

2016 Comprehensive Plan

Towns County
Hiawassee
Young Harris



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I. INTRODUCTION

Towns County is located in the northeastern corner of Georgia, nestled among the southern reaches of the Appalachian Mountains proper and home to Brasstown Bald, the highest point in the state. It is accessed from the south and east by traveling over the mountains and through Helen and Clayton, respectively, and from the west by traveling through Blairsville. Towns County is approximately 2 to 2.5 hours from metro Atlanta, and approximately 2.5 hours from metropolitan cities Asheville, NC, Greenville, SC and Chattanooga, TN.

The prevailing terrain divides the county into two major valleys, within each sits one of the county's two municipalities: Hiawassee and Young Harris. Towns County is known for this mountainous terrain, the scenic beauty it provides from vistas atop the summit of Bell Mountain and the Lake Chatuge reservoir that encircles Hiawassee. As a result, it has grown into a burgeoning tourist community and as an idyllic rural area for retirees. Towns County also harbors the Georgia Mountain Fairgrounds to anchor the seasonal tourist appeal.

The two cities serve as nodes for residential development on either side of one ridgeline. Hiawassee is the county seat, and features elements of a historic main street intermixed with modern commercial and office development cultivated from a long-time role as a minor-regional center for medical care and professional services. Young Harris is a bustling mountain village and hosts the college of the same name and is just 2 miles from popular Brasstown Valley Resort. The city has also become an alternative, rural residential center for people working in Hiawassee, Blairsville or across the state line in North Carolina.

Steady growth in population throughout the county and cities has allowed for development over the past 20 years, with a total current population at 11,182 people in 2015 from the US census. Like many of Georgia's mountain communities, Towns County is now working through the impacts of the recent recession, trying to better position itself to handle the next evolution of in-migration or economic restructuring. There is the desire to strengthen the overall local economy but a stronger desire to retain and build upon the rural, mountain character that defines Towns County, Hiawassee and Young Harris.

Purpose

The purpose of the **2016 Towns County Joint Comprehensive Plan** is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Comprehensive Plan includes the community's vision for the future, key issues and

opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. The Comprehensive Plan is intended to generate local pride and enthusiasm about the future of the community, thereby making citizens wish to ensure that the plan is implemented.

Scope

This document addresses the local planning requirements and community development of Towns County, Georgia, and the Cities of Hiawassee and Young Harris. Some consideration has been given to those areas and political entities adjacent to the County that influence local conditions, but all the cited issues, objectives and opportunities discussed herein are solely focused on Towns County and the Cities of Hiawassee and Young Harris.

Citizen Participation

As a part of the planning process each local government must provide and implement opportunities to encourage public participation during the preparation of the comprehensive plan. The purpose of this is to insure that citizens and other stakeholders are aware of the planning process, are provided opportunities to comment on the local plan elements, and have adequate access to the process of defining the community's vision, values, priorities, goals, policies, and implementation strategies.

At a minimum, the public participation program must provide for: adequate notice to keep the general public informed of the emerging plan; opportunities for the public to provide written comments on the plan; hold the required public hearings; and, provide notice to property owners through advertisements in the newspaper (legal organ) of the planning effort soliciting participation and comments. In addition, Towns County, Georgia, and the Cities of Hiawassee and Young Harris must provide opportunities for public participation through other means and methods to help articulate a community vision and develop associated goals and implementation program.

Required Components

This comprehensive plan serves to meet the requirements and intent of the Georgia Department of Community Affairs' "Minimum Standards and Procedures for Local Comprehensive Planning," as amended in 2013, and the Georgia Planning Act of 1989. It is essential that the plan be prepared in compliance with these rules and guidelines in order for Towns County, Hiawassee and Young Harris maintain their Qualified Local Government (QLG) status. Further, State law requires that the local government update its comprehensive plan every 5 years.

“The purpose of Minimum Standards is to provide a framework for the development, management and implementation of local comprehensive plans at the local, regional and state government level. They reflect an important state interest: healthy and economically vibrant cities and counties are vital to the state’s economic prosperity.”

(1) Community Goals: *The purpose of the Community Goals element is to lay out a road map for the community’s future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community’s direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented.*

The Community Goals must include at least one or a combination of any of the four components listed below:

(a) General Vision Statement: *Include a general statement that paints a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction.*

(b) List of Community Goals: *Include a listing of the goals the community seeks to achieve. Review the suggested community goals in the Supplemental Planning Recommendations for suggestions.*

(c) Community Policies: *Include any policies the local government selects to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Goals.*

(d) Character Areas and Defining Narrative: *This option lays out more specific goals for the future of the community by community sub-areas, districts, or neighborhoods, and may be prepared using the guidance provided for the Land Use Element.*

(2) Needs and Opportunities: *This is the locally agreed upon list of Needs and Opportunities the community intends to address. Each of the needs or opportunities that the community identifies as high priority must be followed-up with corresponding implementation measures in the Community Work Program. The list must be developed by involving community stakeholders in carrying out a SWOT (strengths, weaknesses, opportunities, threats) or similar analysis of the community.*

(3) Community Work Program: *This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address the priority Needs and Opportunities, identified Target Areas (if applicable), or to achieve portions of the Community Goals. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program must include the following information for each listed activity:*

- *Brief description of the activity;*
- *Legal authorization for the activity, if applicable;*
- *Timeframe for initiating and completing the activity;*
- *Responsible party for implementing the activity;*
- *Estimated cost (if any) of implementing the activity; and*
- *Funding source(s), if applicable.*

Lastly, local comprehensive plans in Georgia are now required to include an assessment of compliance and consideration for the appropriate regional water plans for each community.

Consideration of the Regional Water Plan and the Environmental Planning Criteria. *During the process of preparing its comprehensive plan, each community must review the Regional Water Plan(s) covering its area and the Rules for Environmental Planning Criteria... to determine if there is need to adapt local implementation practices or development regulations to address protection of these important natural resources. The community must certify that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria when it transmits the plan to the Regional Commission for review.*

This is to certify that as part of this planning process appropriate staff and decision-makers have reviewed the *Coosa-North Georgia Water Plan*, the *Georgie Mountains Regional Plan*, and the *Georgia State Rules for Environmental Planning Criteria* (O.C.G.A. 12-2-8) and taken them into consideration in formulating this local plan. No conflicts were identified between this document and the other documents referenced, and the Towns County Joint Comprehensive Plan establishes goals that will support the advancement of objectives found within the regional/State documents.

II. COMMUNITY VISION

Vision Statements

The *Minimum Standards and Requirements for Local Comprehensive Planning* defines a community vision as something “... intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction.” It is required as an element of the comprehensive plan so that communities can truly establish a pure and simple ideal for themselves in a format that is easily expressed and understood.

Visioning provides communities with an opportunity to pause and consider the “big picture” as well as to attempt to clearly define their ideal future. Developing a vision means that community has at least tried to identify current values, describe how they are to be realized in the future and use that image as a foundation for short and long-term planning. As a process, this also requires the community to develop a consensus on what conditions to change or to preserve.

The visions presented as part of the Towns County Joint Comprehensive Plan were originally developed as part of the plan update process of 2009-2010. The process featured several meetings for each community, input from organized stakeholder groups, as well as comments suggested from more than 300 surveys.

Towns County

“The vision of Towns County is to be the best community to visit, live, work and raise a family...”

- *By promoting strategic and sustainable economic development that respects our community values;*
- *By providing affordable quality services and safety to all citizens;*
- *By protecting our natural resources, Lake Chatuge, our rural mountain heritage and historical sites;*
- *By educating our citizenry to meet the challenges of our future; and*
- *By building on our tradition of hospitality and fostering a climate of mutual respect for residents and visitors.”*

Broken down, the General Vision for Towns County represents the following values:

“The vision of Towns County is to be the best community to visit, live, work and raise a family...”

This reflects the County’s interest in wanting to appeal to every aspect of community for their residents, and be viewed more as a hometown than simply a place to visit. Right away the County is recognizing the importance of being responsive to local households.

By promoting strategic and sustainable economic development that respects our community values

Towns County desires economic expansion but wants that to be in accordance with their other guiding principles and in a form that compliments the existing character of the community. The County will be proactive in fostering economic growth, and will support local businesses and their needs, but will do so in a manner that balances that growth with their quality of life.

By providing affordable quality services and safety to all citizens

Towns County will be responsive to the needs of local residents and businesses, striving to provide the highest level of utilities and public services, but will do so in a manner that maintains the County’s relatively low cost of living and efficient government.

By protecting our natural resources, Lake Chatuge, our rural mountain heritage and historical sites

Towns County recognizes the importance of the local natural and cultural resources, both for ecological preservation, scenic beauty and for recreation, and will work to protect these as best as possible in conjunction with other community objectives.

By educating our citizenry to meet the challenges of our future

Towns County wants to emphasize the importance of education to individuals and as part of community development, and will work to provide quality education resources to residents and encourage residents to high standards.

By building on our tradition of hospitality and fostering a climate of mutual respect for residents and visitors.”

Towns County recognizes the value of hospitality and respectful communities will exhibit these virtues among civic employees and officials and encourage the same among residents.

Hiwassee

“The City of Hiwassee will be:

- A safe and affordable hometown where all residents can have a high quality of life to work and play;*
- A vibrant destination for visitors that reflects the spirit of the North Georgia Mountains;*
- A community that is known for valuing its history, protects its natural resources, and works for its people; and*
- A city with a walkable, dynamic downtown that is attractive and prosperous...”*

Broken down, the General Vision for the City of Hiwassee represents the following values:

A safe and affordable hometown where all residents can have a high quality of life to work and play

The foremost objective of Hiwassee is to serve as a high quality place for residents of all generations, conducive to raising families and fostering opportunities for employment and recreation for every household

A vibrant destination for visitors that reflects the spirit of the North Georgia Mountains

Hiwassee also wants to maintain its appeal to tourists by serving as a premier and diverse mountain resort community

A community that is known for valuing its history, protects its natural resources, and works for its people

By working to preserve cultural resources and adopt best practices to be responsible in sensitive areas, Hiwassee will blend progress with context and respect for the city’s past

A city with a walkable, dynamic downtown that is attractive and prosperous...”

Hiwassee will pursue a revitalization of the historic town center, fostering a more pedestrian friendly and economically vibrant urban core

Young Harris

“Young Harris is an attractive and sustainable mountain village that respects and protects its natural and cultural heritage and celebrates the outdoor spirit, a family oriented hometown and a diverse community that values friendliness, education, and the arts.”

Broken down, the General Vision for Young Harris represents the following values:

“Young Harris is an attractive and sustainable mountain village

The City immediately wants to remind people of a particular setting and evoke sensations that remind residents and visitors alike that it is a smaller, walkable community, one tied to its particular rural environment, and conscious of its appearance and character while attracting businesses to enhance the local economy.

...that respects and protects its natural and cultural heritage

The City wants to ensure residents and visitors that it will be engaged with the community on environmental and cultural issues.

...and celebrates the outdoor spirit,

Young Harris aspires for residents and visitors alike to partake in the outdoors and pursue healthy lifestyles, and will support this through civic actions and promotions.

...a family oriented hometown,

This line recognizes the City’s aspirations to increase its reputation beyond the college, as a place for people to live and grow.

...and a diverse community

The City wants to affirm its image as a college town that is viable for people of all types.

...that values friendliness, education, and the arts.”

Young Harris aspires to be a community that attracts and encourages people that are courteous and invested in bettering themselves as part of a scholastic culture and that celebrate the arts and cultural activities.

Community Needs and Opportunities

The needs and opportunities described here represent a compilation of key factors impacting the future of the community. They reflect an assessment of the conditions and factors influencing the area and people, stakeholder knowledge of the community and comments received throughout the planning process.

In order to effectively realize their vision for the future a community must develop a well-defined implementation plan. By identifying the core issues and priorities of the community, the government and its partners can develop specific strategies that must be accomplished to fulfill the desired goals and objectives of the vision. It is critical that these issues and opportunities be clearly defined and understood by the stakeholders because they form the basis for the development of the community's long and short-term work action plans.

Needs and Opportunities: Towns County

Land Use

Needs and Opportunities	Mitigation Strategies
1.) Control Growth	<ul style="list-style-type: none"> • Continue to enforce minimum size for residential lots, (see Towns County Mountain Conservation Communities guidelines: www.townshistory.org/mcc/). • Maintain bldg. height restrictions to 35 feet. • Continue to enforce Mountain Protection Act.
2.) Preserve our natural and cultural resources	<ul style="list-style-type: none"> • Consider encouragement of conservation design standards for new property subdivisions.
3.) Need for more park space	<ul style="list-style-type: none"> • Identify areas for parks and recreational activities as needed and feasible such as 288 property and campground restoration.
4.) Need for more recreation space	<ul style="list-style-type: none"> • Add inside pickle ball courts and campgrounds in the description for the Lake Chatuge area and include better signage for all.
5.) Attract clean commercial businesses	<ul style="list-style-type: none"> • Work the Towns Co. Industrial Authority, Planning Commission, Chamber of Commerce and CVB to define parameters for “clean” and “dirty” businesses. • Adopt measures that promote and support clean industries (as defined by Towns County guidelines).

6.) Northern Lakefront area	<ul style="list-style-type: none"> • Add Hamilton Gardens to the description of Lake Chatuge as a part of the northern lakefront. It is listed with the State as a botanical garden. • Better signage at the road for all recreational facilities in this area. • Study need for traffic light with turn signals at this very congested intersection.
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Economic Development

Needs and Opportunities	Mitigation Strategies
1.) Concern over some forms/size and scales of development around Lake Chatuge	<ul style="list-style-type: none"> • Balance individual private property rights with common-sense restrictions.
2.) Pursue more tourist industries and small industries and commercial businesses that cater to residents	<ul style="list-style-type: none"> • Utilize local community leaders to pursue industries that would find Towns County attractive.
3.) Identify land for manufacturing or other large industrial operations	<ul style="list-style-type: none"> • Towns County Industrial Authority should pursue land and infrastructure to support attracted businesses.
4.) Support for school system to provide highest quality education for students	<ul style="list-style-type: none"> • Work with Superintendent's Office to identify the need areas for support of the school system and develop action plan. • Agree to share SPLOST funds for benefit of County and school systems. • Encourage worker development in cooperation with High School, Young Harris College, and North Georgia Technical College to learn trades and skills needed.

	<ul style="list-style-type: none"> • Encourage high school students and those wish a career change to consider vocations related to tourism, food service, elder care, and home maintenance and construction, and job classes existing within the community.
5.) Educate the community about the role of the CVB and support their efforts and services	<ul style="list-style-type: none"> • Work with the Towns County Chamber of Commerce and CVB to determine what information should be publicized.
6.) Full time Economic Development Manager needed	<ul style="list-style-type: none"> • Develop plan in conjunction with the cities to advance business opportunities and seek grants.
7.) Establish, create and control adequate infrastructure to support new business, industry and population growth	<ul style="list-style-type: none"> • Report a long term solution to water/sewer supply issues, roads, bridges, electrical development, high speed internet options, and similar utilities. • Explore ways to combine cities and county water authorities under one authority.
8.) Promote Hamilton Gardens at Lake Chatuge as a major tourist attraction, within Towns County and as a state attraction	<ul style="list-style-type: none"> • Include Hamilton Gardens in ALL promotion materials RE: Towns County and Lake Chatuge and also allocate funding for statewide and regional promotion.
9.) Support development of Hamilton Gardens which will lead to job creation, both professional staff and groundskeepers	<ul style="list-style-type: none"> • Work with the Board of Hamilton Gardens to obtain funding for permanent staff.
10.) Improve grounds and facilities at Hamilton Gardens, use local labor and businesses	<ul style="list-style-type: none"> • Re-pave parking lot, add road signage on US 76, install new garden irrigation system, complete restoration of pavilion, improve existing trails, add new lakeside trail, replace all bridges, add tribute garden, viewing platform and amphitheater.

11.) Explore options for more revenue for Towns County	<ul style="list-style-type: none"> • Allow citizen to decide on liquor sales by drink and retail liquor establishments as required by Georgia law.
12.) Explore options on how to create a better working environment within all county and city departments and businesses	<ul style="list-style-type: none"> • Establish a regular time for county and city managers to meet with business owners to hear their needs.
13.) Jobs for recent graduates from High School, Young Harris College and North Georgia Technical College	<ul style="list-style-type: none"> • Encourage graduates to consider vocations relating to tourism, food service, Health care, Home repair and construction.
14.) Explore use of Chatuge Landing recreational area with the forest service	<ul style="list-style-type: none"> • Promote additional Lake front recreation opportunities.
15.) Renovate or replace Towns County Courthouse	<ul style="list-style-type: none"> • Provide a positive image to visitors and potential businesses to locate in Towns County.
16.) Explore opportunities for Old recreation center	<ul style="list-style-type: none"> • High value lake front property with great views and deep water.
17.) Explore opportunities in conjunction with GMA and GMF boards to improve the use of valuable Lake front property	<ul style="list-style-type: none"> • Large Lake front property with enormous potential.
18.) Enhance Lake Chatuge activities	<ul style="list-style-type: none"> • Build additional boat ramps and create a weigh in station for bass tournaments.

Tourism

Needs and Opportunities	Mitigation Strategies
<p>1.) Towns County Chamber of Commerce, CVB and community groups should use advertising to target markets to bring visitors to the area for overnight and extended stays, promoting the area through trade shows, print, website, radio, TV, billboards & brochure distribution</p>	<ul style="list-style-type: none"> • Develop long-term countywide marketing plan. • Promote the beauty of the mountains and lake using the natural resources of waterfalls, hiking & boating. • Obtain E-mail data base to update people of future events. • Establish shared data base with the lodging and real estate agents to promote their business. • Develop and maintain an updated website and social media.
<p>2.) Promote and sponsor events that bring visitors to the area during peak season, add new events and off season events to promote the area & the businesses during the winter months</p>	<ul style="list-style-type: none"> • Promote events that bring people into the community for overnight lodging, dining & shopping.
<p>3.) Community Support provided through the hotel/motel tax revenue and also Airbnb and VRBO taxing</p>	<ul style="list-style-type: none"> • Continue to cultivate community support for assistance in running the Towns County Visitor Center. • Continue to provide community support to local organization for special projects.
<p>4.) Partner with CVB, Towns County Tax Commissioner office and lodging facilities to enhance collections hotel/motel tourism revenues</p>	<ul style="list-style-type: none"> • Ensure that all lodging facilities have updated knowledge of the occupancy tax through advertising and awareness to fill all lodging facilities.

5.) Add Hamilton Gardens to all advertising and promotional materials	<ul style="list-style-type: none"> • Work with Chamber of Commerce in providing specific information about the gardens. This garden is the third most visited location in the county, app. 6,000 in 2016.
6.) Promote and advertise Hamilton Gardens aggressively throughout the state and region	<ul style="list-style-type: none"> • Nationally, gardens have more visitors than all theme parks combined. This garden treasure is just waiting to be discovered; visitors to the garden will generate revenue for many businesses.
7.) Support “A Blooming Affair at Hamilton Gardens”, the annual event during bloom season	<ul style="list-style-type: none"> • Co-op packages with the local lodging facilities and restaurants. • Promote this event and garden visitation extensively thru local hotels/B&B’s.
8.) Support Hamilton Gardens through the hotel/motel tax revenues	<ul style="list-style-type: none"> • Balance the distribution of hotel/motel tax funds in an equitable manner.
9.) Lake Chatuge Campground improvements	<ul style="list-style-type: none"> • Improve the campground sites and any work on the bath houses.

