ratio	2.77:1	2.56:1	2.82:1
<i>Georgia</i>			
Total	2,013,839	2,641,418	3,281,737
Owner Occupied (<i>vacancy rate</i>)	1,216,432(1.6%)	1,536,759(2.5%)	2,029,154(2.2%)
Renter Occupied (<i>vacancy rate</i>)	655,220(7.9%)	829,856(12.2%)	977,215(8.5%)
Homeowner Vacant	19,568	38,816	46,425
Renter Vacant	56,104	115,115	90,320
Seasonal Vacant	17,487	33,637	50,064
Other Vacant	49,028	83,618	57,449
Total Vacant	142,187	271,186	244,258
Owner to Renter Ratio	1.86:1	1.85:1	2.08:1

Source: U.S. Bureau of the Census

3.1.4 Cost of Housing

This section includes the current and historic median purchase price of owner-occupied units and median monthly rent of renter-occupied units, and compares these prices with state and national figures.

3.1.4.1 Cost of Housing: Purchase Prices and Value of Owner-Occupied Housing

According to the DCA, the current median purchase price of Single-Family units in Fannin County is \$154,548 (Georgia State of the State Housing).

Median value of owner-occupied housing in the county has increased dramatically. The value of these units has increased almost exactly fourfold between 1980 and 2000. The value of homes in the NGRDC region has also increased, though only by 3½ times. Georgia homes only tripled in value in that same time period (See Table 3-6).

Table 3-6
Median Value of Specified Owner-Occupied Units
(in dollars)

	1980	1990	2000
Fannin County	21,500	48,000	86,200
Blue Ridge	20,400	39,700	70,300
McCaysville	19,600	38,600	58,300
Morganton	28,000	53,300	84,400
NGRDC	30,243	57,574	93,728
Georgia	43,284	71,300	111,200

Source: U.S. Bureau of the Census

3.1.4.2 Cost of Housing: Rents

Rents nearly tripled in Fannin County over the past two decades (see Table 3-7). This is comparable to the region as a whole, where rents have nearly increased by a factor of five. Georgia rents, have also nearly tripled in that same period of time.

Table 3-7
Median Monthly Rent of Renter's Units
(in dollars)

	1980	1990	2000
Fannin County	93	179	290
Blue Ridge	97	179	288
McCaysville	80	129	202
Morganton	114	220	284
NGRDC	108	228	455
Georgia	162	344	505

Source: U.S. Bureau of the Census

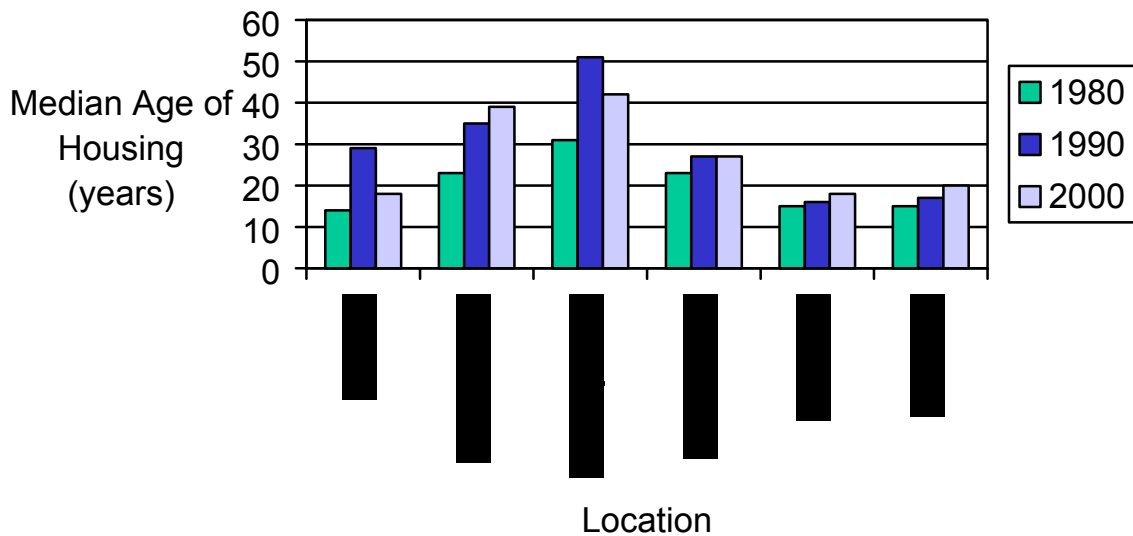
3.2 Assessment

The Economic Development Inventory is the first step of the three-step planning process. It is intended to provide the Fannin County jurisdictions with a factual basis for making informed decisions about the future.

3.2.1 Summary Assessment

- Most of the housing growth has been in the unincorporated areas of the county.
- The trend toward growth in the unincorporated areas is expected to continue. Multifamily units, including assisted living facilities, are generally confined to Blue Ridge and McCaysville due to the fact that these are the only areas with public sewer service.
- Overall housing growth (33.1%) exceeded population growth (23.8%) between 1990 and 2000. The difference in growth rate is due to continued construction of seasonal homes, which accounted for 17% of all housing units in 2000.
- The mix of housing types has remained fairly consistent in the county from one decade to another.
- The City of Blue Ridge lost 6 percent of its housing stock between 1980 and 2000 with most of the loss in single-family homes.
- McCaysville realized an overall increase in housing stock between 1980 and 2000, but also saw a decrease in single-family homes.
- The increase in housing stock from 1980 to 1990 indicates less new building in that decade. The period from 1990-2000 saw an increase in new housing.
- Figure 3-1 shows the median age of housing for Fannin County and cities in comparison with the region and with the state. Units in McCaysville were considerably older than those in Blue Ridge, Morganton, or Fannin County as a whole.

Figure 3-1
Median Age of Housing



3.2.2 Significance

In general, the discussion groups involved were not only quick to mention the proliferation of high cost second homes in the area, but as quick to mention the absence of affordable housing in the communities. The idea that many in Fannin County left the county for work did not escape the attention of one participant, who constructed a scenario where homes in the county simply become so expensive that those wanting to work in Fannin County may eventually have no choice but to commute from neighboring counties for lack of adequate housing opportunities. Quality affordable housing was on the minds of the participants in the discussion sessions.

In addition to affordable high density housing for those who work was a concern for available housing for those no longer working. Assisted living and care home facilities were among the types of housing that discussion groups mentioned as being desirable to attract to the area.

When asked if there were isolated areas in the county where housing groups were falling into a dilapidated state, the question received a general “no” in response. There was concern, mentioned, however, that mobile home stock tended to age more quickly than stick-built housing, and that although there were no tracts to be identified as deteriorating there were significant numbers of mobile homes scattered throughout the county that were falling into various states of deterioration.

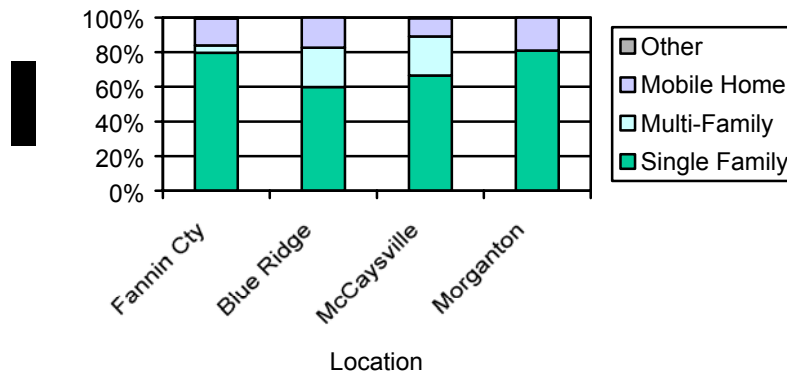
Also mentioned was the desire to reduce the impacts, both visual and environmental, of development in the unincorporated areas of the county. One

participant wanted to avoid the “buck tooth” look of the mountains as mountain tops were cleared to make way for the construction of expensive second homes. More extensive controls on land use would aid in the endeavor to limit this kind of development, he argued.

3.2.3 Affordable Housing

Figure 3-1 shows the general housing mix in Fannin County as a whole and its incorporated cities by percentage. Single family units are by far the most frequently employed housing type. Multi-family units are somewhat seldom employed in comparison with mobile homes in the county. In 2000, there were 1,739 mobile homes county wide in comparison with 472 multi-family units. Mobile homes are therefore currently the apparent “affordable housing” of choice.

Figure 3-2
Housing Mix



Affordable housing is typically described in terms of the maximum cost that a household can budget for without forgoing basic needs such as food, clothing, transportation, and health insurance. 30% of gross monthly income as a good is the generally accepted threshold for determining such a “cost burden” for housing. From the Population Element, \$30,612 was the median annual household income for Fannin County in 1999. That translates into a median gross income per month of \$2551. If 30% of that is \$765.30, then half of the households cannot spend more than \$765.30 per month on housing costs. Although the median rent in the county was \$391—substantially below the index for affordable housing in the county—there are a substantial number of individuals in the county who are “cost burdened.” According to Georgia’s State of the State Housing, more than 20% of the households pay more than 30% of their income on housing. That is to say, they are “cost burdened” and likely forego daily necessities in order to pay for housing costs.

Mobile homes are an affordable alternative for those who seek single unit housing. The cost is nearly one half that of traditional single family units, and they are easily financed. The drawbacks are rapid devaluation, deterioration, and abandonment of units. Mobile homes also reduce the tax base.

3.2.4 Future Housing Issues

3.2.4.1 Housing Mix

Single-family units will continue to be the predominant housing type. Single home construction is especially favored in the second-home construction market that typifies Fannin County.

2000 Census data indicate increasing numbers of individuals in Fannin County in retiree/senior citizen categories. That statistic is in part supported by the notion that household size is on the decline in the county. According to the Georgia Housing and Finance Authority, the elderly form the largest group of rural households that are cost burdened.

The suggestion that there is a need for affordable housing for the elderly is mostly responsible for pro-active projected multi-family housing needs on the 25-year horizon.

The increasing numbers of multi-family units are planned for the Blue Ridge and McCaysville sewer service areas, where infrastructure exists to support this density of development. That is to say that units are proposed to be constructed both within the cities' city limits, as well as outside of the jurisdictions where access to sewer is possible.

In addition to traditional apartment buildings, the multifamily unit category includes condominiums, assisted living facilities, and care homes.

Mobile homes will continue to increase in number, though not in percentage. The county would benefit from pro-active housing policies that favor the construction of conventional multi-family units.

3.2.4.2 Summary of Units Needed

Using interpreted estimates from 2003 as a base, Table 3-8 projects necessary new housing units first from 2003 to 2005, then at 5-year increments to 2025.

Table 3-8
New Housing Projections by Location

	2003-05	2005-10	2010-15	2015-20	2020-25	Total
Fannin County	728	1704	1778	1825	1772	7807
-Single-Family	208	865	786	548	245	2652
-Multifamily	128	207	250	300	450	1335
-Mobile Home	396	630	740	975	1075	3816
-Other	-5	2	2	2	2	3
Unincorporated Fannin County	728	1559	1642	1695	1635	7259
-Single-Family	209	875	789	552	218	2643
-Multifamily	127	54	115	169	318	783
-Mobile Home	396	628	736	972	1097	3829
-Other	-5	2	2	2	2	3
Blue Ridge	0	122	108	108	110	448
-Single-family	-1	-2	0	3	3	3
-Multifamily	1	125	106	103	105	440
-Mobile Home	0	2	2	2	2	8
McCaysville	-2	22	26	22	25	93
-Single-Family	-1	-8	-4	-7	-3	-23
-Multifamily	0	29	29	28	27	113
-Mobile Home	0	1	1	1	1	4
Morganton	2	1	2	0	2	7
-Single-family	1	1	1	0	27	30
-Multifamily	0	0	0	0	0	0
-Mobile Home	0	0	1	0	-25	-24

Source: NGRDC. Some variation due to rounding.

3.2.5 Statement of Needs

The foregoing analysis reveals four key needs relative to housing issues and concerns:

- 1) Fannin County will need nearly 8,000 new units by 2025.
- 2) There is a general need for affordable housing in the county and in the cities, with a mix of housing types to accommodate those needs.
- 3) Housing will be needed to accommodate the elderly and the retired.
- 4) A greater density of housing is needed to minimize the amount of necessary infrastructure and minimize the environmental impact of development.

3.3 Goals and Implementation

The third step in the planning process is intended to establish the community's long-range needs, goals and ambitions and how they will be addressed or attained during the planning period.

Goal 3A To educate key stakeholders about the range of future housing options available. Options include

- nursing homes,
- assisted living facilities,
- home sharing programs, and
- accessory apartments for the aging population; and
- affordable housing for the general public with established need.

Strategy. The Board of Commissioners and the city councils will hold a comprehensive housing workshop addressing key housing issues that will be aimed at appropriate key stakeholders in the county.

Goal 3B Insure adequate quality housing for residents of the county.

Strategy. The Board of Commissioners and the city councils will adopt state building codes in their respective jurisdictions and will consider implementing a building inspections/code program on a joint county/cities basis.

Strategy. The Board of Commissioners and the city councils will jointly or independently implement manufactured housing development standards for design, performance, and housing park improvement.

Strategy. The city councils will engage in housing rehabilitation through Community Development Block Grants.

Strategy. The city councils will utilize federal and state housing assistance programs to improve temporary housing in the county.

Goal 3C Increase the density of housing in the county.

Strategy. The Board of Commissioners and the city councils will adopt land development regulations that promote clustered single-family and multifamily development. (See land use chapter.)

4 NATURAL & CULTURAL RESOURCES

The minimum planning standards of the Department of Community Affairs (DCA) require that all local governments inventory natural and historic resources within their communities; assess how these resources may be most effectively utilized in accordance with community needs; identify goals, objectives and policies for their appropriate use; and develop ways to best preserve, protect and manage them that are consistent with the goals, objectives or policies established within other elements of the comprehensive plan.

Natural resources requiring special consideration by the minimum planning standards are water supply watersheds, groundwater recharge areas, wetlands, protected mountains, and protected rivers, all of which must be addressed in accordance with protection strategies addressed in the Department of Natural Resources (DNR) Rules for Environmental Planning Criteria.

The minimum planning standards also require the inventory of ten natural resources items, including flood plains, soil types, steep slopes, prime agricultural forest land, plant and animal habitats, major park, recreational and conservation areas, and scenic views and sites. Cultural resources include residential resources, commercial resources, industrial resources, institutional resources, transportation resources, rural resources, and other historic, archeological and cultural resources.

4.1 Inventory

The Natural and Cultural Resources Inventory is the first step of the three-step process. It is intended to provide the Fannin County jurisdictions with a factual basis for making informed decisions about the future.

4.1.1 Public Supply Watersheds

Public water supply watersheds are defined by the DNR as the areas of land upstream from government-owned public drinking water intakes or water supply reservoirs.

The DNR Rules for Environmental Protection Criteria establish a basis by which local governments allow the development of a public supply watershed so as to avoid contaminating the water source to a point where it cannot be treated to meet drinking water standards. Local governments are required to identify and protect these resources.

4.1.1.1 Public Supply Watersheds: Inventory

Based on DNR classification, two public supply watersheds in Fannin County are identified (see table 4-1). One of the major watershed areas in Fannin County is part of the Tennessee River basin. Located on the Toccoa River, it is comprised of land that drains into two public water intakes, one near Blue Ridge, and one near McCaysville. The second watershed is a land area that drains south to a public water intake in Gilmer County. These watersheds are identified on *Map Exhibit 4-1: Public Supply Watersheds*.

More specifically, the two watersheds in Fannin County are the Toccoa River public supply watershed and the Ellijay River public supply watershed. The first comprises the total land area that drains north to the public water supply intake permitted to the City of McCaysville, an intake that is just south of the city on the Toccoa River. This watershed also includes the land that drains into the public water supply intake permitted to the City of Blue Ridge. The land area that drains into the Blue Ridge intake is essentially a subset of the land that drains into the McCaysville public water supply intake. The second watershed in the county comprises land areas upriver from public supply water intake permitted to the Ellijay/Gilmer County Water and Sewer Authority. The upper boundaries of these watersheds are defined by the ridgelines of the respective watersheds.

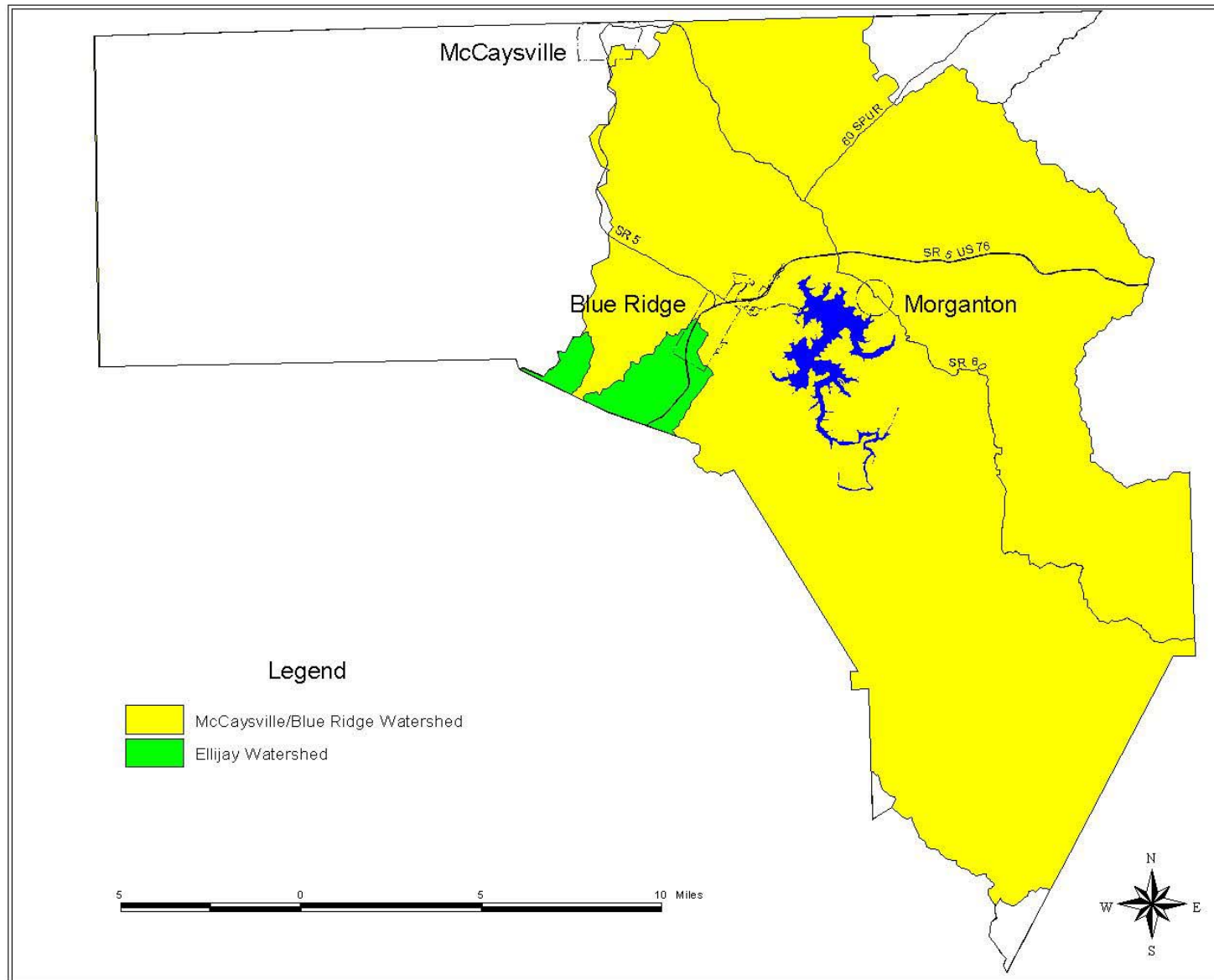
The Toccoa River public supply watershed is greater than 100 square miles in size, and is therefore defined by the Environmental Planning Criteria as a large water supply watershed (see table 4-1). The Ellijay River Water Supply Watershed is less than 100 square miles in size, and is therefore defined as a small water supply watershed. A surface water intake for the Ellijay/Gilmer County Water and Sewer Authority is located downstream on this river.

4.1.1.2 Public Supply Watersheds: Assessment

Resource Vulnerability. The volume of water in a stream depends on the amount of precipitation, the moisture absorption capacity, and speed of absorption of water into the surrounding soils. Land cover, slope, soil type and intensity and duration of rainfall all affect the rate of water absorption, or infiltration. Water that is not absorbed by the soil runs off the land as overflow, or surface runoff. Water released through soil adds to the overflow to form total runoff. As runoff flows to lower elevations, it organizes into drainage basins, the boundaries of which define watersheds. The runoff from a watershed accumulates in streams that move water from the watershed to lower elevations.

Land development within the water supply watersheds may affect the quantity and quality of raw water that flows into reservoirs or public water intakes. Potential problems in water supply watersheds include point sources and non-point sources of pollution, or with problems caused by increases in surfaces that do not absorb water, such as buildings, roads, and parking lots.

Map Exhibit 4-1
Public Supply
Watersheds



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Back side of Map Exhibit 4-1 Public Supply Watersheds

Point sources of pollution include municipal sewage discharges, industrial wastewater, septic tanks, accidental spills of hazardous material, and leachates from landfills or chemical waste dumps. Non-point pollution consists of contaminants that are generated over large areas such as run-off from cropland, managed forests, paved surfaces, construction activities, motor vehicles, or run-off following spills of hazardous materials. Increased development increases loading of non-point pollutants into the streams.

Removing vegetation from stream channels or paving over ground surfaces increases the volume and rate of surface runoff which, in turn, increases the potential for erosion, flooding, or sedimentation (pollution) of the stream.

Required Protection Measures. To protect drinking water supplies downstream, the DNR established buffer requirements and impervious surface limitations to be applied to watersheds. Table 4-1 outlines the minimum criteria for watersheds.

Table 4-1
Watershed Protection
Criteria

Watershed Size (sq. mi.)	Reservoir?	Required Buffer	Perennial Stream Buffer (ft.)		Perennial Stream Setback (ft.)		Watershed Impervious Surface Density
			W/in 7mi. Radius	Outside Radius	W/in 7mi. Radius	Outside Radius	
More than 100	No	None	None	None	None	None	No Criteria
More than 100	Yes	150'	100'	None	150'	None	No Criteria
Less than 100	No	None	100'	50'	150'	75'	25% or less
Less than 100	Yes	150'	100'	50'	150'	75'	25% or less

Source: Department of Natural Resources

Adequacy of Existing Regulations. Fannin County, the City of Blue Ridge, and The City of McCaysville have all adopted DNR model legislation relative to public supply watersheds, and are therefore in compliance with the Environmental Planning Criteria.

4.1.1.3 Public Supply Watersheds: Source Water Assessment Program

The abundant supply of clean water is a critical issue for municipalities. To insure that clean water is available at the point of water intake, the NGRDC conducted a source water assessment program with monies from the Georgia DNR EPD. Ratings for susceptibility to pollution in terms of risk and in terms of

likelihood of release of contaminants into the drinking water at its point of surface water intake were assigned in the categories of low, medium, and high.

The City of McCaysville Toccoa River intake has a high overall susceptibility rating. The overall rating for this Toccoa River intake is based on many factors. Of the 96 identified potential pollution sources, 50% of them ranked in the high priority categories. It is not just the number of potential pollution sources in the high categories but also the type of potential pollution sources in those high categories. One major potential pollution source is a railroad bridge just upstream from the intake. Although most of the trains are excursion passenger trains, some do carry chemicals. Because the railroad bridge is so close to the intake, it would be very difficult to guard the intake from an accidental spill.

Other factors that contribute to McCaysville's high susceptibility rating include the following upstream hazards:

- Multiple railroad crossings
- Closed landfill
- 11 poultry farms

The City of Blue Ridge intake has a medium overall susceptibility rating. There is a marina not far from the intake. Marinas are potential areas for both pathogens (such as sewage) and chemicals (such as boat fuel). In addition to larger amounts of pollution stored on site, spills and illegal dumping can also be a threat to the water supply.

The water supply for the City of Morganton comes partly from the City of Blue Ridge and partly from ground water sources. Because the study focused on surface water intakes, the water supply for the City of Morganton was not included in the scope of the study.

4.1.1.4 Public Supply Watersheds: Stream Pollution

Every year, the State is required to produce a list of lakes, rivers, and streams that do not meet Federal and State water quality standards. The list is based on the results of annual water quality testing done by the State's EPD and the U.S. Geological Survey. Fannin County lakes, rivers, and streams meet or exceed the standards for most pollutants except for fecal coliform bacteria. Fecal coliform bacteria is an indicator of the presence of potential bacteriological pathogens to humans. Fecal coliform bacteria pollution comes from animal or human waste.

The names of waterways, their locations, the type of use supported and the number of miles of waterway contaminated are given in Table 4-2. Whether the type of use is partially supported or not supported is also given in the table.

Table 4-2
Polluted Streams

<i>Name of Waterway</i>	<i>Location</i>	<i>Type of Use</i>	<i>Partially Supported</i>	<i>Not Supported</i>	<i>Miles of Stream Contaminated</i>
Cooper Creek	Tributary to Toccoa River	Fishing		X	3
Toccoa River	Big Creek to Lake Blue Ridge	Recreation		X	10
Toccoa River	Downstream Lake Blue Ridge	Recreation		X	7
Jacks River	Rough Creek to Stateline	Fishing	X		9
Fightingtown Creek	CR 159 to Stateline	Fishing		X	7
Hemptown Creek	Mitchell Branch to Young Stone Creek	Fishing		X	10

Source: NGRDC

4.1.2 Groundwater Recharge Areas

There are no significant groundwater recharge areas present in Fannin County or the cities of Blue Ridge, McCaysville, and Morganton.

4.1.3 Wetlands

The Environmental Protection Criteria require local governments to identify and protect wetlands. The DNR stipulates that, at a minimum, all wetland areas over five acres in size be mapped in land use plans used by local governments.

Federal law defines wetlands as "those areas that are inundated or saturated by surface or ground water at frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Simply put, wetlands are swamps, marshes, bogs, and similar areas.

4.1.3.1 Wetlands: Inventory

There are two wetlands in Fannin County over five acres in size. Those wetlands are identified in *Map Exhibit 4-2: Wetlands*. There are also many isolated smaller wetland areas in the county. These smaller wetland areas appear in Map Exhibit 4-2.

4.1.3.2 Wetlands: Assessment

Resource Vulnerability. Under natural conditions, wetlands maintain and enhance water quality by filtering out sediments and non-point source pollutants resulting from adjacent land uses. Wetlands also store water, thereby stabilizing dry weather stream flows and flood hazards. Wetlands provide fish, wildlife, and plant habitat.

In an effort to protect and manage the nation's fresh water wetlands, the United States Environmental Protection Agency (EPA) and the U.S. Army Corps of Engineers (COE) have jointly share responsibility for enforcing the Section 404K program of the Clean Water Act. Subsequently, the DNR has also adopted the Section 404 program standards as part of their Environmental Planning Standards, as well.

Wetland loss will likely continue due to development activities, unless local permit review procedures expand to include identified affected areas. Wetlands data from DNR should be assessed as soon as possible to determine how existing and proposed land uses in the county would affect wetlands.

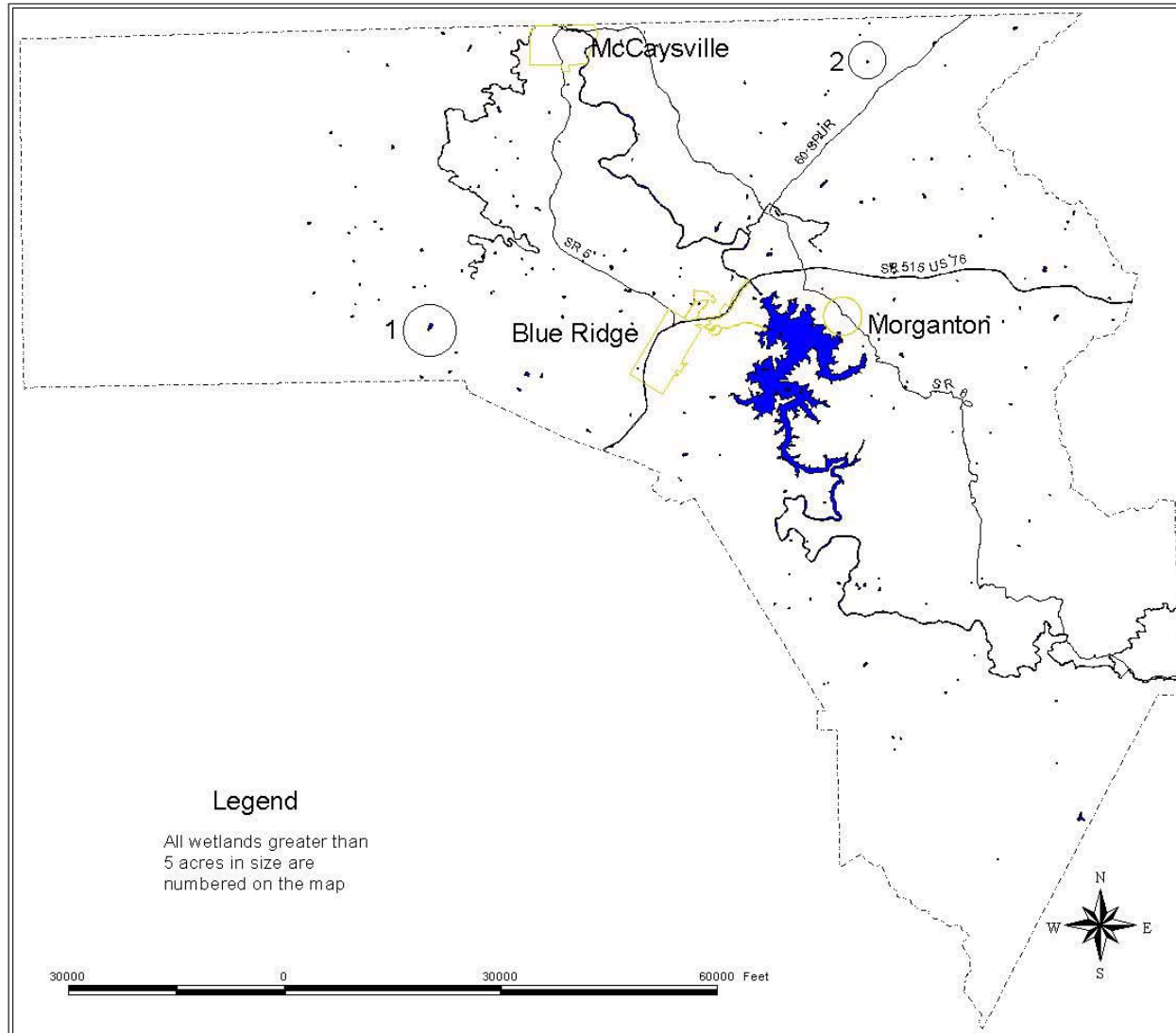
Relying upon state or federal initiatives is not considered a viable protection option; it is recommended that site review and permitting procedures under the future local development regulations reference and require the 404 permit requirements administered by the COE, as applicable.

Required Protection Measures. All land-use plans should address the impacts to identified wetland areas (such as in Map 4-2) that would have measurable adverse impacts. Unacceptable uses vary, but may include their use as receiving areas for toxic or hazardous waste or hazardous or sanitary waste landfills.

To avoid long-term impairment, use of wetlands may include timber production and harvesting, wildlife and fisheries management, wastewater treatment, recreation, natural water treatment or purification, and other uses permitted under Section 404 of the Federal Clean Water Act.

Adequacy of Existing Protection Measures. Fannin County and its incorporated cities have adopted the Environmental Planning Criteria relative to wetlands.

Map Exhibit 4-2
Wetlands



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Back side of Map Exhibit 4-2: Wetlands

4.1.4 Protected Mountains and Steep Slopes

A protected mountain is defined by the Environmental Planning Criteria as all land area above 2,200 feet above sea level that has a percentage slope of 25 percent or greater for at least 500 feet horizontally. Crests, summits, and ridge tops are included in this area. "Steep slopes" are those areas in Fannin County that meet the steep grade criterion, but are below 2,200 feet in elevation.

4.1.4.1 Protected Mountains and Steep Slopes: Inventory

A large area of the county meets the steep slope criterion (See *Map Exhibit 4-3: Protected Mountains and Steep Slopes*). Most of this area is currently under the administration of the United States Forestry Service (USFS). Much of this land is over 2,200 feet in elevation.

4.1.4.2 Protected Mountains and Steep Slopes: Assessment

Resource Vulnerability. Steep slopes are generally characterized by thin soils. Land-disturbing activities may endanger the quality of surface water, induce landslides, adversely affect ground water due to difficulty in providing proper sewage disposal, damage habitat for wildlife, and detract from the area's natural beauty.

More specifically, the soil associations of Fannin County that are predominant in the steep sloping areas are characterized by a soil covering that is more vulnerable to erosion and vegetative loss. Soil destabilization due to the grading of building sites has a detrimental impact upon vegetation and the water quality of small streams and lakes.

Historically, there has been development within Fannin County that has occurred with little regard for erosion control on steep slopes. Unfortunately, because steep mountain slopes often offer the most scenic views, they are the most desired sites for home building. Some of the terrain in Fannin County under 2,200 feet is also of a 25% or greater slope and is in private ownership.

Adequacy of Existing Measures. Fannin County, The City of McCaysville, the City of Blue Ridge, and the City of Morganton have adopted legislation in accordance with the Environmental Protection Criteria.

4.1.5 Protected River Corridors

Georgia law defines protected rivers as any perennial river or watercourse with an average annual flow of at least 400 cubic feet per second.

Rivers of this size are of vital importance to Georgia. They preserve habitat for wildlife, provide a site for recreation, and offer a source for clean drinking water. River corridors also allow the free movement of wildlife from area to area within the state, control erosion and river sedimentation, and absorb floodwaters.

4.1.5.1 Protected River Corridors: Inventory

Fannin County has one Protected River Corridor; it is identified in *Map Exhibit 4-4: Protected River Corridor*. The Toccoa River from the point of its confluence with Noontootla Creek above Lake Blue Ridge flows at or above the minimum 400 cubic feet per second rate required for Protected River Corridor status.

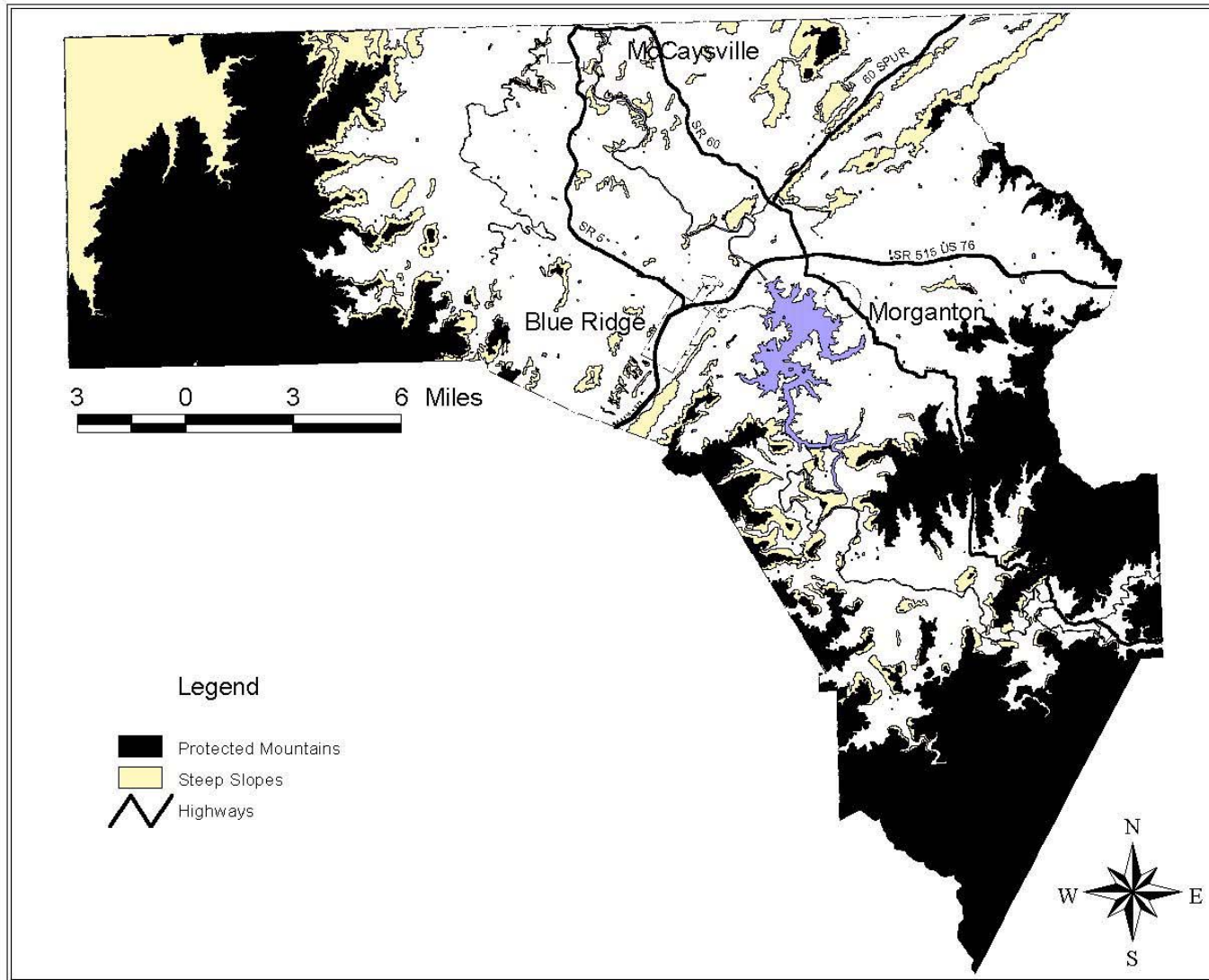
Unlike most Georgia Rivers, the Toccoa River flows northward and is part of the Tennessee River Valley system. In addition, many state protected trout streams throughout the county lie in the Toccoa River drainage basin.

4.1.5.2 Protected River Corridors: Assessment

Resource Vulnerability. The Toccoa River is the primary public water supply for Blue Ridge, Morganton, McCaysville, and for many in the unincorporated areas of the county. The Toccoa River flows into Lake Blue Ridge, a major site for boating, fishing, and recreation. The Toccoa River has been nominated by the NGRDC and the DCA as a Regionally Important Resource (RIR) because it provides drinking water, recreational opportunities, habitat for rare plant and animal species, and scenic beauty.

Maintaining water quality is of vital importance to a number of government jurisdictions in the area. The environmental quality of the Toccoa River corridor is, however, vulnerable to unregulated development and other intensive uses of the adjacent land. Development and intensive forestry activities in the immediate vicinity of the river increase storm water runoff that can contain sediment and other contaminating pollutants that can destroy water quality and plant and animal habitat. Development along stream banks can infringe on the recreational aspects of the river corridor by limiting access to the river by the public. Development along the stream banks will also remove vegetation and destroy the scenic and aesthetic attributes of the river corridor that add to the quality of life in the county.

A vast majority of the recent subdivision activity in Fannin County has occurred within the drainage basin of the Toccoa River, with many lots being developed adjacent to or near the river's edge. It is anticipated that more of these lots will be developed within the twenty-year planning period. In addition, it is expected that future subdivision development will likely occur long other sections of the river, possibly causing further sedimentation and non-point pollution. Such

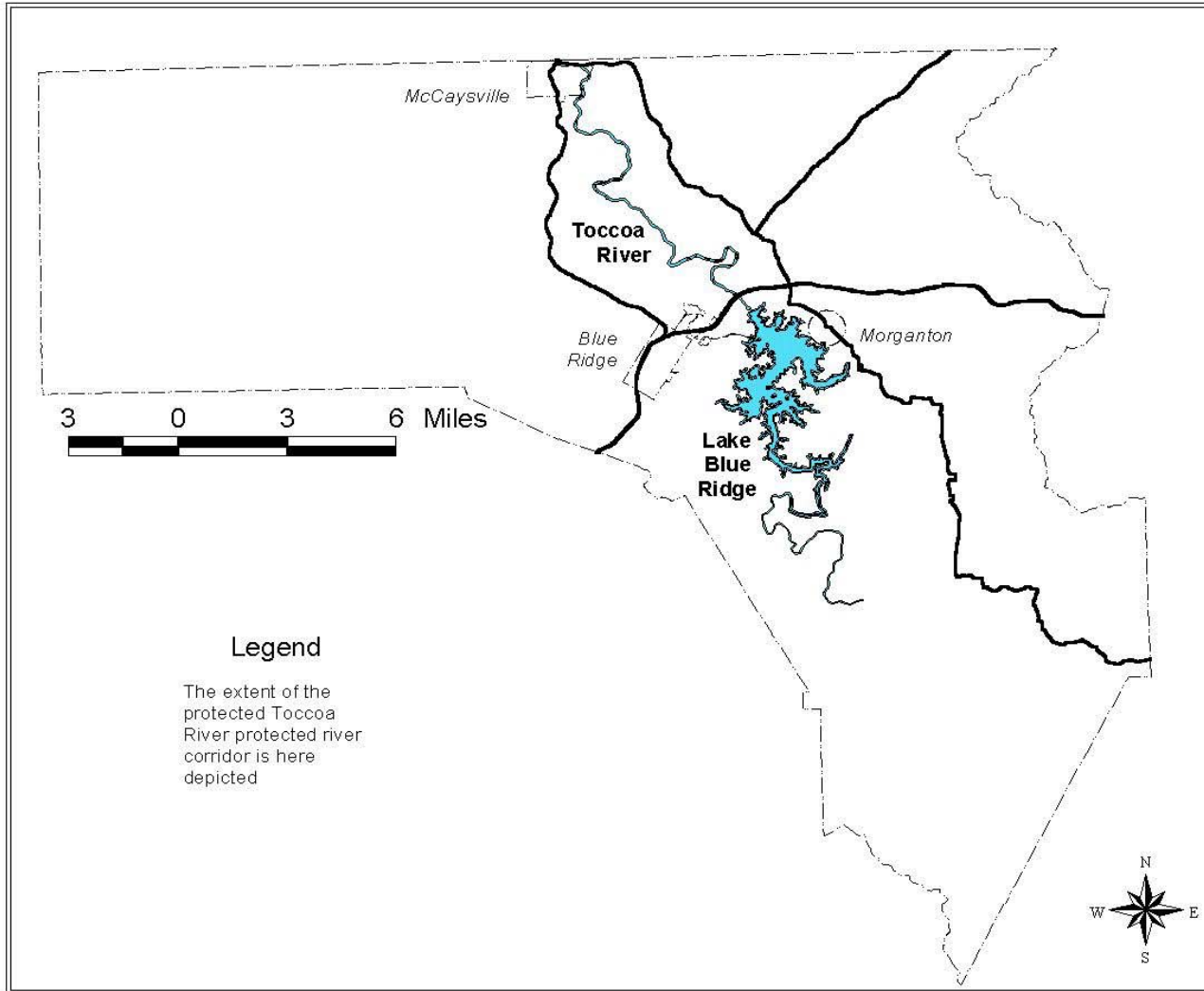


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Back Side of Map Exhibit 4-3: Protected Mountains and Steep Slopes

Map Exhibit 4-4:
Protected River Corridor



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Back Side of Map Exhibit 4-4: Protected River Corridors

development will be incremental and cumulative over the planning period, with adverse impacts, unless mitigation measures are in place.

Adopted Protection Measures. Based upon the situation described above and the likelihood of adverse impacts upon the river from future development activity, the County and Cities have implemented additional protection measures offered by the State Minimum Environmental Planning Criteria for River Corridors.

The measures required by the DNR include the establishment of a 100-foot vegetation buffer are measured horizontally from each riverbank. Under the method prescribed by the Rules for Environmental Planning Criteria, no development or other land disturbing activity would be allowed to occur within a 100-foot buffer except for the following:

- Single family dwellings, provided the lot is at least two acres in size and any septic drain field outside the buffer area
- Pre-existing commercial or industrial use
- Road and utility crossings that meet the requirements of the Erosion and Sedimentation Act
- Timber production that is within the best management practices established by the Georgia Forestry Commission
- Agricultural production consistent with the best management practices of the Georgia Soil and Water Conservation Commission
- Wildlife and fisheries
- Natural water quality treatment
- Wastewater treatment
- Recreational use not disruptive to the buffer

Local governments may also allow for the following uses within the protected river corridor:

- Pre-existing land uses
- Mining activities permitted by the DNR
- Utilities not easily located elsewhere
- Certain other agricultural and forestry activities

In the case that development disturbs the corridor, natural vegetative buffer is to be restored as quickly as possible. Uses specifically prohibited in the river corridor are the storing of hazardous waste landfills, and any other uses unapproved by local governments.

4.1.6 Flood plains

Flooding is the temporary covering of soil with water from overflowing streams and runoff from adjacent slopes. Water standing for short periods after rainfall is not considered flooding, nor is water in swamps. Flooding is rated in terms which describe the frequency and duration of floods and the time of year when flooding is most likely to occur.

Flood plains in their natural or relatively undisturbed state are important water resource areas. They serve three major purposes: natural water storage and conveyance, water quality maintenance, and ground water recharge. Unsuitable development can destroy their value. For example, any materials in the floodplain eliminate essential water storage capacity, causing water elevation to rise and resulting in the flooding of previously dry land.

4.1.6.1 Flood Plains: Inventory

According to Federal Emergency Agency (FEMA) designations, the City of McCaysville and many unincorporated areas of Fannin County lie within 100-year flood zones. These affected areas are identified in *Map Exhibit 4-5: Flood Hazard Areas*.

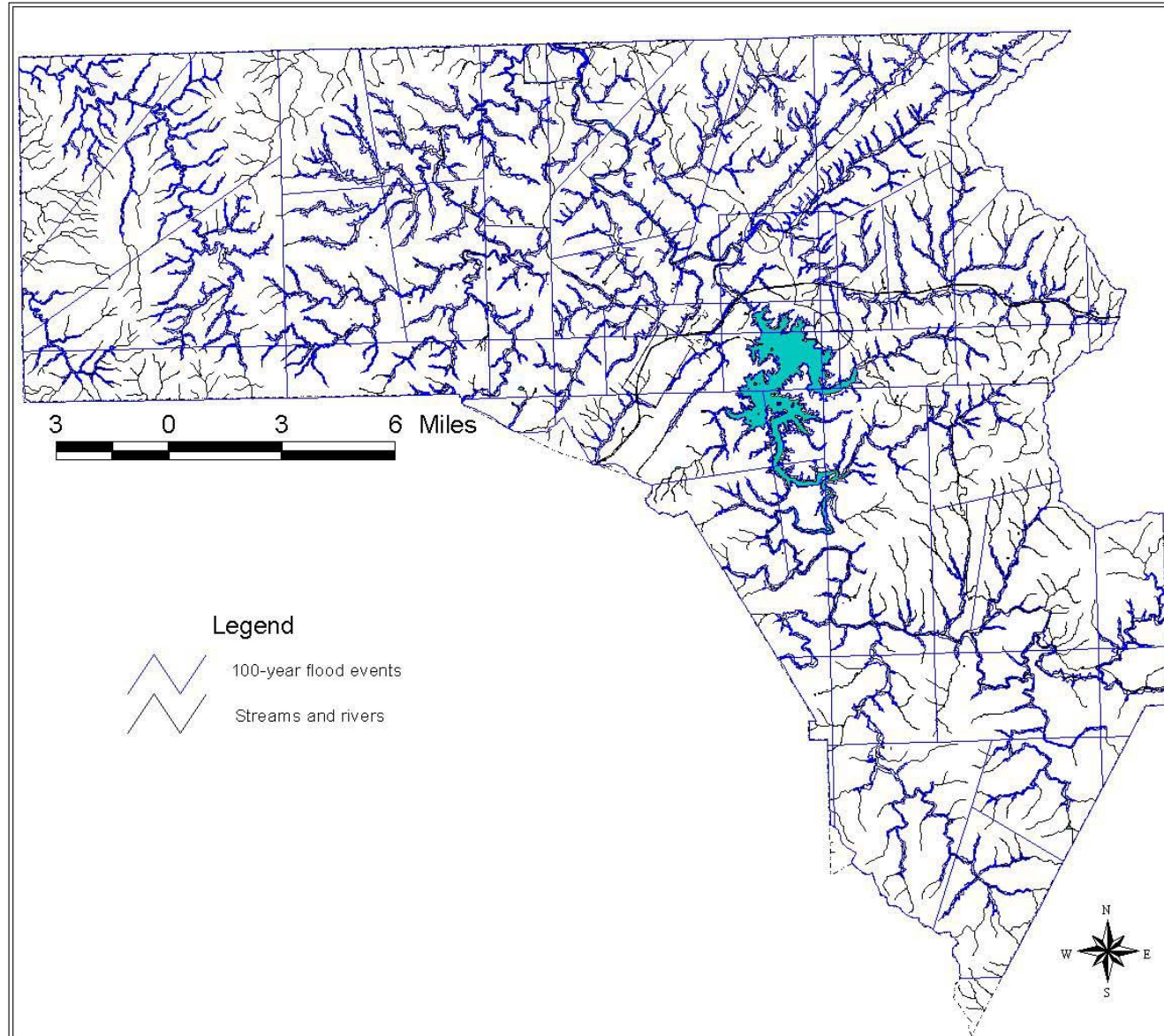
4.1.6.2 Flood Plains: Assessment

Fannin County and McCaysville participate in the National Flood Insurance Program (NFIP), which is a federal program that allows property owners within communities that participate in the program to purchase federally-backed flood insurance. To implement the requirements of the program, the county has incorporated provisions for flood control into its Subdivision Regulations. In compliance with the other requirements under the NFIP, the Federal Emergency Agency (FEMA) has identified and mapped areas that are prone to flooding.

The 100-year flood level is the national standard on which the floodplain management and insurance requirements of the NFIP are based. Areas that are prone to flooding should not be planned for intensive land development.

Current floodplain regulations are considered adequate for McCaysville and Fannin County, provided proper administration and enforcement measures are effectively incorporated into development permitting procedures, as outlined in the implemented strategy.

Map Exhibit 4-5
Flood Hazard Areas



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Back Side of Map Exhibit 4-5: Flood Hazard Areas

4.1.7 Soil types

Consultation with the Soil Conservation Service indicates that Fannin County has six soil type associations.

4.1.7.1 Soil Types: Inventory

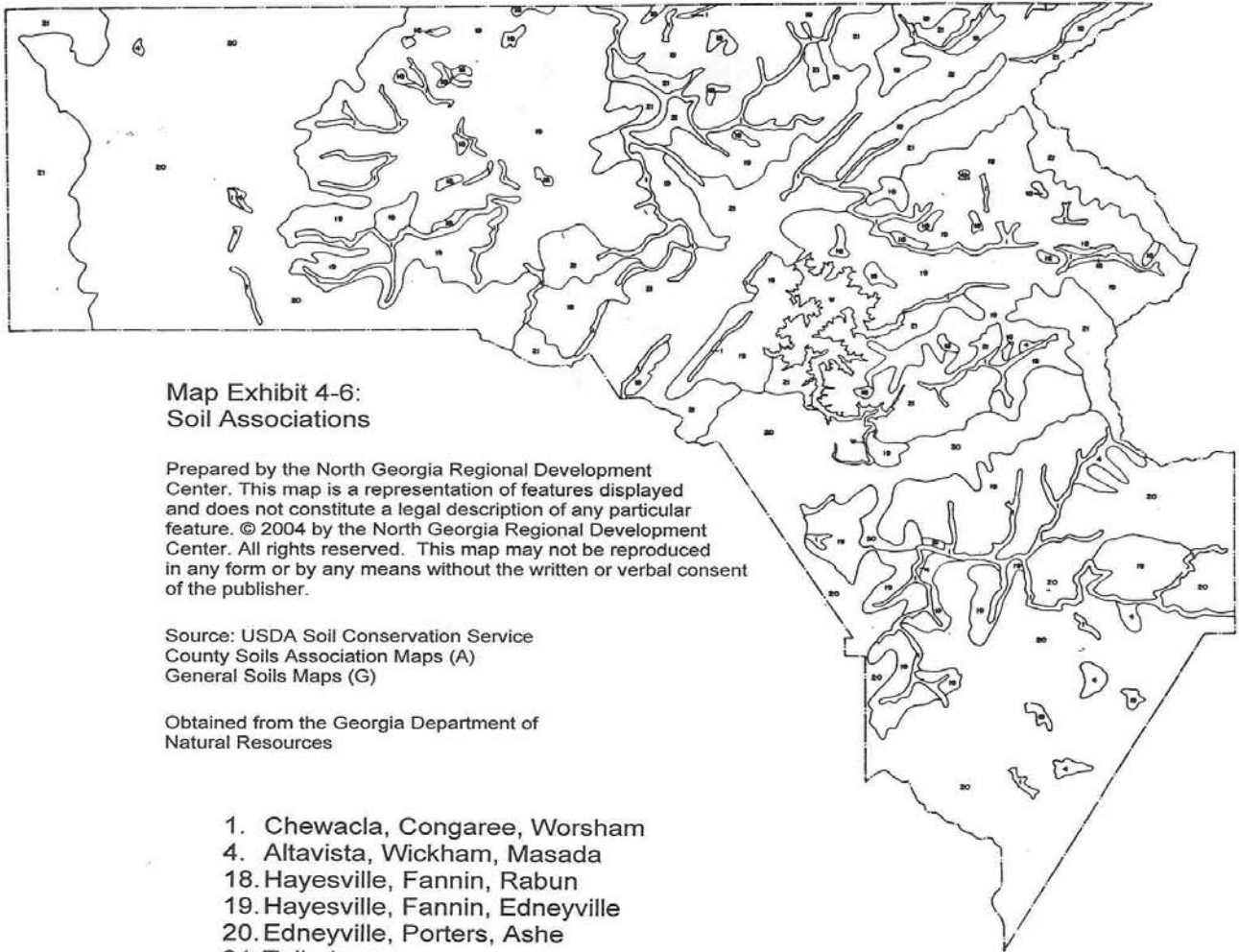
These associations are identified in *Map Exhibit 4-6: Soil Associations*. Soil types in the county generally correspond to the slope of the terrain. Loamy alluvial soils characterize the Toccoa River floodplain; cobbled, stony soils are typical in the hills and mountains.

The soil associations found in Fannin County follow in Table 4-3.

Table 4-3
Soil Associations

1	Chewacla, Congaree, Worsham	Very deep; depth to bedrock greater than 72 inches. Moderately permeable. Moderately well drained to poorly drained. Generally 0 to 8 percent slope.
2	Altavista, Wickham, Masada	Very deep, 0 to 25 percent slope. Moderately well drained. Generally located on high stream terraces.
3	Hayesville, Fannin, Rabun	Gently sloping to very steep slopes and is found on ridges and side slopes. Deep, well-drained soils.
4	Hayesville, Fannin, Edneyville	Characteristics in common with Hayesville, Fannin, Rabun Series.
5	Edneyville, Porters, Ashe	Most acreage in forest. Well drained. Deep to moderately deep soils. Slopes generally 20 to 45 percent, but range from 6 to 95 percent.
6	Talladega	Shallow to moderately deep soils. Slopes range from 6 to 80 percent.

Source: Soil Conservation Service



**Map Exhibit 4-6:
Soil Associations**

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Source: USDA Soil Conservation Service
County Soils Association Maps (A)
General Soils Maps (G)

Obtained from the Georgia Department of
Natural Resources

- 1. Chewacla, Congaree, Worsham
- 4. Altavista, Wickham, Masada
- 18. Hayesville, Fannin, Rabun
- 19. Hayesville, Fannin, Edneyville
- 20. Edneyville, Porters, Ashe
- 21. Talladega

Back Side of Map Exhibit 4-6: Soil Associations

4.1.7.2 Soil Types: Assessment

A tremendous amount of soil erosion has occurred over one-and-a-half centuries throughout the county due to poor farming and forestry practices. Beginning in 1975, GESA minimized the impacts of soil erosion upon the quality of streams and other surface waters throughout the state. The Act prevents land disturbing activities, including clearing, dredging, grading, excavating, transporting, and filling, from being undertaken until an erosion and sedimentation control plan is completed and submitted to the proper authority.

The Environmental Protection Division (EPD) of the Department of Natural Resources (DNR) is charged with administering the permit conditions and authorizes local governments to enforce these rules through locally adopted legislation. Fannin County is a certified local government and has the authority to enforce the soil erosion regulations under its Land Development Resolution, adopted in 1986.

4.1.8 Steep slopes

See *“Protected Mountains and Steep Slopes,”* 4.1.4.0 above.

4.1.9 Prime Agricultural and Forest Land

This section identifies areas in Fannin County valued for agricultural or forestry production that may warrant special management practices.

4.1.9.1 Prime Agricultural and Forest Land: Inventory

The agricultural use map indicates areas with soil types that are most suitable and productive for agricultural purposes, as interpreted through information provided by the Soil Conservation Service. *Map Exhibit 4-7: Prime Agricultural and Forest Land* illustrates these areas according to three degrees of suitability. As these lands generally conform to major alluvial drainage areas and lowlands, much of this land has been developed for other purposes (see also the Existing Land Use map series in Element 6).

Map Exhibit 4-7: Prime Agricultural & Forest Land

Forestry constitutes the major economic natural resource use in Fannin County. Forest coverage of the county is designated on the in the Existing Land Use map series in Chapter 6. Table 4-4 identifies total forest resources according to ownership class for the years 1989 and 1997.

Table 4-4
Forest Acreage by Ownership

Year	Total	Federal	State, City, County	Forest Industry	Non-Industrial	
					Corporate	Private
1989	178,004	73,135	80	392	5,495	98,902
1997	165,000	64,600	100	600	12,900	54,500
Change	-13,004	-8,535	+20	+208	+7,405	-44,402
% Change	-13.7%	-11.7%	25.0%	53.1%	134.8%	44.9%

Source: U.S. Dept. of Agriculture

Most forest in the land belongs to the USFS. Fannin County contains nearly 107,173 acres of the 741,000-acre Chattahoochee National Forest, which constitutes about 42% of the county's land area.

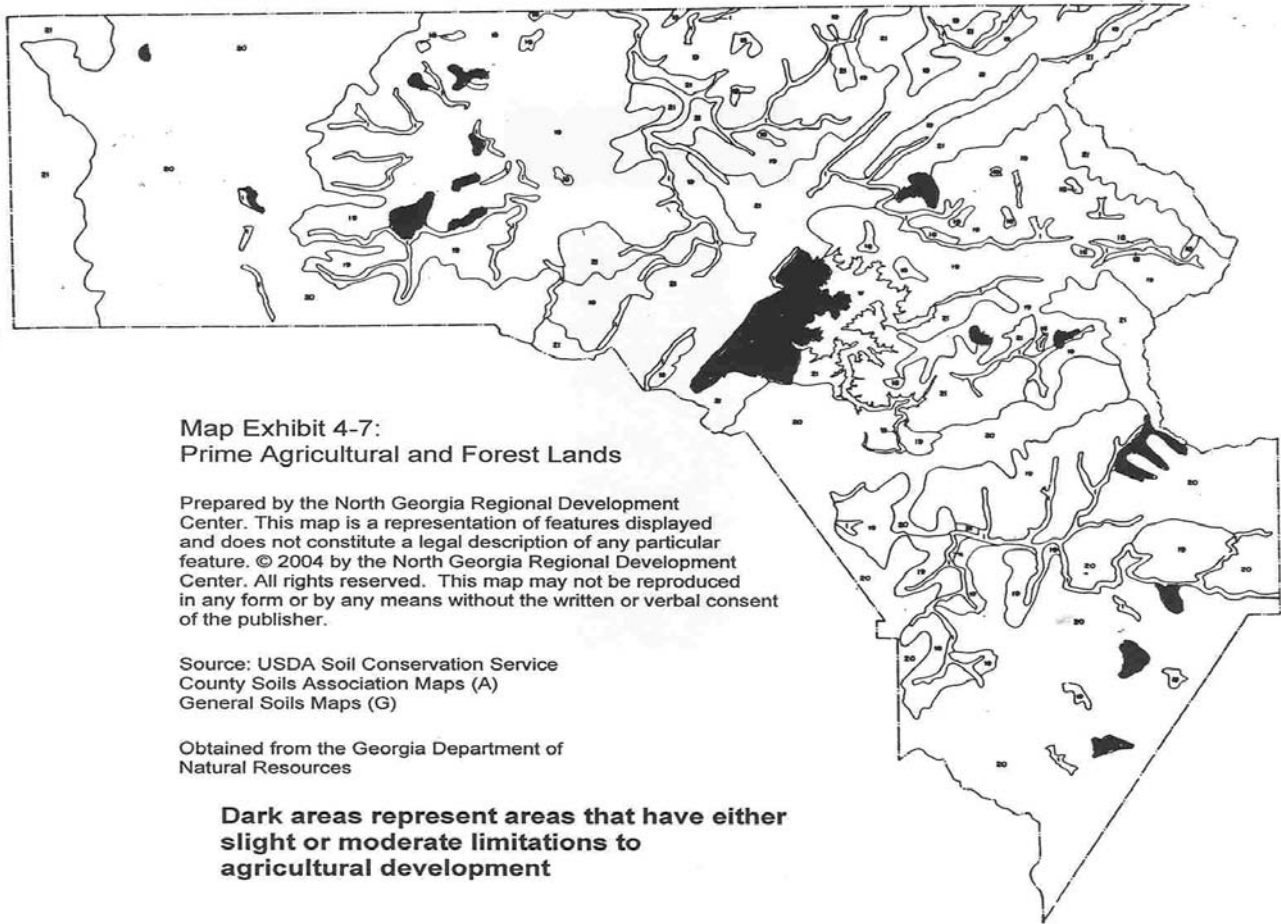
4.1.9.2 Prime Agricultural and Forest Land: Agricultural Lands

Land that is best suited for farming is not always resourcefully used. This is evident in Fannin County, if one compares the prime farmland with the agricultural land use identified in the Existing Land Use chapter map series. As a land use, farming contributes to the county economically and also preserves its traditional rural appearance, although farming within environmentally sensitive areas can produce chemical pollutants with more negative impacts on water quality than other types of development.

Consequently, as rural development occurs, land use policies and controls should promote the continuance of farming where environmentally appropriate and compatible with future land use goals. Development patterns in North Georgia suggest that the demand created by residential development will inflate agricultural land costs, resulting in an ongoing loss of agricultural property and open space.

Because much of the prime farmland is located in buildable areas at lower elevations along major transportation routes, it is especially vulnerable to loss. One alternative is to adopt a land use regulation system in order to protect productive farmland. The difficulty with a land regulation system is achieving a proper balance between private property rights and public benefits. Other preservation techniques include providing for open space zoning, enabling farmers to cluster development on marginal productive uplands, or creating conservation easements that restrict land to agricultural activities.

Tax assessment adjustments may also be used in conjunction with open space zoning to relieve development pressures that encourage farmers to sell out. Another more controversial technique is establishing Transfer Development Rights (TDR's) that separate development density rights from the agricultural



**Map Exhibit 4-7:
Prime Agricultural and Forest Lands**

Prepared by the North Georgia Regional Development Center. This map is a representation of features displayed and does not constitute a legal description of any particular feature. © 2004 by the North Georgia Regional Development Center. All rights reserved. This map may not be reproduced in any form or by any means without the written or verbal consent of the publisher.

Source: USDA Soil Conservation Service
County Soils Association Maps (A)
General Soils Maps (G)

Obtained from the Georgia Department of
Natural Resources

**Dark areas represent areas that have either
slight or moderate limitations to
agricultural development**

Back Side of Map Exhibit 4-7: Prime Agricultural and Forest Land

property. TDR's are permits of entitlement for development and may be utilized by the owner to develop other property holdings or sold to a buyer. This allows the farmer a reasonable economic return on land, in accordance with true market value, while maintaining the benefits that working farms provide.

4.1.9.3 Prime Agricultural and Forest Land: Forest Land

Most forested land in the county belongs to the United States Forest Service (USFS). National Forest lands occupy 42% of the county's total land area. Fannin County contains approximately 107,173 acres of the 741,000-acre Chattahoochee National Forest. National Forest lands in the county are managed by ranger offices in Blue Ridge, under the supervision of the Forest Supervisor's Office in Gainesville.

A large portion of the Chattahoochee National Forest is managed as a multi-use resource in compliance with the Multiple-Use Sustained Yield Act of 1960. These uses include timber production, preservation, general recreation, and other public uses.

The USFS has conducted an Environmental Impact Statement (EIS) in conjunction with its Land and Resource Management Plan for the Chattahoochee National Forest. This document was adopted in 1985 and covers general resource policies for the next 50 years as well as specific management strategies for selected topics such as wildlife protection, timber management practice, recreation improvements, land acquisition, roads, and other facility improvements.

4.1.10 Plant and Animal Habitats

This section includes areas that support rare or endangered plants or animals.

4.1.10.1 Plants and Animal Habitats: Inventory

Animals. Wildlife species common to the NGRDC region are found in Fannin County. Mammalian species include rabbits, squirrels, deer, and bear as the primary game species. Raccoons, opossum, muskrat, beaver, mink, and fox are other common species. Small game species can adapt more easily to habitat encroachment than larger animals such as bear and deer. Deer range in a variety of habitats, even heavily urbanized areas, but specific habitat is required for escapes, fawning areas, and winter food supply. Turkey, doves, and quail are the primary game birds in the area. Other birds include hawks, owls, crows, and a wide variety of songbirds.

The USFS has acknowledged the potential for several threatened or endangered animals to be present in or migrate through USFS land in Fannin County. These include the following:

- Eastern Cougar (*Felis concolor cougar*)
- Indiana Bat (*Myotis sodalists*)
- Gray Rat (*Myotis griesescens*)
- Peregrine Falcon (*Falco peregrinus*)
- Bald Eagle (*Haliaeetus leucocephalus*)

- Golden Eagle (*Aquila chrysaetos*)
- Common Osprey (*Pandion haliaeetus*)
- Bog Turtle (*Clemmys muhlenbergi*)

The Forest Service has adopted management protection policies particular to the needs of each of these species.

Essentially, all streams in Fannin County are classified as being of primary or secondary importance, according to the GESA. A primary stream indicates a year-round habitat capable of supporting reproduction, and a secondary stream, an intermittent habitat. Trout streams in the North Georgia Appalachian Uplands are considered especially vulnerable due to the effects of soil erosion and pollutant discharge from forestry and agricultural practices. Consequently, under the scope of GESA, the Department of Natural Resources has adopted development criteria that prohibit land-disturbing activities within 50 feet of all designated trout streams.

Primary:

1. Conasauga River/Jacks River watershed
2. Ellijay River watershed
3. Etowah River watershed
4. Fightingtown Creek watershed
5. Owenby Creek watershed
6. Persimmon Creek watershed
7. South Fork Rapiel Mill Creek watershed
8. Toccoa River watershed upstream to Blue Ridge Reservoir dam
9. Toccoa River upstream from the backwater of Blue Ridge Reservoir
10. Tumbling Creek watershed
11. Wilscot Creek watershed

Secondary:

All streams or stream sections not classified as primary in the above list
Several animal species are designated as "special" by the Georgia Natural Heritage Program, Department of Natural Resources, meaning that they are unusual, rare, threatened, or endangered either on a statewide or global basis. These species are granted varying levels of protection under the authority of the Wildlife Preservation Act and Endangered Species Act of 1973. The degree of protection is based on the following criteria:

1. Endangered species - any resident species that is in danger of extinction throughout all or a significant portion of its range, or one that is designated as endangered under the provisions of the Federal Endangered Species Act of 1973.
2. Threatened species - any resident species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range or one that is designated as threatened under the provisions of the Federal Endangered Species Act of 1973.
3. Rare species - any resident species that, although not presently endangered or threatened as previously defined, should be protected because of its scarcity.

The Georgia Natural Heritage Program maintains a listing of plants and animals under state protection or potential protection, based upon an evaluation of all environmental risk factors. Table 4-4 lists all species for Fannin County. Plant species are also classified and protected by law. DNR classifies protected plants according Table 4-5.

Table 4-5
Animals Under State Protection

<i>Species Name</i>	<i>Common Name</i>	<i>State Status</i>
<i>Erimystax insignis</i>	Blotched Chub	Threatened
<i>Etheostoma Vulneratum</i>	Wounded Darter	Endangered
<i>Percina aurantiaca</i>	Tangerine Darter	Threatened
<i>Percina sciera</i>	Dusky Darter	Rare
<i>Percina squamata</i>	Olive Darter	Threatened
<i>Plecotus rafinesquii</i>	Rafinesque's Big-Eared Bat	Rare
<i>Sylvilagus Obsourus</i>	Appalachian Cottontail	Rare
<i>Sylvilagus transitionalis</i>	New England Cottontail	Rare

Source: Georgia Department of Natural Resources

Table 4-6
Plants Under State Protection

<i>Species Name</i>	<i>Common Name</i>	<i>State Status</i>
<i>Carex Manhartii</i>	Manhart Sage	Threatened
<i>Cymophyllus Fraseri</i>	Fraser Sage	Threatened
<i>Cypripedium acaule</i>	Pink Ladyslipper	Unusual
<i>Cypripedium calceolus</i>	Yellow Ladyslipper	Unusual
<i>Hydrastis Canadensis</i>	Goldenseal	Endangered
<i>Istoria Medeoloides</i>	Small Whorled Pognia	Threatened

Note: The Small Whorled Pognia also has federal government "Threatened" status. Source: Georgia Department of Natural Resources.
Source: Georgia Department of Natural Resources.

4.1.11 Major Park, Recreation, and Conservation Areas

This section includes major federal, state, and regional parks, recreation areas, and conservation areas such as wildlife management areas, nature preserves, and national forests.

4.1.11.1 Major Park, Recreation, and Conservation Areas: Inventory

Significant Natural Resources that provide public recreation amenities are identified in elsewhere in this document, such as in *Element 5: Community Facilities*. There is one federal wilderness area in Fannin County, located within the bounds of the Chattahoochee National Forest. The Georgia DNR also administers four Wildlife Management Areas (WMAs) in Fannin County.

4.1.11.2 Major Park, Recreation, and Conservation Areas: Description of Areas

Federal Wilderness Area: The Cohutta Wilderness Area was established under the authority of the Eastern Wilderness Act for the purposes of roadless area preservation, public recreation, and

controlled hunting. The entire area of the Cohutta Wilderness consists of approximately 32,307 acres spanning portions of Murray, Gilmer, and Fannin counties in Georgia, and Polk County in Tennessee. There are over 80 miles of hiking trails within its boundaries. The majority of the Cohutta Wilderness is between 3,000 and 4,000 feet in elevation.

State Wildlife Management Areas: DNR maintains contractual agreements with landowners making the land available for public use as a game reserve for hunting as well as for other recreational uses such as hiking. Contract agreements are renewed annually.

- The Blue Ridge WMA includes areas in Fannin, Dawson, Lumpkin, and Union counties and consists of 39,000 acres owned by the USFS.
- Rich Mountain WMA includes areas in both Fannin and Gilmer counties and contains 22,061 acres owned by the USFS, Georgia Power Company, and five private owners.
- The Cohutta WMA consists of 95,265 acres, which is in the ownership of the USFS and one private landowner, also spans the border of Fannin and Gilmer counties.
- Cooper Creek WMA spans the Fannin and Union county line and encompasses 30,000 acres of USFS land.

4.1.11.3 Major Park, Recreation, and Conservation Areas: Assessment

Wildlife Management Areas provide important breeding, seclusion, and foraging habitat for many regional animal species. However, because lease agreements are subject to cancellation, these areas cannot be considered permanent protective wildlife reserves or habitat. Although there are substantial property tax reductions available to participating private and corporate landowners, the benefits are sometimes perceived by landowners and others as being outweighed by the temporary loss of other economic uses. Thus the security of habitat in private ownership will be decided largely by the perceived demand for commercial forest or other development use. The Georgia DNR expects to lose much of the privately owned WMA acreage in North Georgia to development or other competing land uses in the absence of any local or regional strategy for retention, maintenance, and promotion of Wildlife Management Areas.

4.1.12 Scenic Views and Sites

General information on scenic views and sites may be found elsewhere. See “Major Park, Recreation, and Conservation Areas,” above, for instance. See also the recreation section in *Element 5: Community Facilities*. Historic and archeologically significant areas are among the cultural resources listed below.

Fannin County is home to Lake Blue Ridge. In the center of Fannin County, the Lake is administered by the Tennessee Valley authority, and offers boating, skiing, fishing, and swimming. Lavish second homes on the shores of the lake testify to the value placed on its beauty. The county is also home to the Cohutta Wilderness, 35,268 acres of National Forest land designated as wilderness area that is the largest wilderness area east of the Mississippi. The United States forest in the county also contains Long Creek Falls, Fall Branch Falls, Sea Creek Falls, and Little Rock Creek Falls, which are accessible by trail. The Aska Road area also contains numerous trails for hiking and biking. Two of Fannin County’s most famous trails are the Benton Mackaye Trail, which winds a path northward to Tennessee, and the world-renowned Appalachian Trail, both of which begin at the 3,782 foot Springer Mountain in the Southeast corner of the county. Blue Ridge Scenic Railway tours the valley of the Toccoa River, an attractive water resource known for its tubing, canoeing, and fishing.

4.1.13 Historic Resources

Historic resources of archeological and cultural significance have been inventoried, including residential, commercial, industrial, institutional, and transportation resources.

4.1.13.1 Historic Resources: Inventory

These items have been considered together in Table 4-7. The survey identifies approximately 400 properties as potentially historic, including houses, commercial buildings, schools, churches, outbuildings, and other structures.

4.1.13.2 Historic Resources: Methodology

During late 1989 and early 1990, the consulting firm of Jaeger/Pyburn compiled the survey of Fannin County's historic resources in both incorporated and unincorporated areas. Administration of the survey was sponsored by the Fannin Heritage Association and the Historic Preservation Division of the Georgia Department of Natural Resources.

The Fannin County Historic Resource Survey is arranged in three segments: unincorporated Fannin County, Blue Ridge, and McCaysville. *Morganton, due to its small size and rural character, was surveyed as part of the County.*

Complete survey forms record a resource's location (including a small map), date of construction, architect, architectural description, alterations, landscaping features, and other information, including what is known, or can be discovered of the resource's history. Local informants supplied much of the information.

The location of each surveyed resource is plotted on a USGS Map, with its identifier indicated, to key it to the survey form. A copy of the Fannin County Historic Resource Survey is housed in the Historic Preservation Division of the Georgia DNR.

The results of the survey appear in Table 4-7 below. The table lists structures judged by the State Historic Preservation Office as possibly having sufficient historic integrity and significance to warrant nomination to the National Register of Historic Places, a list maintained by the National Park Service recognizing properties judged worthy of recognition as historic by the federal government. Listings are by jurisdiction and sorted into resource types including residential, commercial, and industrial. It also identifies transportation and other rural resources.

Table 4-7
Historic Resources

Survey #	Location	Current/Original Use	Type
FANNIN COUNTY RESIDENTIAL			
FN-23	N side of US Hwy. 76, 0.4 miles W of Fannin/Union County line	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-28	N side of US Hwy. 76, 1.75 miles W of county line.	Current: single dwelling Original: single dwelling	unknown
FN-30	S side of US Hwy. 76, 2 miles west of the county line	Current: vacant/not in use Original: single dwelling	central hallway
FN-31	S side of US Hwy. 76, 3 miles W of the county line	Current: Vacant/not in use Original: single dwelling	bungalow-side gable
FN-35	3 miles W of the county line a dirt road runs N from US Hwy. 76. 1/4 mile to T intersection. House is on north side	Current: single dwelling Original: single dwelling	double pen
FN-38	A road leads N from US Hwy. 76 4.1 miles W of Union County line. One side of road a short distance N of Hwy. 76.	Current: single dwelling Original: single dwelling	central hallway
FN-41	S side of US Hwy. 76, 3.7 miles E of intersection with GA Hwy. 60	Current: vacant/not in use Original: single dwelling	l-house-central hallway
FN-42	S side of US Hwy. 76, 3.75 miles E of intersection with GA Hwy. 60.	Current: vacant/not in use Original: single dwelling	central hallway
FN-45	N side of US Hwy 76, 4.2 miles E of intersection with GA Hwy. 60.	Current: single dwelling Original: single dwelling	Georgian cottage
FN-46	0.4 miles N of US Hwy. 76 on County Rt. 52. NW side.	Current: single dwelling Original: single dwelling	Georgian cottage
FN-47	NW side of County Road 52, 1.9 miles N of US Hwy. 76.	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-49	SW side of County Road 52, 2.7 miles N of US Hwy. 76.	Current: vacant/not in use Original: single dwelling	hall-parlor
FN-50	NW side of County Road 220, 1.55 miles NE of County Road 52.	Current: single dwelling Original: single dwelling	hall-parlor
FN-53	SE side of County Road 220, 0.8 mile NE of County Road 52	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-54	NW side of County Road 220, 0.75 miles NE of County Road 52	Current: single dwelling Original: single dwelling	Georgian cottage
FN-55	NW side of County Road 220, 0.7 miles NE of County Road 52	Current: single dwelling Original: single dwelling	bungalow-front gable extended hall parlor
FN-56	0.1 mile NW of County Road 220, on a side road which leaves it 4.7 miles NE of US Hwy 76. NE side of the road	Current: vacant/not in use Original: single dwelling	saltbox gabled ell cottage
FN-57	E side of County Road 220, 3.05 miles N of US Hwy. 76	Current: single dwelling Original: single dwelling	gabled ell cottage
FN-58	W side of County Road 220, 1.25 miles N of US Hwy. 76.	Current: single dwelling Original: single dwelling	double pen
FN-59	NW side of County Road 220, 0.8 mil NE of US Hwy 76	Current: single dwelling Original: single dwelling	double pen

<i>Survey #</i>	<i>Location</i>	<i>Current/Original Use</i>	<i>Type</i>
FN-60	S side of US Hwy 76, 2.3 miles E of intersection with GA Hwy. 60	Current: vacant/not in use Original: single dwelling	saddlebag-two doors
FN-61	S side of US Hwy 76, 1.9 miles E of intersection with GA Hwy. 60	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-62	S side of US Hwy 76, 1.4 miles E of intersection with GA Hwy. 60	Current: single dwelling Original: single dwelling	extended hall-parlor
FN-67	NE of Hardscrabble Rd. (Co. Road 83), 0.1 mile NW of intersection with Murphy Hwy. (GA Hwy 60 spur).	Current: single dwelling Original: single dwelling	gabled ell cottage
FN-69	4516 Hardscrabble Rd. (Co. Road 83), 2.6 miles W of Murphy Hwy. (spur of GA Hwy. 60)	Current: vacant/not in use Original: single dwelling	single pen rectangular
FN-70	1/4 mile S of Hardscrabble Rd (Co. Road 83) on a side road which leaves it at Bell School. W side of road.	Current: single dwelling Original: single dwelling	Unknown (insufficient information)
FN-71	450 Murphy Hwy. (GA Hwy. 60 spur), 3.2 miles SW of Co. Road 83, on SE side of the road	Current: single dwelling Original: single dwelling	extended hall-parlor
FN-73	0.4 miles NW of GA Hwy 60 spur on a side road which leaves the hwy 4.2 miles SW of Co. Road 83. SW side by old RR bed.	Current: single dwelling Original: single dwelling	saddlebag-two doors
FN-74	Just off Murphy Hwy (GA Hwy. 60 spur) to the NW, 4.4 miles SW of County Road 83. On NE side of the side road.	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-75	NW side of GA Hwy 60 spur (Murphy Hwy), 4.5 miles SW of County Road 83.	Current: single dwelling Original: single dwelling	extended hall-parlor
FN-76	W side of Hardscrabble Road (Co. Road 83), 1/2 mile SW of Pleasant Hill Church	Current: single dwelling Original: single dwelling	bungalow-front gable extended hall-parlor
FN-77	1/4 mile N of Hardscrabble Rd (Co. Road 83) on a drive which leaves Hardscrabble 1 mile SW of Pleasant Hill Church	Current: vacant/not in use Original: single dwelling	pyramid cottage
FN-80	SW side of GA Hwy 60, 0.15 miles NW of County Road 83 (Hardscrabble Rd)	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-83	N side of East St. in Morganton, 1st house W of Loving Road	Current: single dwelling Original: single dwelling	double pen
FN-84	N side of East Street, 2 nd house W from Loving Road	Current: single dwelling Original: single dwelling	double pen
FN-85	N side of East Street, 3 rd house W from Loving Road	Current: single dwelling Original: single dwelling	double pen saddlebag-two doors
FN-88	NW side of Town Square Road	Current: single dwelling Original: single dwelling	Georgian cottage
FN-89	W side of Town Square Road	Current: single dwelling Original: single dwelling	hall-parlor
FN-90	NW corner of Maple Street and US Hwy 76/GA Hwy 60	Current: single dwelling Original: single dwelling	double pen
FN-92	W side of Church Street, W of the Baptist Church	Current: vacant/not in use Original: single dwelling	double pen

<i>Survey #</i>	<i>Location</i>	<i>Current/Original Use</i>	<i>Type</i>
FN-95	N side of US Hwy 76/GA Hwy 60, 0.6 mile E of where the two highways separate NW of Morganton	Current: single dwelling Original: single dwelling	Georgian cottage
FN-96	0.2 mile N of US Hwy 76, on side road that leaves the hwy. 0.75 mile W of GA Hwy 60. W side of the road.	Current: barn/shed Original: barn/shed	
FN-102	W side of GA Hwy 60, 0.7 mile S of Windy Ridge and 0.5 mile NW of GA Hwy 60 Spur	Current: single dwelling Original: single dwelling	Georgian house
FN-103	NE corner of intersection of GA Hwy 60 and County Road 106, .35 mile E of Hothouse Creek	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-104	NW corner of intersection of GA Hwy 60 and County Road 106, .35 mile E of Hothouse Creek	Current: single dwelling Original: single dwelling	Bungalow-side gable
FN-105	W side of GA Hwy 60, 3/4 mile NW of Hothouse Creek	Current: single dwelling Original: single dwelling	bungalow-front gable
FN-106	SW side of GA Hwy 60, 1.3 miles N of Hothouse Creek	Current: single dwelling Original: single dwelling	bungalow-front gable
FN-107	S side of County Road 96, .45 mile W of GA Hwy 60	Current: single dwelling Original: single dwelling	hall-parlor saltbox
FN-108	S side of County Road 96, 1.05 miles W of GA Hwy 60 and 1 mile E of the Toccoa River	Current: single dwelling Original: single dwelling	Georgian cottage
FN-110	SE side of County Road 86, 3/4 mile NE of GA Hwy 60	Current: single dwelling Original: single dwelling	hall-parlor
FN-111	SW corner of County Road 86 and County Road 93	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-112	S side of County Road 86, 1/10 mile E of intersection with County Road 93	Current: single dwelling Original: single dwelling	central hallway dogtrot
FN-114	W side of County Road 86, 0.4 mile S of County Road 84	Current: single dwelling Original: single dwelling	bungalow-front gable
FN-116	N side of County Road 85, 1/2 mile W of County Road 86	Current: single dwelling Original: duplex	double shotgun
FN-118	SW side of County Road 93, 1/2 mile S of County Road 86 and S of Hothouse Creek	Current: single dwelling Original: single dwelling	hall-parlor
FN-119	W side of the intersection of County Road 92 and 93	Current: single dwelling Original: single dwelling	bungalow-front gable
FN-121	Between Railroad Ave and Hemptown Creek, south of GA Hwy 60	Current: single dwelling Original: single dwelling	Georgian cottage
FN-122	SE side of Railroad Ave, between GA Hwy 60 and the old depot	Current: single dwelling Original: single dwelling	Queen Anne House
FN-124	W side of GA Hwy 60 Spur, .2 mile N of GA Hwy 60	Current: single dwelling Original: single dwelling	
FN-127	N side of GA Hwy 60, E of GA Hwy 60 Spur	Current: single dwelling Original: single dwelling	saddlebag-two doors
FN-128	N side of GA Hwy 60, E of GA Hwy 60 Spur	Current: single dwelling Original: single dwelling	saddlebag-two doors
FN-129	N side of GA Hwy 60, E of GA Hwy 60 Spur	Current: single dwelling Original: single dwelling	saddlebag-two doors
FN-130	S side of GA Hwy 60, E of GA Hwy 60 Spur	Current: single dwelling Original: single dwelling	saddlebag-central door
FN-131	S side of GA Hwy 60, E of GA Hwy 60 Spur	Current: single dwelling Original: single dwelling	saddlebag-central door