Transportation

Needs and Opportunities	Mitigation Strategies
1.) Maintain current roads to state standards	<ul style="list-style-type: none"> • Continue to do ongoing road repairs annually.
2.) Upgrade secondary roads with surface treatment	<ul style="list-style-type: none"> • Maintain gravel roads and possibly improve when feasible at a rate of 5 miles per year.

<p>3.) Replace bridges, as required, due to aging and nature</p>	<ul style="list-style-type: none"> • Replace/ rebuild one bridge every other year as necessary and feasible.
<p>4.) Determine need for traffic lights and directional signs</p>	<ul style="list-style-type: none"> • Develop Traffic Management Plan; Road Improvement Plan that includes traffic lights and signage. • Investigate need for traffic light at the junction of Hwy 76 and Hwy 288 E. in Macedonia area. • Traffic light needed at GA 75 and Bell Street. • Right turn lane at Mining Gap Road (new rec center). • Four-way intersection at the intersection of Franks and Bell Street (Ingles). • Explore widening of GA 288 and turn-lanes to facilitate bypassing Hiawassee. • Turn lane on Denton to Papa’s Pizza on 17-76 W.
<p>5.) Determine locations, sizes, etc. for new roads modifying existing roads, pedestrian paths, crosswalks and new auto paths</p>	<ul style="list-style-type: none"> • Develop Traffic Management Plan; Road Improvement Plan. • Partner with selected organization to determine needs for paths for bikes, and carts. • Consider possible Bike and Pedestrian Master Plan. • Continue to identify and apply for transportation/safety grants for the Safe Routes to School program and other safety improvement programs for pedestrian, bicycle, sidewalks, etc. as available and feasible. • Explore making one-way bike lane through the County and requiring bike lanes on all new construction and improvement projects.

	<ul style="list-style-type: none"> Identify options to alleviate traffic issues with Bell Mountain Park.
6.) Collaborate with GDOT more	<ul style="list-style-type: none"> Work with GDOT in county for completion of mowing and other maintenance needs and services.
7.) Transit program call volume necessitates expansion of additional buses.	<ul style="list-style-type: none"> Currently the two buses in operation are not able to meet current and projected call volume. Additional hours of service and vehicles are needed to meet the anticipated level of service required. Continue to utilize grant programs, surplus markets and other federal programs to meet future needs.

Education/ Libraries

Needs and Opportunities	Mitigation Strategies
1.) Maintain/Upgrade library telecommunications capacities	<ul style="list-style-type: none"> Connect libraries to Fiber Optic Service - both libraries. Replace wireless access points in libraries to accommodate fiber - both libraries. Replace Routers to accommodate fiber - both libraries.
2.) Need for expansion of library facilities	<ul style="list-style-type: none"> Continue to identify improvements such as additional facilities, programs or parking as demand necessitates for Towns County Public Library in Hiawassee and the Mountain Regional Library in Young Harris.
3.) Continue to update and build education facilities as needed to provide opportunities for quality education and educational experiences and programs to the	<ul style="list-style-type: none"> To provide a variety of educational opportunities – both formal and informal – that allows our citizens to enhance their quality of life. To provide safe, accessible, comfortable, and useful educational facilities of adequate size and open adequate hours

<p>county's citizens at every stage of life</p>	<p>and the utilities infrastructure that allows them to function.</p> <ul style="list-style-type: none"> • To provide qualified personnel – professors, teachers, librarians, administrators, lecturers, information technology staff, and other support staff – to meet the needs of our citizens. • To provide the necessary technology and telecommunications infrastructure for access to learning opportunities in-house and at a distance. • To provide resources and opportunities for personal research and individual learning. • To provide opportunities for professional, technical, or other career preparation and advancement. • To provide access to early and ongoing literacy resources and assistance. • To provide the information resources necessary to insure that our citizens are able to participate fully in our representative government.
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Natural & Historic Resources

Needs and Opportunities	Mitigation Strategies
<p>1.) Improve promotion and education about our local national forests, parks, and environmental resources</p>	<ul style="list-style-type: none"> • Work with the United States Forest Service (USFS) National Park Service (NPS) and United States Department of Agriculture (USDA) to promote recreation opportunities and promote access to scientific resources and education. • Emphasize preservation of and education about national agencies e.g.: Chattahoochee National Forest, Brasstown Bald Visitor Center and Viewing Platform, Lake Chatuge Recreational Area, Blue Ridge Ranger Dist, Appalachian Trail.

	<ul style="list-style-type: none"> • Emphasize upkeep, preservation of and education about local county parks and recreation areas e.g.: both Mayor’s Parks, Georgia Mountain Fairgrounds, town square, Foster Park and Recreation Center, Bell Mountain, Hamilton Gardens, playgrounds, swimming/beach, docks, camp sites, tennis courts, pickle ball courts, cemeteries, and so on, including areas not listed here. • Encourage further development of new recreation areas to include: picnicking, camping, sightseeing, hiking-bicycle-equestrian-ATV trails, shooting ranges, boat launches, playgrounds, swimming, fishing, hunting, etc. • Invite local USFS, NPS and USDA Rangers and employees to speak about management of healthy deer, trout, turkey, black bear and other wildlife populations. Schedule community events and school presentations annually or every two years for updates. • Invite local USFS, NPS and USDA Rangers and employees to speak about management of healthy tree planting activities, fighting wildfires, erosion control, etc. and update ongoing progress. Schedule community events and school presentations. • Work with state and federal agencies to promote enforcement of safety regulations. • Encourage governments to make available funds to replenish vegetation and other natural resources lost to destructive events such as a drought, flooding, fires and the like. • Make available funds for local county parks and recreation areas e.g.: both Mayor’s Parks, Georgia Mountain Fairgrounds, town square, both libraries, courthouse landscape, Foster Park and Recreation Center, Bell Mountain, Hamilton Gardens,
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	<p>playgrounds, swimming/beach, docks, camp sites, tennis courts, pickle ball courts, cemeteries, and so on, including areas not listed here. Especially for destructive events such as a drought, flooding, fires and the like.</p> <ul style="list-style-type: none"> • Work with National Forest in promoting responsible forest management. Conducting prescribed burns, adequate road maintenance, harvest of mature timber and thinning cuts and other measures to ensure a balanced forest ecology, working with sportsman’s groups, recreational interests, and DNR in recreational planning and wildlife management to include additional wildlife openings, maintaining existing openings, and improving access where needed.
<p>2.) Preservation and protection of Lake Chatuge</p>	<ul style="list-style-type: none"> • Continue to enforce sediment/erosion control program through building inspector and planning commission and work with the Tennessee Valley Authority (TVA) about water use. • Educate property owners to evaluate their properties for storm water runoff and best management practices (BMP). Make this education a rewarding and enjoyable experience not a mandatory stipulation, festivals, boat tours, celebrations and the like. • Seek State and Federal funding for management measures outlined in this plan. • Work with Hiwassee River Watershed Coalition and Director in developing a plan for Towns and Clay Counties to develop a storm water plan around Lake Chatuge. • Continue working with Georgia Regional District Commission. • Continue working to acquire funds in support of Action Plan implementation.

	<ul style="list-style-type: none"> • Work with state and federal agencies to promote enforcement of safety regulations on Lake Chatuge. • Monitoring of sewer and septic systems near the lake and streams to ensure proper operation and prevent effluent contamination of our waters. • Educate landowners about streams feeding Lake Chatuge and the importance of keeping these waterways clean and chemical free.
3.) Work with DNR and TVA on improving access and parking for competitive and collegiate fishing events	<ul style="list-style-type: none"> • Previous plans have included options to construct a new recreational facility on an island off of Red Banks Drive. Research should be conducted to determine if lands are still available and if an agreement could be reached with TVA, especially since TVA had previously granted use to the County.
4.) Preservation of Hamilton Gardens at Lake Chatuge	<ul style="list-style-type: none"> • Restore, preserve, enhance, maintain and publicize this legacy botanical garden for the education and enjoyment of all who visit.
5.) Maintain opposition to unsubstantiated development that spoils the county's natural and historic resources	<ul style="list-style-type: none"> • Limit widening existing roadways and especially new highways on virgin land. • Request environmental impact studies by unbiased agencies to judge controversial development. • Make studies of historic structures and recommendations to preserve the oldest buildings and view-sheds.
6.) Promote and maintain the Appalachian National Scenic Trail (AT) and other hiking trails	<ul style="list-style-type: none"> • Encouraging the "leave no trace policy" on public lands.

7.) Promote and publicize the Brasstown Bald Center	<ul style="list-style-type: none"> • Work with state and federal agencies to promote Brasstown Bald museum, cultural and educational center and its uniqueness for the area.
8.) Promote and publicize scenic mountain and lakeside drives	<ul style="list-style-type: none"> • Work with local organizations to develop and publicize roadways and paths that highlight the beauty of our mountain and lake landscapes to encourage public consensus.
9.) <i>Preserve Cultural Heritage</i>	<ul style="list-style-type: none"> • Organize and maintain a local museum with exhibits and programs directed at education. • Organize, promote, maintain and add to the county's list of National Register of Historic Places and Historic Districts: The Old Towns County Rock Jail in Hiawassee as a museum and Susan B. Harris Chapel in Young Harris and encourage Young Harris College to maintain their Historic District (5 acres) and put up signage in both towns to show their significance. • In Hiawassee the Old Towns County Rock Jail and its annex the Old Presley Post Office next door should be repaired and maintained as historic cultural records of the past with historical plaques. • Seek funding to pay for a museum curator and coordinator with part-time staff. • Work with local and national organizations to preserve the past, encourage environmental and historical research in public schools and colleges including tours and visits to local historic sites, homes, businesses, churches, cemeteries, view-sheds and the like. • Encourage the collection of memoires (digital-recordings, videos, etc.) and objects that chronicle our collective past to be

	<p>presented as museum exhibits and local programs, costumes, memorabilia, farm and homestead tools, especially the binding and preservation of old county newspapers along with county records and conversion to digital form.</p> <ul style="list-style-type: none"> • Purchase and update every three to four years of digital media devices such as big screen TVs, computers, scanners, tablets, audio and video equipment for recording and presentations.
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Water, Sewer & Solid Waste

Needs and Opportunities	Mitigation Strategies
<p>1.) Redress management and provision of water service within unincorporated Towns County</p>	<ul style="list-style-type: none"> • Work with Mayors and City Council of Young Harris and Hiawassee and Towns County Water and Sewerage Authority to coordinate the water service with the incorporated and unincorporated areas of Towns County. • Identify a plan for how to address water connections and infrastructure through the Service Delivery Strategy between the county and cities where feasible. • Complete the Service Delivery Agreement with the cities of Hiawassee and Young Harris. • By ordinance, require any new or replaced 6-inch water line to have a fire hydrant every 2000 feet and sign off and approved by Towns County Fire Dept. Before installation.
<p>2.) Redress management and provision of sewer service within unincorporated Towns County</p>	<ul style="list-style-type: none"> • Work with Mayors and City Council of Young Harris and Hiawassee and Towns County Water and Sewerage Authority to coordinate sewer service with the incorporated and unincorporated areas of Towns County. • Identify a plan for how to address sewer connections and infrastructure through the Service Delivery Strategy between the

	<p>county and cities where feasible.</p> <ul style="list-style-type: none"> • The Health Department and their Environmental staff to continue to oversee septic tank inspections as needed or requested.
3.) Establish, create and control adequate infrastructure to support new business, industry and population growth	<ul style="list-style-type: none"> • Investigate long term solutions to water/sewer supply issues.
4.) Explore additional options of solid waste/composting/yard debris	<ul style="list-style-type: none"> • Explore possibility of composting waste to reduce what is place into landfills and feasibility of it paying for the operation of waste management. • Explore tub grinding of stumps, waste lumber, and brush and woody debris.
5.) Actively support the annual "Towns County Clean Sweep" week, the trash cleanup for the entire county	<ul style="list-style-type: none"> • Promote and advertise this event, which occurs the third week in April. • Contribute the \$600.00 prize money, plus an additional \$100.00 for supplies (bags/gloves).
6.) Explore opportunities for expanding the re-cycling program	<ul style="list-style-type: none"> • Share cost analysis for recycling with residents on an annual basis. • Promote recycling of cardboard and glass with all businesses and homeowners.
7.) Create an enforceable local ordinance requiring covers on all open vehicles to prevent trash on the roadways.	<ul style="list-style-type: none"> • Install camera at Transfer Station that records tag number and a view of uncovered vehicles. • Enforce the current littering fine.
8.) Require and enforce all trucks to	<ul style="list-style-type: none"> • Provide brooms and any other cleaning aids that would make

be swept out before leaving the Transfer Station lot	this successful.
9.) Towns County Transfer Station needs improvements	<ul style="list-style-type: none"> • Look into expanding hours of operation, including Fridays. • Pave the recycling area. • Install an automatic gate at the entrance.

Housing

Needs and Opportunities	Mitigation Strategies
1.) Limit apartment building	<ul style="list-style-type: none"> • Review and amend, as needed, land use regulations and enforcement. • Continue current 35ft. building height. • Base needs on market demands.
2.) Limit any building that causes additional burden on county resources	<ul style="list-style-type: none"> • Review and amend, as needed, land use regulations and enforcement.
3.) No building in areas that may possibly contaminate lake, river or streams	<ul style="list-style-type: none"> • Review and amend, as needed, land use regulations and enforcement.
4.) Ability for fire department to serve taller buildings	<ul style="list-style-type: none"> • Continue current 35ft. building height.
5.) Unsafe private drives and country roads	<ul style="list-style-type: none"> • Do not accept excessive road grades. • Ensure adequate cul-de-sacs or turn-arounds to accommodate fire trucks and maintenance equipment. • Do not accept roads with less than current required right of

	way requirements.
6.) Control over unsightly conditions, dilapidated properties and litter	<ul style="list-style-type: none"> Review and amend, as needed, land use regulations and enforcement.
7.) Quality and quantity of affordable family and senior housing	<ul style="list-style-type: none"> Review existing vacant and permitted lots sufficient for development. Review trends annually or as needed based on proposed developments and determine if new action is necessary.
8.) Educate public on the need and importance of obtaining building permits for all structures	<ul style="list-style-type: none"> Use local media: newspapers, radio stations, TV, social media, etc.
9.) Code enforcement only currently applies for new home “certificate of occupancy”	<ul style="list-style-type: none"> Discuss with county commissioner and county attorney how an expansion of enforcement can be accomplished for other building enforcement categories.

Health Services & Fire Safety

Needs and Opportunities	Mitigation Strategies
1.) Health care is a growing category that needs to be addressed to serve the needs of the population	<ul style="list-style-type: none"> The Towns County Health Dept. needs a dentist. More specialist doctors and medical providers needed. Assisted living facilities and home care is a growing need in the category and improvements need to be made so that it is more accessible for citizens.
2.) Ambulance service equipment replacement program	<ul style="list-style-type: none"> Continue to utilize grants to replace ambulance vehicles and equipment whenever available.

<p>3.) 911 system needs replacement</p>	<ul style="list-style-type: none"> • Upgrade system to meet current needs of the county.
<p>4.) Towns County Fire and Rescue faces many upcoming challenges in the county as call volume continues to rise and surpass equivalent medical calls for service in nearby counties and cities for life safety, property conservation, motor vehicle accidents, structure fires, Appalachian Trail rescues and calls for assistance on Lake Chatuge. Drought, unpredictable weather conditions and wildlife fire dangers also increase the strain on the fire and rescue service for the county.</p>	<ul style="list-style-type: none"> • Secure a permanent location for Fire Station 2 in Young Harris. • Build a new building to house a fire truck next to EMS East near the school complex. • Add additional part time personnel to station 1 and station 2 to guarantee emergency vehicles have an instantaneous response to medical calls, motor vehicle accidents and fire emergencies to decrease response time. • Implement a truck replacement program. • Continue utilizing grants whenever applicable through FEMA and other entities to replace outdated equipment such as the Self Contained Breathing Apparatus (SCBA's). • Continue purchasing equipment through surplus markets whenever feasible to replace and add necessary equipment.

Needs and Opportunities: Hiawassee

Economic Development

Needs and Opportunities	Mitigation Strategies
<p>1.) Expand and develop number and types of small businesses and entrepreneurship opportunities which take advantage and market what the city is known for</p>	<ul style="list-style-type: none"> • Access Economic Development Funding (EDA) to assist private business with infrastructure development (water, sewer, lighting and streetscapes). • Partner with county and Chamber of Commerce to recruit Economic Development Director through intergovernmental agreement. • Form a Downtown Development Authority to fund downtown improvements. • Establish a Downtown Business or Merchant’s Association to advise the Hiawassee City Council.
<p>2.) Seek development and industry opportunities within the City of Hiawassee that utilize City Services</p>	<ul style="list-style-type: none"> • Utilize City Water and Sewer Capacity Reserves to recruit business into the City Limits or to connect to City Utility Services.
<p>3.) Attract and support businesses that support a vibrant vacation and retirement area</p>	<ul style="list-style-type: none"> • Establish a City Fund to assist private business with exterior or façade upgrades or improvements based on city theme and standards.
<p>4.) Support downtown business that features Hiawassee as destination rather than a “drive through” city</p>	<ul style="list-style-type: none"> • Collaborate with Merchant’s Association, Chamber of Commerce, the City and other stakeholders to achieve a uniform vision with achievable goals.

5.) <i>Maintain</i> adequate Vacation Resources	<ul style="list-style-type: none"> • Promote a “Hiker Friendly” theme (branding, signage, and Logo) among the business within Hiawassee and sponsor Hiker targeted events to promote a Hiker Friendly Image.
6.) <i>Preserve</i> small hometown flavor	<ul style="list-style-type: none"> • Seek DOT support to enhance pedestrian and bicyclist’s safety by reducing citywide speed limits to 35 miles per hour through complete streets policies such as traffic calming initiatives. • Seek DOT support for improved and expanded sidewalks and pedestrian and bicycle crossings. • Establish free wire-less broadband internet service though the city for a “wireless Hiawassee”.
7.) Attract and support the service and medical industry	<ul style="list-style-type: none"> • Report identifying potential needs and opportunities for expanding medical services within City.
8.) Support sustainable growth	<ul style="list-style-type: none"> • Implement a Building Standards Ordinance. • Investigate development/land use options which help balance future growth and optimize development. • Implement a Tree Ordinance and Mountain Protection Act. • Implement a City Water Restrictions Ordinance to encourage water conservation.
9.) Need to maintain low property taxes	<ul style="list-style-type: none"> • Identify other forms of revenue.