<i>Survey #</i>	<i>Location</i>	<i>Current/Original Use</i>	<i>Type</i>
FN-133	W side of County Road 103, .6 miles SE of Curtis Switch Road	Current: single dwelling Original: single dwelling	I-house-central hallway
FN-134	S side of County Road 109, 3/4 mile W of County Road 103	Current: single dwelling Original: single dwelling	Pyramid cottage
FN-137	N side of County Road 116, ½ mile NE of County Road 115	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-139	NE side of County Road 110, .3 mile NE of GA Hwy 5	Current: single dwelling Original: single dwelling	bungalow-front gable
FN-140	Off county Road 217 to the E, .8 mile from GA Hwy 5	Current: vacant/not in use Original: single dwelling	Queen Anne House
FN-142	Alternate GA Hwy 5, 1.4 miles S of GA Hwy 5	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-146	N side of unmarked road, .2 mile W of Aska Rd (Co Rd 222) just S of Dry Branch Rd (Co Rd 23)	Current: single dwelling Original: single dwelling	central hallway
FN-147	N side of Dry Branch Rd (Co Rd 23) near Blue Ridge Lake. About 1.5 miles S of US Hwy 76	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-150	SE side of unmarked road, .4 miles SE of Aska Rd (Co Rd 222) Ozion Church is also located on this road	Current: single dwelling Original: single dwelling	double pen
FN-151	SW side of Aska Rd (Co Rd 222), 2.25 miles SE of Co Rd 30.	Current: agricultural storage Original: single dwelling	hall-parlor
FN-153	Off Aska Rd (Co Rd 222) to the W, 1.5 miles N of Co Rd 9	Current: single dwelling Original: single dwelling	hall-parlor
FN-156	S side of County Rd 9, 1/4 mile E of Fannin/Gilmer County line	Current: single dwelling Original: single dwelling	single pen double pen
FN-157	S side of Co Rd 9, 1 mile E of the Fannin/Gilmer county line. Across Stanley Creek from the road.	Current: single dwelling Original: single dwelling	single pen
FN-159	SE side of GA Hwy 5, .35 mile SW of intersection with Co Rds 135 and 195	Current: single dwelling Original: single dwelling	
FN-160	E side of Co Rd 195, just S of intersection with GA Hwy 5. Near Friendship Church	Current: single dwelling Original: single dwelling	bungalow-front gable
FN-161	N side of Co Rd 195, 1 mile SE of GA Hwy 5	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-162	E side of GA Hwy 5, .15 mile N of intersection with Co Rd 135	Current: single dwelling Original: single dwelling	
FN-163	W side of GA Hwy 5, .9 mile S of McCaysville City limit.	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-166	E side of GA Hwy 5, ½ mile S of McCaysville City limit. This is the more southerly of the 2 houses.	Current: single dwelling Original: single dwelling	bungalow-front gable
FN-167	E side of GA Hwy 5, ½ mile S of McCaysville City limit. This is the more northerly of the 2 houses.	Current: single dwelling Original: single dwelling	bungalow-front gable
FN-168	E side of GA Hwy 5, .45 mile S of McCaysville city limit	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-169	E side of GA Hwy 5, .4 mile S of McCaysville City limit	Current: single dwelling Original: single dwelling	bungalow-front gable
FN-170	W side of GA Hwy 5, 1/4 mile S of McCaysville city limit.	Current: single dwelling Original: single dwelling	bungalow-front gable

<i>Survey #</i>	<i>Location</i>	<i>Current/Original Use</i>	<i>Type</i>
FN-172	S side of GA Hwy 60, 1.3 miles E of intersection with Co Rd 97	Current: single dwelling Original: single dwelling	bungalow-front gable
FN-174	S side of GA Hwy 60, 3/4 mile E of Co Rd 97	Current: single dwelling Original: single dwelling	I-house-central hallway
FN-175	E side of Pantertown Rd, just N of GA Hwy 60 and 3/4 mile from intersection with Co Rd 97	Current: single dwelling Original: single dwelling	gabled ell cottage bungalow-cross gable
FN-176	N side of GA Hwy 60, .6 mile E of Co Rd 97	Current: vacant/not in use Original: single dwelling	bungalow-front gable bungalow-cross gable
FN-178	SW side of Co Rd 159, .7 mile W of Fightingtown Creek, near the state line	Current: single dwelling Original: single dwelling	double pen
FN-179	Off Co Rd 159, .2 mile W of intersection with Co Rd 167.	Current: single dwelling Original: single dwelling	pyramid cottage
FN-180	Off Co Rd 159, .35 mile SW of intersection of Co Rds 159 and 167	Current: single dwelling Original: single dwelling	I-house-hall-parlor
FN-219	S side of Co Rd 159, .4 mile E of intersection with Co Rd 181	Current: vacant/not in use Original: single dwelling	hall-parlor
FN-220	N side of Co Rd 159, .3 mile E of intersection with Co Rd 181	Current: single dwelling Original: single dwelling	bungalow-front gable extended hall-parlor
FN-221	NE corner of the intersection of Co Rds. 159 and 181	Current: single dwelling Original: single dwelling	double pen
FN-224	Off Co Rd 159 to the NW, .2 mile SW of intersection with Co Rd 180	Current: single dwelling Original: single dwelling	double pen
FN-225	E side of Co Rd 165, .1 mile S of Co Rd 159	Current: vacant/not in use Original: single dwelling	saddlebag-two doors gabled ell cottage
FN-226	N side of Co Rd 159, .3 mile E of Fightingtown Creek, about 3.5 miles W of Church St in Epworth	Current: vacant/not in use Original: single dwelling	saddlebag-two doors
FN-228	E side of Co Rd 211, .7 mile SE of intersection with Co Rd 175	Current: single dwelling Original: single dwelling	
FN-229	N side of Co Rd 173, about 2 3/4 miles W of Co Rd 211	Current: vacant/not in use Original: single dwelling	I-house-double pen
FN-232	N side of Co Rd 173, 1 mile W of intersection with Co Rd 211	Current: single dwelling Original: single dwelling	double pen
FN-235	W side of Co Rd 211, .4 mile N of GA Hwy 2	Current: vacant/not in use Original: single dwelling	double pen gabled ell cottage
FN-237	N side of GA Hwy 2, .9 miles W of Hipp Chapel	Current: vacant/not in use Original: single dwelling	double pen
FN-238	At the end of the secondary road which leaves GA Hwy 2 at Hipp Chapel to run NW up Foster Hollow	Current: single dwelling Original: single dwelling	gabled ell cottage
FN-240	S side of GA Hwy 2, .85 mile W of Co Rd 211	Current: single dwelling Original: single dwelling	central hallway
NF-241	S side of GA Hwy 2, 1/4 mile W of intersection with Co Rd 211	Current: vacant/not in use Original: single dwelling	double pen

<i>Survey #</i>	<i>Location</i>	<i>Current/Original Use</i>	<i>Type</i>
FN-242	Off GA Hwy 2 to the N, .2 mile W of intersection with Co Rd 211	Current: single dwelling Original: single dwelling	bungalow-front gable
FN-243	S side of GA Hwy 2, .2 mile W of Co Rd 169	Current: single dwelling Original: single dwelling	double pen
FN-245	SE off Co Rd 169 just S of intersection with GA Hwy 2	Current: single dwelling Original: single dwelling	I-house double-pen
FN-246	W side of GA Hwy 2, just N of Fightingtown Creek and .9 mile W of intersection with Co Rd 215	Current: single dwelling Original: single dwelling	I-house double pen
FN-248	SW side of Cashes Valley Rd (Co Rd 207), .7 mile NW of the Fannin/Gilmer County line.	Current: single dwelling Original: single dwelling	central hallway
FN-249	SW side of Cashes Valley Rd (Co Rd 207), at the Fannin/Gilmer county line	Current: single dwelling Original: single dwelling	single pen rectangular- hall/parlor
FN-251	S side of GA Hwy 2, 1/4 mile SE of intersection with Co Rd 219	Current: single dwelling Original: single dwelling	double pen
FN-253	N side of GA Hwy 2, just W of the intersection of that road with Co Rd 219	Current: single dwelling Original: single dwelling	double pen
FN-254	W side of Co Rd 169, .8 mile S of GA Hwy 2	Current: vacant/not in use Original: single dwelling	
FN-255	E side of Co Rd 169, 1.3 miles SW of GA Hwy 2	Current: vacant/not in use Original: single dwelling	hall-parlor
FN-257	W side of Co Rd 169, 2.7 miles SW of GA Hwy 2	Current: vacant/not in use Original: single dwelling	hall-parlor
FN-259	S side of Co Rd 144, .9 mile E of intersection with Co Rd 149	Current: vacant/not in use Original: single dwelling	
FN-260	W side of Co Rd 149, just N of intersection with Co Rd 144	Current: single dwelling Original: single dwelling	hall-parlor
FN-261	W side of Co Rd 149, .3 mile NW of intersection with Co Rd 144	Current: single dwelling Original: single dwelling	bungalow-front gable
FN-262	SE side of the intersection of Co Rd 150 and Co Rd 163	Current: vacant/not in use Original: single dwelling	single pen rectangular
FN-263	S side of Madola Rd, .4 mile E of Co Rd 162	Current: single dwelling Original: single dwelling	Bungalow front gable
FN-264	NW side of Madola Rd, 3/4 mile NE of intersection with Co Rd 162	Current: vacant/not in use Original: single dwelling	Saddlebag central door
FN-265	N side of Madola Rd, 1.2 miles NE of intersection with Co Rd 162	Current: single dwelling Original: single dwelling	Bungalow side gable
FN-266	E side of Old Epworth Rd (Co Rd 155), just off Co Rd 156.	Current: single dwelling Original: single dwelling	Bungalow side gable
FN-267	N side of Old Epworth Rd (Co Rd 155), just E of Co Rd 156.	Current: single dwelling Original: single dwelling	Georgian cottage
FN-270	NW side of Co Rd 150, 1.25 miles SW of Co Rd 159	Current: single dwelling Original: single dwelling	Bungalow/side gable Georgian cottage
FN-272	W side of Asbury St, second house S of Madola Rd	Current: single dwelling Original: single dwelling	temple-front cottage
FN-274	E side of Old Epworth Rd behind the Handy Korner store	Current: single dwelling Original: single dwelling	I-house-central hallway

<i>Survey #</i>	<i>Location</i>	<i>Current/Original Use</i>	<i>Type</i>
FN-276	N side of Wash Wilson Rd, .5 mile W of Co Rd 159	Current: single dwelling Original: single dwelling	bungalow-front gable
FN-277	N side of Madola Rd, .2 mile NW of Co Rd 159	Current: single dwelling Original: single dwelling	bungalow-cross gable
FN-278	SW side of Madola Rd, 1/4 mile NW of Co Rd 159	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-279	NE side of Church St in Epworth, about 1/8 mile NW of Co Rd 159	Current: single dwelling Original: single dwelling	
FN-280	NE side of Church St in Epworth, about 1/8 mile NW of Co Rd 159	Current: single dwelling Original: single dwelling	bungalow-front gable
FN-281	NW side of Co Rd 159, fourth house NE of Church St	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-282	NW side of Co Rd 159 in Epworth, 3 rd house NE of Church St	Current: single dwelling Original: duplex	bungalow-side gable
FN-283	SE side of Co Rd 159 in Epworth, about 1/8 mile NE of Church St	Current: single dwelling Original: single dwelling	
FN-288	SW side of Co Rd 263, 3/4 mile S of Co Rd 159	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-290	NE side of Co Rd 263, 0.65 mile S of Co Rd 159	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-291	NE side of Co Rd 263, .85 mile S of Co Rd 159	Current: single dwelling Original: single dwelling	bungalow-cross gable
FN-292	N side of Co Rd 121, .3 miles W of Co Rd 201	Current: single dwelling Original: single dwelling	central hallway
FN-294	SE side of Co Rd 217, .35 mile N of Co Rd 121	Current: single dwelling Original: single dwelling	bungalow-front gable
FN-295	SW side of Bullen Gap Rd (Co Rd 26), 1.25 miles E of Co Rd 217	Current: single dwelling Original: single dwelling	l-house-central hallway
FN-296	1/4 mile along a dirt road which leaves Co Rd 122 to the E, .7 mile S of Co Rd 217. NE side	Current: single dwelling Original: single dwelling	hall-parlor
FN-297	At the end of a dirt road which leaves Co Rd 122 to the E, .7 mile S of Co Rd 217	Current: single dwelling Original: single dwelling	single pen-square
FN-336	S side of Town Square Rd (Co Rd 3), 3rd house SW of GA Hwy 60	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-337	W side of side road which leaves GA Hwy 60 just S of Morganton crossroads. Near the cemetery.	Current: single dwelling Original: single dwelling	double pen
FN-338	NE side of GA Hwy 60, .3 miles SE of Morganton crossroads.	Current: vacant/not in use Original: single dwelling	saddlebag - two doors
FN-339	SW side of GA Hwy 60, 3/4 mile SE of Morganton crossroads.	Current: single dwelling Original: single dwelling	bungalow - front gable extended hall parlor
FN-341	S side of Co Rd 266, 1/2 mile E of GA Hwy 60.	Current: single dwelling Original: single dwelling	central hallway
FN-345	S side of Co Rd 226, 2.25 miles E of GA Hwy 60	Current: single dwelling Original: single dwelling	

<i>Survey #</i>	<i>Location</i>	<i>Current/Original Use</i>	<i>Type</i>
FN-346	NW side of Co Rd 47 (Collins Rd), .15 mile SW of GA Hwy 60	Current: single dwelling Original: single dwelling	bungalow-front gable extended hall-parlor
FN-350	NE side of GA Hwy 60, .8 miles SE of Co Rd 18	Current: single dwelling Original: single dwelling	hall-parlor
FN-351	NE side of GA Hwy 60, .9 mile SE of Co Rd 18	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-354	SE side of GA Hwy 60, .35 mile E of Co Rd 14	Current: vacant/not in use Original: single dwelling	
FN-359	.85 mile NE on a side road which leaves Co Rd 63 .2 mile E of GA Hwy 60. Overlooks Hemptown Creek.	Current: vacant/not in use Original: single dwelling	hall-parlor
FN-362	E side of GA Hwy 60, .2 mile S of Co Rd 13	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-365	N side of Co Rd 13, .9 mile NE of GA Hwy 60	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-366	N side of Co Rd 13, 1.1 miles NE of GA Hwy 60	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-367	E side of GA Hwy 60, 1.5 miles S of Co Rd 13	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-369	W side of GA Hwy 60, 1.3 miles N of Co Rd 5	Current: single dwelling Original: single dwelling	
FN-371	Just off to the side of Aska Rd (Co Rd 222), 2 miles W of Co Rd 5	Current: vacant/not in use Original: single dwelling	single pen - rectangular
FN-375	S side of Co Rd 42, 2.25 miles SW of Co Rd 8	Current: single dwelling Original: single dwelling	single pen-square
FN-376	W side of Newport Rd (Co Rd 8), .6 mile S of Co Rd 42	Current: single dwelling Original: single dwelling	double pen
FN-378	W side of Co Rt 8, 1/75 miles S of Co Rd 42. Box 143A	Current: single dwelling Original: single dwelling	
FN-379	E side of Co Rd, 1.6 miles NW of Co Rd 218	Current: single dwelling Original: single dwelling	hall-parlor
FN-380	NE side of Co Rd 8, .2 mile NW of Co Rd 218	Current: single dwelling Original: single dwelling	double pen
FN-381	SE side of Co Rd 218, .6 mile S of Co Rd 8. Box 280	Current: single dwelling Original: single dwelling/	l-house-double pen bungalow-front gable
FN-382	E side of Co Rd 218, ½ mile S of GA Hwy 60	Current: single dwelling Original: single dwelling	l-house-central hallway
FN-383	About 3/8 mile out a side road which leaves Co Rd 218 to the E, 3/4 mile S of GA Hwy 60. At the end of the road.	Current: single dwelling Original: single dwelling	single pen - rectangular
FN-390	SE side of Co Rd 221, just NE of the intersection of GA Hwy 60 and Co Rd 221	Current: single dwelling Original: single dwelling	saddlebag
FN-392	On a side road which leads SE from Co Rd 221 .7 mile NE of GA Hwy 60	Current: single dwelling Original: single dwelling	hall-parlor
FN-393	At the end of a gravel drive which runs S from GA Hwy 60 about .3 mile S of Co Rd 221	Current: single dwelling Original: single dwelling	double pen

<i>Survey #</i>	<i>Location</i>	<i>Current/Original Use</i>	<i>Type</i>
FN-394	W side of GA Hwy 60, 2.6 miles S of Co Rd 221	Current: vacant/not in use Original: single dwelling	central hallway hall-parlor
FN-395	E side of GA Hwy 60, 3 miles S of Co Rd 221	Current: unknown (insufficient information) Original: single dwelling	I-house central hallway
FN-397	SW side of Co Rd 4, .3 mile NW of Co Rd 2	Current: vacant/not in use Original: single dwelling	double pen bungalow-side gable
FN-401	N side of Co Rd 222, .2 mile E of Co Rd 5	Current: vacant/not in use Original: single dwelling	pyramid cottage
FN-402	W side of Co Rd 5, .15 mile N of Co Rd 222	Current: single dwelling Original: single dwelling	Georgian cottage
FN-406	NE side of GA Hwy 60, .3 mile SE of Co Rd 240	Current: single dwelling Original: single dwelling	saddlebag- central door
FN-407	S side of GA Hwy 60, .4 mile SE of Co Rd 240	Current: single dwelling Original: single dwelling	extended hall- parlor bungalow-front gable
FN-409	S side of GA Hwy 60, 1.5 miles SE of Co Rd 240	Current: vacant/not in use Original: single dwelling	double pen
FANNIN COUNTY COMMERCIAL			
FN-29	N side of US Hwy. 76, 1.75 miles W of the county line	Current: vacant/not in use Original: general store	
FN-37	A side road leaves US Hwy. 76 to the N 4.1 miles W of Union County line. On NE side a short distance from Hwy. 76.	Current: vacant/not in use Original: general store/ post office	
FN-43	N side of US Hwy. 76, 3.8 miles E of intersection with GA Hwy. 60.	Current: vacant/not in use Original: general store	
FN-87	SW corner of US Hwy. 76/GA Hwy 60 and Town Square Road	Current: retail store/shop Original: retail store/shop	
FN-233	N side of Co Rd 173, 1/4 mile E of Co Rd 211	Current: single dwelling Original: single dwelling/ general store	double pen
FN-252	NW corner of the intersection of GA Hwy 2 and Co Rd 219	Current: vacant/not in use Original: general store	
FN-273	NE corner of Madola Rd and Old Epworth Rd	Current: general store Original: general store	
FN-285	E side of Co Rd 263, just S of Co Rd 159, in Epworth	Current: vacant/not in use Original: general store	
FN-353	S side of GA Hwy 60, .2 mile E of Co Rd 14	Current: vacant/not in use Original: general store	
FN-356	S side of GA Hwy 60, 1/4 mile W of Co Rd 13	Current: vacant/not in use Original: general store	
FN-361	W side of the intersection of GA Hwy 60 and Co Rd 13	Current: unknown (insufficient information) Original: single dwelling	

FANNIN COUNTY INDUSTRIAL			
FN-404	E side of GA Hwy 60, .2 mile S of Co Rd 221	Current: vacant/not in use Original: mill/processing/ manufacturing facility agricultural processing	
FN-39	Road leads S from US Hwy 76 4.1 miles W of Union County line. Just of the intersection, on the E side of the road.	Current: church/religious structure Original: church/religious structure	
FN-40	S side of US Hwy 76, 3.5 miles E of intersection with GA Hwy. 60.	Current: Vacant/not is use Original: church/religious structure	
FN-48	SW side of County Road 52, 2.4 miles N of US Hwy. 76.	Current: church/religious structure Original: church/religious structure	
FN-86	N side of US Hwy 76, between Loving Rd and East Street	Current: school Original: school	
FN-91	N side of Church Street	Current: church/religious structure Original: church/religious structure	
FN-126	NW corner of GA Hwy 60 and GA Hwy 60 Spur	Current: church/religious structure Original: church/religious structure	
FN-152	Just off Aska Rd (Co Rd 222) to the W, 1.6 miles N of Co Rd 9	Current: church/religious structure Original: church/religious structure	
FN-165	E side of GA Hwy 5, .65 mile S of McCaysville city limit	Current: church/religious structure/school Original: hospital	
FN-171	Just E of River Rd on Co Rd 97, ½ mile S of GA Hwy 60, near McCaysville	Current: church/religious structure Original: church/religious structure	
FN-222	222 side of Co Rd 181, .3 mile N on intersection with Co Rd 159	Current: church/religious structure Original: church/religious structure	
FN-388	N side of Co Rd 218 (Doublehead Gap Rd), less than 1/8 mile W of Co Rd 242	Current: church/religious structure Original: church/religious structure	
FN-398	SE side of Co Rd 4, .2 mile S of Co Rd 4	Current: church/religious structure Original: church/religious structure	
FANNIN COUNTY TRANSPORTATION			
FN-120	W side of Railroad Street, S of GA Hwy 60	Current: business/office Original: rail-related/ transportation	

FANNIN COUNTY RURAL			
FN-113	SE side of County Road 86, 3/4 mile NE of County Road 93	Current: barn/shed Original: barn/shed	
FN-234	.2 miles W of Co Rd 211 at the end of dirt road which leaves 211 about 1/4 mile S of Co Rd 173	Current: tobacco barn/shed Original: tobacco barn/shed	
FN-256	NW side of Co Rd 169, 2.5 miles SW of GA Hwy 2	Current: vacant/not in use Original: cattle barn/shed	
FN-363	W side of GA Hwy 60, .8 mile S of Co Rd 13	Current: cattle barn/shed Original: cattle barn/shed	
FN-373	N side of Co Rd 42, 1/2 mile W of Co Rd 8	Current: cattle barn/shed Original: cattle barn/shed	
FN-403	On the W side of a road, .3 mile NW of Co Rd 5. The side road leaves Co Rd 5 .4 mile N of Co Rd 222	Current: cattle barn/shed Original: single dwelling	single pen hall-parlor
FANNIN COUNTY OTHER HISTORIC			
FN-97	US Hwy 76, 1.2 miles W of GA Hwy 60. The road runs over the dam and the power station is to the N	Current: waterworks/reservoir/ dam/water tower/canal Original: waterworks/reservoir/ dam/water tower/canal	
FN-98	E side of US Hwy 76, 1/4 mile SW of Blue Ridge Dam	Current: co. government office Original: co. government office	federal government office single dwelling
FN-99	E side of US Hwy 76, 1/4 mile SW of Blue Ridge Dam	Current: co. government office Original: co. government office	federal government office single dwelling
FN-100	E side of US Hwy 76, 1/4 mile SW of Blue Ridge Dam	Current: co. government office Original: co. government office	federal government office single dwelling
FN-101	E side of US Hwy 76, 1/4 mile SW of Blue Ridge Dam	Current: co. government office Original: co. government office	federal government office single dwelling

BLUE RIDGE RESIDENTIAL			
FN-B-2	SE side of Ada St., a short distance S of the intersection with Cross Street, in Blue Ridge	Current: single dwelling Original: single dwelling	gabled ell cottage
FN-B-3	NE side of Fain St., between River and Ada Sts., in Blue Ridge	Current: single dwelling Original: single dwelling	Georgian cottage
FN-B-4	NW side of Ada St., a short distance NE of intersection with Mountain St., in Blue Ridge	Current: single dwelling Original: single dwelling	double pen
FN-B-6	S side of Mountain St. Extension, W of intersection with West First St., in Blue Ridge	Current: single dwelling Original: single dwelling	bungalow - side gable
FN-B-7	W side of West First St., just N of the intersection with Mountain St., in Blue Ridge	Current: single dwelling Original: single dwelling	I-house - central hallway
FN-B-8	NW side of West First St., just N of intersection with Messer St., in Blue Ridge	Current: single dwelling Original: single dwelling	bungalow - side gable
FN-B-10	NW side of West First St., 2 nd house N of Highland, in Blue Ridge	Current: single dwelling Original: single dwelling	Georgian cottage
FN-B-11	NW corner of Highland St. and West First Street	Current: single dwelling Original: single dwelling	Queen Anne House
FN-B-12	SE side of West First St., 3 rd house S of intersection with Messer St.	Current: single dwelling Original: single dwelling	I-house - central hallway
FN-B-13	SE side of West First St. at the intersection with Highland St.	Current: single dwelling Original: single dwelling	bungalow - front gable
FN-B-15	SE side of West First St., four houses S of intersection with Highland Ave., across from C&S Bank, in Blue Ridge	Current: single dwelling Original: single dwelling	Queen House house New South house (?)
FN-B-21	NW side of West Main St., 7 th house N of intersection of Depot St.	Current: single dwelling Original: single dwelling	bungalow - front gable
FN-B-22	NE side of West Main St., 8 th house N of intersection w/Depot St.	Current: single dwelling Original: single dwelling	bungalow - front gable
FN-B-305	N side of Mountain St between East Main St and East First St.	Current: single dwelling Original: single dwelling	bungalow - side gable
FN-B-306	E side of East Second St, between Messer St and Mountain St.	Current: vacant/not in use Original: single dwelling	shotgun
FN-B-308	SW corner of Carter St and East Second St	Current: single dwelling Original: single dwelling	
FN-B-310	NE corner of East First St and Mountain St	Current: single dwelling Original: single dwelling	Queen Anne cottage
FN-B-315	NE corner of East First St. and Church St.	Current: single dwelling Original: single dwelling	gabled ell cottage
FN-B-317	SE corner of East Main St and Chastaine St.	Current: single dwelling Original: single dwelling	New South house
FN-B-318	W side of East Main St., just N of Chastaine St	Current: single dwelling Original: single dwelling	bungalow - side gable
FN-B-320	NW corner of West Main St and McKinney St.	Current: single dwelling Original: single dwelling	Georgian cottage
FN-B-321	W side of West Main St, third house N of McKinney St.	Current: single dwelling Original: single dwelling	bungalow - side gable Georgian cottage

FN-B-322	NW corner of West First St and McKinney St.	Current: single dwelling Original: single dwelling	Georgian cottage bungalow - side gable
FN-B-323	W side of West First St., 2 nd house S of McKinney St	Current: single dwelling Original: single dwelling	bungalow - cross gable
FN-B-326	SW corner of College and Depot Sts	Current: vacant/not in use Original: single dwelling	central hallway
FN-B-327	SE corner of Depot St and College St	Current: vacant/not in use Original: single dwelling	l-house - hall-parlor
FN-B-328	N side of Depot St between College St and West Second St	Current: vacant/not in use Original: single dwelling	gabled ell house
FN-B-329	SE corner of West Second St and Depot St	Current: single dwelling Original: single dwelling	temple front cottage
FN-B-331	NE corner of West First St and Church St	Current: single dwelling Original: single dwelling	temple-front cottage
FN-B-333	SW corner of West First St and Summit St	Current: single dwelling Original: single dwelling	New South cottage
FN-B-357	About 1/4 mile W of US Hwy 76 Business, off Old Ellijay Rd about 1 mile S of Depot/East Main intersection	Current: single dwelling Original: single dwelling	Georgian cottage
FN-B-358	W end of Depot St	Current: single dwelling Original: single dwelling	Georgian cottage
BLUE RIDGE COMMERCIAL			
FN-B-16	NW corner of Depot St and West Main St.	Current: bank/savings & loan/stock exchange Original: bank/savings & loan/stock exchange	
FN-B-300	SE corner of East Main St and Carter St	Current: market Original: retail store/shop	
FN-B-303	W side of East Main St., just N of Messer St	Current: retail store/shop Original: retail store/shop	
FN-B-313	E side of East Main St., third and fourth storefronts S of Depot St.	Current: retail store/shop Original: retail store/shop	
BLUE RIDGE TRANSPORTATION			
FN-B-18	NE side of Depot St by the railroad tracks	Current: restaurant/bar/ cafe Original: rail-related transportation railroad depot	
BLUE RIDGE INSTITUTIONAL			
FN-B-314	N side of Church St., just W of East First St.	Current: city/town hall Original: city/town hall	gabled ell cottage
FN-B-325	S end of College Street	Current: vacant/not in use Original: church/religious structure	

MCCAYSVILLE RESIDENTIAL			
FN-M-81	S side of East Tennessee Ave., 2 nd house E of Chestnut Rd, in McCaysville	Current: single dwelling Original: single dwelling	bungalow-cross gable
FN-M-181	S side of East Tennessee Ave., 2 nd house E of Chestnut Rd	Current: single dwelling Original: single dwelling	bungalow-cross gable
FN-M-182	217 East Tennessee Ave., SE corner of Grand Central Ave.	Current: single dwelling Original: single dwelling	Georgian cottage
FN-M-183	N side of East Tennessee Ave., Between GA Hwy 5 and Grand Central Ave.	Current: single dwelling Original: single dwelling	bungalow-front gable
FN-M-184	S side of East Tennessee Ave., 5 th house W from Grand Central Ave	Current: single dwelling Original: single dwelling	hall-parlor
FN-M-185	S side of East Tennessee Av, 6 th house W of Grand Central Ave.	Current: single dwelling Original: single dwelling	American foursquare
FN-M-187	S side of East Tennessee Av., 3 rd house E of GA Hwy 5	Current: single dwelling Original: single dwelling	bungalow-front gable
FN-M-188	S side of East Tennessee Av., 2 nd house E of GA Hwy 5	Current: single dwelling Original: single dwelling	pyramid cottage
FN-M-190	SE side of Dickey St, just S of School St.	Current: single dwelling Original: single dwelling	pyramid cottage
FN-M-191	W side of Hillcrest Dr., S of E. Tennessee Ave.	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-M-193	114 West Market St (N side of the street)	Current: single dwelling Original: single dwelling	Georgian cottage
FN-M-198	SW side of GA Hwy 5 and West Tennessee Ave.	Current: single dwelling Original: single dwelling	I-house-hall-parlor
FN-M-199	SW side of GA Hwy 5 at the intersection w/West Tennessee Ave	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-M-200	E side of GA Hwy 5, second house N of First St.	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-M-201	W side of GA Hwy 5, just S of First St.	Current: single dwelling Original: single dwelling	central hallway
FN-M-202	W side of GA Hwy 5, just N of First St.	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-M-204	S side of Kingstown St, W of Weaver St.	Current: single dwelling Original: single dwelling	bungalow-front gable
FN-M-206	SW side of Ripley St between Central and Albon	Current: single dwelling Original: single dwelling	bungalow-side gable
FN-M-207	S side of Central Ave, between Albon and Ripley	Current: single dwelling Original: single dwelling	bungalow-side gable
MCCAYSVILLE COMMERCIAL			
FN-M-192	E side of Bridge St, just N of Market	Current: retail store/shop Original: retail store/shop	
FN-M-205	W side of GA Hwy 5, 2 nd building S of Kingstown Rd.	Current: vacant/not in use Original: retail store/shop	
MCCAYSVILLE TRANSPORTATION			
FN-M-197	Side of West Tennessee Ave between Bridge St and GA Hwy 5.	Current: Unknown (insufficient information) Original: road-related transportation/gas station	
FN-M-208	N side of GA Hwy 60, across the railroad tracks, .3 mile E of GA Hwy 5	Current: vacant/not in use Original: single dwelling hotel/inn/motel/bed & breakfast rail-related transportation	I-house-double pen

FN-M-211	SW corner of GA Hwy 5 and GA Hwy 60	Current: restaurant/bar/cafe Original: retail store/shop road-related transportation gas station	
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Source: Jaeger/Pyburn, NGRDC

4.1.14 Other Historic, Archeological, and Cultural Resources

Archeologically or Historically Significant Districts, Sites, and Structures

Skeenah Mill. In 1839, the Willis R. Woody Family arrived in Skeenah Gap in the southeastern corner of Fannin County near the Union County line, where they built a house and began farming. In 1848 the family built a mill on Skeenah Creek, within sight of their house. Modern State Route 60 runs by the house and mill. The general vicinity of the house and mill, along with its viewshed, may constitute a National Register eligible rural historic district.

National Register Sites. The Baugh House on West First Street in Blue Ridge was built by James Walden Baugh in 1893 of brick made on the site. It is an excellent example of a rare, two-story, masonry I-House with Folk Victorian elements, a type rare in the region. The Baugh family enjoyed local prominence as brick masons, and constructed several buildings in Mineral Bluff, two of which still stand.

The old Fannin County Courthouse, a modest brick example of the Neoclassical Revival style, designed by Edwards, Sayward, & Robert B. Logan Associates, was built in 1937.

4.1.15 Gardens, Parks, and Views

General information on scenic views and sites may be found elsewhere. See “Major Park, Recreation, and Conservation Areas,” above, for instance. See also the recreation section in Element 5: Community Facilities.

4.1.16 Cemeteries and Burial Grounds

A list of cemeteries and burial grounds follows in Table 4-8.

Table 4-8
Cemeteries and Burial Grounds

<i>Name of Cemetery</i>	<i>Location</i>
Addington Family	Morganton
Allen Family (a/k/a The Merrill Cemetery)	Mineral Bluff
Anderson Family	Mineral Bluff
Antioch	Thomas Pt. Road
Antioch #2	Wilscot
Barnes Chapel	Blue Ridge
Bethel Baptist	McCaysville
Big Creek Baptist	Dial
Brawley Family	Wilscot
Brock Family	NA
Brown Family	Wilscot
Burgess Family	Wilscot
Chastain Family	Wilscot
Chastain Memorial Park	Blue Ridge
Church of Christ	Dial
Church of Christ Macedonia	Sugar Creek
Colwell	Colwell
Concord Baptist	Morganton
Cooper Ridge Memorial Gardens	Epworth
Crestlawn	Fry
Cox Family	Mineral Bluff
Curtis	Mineral Bluff
Damascus	Blue Ridge
Dickey Family	Mineral Bluff
Douthit	Mineral Bluff
Dyer Mountain	Dyer Gap
Epworth Baptist	Epworth
Fairview	Fry
Farmer	Mineral Bluff
Fellowship	Off of Aska Road
Flint Hill a/k/a New Hope	on Highway #62
Fortner Family	Mineral Bluff
Friendship Baptist	Blue Ridge
Galloway Family	Mineral Bluff
Garrett Family	Noontootla
Gass Family	Epworth

Golden Family	Cashes Valley
Greenway Family	Noontootla
Griffith Family	Wilscot
Harmony Baptist Church	Blue Ridge
Hemp	Unknown
Hemptown	Hemptown
Hensley Family	Mineral Bluff
Hickory Flats	Noontootla
Hipps Chapel	Colwell
Hot House	Hot House
Jerusalem	Culberson
Johnson Family	Noontootla
Jones Family	Near Jack's River
Jones Church of God	Old Loving Road
Kingstown Baptist	McCaysville
Kingstown Church of God	McCaysville
Lebanon	Lebanon
Liberty Hill	Union County Line
Loving	Mineral Bluff
Macdeonia	McCaysville
McClure Family	Blue Ridge
Millsaps	Epworth
Mobile	McCaysville
Morganton Baptist	Morganton
Mount Agony	McCaysville
Mount Carmel	Mineral Bluff
Mount Herman	Mineral Bluff
Mount Liberty	McCaysville
Mount Moriah	Higdon
Mountain View Baptist	McCaysville
Name Unknown	Off Angel Drive
New Antioch	Aska Road
New Liberty	Unknown
New Hope	Culberson
New River	Unknown
Nixon Family	Wilscot
Noontootla	Noontootla
Ozion	Aska Road
Padena	Blue Ridge
Pan-Will	Mineral Bluff
Parris Family	Culberson
Patterson Family	Epworth
Petty Family	Wilscot

Pleasant Gap	#220 Near Union County
Pleasant Hill	Mineral Bluff
Ricketts Family	Wilscot
Rock Creek	Noontootla
Rogers Family	Wilscot
Ross Family	Hwy. 60
Salem #1 a/k/a Old Sugar Hill Baptist	Unknown
Salem #2	Unknown
Shady Grove	on Tennessee/Georgia Line
Shelton Family	Wilscot
Stanley Baptist n/k/a Stanley Church of Christ	Aska Road
St. Luke's Episcopal	Blue Ridge
Stock Hill	Noontootla
Strauss Mausoleum	on Strauss Hwy.
Sugar Creek	Sugar Creek
Sugar Hill a/k/a Old Sugar Hill	Wilscot
Sunrise Tabernacle	Hwys. #121 & #26
Sweet Gum Baptist	Unknown
Tarpley Family	Blue Ridge
Tatum Family	Wilscot
Tilley Baptist	Wilscot-Dial
Toccoa	Mineral Bluff
Trammell Family	Sugar Creek
Union Baptist	Mineral Bluff
Upper Wilscot	Wilscot
Van Hook	Mineral Bluff
Van Zandt Family	Wilscot
Warren Family	Mulky Gap
Weaver Family	Mineral Bluff
Wilscot a/k/a The Daves Cemetery	Wilscot
Woody Family	Wilscot

Source: Cemeteries of Fannin County

4.1.17 Festival Locations and Gathering Places

In Blue Ridge:

Blue Ridge Gallery Tours. *First Saturday of each month April through November*

Evening walking tours held in downtown Blue Ridge. Features refreshments and entertainment at most locations.

Old Timers Day. *Saturday closest to 4th of July*

Held in downtown Blue Ridge. Parade, food, renewal of wedding vows, ice cream and entertainment.

Labor Day Barbecue. *Labor Day*

Barbeque and family entertainment in downtown Blue Ridge. Sponsored by local churches.

North Georgia Wildlife Arts Festival. *3rd weekend in September.*

Wildlife artists show and sell their works at the downtown city park in Blue Ridge.

Mountain Harvest Sale. *3rd and 4th weekend in October*

Arts, crafts, and food sponsored by Fannin County Homemakers Council, Blue Ridge.

Halloween Safe Zone. *Halloween*

Downtown streets are closed to traffic as children "trick or treat" at downtown shops. Costume contest, pumpkin carving and much more. Sponsored by the Blue Ridge Business Association.

Holiday Art Show & Sale. *Last week of November through December*

Regional artists display and sell work at the Blue Ridge Mountain Arts Association.

Light Up Blue Ridge. *First Saturday in December*

A Christmas Festival sponsored by the Blue Ridge Business Association.

Blue Ridge Mountain Adventure Race. *Held each April*

In this sprint adventure race, over 65 coed teams run the Benton McKaye trail, canoe the Toccoa River, and mountain bike the Aska Trail System in the Chattahoochee National Forest. Food, festivities, and family fun at the finish line in historic downtown Blue Ridge City Park.

In McCaysville:

Hometown Christmas. *First Saturday of December*

Parade, lighting of the wreath over the Toccoa/Ocoee River, choirs. McCaysville / Copperhill.

At the Fannin County Park

Arts in the Park. *Memorial Day Weekend.*

Held every year since 1976, this is the Blue Ridge Mountains Arts Association's largest festival. Artists come from afar to show their works.

4.2 Assessment

This is the second step in the three-step planning process. It is intended to provide a factual and conceptual framework for making informed decisions about the future of the community and to ensure that an appropriate range of issues and viewpoints is considered.

4.2.1 Summary Assessment

The Chattahoochee-Oconee National Forest is comprised of 1.2 million acres, 106,000 of which lie in Fannin County. Given that just more than 40% of Fannin County is comprised of United States Forest Service land, existing and potential forest service policies relative to the management and preservation of plant and animal habitats; and park, recreation, and conservation lands provide insight as to possible policy direction.

The management and protection of plant and animal habitat is central to the protection of rare plant and animal species. In the Chattahoochee-Oconee National Forest, the focus is on those species on the Proposed, Endangered, Threatened, and Sensitive (PETS) species list. There are 125 species on the Forest's PETS species list. This includes 25 federally listed species and 100 Forest Service Sensitive species that are known to occur or have the potential to occur on the Forest. Sensitive Species are species "identified by a Regional Forester for which population viability is a concern..." This includes the animal species listed as being under state protection (Blotched Chub, Wounded Darter, Tangerine Darter, Dusky Darter, Olive Darter, Rafinesque's Big-eared bat, Appalachian cottontail, and New England Cottontail), as well as the plant species listed as being under state protection (Manhart Sage, Fraser Sage, Pink Ladyslipper, Yellow Ladyslipper, Goldenseal, and Small Whorled Pagonia).

A variety of laws, policies, and regulations guide the Forest Service in the management and protection of rare species. Primary laws include the Endangered Species Act (ESA) that provides for protection of Federally listed species and the National Forest Management Act (NFMA) that requires that habitat be managed to support viable populations of native and desirable non-native vertebrates within the planning area. USDA regulation 9500-004, adopted in 1983, reinforces the NFMA viability regulation by requiring that habitats on national forests be managed to support viable populations of native and desired non-native plants, fish, and wildlife. These regulations focus on the role of habitat management in providing for species viability. Supporting viable populations involves providing habitat in amounts and distributions that can support interacting populations at levels that result in continued existence of the species well distributed over time.

The Chattahoochee-Oconee National Forest recently completed a revision of the Land and Resource Management Plan that will direct management of the Forest for the next 10-15 years. Species viability for forest plan revision has focused primarily on providing desired abundance and distribution of habitat elements, in compliance with NFMA regulations. The revised Plan contains forest-wide standards that either directly or indirectly provide protection for all PETS species. These are:

- Sites supporting federally listed threatened and endangered species or individuals needed to maintain viability or species of viability concern are protected from detrimental effects caused by management actions. Site-specific analysis of proposed management actions will identify any protective measures needed in addition to Forest Plan standards, including the width of protective buffers where needed. Management activities occur within these sites only where compatible with recovery of federally listed species, or maintenance of individuals needed to maintain species viability on the national forest.
- Exotic species are controlled where they are causing adverse effects to federally listed species, or individuals of other species needed to maintain their population viability on the national forest. Non-native species are not intentionally introduced near these species or individuals, nor will management actions facilitate their inadvertent introduction. (This would include exotic plants such as kudzu and animals such as feral hogs).
- Intentional establishment of invasive non-native plant species is prohibited. The Regional Forester's Invasive Species List defines prohibited species.
- During project level inventories, document the presence of species listed on the Regional Forester's Invasive Species List.
- Where recreational uses are negatively affecting federally listed species or individuals of other species that are needed to maintain their population viability on the national forest, uses and/or sites are modified to eliminate negative effects.
- Where recreational uses are negatively affecting rare communities, uses and/or sites are modified to eliminate negative effects. New recreational developments are designed to avoid adverse effects to rare communities.
- Do not encourage recreational use of rare communities.
- Project areas are surveyed for rare communities prior to implementing projects that have potential to adversely affect them. A database of rare community locations and conditions across the forest is maintained, and is referenced during project planning.
- The conservation of rare communities identified in this Forest plan takes precedence over achieving old growth management direction.
- Do not release specific locations of rare communities to the general public.
- Prohibit rock climbing at federally listed and sensitive plant locations through coordination with recreation and natural resources staff. Divert new and existing hiking trails away from these sites and use barriers to close access if needed.

- Mitigate impacts on known Heritage resources, federally listed or sensitive species when constructing fire lines for wildfire control. Document rationale for line location if impacts to any area are safety related.
- First priority for land acquisition will be given to lands needed for the protection of federally listed endangered or threatened wildlife, fish, or plant species and their habitat.

Additional species-based provisions included in the forest plan revision supplement existing law and policy. These include general and species-specific provisions for Federally listed species, developed through coordinated planning with the US Fish and Wildlife Service.

In addition to the protections of wildlife habitat are the protections of encroachment upon forestlands in general. The 1.1 million acre Chattahoochee/Oconee National Forest is to this end governed by a series of management prescriptions in the preservation of major park, recreation, and conservation areas. The 106,000 acres of Chattahoochee Forest in Fannin County are subject to these sets of prescriptions.

The prescriptions range from their most restrictive—the “Wilderness” designation—which governs permitted activity in the county’s Cohutta Wilderness Area, to some of the least prescriptive arrangements that allow for hunting of permitted species in the Wildlife Management Areas.

Danger of human encroachment is virtually no factor in the Cohutta Wilderness Area, which remains widely roadless, and is so remote in designation that even aircraft are not allowed to fly at an altitude less than 500 feet above the surface. Encroachment in the WMAs is largely the province of the state DNR, whose job is to monitor the proper balance of wildlife populations in the area. Hunting for given species is permitted accordingly. In no case do the prescriptions allow for the intrusion of physical improvements to park lands—that is to say, no private construction is allowed on park lands.

The sense of U.S. Forest Service representatives is that as pertains to conservation issues, prescriptive measures are becoming more restrictive.

Moreover, the input of local citizens is always critical in any significant policymaking that the U.S. service engages in in the area. Public input and public participation processes are always a part of any major land-disturbing policy change. The Forest Service endeavors to cooperate with the state on conservation measures. Where conservation laws conflict or differ, the more stringent legislation prevails.

Outside of federal protected lands, the county has adopted the model legislation of the DNR to protect its natural resources and conserve habitat. Minimum protections are, for instance, in place for the protections of trout streams.

Fannin County and its incorporated cities have adopted the model legislation of the Environmental Planning Criteria as they pertain to water supply watersheds, groundwater recharge areas, wetlands, protected mountains, and protected rivers. Provision for the enforcement of the criteria is now key. To that end, some individuals in the discussion group felt enforcement of the criteria

may be lacking. Some in the groups even suggested the way to protect Fannin County resources would be to develop a set of more stringent environmental guidelines.

One example of the lack of adequacy is the existence of fecal coliform bacteria in a major waterway such as the Toccoa River. The bacteria exist in spite of protected river status and the its corresponding river corridor buffer. The implication may be that more stringent regulation is in order.

Development of real estate in the unincorporated areas of the county for the purposes of first and second homes clearly poses the greatest threat to the Fannin County's natural resources. The 2600 new single family units anticipated in the county by 2025 (see table 3-8) are units predicted to accommodate the county's resident population; the figure does not therefore include the significant part-time and second home population.

The sizes of lots in the county are currently determined by health code requirements. The need for sizable areas for septic systems means not only that lot sizes are large, but that units are fairly distant from one another, as well. The dispersion translates not only into more land consumed for each dwelling unit, but a greater amount of infrastructure (i.e. roads) required to service those units, as well.

Unfortunately, the finest views are often afforded from the steepest slopes. The desirability of such land for development often means the introduction of infrastructure into areas less able to sustain it, and likewise the introduction of construction on soils that are less likely to support it.

In the end, it is Fannin County's waterways, mountain ridges, unspoiled wilderness, and vistas that not only draw tourists, but are the draw for those who elect to build second homes, as well. If there is any resource that is in need of attention by local governments due to the encroachment of human activities it is open land. Unhampered development threatens the existence of the very resources that draw tourists and second homeowners to the county.

In addition to natural resources, Fannin County has significant historical resources, as well. Many of the resources identified on the most recent survey by Jaeger/Pyburn have since been destroyed, marking a greater need to preserve those that remain. The survey tool itself is nearly 15 years outdated, suggesting a need to obtain up-to-date information by conducting another historical resources survey.

4.2.2 Significance

Discussion group members showed great concern about the impact of development on the natural resources of the county and the consequences not only for long-time residents, but the adverse impacts that development could have on a tourist-driven economy, as well.

Although the Environmental Protection Criteria have been adopted, the discussion group expressed some reservation about how adequately the criteria will protect resources. Some in the discussion sessions argued that it is possible that the criteria may either not be stringent enough,

or that enforcement of natural protection-related legislation is difficult. More stringent regulations may possibly be included as part of a zoning code, or they may be adopted as a separate code.

Fannin County faces severe limitations when it comes to enforcing environmental standards. There is an absence of comprehensive development regulations. None of the municipal governments have adopted subdivision rules for regulating the platting of land or installation of roads and other public improvements. The City of Blue Ridge is the only jurisdiction currently covered by zoning regulations that also conducts routine building inspections. Thus, if major commercial and residential development increases in any of the jurisdictions, the means to enforce compliance with state and federal standards will be severely limited. It is not the absence of regulations, but their consistent enforcement that poses the greatest environmental threat.

Conservation of historical resources was another matter. Although discussion groups for the most part had nothing against the idea of preserving historical sites, there was an apparent lack of enthusiasm for doing so. One group simply declared that there were no historic sites in their location worth preserving, or that many sites had simply been torn down. Nonetheless, so long as the possibility of tax credits existed, some interest in preservation activity remained.

4.2.3 Statement of Needs

Given the foregoing analysis, the following natural and historical resources needs emerge:

- 1) Preserve natural beauty of Fannin County through the stringent enforcement of environmental protection legislation.
- 2) Preserve the historical resources of Fannin County to the extent possible by identifying those resources and applying preservation tools as needed.

4.3 Goals and Implementation

The third step in the planning process is intended to establish the community's long-range needs, goals and ambitions and how they will be addressed or attained during the planning period.

Goal 4A Protect natural resources in the county from the negative impacts of development.

Strategy. The Board of Commissioners and the city councils will act with NGRDC assistance to enhance enforcement efforts of Soil Erosion and Sedimentation Control ordinances in all jurisdictions via incorporation into the land management process, in order to maintain local administrative control.

Strategy. The Board of Commissioners will consider expanding the Mountain Protection Act to include other steep sloped areas in the county.

Strategy. The Board of Commissioners, Blue Ridge City Council, and McCaysville City Council will implement total maximum daily load (TMDL) plan as proposed by Regional Development Center and Environmental Protection Department relative to streams identified by the EPD as impaired in the County.

Strategy. The Board of Commissioners, Blue Ridge City Council, and McCaysville City Council will implement Source Water Protection plans as detailed by the EPD for their individual jurisdictions.

Goal 4B Encourage preservation of historic resources through implementation of selected initiatives.

Strategy. The Board of Commissioners and the city councils will coordinate with the NGRDC to arrange for the cost-free resurvey of historic structures in their respective jurisdictions.

Strategy. The County Commissioners and city councils will act with assistance from the Regional Development Center to disseminate to identified historic property owners' confirmation of the significance of their property and its tax credit eligibility.

Strategy. The Fannin County Heritage Foundation, The Board of Commissioners, and the city councils will act in conjunction with individual property owners to pursue National Register nominations of individual sites, districts, or otherwise to existing property nominations for the County.

5 COMMUNITY FACILITIES

This element contains information on transportation, public utilities, public protection, public health, education, libraries and other cultural facilities

Community facilities provide desirable services to, and possibly impose undesirable impacts on, those in the community. Also, in order for land to be developable it must have access supporting infrastructure and community facilities.

The lack of infrastructure and community services can change the landscape of the community by adding to the developable land supply or postponing or preventing the development of certain land. It is important to keep in mind the effect of such facilities on the future development of the areas in which they are located.

A map of general community facilities is included at the end of this section.

5.1 Inventory

The Community Facilities Inventory is the first step of the three-step process. It is intended to provide the Fannin County jurisdictions with a factual basis for making informed decisions about the future. A map of general community facilities follows at the end of this section: Map Exhibit 5-8: Community Facilities.

5.1.1 Transportation Network

The transportation network includes roads, highways, sidewalks, signalization and signage, bridges, public transportation, railroad, port facilities, and airports.

5.1.1.1 Transportation Network: Roads and Highways

Map Exhibit 5-1: Transportation Network displays roads and highways serving Fannin County. Major highways include US 76, and State Routes 5, 515, 60, and 60 spur. The principal route is four-lane US 76—also designated as State Route 515—which passes Blue Ridge, connecting the county with eastern Georgia and Atlanta to the south.

As of December 1999, there were 538 miles of public roads in the county. The system includes state routes (65 miles). In total, close to 50% of these roads are paved. The county is engaged in a sustained effort to upgrade the existing unpaved roads.

5.1.1.2 Transportation Network: Public Transit System

The Mountain Area Transportation System (MATS) provides transportation services for residents of the county—in particular, for the elderly and handicapped. The North Georgia Community Action Agency operates the system through a contractual agreement with Fannin County.

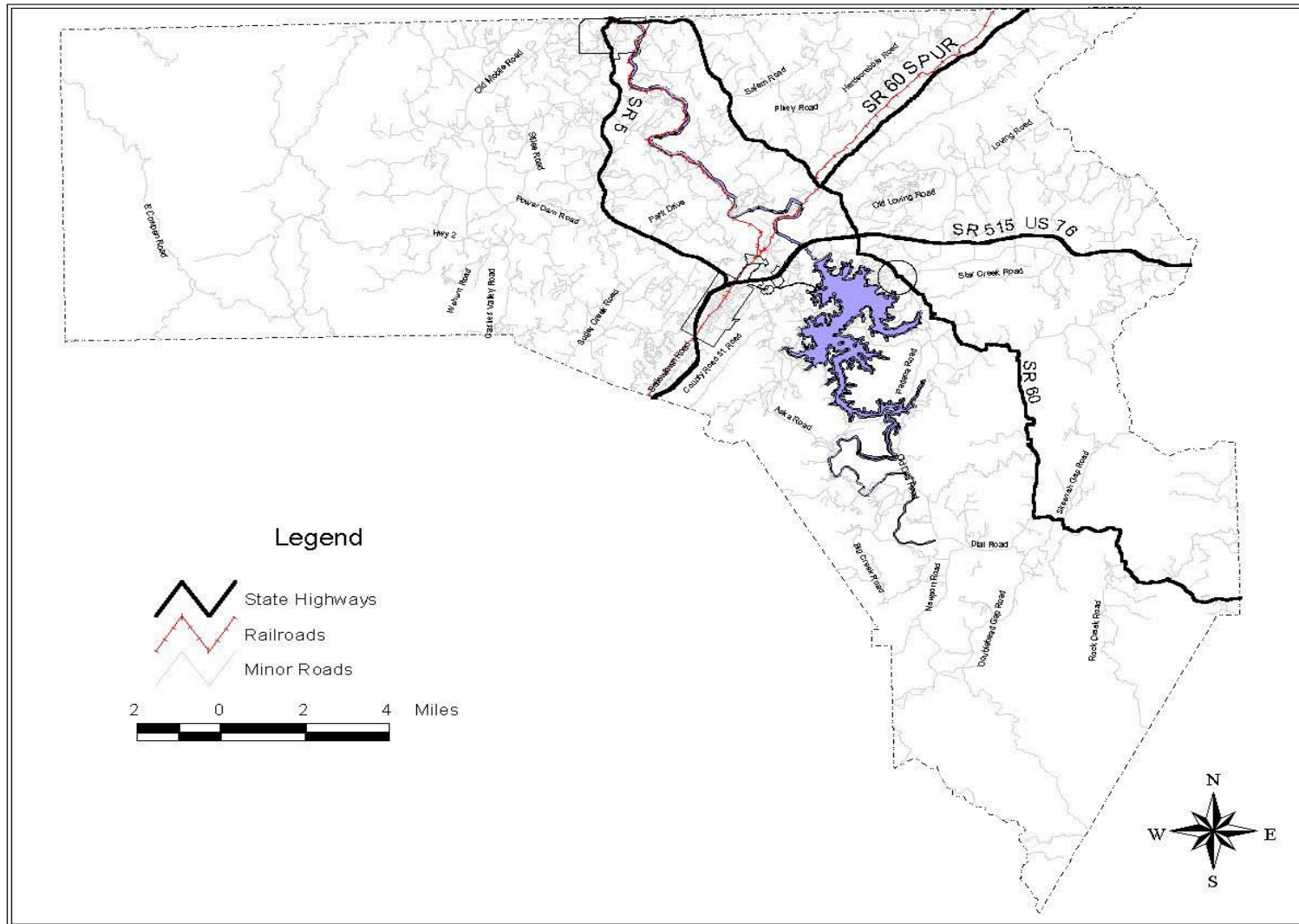
The system operates four mini buses on a fixed-route/demand-response schedule Monday through Friday from 8:30 am until 5 pm, excluding holidays. The vehicles provide curb-to-curb and shared-ride service; individual fare service is provided with 24-hour notice. Prearranged charter service is available after regular operating hours and on weekends. Transportation service is provided to the general public, including social service agencies, the Senior Center, medical facilities, daycare centers, shopping areas, banks, worksites, social activities, and educational facilities.

Each short trip is \$1.50. Surcharges apply for longer rides. Operating costs of the system are funded annually at 50% funding by the State and 50% match by local government. The capital costs of the program were funded 80% by Georgia Department of Transportation (GDOT), 10% by State, and 10% by the Fannin County.

5.1.1.3 Transportation Network: Railroads

The Georgia Northeastern Railroad Company operates the Blue Ridge Scenic Railroad, an excursion line operating between Blue Ridge and McCaysville. The train transports approximately 50 passengers per train excursion from March through December. The passengers are given a one and one half hour layover to explore the shops in these downtowns. Approximately 40,000 passengers per year use the railway. The GNRR also operates limited freight service between Blue Ridge and points south. Currently one customer ships timber that goes into making dimensional lumber. The tracks, bed, and right of way are owned by the Georgia Department of Transportation and are leased to GNRR.

Map Exhibit 5-1
Transportation
Network



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Back Side of Map Exhibit 5-1: Transportation Network

5.1.1.4 Transportation Network: Alternative Transportation Facilities

In April of 2004, The City of Blue Ridge received funding for the creation of a main street streetscape improvement project in the form of a \$400,000 federal Transportation Enhancement grant. The project will create an accessible pedestrian boulevard along East Main Street in downtown Blue Ridge that will include decorative paving, street lighting, and landscaping. Approximately 2,000 feet of roadway in downtown Blue Ridge are involved.

Fannin County is also committed to a cycling population. A number of mountain biking trails lace the county's national forests. Cohutta Ranger District contains the South Fork Trail and portions of the Mountaintown Trail. Eight different trails in the Toccoa Ranger District are also open to Mountain Bike Traffic. When the new county park opens in 2004, a cycling loop will be among the amenities offered.

5.1.1.5 Transportation Network: Port Facilities and Airports

Fannin County is landlocked and has no marine port. Fannin County has no public airport. Smaller airports in neighboring Gilmer, Lumpkin, and Union Counties, and one in Polk County, Tennessee—provide service for smaller aircraft. Major commercial carriers provide service from Hartsfield International in Atlanta (100 mi.) and Chattanooga Metropolitan Airport (75 mi.)

5.1.2 Water Supply and Treatment

This section includes information about the location and useful life of the existing water distribution and treatment system.

5.1.2.1 Water Supply and Treatment: Fannin County

Fannin County has no countywide water system. Instead, each of the three municipalities in Fannin County provides local water service to its residents. The three also contract to provide services beyond their corporate limits. The scope of water supply services provided by each municipality is graphically represented in Map Exhibits 5-2, 5-3, and 5-4. For the most part, however, residents in the unincorporated areas rely on individual wells for major water supply. One negative impact created by limited access to water service in the unincorporated areas is that it contributes to a higher ISO rating for county residents.

5.1.2.2 Water Supply and Treatment: Blue Ridge

The City of Blue Ridge owns and operates a water treatment plant. Raw water is taken from the Toccoa River from a surface water intake 400' below the Blue Ridge Dam. The facility has a rated capacity of 2.0 million gallons per day (MGD) and a water filtration plant with an average consumption of approximately 700,000 gallons per day (GPD). Currently, the city facility has a total of 2,094 customers, which includes 549 residential and 325 commercial customers inside the city, and 1,107 residential and 112 commercial customers outside the city limits. The City of Morganton is a wholesale customer that purchases 1 million gallons of water from Blue Ridge per month.

As of 1998, the City of Mineral Bluff no longer had a local government charter. That city's previous water system had two wells, a 50,000-gallon storage tank and water lines that have now been incorporated into the Blue Ridge water system. The 200 water customers that system served are now part of the Blue Ridge system.

The city currently plans to add another filter to their water treatment system.

5.1.2.3 Water Supply and Treatment: McCaysville

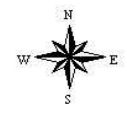
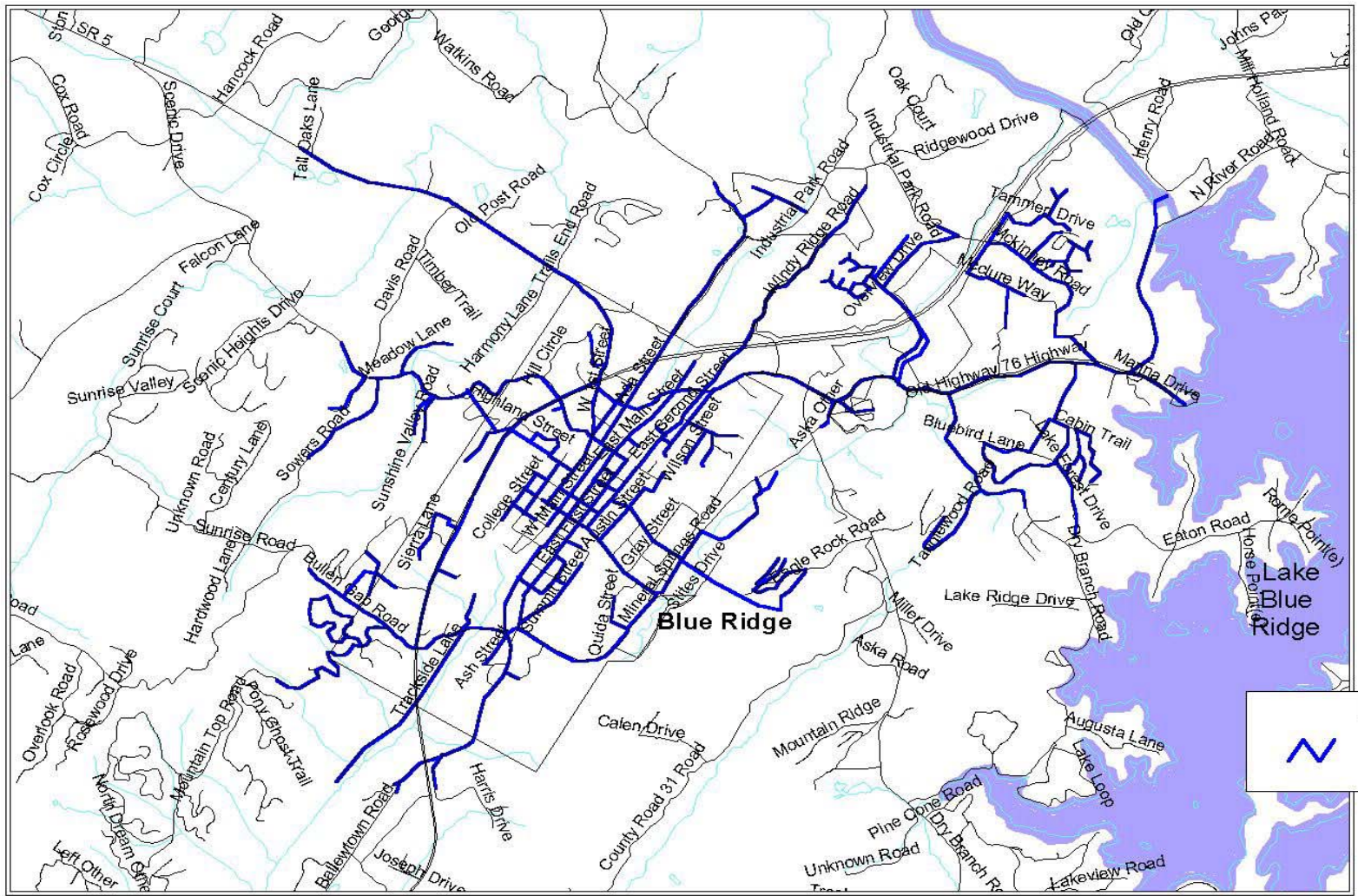
The City of McCaysville owns and operates a water treatment plant that draws from an intake pipe in the Toccoa River within the city limits approximately 300 yards downstream from Horseshoe Bend Park. The facility has a permitted maximum withdraw of 1.0 MGD, but currently operates at an average 660,000 gallons per day. Four ground storage tanks with capacities of 100,000, 300,000, 320,000, and 380,000 provide elevated storage. The distribution system consists of approximately 45 miles of water lines. Pipes are of PVC, galvanized iron, cast iron, and ductile iron. As of June 2003, the system served 2,300 customers, 667 of these customers are within McCaysville city limits and 1,633 are outside the city limits. The city also provides water service to the City of Copperhill, Tennessee and to residents in the Epworth area.

The city plans to add its additional storage tank to the east end of the water distribution system.

5.1.2.4 Water Supply and Treatment: Morganton

The City of Morganton operates two water wells. The largest well produces 100 gallons per minute (GPM), the second, 40 GPM. The city has a water tank with a storage capacity of 75,000 gallons. The city contracts with Blue Ridge for the purchase of one million gallons of water monthly. Currently Morganton has a total of 634 water customers—175 within the city limits and 459 outside the city limits.

Map Exhibit 5-2
Water Supply
Blue Ridge



Legend

 Water Lines



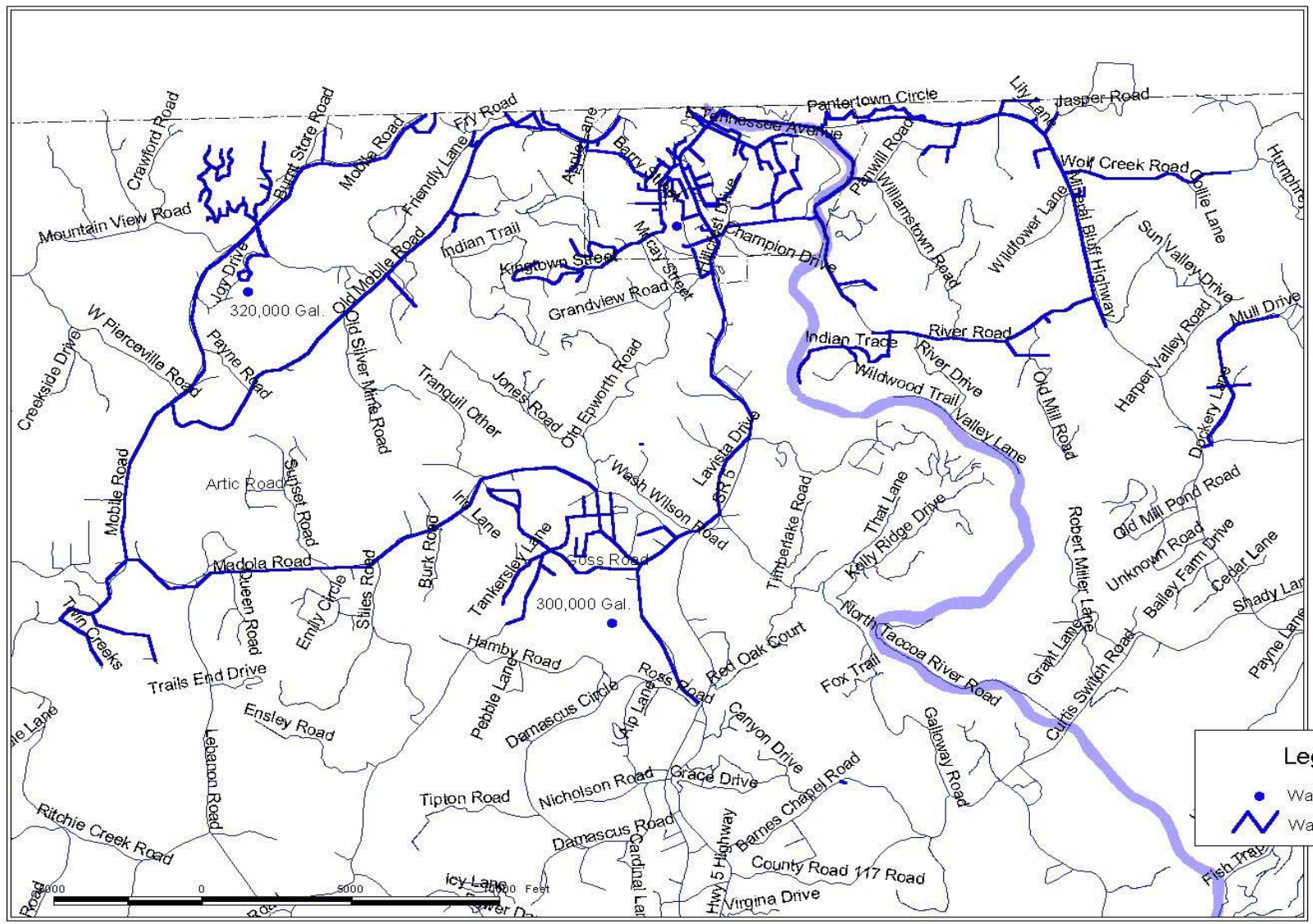
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Back side of Map Exhibit 5-2: Water Supply Blue Ridge

Map Exhibit 5-3
Water Supply
McCaysville



Legend

- Water Tanks
- Watermc.shp



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Back Side of Map Exhibit 5-3: Water Supply McCaysville

The City of Morganton is currently working with an engineer to refurbish its water lines. Future plans for the water system also involve the purchase of another water tank that will hold 150,000-200,000 gallons.

5.1.3 Sewerage System and Wastewater Treatment

This section includes the location and useful life of existing sewerage collection and treatment systems.

5.1.3.1 Sewerage System and Wastewater Treatment: Inventory

Fannin County. There is no sewer service throughout the majority of the unincorporated county areas or Morganton. Residents and businesses in these parts of the county have septic tank systems. The cities of Blue Ridge and McCaysville provide sewer service to most of the areas within their cities as well as to some adjacent areas outside the city limits.

Blue Ridge. In 1999, the City of Blue Ridge constructed the only sewage treatment facility in the county. The plant has a 1.5 MGD rated capacity. Located northeast of the city, the facility has an average discharge load of 400,000 MGD. The City of Blue Ridge plans to make upgrades to several sewer lines and add a new pump station east of the city off Hwy 515 across from the Ingles Commercial complex.

The City of McCaysville, which does not have its own treatment facility, has a contractual agreement with the City of Copperhill Water Pollution Control Plant for treatment. The sewage facility consists of six sewage pump stations and an estimated length of 18.9 miles of sewer lines with pipe sizes ranging from 8 to 12 inches. Currently the sewerage system provides service to 600 customers. The city intends to maintain its contractual relationship with the city of Copperhill.

5.1.4 Solid Waste Management

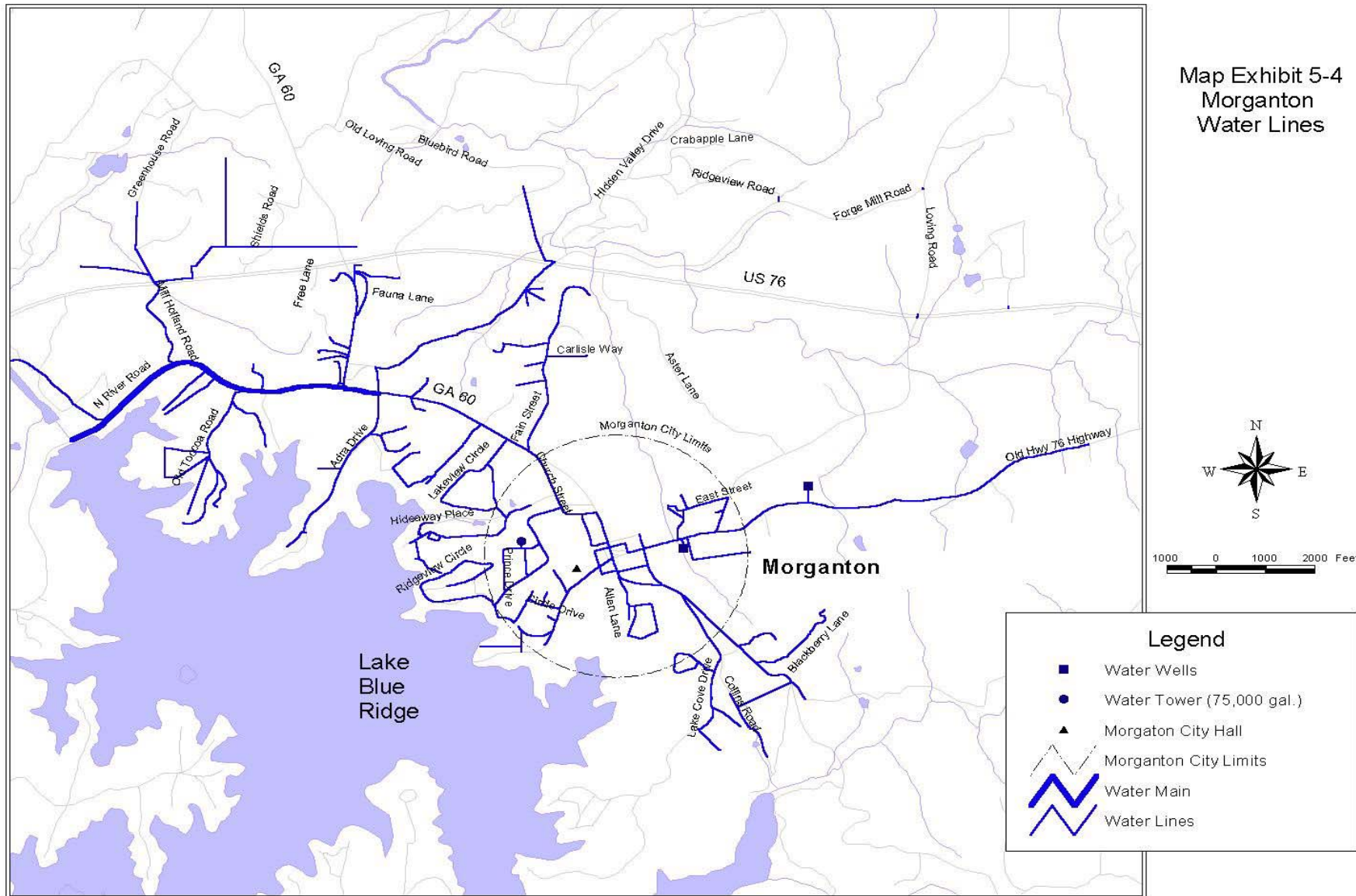
There are no solid waste landfills in Fannin County. Instead, the county relies on a system of three convenience centers and a transfer station. The privately owned and operated transfer station is located on State Route 5 on Tom Boyd Road, halfway between Blue Ridge and McCaysville on the way to the county park. Private collectors are contracted for trash pick up in Blue Ridge and McCaysville and dispose of the trash at the transfer station. Residents in the remainder of the county make their own arrangements for the disposal of trash.

Trash from the transfer station is hauled to Eagle Point Landfill in Forsyth County, where adequate space for at least the next ten years has been established by agreement.

Passive recycling programs exist in that county residents may bring their recyclables to the convenience centers for collection, on-site storage and eventual transportation to an appropriate recycler.

More information about the solid waste component of this plan may be found in the *2004 Solid Waste Management Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton*, which was adopted at the same time as this Comprehensive Plan.

Map Exhibit 5-4
Morganton
Water Lines

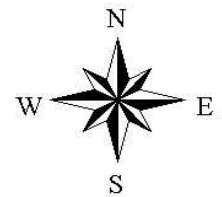
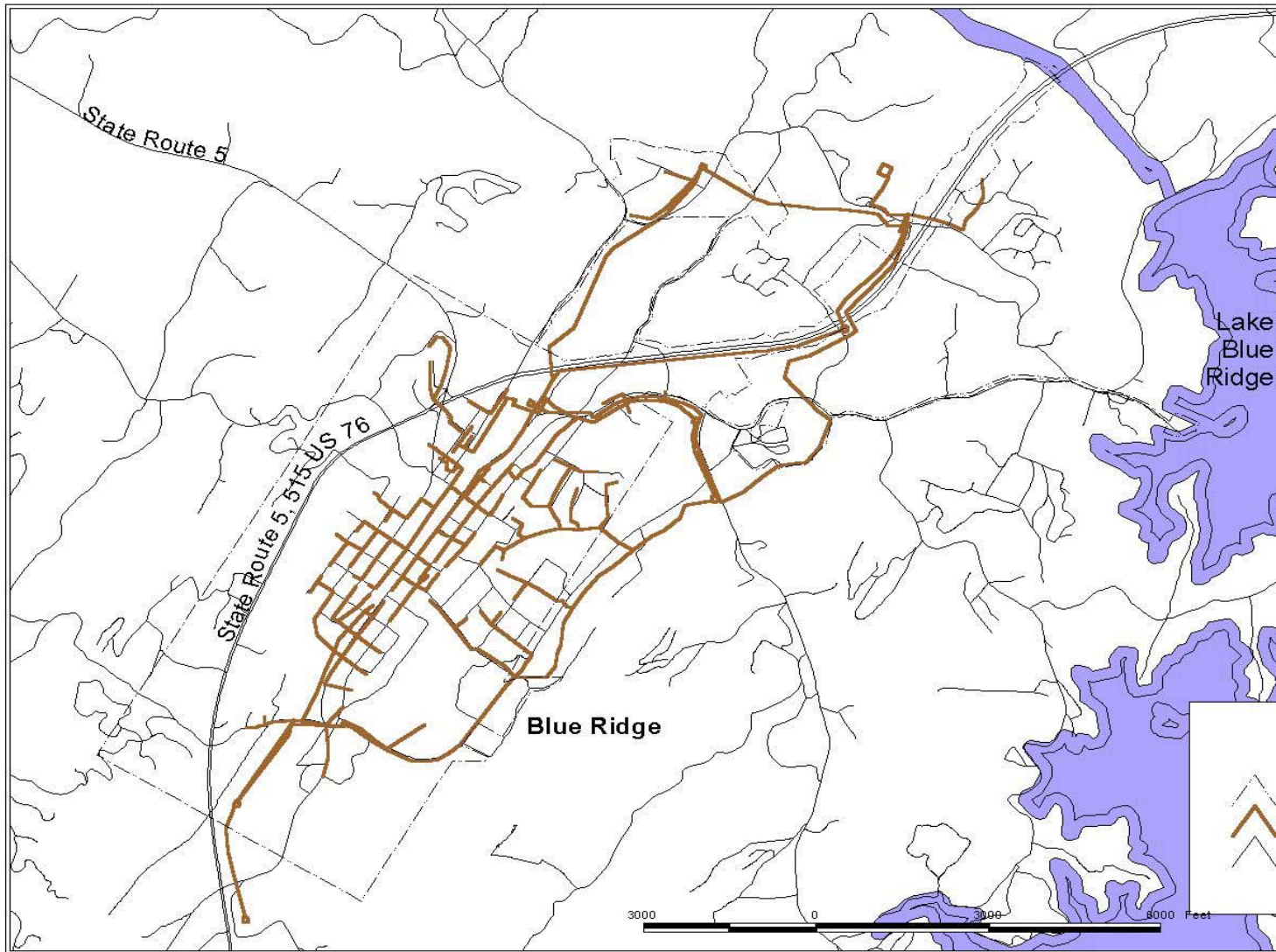


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Back Side of Map Exhibit 5-4: Water Supply Morganton

Map Exhibit 5-5
Blue Ridge
Wastewater



Legend

-  Blue Ridge City Limit
-  Sewer Lines
-  Streets and Roads

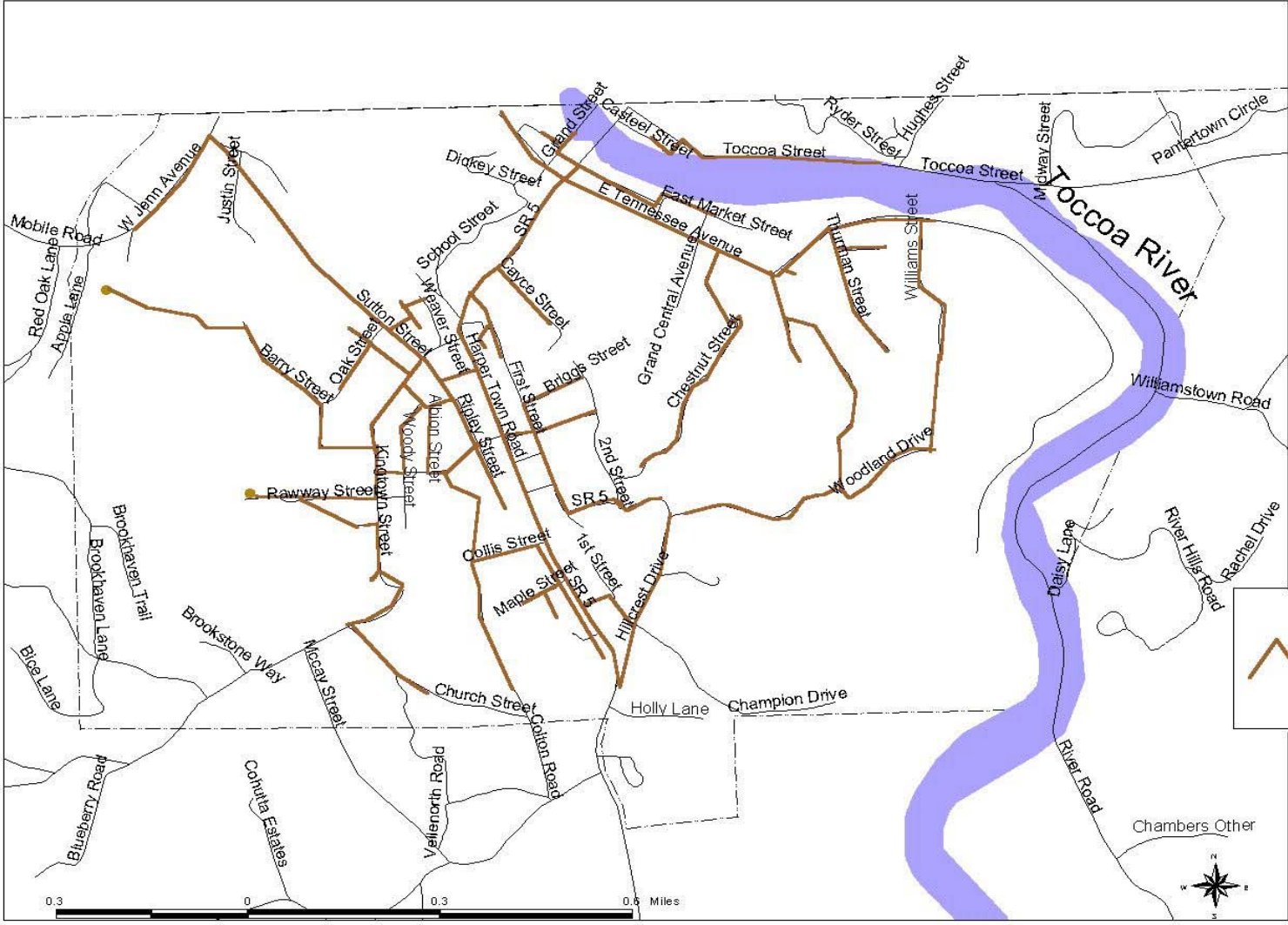


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Back Side of Map Exhibit 5-5: Wastewater Treatment Blue Ridge

Map Exhibit 5-6
McCaysville
Wastewater



Legend

-  Sewer Lines
-  Lift Stations



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Back Side of Map Exhibit 5-6: Wastewater Treatment McCaysville

5.1.5 Public Safety Facilities

This section includes information on sheriff, police, fire protection, and EMS facilities, equipment and services.

5.1.5.1 Public Safety Facilities: Fannin County Sheriff

The Fannin County Sheriff's Department provides law enforcement to the unincorporated areas of Fannin County and City of Morganton. The Sheriff's office and the correctional facility are located in the new county courthouse in Blue Ridge.

The Sheriff's Department has 30 employees, including three investigators and eight jailors. The department owns twenty-one vehicles, which include two four-wheel drive vehicles, and three vehicles used for investigation purposes. The correctional facility holds up to 88 detainees. Three deputies maintain patrol shifts; there are two shifts per day.

5.1.5.2 Public Safety Facilities: City Police

The City of Blue Ridge Police Department is located in downtown Blue Ridge. Although the department has five detention cells, they are no longer used. The city contracts with the Fannin County Sheriff's Department to hold prisoners in the county jail. Currently the Police Department has six full-time and two part-time police officers that use four patrol vehicles. The Blue Ridge Police Department intends to hire two new full-time officers and purchase two additional vehicles.

The City of McCaysville Police Department operates from a building neighboring the new city hall. Although the department has two jail cells, they are no longer used. The city has a contact with the Fannin County Sheriff's Department to hold prisoners in the county jail. At present, there are four full-time officers and one patrol vehicle.

5.1.5.3 Public Safety Facilities: Fire Protection

The Fannin County Fire Department provides fire protection and rescue services to all areas of Fannin County, including its incorporated cities. Fire protection includes fire suppression, fire prevention, education, inspection, and investigation. The county fire department has twelve fire stations. *Map Exhibit 5-7: Fire Protection* identifies these stations. Each circle on the map has a five-mile radius, which represents ideal coverage areas for each given station.

Each fire station is equipped with a Class A fire engine. All but three have tankers. Five of the twelve fire stations also have a four-wheel drive rescue vehicle with AV defibulator.