<p>10.) Need to pursue use of funding mechanisms for needed infrastructure upgrades (Water, Sewer, and Park & Roads)</p>	<ul style="list-style-type: none"> • Seek a Special Purpose Local Option Sales Tax (SPLOST) to renovate the Hiwassee City Square, improve downtown Fire Protection, and obtain a Mayor’s Park.
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Community Facilities and Services/ Public Safety

Needs and Opportunities	Mitigation Strategies
<p>1.) Expand City Water Plant to meet future demands and maintain reserve capacity</p>	<ul style="list-style-type: none"> • Implement a SPLOST for critical water and sewer services.
<p>2.) Maintain level of City water and sewer services and resources</p>	<ul style="list-style-type: none"> • Double the Water Treatment Capacity and Permit for the Hiwassee Water Treatment Plant. • Increase the Wastewater Treatment Capacity at the Hiwassee Water Plant and Discharge Permit at the Hiwassee Wastewater Plant. • Replace or upgrade City Utility Billing System. • Replace or upgrade water meters.
<p>3.) Maintain and expand fire protection through increased fire hydrants and adequate water lines</p>	<ul style="list-style-type: none"> • Implement a budget item or program whereby a minimum of five (5) new fire hydrants are added to city water lines each year.
<p>4.) Maintain adequate and safe city water lines</p>	<ul style="list-style-type: none"> • Increase the City Limits to include contiguous land area where the city now provides water and sewer service.
<p>5.) Establish a formal water line flushing program sufficient to protect</p>	<ul style="list-style-type: none"> • Flush City water lines a minimum of twice a year for improved water quality.

public health	
6.) Increase the number of looped water lines within the City water system to ensure water quality	<ul style="list-style-type: none"> • Implement a budget item or program whereby one (1) problem water line is looped or improved each year giving a priority to older or troubled water lines.
7.) Expand City Sewer Plant to meet County demands and maintain reserve capacity	<ul style="list-style-type: none"> • Implement a SPLOST for critical water and sewer services.
8.) Maintain level of City water and sewer services and resources	<ul style="list-style-type: none"> • Adopt a Policy to maintain minimum sewer capacity reserves of 50,000 gallons per day for Hiawassee usage.
9.) Provide for Nitrogen and Phosphorous removal for Wastewater discharge at City Sewer Plant	<ul style="list-style-type: none"> • Implement nitrogen and phosphorous removal at the Hiawassee Wastewater Treatment Plant.
10.) Ensure those wholesale water contracts are sufficient to meet actual costs of providing service	<ul style="list-style-type: none"> • Perform Water and Wastewater Treatment Analysis or Studies to ensure costs of treatment for usage is up to date and accurate.
11.) Ensure that rate differential for city services are fair and accurate	<ul style="list-style-type: none"> • Review wholesale water agreements on a five-year basis to ensure that the actual cost of water production and wastewater treatment are met in rates and contracts.
12.) Ensure that rate differential for city services are fair and accurate	<ul style="list-style-type: none"> • Review rates for services outside the City and ensure that they are adequate to meet the additional costs of providing such service to the County.
13.) Conflict from any new or	<ul style="list-style-type: none"> • Amend Service Delivery Strategy to oppose new or

<p>duplicate water treatment plant in Towns County</p>	<p>duplicate water treatment plants in Towns County.</p> <ul style="list-style-type: none"> • Oppose any change in the Towns County Service Delivery Strategy to allow a water provider outside of the county to wholesale water within Towns County without local government approval.
<p>14.) Maintain adequate and safe city streets</p>	<ul style="list-style-type: none"> • Work with DOT to provide a Pedestrian Cross walk & Left Turn Traffic Light for the intersection of SR2/US 76 & SR 75. • Develop Hiawassee Master Road Improvement Plan. • Determine need for additional city caution lights, signals, and signage and road markings. • Provide four way traffic stops on Bell Street.
<p>15.) Reduce traffic</p>	<ul style="list-style-type: none"> • Develop Hiawassee Traffic Management Plan.
<p>16.) Need to improve pedestrian and bicycle amenities around city</p>	<ul style="list-style-type: none"> • Develop Hiawassee Bike and Pedestrian Master Plan including bike lanes and better bicycle/pedestrian accessibility on roads including highways 75, 76 and 288. • Develop Hiawassee Bike and Pedestrian Master Plan. • Provide a safe riding and walking experience by widening City roads to include wide shoulders and/or bike traffic lanes. • Determine where additional sidewalks and bike paths are needed.

	<ul style="list-style-type: none"> • Identify and support safe walking/riding routes. • Link downtown areas of interest to one another via sidewalks and pedestrian walkways.
17.) New or updated Fire Station needed.	<ul style="list-style-type: none"> • Seek modern or upgraded Fire Station with modern safety equipment for both fire protection and public safety.
18.) Greater emphasis on preventing drug/ addictive medication abuse.	<ul style="list-style-type: none"> • Drug counseling, addiction, public service announcements, rehabilitation center/service needed as well as more aggressive illegal drug controls and confiscation policies.

Community Development and Housing

Needs and Opportunities	Mitigation Strategies
1.) Renovate City Square to better accommodate public events and gatherings.	<ul style="list-style-type: none"> • Adopt and implement funding through City Budget and/or SPLOST to renovate the Hiawassee City Square to improve electrical wiring, native landscaping, sidewalks and pathways, better lighting, benches and seating, a performance area and a water feature. • Develop City Parks and venues to encourage recreation activities, children’s playground and green space through SPLOST. • Work with Merchants Association or Downtown Development Association and the County Commissioner to jointly increase public parking and support use of SPLOST when applicable in finding identifying parking solutions through better signage, wayfinding and parking agreements for shared parking.

	<ul style="list-style-type: none"> • Improve City Square with new landscaping including shade trees and flowers. • Add public restrooms to City Square.
2.) Improved and expanded sidewalks	<ul style="list-style-type: none"> • Adopt and implement funding through the City Budget and/or SPLOST, DOT T-Grant or CDGB grants to improve sidewalks and streetscapes and also repair and extend city sidewalks and improve pedestrian crosswalks.
3.) Improve signage and wayfinding	<ul style="list-style-type: none"> • Implement an ongoing City program with budget for the lining of streets and parking place and parking signage.
4.) Improve street lighting	<ul style="list-style-type: none"> • Implement an ongoing program to increase street lighting especially on city side streets in streetscape plan.
5.) Address dilapidated buildings and property code violations pertaining to nuisance, public safety and other unsafe or blighted conditions	<ul style="list-style-type: none"> • Develop Uniform Building Codes and City Planning Requirements and enforce through code enforcement. • Aggressive enforce ordinance regulating deteriorated/dilapidated buildings, junk, trash and abandoned cars.
6.) Quality controlled growth such as shopping areas such as the Timberlake Shopping Center	<ul style="list-style-type: none"> • Implement Planning Criteria and Standards for construction within the City. • Encourage exterior standards for buildings with a unified theme.
7.) Minimize trailer parks	<ul style="list-style-type: none"> • Adopt an Ordinance establishing standards and inspection of Manufactured Homes.
8.) There is a need for more public	<ul style="list-style-type: none"> • Develop mini-parks or city resting sites that include

recreational areas and walking trails	<p>recreational trails through funding such as the Land and Water Conservation Fund (LWCF).</p> <ul style="list-style-type: none"> • Establish a Policy for greater sidewalk and trail to connect all of Hiawassee. • Adopt an ongoing program with budget to establish City Recreation areas. • Build more boat ramps to service lake facilities and services.
9.) Protect property values and low property taxes	<ul style="list-style-type: none"> • Achieved through implementation of other actions such as property maintenance, land use, zoning and code enforcement of applicable ordinances.
10.) Continue to be a safe place for residents and visitors	<ul style="list-style-type: none"> • Annual report from police about safety measures for the city.
11.) Find another place for Post Office	<ul style="list-style-type: none"> • Petition state and federal officials for a new Post Office with emphasis on convenience, adequate parking and pedestrian safety.
12.) Explore options for diversification of tax base/ and other alternatives such as SPLOST	<ul style="list-style-type: none"> • Ask Legislative Delegation to introduce Legislation calling for a City Referendum on Liquor by the Drink. • Ask Legislative Delegation to introduce Legislation call for a City Referendum for a Package Store or Retail Sale of Liquor. • Adopt ordinances ensuring that any sale of Adult Beverages must be accompanied by food sales.

	<ul style="list-style-type: none"> • Audit, collection (through 3rd party) and enforcement of unpaid taxes from individuals and businesses. • Support use of Special Local Option Sales Tax (SPLOST) to fund needed city infrastructure upgrades (Water, Sewer, and Park & Roads).
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Natural and Historic Resources

Needs and Opportunities	Mitigation Strategies
1.) Preserve City History and Historic Buildings	<ul style="list-style-type: none"> • Provide accommodations for a City History Museum through historical society. • Adopt a Historic Preservation Ordinance.
2.) Protect, enhance and clean Lake Chatuge	<ul style="list-style-type: none"> • Adopt Ordinance for the Inspection of Septic System and mandate the connection of city sewer lines whenever possible through assistance from Hiwassee Watershed Coalition.
3.) Regulate Septic systems to prevent leaching into lakes and streams	<ul style="list-style-type: none"> • Implement an ongoing City program for Sewer Line Rehabilitation. • Adopt Storm water Utility Ordinance through the use of permeable surfaces and other best practices.
4.) Preserve beautiful lake and mountains views	<ul style="list-style-type: none"> • Protect Trees and encourage “green zones”. • Work with County and Forest Service to protect public lands and continue best practices.

Needs and Opportunities: Young Harris

Population

Needs and Opportunities	Mitigation Strategies
1.) Identify ways for the city and college to expand the downtown experience, collaborate and work together to enhance the quality of life in the city for all	<ul style="list-style-type: none"> • Investigate ways to incorporate more shared public space/civic space between Young Harris College, citizens and visitors such as the proposed performing arts center and art walk events that can lead to demand for unique business opportunities such as art galleries, shops, eateries, etc. • Identify other efforts for collaboration such as shared facilities like the health clinic, athletic/recreational space, and meeting/office space when feasible.
2.) Need to attract new families/ households	<ul style="list-style-type: none"> • Research programs to help with home restoration & reducing vacancies. • Review possible design standards for residential units. • Annual review zoning, land use policies, regulations and ordinances to ensure compatibility with Comp Plan goals for single-family detached, multi-family and manufactured home categories. • Research and identify future city growth opportunities through annexation of nearby neighborhoods and subdivisions such as Ashland Grove, Brasstown Creek Estates, Deerfield, Pinecrest, etc. to allow for better transportation connections such as walking paths and trails, golf carts paths, etc. between developments.
3.) Desire to encourage outdoor lifestyles	<ul style="list-style-type: none"> • Develop and implement a trail and sidewalk master plan that includes pocket/mini parks and other recreational/activity/exercise space.

	<ul style="list-style-type: none"> • Identify land/policies for neighborhood parks. • Review development regulations for green space requirements; Amend as needed. • Explore applications for grants for trails, sidewalks and park space, and additional ways to promote local attractions such as Cupid Falls and other scenic natural spots that highlight the beauty of the area. • Identify areas that need crosswalks, sidewalks, traffic lights and intersection improvements and bike lanes/paths along 515, 76 and other roadways as feasible through a GDOT mapping strategy.
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Housing

Needs and Opportunities	Mitigation Strategies
1.) Balance family and rental housing developments based on growth and demand	<ul style="list-style-type: none"> • Explore codes that require property management for absentee owners (Vacancy provisions). • Review enforcement and communication of existing codes to owners and citizens.
2.) Need quality, affordable housing	<ul style="list-style-type: none"> • Research programs to help with home restoration, the reduction of vacancies and when necessary. • Annual review zoning, land use policies, regulations and ordinances to ensure compatibility with Comp Plan goals for single-family detached, multi-family and manufactured home categories and enhance the current standards with design guidelines.
3.) Need for more senior housing	<ul style="list-style-type: none"> • Review market trends to identify the needs of all citizens and demographics and develop appropriate plans to meet these needs.
4.) Need to care for older homes	<ul style="list-style-type: none"> • Research programs to help with home restoration & reducing vacancies.

	<ul style="list-style-type: none"> • Enhance Review possible design standards for residential units.
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Economic Development

Needs and Opportunities	Mitigation Strategies
1.) Need to attract new business for jobs, economy	<ul style="list-style-type: none"> • Seek “village” appropriate markets and shops. • Explore economic incentives to attract more businesses to the area that feature mixed use options such as dining, retail and entertainment for enlarging downtown and allow for the enhancement of the current transportation infrastructure with more bicycle and pedestrian options. • Develop targeted business and branding strategy. • Utilize the college and natural environment in the Brasstown Bald/Brasstown Valley to help guide appropriate growth in the city. • Host or attend annual meeting with Economic Development organizations. • Explore the possibility of hiring a fulltime or part-time City Manager or DDA professional to assist with development and marketing the city. • Work with Georgia Mountains Regional Commission, Department of Community Affairs, Appalachian Regional Commission and other stakeholders to explore future development opportunities for jobs, workspace, etc. that fits in with the character of the city.
2.) Desire to grow downtown commercial and service sectors	<ul style="list-style-type: none"> • Host outside experts and resources to assess downtown potential.

	<ul style="list-style-type: none"> • Survey businesses to identify options and needs to foster commercial activity. • Research the need for a boutique hotel to support both those visiting the college and in the city to enjoy the city and region through tourism activities. • Investigate options for improved gateways, signage and wayfinding to enhance downtown. • Identify properties that could be utilized for a better use such as the old Blue Ridge EMC building. • Explore Main Street, DDA and other downtown development programs to determine the best course of action for downtown growth according to the city’s future needs. • Develop targeted business strategy to limit large scale “big box” stores that would be out of character with the city’s vision statement.
3.) Desire for additional businesses and services	<ul style="list-style-type: none"> • Host outside experts and resources to assess downtown potential. • Survey businesses to identify options and needs to foster commercial activity. • Survey local residents and students to identify business needs and demands. • Identify smaller-medium sized businesses and companies through a targeted business strategy that would be suitable to the size and character of Young Harris for relocating or establishing a primary location in the city.

4.) Enhance the economic impact from alcohol sales	<ul style="list-style-type: none"> • Consider options for brew pubs and other unique alcohol and food restaurants through targeted business strategy.
5.) Bypass Corridor development	<ul style="list-style-type: none"> • Ensure connectivity to downtown is maximized when new developments are proposed. • Identify appropriate land uses such as boutique hotels, and other unique business that will enhance the city and not contribute to any adverse effects such as drawing business away from downtown but instead allowing the area to expand. • Weigh development options based on bypass growth and residential and commercial needs. • Incorporate the area into an overlay district that promotes walkability and interconnectivity throughout the city with sidewalks and other alternatives for mobility. • Consider design standards to help guide future development.

Intergovernmental Relations

Needs and Opportunities	Mitigation Strategies
1.) Need to improve communication with Towns County & Hiawassee	<ul style="list-style-type: none"> • Quarterly meeting of local government officials. • Ensure sharing of meeting agendas and minutes; Review of same reported to elected officials.
2.) Need to coordinate work with economic development agencies	<ul style="list-style-type: none"> • Designate an Economic Development representative/professional among staff or officials to identify and develop opportunities for collaboration. • Promote development and tourism in cooperation w/County & Civic Organizations.

Public Facilities and Services

Needs and Opportunities	Mitigation Strategies
1.) Desire to make/keep city walk able/bike able ; More sidewalks	<ul style="list-style-type: none"> • Develop/ implement a trail, bike and sidewalk plan that includes options for additional streetlights that feature uniform downcast lighting to minimize light pollution and add bike and golf cart paths where feasible. • Review development regulations for sidewalk and bicycle requirements; Amend as needed. • Explore applications for grants for trails, bike paths, sidewalks, and lighting. • Explore potential multi-use trail connecting Young Harris with Brasstown Valley Resort. • Investigate the possibility of adding a crosswalk near the old Young Harris motel on Hwy 76.
2.) Desire to sustain/increase park and rec space	<ul style="list-style-type: none"> • Identify land/policies for neighborhood parks such as the feasibility of using floodplain areas as future greenspace. • Explore applications for grants for park space and amenities/improvements. • Review development regulations for green space requirements; Amend as needed.
3.) Desire access to health care if possible	<ul style="list-style-type: none"> • Explore potential options for various types of medical offices and facilities as needed and shared facilities through College.

	<ul style="list-style-type: none"> • Research specialized transit/ van service.
4.) Need to sustain quality utilities	<ul style="list-style-type: none"> • Explore potential for improving sustainability of utilities and civic structures, including solar power resources, remote meter reading equipment, etc. and incorporate in new developments as well.
5.) Potential for new/more civic space	<ul style="list-style-type: none"> • Survey County goals for the area and for possible collaborative venture with the College.
6.) Possible need for improved public safety services as population grows	<ul style="list-style-type: none"> • Discuss options for improved coordination and service expansion with County and YH College.
7.) Need to maintain quality, affordable utilities and infrastructure	<ul style="list-style-type: none"> • Identify funding options for current infrastructure improvements (such as flow testing).
8.) Need to slow traffic in downtown	<ul style="list-style-type: none"> • Meeting with GDOT to confirm options for pedestrian safety such as crosswalks within downtown. • Forum with partners to review options for sidewalks, bike paths and pedestrian safety within downtown. • Explore means of traffic calming and improving aesthetics along Highway 515, 76 and other roadways. • Identify areas that need crosswalks, sidewalks, traffic lights and intersection improvements and bike lanes along 515, 76 and other roadways as feasible.
10.) Post Office Building	<ul style="list-style-type: none"> • Explore options of relocating the post office to the old Blue Ridge EMC building or other site to allow for the best business growth downtown through revitalization study for Walker Street/old BREMC

	building area
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Natural, Historic and Cultural Resources

Needs and Opportunities	Mitigation Strategies
1.) Strong desire to retain rural appearance and connection with nature	<ul style="list-style-type: none"> • Identify land/policies for neighborhood parks. • Review development regulations for green space requirements; Amend as needed. • Consider options for nature themed civic events. • Investigate grant/funding options for the expansion of Cupid Falls.
2.) Encouragement of outdoor lifestyles	<ul style="list-style-type: none"> • Develop and implement a trail, bike path and sidewalk master plan. • Identify land/policies for neighborhood parks. • Review development regulations for green space requirements; Amend as needed. • Explore applications for grants for trails, bike paths, sidewalks and park space.
3.) Desire to be “green” community	<ul style="list-style-type: none"> • Develop program for educating and communicating with residents and businesses through the development of a "Green Young Harris" promotion program. • Establish sustainability committee. • Establish sustainability goals for City operations. • Review programs that provide homeowners and business with tools to improve sustainability.
4.) Desire to protect and	<ul style="list-style-type: none"> • Explore the possibility of a historic preservation ordinance or other

compliment historic structures	similar protection measures.
5.) Desire to retain trees	<ul style="list-style-type: none"> • Review existing development regulations for tree protection/planting standards; Amend as needed and enforce.

Land Use

Needs and Opportunities	Mitigation Strategies
1.) Need to protect scenic vistas of the valley	<ul style="list-style-type: none"> • Survey to determine valued scenic vistas into and from the City.
2.) Desire to enhance small town/college town atmosphere through appropriate development	<ul style="list-style-type: none"> • Solicit and implement a Downtown Development Plan. • Consider options for development design standards. • Explore sustainable options at connecting the entire city through bicycle and pedestrian trails. • Consider overlay districts or ordinances in the city and valley as feasible to regulate and protect from excessive signage, noise, lighting that would detract from the beauty of the area. • Annex neighborhoods and subdivisions as feasible to continue enabling the city to be pedestrian and bicycle friendly, a diverse and vibrant place to live, work and visit.