There are 63 dry fire hydrants throughout the county. A dry hydrant is installed when public water supply is not easily accessible. The hydrants are connected by pipe to nearby creeks or lakes. In case of fire, firefighters connect hoses and pump water via these hydrants.

One hundred thirty volunteer certified firefighters tend to fire protection tasks. For fire investigation, the Fire Department works with an arson investigator from the County Sheriff's Department.

The Department intends to add two new stations. One of the stations will be on Aska Road, the other on Salem Road Hwy 60 in McCaysville. The department plans to equip these facilities with the purchase four additional fire trucks.

5.1.5.4 Public Safety Facilities: EMS

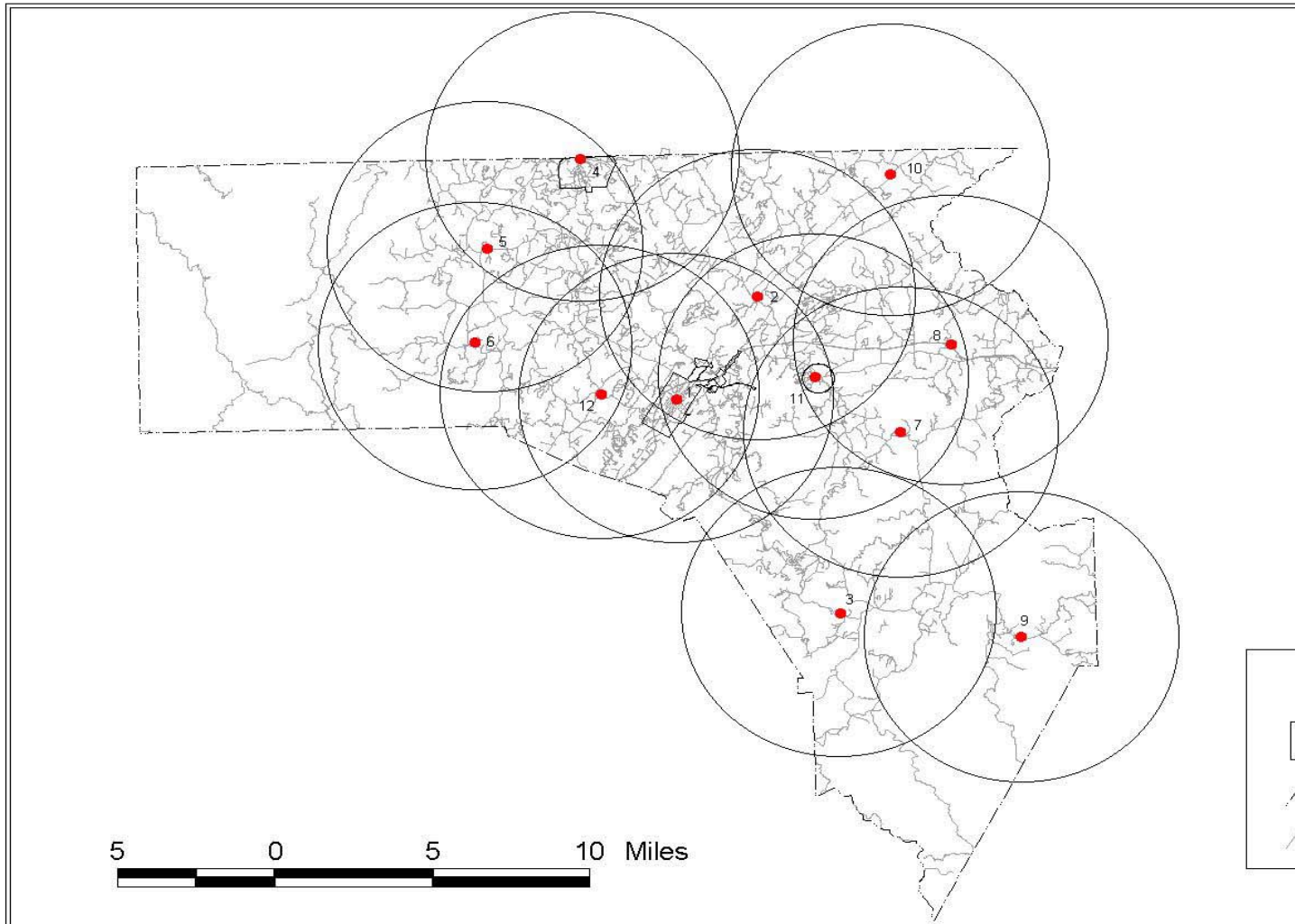
The Fannin County Emergency Management Agency (EMA) is a county-funded agency that provides fire protection, rescue, 911 services, and emergency medical service to all county residents. The Fannin EMA is located in downtown Blue Ridge.

The Fannin County EMA is responsible for providing dispatch services for the 911 telephone system. The 911 center employs eight full-time personnel. The center is manned with two employees on duty in 12-hour shifts, who provide radio communication with staff members in fire, ambulance, rescue vehicles, and other departments such as GEMA, Georgia State Patrol, County Sheriff's office and the individual city Police departments. Currently the 911center is in the process of working with the North Georgia Regional Development Center to update its maps.

The Fannin County Emergency Medical Service (EMS) provides emergency medical and ambulance services to the entire county, as well as to a small portion of northern Gilmer County. Currently the EMS has 22 full-time paid personnel who also work with the fire department to provide rescue services for county residents.

The Fannin County EMS is equipped with five ambulances and five rescue vehicles, five of which are located in separate fire stations. All five vehicles are equipped with "Jaws of Life Hurst Extraction Tools" for special rescue uses. The EMS also owns a light truck that carries flashlights, mobile electric generators and other large equipment used to support rescue operations.

Map Exhibit 5-7
Fire Protection



Legend

- Fire Stations
- City Limits
- County_line
- Roads



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Back Side of Map Exhibit 5-7: Fire Protection

5.1.6 Hospital and Other Public Health Facilities

This section contains information on available health service facilities.

Facilities in the county include the following:

- Fannin Regional Hospital, on Highway 5 between Blue Ridge and McCaysville
- Blue Ridge Health Care, in Blue Ridge
- Georgia Mountain Health Services, in downtown Morganton
- Blue Ridge Community Health Services
- Riverstone Medical Campus
- Fannin County Health Department, in Blue Ridge

5.1.6.1 Public Health Facilities: Hospital

Fannin Regional Hospital has been providing general acute hospital services at its current location since 1977. It employs 230 people with an annual payroll of \$8.5 million. The Hospital has 37 beds and is operated by an affiliate of Community Health Systems, Inc. (CYH), the largest non-urban provider of general hospital care in the United States, measured in terms of number of acute care facilities; the second largest, measured in terms of gross revenue.

Fannin Regional Hospital offers 24-hour physician-staffed emergency care. It provides general medical-surgical, obstetric and gynecology, pediatric, cardiology, orthopedic, urology, gastroenterology, and oncology services. An in-hospital clinic also provides regular specialized medical care, such as pulmonology, ENT, vascular surgery, and ophthalmology for local residents that cannot travel to metropolitan areas.

The hospital completed a full-service birthing center in 2000 and a medical office building expansion in 2002. The Hospital intends to increase its inpatient bed capacity and construct a new Intensive Care Unit, and expanding its surgical services in 2004.

The hospital has recently received from the Georgia Department of Community Health, Office of General Counsel, an approval of the hospital's certificate-of-need to expand its services from 34 to 46 beds.

5.1.6.2 Public Health Facilities: Other Public Health Facilities

The *Blue Ridge Health Care Center* is the only licensed nursing home in Fannin County. It is a privately owned agency that provides full-service care to resident patients. The nursing home has 130 employees and 101 beds. It is an in-patient

skilled nursing and rehabilitation facility. Unfortunately, in spite of the county's aging population, the facility has not grown since 1990.

Georgia Mountain Health operates affordable comprehensive family health care services in downtown Morganton, and specializes in family practice, internal medicine, and women's health to patients without insurance or Medicaid/Medicare on a sliding fee, based on a patient's household income.

Blue Ridge Community Health Services operates adult day care. It has a 28-person staff.

Although not a public health facility *per se*, the *Senior Center* in downtown Blue Ridge serves about 100 elderly individuals per day. About 20 seniors receive meals in-house, while 60 receive delivered warm meals, and about 15 receive home meals frozen. The facility, built in 1995, is expected to serve as many as 125 meals in the future. Its current difficulty is in finding enough volunteers to help with tasks.

Riverstone is a private medical facility in Blue Ridge. The facility has plans to expand to 40,000 square feet.

The *Fannin County Health Department* also has a clinic that provides services such as immunization, family planning, prenatal case management, WIC, environmental procedures, and disease surveillance.

5.1.7 Recreational Facilities

5.1.7.1 Recreational Facilities: Out-of-County Administration

A large portion of the county is designated as part of the Chattahoochee National Forest. Four Wildlife Management Areas (WMAs) are also completely or partly within the bounds of the county line. The National Forest is operated by the USFS, which provides outdoor recreation facilities in the form of campgrounds, boat ramps, and picnic areas for the general public. WMAs are managed by the Georgia Department of Natural Resources and are open to the public for hunting and fishing during the permitted seasons. These undeveloped areas have become the ideal destinations for county residents and visitors for participating in varied outdoor activities such as hiking, camping, bicycling, boating, canoeing, rafting, fishing, and hunting. Table 5-1: Recreational Facilities lists recreational facilities in Fannin County.

The Tennessee Valley Authority is committed to county recreation. In addition to providing over 280 acres of public accessible lands on the shores of Lake Blue Ridge, the Authority owns the 4-acre Curtis Switch Canoe Access Site. To

enhance recreational opportunities on Lake Blue Ridge, the Authority recently adopted a policy limiting the drawdown of the lake.

Table 5-1
Recreational Facilities

<i>Name</i>	<i>Owner</i>	<i>Size (acres)</i>	<i>Available amenities</i>
Lakewood Landing	USFS	2.0	Boat ramp
Lake Blue Ridge Campground	USFS	N/A	Picnic areas; fishing; boating
Deep Hole Campground	USFS	N/A	Fishing; swimming; canoe access
Frank Gross Campground	USFS	N/A	Fishing
Toccoa River Park	City of McCaysville	1.0	Fishing pier; picnic areas; restrooms; shelter; paved parking; playground
Horseshoe Bend River Park	Fannin County	9.18	Picnic shelters; horseshoe pit; volleyball ball courts; playground; grills; gazebo; canoe access; parking
Blue Ridge Dam	Tennessee Valley Authority (TVA)	0.5	Scenic, paved parking
Land Bank Fishing Area	Fannin County	0.75	Public fishing access
Blue Ridge Canoe access Site	USFS	0.5	Gravel parking
Curtis Switch Canoe Access Site	TVA	4.0	Picnic areas; gravel parking
Chattahoochee Forest National Fish Hatchery	Federal Government	20.0	Touring; parking
Blue Ridge City Park	City of Blue Ridge	9.0	Score boxes; concession area; paved parking, swimming pool; lighted tennis courts; basketball court; playground; lighted baseball/softball fields
Morganton Point Campground & Amphitheater	USFS	N/A	Swimming area; picnic areas; grills; parking
Blue Ridge Downtown Park	City of Blue Ridge	7.0	Gazebo; playground; picnic areas; grills; grandstand
Tammen Park	Fannin County	5	Picnic shelters; fishing pier; grills; playground; horseshoe pits; ball fields; soccer fields
Fannin County Roadside Picnic Area	Fannin County	1.0	Picnic areas with tables
Fannin County Park	Fannin County	ca. 40	Soccer fields, football field, baseball/girls' softball fields, shelters, walking trails, exercise trails, lake for fishing, tennis courts, basketball gymnasium, playground areas

Source: NGRDC

5.1.7.2 Recreational Facilities: Fannin County

Developed recreation facilities provided by local governments in Fannin County are considered less adequate. All of the recreation facilities are organized and maintained by the Fannin County Recreation Commission, which was created by the Fannin County Board of Commissioners in 1977. The Recreation Commission consists of eight members who provide policy direction to the staff of the Commission. Currently, the Recreation Commission employs two full-time personnel to administer and operate recreational programs on a year-round

basis. During the summer, additional part-time employees are hired to assist in the operation of summer day camps for school children. The Recreation Commission also has a written agreement with the Fannin County Board of Education for general and organized recreational use of school facilities by the public after normal school hours, administered by the Fannin County Recreation Department.

The Recreation Department's office is located on 11½ acres beside the Blue Ridge dam. The county park, the Horseshoe Bend River Park, is a 9-acre park located approximately two miles southeast of McCaysville. Its facilities include picnic areas, shelters, and a gazebo and canoe access to Toccoa River for county residents.

5.1.7.3 Recreational Facilities: Cities

The City of Blue Ridge has two public parks. Blue Ridge City Park is 9 acres in size and has tennis courts, baseball/softball fields, and a swimming pool, a two-story Recreation Park Building with restrooms, concession stand, and a meeting room. The Blue Ridge Downtown Park is used by many citizens and visitors for community festivals (such as the Wildlife Arts Festival) and meetings.

The City of McCaysville owns the Toccoa River Park, one acre in size, which provides limited facilities including playgrounds, picnic areas, shelters and a fishing pier for city residents. The City of Morganton does not have any developed parks.

5.1.7.4 Recreational Facilities: Assessment

As recommended in the Fannin County Recreation Master Plan, the Fannin County Recreation Department is currently developing a 110-acre park that will be open in 2004. Currently one-third, or approximately 40 acres are developed. This park will consist of 2 soccer fields, 8 micro-soccer fields, a football field, 5 baseball/girls' softball fields, shelters, walking trails, exercise trails, lake for fishing, tennis courts, basketball gymnasium, playground areas.

The second phase of development will include the construction of four picnic pavilions, play grounds, a walking trail, and a bicycle path. Phase three will include a multiple basketball court building that will also serve as a youth center.

5.1.8 General Government Facilities

5.1.8.1 General Government Facilities: Fannin County

The Fannin County courthouse and county offices are located on West Main Street in downtown Blue Ridge. Currently, county-owned facilities include the following:

- County Courthouse in downtown Blue Ridge
- Roads Department on Aska Road
- Four voting precinct houses; one in the Hemptown area, on Hot House Road, and in the Sugar Creek area
- A combined Chamber of Commerce/Industrial Development Authority office on the Appalachian Development Highway (Route 5 in Blue Ridge)
- Twelve county firehouses
- Animal control center

The county recently completed its new three-story 74,000 sq. ft. courthouse that now houses the sheriff's office, county jail, courtroom, and library (6,300 sq. ft.)

5.1.8.2 General Government Facilities: Cities

Blue Ridge City Hall is located in downtown Blue Ridge. Other city facilities include the Police Department, Water and Sewer Department, and the Street Department.

McCaysville City Hall is approximately 2,400 square feet in size. The building currently houses the council chamber, city clerk, and water department offices. Other city functions include a post office, volunteer fire department and police department that are housed in a city annex next to the current City Hall in downtown McCaysville. Fifteen full-time personnel occupy McCaysville offices.

Morganton's City Hall is located in the center of the town. The city also owns a Fire Department building. Two full-time employees occupy city governmental office space.

5.1.9 Educational Facilities

5.1.9.1 Educational Facilities: Public Education

The Fannin County Public School System is a countywide school system. It is administered by the Fannin County Board of Education and serves all incorporated and unincorporated jurisdictions within the county. The system includes one high school, a middle school, and three elementary schools. In

September 2003, the school system had nearly 250 teachers and 3,145 students. Table 5-2 lists enrollment by school and year.

Table 5-2
Educational Facilities

	2000	2001	2002	2003
Elementary (K-5)	1,403	1,441	1,452	1,207
Middle (6-8)	776	796	784	981
High (9-12)	838	866	931	957
TOTAL	3,017	3,103	3,167	3,145

Source: Fannin Board of Education, 2003

Currently, the school system has 52 buses for transporting students from homes to schools. This figure includes four mini-buses equipped with lifts for transporting handicapped/physically-challenged students. The school system purchases an average of four new buses annually to replace aging buses. This year, due to budget cuts, the county only purchased two buses.

5.1.9.2 Educational Facilities: Higher Education

The Toccoa Falls College in Epworth, Georgia (previously Truett-McConnell College) serves approximately 100 students. Fannin County is a member of the North Georgia Regional Educational Services Agency (RESA).

Nearby colleges outside of the county include North Georgia College in Dahlonega, the main campus of the Appalachian Technical College in Jasper, North Georgia Technical College in Blairsville, Brenau College in Gainesville, Young Harris College in Young Harris, and Dalton State College in Dalton.

Additionally, The Fannin County School Board has arranged with Appalachian Technical College to offer credit courses at Fannin County High School. Appalachian Technical College staff has created with the Fannin County Development Authority a workforce and business development center in classroom space at the Toccoa Falls College. This facility provides training for Health Services careers as well as training in business, computers and entrepreneurial development.

5.1.9.3 Educational Facilities: Vocational Training

Fannin County High School has set up vocational training programs for students who do not plan to attend college after they graduate. The Pre-Vocational programs provide courses in the areas of agriculture, construction, art, business education, and home economics, among others. Students from Fannin High can enroll in these courses as part of their high school programs.

5.1.9.4 Educational Facilities: Assessment

- Renovation plans are pending for most existing schools. SPLOST monies have funded the construction of the Fannin County High School additions of a performing arts center and gymnasium.
- With left over monies from the SPLOST fund, the Fannin County High School renovated its band room into a chemistry lab and art room. The cafeteria has also been expanded.
- The monies will also cover the addition of approximately four or five classrooms at the East Fannin Elementary School. Additional classrooms will also be added to other county schools.
- Expanded vocational opportunities and pursuit of expanded higher education course offerings are also ongoing goals.

5.1.10 Libraries and Other Cultural Facilities

5.1.10.1 Libraries and Other Cultural Facilities: Libraries

The Fannin County Public Library is part of the Mountain Regional Library System. This system serves residents in Towns, Union and Fannin Counties with the main library located in Young Harris, Towns County. The Federal Government, State Government, County Government, and Fannin Board of Education provide annual operating funds. The current library facility has become inadequate to properly serve the population of Fannin County. Fannin County Library is part of the Mountain Regional Library System with other facilities in Towns (1988) and Union (1989) counties. The Fannin County Library has now become the smallest branch library with the largest service population in the system.

For FY2004, the two major funding agencies for the library, Fannin County Commissioners and Fannin County Board of Education, split their regional support 50%-50% at \$5.07 per capita or \$56,007 each. The Commissioners also support the library's in-behalf expenses that include insurance, utilities and janitorial supplies. The City of Blue Ridge funds at \$1,000 per year, the City of McCaysville funds at \$500 per year, and the City of Morganton funds at \$200 per year. Currently one full-time assistant, one full-time certified librarian, and two part-time library assistants staff the library.

The previous library building was demolished to make room for the new county courthouse and jail complex. The new library has been moved into extra space in the recently completed courthouse and jail complex.

Currently, the library has approximately 22,000 volumes that include 700 volumes of reference and 21,300 volumes of circulating materials. The library

had approximately 5,985 registered borrowers in 2003 and is open 48 hours each week.

5.1.10.2. Libraries and Other Cultural Facilities: Libraries, Assessment

- The new library in the courthouse offers additional space, and the collection should continue to grow.
- Table 4-3 shows that from 1999 to 2003, Fannin County Public Library had a continuous increase of registered borrowers, user attendance and book circulations.
- The library needs to obtain more funding to expand facilities as user attendance continues to increase. The following are improvements to be accomplished in the next five years and should accommodate the majority of needs through the planning period.
- A new building site has been donated near Fannin County High School. (3.7 acres on Industrial Blvd.)
- Library use statistics indicate use has increased. Twenty percent of the persons in the county are cardholders.

Table 4-3
Library Use Statistics

	<i>FY 1999</i>	<i>FY2000</i>	<i>FY 2001</i>	<i>FY2002</i>	<i>FY2003</i>
Circulation	52,237	89,988	129,600	144,012	151,762
Attendance	23,257	24,620	24,015	21,478	22,670
Reference Questions	6,984	6,825	8,630	7,781	8,553
New Cards	1,218	2,831	1,427	852	1,804
Computer Use	5,398	4,637	7,402	13,872	19,159
Bookmobile Circulation	10,650	8,481	6,018	16,089	17,166

Source: Fannin County Public Library, 2003

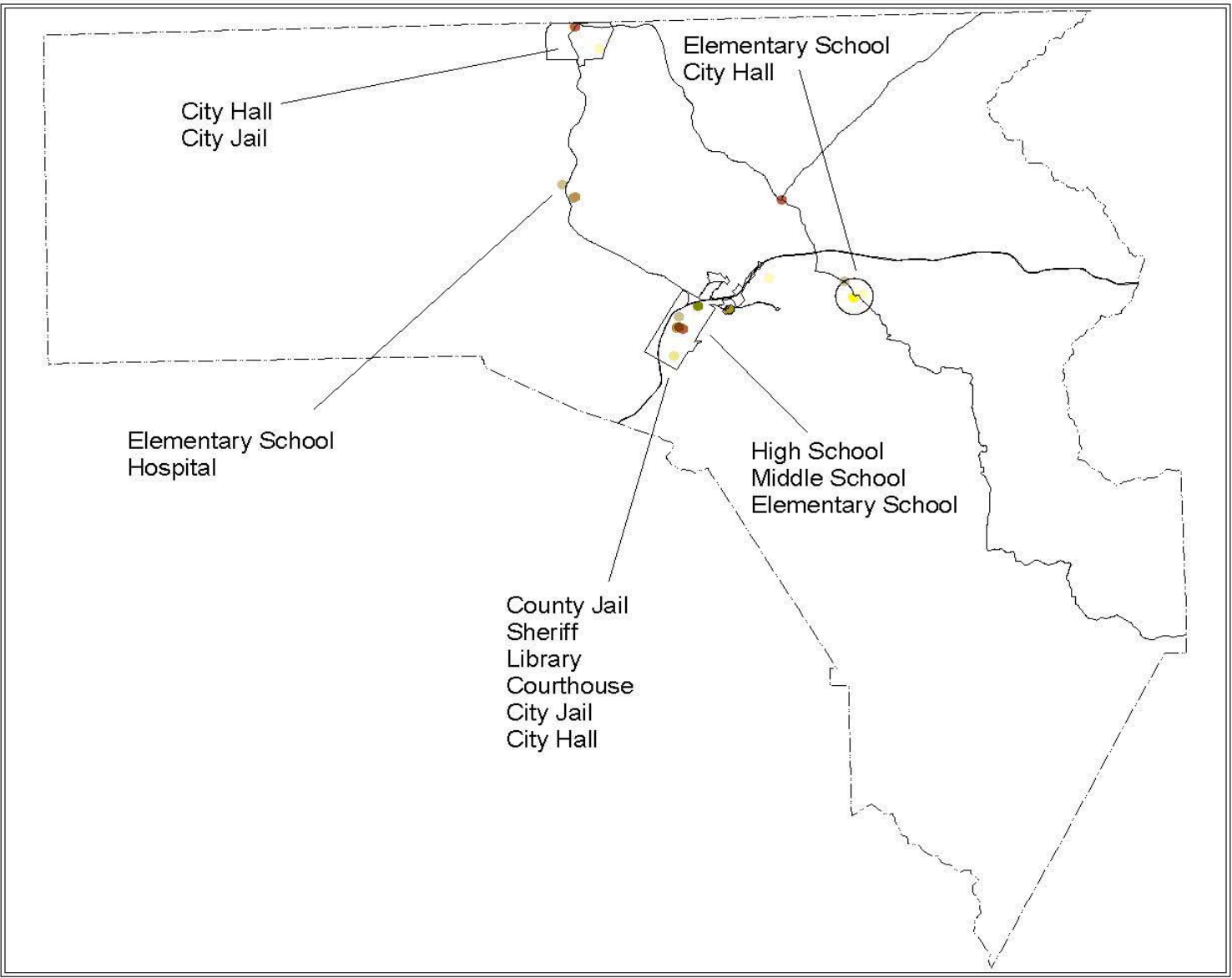
The Fannin County library experienced a 17% increase in circulation from FY 2001 to FY2003. In FY2003, the library had 22,670 users, circulated 151,762 books, answered 8,553 reference questions and issued 1,804 new cards. The library computers are widely used—19,159 times in 2003.

5.1.10.3 Libraries and Other Cultural Facilities: Arts Association

The Blue Ridge Mountains Arts Association will lease the premises of the old county courthouse beginning in July of 2004. The Association, formed in 1976, has outgrown office space and intends to expand the scope of its operation. With a start-up grant from the Levi-Strauss Foundation, the Association will move into the National Historic Register site and form an “arts incubator.” Space will be leased to resident artists for a small donation.

In addition to space for artists, the Association intends to continue offering classes in art and arts marketing. The Association's programs also include a cultural heritage room, an oral history project, a music program, dulcimers, storytellers, and a woodcarving group. The new space will contain an arts and crafts supply store.

With the Arts Association, Blue Ridge is not only a leader in promoting mountain culture, but generally speaking surpasses its neighboring counties in doing so. The Association is a sub-granting organization for the Georgia Council for the Arts.



Map Exhibit 5-8
Community Facilities



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5.2 Assessment

This is the second step in the three-step planning process. It is intended to provide a factual and conceptual framework for making informed decisions about the future of the community and to ensure that an appropriate range of issues and viewpoints is considered.

5.2.1 Transportation

5.2.1.1 Transportation: Summary Analysis

Half of the public roads in the county are paved. The vast majority of private roads in the county are gravel. The cost of upkeep of a road system is directly proportional to the number of miles of road in the system. A road system that services a dispersed population is therefore difficult and costly to maintain.

5.2.2 Water Supply

5.2.2.1 Water Supply: Level of Service

Blue ridge has 2,093 customers receiving 670,000 gallons of water per day (in addition to one wholesale customer receiving 30,000 gallons per day), which is 320 gallons per customer per day. At a 2,000,000 gallon rated maximum capacity, Blue Ridge has the ability to add an additional 3,720 new customers to its system. McCaysville has 2,300 customers receiving 660,000 gallons of water per day, or 287 gallons per customer per day. At a capacity of 1,000,000 gallons per day, McCaysville can add 1,184 customers to its system without further upgrade. Blue Ridge already expects to service 7,500 customers by 2030, which is 5,407 more customers than it presently has, and about 1,687 more customers than the present system has the capacity to handle.

5.2.2.2 Water Supply: Summary Assessment

Absence of countywide water service is a major limitation to industrial and commercial development throughout unincorporated Fannin County. The availability of water service by linking existing city systems would allow greater opportunity for attracting new business and industry to the county. At present, no plans for countywide administrative authority exist. All needs during the planning period should expected be met through expansion of the municipal systems.

5.2.3 Wastewater Treatment

5.2.3.1 Summary Assessment

The majority of the areas of Fannin County are served by private septic systems. This is likely to remain so for the near future. The incorporated areas of Blue Ridge and McCaysville offer the only public systems. The Blue Ridge system is new, and has an average daily discharge that is one-third of its rated capacity. The city of McCaysville contracts with the city of Copperhill, Tennessee for all wastewater treatment. No necessary changes are foreseen in the near future for these systems.

5.2.4 Solid Waste

The Solid Waste Management Plan is incorporates these analyses and is a separate document hereby included by reference.

5.2.5 Public Safety

5.2.5.1 Public Safety: Police Protection

The new jail will accommodate up to 88 detainees. Based on the current county population, the Sheriff's Department will need a team of twenty deputies to perform patrol duties. Fannin County staffing meets minimum requirements, but is seen as inadequate. To provide adequate services for the growing population, the Fannin County Sheriff's Department needs to add two more deputies to perform patrol duties, one for investigations and twice the number of employees for the new jail. To maintain its current level of service the sheriff's department will need to hire a total of 48 employees by 2025.

The facilities and staff in McCaysville are considered adequate to serve existing needs. Due to modest expected population gains, little expansion is anticipated.

5.2.5.2 Public Safety: Fire Department

The Insurance Services Office (ISO) has designated Fannin County's fire insurance with ratings ranging from 6 to 9, varying by district. The City of Blue Ridge and the unincorporated areas that are within 1,000 feet of existing fire hydrants currently have a Class 6 ISO rating. The City of McCaysville and areas outside the City that are within 1,000 feet of existing fire hydrants received a Class 6 ISO rating. All other county areas received a Class 9, or somewhat poorer, ISO rating.

Since the firefighters are volunteers and are not on hand in the fire stations, these individuals must travel to the fire station, obtain fire suppression equipment, then rush to the accident sites. This situation impedes the efficiency of county fire services.

Map exhibit 5-7 shows that the county has good area coverage in terms of area. To maintain current levels of service, the county will need 39 fire engines by 2025. To maintain current levels of service, the county will need 207 volunteer firefighters by 2025.

5.2.5.3 Public Safety: Emergency Services

The 911 center needs to upgrade its computer system with a larger server, map plotter and printer. Future plans are to construct a dispatch station that will be a separate from the call taker. Currently both functions are in the same building, which reduces working space.

To maintain its current level of service, it is projected that the EMS will need to hire a total of 35 full-time personnel by 2025.

5.2.6 Hospitals

5.2.6.1 Hospitals: Level of Service Analysis

The Fannin Hospital had the third highest occupancy rate in the state at 98.7%. Because of the anticipated aging of the population, more retirees, growing overall and female population, specialized health care focus on orthopedics, obstetrics and gynecology, cardiology, oncology, and pulmonology will continue.

The hospital currently has 34 beds, but has currently sought permission to increase the number of beds to 46. With the granting of this request, the level of service of 46 beds per 20,000 persons population translates into a need for 70 beds for the county population in 2025.

5.2.6.2 Hospitals: Summary Assessment

The number of practicing physicians in the county increased from 9 in 1990 to 19 in 2000. The number of medical personnel in the county is up 60% over the course of the past decade.

The 2000 mortality rate for people over 65 years old in Fannin County is 74%, compared to 69% for the NGRDC. Cardiac disease and cancer are the leading causes of death. Fannin County's cardiac disease rate is 33%, significantly below the NGRDC rate of 40%. Fannin County's cancer rate is 25%, similar to the NGRDC rate of 24%.

In short, the Fannin's Future Steering Committee, speaking on behalf of the county's interests for the future saw health facilities as adequate to serve the needs of the county in the near future.

5.2.7 Recreational Facilities

5.2.7.1 Recreational Facilities: Level of Service Analysis

Although the new Fannin County Park is 110 acres in size only about 40 acres are developed. The county also operates Tammen Park (5 acres), a roadside picnic area (1 acre), Horseshoe Bend River Park (9 acres) and the offices of the recreation department that sit on 11 acres near the Blue Ridge dam. The total area of the developed Fannin County Park (40) and other county parks (26) is therefore 66 acres. With the addition of city parks in Blue Ridge (9 acres, plus a downtown park of unknown acreage) and McCaysville (1 acre), the sum total of park and recreation facilities in Fannin County is at least 76 acres. Given an anticipated increase of population from 19,798 to 31,823, that same level of service would be maintained with 122 total acres of parks in 2025.

5.2.7.2 Recreational Facilities: Summary Assessment

70 acres remains in the Fannin County Park that could accommodate all new level of service development. The first phase of construction of the park is nearly complete in 2004, including an adult baseball field, a combination football/softball field and three smaller softball fields.

The second phase will include the development of four picnic pavilions, play grounds, a walking trail, and a bicycle path. Phase three will include a multiple basketball court building that will also serve as a youth center.

5.2.8 General Government Facilities

General government facilities are seen as adequate. The new courthouse is expected to fill the county's needs for the next two decades.

5.2.9 Educational Facilities

The average school size is 750 students. By this level of service standard space is currently deemed adequate. The county's student to teacher ratio is 16:1, which is exactly the same as the state's student to teacher ratio. By this level of service criterion, educational services are seen as adequate.

5.2.10 Libraries and Other Cultural Facilities

5.2.10.1 Libraries and Other Cultural Facilities: Level of Service Analysis

Level of service standards indicate that there should be 2.5 books per person in the county. There are currently 22,000 books in the Fannin County Library, or about 1.1 books per person, given a total county population of 19,798. At the given ideal level of service, there should be 55,000 books in the system. By 2025, with an estimated population of 31,823, there should therefore be 80,000 books in the collection.

The state standard for library area is .7 square feet per person. A library constructed with an anticipated 25-year life should therefore have a minimum of 22,300 square feet.

5.2.11 Significance

The cities of Blue Ridge, McCaysville, and Morganton anticipate little growth over the course of the twenty-five year planning period, and therefore anticipate few new services to accommodate that growth. Moreover, the county currently carries the responsibility for supplying services such as police protection, fire protection, education, and libraries. In sum, the individual cities should expect to see little responsibility for increasing the capacity of facilities in response to increasing county growth.

In the course of meetings with discussion groups, however, representatives from the cities of Blue Ridge, Morganton, and McCaysville made clear their interest in the ambitious marketing of water to areas in the county outside of their city limits.

The discussion groups representing Fannin County saw no reason to believe that their role as primary service supplier for the county and its municipalities would change over the course of the planning period.

5.2.12 Statement of Needs

Given the foregoing analysis, the following community facilities needs emerge:

- 1) In general, increase the availability of all services to maintain appropriate levels of service as the county population increases.
- 2) Avoid unnecessary duplication of service by aggressively expanding water service from Blue Ridge and McCaysville into the outlying areas of the county.

5.3 Goals and Implementation

The third step in the planning process is intended to establish the community's long-range needs, goals and ambitions and how they will be addressed or attained during the planning period.

Transportation

Goal 5A Continue to improve the transportation system to provide for the safe and efficient movement of people and goods in the county and the region.

Strategy. Establish an ongoing Transportation Planning Program involving the joint participation of the Board of Commissioners, the city councils, and GDOT for the purpose of identifying, prioritizing, and funding countywide transportation needs. Needs include

- road maintenance,
- right-of-way maintenance,
- transportation enhancement projects, and
- long-term transportation requirements.

Procedures include an annual Transportation Improvements Program and Budget that is communicated to GDOT, and a citizen involvement process that includes

- citizen task forces,
- public hearings, and
- general public input regarding all transportation-related issues.

Strategy. The Board of Commissioners will coordinate with the Georgia Department of Transportation to begin McCaysville By-Pass project.

Goal 5B Continue demonstrated commitment to alternative and environmentally sound means of transportation and transportation systems.

Strategy. The Board of Commissioners will act to improve and expand the public transportation system as needed, possibly including expanded transportation from Fannin County to Atlanta, Dalton, and Gainesville.

Strategy. The Board of Commissioners will nominate county roads for scenic byway consideration, possibly including Aska Road, Snake Nation, Stanley Creek, Highway 60, and Highway 515 from Highway 60 to Union City.

Strategy. The Blue Ridge City Council will implement Transportation Enhancement grant for downtown pedestrian mall project.

Strategy. The Board of Commissioners will coordinate with GDOT to implement bike/pedestrian path “Alternative Route 90.”

Strategy. The Board of Commissioners will coordinate with nearby counties to rehabilitate all sections of abandoned rail line, most importantly to restore full rail service to all destinations between McCaysville and Tate, but also to consider the feasibility of passenger and tourist excursion service to the Atlanta Metro area.

Water supply and sewerage

Goal 5C Assure an adequate and economical system of water supply and sewerage for the growth and development needs of residents of the county.

Strategy. City councils will pursue grants and/or loans for the extension and expansion of their water delivery systems, including storage tanks, reservoirs, and waterlines. The extension and expansion would be for both residential and nonresidential development.

Strategy. The Blue Ridge City Council and McCaysville City Council will develop a capital improvements plan to expand sewer service to areas with development potential and examine mechanisms that require developers to pay a “pro-rata share” of the cost of infrastructure expansion.

Public Safety

Goal 5D Continue to maintain or improve the level of service of all public safety facilities and services in the county.

Strategy. The Board of Commissioners will continue maintaining and upgrading the 911 emergency and countywide dispatching system.

Strategy. The Board of Commissioners, McCaysville City Council, and Blue Ridge City Council will continue hiring additional staff and upgrading equipment to maintain level of service in sheriff and police departments.

Strategy. The Board of Commissioners will seek to improve fire protection services in order to improve ISO ratings. Improvements include upgrading equipment as necessary to maintain or improve level of service standards, constructing necessary facilities, purchasing and upgrading of equipment and vehicles, and extending waterlines for the installation of additional fire hydrants.

Strategy. The Board of Commissioners and the city councils will increase fire prevention measures, including public fire safety education, and inspecting and enforcing of fire codes by fire department personnel. Such actions are distinct from but in cooperation with building code enforcement measures.

Strategy. The Board of Commissioners will add two new fire stations to the County system. The stations will be outfitted with fire fighting equipment commensurate with firefighting need.

Hospitals and other health facilities

Goal 5E Provide adequate health care to all Fannin County residents.

Strategy. The Fannin County Health Department, the Fannin Regional Hospital, Blue Ridge Community Health, and Blue Ridge Health Care will create a Health Care Services Task Force to focus on enhancing and expanding services in order address the needs of current and future retirees.

Recreation and Cultural Activities

Goal 5F Provide facilities and services that meet both passive and active recreational/cultural needs of the residents of Fannin County, Blue Ridge, McCaysville, and Morganton.

Strategy. The McCaysville City Council will undertake Toccoa River Park improvements, including restroom improvements, and repair or replacement of grills, tables and playground equipment.

Strategy. The Fannin County Recreation Department will continue to develop the unimproved areas of Fannin County Park in accordance with already proposed “Phase II” and “Phase III” implementation programs.

Strategy. The McCaysville City Council will develop a “riverwalk” along the banks of the Toccoa River in McCaysville to complete existing trail system. This includes a walking bridge across the river.

Strategy. The Morganton City Council will act in conjunction with the Board of Commissioners and the Fannin County Recreation Department to investigate the possibility of creating a community park in the Morganton area.

Strategy. The city councils, Fannin County Recreation Department, the Heritage Council, and the Blue Ridge Mountains Arts Association will investigate long-term development funding of recreational/cultural activities.

Strategy. The Fannin Recreation Commission will continue to study and plan for a public golf course.

Educational Facilities

Goal 5G Through a partnership of school board, school system, community leaders, citizen advisory groups, and businesses, undertake programs to raise educational levels in the county.

Strategy. The Fannin County School Board will act in conjunction with the North Georgia Regional Educational Services Association (RESA) to pursue grants and funding for technical educational education to keep abreast of rapid changes in technology.

Libraries and Other Cultural Facilities

Goal 5H Maintain and improve library access and services in Fannin County.

Strategy. The Board of Commissioners and the city councils will construct a new central library with a minimum of 22,000 square feet.

Strategy. The Board of Commissioners, the city councils, and the school board will act to improve library operations; computer search/retrieval system, with on-line connections to university systems.

6 LAND USE

This element contains existing land use maps for the county and its cities, a land use description, and a proposed future land use map.

The Minimum Standards require a Land Use Element as part of the Comprehensive Plan. This element provides an opportunity for Fannin County and its incorporated cities to conduct an inventory and assessment of how land is used within its jurisdiction and indicate the community's preferences for both the type and location of future growth in the community.

The use of land will directly determine the quality of life in Fannin County. The wise planning for land use will help to ensure that there will be an adequate amount of land set aside for different types of housing, for businesses and for industry. At the same time, a well considered land use plan will also provide adequate protection for Fannin County's historic, cultural and environmental resources.

6.1 Inventory

6.1.1 Mapping Methodology

The NGRDC collected existing land use data using a combination of 2001 digital tax data garnered from aerial photo interpretation and interviews with local informants. Windshield surveys along major corridors were used to confirm existing land uses.

Digital land use data were merged with an already existing digital county base map. Infrastructure and hydrological features were added to produce an integrated land use database from which an existing land use map was generated.

6.1.2 Definitions

The Georgia Department of Community Affairs (DCA) divides land use according to nine categories. For more accurate reporting, some categories have been further subdivided according to Table 6-1, which follows.

6.1.2.1 Residential

The predominant use of land within the residential is for single-family and multi-family dwelling units organized into general categories of net densities.

6.1.2.2 Commercial

This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized in to general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

6.1.2.3 Industrial

This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses, organized into general categories of intensity.

6.1.2.4 Public/Institutional

This category includes certain state, federal or local government uses, and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Facilities that are publicly owned, but would be classified more accurately in another land use are not included in this category.

6.1.2.5 Transportation/Communication/Utilities

This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

6.1.1.7 Park/Recreation/Conservation

This category is for land dedicated to active or passive recreational use. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, or similar uses. Because of the preponderance of national forest land in Fannin County, land belonging to the United States Forest Service (USFS) and the Tennessee Valley Authority (TVA) has been placed in a separate subcategory.

6.1.1.8 Agriculture

This category is for land dedicated to agriculture, farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.) or other similar rural uses such as pastureland not in commercial use.

6.1.1.9 Forestry

This category is for land dedicated to commercial timber or pulpwood harvesting or other similar rural uses such as woodlands not in commercial use.

6.1.3 Inventory of Existing Land Use

6.1.3.1 Existing Land Use Narrative

The study area consists of 247,336 acres. Approximately 60% of this land area is in some type of active land use. Approximately 40% is in an undeveloped state. Table 6-1 shows how the total land uses of the county are distributed among the cities and in the county.

Table 6-1
Inventory of Existing Land Use

	Blue Ridge		McCaysville		Morganton		Unincorp. Fannin		Total Fannin	
Single-family residential	607	55.69%	559	84.19%	238	89.47%	36,134	24.14%	37,538	24.74%
Multifamily residential	14	1.28%	23	3.46%	0	0.00%	17	0.01%	54	0.04%
Commercial	271	24.86%	56	8.43%	9	3.38%	892	0.60%	1229	0.81%
Industrial	60	5.50%	1	0.15%	0	0.00%	406	0.27%	467	0.31%
Public/Institutional	74	6.79%	18	2.71%	19	7.14%	499	0.33%	609	0.40%
T/C/U*	10	0.92%	2	0.30%	0	0.00%	18	0.01%	31	0.02%
P/R/C**	8	0.73%	1	0.15%	0	0.00%	110	0.07%	119	0.08%
P/R/C USFS/TVA***	0	0.00%	0	0.00%	0	0.00%	104,098	69.54%	104,098	68.62%
Agriculture	46	4.22%	4	0.60%	0	0.00%	7515	5.02%	7565	4.99%
Forestry (Commercial)	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total Developed Area	1090	100.00%	664	100.00%	266	100.00%	149,689	100.00%	151,710	100.00%
Forestry (woodlands vacant)	287	-	338	-	212	-	90,082	-	90,920	-
Total Land Area	1377	-	1002	-	478	-	239,771	-	242,631	-
% Land Developed	-	79.16%	-	66.27%	-	55.65%	-	62.43%	-	62.53%
Water Area	5	-	308	-	46	-	4346	-	4705	-
Total Area	1382	-	1310	-	524	-	244,117	-	247,336	-

Source: NGRDC

*T/C/U stands for Transportation/Communication/Utilities

**P/R/C stands for Parks/Recreation/Conservation

***P/R/C USFS/TVA is a special subcategory of P/R/C that is solely composed of lands owned by the United States Forest Service or the Tennessee Valley Authority.

Unincorporated Fannin County

Unincorporated Fannin County has a total land area of 239,771 acres. 149,689 of those acres are developed, but 90,920 are identified as being undeveloped vacant woodlands. That is to say that only 62.43% of the land area is in a developed state. Water bodies occupy an additional 4,346 acres in unincorporated Fannin County.

24.14% of the developed land area in the unincorporated area is single-family residential. 7,961 units occupy those 36,134 acres (Table 3-1). The intensity of use is a very low 0.22 units per acre, or, conversely, 4.54 acres per unit.

Due largely to the absence of sewerage and wastewater service systems outside of the incorporated areas in the county, the occurrence of multifamily residential in the unincorporated areas of the county is a rarity. 17 acres are identified as multifamily. The data from Table 3-1 indicate 202 units occupied this land area, giving and intensity of use of 12 units per acre.

Commercial uses occupied 892 acres, or 0.6% of the total land area. The intensity of use for commercial areas in the county in 2000 was 2.17 employees per acre (from Table 2-1, 2669 employees working in commercial divided by total county commercial acreage).

Industrial uses occupied only 0.27% of the total developed land area (406 acres). Intensity of use is 2.30 employees per acre (1073 county employees divided by total county industrial acreage).

Public/Institutional uses occupied 0.33% of the unincorporated land area (499 acres).

Facilities devoted to transportation, communication, and utilities occupied 18 acres (0.01%), and intensity of use of 0.9 acres per 1,000 population.

General parks, recreation, and conservation (P/R/C) areas totaled 110 acres, 0.07% of the unincorporated county's developed land area. Intensity of use for this land use should be determined in conjunction with similar land uses in the incorporated areas. P/R/C for the county as a whole totaled 121 acres, an intensity of 6 acres per 1,000 in population. P/R/C areas attributed to the USFS or the TVA amounted to 104,098 acres, or 69.54% of the developed land area in unincorporated Fannin County. This land area accounts for 42.9% of the total land base in the unincorporated Fannin County. Multi-use management policies of the National Forest Service govern the USFS administered areas, which include timber production and hunting and other recreational activities.

7,515 acres (5.02%) of the land base is dedicated to agriculture. Intensity of use, derived on a countywide basis, is 0.1 employees per acre (7,565 acres divided

by 11 Fannin County agricultural employees given in Table 2-1). There are no lands assigned exclusively to commercial forestry in the county.

Blue Ridge

The total area in Blue Ridge is 1,382 acres, 5 acres of which is attributed to water bodies. The total developed area is 1090 acres; 219 acres are undeveloped.

Single-family residential is by far the most frequently employed land use in Blue Ridge. 607 acres, or 55.69% of the developed area, is devoted to single-family use. From Table 3-1, there were 411 single-family units in Blue Ridge in 2001. This yields a low intensity of use of 0.68 units per acre. This translates into an average of 1.5 acres per unit. A combined intensity of use in this category for the incorporated cities is 0.65 units per acre—also an average of 1.5 acres per unit.

Multifamily residential is less frequently employed as a land use in Blue Ridge. 1.28%, or 14 acres, of the total developed land area is devoted to multifamily units. Given a total of 132 multifamily units in 2000, the intensity of use is 9.4 units per acre. For the incorporated cities combined, a total of 281 multifamily units on 37 acres yields an intensity of use of 7.6 units per acre.

Commercial uses account for 271 acres, or 24.86% of total developed area. Industrial uses account for 60 acres, or 5.50% of total developed area. Public/Institutional uses account for 74 acres, or 6.79% of total developed area. Transportation, communication, and utilities accounted for 10 acres, or 0.92% of total developed area. Parks, recreation, and conservation accounted for 8 acres, or 0.73% of total developed area.

There are 46 acres in the city given to agricultural land use, 4.22% of the total.

McCaysville

Single-family residential consumed 559 acres, or 84.19% of the McCaysville land base. Multifamily residential accounted for 23 acres—3.46% of the total land base. Commercial land uses totaled 56 acres (8.43%). Industrial land uses totaled 1 acre (0.15%). Public/Institutional land uses totaled 18 acres, or 2.71% of the land base. 2 acres (0.30%) were devoted to transportation, communication, and utilities. 4 acres (0.60%) within the city limits were given to agricultural uses.

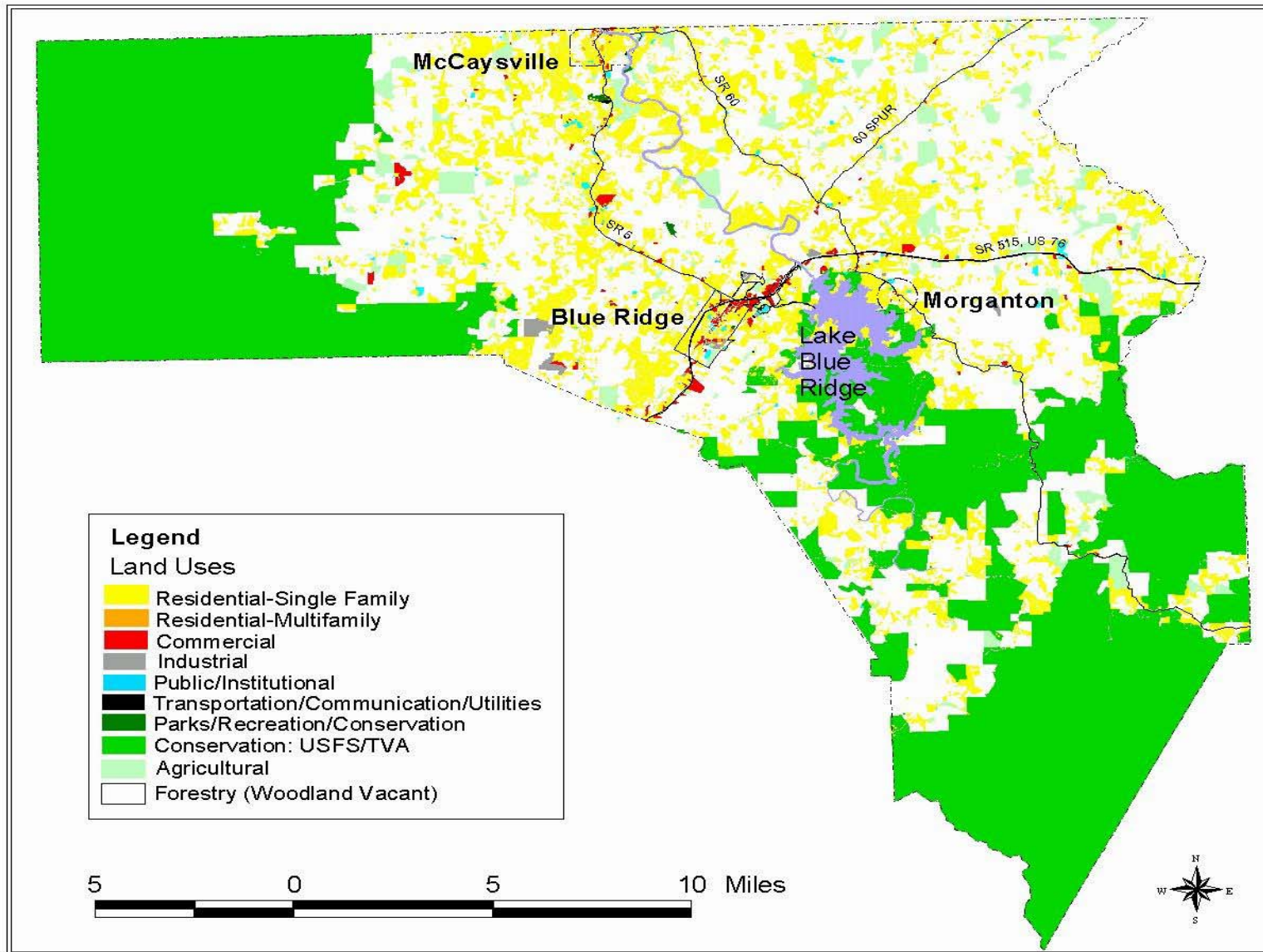
Morganton

Single-family residential was by far the largest land use, accounting for 238 acres, or 89.47% of total land base. Only 9 acres (3.38%) were commercial, while 19 acres (7.14%) were devoted to public and institutional uses. No other land uses were identified within the city limits.

6.1.3.3 Existing land use maps

Existing Land Use maps for Fannin County (Map Exhibit 6-1: Fannin County Existing Land Use), Blue Ridge (Map Exhibit 6-2: Blue Ridge Existing Land Use), McCaysville (Map Exhibit 6-3: McCaysville Existing Land Use), and Morganton (Map Exhibit 6-4: Morganton Existing Land Use) follow.

Map Exhibit 6-1:
Fannin County
Existing Land Use

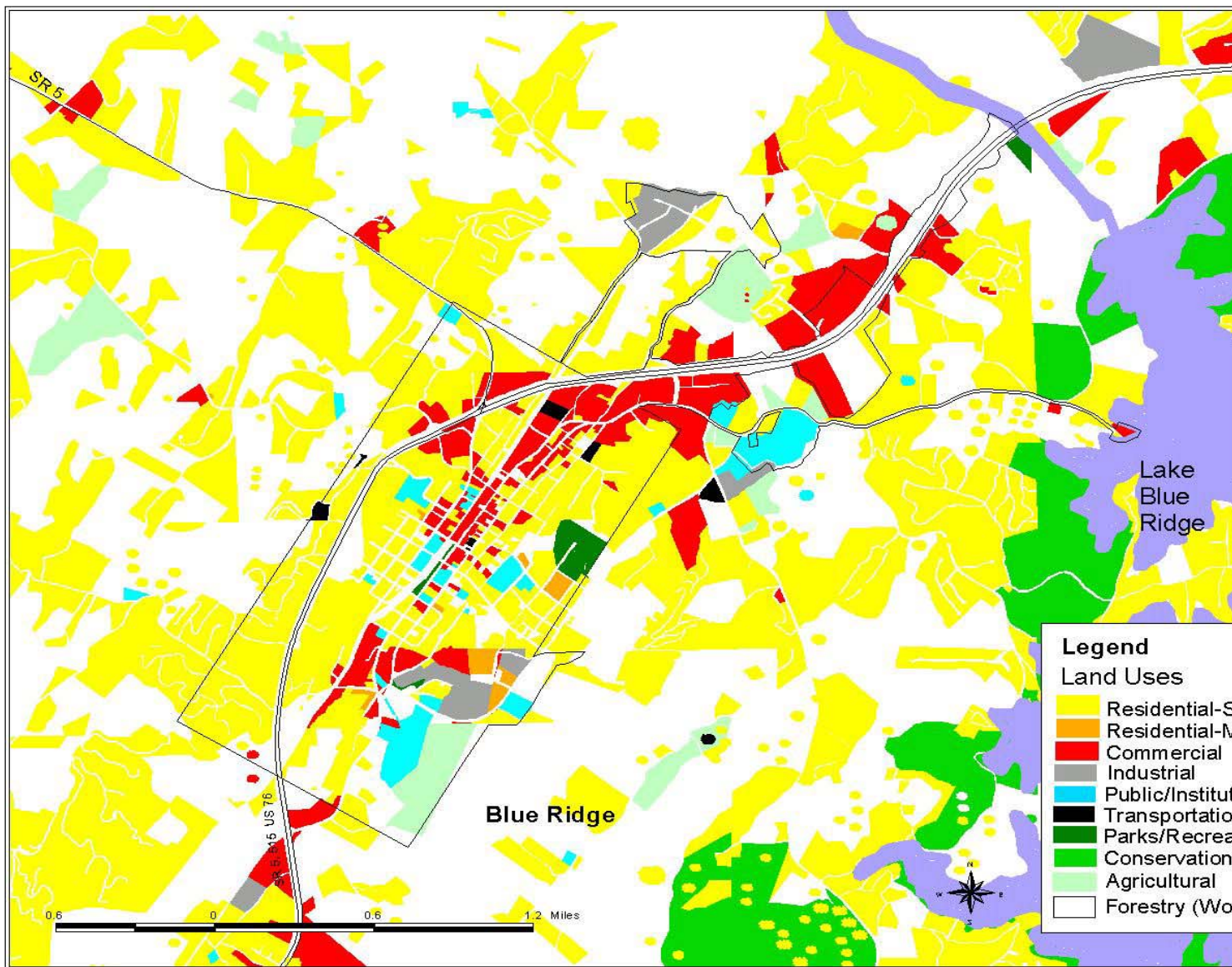


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Back of Map 6-1 Fannin County ELU

Map Exhibit 6-2:
Blue Ridge
Existing Land Use



Legend

Land Uses

- Residential-Single Family
- Residential-Multifamily
- Commercial
- Industrial
- Public/Institutional
- Transportation/Communication/Utilities
- Parks/Recreation/Conservation
- Conservation: USFS/TVA
- Agricultural
- Forestry (Woodland Vacant)

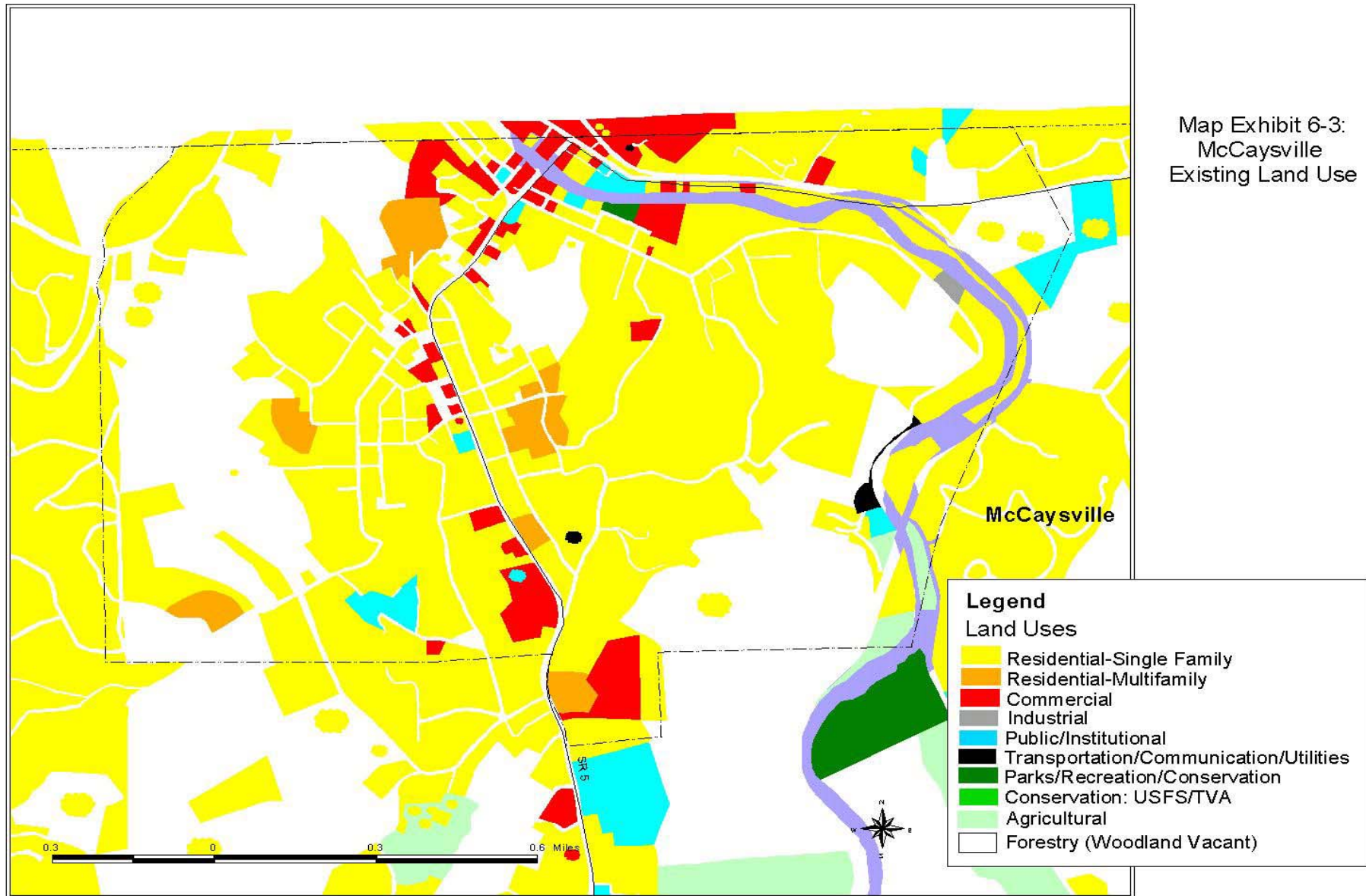


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Back side of Map Exhibit 6-2 Blue Ridge ELU

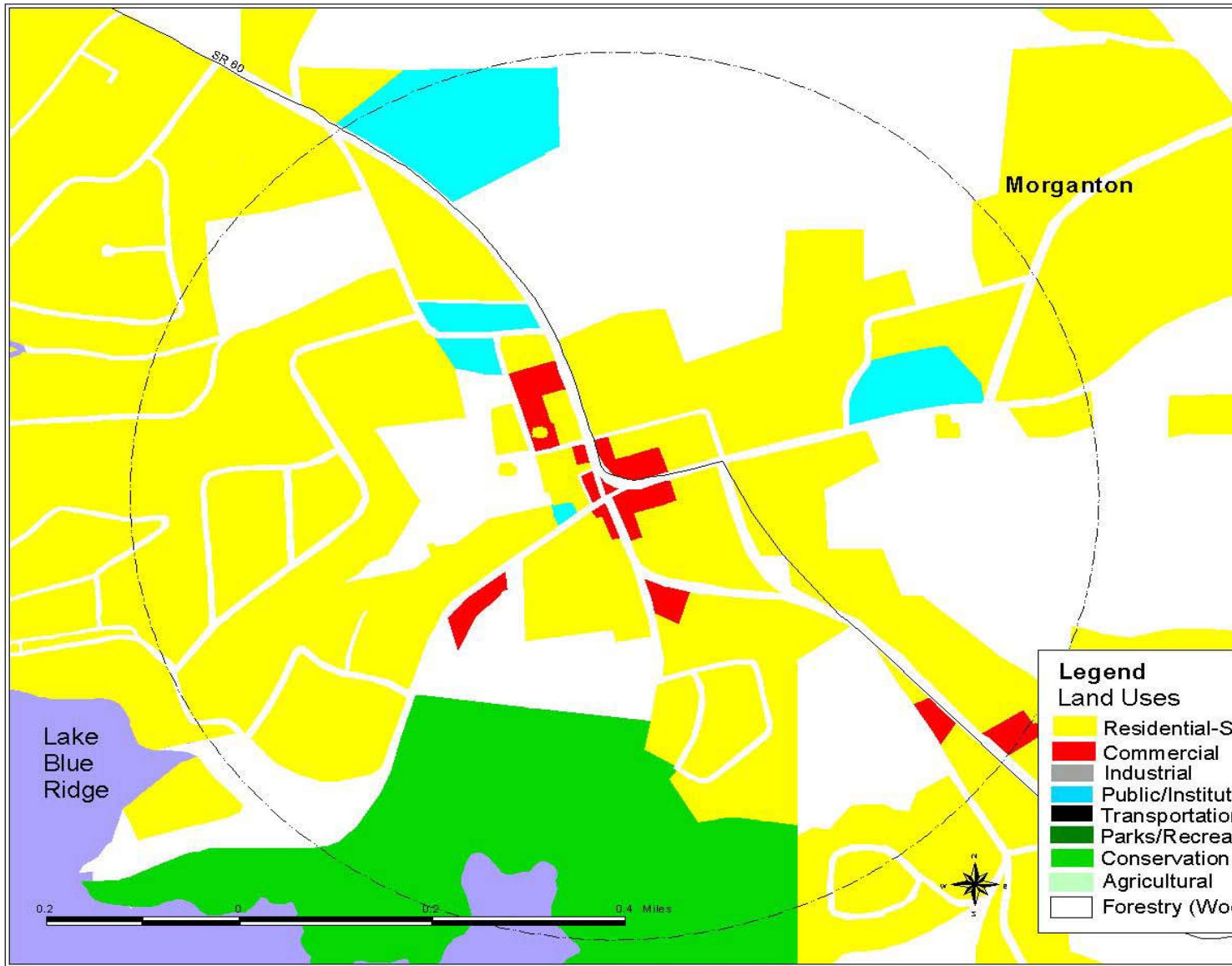
Map Exhibit 6-3:
McCaysville
Existing Land Use



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Back Side of Map 6-3 McCaysville ELU



Map Exhibit 6-4:
Morganton
Existing Land Use

Legend
Land Uses

- Residential-Single Family
- Commercial
- Industrial
- Public/Institutional
- Transportation/Communication/Utilities
- Parks/Recreation/Conservation
- Conservation: USFS/TVA
- Agricultural
- Forestry (Woodland Vacant)



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Back Side of Map 6-4 Morganton ELU

6.2 Assessment

6.2.1 Existing Land Use Assessment

6.2.1.1 Historical Factors

Historically, the major development patterns within Fannin County were established in the 1800's by several small communities, positioned so as to take advantage of railroad and mining activities. More recently, however, subsequent development of infrastructure and greater highway access to the areas in and around Blue Ridge and McCaysville have led to their more rapid development. More specifically, the completion of the Appalachian Highway (US Route 76) has stimulated new commercial development in the greater Blue Ridge area and second home development on scenic mountain lots.

Open space has always been critical to the development pattern of the county. Approximately 40% of the county's lands are undeveloped and more than 80% are forested. Much of this open space is USFS land; the Chattahoochee National Forest in Fannin County is nearly 110,000 acres in size. The County itself has made a small contribution to the preservation of open space in that it recently purchased 110 acres of land for the development of a central public park.

6.2.1.2 Land Use Patterns

Land use is dependent on the infrastructure that serves it. Absence of infrastructure prevents density of development. Likewise, areas of development that threaten to outpace infrastructure capacity threaten to stifle development.

Most critical in Fannin County is the existence of sewage service areas in the incorporated cities and environs. Areas served by sewer promote the possibility of high-density growth. Areas not served by sewer lines require private septic systems, and the requisite minimum one-acre lots that accompany them. High-density development is not possible without access to some sort of sewage treatment. Multifamily units in the county are therefore confined nearly exclusively to the incorporated areas of the county, or to areas nearby with access to sewage service.

Water service in the county is provided either by the municipalities or is privately provided. Access to water does not significantly affect growth patterns, as single homes or enclaves of homes can easily provide for the service privately. There exists, however, excess capacity in water service insofar as municipal areas are capable of expanding service to provide water to the greater county. Ease of access can benefit and promote orderly development in the unincorporated areas of the county.

Access to roads also affects the pattern of development in the county. The ability to develop land is directly proportional to ease of vehicular access. Fifty percent of the county roads are paved, contributing to an overall easy access to developed areas. The general pattern of dispersed development, however, threatens to outpace the ability of the roads to serve developed areas. Lack of density of development has necessitated the provision for greater road mileage. Moreover, construction and maintenance of roads could threaten the county with undue financial burden.

6.2.1.3 Transitional Areas

Blight, or areas of localized deterioration, are said not to be a problem in the county. Participants in discussion groups noted that while transitional areas do not exist, dilapidated housing does exist, but it is scattered, not localized, throughout the county. Run-down manufactured housing was the most often cited culprit.

Although Fannin County residents did not see housing in McCaysville as a problem, statistics show that housing there deserves attention. More than 60% of the housing there was over forty years of age, and only about 10% was less than ten years of age. Over the course of the planning period, attention should be given to the quality of the housing stock in the city.

6.2.1.4 Environmentally Sensitive Areas

The Toccoa River is a Regionally Important Resource in need of special protection. Studies show the river currently to be in danger of excess pollution from fecal coliform bacteria. (See *Element 4: Natural and Cultural Resources*.) The Toccoa River is not only a natural treasure and source of water, but it is also an economic development tool in that it is a tourist attraction for activities such as kayaking, fishing, rafting, canoeing, swimming, and tubing. Land development legislation enacted in the course of the planning period should take into consideration agricultural development along the riverbanks that may contribute to this pollution.

Steep slopes are another area of concern. Grading standards do not exist. In discussion groups, individuals spoke to the public safety issues involved in cases where lack of regulation or lack of enforcement of regulation has contributed to the development of roads in the area that exceed reasonable standard. More specifically, hillside zoning districts are absent that may provide for the harmonious development of the mountains with a minimum of disturbance to the natural terrain.

Landscaping standards are also absent in the county. The clearcutting of trees and other indigenous vegetation threatens the natural beauty of the county. Standards for protecting and/or replacing vegetation are absent.

6.2.2 Projection of Future Land Use Needs

The projections provided are consistent with policies identified in the land use element. In some cases, additional acreage totals in specific categories have not been mapped which require future site location.

6.2.2.1 Residential

Projection of residential densities are drawn from Table 3-8. This projection assumes an average of 8 units per acre for new high-density multifamily construction and an average of 2 acres for each single-family unit in the unincorporated areas and one-half acre for each single family unit in the incorporated areas. The projection is to allow for well-designed, compact, and clustered development for the infilling of residential areas, as well as to encourage high density residential as a transitional use between high activity areas and low-density residential areas.

In this scenario, mobile homes are assumed to require the same land area as multifamily units. The land requirements for “other” types of housing (e.g. recreational vehicles) is negligible and therefore not included. According to the data from Table 3-8, then, the following land use needs emerge for the 2025 future land use map (FLUM).

Table 6-2
Projection of Residential Land Use Needs

	<i>Number of new homes</i>	<i>Land requirement per home (acres)</i>	<i>Total new acreage required (by year 2025)</i>
<i>Fannin County</i>			
-Low Density Residential	2652	2.00	5304
-High Density Residential	1335	0.125	166.86
-Mobile Home	3816	0.125	477
-Other	3	NA	NA
<i>Unincorporated Fannin County</i>			
-Low Density Residential	2642	2.00	5284
-High Density Residential	782	0.125	97.75
-Mobile home	3828	0.125	478.5
-Other	3	NA	NA
<i>Blue Ridge</i>			
-Low Density Residential	3	0.5	1.5
-Medium Density Residential	400	0.143	57
-High density Residential	40	0.125	5
-Mobile home	8	0.125	1
<i>McCaysville</i>			
-Low density Residential	-23	0.5	-11.5
-High Density Residential	113	0.125	14.13
-Mobile home	4	0.125	0.5
<i>Morganton</i>			
-Low density Residential	30	0.125	3.75
-High density Residential	0	0.125	0
-Mobile home	-24	0.10	-2.4

In the Future Land Use Map, three residential land use classifications emerge.

Low Density Residential. The LDR category allows a development maximum of 2 units per acre or a minimum lot size of approximately 22,000 square feet. This category is applied to existing single-family development and areas in the process of development or suitable for low-density residential development. This category is compatible with the prevailing residential development within the county and is determined by the following additional criteria:

- A maximum of 1 unit per acre applies to any property lacking central sewer and water systems.
- A maximum of 1 unit per acre applies to any property with severe site environmental restrictions, such as steep slopes of twenty-five degrees or

greater; properties lying within an aquifer recharge zone; watershed protection area; and within jurisdictional wetlands.

- A maximum of 3 units per acre is permitted in areas that are served by a public or community water system, provided that adequate soil conditions exist for on-site sewage systems. Minimal lot sizes for septic tanks are subject to Chapter 290-5-26-14 of the State Code, administered by the Department of Human Resources.

Medium Density Residential. The MDR category allows a maximum development density of 7 units per acre or a minimum lot size of approximately 6,225 square feet. This category requires the availability of public water and sewer under the following circumstances:

- Medium residential development at a maximum of 4 units per acre is permitted in existing residential areas within Blue Ridge and areas within and surrounding the urban growth area where adequate public facilities and services such as sewer, water, and roads are projected during the planning period.
- Medium residential density would also apply to compact or clustered residential development within the county with common septic systems or package plants.

High Density Residential. The HDR category allows a development maximum of 10 units per acre or a minimum lot size of approximately 4,500 square feet per unit.

- High density residential development applies to existing multi-family developments and surrounding areas that are suitable for multi-family apartments or townhouse development. These areas are likewise sewered or planned to be sewered. Much of this development might serve as transitional uses between developing commercial areas and low density single-family area.

Distribution

In Fannin County, the distribution is approximately one unit on every two acres. Although for the purposes of representation, the FLUM shows this housing as shown as being randomly distributed throughout the county, FLUM policy remains dedicated to a preference for cluster development in the unincorporated areas. 5284 new acres will be dedicated to the county as low density residential. An additional 100 acres are required for new multifamily residential units. The FLUM places these units in the Blue Ridge and McCaysville Urban Growth Areas where services such as sewer and water are available.

In Blue Ridge, the FLUM has been modified to be consistent with the current zoning map. Substantial new areas are identified in the FLUM for the required addition of 1.5 low-density residential acres. More than 63 new acres are

identified as medium density on the FLUM, as well, to account for new multifamily needs. These parcels have been identified primarily along State Route 515 along the central stretches of the road as it passes through the city.

McCaysville sees no need for new single-family acreage on the FLUM. The need for 14 new high-density multifamily acres has been identified.

3.75 new acres have been identified for new single-family needs in Morganton. No multifamily units are forecasted.

6.2.2.2 Commercial and Industrial

Commercial

Although the number of employees per acre for Fannin County has been traditionally low, the number of projected employees is given as five employees per acre—a number higher than Fannin County has entertained in the past, but significantly lower than that of the surrounding counties. Projected commercial acreage is a product of the number of employees per acre and projected employment, given in Table 2-1.

From Table 2-1, the figure for service industries less wholesale trade, transportation, and warehousing gives total commercial employees. The prorated difference between figures for 2000 and 2005 yields total employees for 2003, here taken as the base year. In 2003, 2938 persons were employed in commercial industry. In 2015, 4167 individuals will be employed in commercial areas, which is 1229 more than in 2003. Given a projected need of five acres per employee, 246 additional acres will be needed in that 12-year period. In 2025, the NGRDC projects an employment of 5195 persons in Fannin County. This are 1028 additional persons more than are projected for 2015, requiring 206 more acres than in 2015. As a total 2257 additional individuals are expected to be employed over the base year 2003. The sum total new land required is 451 acres.

There is, however, currently a surplus of commercial acreage primarily on State Route 515 between State Route 5 and the Toccoa River in Blue Ridge. Surplus acreage includes lands in the unincorporated county that have been assigned a commercial land use but presently have none, as well as lands within incorporated Blue Ridge that belong to commercial zoning categories but presently are used for other purposes. That surplus acreage totals 344 acres. Considering that acreage, there will be a surplus of nearly 100 acres in 2015, but only if no new commercial lands are developed. Only by 2025 would a deficit of 107 acres be realized, and a need for additional commercial lands arise.

These figures are summarized in Table 6-3.

Table 6-3
Projected Commercial Acreage

	<i>Existing 2003</i>	<i>2003-2015</i>	<i>2003-2025</i>
Commercial employment projected	2938	4167	5195
Additional employees	-	1229	2257
New acreage needed	-	246	451
Surplus acreage	344	98	-107

For the purposes of the FLUM, following the policy of infill development, acreage for commercial use is first consumed from the identified surplus acreage before drawing upon other land resources. Generally speaking, those tracts of land exist in the unincorporated county along 515 between Blue Ridge and the Toccoa River.

Following a policy of development at major transportation nodes, more than 100 acres of surplus commercial lands will be developed in the city limits of Blue Ridge at the intersection of State Routes 5 and 515.

The additional approximately 100 acres of required commercial development will be primarily in the unincorporated areas of the county, and located at major transportation nodes. The intersection of State Routes 515 and 60, the intersection of State Route Spur 60 and State Route 60 (Mineral Bluff), and the intersection of Old Highway 76 with State Route 515 are nodes that would absorb most of this development.

Limited Commercial

A special zoning classification within the commercial designation is limited commercial. The intent of the classification is to provide for some commercial uses of property, while at the same time limiting the intensity of those commercial uses. These properties are not deemed suitable for twenty-four hour uses such as fast food establishments or drive-through banks. Rather, adaptation of existing residential structures is encouraged. Rehabilitation of residential structures into office space is one example of a successful application of this land use classification. The approximately 10 acres of land dedicated to the limited commercial classification lies completely within Blue Ridge in the Central Business District area.

Industrial

By given statistics, industrial uses are expected to consume little land over the course of the planning period. Base year statistics are derived from Table 2-1, where categories of mining, manufacturing, wholesale, and transportation and warehousing were summed. Base year statistics for 2003 were established by assigning pro-rata shares from existing 5-year interval statistical values. To that end, it was determined that in 2003, 1089 persons worked in industry in Fannin County. The NGRDC projects 1111 persons, or an additional 22 employees over the base year will be working in manufacturing in 2025. These statistics, however, may be skewed due to the loss of manufacturing jobs in the last several years. Although statistically the anticipation is for little land need in for manufacturing in the course of the planning period, it is prudent for the county to plan for industrial growth. The FLUM calls for the establishment of a 10-30 acre industrial site in the Blue Ridge area.

6.2.2.3 Other Land Uses

Land uses other than commercial and residential will play minor roles in terms of net change over the 20-year planning horizon. Those land uses include public/institutional, transportation/communication/utilities, parks/recreation/conservation, agriculture and forestry.

- *Public/Institutional.* 295 acres is designated as public and institutional in the FLUM. This additional acreage is based on a simple proportional per capita change. It is difficult to predict where such uses as schools, churches, governmental administrative offices, and similar uses are likely to occur due to the uncertainty of future residential development. Most zoning ordinances recognize this fact and generally permit these uses to occur in any commercial area, and to a lesser degree, in some residential areas. Generally, the plan calls for the development of most public facilities to occur in the Blue Ridge area, and in satellite locations near major concentrations of residential development throughout Fannin County.
- *Transportation/Communication/Utilities.* Based on population projections, an additional 15 acres is designated as T/C/U. As with public and institutional uses, it is difficult to predict the precise location of these uses without more predetermined residential patterns and knowledge of environmental limitations. Generally speaking, locating such facilities requires extensive studies and site analysis in order to determine site-specific conditions.
- *Parks/Recreation/Conservation.* No additional lands are anticipated to be acquired for recreational facilities. The county's 110-acre park is currently partially developed, and additional acreage will be developed over the course of time. No additional forestry lands are anticipated to be acquired. With the inclusion of USFS and TVA lands, Fannin County will have a level of service

of 3,275 acres of parkland, open space, and recreational area per 1,000 persons in population.

- *Agriculture.* There is expected to be no change in agricultural land uses over the course of the planning period. The purpose of the Future Land Use Map is to protect and preserve areas that are primarily agricultural in nature by encouraging development to occur in other areas of the county that have a highly developed system of public water, roads, parks, and other infrastructure.
- *Forestry.* The existing land use map is generated primarily from tax data, which shows no land parcels in 1999 that were taxed as commercial forestry entities. Privately owned lands identified as forested are identified on the existing land use map as woodlands vacant. Other forested property is under public ownership, and has received its own special classification of Parks/Recreation/Conservation with a subcategory of United States Forest Service/Tennessee Valley Authority. For the most part, net changes in these land classifications are the result of forestry property identified as woodlands vacant assuming an active land use classification such as residential or commercial. This net transaction is observed in Table 6-4, Future Land Use Table.

In sum, 6713 acres of passive forestry use are reassigned to the above mentioned active land uses in the course of the planning period. Of these, 5304 acres are single-family residential, and 644 acres are multifamily residential. The assignment of residential uses to specific jurisdictions is given in Table 6-2 above.

Table 6-4
Future Land Use Table

Land Use	2003		2025		2003-2025	
	Acres	% of dev.	Acres	% of dev.	Net Change Acres	% Net Change
Single-family residential	37,538	24.74%	42,856	27.05%	5304	14.1%
Multifamily residential	54	0.04%	685	0.43%	631	1169.0%
Commercial	1229	0.81%	1680	1.06%	451	36.7%
Industrial	467	0.31%	471	0.30%	4	0.9%
Public/Institutional	609	0.40%	904	0.57%	295	48.4%
T/C/U	31	0.02%	46	0.03%	15	48.4%
P/R/C	119	0.08%	119	0.08%	0	0.0%
P/R/C USFS/TVA	104,098	68.62%	104,098	65.71%	0	0.0%
Agriculture	7565	4.99%	7565	4.78%	0	0.0%
Forestry (commercial)	0	0.00%	0	0.00%	0	0.0%
<i>Total Developed Land Area</i>	151,710	100.00%	158,424	100.00%	6714	4.43%
[% of total area]		[61.34%]		[64.05%]		
Forestry (woodland vacant)	90,920	[36.76%]	84,207	[34.05%]	-6713	-7.38%
Water area	4705	[1.90%]	4705	[1.90%]	0	0.0%
<i>Total area</i>	247,336	[100.0%]	247,336	[100.0]		

Some variation due to rounding error

6.3 Future Land Use Map

6.3.1 Goals and Strategies

Goal 6A The Board of Commissioners and city councils shall work to ensure that future development in the county and its incorporated areas is consistent with the Future Land Use Map (FLUM) and with the goals and implementation policies of the comprehensive plan through the establishment and/or revision of land use growth ordinances.

In the construction of these ordinances, each jurisdiction will consider, but not limit itself to these general concerns:

- soil erosion and sediment control,
- site grading and slope regulations,
- amended subdivision regulations,
- private gravel road capacity requirements,
- scenic highway designations and consequent “greening” provisions,
- development of scenic easements mechanisms,
- buffers between incompatible land uses,
- protection and replacement of trees,
- standards for land clearing and landscaping,
- setbacks and buffers for new poultry houses and hog pens,
- general setbacks and height limitations,
- performance standards for manufactured housing,
- performance standards for manufactured home parks,
- provisions for rural clustering, and
- programs that encourage countywide cooperation in the provision of water.

Strategy. The Board of Commissioners will adopt land use growth ordinances. This legislation will either include the phasing-in of a universal ordinance, or the progressive implementation of a comprehensive alternatives-to-zoning program. Design review, site review, and building inspection should be included in the issues discussed.

Strategy. The Blue Ridge City Council will revise its existing zoning ordinance and establish appropriate subdivision regulations. Consideration should be given to including items from the above list that are not already a part of the current zoning ordinance. Design review, site review, and building inspection should be included in the issues discussed.

Strategy. The McCaysville City Council will adopt a new zoning ordinance. Consideration during the legislative process will be given to the items listed in Goal 6.0 above.

Specific ordinances will involve these specific goals:

Goal 6B Encourage traditional neighborhood development patterns, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity. The county and its jurisdictions should

- promote downtowns in Blue Ridge and McCaysville as the primary Central Business Districts within the county,
- encourage the adaptive reuse of historic facilities, and
- promote the development and citing of major governmental facilities near existing downtown areas.

Strategy. The Blue Ridge City Council will implement the federally-funded Transportation Enhancement funding received in May 2004 for a pedestrian mall in downtown Blue Ridge. (See Community Facilities Element.)

Strategy. The Blue Ridge City Council should adopt site review and performance standards that encourage creative and thoughtful development of its downtown area. Guidelines may include revised provision for a category of “limited commercial” as a part of its zoning ordinance.

Strategy. The Blue Ridge City Council should encourage the siting of a new post office facility within easy walking distance of the existing downtown area.

Strategy. The McCaysville City Council should act to establish a downtown riverwalk as a means to integrate downtown uses with scenic river surrounds.

Goal 6C Allow for compact development through the use of infill and cluster development strategies. This can be accomplished through such policies as

- discouraging scattered residential development in steep mountain areas,
- designated compact and clustered residential development in the county and incorporated cities for infilling existing residential areas, so long as the proposed design is compatible with existing uses;
- promoting the use of higher-density multifamily in areas of the county that have access to sewerage;
- promoting policies that encourage the nodal development of commercial activities at the intersections of major intersections and crossroads; while at the same time
- providing for infill along linear commercial development routes.

Strategy. The Board of Commissioners will adopt performance standards for the construction of roads in the unincorporated areas. These standards will establish gravel road capacities upon which are based on minimum density standards.

Strategy. The Board of Commissioners should consider the adoption of subdivision regulations that establish a process encouraging the clustering of home development in unincorporated areas.

Goal 6D Allow for development that fosters a sense of place that is consonant with the natural surroundings of Fannin County by instituting improved site development practices. Such practices include

- transition in size, density, site development and other characteristics are compatible from one land segment to another;
- substantial buffer requirements between industrial and residential or other incompatible uses, and make use of natural and man-made features such as steep slopes, forests or agricultural lands, creeks and floodplains, and railroad right-of-ways and other transportation corridors;
- performance standards for grading and hillside preservation;
- uniform application of road gradient regulations and variances; and
- landscaping and tree preservation requirements

Strategy. The Board of Commissioners and the city councils shall implement landscaping and tree planting requirements on all improved acreages.

Strategy. The Board Commissioners and the city councils shall implement jointly or separately grading standards and hillside preservation regulations for the development of land.