Land Use Assessment

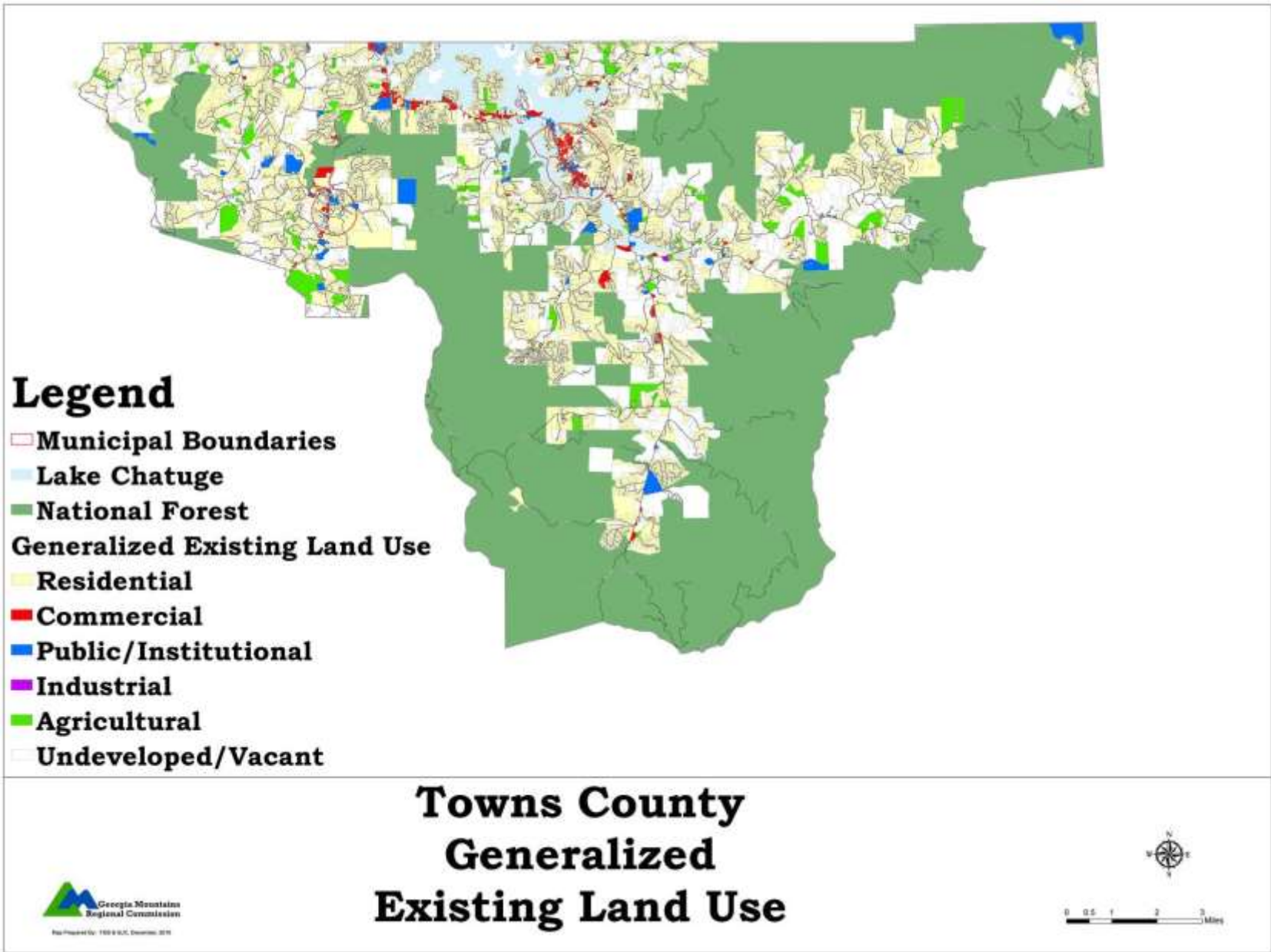
Land use management policies and programs represent guidelines for shaping development patterns that provide for efficient growth while also protecting sensitive social and environmental areas. This section presents an inventory of existing land use patterns and development trends for the community, allowing the local government to produce the most effective policies needed to manage the demands from projected development.

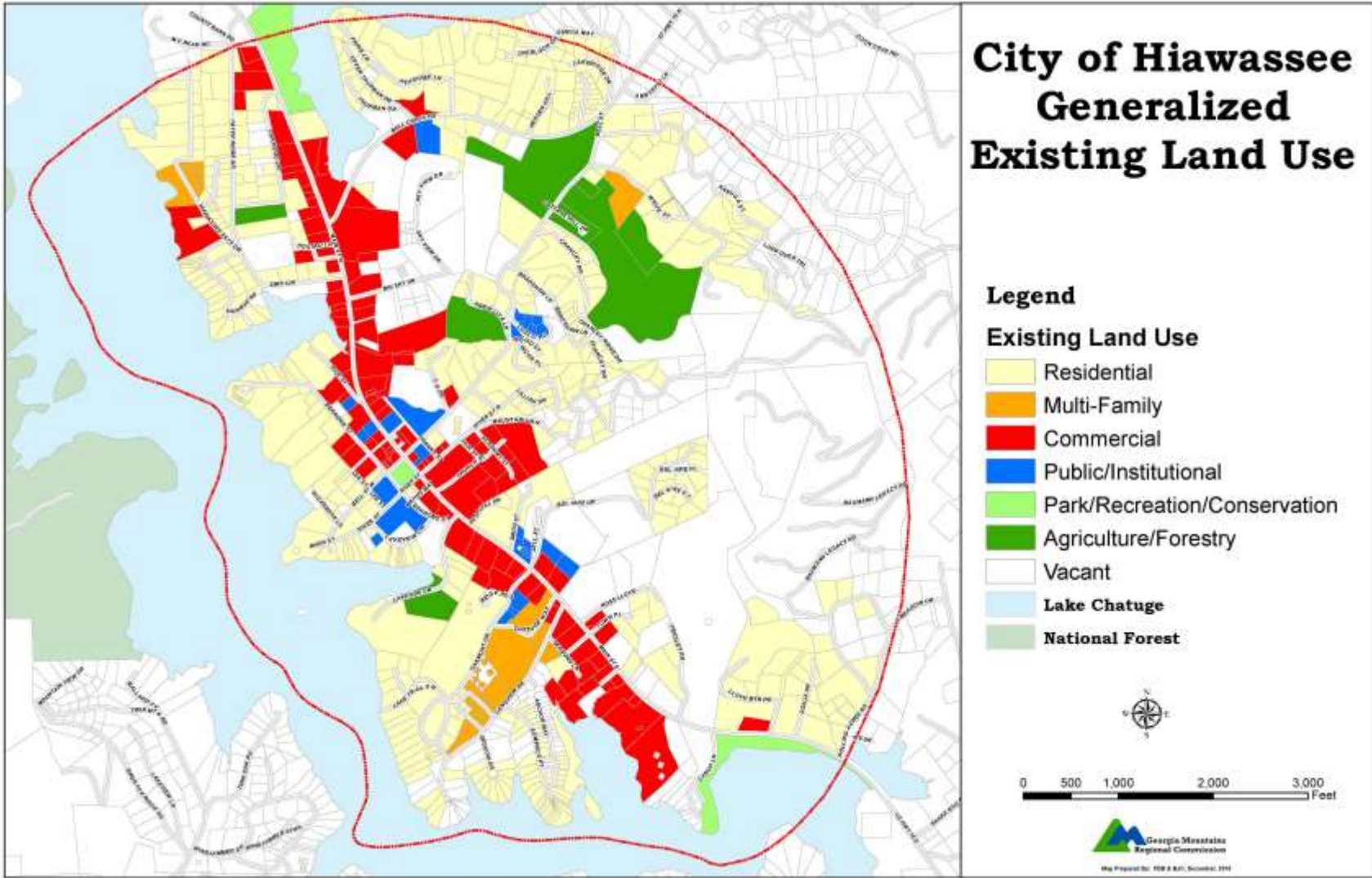
Overall, the land use and development patterns for Towns County and the cites will see little change during the planning period. There is marginal pressure for significant increase in high-intensity land uses and industrial activity, there is little indication the US Forest Service land will be released within the planning time frame, and thanks to an abundance of vacant housing units and permitted but unbuilt residential development there will be little need to expand the territory for residential land. Within the cities most new development in the near term will be encouraged as infill development and/occur within urbanized areas capable of sustaining higher densities.

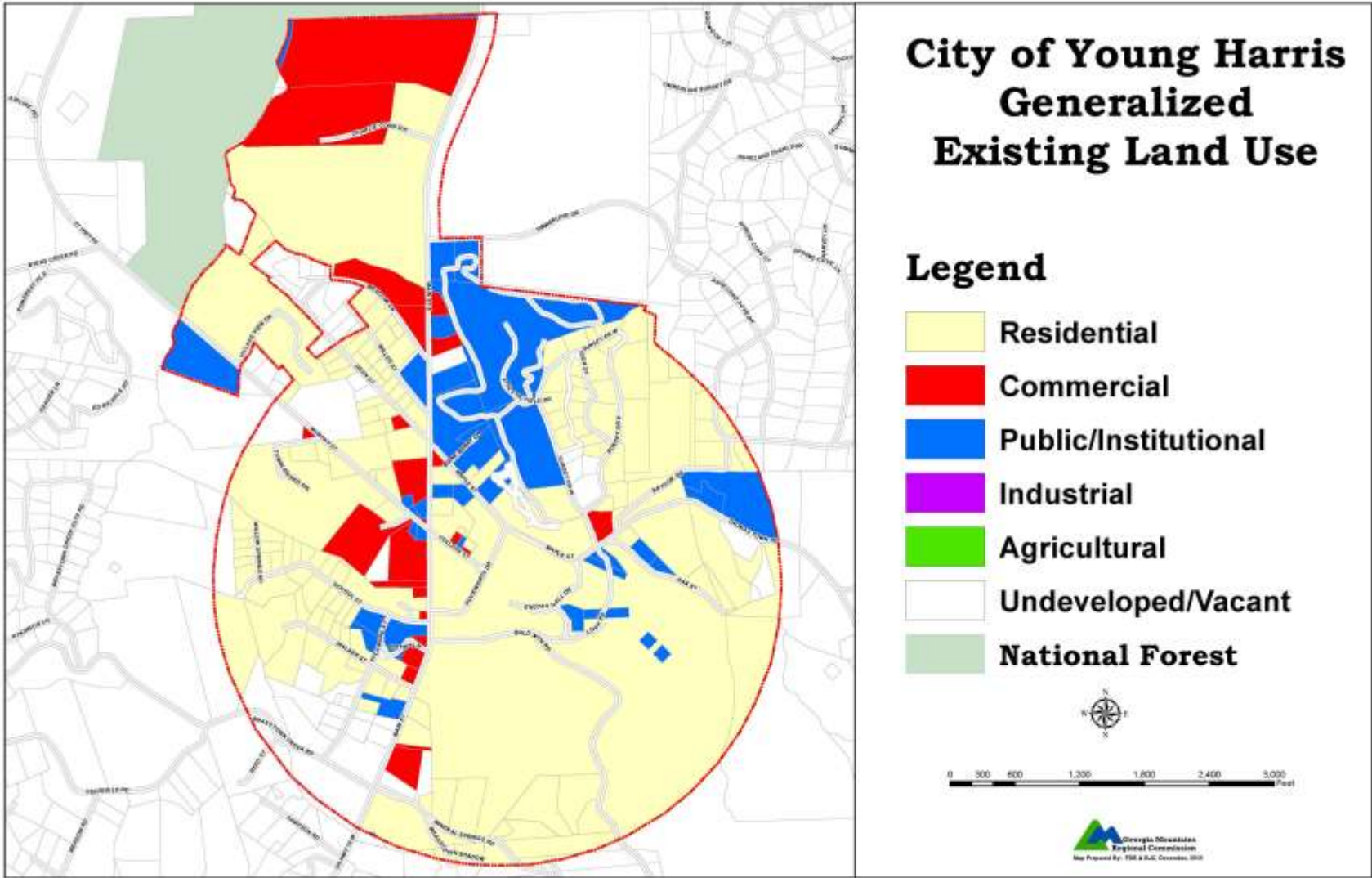
Land Use, 2016

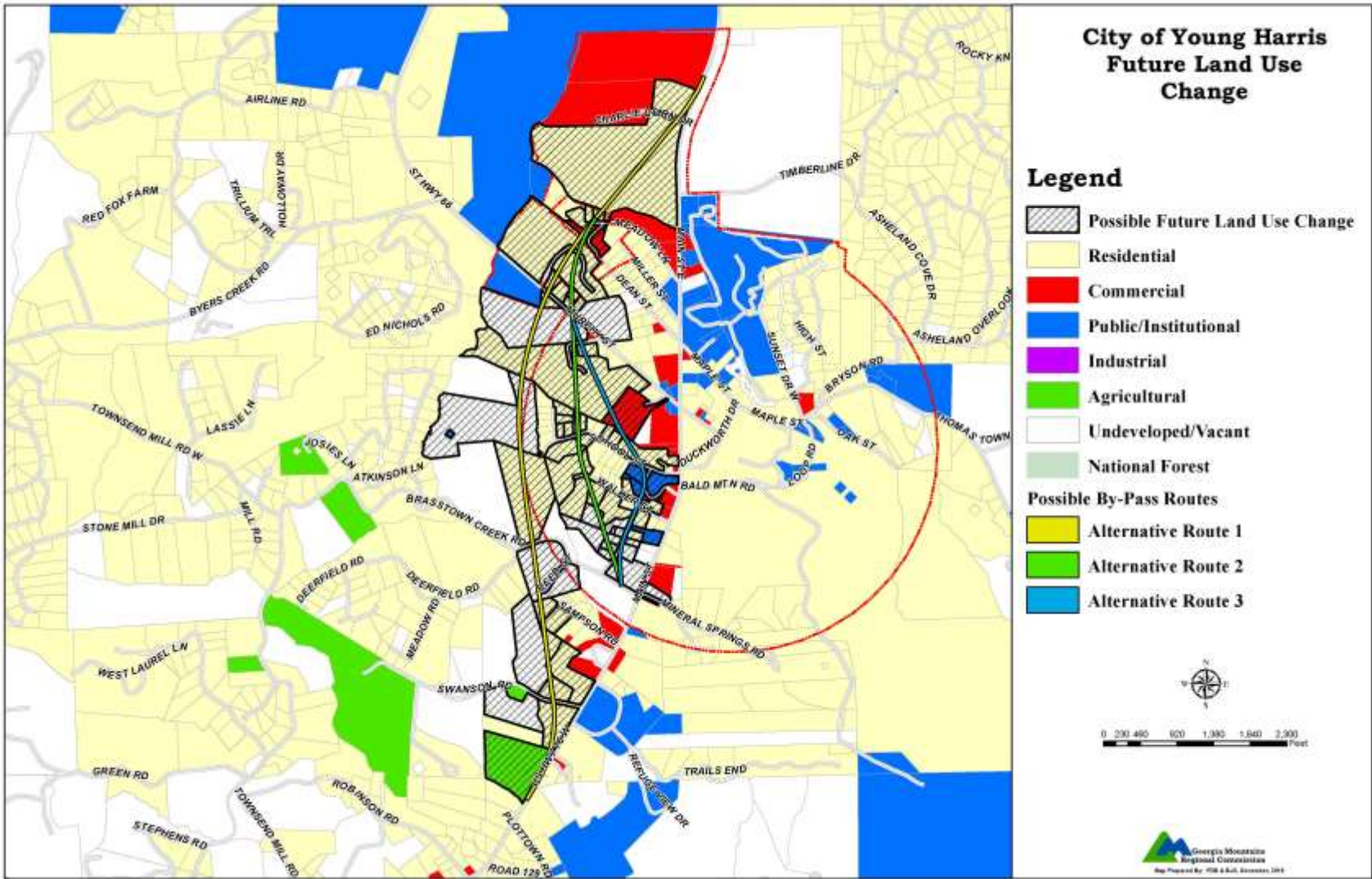
Land Use Type	Towns County		Hiawassee		Young Harris	
	Acres	%	Acres	%	Acres	%
USFS Forests	57,580	50.20%	0	0.0%	0	0.0%
Residential	26,684	23.40%	679	49.06%	440	67.18%
Agriculture/Forestry	2,306	2.01%	0	0.0%	0	0.0%
Undeveloped/Vacant	15,317	13.35%	42	3.03%	26	3.97%
Water	3,251	2.83%	259	18.71%	0	0.0%
Commercial	673	0.59%	176	12.72%	64	9.77%
Park/Rec/Conservation	1,591	1.39%	39	2.82%	12	1.83%
Public/Institutional	2,755	2.4%	35	2.53%	49	7.48%
Industrial	10	0.01%	0	0.0%	0	0.0%
Transportation/ Utilities	4357	3.80%	140	10.12%	61	9.31%
Multi-Family	17	0.01%	14	1.01%	3	0.46%
Total	114,703		1,384		655	

Source: GMRDC, 2016











GDOT Project ID # 122900. Proposed SR 515/US 76 By-Pass possibilities around Young Harris. As depicted in Young Harris Future Land Use Map on page 52 for Alternatives 1, 2 or 3 going around the western side of the city through either the city or county with proposed construction start date of 2020.

<http://www.dot.ga.gov/applications/geopi/Pages/Dashboard.aspx?ProjectId=122900->

Areas Requiring Special Attention

This section provides a brief assessment of select issues and concerns around the county based on geographical reference. This will help each jurisdiction recognize those specific locations in need of special attention through physical investment or change of policy. A map is included to help reference each area.

Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development

- The County should continue to explore potential within the Macedonia area for improved utilities and additional civic uses as this side of the county experiences more growth. (see Towns County Character Area Map)
- Due to location, infrastructure and utilities, the area around the schools should continue to grow rapidly, impacting the traffic patterns and the ability for the schools to expand. The Towns County School Board and City of Hiawassee are exploring continued sidewalk, bicycle and pedestrian improvements for the corridor, but both organizations must also work with the County to ensure long-range plans for their facilities are coordinated with future land use plans. (see Hiawassee Character Area Map)
- The County must build on efforts to conserve the lands identified as part of the Mountain Protection Act (land above 2,200 feet in elevation), for both the value of the scenic vistas and for erosion control. (see Towns County Character Area Map)
- The Lake Chatuge waterfront is nearing immediate capacity for development and has recently been confronted with new development types, including high density and high activity land uses. The County is working with TVA but must also develop a long-range plan for the land use surrounding the lake and develop a means for implementing that plan. Unincorporated areas of Towns County have adopted a 50-foot setback around the lake and have a 35ft building height restriction. (see Towns County Character Area Map)
- The Brasstown Valley area around Young Harris is attracting more attention of various land uses and increasing pressure for utilities influencing the prevailing development trends. Depending on the ambitions for the city, the college and the county, there may be calls to better integrate this development into a more coordinated scheme. (see Young Harris Character Area Map)

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

- The Lake Chatuge waterfront and the mountainsides are currently experiencing the most development pressures. This includes volumes and scales of development different from current forms that must be better addressed through continued code enforcement or will likely change the character of the community. Mountain Protection, building codes, and setback rules are being strictly enforced through the Towns County Building Department. (see Towns County Character Area Map)
- State Highway 76/ Zell Miller Parkway and SR 17 heading into North Carolina continues to experience severe development pressures, some of which can be considered inconsistent with current patterns and sustainable infrastructure. This area is considered to be the area in which future commercial development will take place. (see Towns County Character Area Map)
- Young Harris College, a four-year institution is expected to grow in enrollment and mission. As such, it will yield a greater impact on the shape and culture of the city of Young Harris. The City and College should partner whenever possible to balance preserving the city's character and the college's development. (see Young Harris Character Area Map)
- The Young Harris bypass is planned for construction in 2020 along the western edge of the city to alleviate traffic through downtown along SR515/US 76 (GDOT PI 122900). This has the possibility to minimize traffic/pedestrian accidents through downtown near Young Harris College and the historic commercial area. Appropriate design guidelines should be considered along the path of the bypass to control/guide growth and also maximize pedestrian and bicycle amenities. (see Young Harris Bypass Map)

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

- The area around the City of Hiawassee is experiencing development outside of current sewer service areas in addition to requests for increased service within the City. The Public Works Department has plans for improving and expanding the sewer capacities and service areas but they are years away from completion. This includes water meter swap out/replacement/upgrades and GPS mapping of existing water and sewer system. (see Hiawassee Character Area Map)
- Within the City, there is an immediate need for upgrading the water system to both maintain existing levels of service and provide for any possible expansion. An infiltration study is needed as part of the improvements for the existing water and sewer infrastructure. (see Hiawassee Character Area Map)

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

- The City of Hiawassee is producing a urban redevelopment plan (URP) for several areas that could greatly benefit from redevelopment and/or revitalization. The downtown area and town square is in need of some redevelopment for both private structures and public features (identification of important historic buildings that should be a priority for restoration/rehabilitation, sidewalks, lighting, beautification, signage. etc.). The main corridor of Highway 79 has received some new construction and redevelopment that has improved the roadway's scenic value and commercial appeal, but it is also taxing the infrastructure and several sites remain vacant or impoverished. (see Hiawassee Character Area Map)
- The area from Walker Street in Young Harris to the old Blue Ridge EMC building contains several lots that are vacant and/or in disrepair. The City has expressed an interest in fostering reinvestment along this corridor. The City would also like to see more sidewalks throughout the community, particularly along SR 66. The SR 76 Corridor will also need improvements as the area develops. (see Young Harris Bypass Map)

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

- Not applicable in Towns County; No large abandoned structures or sites present

Areas with significant infill development opportunities (scattered vacant sites)

- As referenced elsewhere, there are pockets of vacant properties or underutilized sites within downtown Hiawassee or Young Harris, though nothing as a significant concentration. (see Hiawassee and Young Harris Character Area Maps)

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

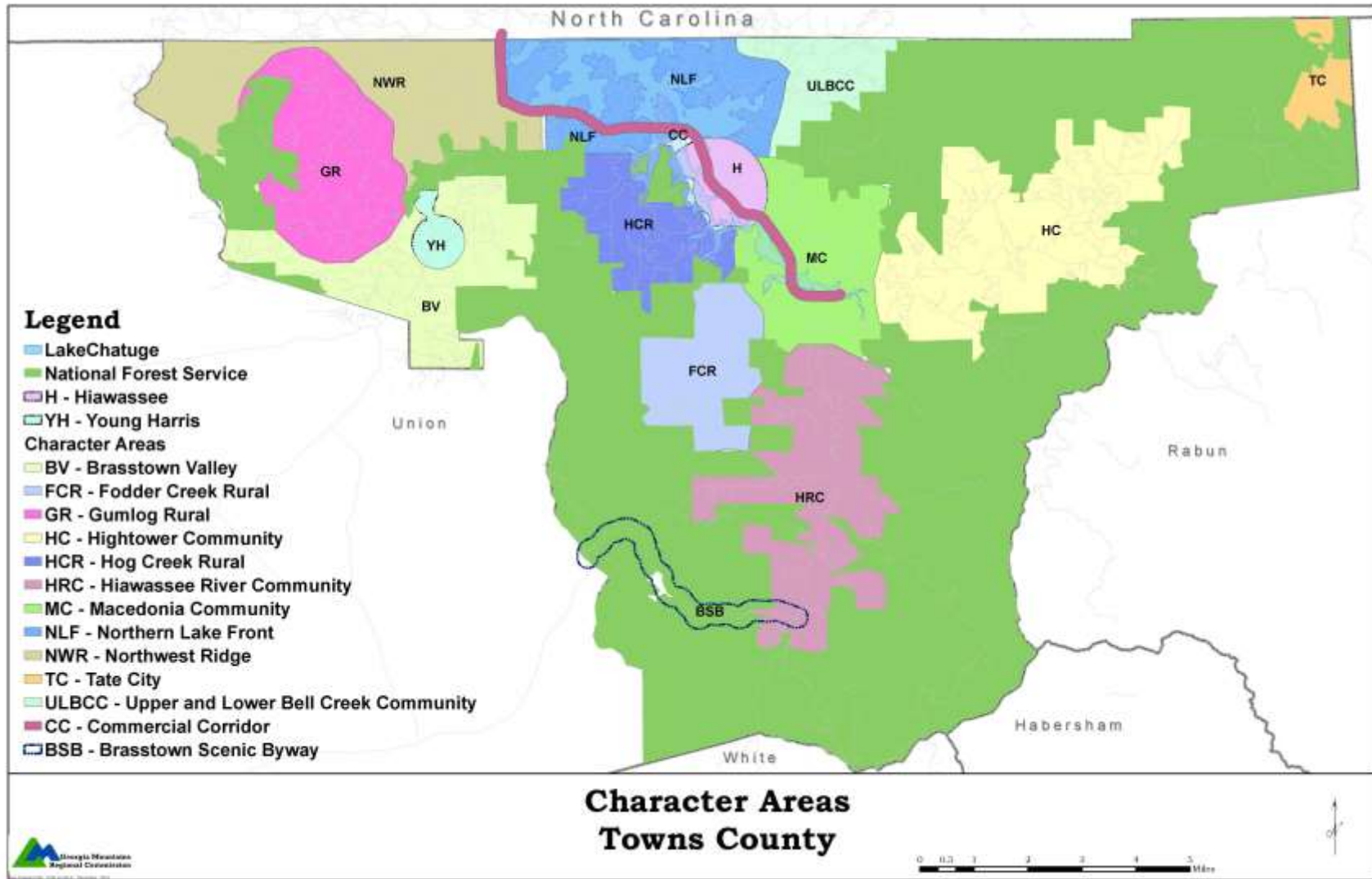
- Not applicable in Towns County

Recommended Character Areas

To further assist in identifying development needs and target areas it is crucial to understand not only the land use patterns but also the prevailing character and context of a community. It is possible to identify these sub-areas within the community defined by architectural scale and style, functions and roles, traffic flow, and other factors that differentiate one area from the next. These can include the areas requiring special attention identified above and/or existing community sub-areas for which plans have already been prepared.

The general parameters for these character areas remains as defined in the Community Assessment, with some additional detail added. In most cases the areas are intended to remain in their current state and photographs of the area or of suggested resources has been provided, as best as possible, to preserve the general scale and rural character of the area, or has been recognized as in need for focused revitalization. In all cases, the local governments will work to refine the definitions and their implementation measures for these communities.

Towns County Recommended Character Areas



1. Lake Chatuge

This is the existing reservoir and shoreline managed by the Tennessee Valley Authority. The lake is considered an overwhelming benefit to the community and there is a consensus to see it protected. Shoreline management is a critical issue going forward, as more and more homes and other development seek to capitalize on the asset. Most of the shoreline features conventional homes, either for seasonal visitors or for full time residents. There are several points of public access, including beaches, boat launches, the fairgrounds and some commercial docking. Along the Hwy 76 corridor north of Hiawassee, there have been some higher density developments on/near the shoreline, including some condominiums, which have led to speculation about structures with more than 3 stories. Such densities would be difficult for the County to manage at present, and existing residents have hinted at fears of overcrowding. There is recognition that the lake must be protected as an environmental resource as well as for economic development, and these uses must be balanced accordingly with other objectives for the community.

Future development will be permitted in scale compatible with environmental protection and in keeping intensity levels and demands for public services low. The county will also actively work with TVA to coordinate water protection efforts and maintain the recreational viability of the lake.

Land Uses

- Residential
- Recreation
- Commercial (Neighborhood scale)
- Watercraft storage/ maintenance

Implementation Measures

- Coordinate with TVA regarding mgmt. of lake
- Review and amend (as needed) land use mgmt. measures
- Restrict scale of utilities and development along lake by keeping future development to a scale compatible with environmental protection regulations and demands for public services low



2. Brasstown Scenic Byway

This is the existing Scenic Byway that runs by the entrance to Brasstown Bald and into Union County. Vistas are limited by the surrounding mountains but the drive does run through some cherished forests and typifies the rustic setting loved by Towns County residents. The Byway has a management plan that will need updating in order to protect the rural character from any adverse development, particularly signs or increased presence of structures.

The intention is to preserve this district in conjunction with the State Dept. of Natural Resources and the US Forest Service.

Land Uses

- Residential
- Agricultural
- Passive Park

Implementation Measures

- Restrictions on utilities to prevent adverse development
- Maintain Scenic Byway Mgmt. Plan
- Restrictions on signage to protect the rural character through existing management plan
- Continue enforcement of current litter and nuisance regulations



3. National Forest Service

The bulk of Towns County, this is the volume of mostly undeveloped land along the county's southern and eastern boundaries, and most of this is the actual mountain range and higher elevations. This land is managed and conserved by the US Forest Service in cooperation with the State. Access is permitted but limited, though several key spots like Brasstown Bald and various hiking trails also comprise some of the county's most important recreation amenities. There is no desire to change the boundaries or conditions of this district at this time, but there have been calls to improve upon the restriction of development along ridgelines throughout the area, including within the USFS lands.



Land Uses

- Passive use parks
- Hunting
- Outdoor recreation
- Forestry (As permitted by USFS)

Implementation Measures

- Cooperation with USFS and GA DNR on development restrictions
- Work with USFS to improve public access



4. Brasstown Valley

This is the western portion of Towns County that sits across the ridgeline from Hiawassee, and features Young Harris, the Brasstown Valley resort and some burgeoning commercial uses along the Hwy 76 corridor. The valley is predominantly rural, with a defining scenic view of the entire valley as you drive west/south along 76. There are several residential areas, including many houses along the mountainsides taking advantage of the views. As Hwy 76 has been widened and the resort grows in popularity, some businesses have cropped up along the roadway, including a day spa. To date these are mostly rural in style, mimicking barn/farm architecture and avoiding the conventional frontage parking lot. The rest of the valley around Young Harris is sparsely developed and includes a significant amount of agricultural activity.



The goal for this district is to maintain the valley's current atmosphere while trying to achieve some commercial growth. Most new development will be directed to the arterial corridor with some residential scattered throughout.

Land Uses

- Residential
- Commercial (along Hwy 76)
- Office (Along Hwy 76)
- Parks
- Churches
- Agricultural

Implementation Measures

- Minimize expansion of utilities; Direct improvements to Hwy 76
- Encourage concentrations of non-residential activity by concentrating it along the arterial corridor
- Review and amend land use mgmt. measures as needed



5. Commercial Corridor

This is the run of Hwy 76 that goes through Hiwassee and runs west along the lakeside and the stretch of SR 17 as it turns northward into North Carolina. This corridor has seen the most aggressive development for commercial activity and auto-oriented designs within the county, including shopping centers, the fairgrounds, a movie theatre and several larger scale residential developments.



The portion of Hwy 76 outside of Hiwassee is two lanes for either direction, with limited capacity for pedestrian crossing but potential for managing higher traffic volumes. This corridor also features some of the community's highest levels of utility capacity, with further improvements already planned. There will be a need to minimize the potential volume of new development along this corridor, however, both for maintaining traffic flow and to retain the sense of rural character within the community.

Land Uses

- Commercial
- Office
- Churches

Implementation Measures

- Maintain utility improvement schedule for the corridor
- Work with Economic Dev. partners to encourage small to mid-sized growth in this area to preserve the rural character of the area and limit excessive traffic.



6. Northern Lakefront

This is the area surrounding the larger body of Lake Chatuge, north of Hiawassee. It includes the fairgrounds and some public beach access, several larger, private residential developments along the shoreline, and a variety of residential uses. Most of the residential units in this district are at the higher economical end, with a scattering of older and lower-end units throughout. There are some major utility lines that serve this area and the bisecting commercial corridor.



Land Uses

- Residential
- Parks
- Neighborhood Commercial

Implementation Measures

- Minimize expansion of utilities by limiting development that could be an adverse effect to the lakefront and open space.
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt. measures as needed



7. Fodder Creek Rural District

This is one of the county’s rural residential districts, tucked along the mountainsides and valleys feeding towards the lake and/or SR 75. Located south of Hiawassee and the Hog Creek District, Fodder Creek features a sparsely developed patch of woodland and larger lots, an abundance of unpaved roads and several smaller homes, including manufactured housing. There are some seasonal homes within the district but it is primarily housing for full time residents, with only Fodder Creek Road providing access in or out. There is less agricultural activity compared to some other parts of Towns County due to topography, as well.



Land Uses

- Residential
- Agricultural
- Churches
- Parks
- Neighborhood Commercial
- Neighborhood Office

Implementation Measures

- Minimize expansion of utilities to prevent adverse effects to the rural landscape
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt. measures as needed



8. Gumlog Rural District

Gumlog is the agricultural and rural residential district that comprises the bulk of the Brasstown Valley. It features a variety of housing types and scales, though mostly larger lot residential for full-time residents. There is a healthy amount of farming and some livestock, both for personal use and light commercial purposes. The through roads are active enough to sustain 2 produce stands, and the connectivity suggests a potential for more residential development. There are a couple churches in the area and growing attachment with Young Harris, such that residents within Gumlong could drive additional commercial and service related growth within the city.



Land Uses

- Residential
- Agricultural
- Churches
- Parks
- Neighborhood Commercial
- Neighborhood Office

Implementation Measures

- Minimize expansion of utilities to prevent adverse effects to the rural landscape
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt. measures as needed



9. Hiwassee River Community

This is the largely residential and agricultural district defined by SR 75 as it winds northward from Helen to Hiwassee. A narrow corridor nestled on the mountainsides, with only one other outlet, includes several developments of seasonal homes along the streams, residential housing of all economic levels, a gas station and several farms.



There is a couple comparably nice subdivisions off the main road, as well as some unpaved roads and many driveways. It is a picturesque drive that provides the transition from the mountains to more populated Hiwassee. The drive in is often celebrated for its views of the mountains and for the occasional run alongside, and over, the river at several junctures, and is being considered as part of the Unicoi Turnpike Scenic Byway. However, it is also one of the most heavily traveled for both tourists and some commercial traffic.

Land Uses

- Residential
- Agricultural
- Churches
- Parks
- Neighborhood Commercial
- Neighborhood Office

Implementation Measures

- Minimize expansion of utilities to prevent adverse effects to the rural landscape
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt. measures as needed



10. Hightower Community

This district is defined by the access to Hiawassee from the east and Rabun County via Hwy 76. Like the Hiawassee River district it has a blend of residential and agricultural activity, with a few churches and a handful of shops or services mixed in. Several of the intersecting roads lead to subdivisions or collections of houses, including some that reach into the mountainsides for homes overlooking the valley and Lake Chatuge. This corridor is the least traveled of the main routes connecting Hiawassee with the rest of Georgia.



Land Uses

- Residential
- Agricultural
- Churches
- Parks
- Neighborhood Commercial
- Neighborhood Office

Implementation Measures

- Minimize expansion of utilities to prevent adverse effects to the rural landscape
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt. measures as needed



11. Hog Creek Rural District

The Hog Creek district is essentially the other side of Lake Chatuge from Hiawassee. It features a variety of smaller residential units along the roads and mostly larger seasonal and year-round homes right on the lake front. There are a couple developments that have group access for their residents, plus a public access park and point along the western portion of this district.



The area has received increased development pressures because of the lake, and future projects will need to incorporate more modern standards for construction, septic systems and access. Other portions of the district feature some of the most exclusive homes along the lakefront. Pending utility capacities in the future this district will likely compliment the residential demand for commercial and service activity within Hiawassee.

There is some need to make better use of existing park space in the district.

Land Uses

- Residential
- Agricultural
- Churches
- Parks
- Neighborhood Commercial
- Neighborhood Office

Implementation Measures

- Minimize expansion of utilities to prevent adverse effects to the rural landscape
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt. measures as needed



12. Macedonia

This district just east of Hiawassee is defined by the intersection of Hwy 76 and SR 75. The traffic volume is substantial, and while there is an abundance of housing within the area it is also home to some commercial activity, churches and the county schools, and it has the potential for higher levels of development. The County has established a fire station and EMS facilities in the community. Most of the housing in Macedonia is in the upper tiers of price ranges, including lakefront lots and some larger agricultural/recreational properties.



There is some expectation the district will see increased demand for commercial use and possibly some civic and/or office use.

Land Uses

- Residential
- Commercial
- Office
- Churches
- Institutional
- Recreational

Implementation Measures

Develop infrastructure to support continuing residential and commercial growth along arterial roadways, lakefront and agricultural properties.



13. Upper and Lower Bell Creek Community Land Uses

This is the pocket of residential development that is north of Hiawassee but not affiliated with the lakefront. It is primarily residential in use, but traditionally smaller lots and units than many other parts of the county, with fewer seasonal homes and minimal amounts of agricultural activity. It is essentially a modest residential enclave of Hiawassee, with no major utility but include some scenic views of the lake. This area is expected to see little change going forward, though possibly some additional residential development.



Expansion of the residential use is expected in this district, as well as some possible ancillary commercial related to the lake. Ultimately this will evolve from an elevated rural community to one more closely defined by suburban scale development related to Hiawassee.

- Residential
- Neighborhood Commercial
- Churches
- Parks
- Agricultural

Implementation Measures

- Minimize expansion of utilities to prevent adverse effects to the rural landscape
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt. measures as needed



14. Northwest Ridge

This is the residential area associated with the higher elevations north of Basstown Valley and adjacent to the Commercial Corridor of Hwy 76 N. It does include some scenic vistas of either the valley or the lake, and some properties do include personal livestock, farms and gardens. However, it is largely rural residential housing built within the past 20 years, with small to medium size lots and no major utility capacity. Ready access means residents of this district can work, shop or play in Hiawassee, Young Harris or even North Carolina.



This district provides a space for rural scale blend of uses, and provides a default town center for this segment of the county. An increase in the commercial and service sectors is viable provided they maintain the general scale and rural forms of the community.

Land Uses

- Residential
- Rural Commercial
- Rural Office
- Churches
- Parks
- Agricultural

Implementation Measures

- Minimize expansion of utilities to prevent adverse effects to the rural landscape
- Encourage concentrations of non-residential activity



15. Tate City

This district is defined by its remoteness and limited access to Hiwassee and its primary access corridor connecting the northern part of the community lying in Clay County, NC to Rabun County and Hwy 76. In ways similar to the Hightower district, it has a blend of residential activity including a church and community center, and developed camping and recreational use along the Tallulah River.



Several of the intersecting roads lead to subdivisions or collections of homes. This corridor is heavily travelled during the warmer months by campers and recreational users accessing the Tallulah River and National Forest. Due to its remoteness, Tate City has several public safety and access issues. In 1900, the Tate City community was the 'hub of industry' for Towns County and had a larger population than other communities due to corundum mining and manufacturing, now abandoned and those lands under National Forest ownership.