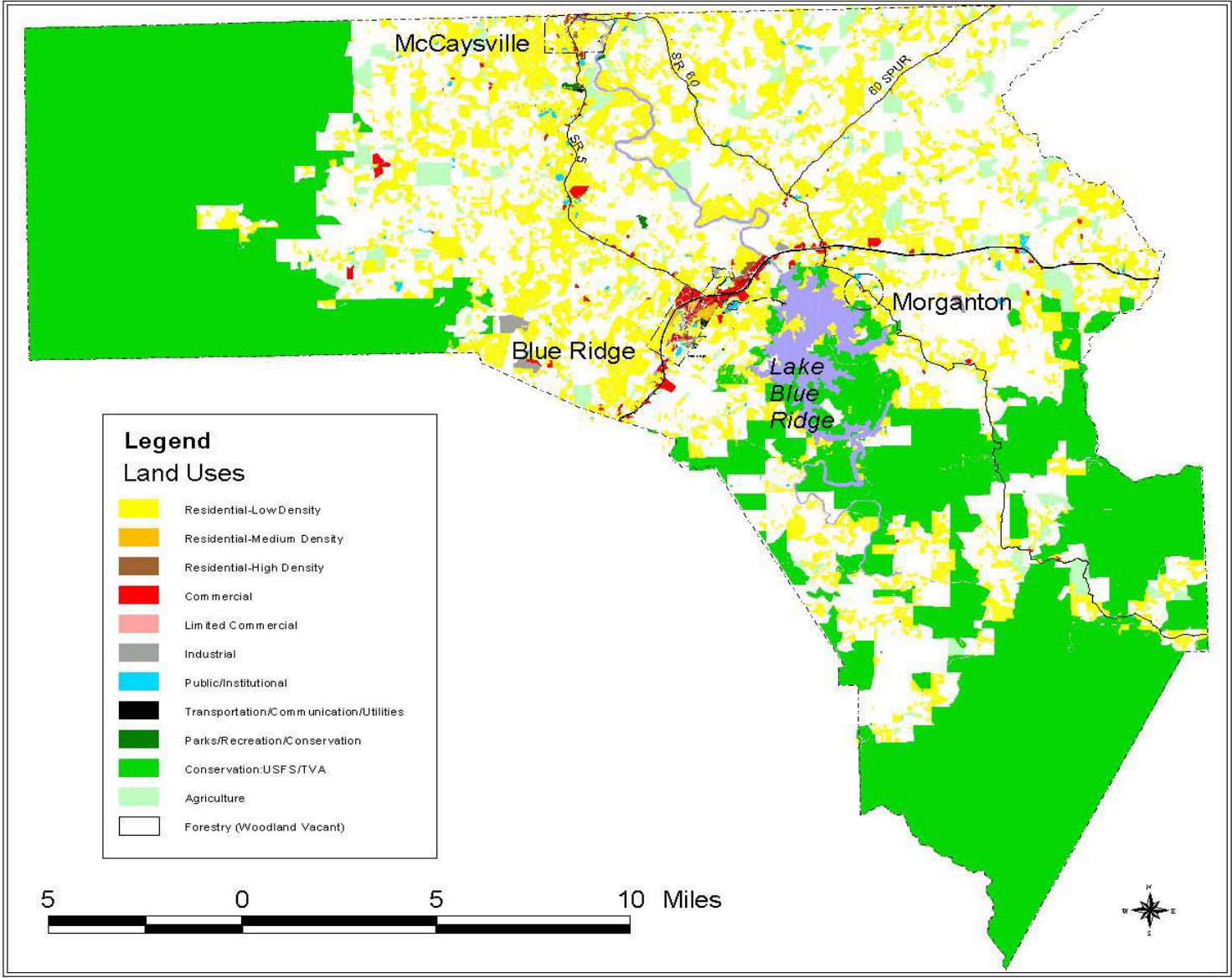
Strategy. The Board of Commissioners and the city councils shall implement jointly or separately site access and parking guidelines.

Strategy. The Blue Ridge City Council will approach GDOT regarding the possibility of GDOT-sponsored landscaping improvements along the 515 right-of-way.

6.3.2 Future Land Use Map

Future Land Use Maps (FLUMs) follow (Map Exhibit 6-5: Fannin County FLUM, Map Exhibit 6-6: Blue Ridge FLUM, Map Exhibit 6-7: McCaysville FLUM, and Map Exhibit 6-8: Morganton FLUM).

Map Exhibit 6-5
 Fannin County
 Future Land Use

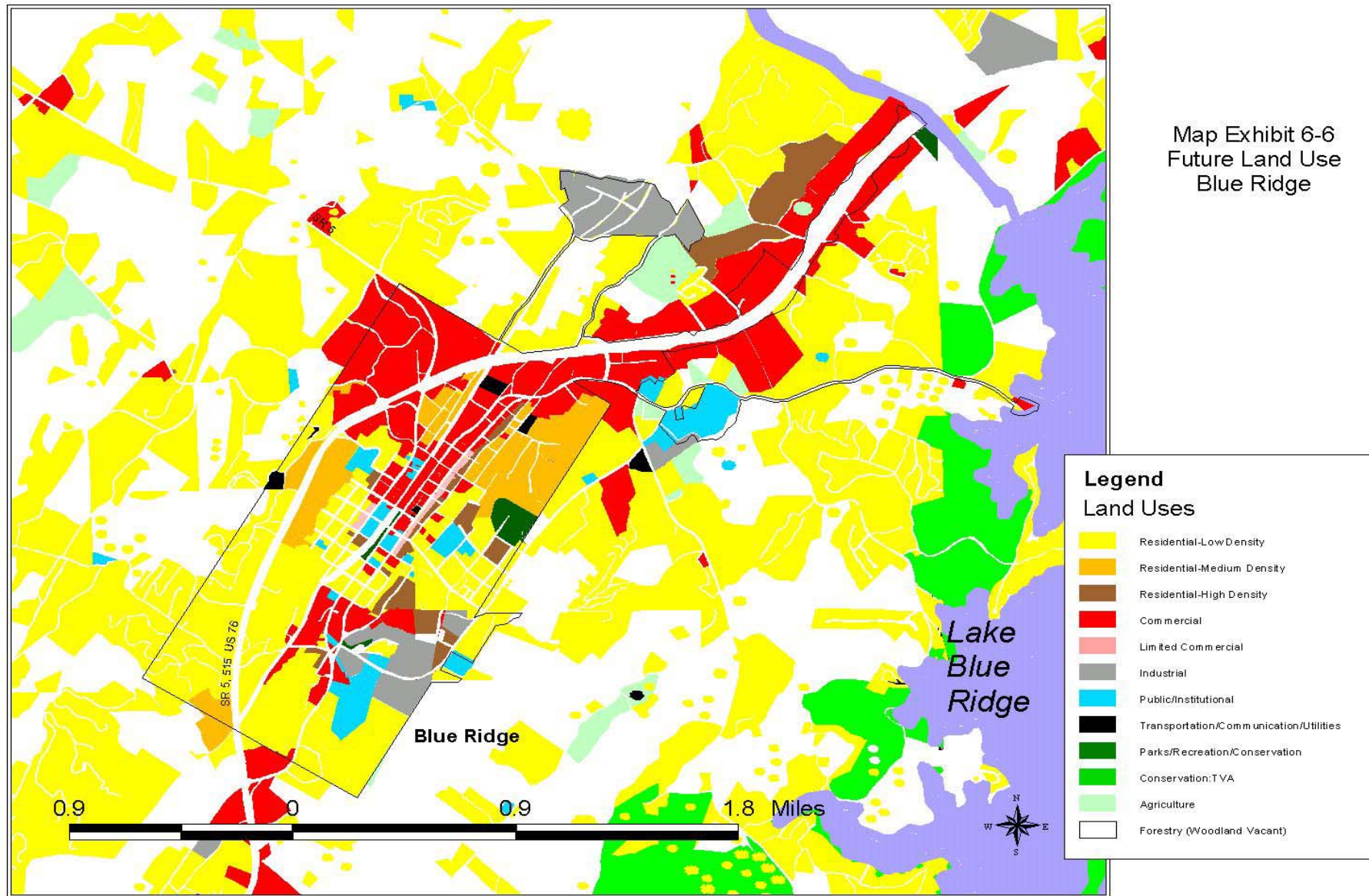


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6-5 Fannin County backside

Map Exhibit 6-6
Future Land Use
Blue Ridge

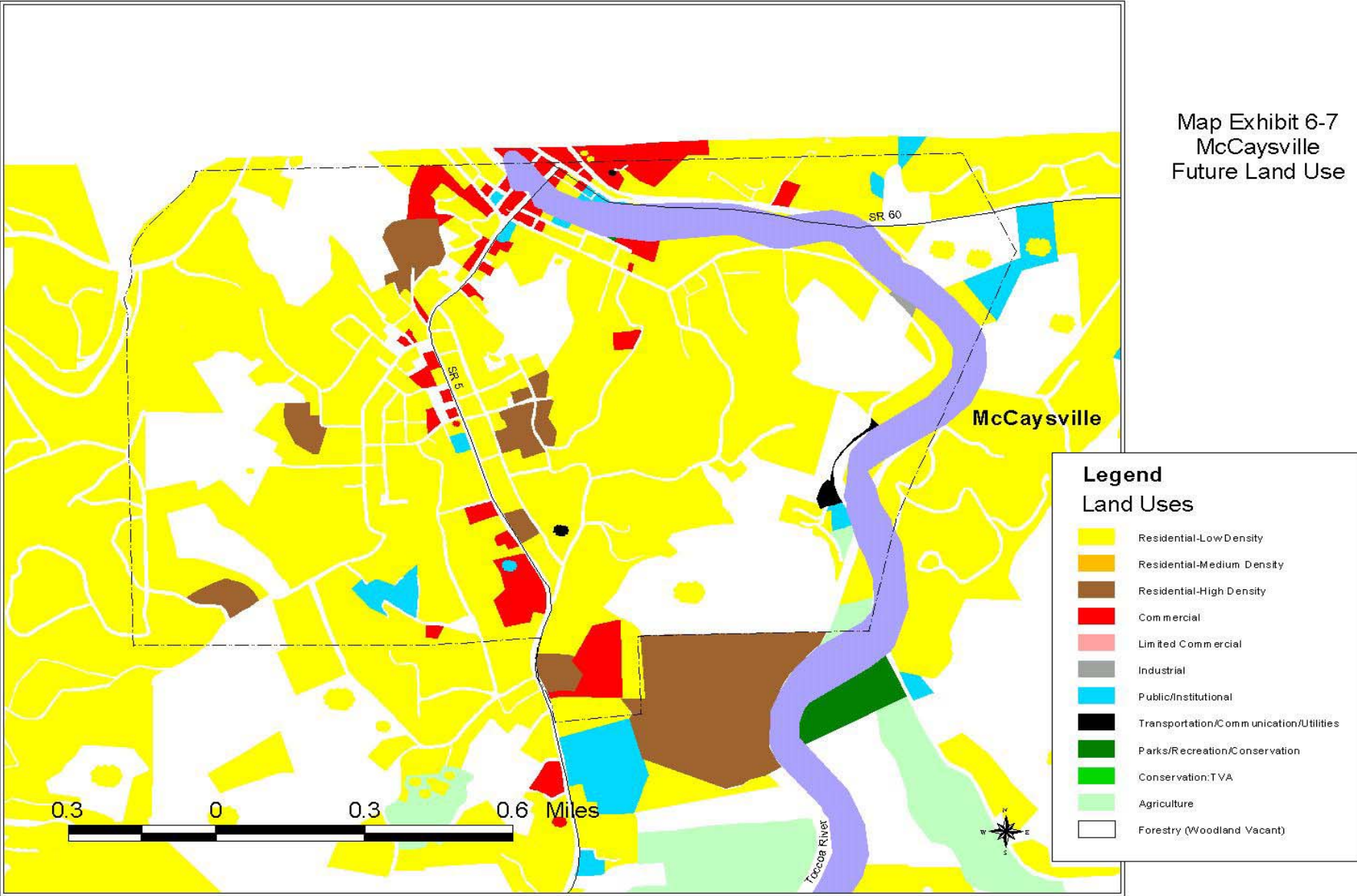


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Exhibit 6-6 Blue Ridge backside

Map Exhibit 6-7
McCaysville
Future Land Use

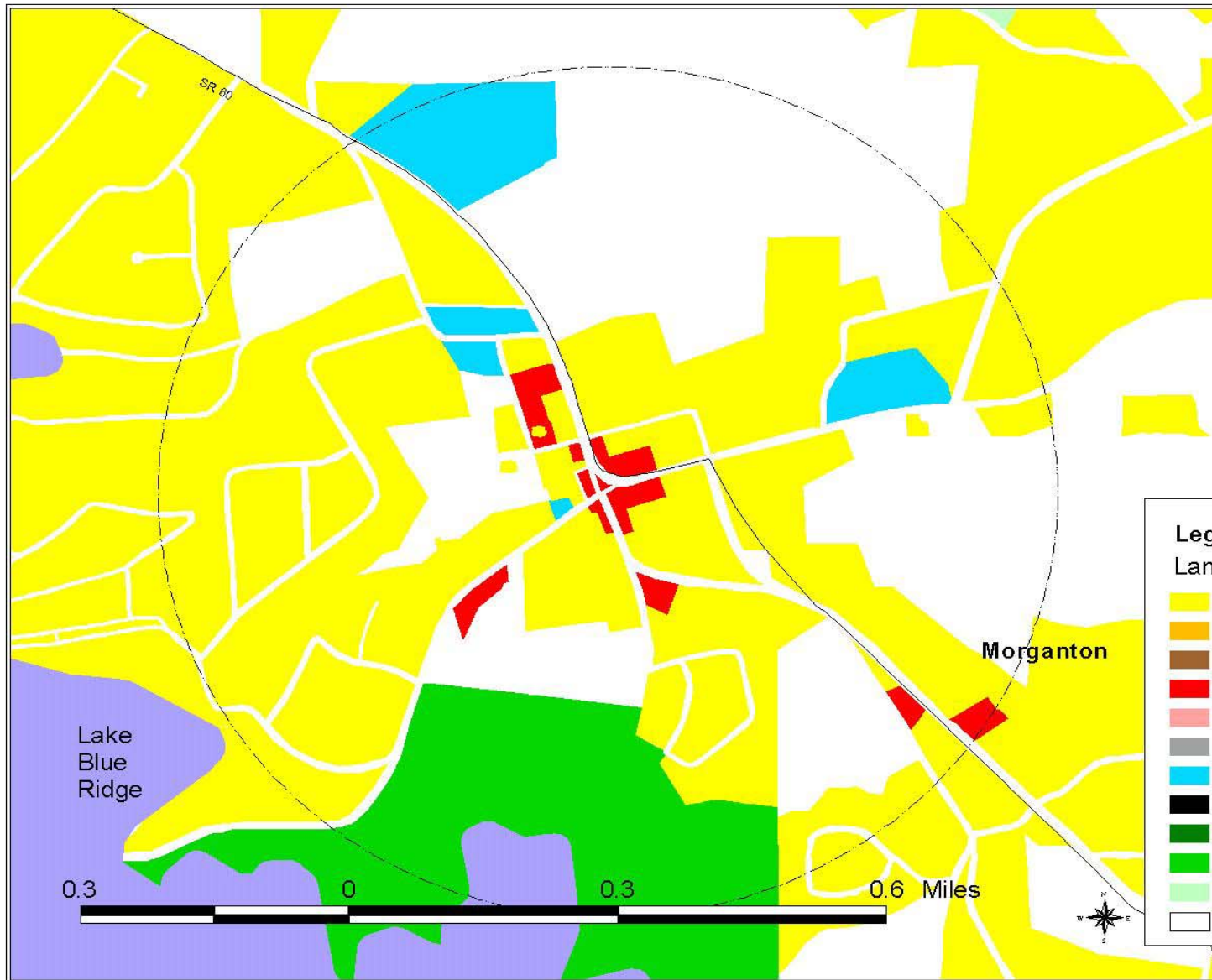


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Exhibit 6-7 McCaysville backside

Map Exhibit 6-8
Morganton
Future Land Use



Legend
Land Uses

- Residential-Low Density
- Residential-Medium Density
- Residential-High Density
- Commercial
- Limited Commercial
- Industrial
- Public/Institutional
- Transportation/Communication/Utilities
- Parks/Recreation/Conservation
- Conservation:TVA
- Agriculture
- Forestry (Woodland Vacant)



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Exhibit 6-8 Morganton backside

6.3.3 Future Land Use Narrative

6.3.3.1 Geographic specificity

Descriptions of the locations of newly assigned FLUM uses are given in 6.2.2 above.

6.3.3.2 Likelihood of annexation

To accommodate anticipated multifamily development, the larger incorporated area of Blue Ridge and McCaysville will likely annex additional land. Given that much terrain in McCaysville is rough and sometimes difficult to negotiate, the likelihood is that such an annexation in there would take place where the slope is lower in percentage along the river to the south of the current city limits.

There exists the possibility that Blue Ridge may annex additional lands. Any annexation would likely take place in areas where the city may increase its tax base. Parcels in the county currently being developed as commercial would be likely candidates for annexation. The city has already recently incorporated new land north of the intersection of State Route 5 and State Route 515 along the 515 right-of-way, positioning the city for annexation of properties at any point along the highway. It should be noted, however, that the city currently has no annexation plans.

6.3.3.3 Infrastructure improvements

Density of development is necessarily tied to the development of sewage infrastructure that precedes it. Over the course of the planning period, both of these functions will be narrowly tied to Blue Ridge and McCaysville, the two municipalities in the planning area with access to sewage treatment facilities. Major changes in development are not seen to occur within the planning period. Anticipated improvements will primarily serve new commercial and industrial development in the area as well as the continuing provision for high-density multifamily units.

The shape of land development is largely independent of the development of water supply infrastructure. A developer may nearly as easily draw water near the point of development as import water from more distant municipal water sources. From the point of view of efficiency and economies of scale, however, it is the intent on the future land use map to encourage the latter. The development and expansion of Blue Ridge and McCaysville water systems are promoted over the development of individual wells or wells serving groups of homes.

Gravel roads are the primary surface travel mode in rural residential development. These roads are often overburdened, and funding for the

maintaining the roads does not keep pace with rising traffic volumes. One novel approach forwarded by the future land use map is the incorporation of minimum gravel road capacity standards in unincorporated Fannin County areas. Gravel roads in the rural areas would receive level of service ratings that would correspond to the quality of road providing access to developed areas. Better gravel roads can support higher traffic volumes and therefore provide better service to adjacent developed areas. Under proposed future land use development ordinances, density of residential development would be tied to the level of service rating of the road, thus encouraging developers to provide quality road surface to subdivision development.

6.3.3.4 Areas of natural and cultural significance

With a USFS forest ownership of more than 40%, and total wooded area of more than 80%, Fannin County clearly needs general attention to its natural resources. Land use management tools aimed in this direction appear in the Goals and Strategies above.

Slope regulations and standards for site grading are among those tools. Hillside development has a substantial impact on the visual and environmental character of Fannin County. Slope regulation would encourage firstly only a minimum of grading slopes on parcels of land, and secondly would dictate the standards by which a slope should be graded. The stability of the site so as to not create hazards and the safety of the site for its intended use are of primary consideration.

To the end of preservation of natural beauty, landscaping is also taken into consideration in the goals and strategies of the final land use plan. The enactment of legislation that requires the retention or replacement of vegetation and trees is an active goal of the future land use plan. In addition to enhancing the natural beauty of the area, the legislation would intend to stabilize hillsides and prevent erosion.

Although there are more than 270 structures of historic significance in the county, these residential, commercial, industrial, and rural buildings are dispersed throughout the county. With the exception of Downtown Blue Ridge, the buildings are not grouped in isolated locations with any density.

7 INTERGOVERNMENTAL COORDINATION

This element contains information on adjacent local governments, school boards independent special districts, and independent development authorities.

The Intergovernmental Coordination Element provides local governments an opportunity to inventory existing intergovernmental coordination mechanisms and processes with other local governments and governmental entities that can have profound impacts on the success of implementing the local government's comprehensive plan.

The purpose of this element is to assess the adequacy and suitability of existing coordination mechanisms to serve the current and future needs of the community and to articulate goals and formulate a strategy for effective implementation of community policies and objectives that, in many cases, involve multiple government entities.

7.1 Inventory

The Intergovernmental Coordination Inventory is the first step of the three-step planning process. It is intended to provide the Fannin County jurisdictions with a factual basis for making informed decisions about the future.

7.1.1 Adjacent Local Governments

7.1.1.1 Comprehensive Planning: Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton

Comprehensive planning is itself evidence of intergovernmental coordination. Fannin County and the cities of Blue Ridge, McCaysville, and Morganton first worked jointly to produce a comprehensive plan in 1994. Work on the joint plan was a product of the Georgia Planning Act of 1989, which requires local governments to produce a comprehensive plan every ten years to maintain Qualified Local Government status. The local governments entered again into a contract to complete their joint 2025 comprehensive plan with the agreement that each government be responsible for the cost burden of their pro-rata share. Each of the local governments have worked cooperatively both with the North Georgia Regional Development Center which has in turn provided technical support in the assembling data and in culling information from citizen advisory groups. The primary parties responsible for coordination are the chief elected officials for each local government.

7.1.1.2 Service Delivery Strategies: Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton

The Service Delivery Strategy provides for the satisfactory coordination of services among local governments in the region. The local municipal governments and unincorporated county governments are responsible for coordinating a number of commonly provided government services and insuring that there is no duplication. Among the agreements in the Service Delivery Strategy include some of that are relative to and mentioned elsewhere in this comprehensive plan include:

Code Enforcement: Code enforcement is a key element in the Housing Element of this plan and is addressed in that element's Short Term Work Program. The County, Blue Ridge, and McCaysville are each separately responsible for code enforcement through general funds and building permits.

Emergency Services: Emergency services are an important feature of the Community Facilities element. The Service Delivery Strategy provides that the County be responsible for administering the emergency 911 phone system through a phone tax and through general funds. The county is also responsible for all fire services. The cities of Blue Ridge have individual contracts with the County to deliver fire protection services within their city limits.

Health Department: The Health Department is a component of community services. The County is responsible for the health department through general funds and fees and through state-generated contracts.

Jail: The jail is mentioned in the Community Facilities Element. The County is responsible for the jail, and maintains contracts with the cities of Blue Ridge and McCaysville for the detention of prisoners.

Library: The library is mentioned in the Community Facilities Element. Expansion of the library and library services are components of the Short Term Work Program. The library is a countywide library. Blue Ridge, McCaysville, and Morganton contribute to the library's operating fund.

Law Enforcement: Law enforcement is an important part of the Community Facilities Element. Ongoing improvements in law enforcement are mention in the Short Term Work Program. The Service Delivery Strategy notes that the sheriff's department provides services to the incorporated and unincorporated areas of the city, although Blue Ridge and McCaysville also operate their own police forces.

7.1.1.3 Developments of Regional Impact: Fannin County and Surrounding Counties

Given the extent and rapidity of development in Fannin County, it is not unlikely that in the course of the planning period, large-scale developments may take place—development that is suggested in the Future Land Use Map. Some of this development may possibly have impacts outside of the immediate area. For this reason, special coordination must take place.

Large-scale developments that are likely to have effects outside the local government jurisdiction in which they are located are regulated by the Georgia Planning Act of 1989. Such large-scale developments are known as Developments of Regional Impact (DRI). The Georgia Department of Community Affairs (DCA) has established procedures for review of DRIs. The rules are intended to improve communication between affected governments and to assess potential impacts of large-scale developments before intergovernmental conflicts arise.

The thresholds for “large-scale” development are somewhat lower for a non-metropolitan county such as Fannin than for metropolitan counties. It is the role of the local government to identify potential DRIs and to notify the affected Regional Development Center so that proper intergovernmental review may take place. The RDC undertakes a regional review of the project following applicable review procedures.

The RDC distributes a summary of the proposed development to affected local governments and public agencies and asks for comments. The regional development center reports on the results of the intergovernmental review process in a way that is advisory in nature, designed simply to help the local government anticipate possible impacts of a proposed development. The local government is encouraged to take this information into account in deciding whether to approve, deny, or require modifications to the development in order to mitigate any undesirable impacts uncovered in the DRI review (*DCA*).

7.1.2 School Boards

The School Board monitors the educational activities mentioned in the Community Facilities element. Local governments have The School Board is responsible for hiring a countywide Superintendent of schools whose staff has the responsibility to administer the day-to-day activities of the Fannin County Schools.

7.1.3 Independent Special Districts

There are no independent water and sewer districts in Fannin County. Water and sewer services are operated by the incorporated cities of Blue Ridge and McCaysville. McCaysville, however, does operate uniquely in conjunction with adjacent Copperhill, Tennessee in the provision of these services. By formal agreement, McCaysville supplies water for Copperhill, while Copperhill is responsible for providing sewerage treatment services for the city of McCaysville.

7.1.4 Independent Development Authorities

7.1.4.1 Chamber of Commerce

The Chamber of Commerce is a player in implementing many of the programs mentioned in the Comprehensive Plan. The Chamber receives, for instance, \$100,000 per year to implement the County's tourism marketing program, a sector clearly identified as essential to the Fannin County economy. The Chamber of Commerce exists as an independent entity, receiving operating funds primarily from dues and special events. Its service agreement with the County, however, requires oversight from the Board of Commissioners. Reports are made to the board on a quarterly basis. The Chamber's charter does not include provision for coordinating activity with other agencies.

7.1.4.2 Fannin County Development Authority

The Fannin County Economic Development Authority is the primary agency involved in implementing many of the economic programs mentioned in the comprehensive plan. The Authority is often among the parties mentioned to take part of the implementation of the economic Short Term Work Program. The Fannin County Economic Development Authority was established in accordance with Georgia law in 1983. The Fannin County Board of Commissioners appoints the Authority's nine-member Board of Directors. The Authority reports on a regular basis to the board.

Although the Authority's work is with the County, informal coordination does take place with the cities as well. The Authority has endeavored to work with the Mayors and Councils on projects where their participation is relevant.

7.1.4.3 Blue Ridge Business Association

The Blue Ridge Business Association can offer help in implementing parts of the comprehensive plan's Short Term Work Program. The Association is operated on funds from member businesses. The Association is open to all businesses in the Blue Ridge area. The group is independent and does not report to any

government entity, and no formal mechanisms for cooperation with other entities exist.

7.1.4.4 Tri-Cities Business Association

The Tri-County Business Association, an organization of businesses in the McCaysville, Copperhill, and Ducktown, Tennessee, areas, can play a role in implementing some elements of the economic development Short Term Work Program. It is operated from member-generated dues. The Association does not report to any governmental entity, and no formal mechanisms for cooperation with other entities exist.

7.1.4.5 Blue Ridge Better Hometown Program

The Blue Ridge Better Hometown Program is a function of the City of Blue Ridge, and can play a small role in implementing some economic development and community facilities elements of the Short Term Work Program. It receives its funding from hotel and motel taxes generated within the city of Blue Ridge. It is the Program's responsibility to organize, design, preserve, and revitalize in the downtown area. Although the program director is answerable to the City of Blue Ridge, no formal mechanisms for coordination with other entities exist.

7.1.4.6 Fannin County Family Connections

The Fannin County Family Connections operates a number of programs that are funded by county, state, and federal funds. The goal of the collaborative is to eliminate gaps in all services for children in Fannin County. The collaborative efforts of the Fannin Family Connections has a direct relationship to mentioned items in the Plan such as workforce development in the Economic Development Element, and an indirect impact on items in the Housing Element such as affordable housing that may affect children in the County.

Family Connections is a non-profit organization whose bylaws provide for oversight by an executive board. Groups involved in the collaborative conduct an assessment, collect relative statistics, set goals, and set a strategy program. Member organizations provide a paid or unpaid labor pool; administration comes from the Family Connections Executive Director.

Collaborative groups meet monthly to review progress on established goals. Although most collaboration is informal, some Memoranda of Agreement are signed as contracts.

Among the organizations involved in the collaborative are:

- Department of Family and Children Services
- FLAG adult education
- Fannin County Head Start

- United Community Bank
- Fannin County Schools
- North Georgia Mountain Crisis Network
- Highlands River Mental Health
- Department of Labor
- Economic Development Authority
- Fannin County Commissioners
- Department of Juvenile Justice
- Fannin County health Department
- Georgia Mountain Health
- Faith in Action

7.1.5 State-related Programs

7.1.5.1 Appalachian Regional Commission

The Appalachian Regional Commission (ARC) is a federal-state partnership that awards program grants for projects in five areas:

- Education and workforce training
- Physical infrastructure
- Civic capacity and leadership
- Business development
- Health Care

Fannin County is eligible for ARC programs. The North Georgia Regional Development Center acts as the county's liaison with the ARC.

7.1.5.2 Water Supply/Quality Protection

The North Georgia Regional Development Center conducted two state-required studies relative to water supply and protection in Fannin County in the past year. Both of these studies are elaborated upon in *Element 4: Natural and Cultural Resources*.

The first study was relative to water supply NGRDC conducted a source water assessment program with monies from the Georgia DNR EPD. Ratings for susceptibility to pollution in terms of risk and in terms of likelihood of release of contaminants into the drinking water at its point of surface water intake were assigned in the categories of low, medium, and high. Information on further state/county relationships relative to the outcomes of this study is not currently available.

The second study conducted was relative to water quality. Every year, the state of Georgia is required to make a list of streams, rivers, and lakes that do not

meet Federal and State water quality standards. This list is based on the results of annual water quality testing done by the DNR EPD and the U.S. Geological Survey. In Fannin County, most streams and rivers meet or exceed standards for pollutants. Several streams and rivers, however, do not meet the standards for fecal coliform bacteria, which come from animal or human waste and is an indicator of the presence of potential bacteriological pathogens. Those streams and rivers are enumerated in Element 4.

Although current organizational structures do not exist to address this pollution problem, the NGRDC works with the anticipation that it will help to establish citizen advisory groups in the near future that may work to this end. Two existing organizations already exist in the county that may contribute to the effort. Nantootla Protect and Lake Blue Ridge Civic Association are both private interests with express organizational goals directed at the protection of the Nantootla River watershed and the Toccoa River watershed. Although both organizations are relatively small, they provide an introductory point for the identification of stakeholders in an ongoing water quality improvement project and for the promotion of a community participation process.

7.1.5.3 Service Delivery Strategy

Service Delivery Strategies among local governments are designed to insure that services are provided cooperatively and not duplicated among incorporated and unincorporated jurisdictions of the County. According to the State's Service Delivery Strategy laws, local governments' Service Delivery Strategies must be updated each time the comprehensive plan is updated. In the case of Fannin County, there are no updates to the service delivery strategy document because there has been no change in service delivery strategy, as is reflected in the Service Delivery Strategy Appendix.

Service Delivery Strategies provide for land dispute resolution processes that arise from annexation. In Fannin County, municipalities seeking to annex land must notify the county. If there is no objection from the county, the annexation may proceed. If the county objects, changes may be suggested and adopted by the city, or the city may stop its annexation process, or the parties may seek resolution in court, or the county and city may choose a process of mediation.

A mediation process would involve the convocation of the Fannin County Land Use Dispute Board, with one member from each municipality and a member from the Fannin County Board of Commissioners. The case for annexation would be presented to the Dispute Board for mediation. Should no agreement be reached, the proposed annexation would not be allowed.

In addition to dispute resolution processes are processes that ensure extraterritorial water and/or sewer extensions are consistent with the land use plan and ordinances of the receiving jurisdiction. Provision for extraterritorial water and sewer service is found in local ordinances. Local ordinances provide

for the extension of water service from Blue Ridge to Morganton, for the connection of water service between Blue Ridge and McCaysville, and for the sharing of services between McCaysville and Copperhill, Tennessee.

The extension of water services from municipalities into the county has not only been generally accepted, but also part of the proposed formal implementation program included in this comprehensive plan, as well. Water service from the cities is welcome in the County. By informal agreement, municipalities contact the county with proposals for the construction of water main in county rights-of-way. In return, the county expects connections with emergency hydrants every 1,000 feet.

The process local governments are using to ensure the land use plan is compatible and non-conflicting with other plans. The future land use plan and associated implementation program is being adopted herein by all four jurisdictions as a single joint land use plan. The realization of the future land use plan is a product of public participation; mutual processes are responsible for its development. Compatibility is inherent in the process.

7.2 Assessment

This is the second step in the three-step planning process. It is intended to provide a factual and conceptual framework for making informed decisions about the future of the community and to ensure that an appropriate range of issues and viewpoints is considered.

7.2.1 Summary Assessment

The preponderance of significant activity in the Fannin County is conducted at the county level. The smaller populations in the cities render certain activities, such as education or the provision of jails infeasible at the local level. Economies of scale are at work here. The municipalities and the county understand that working together to solve problems is not simply a social ideal, but an economic reality.

Animal control, emergency services, jail services, and library services, are all conducted at the county level. Although municipalities have their own law enforcement staff, the largest fleet of cruisers belongs to the sheriff 's department.

Economic development is also primarily a countywide concern. The Chamber of Commerce and the Fannin County Economic Development Authority both work under the auspices of the county government. The Board of Commissioners worked with the Authority to promote Fannin's Future, the economic development initiative frequently cited in this report. Fannin's Future is composed of representatives from all local governments, serving to emphasize the intergovernmental coordination which is characteristic of economic development in the county.

Coordination and intergovernmental cooperation was necessary in the construction of this comprehensive plan.

The Tri-City business association evidences the willingness to and necessity of cooperation of Georgia municipalities (McCaysville) with Tennessee municipalities (Copperhill and Ducktown).

Code enforcement was one of few items noted as receiving individual attention from each of the four jurisdictions in Fannin County.

7.2.2 Significance

Participants in the discussion group reported their perception that the current system is coordinated and relatively harmonious. They saw no issues that have arisen from growth or development proposed in comprehensive plans of

neighboring governments or governmental entities that indicate a need for additional coordination, nor could they identify any specific problems or needs in the community that would benefit from increased coordination.

In sum, existing mechanisms or agreements were seen as adequate in achieving predictable positive results for ensuring efficient and effective delivery of local services. Distribution of services is seen as effectively coordinated via service delivery strategies and other mechanisms.

7.2.3 Statement of Needs

Given the foregoing analysis, the following needs emerge:

- 1) Foster continued cooperation among the governmental jurisdictions in Fannin County.
- 2) Promote cooperation among Fannin County and its neighboring counties.
- 3) Encourage continued positive relationships among Fannin County jurisdictions and state governmental and quasi-governmental agencies and institutions.

7.3 Goals and Implementation

The third step in the planning process is intended to establish the community's long-range needs, goals and ambitions and how they will be addressed or attained during the planning period.

Goal 7A Continue joint planning efforts.

Strategy. The Board of Commissioners and the city councils will adopt the joint Comprehensive Plan and associated implementation program. The jurisdictions will update the plan as necessary.

Goal 7B Promote the effective cooperation among Fannin County and its neighbors.

Strategy. Fannin County Economic Development Authority and other interested parties will identify points of common interest and disagreement with Polk County in Tennessee and Cherokee County in North Carolina.

Strategy. The Fannin County Economic Development Authority will continue to foster positive alliances with its neighboring Georgia counties that are to its economic advantage.

Strategy. The Board of Commissioners will coordinate with neighboring counties to rehabilitate all sections of abandoned rail line. (See Goal 5B.)

Goal 7C Pursue continued positive relationships with applicable state agencies and departments.

Strategy. Approach GDOT regarding proposed transportation initiatives.

Strategy. Continue to work with state level economic development agencies to attract new businesses to the area.

Goal 7D Promote continued planning efforts among Fannin County governments and governmental entities.

Strategy. Continue meetings of Fannin's Future, or outgrowth thereof, on a monthly, bi-monthly, or biannual basis to improve communication and coordination.

APPENDIX: ACRONYMS USED

BRBPW	Blue Ridge Bicycle and Pedestrian Way
COE	US Army Corps of Engineers
CYH	Community Health Systems, Inc. (Fannin Regional Hospital)
DCA	Georgia Department of Community Affairs
DNR	Georgia Department of Natural Resources
EIS	Environmental Impact Statement
EPD	Environmental Protection Division of the Georgia Department of Natural Resources (DNR)
FEMA	Federal Emergency Agency
FLUM	Future Land Use Map
GDOT	Georgia Department of Transportation
GESA	Georgia Erosion and Sediment Act
ISO	Insurance Standards Organization
MATS	Mountain Area Transportation System
NGRDC	North Georgia Regional Development Center
NFIP	National Flood Insurance Program
OHP	Office of Historic Preservation
P/R/C	Parks/Recreation/Conservation
RIR	Regionally Important Resource
T/C/U	Transportation/Communication/Utilities
TDR	Transfer Development Rights
TE	Transportation Enhancement
TEA	Transportation Enhancement Act
TVA	Tennessee Valley Authority
US DOT	US Department of Transportation
US EPA	US Environmental Protection Agency
USFS	United States Forestry Service
USGS	United States Geological Service
WIC	Women, Infants, and Children
WMA	Wildlife Management Area

APPENDIX: SELECTED SOURCES

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APPENDIX: NOTICES OF PUBLIC HEARING

Photocopies of notices published in *The News Observer*, Fannin County's most widely circulating newspaper, appear below.

APPENDIX: REPORT OF ACCOMPLISHMENTS

This appendix contains reports of accomplishments for Fannin County and the cities of Blue Ridge, McCaysville, and Morganton. The reports are DCA required reviews of the jurisdictions' previous five-year short-term work programs (STWPs). The STWPs are evaluated item by item to determine whether then-anticipated tasks are complete, underway, postponed, or not accomplished. Items that have been postponed or were not accomplished require explanation for their status. Items that are identified as "underway" or "postponed" reappear or are rephrased in the new STWPs attached at the end of this comprehensive plan.