Land Uses

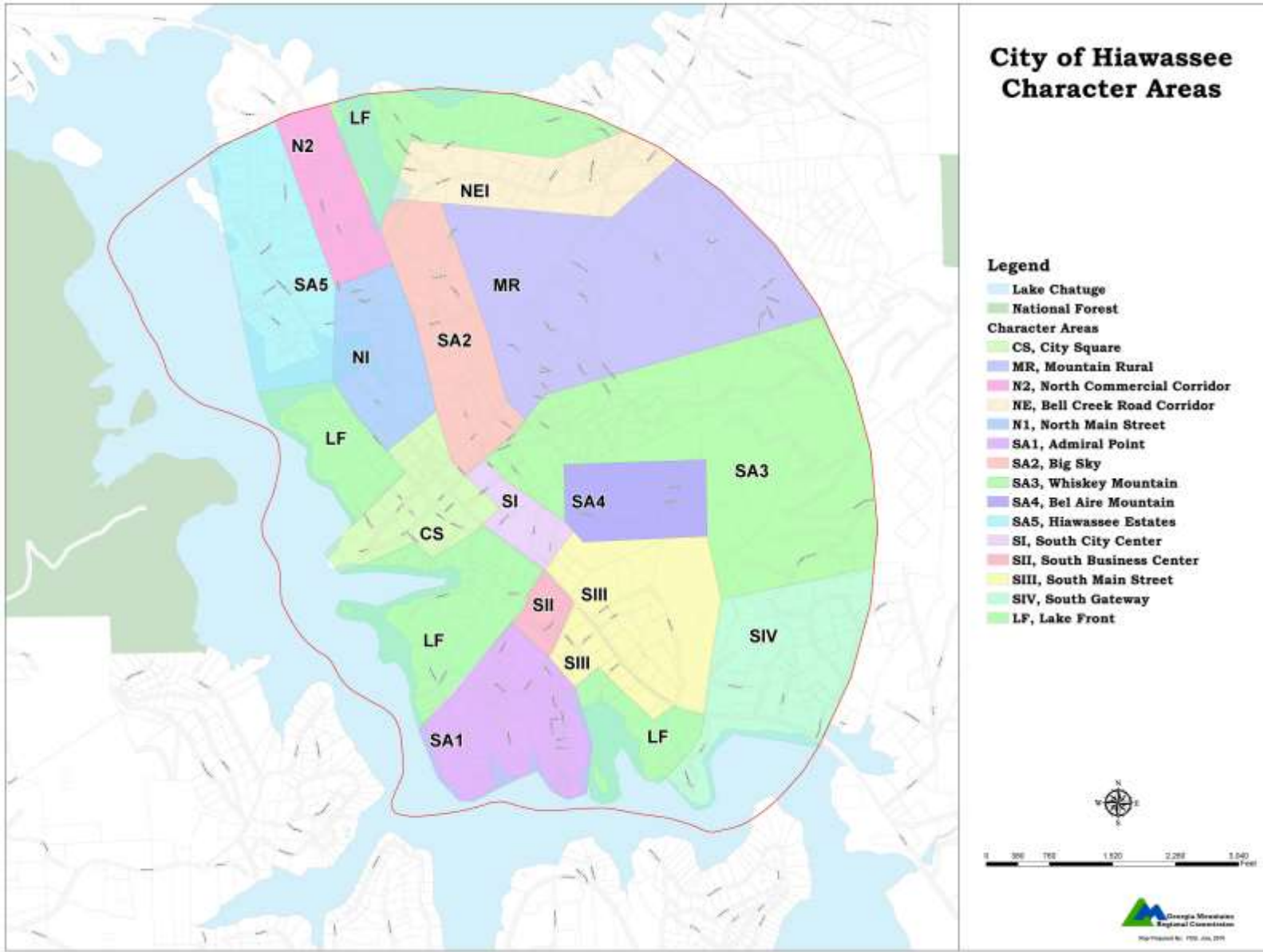
- Residential
- Agricultural
- Churches
- Parks
- Access to National Forest and Tallulah River.

Implementation Measures

- Improve access and utilities as necessary
- Work with land and home owners to identify ways to insure safe drinking water, adequate sanitary measures, and provide environmental protection
- Maintain access corridor cooperatively with National Forest, Clay and Rabun Counties
- Work with National Forest, Clay and Rabun Counties to identify solutions to public safety and access issues
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt. measures as needed



Hiwassee Recommended Character Areas



1. City Square

This is the formal, original downtown area of Hiawassee that includes the town square, the surrounding few blocks of shop-front buildings and other commercial structures, the courthouse, library and other assorted offices and service buildings. It also includes the peninsula formed by Bell and River Streets reaching out to the lake. The square itself has suffered as a destination, due to contours, marginal surrounding commercial use and the impact of Hwy 76 as a linear corridor. Thus, while the district has some elements to be a traditional downtown it lacks the critical mass of activity and attractions to be its own destination.

This is the portion of Hiawassee that does feature some classic public architectural forms, including zero-lot line structures and shop-front buildings. There is also some on street parking and sidewalks to enable pedestrian accessibility, though crossings of the highway are ill managed and there is little in the sense of coordinated signage or elements to reinforce the image of the district. Some residential use rings the periphery to the north, but otherwise this is primarily the government district with some commercial activity added in.

The City of Hiawassee in the past has embarked on a master planning process specifically for the downtown. The goal is to properly recognize the character of this district and draft proposals that will give the community direction and progression.

Land Uses

- “Mixed use” of retail, small/medium sized business, government office and residential use.

Implementation Measures

- Renovate square and surrounding areas to encourage activity and daily use and expand walkability.
- Improve sidewalks, street lighting (low level), and performance and activities areas to improve city streetscapes and public areas.
- Improve parking and pedestrian access.
- Improve Bike Paths and walking trails to connect all of Hiawassee.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for downtown improvement and utilize SPLOST for local renovations and projects.
- Seek State and Federal Grants for listed improvements.
- Develop a Master Plan including Preservation Ordinances.
- Expand “Heart of the County” Concept.
- Form a Downtown Development Authority and a Downtown Business Association.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction recommendations.
- Create uniform city signage guidelines for local business.
- Implement a City Banner (Electrical Pole) Program.
- Seek assistance through the Georgia Downtown Association and the Georgia Cities Foundation of the Georgia Municipal Association.
- Work with Georgia DOT to reduce speed limit on Main Street from 45MPH to 35MPH.



2. South City Center

Immediately across and adjacent to the City Square is the South City Center, which is generally reserved for professional and medical offices. Prominent uses include the Bank of Hiawassee, McConnell Church, and the hospital complex. Additionally, there is limited mixed use with limited residential development. These are the tallest structures within the urbanized portion of Hiawassee, though the sunken topography mitigates their impact against the overall scale of the community.

Maintain existing businesses and seek additional professional and medical offices. Continue with limited residential development. Improve streets, street lighting and traffic flows to reduce traffic problems.

Land Uses

- Residential
- Commercial
- Office
- Churches

Implementation Measures

- Improve sidewalks, bike paths and street lighting (low level).
- Evaluate the need for mopeds and golf cart lanes to connect residential areas with the commercial area.
- Develop a Master Plan including Preservation Ordinances.
- Form a Downtown Development Authority and a Downtown Business Association.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction recommendations.
- Create uniform city signage guidelines for local business.
- Seek State and Federal Grants for listed improvements.
- Seek assistance through the Georgia Downtown Association and the Georgia Cities Foundation of the Georgia Municipal Association.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and projects.
- Apply for Land and Water Conservation Fund (LWCF) for bike trails and urban park development.



3. South Business Center

This area is viewed as a mixed-use business center including offices, church, city hall and legal businesses. It also includes some of the general, auto-oriented commercial forms along Hwy 76, featuring deeper setbacks, conventional parking and shopping center forms. There is expansion area available for future post office, courthouse or police station. As the transition space between less developed portions of Hwy 76 and downtown Hiawassee, there is a current problem with vehicles moving too fast and poor merging of traffic between the Admiral Point development and the City Hall complex. This area is also to be addressed within the new Hiawassee Master Plan for redeveloping downtown.

Maintain existing businesses and seek additional professional, rehabilitation and medical offices. Concentrate on businesses that provide services to the elderly or retired. In particular, seek relocation of Post Office or Courthouse to this area or use vacant area for a City Park or Recreation Area. Continue with limited residential development. Improve streets, street lighting and traffic flows and reduce traffic problems. In particular, work with DOT to obtain a Street Light for the entrance into the complex. Obtain the private easement and convert easement area to City Hall into a city street.

Land Uses

- Retail
- Office
- Civic
- Park
- Church

Implementation Measures

- Improve sidewalks, bike paths and street lighting (low level).
- Include area in a Master Plan including Preservation Ordinances.
- Rehabilitate sewer located in this area to reduce inflow and add expansion as development warrants it.
- Increase number of city streets (Chatuge Way).
- Form a Downtown Development Authority and a Downtown Business Association.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction recommendations.
- Create uniform city signage guidelines for local business.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and projects.
- Seek assistance through the Georgia Downtown Association and the Georgia Cities Foundation of the Georgia Municipal Association.
- Apply for Land and Water Conservation Fund (LWCF) for bike trails and urban park development.



4. South Main Street

This is the portion of Hwy 76 as it transitions from the conventional commercial corridor into a more rural arterial. Some commercial activities remain, including some gas stations and a feed store, but not the same density as closer to downtown. Limited sidewalks, but adjacent to Admiral Point residential development and across from the schools. Utility capacities in the area are proposed for an upgrade, and this is considered an area of future development with good access, scenic views and developed lots.

Maintain existing businesses and seek additional business. This area is particularly suited for commercial expansion and efforts should be made to attract a medical business and/or banking complex. Continue with limited residential development. Improve streets, street lighting and traffic flows and reduce traffic problems. In particular, work with DOT to provide curb cuts into vacant areas. Reduce speed limit to 25 miles per hour. Expand Sidewalks from the City to the School. The City also needs to upgrade, improve, and expand sewer service in this area.

Land Uses

- Retail
- Office
- Civic
- Church

Implementation Measures

- Improve Sidewalks and bike paths.
- Improve Street access to Main Street.
- Improve Street Lighting (low level).
- Include area in a Master Plan.
- Form a Downtown Development Authority.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction recommendations.
- Create uniform city signage guidelines for local business.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and projects.
- Seek assistance through the Georgia Downtown Association and the Georgia cities Foundation of the Georgia Municipal Association.



5. South Gateway

This area denotes the formal transition from southern/eastern rural Towns County into Hiawassee, abutting the same transition category for the County called Macedonia). The density and scale of public operations increases to signify the presence of larger customer demands and available utilities. It also has the first signs of formal beach access on the lake. Features a variety of uses running from commercial to residential to boat launch. Additionally there are restaurants, a church, home site and some professional services. Increased utility capacity and infrastructure could see some goods production and civic uses introduced into the area.

Maintain existing businesses and seek additional business. This area is suited for commercial and business expansion. There is a need for limited residential development. There is a need to reduce traffic problems. In particular, work with DOT to expand sidewalk and curb cuts into vacant land. Reduce speed limit to 35 miles per hour. Expand Sidewalks from the City limit to the High School Complex. The City also needs to upgrade and expand sewer service in this area. This area needs to be developed for public recreation including a City Mayor's Park with beach access, boat docks, floating boardwalk and a water feature. There is a desire to maintain green space and while creating a park atmosphere with trails and recreation stations with play equipment.

Land Uses

- Retail
- Office
- Civic
- Park
- Church
- Residential

Implementation Measures

- Improve Sidewalks and Bike paths.
- Improve Street access to Highway 75.
- Improve Street Lighting (low level).
- Include area in a Master Plan.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction recommendations.
- Utilize SPLOST for park, boardwalk/sidewalks in future development phase of Mayor's Park, sidewalk and bike path improvements.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and projects.
- Work with Georgia DOT for funding sidewalk and streetscape improvements and bike trails.
- Adding public restrooms and bathhouse at City Park Location (Parcel 52).
- Add Fire hydrants and improve fire protection as needed for development.



6. Admiral Point

This is an established residential subdivision, and should be limited to single-family structures only. Conventional in layout and featuring a very urbanized scale of small lots and harmonized architecture, this subdivision is considered a healthy part of modern Hiawassee, and offers both lake access and easy proximity to the City.

Continue with residential development. Improve streets, street lighting and traffic flows and reduce traffic problems. Obtain the private easement and convert into a city street. Improve fire protection and Wastewater Treatment Capacity.

Land Uses

- Residential

Implementation Measures

- Increase water line size and number of fire hydrants in area.
- Work with DOT to obtain a traffic light for the entrance into the city hall complex.
- Renovate the Wastewater Lift Station (one new station has been built, two remaining need to still be renovated).
- Improve sidewalks and bike paths.
- Improve street lighting (low level).
- Include area in a Master Plan.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction recommendations.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and projects.



7. Lake Front

These areas are made up of individual single-family structures with frontage on the lake and should be limited to single-family structures only.



Continue with residential development. Improve streets, street lighting and traffic flows and reduce traffic problems. Improve fire protection and Wastewater Treatment Capacity as demand requires it.

Land Uses

- Residential

Implementation Measures

- Increase water line size and number of fire hydrants in area.
- Improve sidewalks and bike paths.
- Improve street lighting (low level).
- Include area in a Master Plan.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction recommendations.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and projects.



8. Big Sky

This area is named for the road intersecting North Main Street, and includes a variety of uses from fast food and grocery stores to some residential and multiple independent shops. As with the South Business Center district, Big Sky features a transition from the urbanized downtown and infiltration by some auto-oriented development. Moving forward the City should continue to encourage a mix of business use (shopping & restaurants) and residential development, and seek to better fuse the district with the City Square. This district will also be included in the new Master Plan for revitalizing Hiawassee.

This is Hiawassee major Mixed Use Opportunity. Maintain existing businesses and seek additional business. This area is suited for commercial and business expansion. There is a need for more residential development. There is a need to reduce traffic problems. There is a need to expand sidewalks, bike paths and walking trails. Need to reduce speed limit to 25 miles per hour at main street entrance. There is a need for access to public streets at the back of the property. The City also needs to upgrade and expand sewer service in this area. This area needs to be developed for public recreation or mini-parks or City overlook opportunity. There is a desire to maintain green space and while creating a park atmosphere with trails. The City also needs to loop it water line in this area and provide for additional fire hydrants.

Land Uses

- Residential
- Commercial
- Office
- Churches
- Civic

Implementation Measures

- Increase the number of fire hydrants in area.
- Work with DOT to obtain a traffic light for the entrance into Big Sky.
- Loop the Big Sky Water line with the Bell Creek Line to improve water quality.
- Improve sidewalks and bike paths.
- Improve street lighting (low level).
- Include area in a Master Plan.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction recommendations.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and projects.



9. Mountain Rural

This is a sparsely populated residential area to the north of Whiskey Mountain. Lots sizes are larger and allow for more open space with tree or vegetation buffers between properties. This area should continue to be limited to single-family residential development only, and will require improvements to the roadway and infrastructure if more development is pursued.



Continue with residential development. Improve streets, street lighting and traffic flows and reduce traffic problems. Improve fire protection.

Land Uses

- Residential

Implementation Measures

- Increase the number of fire hydrants in area.
- Add four way stops to improve public safety.
- Work with DOT to obtain MEAG funds for street resurfacing.
- Improve street lighting (low level).
- Include area in a Master Plan.
- Adopt construction recommendations.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and projects.



10. Whiskey Mtn.

This is the sparsely populated residential area atop the hillside north of downtown. The terrain restricts development to mostly smaller forms and prohibits agricultural activity. This area should be limited to single-family residential development only, and will require improvements to the roadway if more development is pursued in the district.

Continue with residential development. Improve streets, street lighting and traffic flows and reduce traffic problems. Improve fire protection.



Land Uses

- Residential

Implementation Measures

- Increase the number of fire hydrants in area.
- Add four way stops to improve public safety.
- Work with DOT to obtain MEAG funds for street resurfacing.
- Improve street lighting (low level).
- Include area in a Master Plan.
- Adopt construction recommendations.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and projects.



11. Bel Aire Mtn.

This is another of the established residential districts on the northern slopes overlooking Hiawassee. Like Whiskey Mtn., this district features mostly homes and smaller lot sizes. This smaller district, however, lacks the land for significant new development and the access road is further away from downtown. This area should be limited to single-family residential development only, and will require improvements to the roadway if more development is pursued in the district.



Continue with residential development. Improve streets, street lighting and traffic flows and reduce traffic problems. Improve fire protection.

Land Uses

- Residential

Implementation Measures

- Increase the number of fire hydrants in area.
- Work with DOT to obtain MEAG funds for street resurfacing.
- Improve street lighting (low level).
- Include area in a Master Plan.
- Adopt construction recommendations.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and projects.



12. Hiawassee Estates

This is an established residential area in northwest Hiawassee, just west of Hwy 76 and with volumes of homes with lake frontage. Homes here lack the architectural homogeneity of Admiral Point, but are generally of comparable size and market value save for lake access. This area should be limited to single-family residential development only.



Continue with residential development. Improve streets, street lighting and traffic flows and reduce traffic problems. Improve fire protection. Expand Sidewalks from the City limit to the High School Complex. This area needs improved public recreation including a Neighborhood Mini-Park with lake access, boat docks, and floating boardwalk. There is a desire to maintain green space and while creating an outdoor use atmosphere with trails and recreation stations with play equipment.

Land Uses

- Residential

Implementation Measures

- Increase the number of fire hydrants in area.
- Work with DOT to obtain MEAG funds for street resurfacing.
- Improve street lighting (low level).
- Include area in a Master Plan.
- Adopt construction recommendations.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and Projects.
- Continue working with TVA to acquire land for Mini-Park or Recreational area with lake access and recreational facilities.



13. North Main Street

This encompasses the stretch of Main Street running from the City Square to McDonalds, with a mix of uses and differing building designs and materials. There is little in the way of a common theme and usage runs from commercial, business, food produce, hardware, many restaurants, banking to fast foods. There is a need for improved sidewalks, bike trails and pedestrian traffic, public parking, and improved signage and lighting. This district will also be included in the new Master Plan for revitalizing Hiawassee.



Maintain existing businesses and seek additional business. This area is suited for commercial and business expansion. There is a need to reduce traffic problems. There is a need to expand sidewalks and pedestrian crossing. Need to reduce speed limit to 25 miles. The City also needs to rehabilitate, upgrade and expand water and sewer service in this area.

Land Uses

- Retail
- Office
- Civic
- Park
- Church

Implementation Measures

- Increase the number of fire hydrants in area.
- Work with DOT to install sidewalks and a pedestrian crossing and a left hand turn light.
- Improve street lighting (low level).
- Include area in a Master Plan.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction recommendations.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and projects.



14. North Commercial Corridor

This is the portion of Hwy 76/Main Street reaching north from McDonalds' to the Towns County Recreational Center. This area has developed into a commercial district that includes successful shops and restaurants, and features the beginning of Hwy 76 as a four-lane arterial. Development is conventional in form with regards to frontage parking, low scale structures with common commercial designs. There is a need for improved streetscapes and lighting. Importantly, this is an area of high problem traffic. Decreasing speed limits and encouraging car traffic to stop and shop should be a priority. Improved access to the lake, picnic grounds, and bike and foot traffic should be encouraged.



Maintain existing businesses and seek additional business. This area is suited for commercial and business expansion. There is a need to reduce traffic problems. There is a need to expand sidewalks and pedestrian crossing. Need to reduce speed limit to 25 miles. The City also needs to rehabilitate, upgrade and expand water and sewer service in this area.

Land Uses

- Retail
- Office
- Civic
- Park
- Church

Implementation Measures

- Increase the number of fire hydrants in area.
- Work with DOT to install sidewalks and a pedestrian crossing.
- Improve street lighting (low level).
- Include area in a Master Plan.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction recommendations.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and projects.



15. Bell Creek Road Corridor

This the area reaching northward from the Big Sky district, denoting the transition from urbanized Hiawassee to more rural Towns County. The area has a mix of uses including business, agriculture and residential, including some residences with lakefront access. There is no discernable theme though no immediate needs either, as this is a stable part of the community harboring the variety of uses that need to be just outside of downtown. The first mile is primarily business and then residential thereafter. Traffic issues are a concern.



There is a need to maintain existing businesses, seek additional business, and for more residential development. There is a need to expand sidewalks, bike paths and walking trails. Need to reduce speed limit to 35 miles per hour. The City also needs to upgrade and expand water and sewer service in this area. This area needs to be developed for public recreation or mini-parks. There is a desire to maintain green space and while creating a park atmosphere with trails.