Fannin: Report of Accomplishments

Community Facilities		
Activity	Status	Explanation
4.0.1.1 Continue to pave and improve county roads and bridges	Underway	Ongoing through SPLOST. Addressed in new STWP generally under Community Facilities (CF) item 1.
4.0.1.3 Continue efforts to improve/expand public transportation	Underway	Acquired four new buses for MATS. Addressed in new STWP as CF item 3.
4.0.1.4 Promote bike paths on Aska Road	Underway	Application sent in to DOT. Addressed in new STWP in CF item 5.
4.0.1.5 Continue efforts to accomplish McCaysville bypass	Underway	DOT advised of desire for project. Addressed in new STWP as CF item 2.
4.0.1.6 Promote widening of Spur 60	Underway	DOT advised of desire to widen Spur 60. Addressed in new STWP generally under CF item 1
4.0.1.1 Establish freight line from Blue Ridge south	Completed	
4.0.2.1 Study need for airport	Not Accomplished	GDOT Aviation Plan did not establish need for public airport in Fannin County.
4.1.2.1 Pursue grants for water system expansion	Not Accomplished	Not considered county initiative. Readdressed in current STWPs for individual cities.
431.2.2 Establish a water authority	Not Accomplished	Not politically feasible. Water delivery determined to be adequately addressed through current Service Delivery Strategy by individual cities.
4.1.3.1 Adopt watershed protection regulations	Completed	Done in 2002
4.1.3.2 Adopt wellhead protection regulations	Not Accomplished	Current enforcement of state regulations determined to be adequate.
4.4.1.1 Implement enhanced 911 emergency service incorporating GPS	Completed	
4.4.1.2 Continue to enforce child restraint laws	Completed	Being done by Fannin County Sheriff's Office and Georgia State Patrol.
4.4.2.1 New County Jail	Completed	Completed 2004
4.4.2.2 Sheriff's staffing	Underway	Current staffing seen as adequate. Ongoing staffing needs addressed in new STWP under CF 8.
4.5.1 Fire protection system capital improvements	Underway	Some improvements accomplished, such as new pumps, new engine new stations. Need for two new stations and ongoing need for improvement noted in new STWP under CF 9 and 11.
4.5.2 Increase fire prevention inspections and education	Underway	Ongoing inspections. Further addressed in new STWP under CF 10.
4.5.3 Add more fire personnel as necessary	Completed	Fire training classes for new firefighters held twice yearly. Two paid full-time people in department for all functions.
4.5.4 Improve and upgrade firefighting equipment	Underway	See 4.5.1
4.6.1 Continue to expand EMS services	Completed	Permanent building built in Morganton to house EMS/fire station

Community Facilities		
Activity	Status	Explanation
4.7.1.1 Utilize Fannin County Hospital Authority	Not Accomplished	Hospital is now private. Governance province of hospital.
4.7.1.2 Institute plan to redefine goals of Fannin County Hospital Authority	Not Accomplished	Province of private hospital.
4.7.2.1 Increase hospital staff	Completed	Province of private hospital
4.7.2.3 Maintain JCHO accreditation	Completed	Province of private hospital
4.7.2.3 Increase in-home medical services	Completed	
4.7.2.4 Construct new public health department	Not Accomplished	CDBG denied for expansion
4.8.1.1 Revision of recreation master plan	Completed	Portion of 110-acre park constructed
4.8.1.2 Construct multi-purpose community center	Completed	At high school
4.8.1.3 Select/study site for museum	Completed	Arts Center to locate in old Fannin County Courthouse.
4.8.1.4 Promote environmental education through recreation	Completed	Being done in park
4.8.1.5 Study plan for new golf course	Underway	Private developers anticipate building new course; plans for public course addressed in new STWP CF item 15.
4.8.1.6 Promote possibility of establishing new State Park along 515	Not Accomplished	Funding denied by state
4.8.1.7 Encourage TVA to maintain constant lake level from May to October	Completed	New study conducted by TVA
4.9.1.1 Construct new library facility	Underway	Temporary library space expanded to 6400 sq ft in new courthouse. Possibility of new library addressed in new STWP at CF item 17
4.9.1.2 Improve library operations and equipment	Underway	Ongoing. Addressed in new STWP at CF item 18
4.10.1 Continue to implement Georgia 2000/partnership 2000 programs	Completed	Ongoing
4.10.2 Promote state community colleges	Postponed	Economically and politically difficult to attain. Objective revised to workforce development as addressed in new STWP in Economic Development item 9
4.10.3 Expand vocational and technical programs	Completed	
4.10.4 Expand local funding for teacher salaries	Not Accomplished	Reconsidered; province of school board
4.11.1 Construct new courthouse	Completed	Completed 2004

Economic Development		
Activity	Status	Explanation
2.0.1 Continue ongoing economic development funding	Underway	Spending \$60,000 on full-time person; spent \$260,000 to Levi-Strauss building as a "spec" building. Ongoing funding addressed in STWP Economic Development (ED) item 1
2.0.2 Implement a business license fee schedule	Not Accomplished	Not politically feasible
2.0.3 Promote Federal and State Business Development Grants and incentives	Underway	Done through the Economic Development Office. Addressed in new STWP generally under ED item 1
2.1.1 Develop a business retention program	Underway	Objective revised. STWP ED item 5 addresses issues in the new joint comprehensive plan and the Georgia Tech economic study
2.1.2 Ensure continuing availability of comprehensive multi-media advertising package	Underway	New CD developed; Web site in place. New efforts refocused toward developing a "brand image" as forwarded in STWP ED item 15.
2.2.2 Acquire a suitable industrial park	Underway	Purchased 16-acre Levi-Strauss building; part of new Fannin STWP under ED item 7
2.2.3 Continue to support economic development program	Underway	\$320,000 budgeted for 2002. ED program refocused in accordance with new joint comprehensive plan and the Georgia Tech economic studies and is generally addressed in the ED initiatives of the STWP.
2.3.1 Continue mentor youth programs	Completed	Being done by Family Connection

Economic Development		
Activity	Status	Explanation
2.3.2 Continue to expand drop-out prevention program	Underway	School board function. Redirected as part of STWP ED item 10
2.3.3 Continue Partners of Educational Excellence Program	Completed	School Board Function
2.4.1 Continue to maintain tourist attraction information	Underway	Chamber of Commerce actively engaged. Continues as STWP ED item 17
2.4.2 Continue to coordinate promotion of tourist attractions with other agencies	Underway	Chamber of Commerce actively engaged. Considered part of 2.4.1 above
2.4.3 Continue to sponsor and expand Festival activities including creation of annual theme event	Completed	Multiple festivals are held each year by the Arts Association and the Homemakers Club
2.4.4 Continue to maintain centralized reservation system	Completed	Being done by the Chamber of Commerce
2.4.7 Pursue extension of the freight line southward	Completed	Accomplished in 2000

Housing		
Activity	Status	Explanation
5.1, 5.2, 5.3-1 Conduct countywide housing survey	Completed	2000 Census data complete
5.1 Promote development of new residential subdivisions to concentrate development	Postponed	Political and economic barriers to development. Problem readdressed and restated in Land Use (LU) STWP item 1(b)
5.1.5,2.5.3-2 Use Federal and state housing assistance programs	Postponed	Determined to be misdirected politically. Redirected to cities in cities' STWPs (CDBG and state and federal funding)
5.4.1 Extend public facilities to high growth areas	Underway	Rephrased in cities' STWPs under Community Facilities
5.5.3 Adopt most recent state building codes	Postponed	Not political priority. Rephrased in new STWP under Housing element
5.7.1 Develop standards for manufactured housing performance, design, and park improvement	Underway	Redirected under cities' new STWP in Housing Element

Land Use		
Activity	Status	Explanation
6.0.1 Adopt unified land development regulations	Underway	Partially completed; county has adopted Soil and Erosion legislation, Part V legislation; zoning identified in new STWP in Land Use section
6.0.2 Participate in joint county/city code enforcement	Completed	Being done with land development in Morganton and McCaysville
6.1.1 Maintain constraint maps	Completed	Adopted Part V regulations

Natural and Historic Resources		
Activity	Status	Explanation
3.0.1. Adopt mountain protection regulations	Completed	
3.1.1 Adopt watershed protection regulations	Completed	
3.1.1 Adopt river protection regulations	Completed	
3.1.2 Continue to coordinate wetlands permits with Army Corps of Engineers	Completed	Ongoing through Land Development Office
3.2.1 Continue to enhance soil erosion prevention efforts	Completed	Updated rules and regulations adopted 7/1/01 and revised and adopted 2/2002
3.2.3 Consider additional environmental protection measures	Completed	Soil and Erosion Ordinance passed 2/2002

Natural and Historic Resources		
Activity	Status	Explanation
3.5.1 Continue to pursue National Register nominations for individual sites and districts	Underway	Ongoing through Historic Preservation group. See Natural and Cultural Resources (NC) item 7
3.5.2 Maintain Historic Preservation Commission	Not Accomplished	Not politically or financially feasible
3.5.5 Pursue grant funding applications	Completed	Mineral Bluff received \$100,000 grant last year
3.5.6 Establish Land Trust	Not Accomplished	Politically infeasible
3.5.7 Establish local revolving fund	Not Accomplished	Lack of funding; politically infeasible
3.5.9 Adopt demolition delay ordinance	Not Accomplished	Politically infeasible
3.5.10 Apply for participation in Certified Local Government Program	Not Accomplished	Politically infeasible
3.6.1 Institute environmental review	Completed	Done through Land Development Office
3.6.2 Include historic resources on county land use maps	Postponed	Lack of funding; to be reconsidered after resurvey of historic resources in new STWP (NC item 5)
3.6.4 Investigate feasibility of agricultural conservation districts	Not Accomplished	Politically infeasible
3.6.5 Notify owners of historic properties about tax incentives	Underway	Ongoing; rephrased in new STWP under NC item 6
3.6.6 Include ex-officio seat for a representative of the Historic Preservation Commission on Planning Commission	Not Accomplished	No historic planning commission; considered politically infeasible

Other Considerations (Governance)		
Activity	Status	Explanation
1.0.1 Establish Community Development Council	Completed	Fannin's Future was a community based study sponsored by TVA in January of 2003.
1.0.2 Continue participation in Leadership Georgia Program	Completed	Have a Leadership Fannin Program
1.0.3 Develop public surveys	Completed	Fannin's Future consisted of six public meetings to obtain public input into the future direction of Fannin County.
1.1.2 Aggressively seek State and Federal grants-in-aid	Underway	Part-time grant writer who actively seeks aid available. Reincorporated and rephrased in new STWP under different elements
1.1.3 Reconsider SPLOST after expiration	Completed	Passed 7/2000

Blue Ridge city: Report of Accomplishments

Community Facilities		
Activity	Status	Explanation
4.0.1 Adopt new road standards	Postponed	Not priority for this planning period (politics/funding). Readdressed generally as part of new subdivision regulations for Blue Ridge (Land Use STWP)
4.0.1.1 Coordinate effort to establish freight line from Blue Ridge south	Completed	
4.1.2.1 Continue to pursue grants for water system expansion	Underway	Addressed in current STWP at Community Facilities item 3
4.2.1 Continue to develop sewer capital improvements plan	Completed	New facility constructed
4.4.1.2 Continue to supplement Child Restraint Law Education and Enforcement	Completed	Addressed at county level (Fannin 4.4.1.2 above)
4.4.2.3 Hire additional two to three law enforcement officers as needed	Underway	Readdressed in new STWP as Community Facilities (CF) item 5
4.5.1 Capital improvements to lower ISO ratings	Underway	Readdressed in new STWP as CF 6
4.5.2 Increase fire prevention inspections and education program	Underway	Part of 4.5.1 above
4.5.4 Improve and upgrade firefighting equipment used in the city	Not Accomplished	Determined to be incorrect jurisdiction; county responsible for equipment
4.8.1.8 Establish bike path in woods at city park	Underway	Plans to link city bike path with county bike path are underway. Readdressed and reprioritized in Fannin STWP item 5
4.11.1 Expand Government office space as necessary	Not Accomplished	Need for additional space not established; lack of funding; not a priority

Economic Development		
Activity	Status	Explanation
2.0.1 Continue ongoing economic development funding	Underway	Province of Fannin County Economic Development Authority (see Fannin County Economic Development ROA above); also addressed in Blue Ridge Economic Development item 1
2.2.1 Ensure continuing availability of comprehensive multi-media advertising package	Underway	Being conducted at the county level (see Fannin County 2.2.1 above); in Fannin STWP under ED items 15 and 6
2.2.2 Acquire a suitable industrial park and construct a 30,000 square foot spec building designed for flexible use	Underway	County acquired the Levi Strauss building for \$260,000. See Fannin County 2.2.2 above; also rephrased and readdressed in Fannin STWP ED item 7
2.2.3. Continue to support an economic development program	Completed	Support Fannin County Economic Development Authority
2.5.1 Downtown Master Plan: Blue Ridge	Completed	Received TE grant in summer of 2004

Housing		
Activity	Status	Explanation
5.4.1 Extend public services to high growth areas, particularly when close to existing services	Underway	Capital improvements follow development. Revised and readdressed in Community facilities items 3 and 4
5.5.1 Adopt subdivision regulations	Postponed	Reprioritized (politics/funding); New subdivision regulations currently being drafted as part of the new short term work program (Blue Ridge Land Use STWP)
5.5.3 Adopt most recent State Building Codes	Postponed	Reprioritized (funding/politics). Part of new Blue Ridge STWP Housing item 2
5.7.1-3 Develop standards for manufactured housing performance, design, and park improvement.	Postponed	Resources lacking; part of new Blue Ridge STWP Housing item 3

Land Use		
Activity	Status	Explanation
6.0.1 Adopt proposed revisions to the Zoning Ordinance, including sign regulations, land use provisions, and Part V environmental protection regulation	Underway	Sign use regulations and Part V environmental protection regulations passed; land use provisions part of new STWP (Blue Ridge Land Use, generally)
6.1.1 Maintain constraint maps	Completed	Part of compliance with Part V regulations

Natural and Historic Resources		
Activity	Status	Explanation
3.1.1 Adopt watershed and river corridor protection regulations	Completed	Adopted Part V regulations
3.1.2 Continue to coordinate wetlands permits with Army Corps of Engineers	Completed	This is an ongoing activity and therefore not included in the new STWP
3.2.1 Continue to enhance soil erosion prevention efforts	Completed	Soil Erosion and Sediment Control legislation enacted
3.2.3 Consider additional environmental protection measures through formal site plan review process in all jurisdictions	Postponed	Subdivision regulations and landscaping ordinance considered in new Short Term Work Program (Land Use)
3.5.1 Continue to pursue National Register nominations for individual sites and districts	Underway	Ongoing activity; rephrased in new Blue Ridge STWP in Natural and Cultural Resources (NC) item 6
3.5.2 By local ordinance, establish Historic Preservation Commission	Not Accomplished	Politically infeasible, lack of funding, lack of support
3.5.3 Designate local historic landmarks, districts, etc.	Underway	Redirected and rephrased in Blue Ridge STWP NC item 4
3.5.4 Adopt design guidelines for historic districts	Not Accomplished	Attempted; politically infeasible, lack of funding, lack of support
3.5.5 continue to pursue Grant Funding Applications	Completed	Ongoing and therefore not included in new STWP
3.5.8 Encourage Tax Abatements and incentives	Underway	Redirected and rephrased; See Blue Ridge STWP NC item 5
3.5.10 Apply for participation in Certified Local Government Program	Not Accomplished	Politically infeasible, lack of funding, lack of support
3.6.2 Include historic resources on county and city land use maps	Not Accomplished	Politically infeasible, lack of funding, lack of support; may be pursued after resurvey of historic resources (see Blue Ridge STWP NC item 4)
3.6.3 Alert tax assessor/building inspector to properties on National Register	Not Accomplished	Politically infeasible, lack of funding, lack of support
3.6.6 Include ex-officio seat for a representative of the Historic Preservation Commission on Planning Commission	Not Accomplished	Politically infeasible

Other Considerations (Governance)		
Activity	Status	Explanation
1.0.3 Develop public surveys	Completed	Committees from Fannin's Future met six times to garner public input.
1.1.2 Aggressively seek State and Federal grant-in-aid	Underway	Readdressed in numerous locations in the new Blue Ridge STWP, such as Economic Development item 1, Housing items 4 and 5, and Community Facilities item 3
1.1.3 Consider renewal of Special Purpose Local Option Sales Tax	Completed	Ongoing activity and therefore not included in the new STWP

McCaysville city: Report of Accomplishments

Community Facilities		
Activity	Status	Explanation
4.0.1.1 coordination of Railroad lobbying efforts	Completed	
4.0.1.5 Promote McCaysville By-Pass Construction	Underway	Ongoing efforts to encourage construction. Addressed as part of McCaysville STWP Community Facilities (CF) item 1
4.1.2.1 Pursue grants for water system expansion	Underway	Addressed in new STWP in CF item 2
4.2.1 Develop sewer capital improvements plan	Not Accomplished	See 4.1.2.1 above
4.2.2 Complete sewer line to hospital	Completed	
4.5.1 Continue fire protection system capital improvements to lower ISO ratings	Not Accomplished	Reconsidered to be jurisdiction of county (see Fannin item 4.5.1 above)
4.5.2 Increase fire prevention, inspection, and education programs	Underway	See McCaysville Community Facilities item 5
4.8.1.1 Undertake Toccoa River Park improvements, including restroom improvements, and repair or replacement of grills, tables, and playground equipment	Underway	Addressed in CF item 6
4.8.2.1 Investigate long-term funding of recreational/cultural activities	Completed	Ongoing activity and therefore not included in the new STWP
4.11.1 Renovate old City Hall for future use as a government facility	Not Accomplished	Lack of funding; no longer priority
5.1.5.2,5.3-2 Utilize federal and state housing assistance programs	Postponed	Not political priority in this planning period. Readdressed in the new STWP McCaysville Housing items 4 and 5
5.4.1 Extend public services to high-growth areas	Underway	Related to CF item 3 in new STWP
5.5.1 Adopt subdivision regulations	Postponed	Not politically feasible in this planning period. Revised and readdressed in the McCaysville Land Use STWP
5.5.3 Adopt state building codes	Postponed	Not politically feasible in this planning period. Addressed in McCaysville STWP Housing item 2
5.7.1 Develop standards for manufactured housing performance, design, and park	Postponed	Not politically feasible in this planning period. Readdressed in new McCaysville STWP in Housing item 3

Economic Development		
Activity	Status	Explanation
2.2.3 Maintain ongoing economic development program	Underway	Primarily province of the local government, but readdressed in McCaysville STWP Economic Development item 1
2.4.7 Rehabilitation of railroad line for freight transport	Completed	Line suitable for freight transport; no customers at this point
2.5.1 Implement Downtown Master Plan as outlined in Grant Application and discussed in downtown improvements meetings	Completed	TE funds currently being administered

Land Use		
Activity	Status	Explanation
6.0.1 Prepare and adopt unified land development regulations	Postponed	Land Use regulations addressed in new STWP, and are currently being developed (see McCaysville Land Use STWP)
6.0.2 Participate in joint county/cities code enforcement program	Completed	Ongoing, therefore not in current STWP

Natural and Historic Resources		
Activity	Status	Explanation
3.1.1 Adopt watershed protection regulations	Completed	
3.1.1 Adopt river protection regulations	Completed	
3.1.2 Coordinate wetlands permits with Army Corps of Engineers	Completed	
3.2.1 Enhance soil erosion prevention efforts	Underway	Generally considered under new McCaysville land use regulations (see McCaysville Land Use STWP)
3.5.1 Pursue National Register Nominations for individual sites and districts	Underway	Rephrased as McCaysville STWP Natural Resources item 6
3.5.2 By local ordinance, establish Historic Preservation Commission	Not Accomplished	Politically infeasible, lack of funding, lack of support
3.5.3 Designate local historic landmarks, districts, etc.	Not Accomplished	Politically infeasible, lack of funding, lack of support
3.5.4 Adopt design guidelines for historic districts	Not Accomplished	Politically infeasible, lack of funding, lack of support
3.5.5 Pursue Grant Funding Applications	Not Accomplished	Politically infeasible, lack of funding, lack of support
3.5.8 Encourage Tax Abatements and incentives	Not Accomplished	Politically infeasible, lack of funding, lack of support
3.5.9 Adopt demolition delay ordinance	Not Accomplished	Politically infeasible, lack of funding, lack of support
3.5.10 Apply for participation in Certified Local Government Program	Not Accomplished	Politically infeasible, lack of funding, lack of support
3.6.1 Mitigate adverse effects by institution of environmental review	Not Accomplished	Politically infeasible, lack of funding, lack of support
3.6.2 Include historic resources on county and city land use maps	Not Accomplished	Politically infeasible, lack of funding, lack of support. May be reconsidered under new STWP after resurvey (McCaysville STWP NC item 4)
3.6.3 Alert tax assessor/building inspector to properties on National Register	Not Accomplished	Politically infeasible, lack of funding, lack of support
3.6.5 Notify owners of historic properties about tax incentives	Underway	Rephrased in new McCaysville STWP; see NC item 5
3.6.6 Include ex-officio seat for a representative of Historic preservation Commission on Planning Commission	Not Accomplished	Politically infeasible

Other Considerations (Governance)		
Activity	Status	Explanation
1.1.2 Aggressively seek State and Federal grant-in-aid	Underway	Readdressed in numerous locations in the new McCaysville STWP, such as Economic Development item 1, Housing items 4 and 5, and Community Facilities item 2
1.1.3 Promote Special Purpose Local Option Sales Tax	Completed	Ongoing activity and therefore not included in current STWP

Morganton town: Report of Accomplishments

Community Facilities		
Activity	Status	Explanation
4.0.1.3 Continue to improve/expand public transportation	Completed	Considered to be province of county government (see Fannin County 4.0.1.3 above)
4.0.1.1 Continue coordination of Railroad lobbying efforts	Not Accomplished	Reevaluated; as no rail serves the city, was considered not relevant
4.1.2.1 Pursue grants for water system expansion	Underway	Rephrased under Morganton Community Facilities item 2
4.1.3.2 Adopt wellhead protection regulations	Completed	
4.4.1.1 Implement enhanced 911 countywide emergency service incorporating automatic vehicle location system and Global Positioning System	Completed	Completed at the county level (see Fannin County 4.4.1.1)
4.5.1 Continue to supplement Child Restraint Law Education and Enforcement	Completed	Implemented at the county/state level (see Fannin County 4.5.1); Fannin County Sheriff's Office and the Georgia State Patrol responsible
4.5.2 Increase fire prevention inspections and education programs	Underway	Rephrased in the new Morganton STWP Community Facilities item 3
4.5.3 Add more fire personnel	Completed	Considered to be a county level activity (see Fannin County 4.5.3 above)
4.6.1 Expand emergency medical services (ambulances) in cooperation with the county	Completed	Reevaluated to be a county level activity (see Fannin County 4.6.1 above)
4.8.1.1 Revision and implementation of the Fannin County Recreation Plan	Completed	Primarily county level activity. Partially rephrased in Morganton STWP Community Facilities item 4
4.8.1.6 Develop ball fields and community park	Postponed	Lack of funding, political barriers. Rephrased in Morganton STWP Community Facilities item 4
4.8.2.1 Investigate long-term development funding of recreational and cultural activities in cooperation with the county	Completed	Ongoing, and therefore not included in the new STWP
4.9.1.1 Support construction of new central library facility: 14,000 square feet	Postponed	Funds not available. Temporary library moved into new courthouse until funding new library possible. See Morganton STWP Community Facilities item 5.

Economic Development		
Activity	Status	Explanation
2.0.1 Continue economic development funding	Underway	Readdressed in numerous locations in the new Morganton STWP, such as Economic Development item 1, Housing items 4 and 5, and Community Facilities item 2
2.0.2 Implement business license fee schedule	Not Accomplished	Lack of funding; politically infeasible
2.2.1 Continue to support an economic development program	Completed	Ongoing activity and therefore not included in the new STWP

Housing		
Activity	Status	Explanation
5.1,5.2,5.3-1 Conduct a countywide housing survey	Completed	Census completed in 2000
5.1,5.2,5.3-2 Use federal and state housing assistance programs	Underway	Rephrased as items 4 and 5 in the Morganton Housing STWP
5.4.1 Extend public services to high growth areas (residential)	Underway	Ongoing. Rephrased as item 2 under Community Facilities in the Morganton STWP

Housing		
Activity	Status	Explanation
5.5.1 Continue the arrangement whereby the County enforces and administers the County's Subdivision Regulations in Morganton	Completed	Completed as ongoing activity and therefore not included in the new STWP
5.5.2 Continue the arrangement whereby the County enforces and administers the County's Site Plan Standards in Morganton	Completed	Ongoing activity and therefore not included in the new STWP
5.5.3 Adopt state building codes.	Postponed	Politically infeasible. Rephrased in the new Morganton STWP as Housing item 2
5.7.1,2,3 Adopt standards for manufactured housing performance, design, and park improvement	Postponed	Politically infeasible, lack of funding priority; rephrased in Morganton Housing STWP as item 3

Land Use		
Activity	Status	Explanation
Prepare and adopt unified land development regulations including the issuance of Morganton's own building permits in the city.	Not Accomplished	Politically infeasible, lack of funding priority; reevaluation places regulation in the hands of the county in the new STWP
6.0.2 Participate in joint county/cities code enforcement program	Completed	Ongoing activity and therefore not included in the new STWP

Natural and Historic Resources		
Activity	Status	Explanation
3.1.1 Adopt watershed protection regulations	Completed	
3.1.2 Coordinate wetlands permits with Army Corps of Engineers	Completed	Ongoing activity and therefore not included in the new STWP
3.2.1 Enhance soil erosion prevention efforts	Underway	Partly rephrased in the new Morganton STWP under Natural and Cultural Resources item 1, partly province of the county government
3.2.3 Consider additional environmental protection measures through formal site plan review process in all jurisdictions.	Not Accomplished	Not politically feasible. Morganton as jurisdiction too small for this activity
3.5.1 Provide information and technical assistance to property owners interested in National Register and associated benefits	Not Accomplished	Jurisdiction too small; no resources identified
3.6.5 Provide information and technical assistance to property owners interested in State and Federal rehabilitation tax incentives.	Not Accomplished	Jurisdiction too small; no resources identified

Other Considerations		
Activity	Status	Explanation
1.0.3 Develop public surveys	Completed	Morganton was part of Fannin's Future. Six sessions were held to obtain community input.
1.1.2 Aggressively seek State and Federal grant-in-aid	Completed	
1.1.3 Reconsider Special Purpose Local Option Sales Tax at time of expiration	Completed	Ongoing and therefore not included in the new STWP

**SHORT TERM WORK PROGRAM (STWP)
FANNIN COUNTY**

2. ECONOMIC DEVELOPMENT	2004	2005	2006	2007	2008	<i>Responsible Parties</i>	<i>Funding Amount</i>	<i>Funding Source</i>
1. Continue sustaining funding effort	X	X	X	X	X	Fannin County Development Authority	\$88,600	General Funds
2. Promote use of federal and state grants to encourage business expansion	X	X	X	X	X	Fannin County Development Authority	Staff Time	-
3. Research and implement a business incubator for Fannin County		X	X			Fannin County Development Authority	\$50,000	TBD
4. Develop small goods international marketing plan		X				Fannin County Development Authority; Georgia Department Economic Development	\$5,000	State and Federal Grants, General Funds
5. Create Business and Industry Council		X				Fannin County Development Authority, Chamber of Commerce	Staff Time	-
6. Promote downtown businesses to Atlanta and Chattanooga	X	X	X	X	X	Chamber of Commerce, Fannin County Development Authority	\$1,500/yr	General Funds
7. Develop competitive industrial site		X	X			Industrial Development Association; Fannin County Development Authority	\$650,000	State and Federal Grants, General Funds
8. Develop options for increasing childcare	X	X	X	X	X	Fannin County Development Authority, Chamber of Commerce	Staff Time	-
9. Continue support for workforce development and business resource center.	X	X	X	X	X	Fannin County Development Authority, Chamber of Commerce, Blue Ridge Business Association, Tri-City Business Association, Appalachian Technical College, Toccoa Falls College, University of Georgia Small Business Center	\$593,000/year	State and Federal Grants and general funding from -Toccoa Falls College -Appalachian Technical College -University of Ga. Small Business Center -Blue Ridge Mountains Arts Association
10. Create a volunteer service corps to raise teen awareness of risks to future		X				School board, Family Connections	Staff Time	-
11. Investigate jobs loan program	X					Fannin County Development Authority	Staff Time	-
12. Review and adjust high school curriculum according to employer needs	X	X	X	X	X	School Board	Staff Time	-

**SHORT TERM WORK PROGRAM (STWP)
FANNIN COUNTY**

13. Expand continuing education options for area employers identified by cluster businesses	X	X	X	X	X	Fannin County Development Authority, Appalachian Technical College	Staff Time	-
14. Educate the business community about the inherent advantages of tourism	X	X	X	X	X	The Chamber of Commerce, Blue Ridge Business Association, Tri-Cities Business Association, and Fannin County Economic Development Authority	Staff Time	-
15. Develop brand image	X					Fannin County Development Authority, Chamber of Commerce	\$20,000	Hotel/Motel Tax/State of Georgia Cooperative Marketing Funding
16. Conduct referendum on liquor by the drink		X				Board of Commissioners	Staff Time	-
17. Maintain information about attractions and events	X	X	X	X	X	Chamber of Commerce	Staff Time	-
18. Host a roundtable for young retirees to identify needs.		X				Fannin County Development Authority	Staff Time	-
19. Develop programs to foster entrepreneurial development among younger retirees		X	X			Fannin County Development Authority	Staff Time	-

3. HOUSING	2004	2005	2006	2007	2008	Responsible Parties	Funding Amount	Funding Source
1. Hold comprehensive affordable housing workshop	X					Board of Commissioners, NGRDC	\$4,000	Regional Development Center/Department of Community Affairs
2. Adopt state building codes in jurisdiction; implement code inspections program		X				Board of Commissioners	\$3,000	General Funds
3. Implement standards for manufactured housing design, performance, and housing parks			X			Board of Commissioners, Blue Ridge, McCaysville, Morganton	Staff Time	-

4. NATURAL/CULTURAL RESOURCES	2004	2005	2006	2007	2008	Responsible Parties	Funding Amount	Funding Source
1. Enforce soil erosion control efforts		X	X			Board of Commissioners with NGRDC assistance	Staff Time	-
2. Expand Mountain Protection Act to other steep sloped areas of the county			X			Board of Commissioners	\$3,000	State Grants, General Funds
3. Develop and implement TMDL plan for impaired streams		X	X	X	X	Board of Commissioners	\$15,000	State Grants, NGRDC assistance

**SHORT TERM WORK PROGRAM (STWP)
FANNIN COUNTY**

4. Develop and implement source Water Protection plan		X				Board of Commissioners	\$15,000	Federal Grants, NGRDC assistance
5. Coordinate with the RDC to arrange for the cost-free resurvey of historic properties	X	X	X	X	X	Board of Commissioners with assistance from the RDC and Georgia Transmission Corporation	\$0	-
6. Disseminate information about historic significance and tax credit eligibility	X	X	X	X	X	Board of Commissioners, with assistance from the RDC	Staff Time	-
7. Pursue National Register nominations	X	X	X	X	X	Board of Commissioners, Fannin County Heritage Foundation	Staff Time	-

5. COMMUNITY FACILITIES	2004	2005	2006	2007	2008	Responsible Parties	Funding Amount	Funding Source
1. Establish ongoing Transportation Planning Program	X	X	X	X	X	Board of Commissioners GDOT	Staff Time	-
2. Purchase right-of-way for McCaysville by-pass project					X	Board of Commissioners GDOT	\$13 Million	FHWA, GDOT, Local Funds
3. Expand public transportation system as needed	X	X	X	X	X	Board of Commissioners	\$50,000/yr	State and Federal Funds/GDOT/General Funds
4. Nominate county roads for scenic byway consideration		X	X			Board of Commissioners with NGRDC assistance	Staff Time	-
5. Implement bike/pedestrian path "Alternative Route 90"		X	X	X	X	Board of Commissioners GDOT	Staff Time	-
6. Coordinate with nearby counties to rehabilitate all sections of abandoned rail line		X	X			Board of Commissioners	Staff Time	-
7. Continue upgrading and maintaining 911	X	X	X	X	X	Board of Commissioners	\$100,000/yr	General Funds
8. Hire additional staff and purchase additional equipment in sheriff's department	X	X	X	X	X	Board of Commissioners	\$50,000	State and Federal Grants and General Funds
9. Improve ISO ratings via system improvements	X	X	X	X	X	Board of Commissioners	\$70,000	State and Federal Grants and General Funds
10. Increase fire prevention measures	X	X	X	X	X	Board of Commissioners	\$1,500	General Funds, Inspection Fees
11. Add two new fire stations and equipment		X		TBD		Board of Commissioners	\$25,000 ea. Station \$100,000 ea. Equip.	General Funds

**SHORT TERM WORK PROGRAM (STWP)
FANNIN COUNTY**

12. Create Health Care Services Task Force		X				Fannin County Health Department, Fannin Regional Hospital, Blue Ridge Community Health, Blue Ridge Health Care	Staff Time	-
13. Continue to develop the unimproved areas of Fannin County Park			X			Fannin County Recreation Department	Phase II \$100,000 Phase III TBD	General Funds
14. Investigate long-term development funding of recreational/cultural activities		X				Fannin County Recreation Department, Heritage Council, Blue Ridge Mountains Arts Association	Staff Time	-
15. Determine feasibility of public golf course			X			Fannin County Recreation Department	Staff Time	-
16. Pursue grants and funding for technical education	X	X	X	X	X	School board	Staff Time	-
17. Construct a new central library					X	Board of Commissioners	\$4 million	State and Federal Funds, General funds
18. Improve library operations	X	X	X	X	X	Board of Commissioners	Staff Time	-

6. LAND USE	2004	2005	2006	2007	2008	Responsible Parties	Funding Amount	Funding Source
1. Revise existing land development regulations and establish new regulations, including the following:	<i>See Land Use items below</i>							
(a) Adopt minimum density standards for gravel road regulation		X				Board of Commissioners	\$5,000	State and Federal Grants/General Funds
(b) Adopt subdivision regulations to encourage cluster development		X				Board of Commissioners	\$2,000	State and Federal Grants/General Funds
(c) Implement landscaping requirements on improved acreages		X				Board of Commissioners	\$2,000	State and Federal Grants/General Funds
(d) Implement grading standards and hillside preservation ordinances		X				Board of Commissioners	\$3,000	State and Federal Grants/General Funds
(e) Implement site access and parking guidelines		X				Board of Commissioners	\$2,000	State and Federal Grants/General Funds

**SHORT TERM WORK PROGRAM (STWP)
FANNIN COUNTY**

7. INTERGOVERNMENTAL COORDINATION	<i>2004</i>	<i>2005</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>Responsible Parties</i>	<i>Funding Amount</i>	<i>Funding Source</i>
1. Adopt and update the joint comprehensive plan	X	X	X	X	X	Board of Commissioners	Staff Time	-
2. Identify points of common interest with counties in other states	X	X	X	X	X	Fannin County Development Authority	Staff Time	-
3. Continue to foster positive alliances with neighboring counties	X	X	X	X	X	Fannin County Development Authority	Staff Time	-
4. Coordinate with neighboring counties to rehabilitate sections of abandoned rail line		X	X			Board of Commissioners	Staff Time	-
5. Work with state level agencies to bring business to the area	X	X	X	X	X	Fannin County Development Authority, Board of Commissioners	Staff Time	-
6. Continue meetings of "Fannin's Future"	X	X	X	X	X	"Fannin's Future" committees	Volunteer Time	-

SHORT TERM WORK PROGRAM (STWP)
FANNIN COUNTY

**SHORT TERM WORK PROGRAM (STWP)
CITY OF BLUE RIDGE**

2. ECONOMIC DEVELOPMENT	2004	2005	2006	2007	2008	Responsible Parties	Funding Amount	Funding Source
1. Promote use of federal and state grants to encourage business expansion	X	X	X	X	X	Blue Ridge City Council	Staff Time	-
2. Educate the business community about contributions of tourism	X	X	X	X	X	Fannin County Chamber of Commerce, the Blue Ridge Business Association, the Tri-Cities Business Association, and the Fannin County Development Authority	Staff Time	-

3. HOUSING	2004	2005	2006	2007	2008	Responsible Parties	Funding Amount	Funding Source
1. Hold comprehensive affordable housing workshop	X					Blue Ridge City Council with assistance from the NGRDC	\$4,000	Regional Development Center/Department of Community Affairs
2. Adopt state building codes in jurisdiction; implement code inspection program		X				Blue Ridge City Council	\$3,000	General Funds
3. Implement standards for manufactured housing design, performance, and housing parks			X			Blue Ridge City Council	Staff Time	-
4. Engage in housing rehabilitation through CDBG	X	X	X	X	X	Blue Ridge City Council	Staff Time	-
5. Utilize state and federal funding to improve housing in the city	X	X	X	X	X	Blue Ridge City Council	Staff Time	-

4. NATURAL/CULTURAL RESOURCES	2004	2005	2006	2007	2008	Responsible Parties	Funding Amount	Funding Source
1. Enforce soil erosion control efforts		X	X			Blue Ridge City Council with NGRDC assistance	Staff Time	-
2. Develop and implement TMDL plan for impaired streams		X	X	X	X	Blue Ridge City Council	\$3,000	State Grants/NGRDC Assistance
3. Develop and implement source water protection plan		X				Blue Ridge City Council	\$3,000	Federal Grants/NGRDC Assistance
4. Coordinate with the RDC to arrange for the cost-free resurvey of historic properties	X	X	X	X	X	Blue Ridge City Council with assistance from the RDC and Georgia Transmission Corporation	\$0	-

**SHORT TERM WORK PROGRAM (STWP)
CITY OF BLUE RIDGE**

5. Disseminate information about historic significance and tax credit eligibility	X	X	X	X	X	Blue Ridge City Council with assistance from the RDC	Staff Time	-
6. Pursue National Register nominations of individual sites	X	X	X	X	X	Blue Ridge City Council with assistance from the Fannin County Heritage Foundation	Staff Time	-

5. COMMUNITY FACILITIES	2004	2005	2006	2007	2008	Responsible Parties	Funding Amount	Funding Source
1. Establish ongoing Transportation Planning Program	X	X	X	X	X	Blue Ridge City Council	Staff Time	-
2. Implement Transportation Enhancement funding		X				Blue Ridge City Council	\$625,000	TE funds \$400,000; City of Blue Ridge \$125,000; TBD \$100,000
3. Pursue grants and loans for extension and expansion of water and sewer delivery systems	X	X	X	X	X	Blue Ridge City Council	Staff Time	-
4. Develop capital improvements plan that require developers to pay a pro-rata share			X			Blue Ridge City Council	Staff Time	-
5. Hire additional staff and purchase additional equipment in police department	X	X	X	X	X	Blue Ridge City Council	Staff Time	-
6. Increase fire prevention measures	X	X	X	X	X	Blue Ridge City Council	Staff Time	-
7. Construct a new central library				X		Blue Ridge City Council	Pro-rata share of \$4 million	State and Federal Funds/General Funds
8. Improve library operations	X	X	X	X	X	Blue Ridge City Council	Staff Time	-

6. LAND USE	2004	2005	2006	2007	2008	Responsible Parties	Funding Amount	Funding Source
1. Review existing land use ordinance and establish appropriate subdivision regulations, including those below.	<i>See Land Use items below</i>							
(a) Adopt site review and performance standards with "limited commercial" designation		X				City of Blue Ridge	\$1,000	State and Federal Grants/General Funds
(b) Implement landscaping and tree planting requirements on improved acreages		X				City of Blue Ridge	\$2,000	State and Federal Grants/General Funds

**SHORT TERM WORK PROGRAM (STWP)
CITY OF BLUE RIDGE**

(c) Implement grading standards and hillside preservation ordinances		X				City of Blue Ridge	\$2,000	State and Federal Grants/General Funds
(d) Implement site access and parking guidelines		X				City of Blue Ridge	\$3,000	State and Federal Grants/General Funds
(e) Approach GDOT regarding possibility of GDOT-sponsored landscaping improvements		X				City of Blue Ridge	\$2,000	State and Federal Grants/General Funds

7. INTERGOVERNMENTAL COORDINATION	2004	2005	2006	2007	2008	<i>Responsible Parties</i>	<i>Funding Amount</i>	<i>Funding Source</i>
1. Adopt and update the joint Comprehensive Plan and implementation program	X	X	X	X	X	Fannin County City Council	Staff Time	-
2. Continue to work with state level economic development agencies	X	X	X	X	X	Fannin County, Blue Ridge, McCaysville, Morganton	Staff Time	-

SHORT TERM WORK PROGRAM (STWP)
CITY OF BLUE RIDGE

**SHORT TERM WORK PROGRAM (STWP)
CITY OF MCCAYSVILLE**

2. ECONOMIC DEVELOPMENT	2004	2005	2006	2007	2008	<i>Responsible Parties</i>	<i>Funding Amount</i>	<i>Funding Source</i>
1. Promote use of federal and state grants to encourage business expansion	X	X	X	X	X	McCaysville City Council	Staff Time	-
2. Educate the business community about the inherent advantages of tourism	X	X	X	X	X	Tri-Cities Business Association with help from the Chamber of Commerce and the Fannin County Economic Development Authority	Staff Time	-

3. HOUSING	2004	2005	2006	2007	2008	<i>Responsible Parties</i>	<i>Funding Amount</i>	<i>Funding Source</i>
1. Hold comprehensive affordable housing workshop	X					McCaysville City Council with assistance from the NGRDC	\$4,000	Regional Development Center/Department of Community Affairs
2. Adopt state building codes in jurisdiction; implement code inspection program		X				McCaysville City Council	\$3,000	General Funds
3. Implement standards for manufactured housing design, performance, and housing parks			X			McCaysville City Council	Staff Time	-
4. Engage in housing rehabilitation through CDBG	X	X	X	X	X	McCaysville City Council	Staff Time	-
5. Utilize state and federal funding to improve housing in the city	X	X	X	X	X	McCaysville City Council	Staff Time	-

4. NATURAL/CULTURAL RESOURCES	2004	2005	2006	2007	2008	<i>Responsible Parties</i>	<i>Funding Amount</i>	<i>Funding Source</i>
1. Enforce soil erosion control efforts		X	X			McCaysville City Council	Staff Time	-
2. Develop and implement TMDL plan for impaired streams		X	X	X	X	McCaysville City Council	\$3,000	State Grants/NGRDC Assistance
3. Develop and implement source water protection plan		X				McCaysville City Council	\$10,000	Federal Grants/NGRDC Assistance
4. Coordinate with the RDC to arrange for the cost-free resurvey of historic properties	X	X	X	X	X	McCaysville City Council with assistance from the RDC and Georgia Transmission Corporation	\$0	-
5. Disseminate information about historic significance and tax credit eligibility	X	X	X	X	X	McCaysville Council with assistance from the RDC	Staff Time	-

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4. NATURAL/CULTURAL RESOURCES	2004	2005	2006	2007	2008	<i>Responsible Parties</i>	<i>Funding Amount</i>	<i>Funding Source</i>
6. Pursue National Register nominations of individual sites	X	X	X	X	X	McCaysville Council with assistance from the Fannin County Heritage Foundation	Staff Time	-

5. COMMUNITY FACILITIES	2004	2005	2006	2007	2008	<i>Responsible Parties</i>	<i>Funding Amount</i>	<i>Funding Source</i>
1. Establish a Transportation Planning Program	X	X	X	X	X	McCaysville City Council GDOT	Staff Time	-
2. Pursue grants and loans for extension and expansion of water and sewer delivery systems	X	X	X	X	X	McCaysville City Council	Staff Time	-
3. Develop capital improvements plan that require developers to pay a pro-rata share			X			McCaysville City Council	Staff Time	-
4. Hire additional staff and purchase additional equipment in police department	X	X	X	X	X	McCaysville City Council	Staff time	
5. Increase fire prevention measures	X	X	X	X	X	McCaysville City Council	Staff time	
6. Make improvements to Toccoa River Park			X			McCaysville City Council	\$20,000	State and Federal Grants/General Funds
7. Establish a riverwalk on the Toccoa River				X	X	McCaysville City Council	\$100,000	State and Federal Grants/General Funds
8. Construct a new central library					X	McCaysville City Council	Pro-rata share of \$4 million	State and Federal Grants/General Funds
9. Improve Library Operations	X	X	X	X	X	McCaysville City Council	Staff Time	-

6. LAND USE	2004	2005	2006	2007	2008	<i>Responsible Parties</i>	<i>Funding Amount</i>	<i>Funding Source</i>
1. Adopt a new zoning ordinance		X				McCaysville City Council	\$5000	State and Federal grants/General Funds
2. Implement landscaping requirements on improved acreages		X				McCaysville City Council	\$2000	State and Federal grants/General Funds
3. Implement grading standards and hillside preservation ordinances		X				McCaysville City Council	\$3000	State and Federal grants/General Funds
4. Implement site access and parking guidelines		X				McCaysville City Council	\$2000	State and Federal grants/General Funds

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7. INTERGOVERNMENTAL COORDINATION	<i>2004</i>	<i>2005</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>Responsible Parties</i>	<i>Funding Amount</i>	<i>Funding Source</i>
1. Adopt and update the joint Comprehensive Plan	X	X	X	X	X	McCaysville City Council	Staff Time	-
2. Continue to work with state level agencies.	X	X	X	X	X	McCaysville City Council	Staff Time	-

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CITY OF MCCAYSVILLE

**SHORT TERM WORK PROGRAM (STWP)
CITY OF MORGANTON**

2. ECONOMIC DEVELOPMENT	2004	2005	2006	2007	2008	<i>Responsible Parties</i>	<i>Funding Amount</i>	<i>Funding Source</i>
1. Promote use of federal and state grants to encourage business expansion	X	X	X	X	X	Chamber of Commerce, Fannin County, Blue Ridge, McCaysville, Morganton	Staff Time	-

3. HOUSING	2004	2005	2006	2007	2008	<i>Responsible Parties</i>	<i>Funding Amount</i>	<i>Funding Source</i>
1. Hold comprehensive affordable housing workshop	X					Morganton City Council with Assistance from the NGRDC	\$4,000	Regional Development Center/Department of Community Affairs
2. Adopt state building codes in jurisdiction; implement code inspection program		X				Morganton City Council	\$3,000	General Funds
3. Implement standards for manufactured housing design, performance, and housing parks			X			Morganton City Council	Staff Time	-
4. Engage in housing rehabilitation through CDBG	X	X	X	X	X	Morganton City Council	Staff Time	-
5. Utilize state and federal funding to improve housing in the city	X	X	X	X	X	Morganton City Council	Staff Time	-

4. NATURAL/CULTURAL RESOURCES	2004	2005	2006	2007	2008	<i>Responsible Parties</i>	<i>Funding Amount</i>	<i>Funding Source</i>
1. Enforce soil erosion control efforts		X	X			Morganton City Council with NGRDC assistance	Staff Time	-

5. COMMUNITY FACILITIES	2004	2005	2006	2007	2008	<i>Responsible Parties</i>	<i>Funding Amount</i>	<i>Funding Source</i>
1. Establish ongoing transportation program	X	X	X	X	X	Morganton City Council, GDOT	Staff Time	-
2. Improve and expand water and sewer delivery systems		X				Morganton City Council	\$2 million	State and Federal grants/General Funds
3. Increase fire prevention measures	X	X	X	X	X	Morganton City Council	Staff Time	-
4. Explore possibility of constructing new city park		X	X			Morganton City Council, Fannin County	Staff Time	-
5. Construct a new central library					X	Morganton City Council	Pro-rata share of \$4 million	-
6. Improve library operations	X	X	X	X	X	Morganton City Council	Staff Time	-

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CITY OF MORGANTON

6. LAND USE	<i>2004</i>	<i>2005</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>Responsible Parties</i>	<i>Funding Amount</i>	<i>Funding Source</i>
None for this jurisdiction								

7. INTERGOVERNMENTAL COORDINATION	<i>2004</i>	<i>2005</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>Responsible Parties</i>	<i>Funding Amount</i>	<i>Funding Source</i>
1. Adopt and Update the joint Comprehensive Plan	X	X	X	X	X	Morganton City Council	Staff Time	-