Land Uses

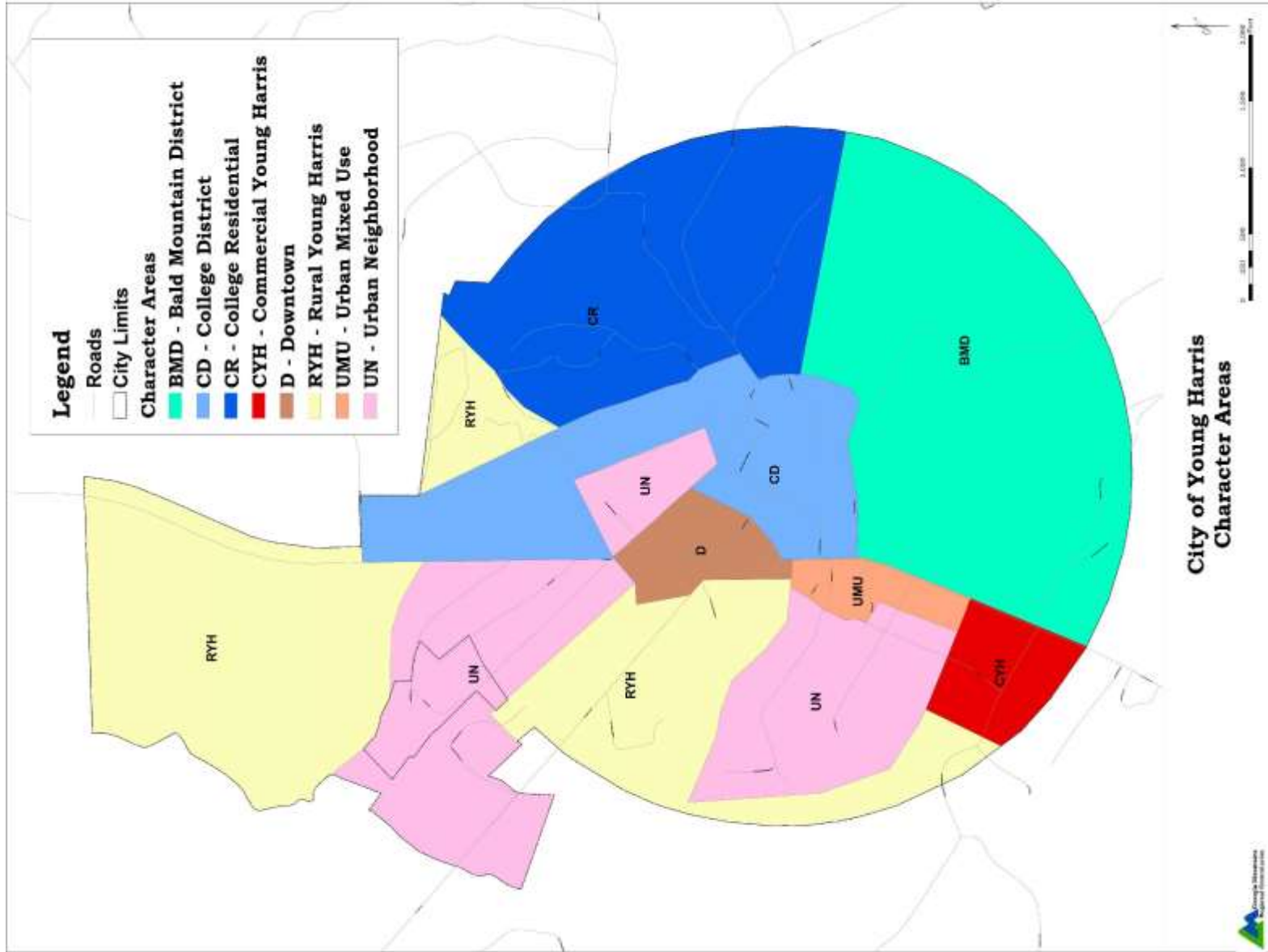
- Retail
- Office
- Civic
- Park
- Church
- Residential

Implementation Measures

- Increase the number of fire hydrants in area and increase the size of water lines/loop water lines.
- Work with DOT to install sidewalks and a pedestrian crossing.
- Improve street lighting (low level).
- Include area in a Master Plan.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction recommendations.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and projects.



Young Harris Recommended Character Areas



1. Bald Mountain District

This is the largely undeveloped mountainside that sits just south of the college campus. Apart from the handful of existing structures within this district, this is the rising backdrop to the community and part of its scenic mountain heritage. The intention is to preserve the area as a sparsely used natural landscape that helps to define the character of the city as it grows alongside.

Land Uses

- Public Parks,
- Private Recreation (College Owned Land), Green Space,
- Limited construction

Implementation Measures

- Review Land Use Ordinances, update where necessary
- Develop report assessing options for greenspace ordinances
- Review possible Historic Preservation Ordinances
- Develop and enable unique Signage to differentiate between different character areas (and for all city streets, areas)



2. College District

This is the campus proper for Young Harris College, and includes their academic, athletic and all other ancillary facilities. The college is in the early stages of a planned growth into a more formal and diverse 4-year institution. This will include plans for more dormitories, classroom space as well as facilities for the arts and administration. Much of this is planned for the existing campus footprint but preliminary plans show ambition for expansion.



The general character of the college is defined more by the scale than the architecture, with the exception of the original church near the main entrance. This structure and setting are the symbol of the campus and should be preserved. Beyond that the college intends to develop several structures ranging from 1-3 stories, and will use the new master plan to define their architectural style.

The campus is known for having greenspace for passive use and both the college and the City wish to see this aspect preserved if not expanded in the future.

Land Uses

- Conservation Subdivision
- PUB
- Private Recreation
- Public Parks
- Detached Residential
- Attached Residential
- Office
- Retail
- Light Industry
- Institutional

Implementation Measures

- Implement Land Use Ordinance, and update where appropriate
- YH College Overlay District
- Unique Signage to differentiate between different character areas (and for all city streets, areas)



3. College Residential

This is a small housing district just behind the college, with mostly modest sized homes of various design types. The scale and setting typifies rural homesteads nestled into the hillside, with most lots on the larger side and fairly wooded. Traffic is minimal and access to the open space within the campus. This area is considered stable and the community would like to keep it intact, with some possible improvements; An additional road access point that does not send traffic through the campus is preferred, as is an extension of sidewalks in the area.

Land Uses

- Private Recreation
- Detached Residential

Implementation Measures

- Land Use Ordinance
- College Overlay District
- Unique Signage to differentiate between different character areas (and for all city streets, areas)



4. Commercial Young Harris

This is the southern tip of the community along Hwy 76 and Brasstown Creek Road, and features the most industrial scale activity within the city. The location, which is somewhat shielded by the slope, makes it the most conducive place in Young Harris for uses that won't adversely impact the character of downtown or the college, but still has access to the main arterial and available utilities.

Land Uses

- PUD
- Detached Residential
- Attached Residential
- Office
- Retail
- Light Industry

Implementation Measures

- Land Use Ordinance, Update where appropriate
- Seek to create, adopt and implement design standards
- Unique Signage to differentiate between different character areas (and for all city streets, areas)



5. Downtown Young Harris

This is a v shaped district that includes the small stretch of Hwy 76 considered as Young Harris' main street, and the block formed by Maple and College Streets that veer eastward from Hwy 76. This includes the vast majority of the city's commercial structures, including a hotel, shops and restaurants. Most structures are 1-2 stories with a range of 60's-80's architectural styling. There is no prevailing style for architecture or signage, however, but is defined mostly by the concentration of commercial activity.



Most buildings along the highway are within 50' of the roadway; reminiscent of true urban districts, but the massing of structures is less dense than Hiwassee due to some vacant lots and parking areas. There is a desire to build upon this, however, to improve the pedestrian viability of the area and maintain the small town character rather than give way to conventional auto-oriented designs. The struggle is to maintain this area for a downtown while also accommodating the traffic that uses Hwy 76.

Land Uses

- PUD
- Public Parks
- Detached and Attached Residential
- Retail
- Office
- Light Industry

Implementation Measures

- Land Use Ordinance
- Create, Adopt and Implement Design Standards
- Create Downtown Development Authority and/or Merchants Association to aid in shaping downtown
- Seek Financing for building, façade, economic development
- Unique Signage to differentiate between different character areas (and for all city streets, areas)



6. Rural Young Harris

This is the part of the incorporated city that features traditional large lot residential and agricultural activity. Along the City's northern or western periphery and defined by existing farms and only a few houses, this is where Young Harris and the rural county come together. Proximity to the city center and some utilities allows for future redevelopment, but for now this is a viable district for farming or raising animals on a smaller scale. The northern arm of this district could be considered for different development in the future pending other plans and objectives, as it offers continued close proximity to the highway.



The desired character for this area is a continuation of historic rural and agricultural patterns.

Land Uses

- Residential
- Agricultural
- Churches
- Parks and recreation

Implementation Measures

- Review current land use ordinances, update where necessary
- Create and implement rural design guidelines to maintain rural atmosphere while accommodating new residential development as “conservation subdivisions” that incorporate significant amounts of open space.
- Unique Signage to differentiate between different character areas (and for all city streets, areas)



7. Urban Mixed Use

This is the area west of downtown and across Hwy 76 from the college campus, providing a variety of existing housing and some commercial and service uses along or near the highway. It is bordered on the west by Sycamore Street, which provides this part of Young Harris with blocks for urban scale uses, and features some of the earlier auto-oriented commercial development that would not have been found downtown. The location, street layout and form, plus the variety of existing structures (houses, shops, larger buildings) makes the district viable for different types of growth, including possible infill development at vacant lots and structures and the possibly for expanding the downtown character area.



Land Uses

- PUD
- Public Parks
- Detached and Attached Residential
- Office
- Retail
- Entertainment
- Light Industry

Implementation Measures

- Create, Adopt and Implement Design Standards
- Add Urban Mix to Land Use Ordinance
- Create Downtown Development Authority or community association to aid with development of this area
- Seek economic development ideas and funding to aid in development
- Unique Signage to differentiate between different character areas (and for all city streets, areas)



8. Urban Neighborhoods

This is a set of three areas around the City center that compliments the existing and proposed urban environment for Young Harris but also exhibit a more residential scale and base.



To the north is the established residential district comprised of Meadow, Miller and Dean Streets north of the downtown area. These roads connect with the highway do feature some non-residential activity along that corridor, but away from Hwy 76 this area provides a more traditional neighborhood setting in terms of lot size and residential structures, including some smaller lots, common yard sizes and structural locations. There are some opportunities for infill development that could strengthen the district's residential role, and an expansion of this district might be called upon depending on plans for other parts of the community.

To the east is a two-block stretch alongside Maple Street between downtown and the college that includes City Hall and the adjoining park and several houses. Portions of the corridor may evolve into commercial use or other public activity centers, but it will be more reserved than a conventional commercial road due to the adjoining uses.

To the south is the existing neighborhood on and behind Sycamore Street, including portions of Walker and School Streets. This area features several homes with urban scale yards and lots in a pattern that could be easily extended and complimented with sidewalks. The residents consider the area stable and desire to preserve the existing characteristics and residential nature.

Land Uses

- Attached Residential
- Public Parks
- Private Recreation
- Retail

Implementation Measures

- Create Design Standards
- Develop Historic Preservation Ordinance to preserve older homes and structures
- Unique Signage to differentiate between different character areas (and for all city streets, areas)



Quality Community Objectives

Since 1999 the Board of the Department of Community Affairs has identified various Quality Community Objectives (QCOs) as value statements of the development patterns and options that will help Georgia preserve her unique cultural, natural and historic resources while looking to the future and developing to her fullest potential.

These ten objectives are adapted from generally accepted community development principles to fit the unique qualities of Georgia's cities and counties. Although these objectives are only recommendations, we are convinced that implementing these principles will result in greater efficiency and cost savings for local governments and a higher quality of life for their citizens.

- **Economic Prosperity:** Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.
- **Resource Management:** Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.
- **Efficient Land Use:** Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.
- **Local Preparedness:** Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

- **Sense of Place:** Protect and enhance the community’s unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.
- **Regional Cooperation:** Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.
- **Housing Options:** Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.
- **Transportation Options:** Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.
- **Educational Opportunities:** Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.
- **Community Health:** Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

In developing the Future Development Scenario portion of the Comprehensive Plan, the community is encouraged to review the QCOs for their applicability to local conditions and goals. Their general application to each Character Area is described here.

Applicable QCO's per Character Area

DCA Quality Community Objective	Economic Prosperity	Resource Mgmt.	Efficient Land Use	Local Preparedness	Sense of Place	Regional Cooperation	Housing Options	Transportation Options	Educational Opportunities	Community Health
Towns County	X	X	X	X	X	X	X	X	X	X
Hiawasse	X	X	X	X	X	X	X	X	X	X
Young Harris	X	X	X	X	X	X	X	X	X	X

III. IMPLEMENTATION PROGRAM

While the Future Development Map illustrates the physical conditions expressed within the Vision, the Implementation Program is the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. It identifies specific measures, both short and long-term, that must be undertaken by the community in order realize the community's goals.

Policies and Long-Term Objectives

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

Towns County

- Work with Department of Community Affairs (DCA) and the Georgia Mountains Regional Commission (GMRC) for future economic and downtown development, and also identify potential grants and other economic development resources and workforce development.
- Regularly schedule meetings to collaborate between municipal and county elected officials, stakeholders and other selected groups.
- Continue to enforce minimum size for residential lots,
- Continue to enforce Mountain Protection Act
- Balance individual private property rights with common-sense restrictions
- Utilize local community leaders to pursue industries that would find Towns County attractive
- Towns County Development Authority and Towns County Historical Society work to ensure local heritage is preserved as the area grows
- Promote the beauty of the mountains and lake using the natural resources of waterfalls, hiking & boating.
- Promote events bringing people to the community for overnight lodging, dining & shopping.
- Continue to cultivate community support for assistance in running the Towns Co. Visitor Ctr.
- Continue to provide community support to local organization for special projects.
- The Tourism Board and Staff should continue to serve on many committees and demonstrate strong leadership and involvement.

- Regularly schedule meetings to collaborate between municipal and county elected officials, stakeholders and other selected groups.
- Continue to do ongoing road repairs annually
- Do not accept excessive road grades
- Work with USFS to better promote recreation opportunities and access
- Continue to enforce sediment/erosion control program through building inspector and planning commission
- Continue working with Georgia Regional District Commission on behalf of Lake Chatuge
- Continue working to acquire funds in support of Action Plan implementation on behalf of Lake Chatuge
- Work with state and federal agencies to promote enforcement of safety regulations on Lake Chatuge
- The Health Department and their Environmental staff to continue to oversee septic tank inspections as needed or requested
- Evaluate county properties for potential BMPs to retain/treat storm water
- Provide residents and visitors with improved awareness with Natural Forest benefits and opportunities plus future plans, projects and changes.
- Continue to enforce the local sediment/erosion control program.
- Continue sponsoring annual events i.e., Moonshine Cruiz-In and add new events i.e., the Collegiate Bass Tournament.
- Continue to promote Shriner's Convention which has been pledged to be held in Towns County since 2013.
- Coordinate efforts with Georgia Mountain Fair Authority to promote their events.
- Continue working to acquire funds in support of Hiawassee River Watershed Coalition.
- Provide residents and visitors with improved awareness with Natural Forest Benefits and opportunities plus future plans, projects and changes.
- Replace older law enforcement vehicles as needed.
- Upgrade Fire Dept. facilities and purchase new fire equipment as needed.

Hiawassee

- Work with Department of Community Affairs (DCA) and the Georgia Mountains Regional Commission (GMRC) for future economic and downtown development, and also identify potential grants and other economic development resources and workforce development.
- Regularly schedule meetings to collaborate between municipal and county elected officials, stakeholders and other selected groups.

- Review of planning, land use and development trends to determine best uses of property such as form based codes or zoning options.
- Continue to actively review, expand and enforce local ordinances and codes.
- Digitize council resolutions and minutes.
- Utilize Municode for digitization of city ordinances.
- Become a City of Ethics through the Georgia Municipal Association (GMA).
- Enforce codes and ordinances through code enforcement to ensure the health and safety of the community.
- Seek to attract targeted industries and businesses by utilizing local and regional economic development resources while also anticipating the requirements needed for their success such as parking or other improvements that may be necessary.
- Ensure local heritage and history is preserved and maintained through historical society programs, history and heritage events and codes such as an historic preservation ordinance.
- Promote the beauty of the mountains and lake through environmental hiking and outdoor activities, events, stewardship and policies.
- Promote events bringing people to the community for overnight lodging, dining and shopping that highlights Hiawassee.
- Continue to cultivate community support for community events and special projects.
- Investigate, research and expand transportation options, road repairs and resurfacing options for the transportation budget to include pedestrian and bicycle safety options such more sidewalks, crosswalks, bike and golf cart paths and other solutions to incorporate more walkability in the city.
- Work with State and Federal Agencies to better promote accessibility to Lake Chatuge through waterfront parks, boat ramps, boardwalks, fishing piers, local businesses and recreation opportunities such as bass fishing tournaments.

Young Harris

- Work with Georgia Mountains Regional Commission, Department of Community Affairs, Appalachian Regional Commission and other stakeholders to explore future development opportunities for jobs, workspace, etc. that fits in with the character of the city.
- Regularly schedule meetings to collaborate between municipal and county elected officials, stakeholders and other selected groups.
- Annual review of land use and development trends to ensure compatibility of new development with comp plan and with existing neighborhoods
- Seek “village” appropriate markets and shops

- Promote development and tourism in cooperation w/County & Civic organizations
- Annual meeting with Economic Development organizations
- Quarterly mtg. with County and Hiawassee
- Ensure sharing of meeting agendas and minutes; Review of same reported to elected officials
- Designate an Economic Development representative/ professional among staff or officials.
- Utilize the college and natural environment in the Brasstown Bald/Brasstown Valley to help guide appropriate growth in the city.

Long-Term Activities and Ongoing Programs

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

Towns County

- Seek State and Federal funding for Lake Chatuge management measures outlined in this plan, and to acquire funds in support of Hiawassee River Watershed Coalition
- Work with Mayors and City Council of Young Harris and Hiawassee and Towns County Water and Sewerage Authority to coordinate the water service with the incorporated and unincorporated areas of Towns County
- Maintain bldg. height restrictions to 35 feet
- Reduce gravel roads at a rate of 5 mile per year
- Replace/ rebuild one bridge
- Continue to maintain and upgrade exercise and cardiac equipment & allow Towns County citizens to use without charge
- Replace commercial washer/dryer at detention center
- Replace older law enforcement vehicles as needed
- Replace obsolete computers and software at sheriff/jail offices
- Upgrade fire dept facilities and purchase new fire equipment as needed
- Continue sponsoring annual events i.e., Moonshine Cruiz-In and add new events i.e., the Collegiate Bass Tournament
- Help to promote Shriners Convention which has been pledged to be held in Towns County beginning 2013
- Improve infrastructure for the Industrial Park and acquire additional property suitable for manufacturing or other large industrial industries

- To promote the area through as a hiker friendly town with the goal of increasing our area's business base and encourage businesses to support hiker-friendly activities such as spec rates and/or merchandise for hikers
- To promote language for the protection of the Appalachian Trail in future land-use plans, planning tools, ordinances or guidelines where appropriate
- Coordinate efforts with Georgia Mountain Fair Authority to promote their events
- Recap, improve, and pave at least 5 miles of county road annually
- Work with state DOT on widening and /or straightening the state road between Young Harris and Blairsville; Work with State DOT on installing a traffic light at 288 and 76E
- Continue to maintain and upgrade beach facilities and allow our citizens to use without charge

Hiwassee

- Seek funding for expansion of wastewater plant.
- Seek funding for expansion of water treatment plant.
- Expand and renovate the Hiwassee City Square.
- Expand downtown development.
- Obtain a park and performance venue to create opportunities for community and visitors.
- Seek to improve ways to get people traveling through the city to stop.
- Expand public parking and lake access.
- Explore potential for improving sustainability of utilities and civic structures, including solar power resources, remote meter reading equipment, wireless broadband internet service, etc

Young Harris

- Seek funding for expansion of water and wastewater lines.
- Explore ways to increase partnerships between YH college, city and community
- Explore ways to utilize downtown and park to create more opportunities for community to come together
- Seek to improve ways to get people traveling through the city to stop and use the city.
- Study/ Consider ways to incorporate more shared public space between College and private citizens
- Explore potential for improving sustainability of utilities and civic structures, including solar power resources, remote meter reading equipment, etc.
- Annexation of additional areas as feasible.
- Create a long-term marketing plan.

- Identification of potential businesses suitable for relocation throughout the city.
- Completion of a long term master plan for the city.
- Identify land & model policies for neighborhood parks.
- Explore codes that require property management for absentee owners (Vacancy provisions).
- Form Downtown Development Authority.
- Speak with Hospital about potential for local clinic.
- Review existing historic preservation ordinances; Amend as needed.
- Research programs to help with home restoration & reducing vacancies.

Reports of Accomplishments

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

Report of Accomplishments – Towns County

Action	Status	Comment
Begin and construct new park including outside facilities i.e., trails, picnic areas, pavilions, etc.	Complete	
Issue bid packages, award bid, begin and complete construction on recreational/multipurpose building.	Completed	
Complete construction of new recreational/multipurpose building.	Completed	
Repair, improve, and pave at least 5 miles of county road annually	Completed	
With DOT on widening and/or straightening the road between Young Harris and Blairsville; Work with State DOT on installing a traffic light at 288 and 76E.	In Progress	GDOT revisiting in 2017, in current STWP.
Continue to enforce the local sediment/erosion control program.	Completed	Future efforts to be carried out as policy
Continue sponsoring annual events i.e., Moonshine Cruiz-In and add new events i.e., the Collegiate Bass Tournament.	Completed	Future efforts to be carried out as policy
Continue to promote Shriner's Convention which has been pledged to be held in Towns County beginning 2013.	Completed	Future efforts to be carried out as policy
Improve Infrastructure for the Industrial Park and acquire additional property suitable for manufacturing or other large industrial industries	Completed	
Coordinate efforts with Georgia Mountain Fair Authority to promote their events.	Completed	Future efforts to be carried out as policy
Continue working to acquire funds in support of Hiawassee River Watershed Coalition.	Completed	Future efforts to be carried out as policy
Provide residents and visitors with improved awareness with Natural Forest Benefits and opportunities plus future plans, projects and changes.	Completed	Future efforts to be carried out as policy
Replace older law enforcement vehicles as needed.	Completed	Future efforts to be carried out as policy
Replace commercial washer/dryer at the jail.	Completed	
Upgrade Fire Dept. facilities and purchase new fire equipment as needed.	Completed	Future efforts to be carried out as policy
Replace obsolete computers and software at sheriff/jail	Completed	

offices.		
Publicity for saving oldest houses, structures, & site views, in the county, National Register Historic Places, arrange tours	Completed	
Publicity for saving old photographs, artifacts and other unique memorabilia for exhibit in museum.	Completed	
Publicity for recording elder citizen's oral history.	Completed	
Publicity for genealogy research and processes for proof of ancestors, DNA, etc.	Completed	
Rough clearing and road access to new park (Using County Road Dept., State prisoners)	Completed	
Hire architectural firm to design and draw comprehensive development plans for new park.	Completed	
Final clearing and preparation of park facilities.	Completed	
Build and pave roads at new park.	Completed	
Issue bid packages and accept bids (if needed) on design, Issue bid packages and accept bids (if needed) on design, development, and construction of all aspects of new park i.e., athletic fields, concession stands, restrooms, lighting, playground areas, etc....	Completed	
Hire Contractor to design & construct or renovate 4 outdoor tennis courts.	Completed	
Hire architectural firm to design indoor multipurpose building to include 2 court floors, racquetball courts, exercise room, meeting rooms, etc.	Completed	
Lobby against I-3 with GA executives and legislators (on going)	Completed	
Pass agreement that requires fire hydrants be installed on all 6 inch water lines	Completed	
Complete the 10 year Water and Sewer Service Delivery Agreement with the City of Hiawassee and Young Harris	Completed	
Purchase pre-owned 75' Aerial Truck; Purchase and Install fire hydrants; and purchase other fire equipment	Completed	
Install security fencing outside inmate living areas and for securing seized vehicles	Completed	
Purchase 1 ambulance	Completed	
Purchase generator for EMS East Station	Completed	

Purchase 12 lead monitor and portable ventilator for EMS	Completed	
Inventory all county signs and comply with all new regulations concerning GIS services	In Progress	Scheduled for completion in 2018.
Preserve Industrial Park Property for manufacturing or other large industrial businesses by purchasing it by paying off the debt	Completed	
Complete Application process for Towns County to become an Appalachian Trail Community	Completed	
Form committee for planning of bicycle paths in partnership with Board of Education	Completed	
Repair, replace, or build at least one bridge in 2011	Completed	
Publicity for building of Museum/Cultural Center with galleries, auditoriums, festival space, storage space, etc.	Ongoing	Continues in current STWP, date of construction TBD.
Publicity for saving oldest houses, structures, & site views, in the county, National Register Historic Places, arrange tours	Ongoing	Continues in current STWP.
Publicity for saving old photographs, artifacts and other unique historical memorabilia for exhibit in museum	Ongoing	Continues in current STWP.
Publicity for recording elder citizens oral history	Ongoing	Continues in current STWP.
Publicity for genealogy research and processes for proof of ancestors, DNA, etc.	Ongoing	Continues in current STWP.
Rough clearing and road access to new park (Using County Road Dept., State prisoners	Completed	
Hire heavy equipment operator as needed.	Completed	
Hire architectural firm to design and draw comprehensive development plans for new park	Completed	
Install a CAD terminal in the 911 mapping center	Eliminated	Determined that it wasn't needed.
Purchase ambulance	Completed	
Mobile Card Server/System	Postponed	Due to upgrade to next generation 911.
Two Additional Trunk lines	Postponed	Determined that it wasn't needed due to recession and reduced growth
New Software for CAD system	Completed	
Publicity continued for building of Museum/Cultural Center with extras (old houses, artifacts, oral history, and genealogy).	Ongoing	Continues in current STWP, date of construction TBD. (This was listed individually for each year in the prior comp plan)
Get cost and schedule estimates for building	Ongoing	Continues in current STWP, date of

Museum/Cultural Center		construction TBD.
Purchase equipment needed to maintain fields and other areas of new park i.e., utility vehicle with attachments, lawn mower, etc....	Completed	
Plan for wastewater treatment for new development/increased population	Completed	
Work with the city and the Water Authority to develop a plan for the expansion of the Hiawassee Water Plant.	Completed	
Upgrade Fire Radio Equipment to comply with FCC Narrow Band Requirement	Completed	
Purchase 2 mechanical CPR devices	Completed	
Issue Bid package, Accept bid, issue construction contract, and begin construction on new senior building	Completed	
Expand/Upgrade the Hiawassee Library	Completed	
Publicity continued for building of Museum/Cultural Center with extras (old houses, artifacts, oral history, and genealogy).	Ongoing	Continues in current STWP, date of construction TBD. (This was listed individually for each year in the prior comp plan)
Get cost and schedule estimates for building Museum/Cultural Center	Ongoing	Continues in current STWP, date of construction TBD. (This was listed individually for each year in the prior comp plan)
Final clearing and preparation of park facilities	Complete	
Build and pave roads at new park	Complete	
Hire contractor to design & install electrical & water utilities	Complete	
Hire professional park facility and landscape developer to construct outdoor athletic fields	Complete	
Hire contractor to build concession stands and restroom facilities	Complete	
Purchase utility vehicle - with attachments to maintain ball fields at new park	Complete	
Hire park Supervisor for new park (Fulltime)	Complete	
Purchase lawnmower for new park	Complete	
Upgrade software for 911 mapping	Complete	
Purchase 12 lead monitor and portable ventilator for EMS	Complete	
Renovate old Senior Building for Courthouse Annex	Complete	
Replace, repair, or build at least one bridge in 2013	Complete	

Contract for traffic management plan to include the need for road signs and traffic lights	In Progress	Scheduled for completion in 2018.
Publicity continued for building of Museum/Cultural Center with extras.	Ongoing	Continues in current STWP, date of construction TBD. (This was listed individually for each year in the prior comp plan)
Hire landscape specialist to construct outdoor facilities including trails, picnic areas, pavilions etc.:	Complete	
Hire playground specialist to design, purchase and construct play areas w/ equipment	Complete	
Hire Contractor to design & construct lighted outdoor pickleball courts at new park	Complete	
Hire architectural firm to design indoor multipurpose building to include 2 court floors, racquetball courts, exercise room, meeting rooms, etc.	Complete	
Hire maintenance person for new park (Full Time)	Complete	
Intensify publicity for building of Museum/Cultural Center with extras.	Ongoing	Continues in current STWP, date of construction TBD. (This was listed individually for each year in the prior comp plan)
Renovate EMS station West due to aging	Complete	
Add Museum/Cultural Center to tax agenda SPLOST	Complete	
Intensify publicity for building of Museum/Cultural Center with extras	Ongoing	Continues in current STWP, date of construction TBD. (This was listed individually for each year in the prior comp plan)
Hire contractor to build indoor multipurpose rec center building at new park	Complete	
Plan Museum/Cultural Center with extras	In Progress	Continues in current STWP, date of construction TBD. (This was listed individually for each year in the prior comp plan)
Purchase ambulance	Complete	
Replace, Repair, or build at least one bridge annually	Complete	
Hire architectural firm to plan and build Museum/Cultural Center with extras.	Ongoing	Continues in current STWP, date of construction TBD. (This was listed individually for each year in the prior comp plan)
Hire indoor multipurpose building attendants (2 positions - Part Time)	Complete	
Hire contractor to design and build outdoor Olympic size pool at new park	Eliminated	Determined that it wasn't needed.

Report of Accomplishments – Hiawassee

Action	Status	Comment
Map & Code Hiawassee Fire Hydrants	Completed	
Implement Hiawassee Sidewalk Improvement Project	In Progress	
Replace Utility Mobile Reader & City Billing System	Completed	
Pedestrian Cross Walk & Turn Lane	In Progress	
Replace Streak Hill Water Line	Completed	
Seek Designation for Hiawassee as an Appalachian Trail Community	Completed	
Seek to reduce Citywide speed limits to 35 mph.	In Progress	
Report identifying other forms of revenue for City.	Ongoing	
Form a Downtown Development Authority.	Discontinued	Lack of interest
Establish a Downtown Business or Merchant's Association.	Completed	
Develop Hiawassee Master Road Improvement Plan.	Completed	Lack of support
Increase the Hiawassee Hotel-Motel Tax to the state maximum.	Discontinued	
Implement Planning Criteria and Standards for construction.	Completed	
Adopt Ordinance establishing standards and inspection of Manufactured Homes.	Completed	
Petition state and federal officials for a new Post Office.	Completed	
Adopt Ordinance for the inspection of septic system; Mandate the connection of city sewer lines whenever possible.	Completed	
Implement a setback standard from 1933 contour line giving incentives for connection to sewer lines.	Completed	
Hiawassee Mayor's Park	In Progress	
Replace Pumps at Hiawassee Water Plant (Variable speed)	In Progress	
Purchase Hiawassee Patrol Vehicle	Completed	
Increase Number of Hiawassee Fire Hydrants (Fire Protection)	Completed	
Increase Water Storage by adding Additional 150,000 Gallon Tank in Bell Creek Area.	Completed	

Report identifying potential needs and opportunities for expanding medical services.	Ongoing	
Implement a Building Standards Ordinance.	Completed	
Implement a Tree Ordinance.	Completed	
Develop Hiawassee Traffic Management Plan.	Ongoing	
Develop Hiawassee Bike and Pedestrian Master Plan.	Ongoing	
Consider legislation calling for a City Referendum on Liquor by the Drink.	In Progress	
Adopt ordinances ensuring any sale of Adult Beverages must be accompanied by food sales.	In Progress	
Adopt a Historic Buildings Ordinance.	Ongoing	
Provide Public Restrooms on the Hiawassee City Square.	Ongoing	
Double Hiawassee Water Treatment Plant's withdrawal Permit.	Ongoing	
Establish a City Fund to assist private business with exterior or façade improvements based on city theme and standards.	Ongoing	
Implement a Water Restrictions Ordinance.	Completed	
Implement a Storm Water Ordinance to protect Lake Chatuge.	Completed	
Develop Uniform Building Codes and City Planning Requirements.	Completed	
Adopt Storm water Utility Ordinance.	Discontinued	Lack of support
Increase Hiawassee Wastewater Treatment Plant Discharge Permit from 300,000 to 500,000 g.p.d.	Completed	
Implement Nitrogen & Phosphorus Removal at Hiawassee Wastewater Treatment Plant	Completed	
Replace/Upgrade Water Intake at Hiawassee Water Plant	Completed	
Upgrade/Renovate Tanks at the Hiawassee Wastewater Plant	Ongoing	
Purchase Hiawassee Police Station	Completed	
Provide accommodations for a City History Museum.	Discontinued	Lack of support

Report of Accomplishments – Young Harris

Action	Status	Comment
Review zoning and land use policies to ensure compatibility with Comp Plan goals	Completed	Updated in 2014
Identify land & model policies for neighborhood parks	Ongoing	Moved to Long-Term Activities & Programs
Explore codes that require property management for absentee owners (Vacancy provisions)	Ongoing	Moved to Long-Term Activities & Programs
Review enforcement practice of existing codes	Ongoing	Moved to Long-Term Activities & Programs
Form Downtown Development Authority	Ongoing	Moved to Long-Term Activities & Programs
Host outside experts and resources to assess downtown potential	Postponed	2013 DCA brought team to YH for planning and assessment. 2014 had an initial meeting with businesses but nothing after – planning needs to resume and objectives defined.
Designate an Economic Development representative/ professional among staff or officials	Postponed	Moved to Policies & Long-Term Objectives
Speak with Hospital about potential for local clinic	In Progress	Moved to Long-Term Activities & Programs
Speak with College about potential for shared facility	Complete	
Consider specialized transit/ van service	Postponed	
Explore potential for funding current infrastructure improvements (such as flow testing)	In Progress	Will be complete in 2017
Forum with partners to review options for sidewalks, bike paths and pedestrian safety within downtown	In Progress	
Review existing historic preservation ordinances; Amend as needed	Postponed	Moved to Policies & Long-Term Objectives
Survey to determine valued scenic vistas into and from the City	Postponed	To be completed in 2017
Solicit and implement a downtown development plan	Postponed	To be completed in 2018
Research options and issues concerning the potential for a permitting pouring licenses	Complete	Alcohol Ordinance revised in 2014
Research programs to help with home restoration & reducing vacancies	Postponed	Moved to Long-Term Activities & Programs
Develop and implement a trail and sidewalk master plan	In Progress	Will be complete in 2017
Review development regulations for green space requirements; Amend as needed	In Progress	Will be complete in 2017

Explore applications for grants for trails, bike paths, sidewalks and park space	In Progress	Continual – grants to be completed yearly
Review communication of existing codes to owners and citizens	Completed	
Review possible design standards for residential units	In Progress	To be completed in 2017
Develop Targeted business strategy	In Progress	To be completed in 2017
Solicit report summarizing impacts of new alcohol sales on other, comparable communities	Completed	
Explore potential multi-use trail connecting YH with Brasstown Valley Resort	In Progress	To be completed in 2017
Speak w/Co. and College about collaboration on civic space	In Progress	To be completed in 2017
Meeting with GDOT to confirm options for pedestrian and bicycle safety within downtown	In Progress	To be completed in 2017
Report on options for traffic calming and aesthetics on Hwy 76	In Progress	To be completed in 2017
Develop "Green Young Harris" promotion program	In Progress	To be completed in 2017
Establish sustainability committee	Postponed	To be completed in 2017
Establish sustainability goals for City operations	Postponed	To be completed in 2017
Review existing development regulations for tree protection/planting standards; Amend as needed	Completed	
Consider options for development design standards	In Progress	To be completed in 2017
Conduct collaborative long-term growth study between City and College	In Progress	To be completed in 2018
Smoke Test Sewer Lines and Map Lines	Completed	Listed as In Progress in 2010 ROA
Sewer Gravity Dewatering Equipment	In Progress	
Extend Street Lighting	In Progress	Pursuing grants
Improve Streets w/Sidewalks and Curbing	In Progress	Pursuing TE Grant
Renovate City Hall and Improve Community Room Facilities	Completed	Listed as Postponed in 2010 ROA
Purchase 4-Wheel Drive Service Truck	Postponed	Deferred until financially feasible
Develop a Transportation Plan for coordinating local needs with GDOT planning processes	In Progress	To be completed in 2017
Begin using capital improvement plans in long and short term budgeting procedures	Completed	Listed as In Progress in 2010 ROA

Promote Tourism in Cooperation w/County & Civic Organizations	Postponed	Listed as In Progress in 2010 ROA
Have a land use forum for economic development representatives; Use results in Comp Plan update	Postponed	Listed as Postponed in 2010 ROA
Develop coordinated Economic Development Strategy	In Progress	
Nominate the Berry and Miller Houses to National Register of Historic Places	Postponed	Listed as Deferred in 2010 ROA until additional info and support is available
Perform revitalization study for Walker Street area	Postponed	Listed as Deferred in 2010 ROA until financially feasible
Host a housing and development workshop for local officials to review market trends	Postponed	Listed as Deferred in 2010 ROA until financially feasible
Develop a Corridor Management Strategy for the County's arterials	In Progress	To be completed in 2017
Report on ways to bring in more retail and entertainment within the city limits	In Progress	To be completed in 2017
Survey businesses to identify options and needs to foster commercial activity	In Progress	To be completed in 2017
Survey local residents and students to identify business needs and demands	In Progress	To be completed in 2017
Public Safety assessment w/ County and College	In Progress	To be completed in 2018
Consider options for nature themed civic events	In Progress	To be completed in 2017
Review programs that provide homeowners and business with tools to improve sustainability	In Progress	To be completed in 2017

Short-Term Work Program

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

2017 - 2021 Short-Term Work Program – Towns County

2017	2018	2019	2020	2021	Action	Estimated Cost	Funding Source	Responsibility
x	x	x	x	x	Implement BOE Capital Improvement Projects	TBD	ESPLOST	County/Board of Education
x					With DOT on widening and/or straightening the road between Young Harris and Blairsville; Work with State DOT on installing a traffic light at 288 and 76E.	TBD	TBD	County/GDOT
x					New generator for repeater on Bell Mountain	\$10,000	SPLOST and/or County budget	County, Community Emergency Services/911
x					Emergency Operation Center generator	\$40,000	Grant and/or County budget	County, Community Emergency Services/911
	x				Update Next Generation CAD Program	\$400,000	911 wireless and prepaid fees	County, Community Emergency Services/911
	x				New GIS/GPS mapping equipment/new computers and software	\$20,000	County budget	County, Community Emergency Services/911
x					Cardboard baler at county transfer station	\$10,000	County budget	County/Solid Waste
x					New clam bucket 4 wheel drive backhoe	\$100,000	County budget	County/Solid Waste
x					Tub grinder for county transfer station to grind brush and stumps	\$300,000	County budget	County/Solid Waste
x					Mountain Christmas lights display enhancement at Georgia Mountain Fairgrounds	\$150,000	Grant (\$100,000) plus Hotel and Motel Tax (\$50,000)	County/Tourism
x	x	x	x	x	Continue to maintain and improve the 18 acres given by the Hal Herrin estate on the summit of Bell	TBD	County budget, donations, grants, etc.	County, historical committee, Chamber of

					Mountain as the Bell Mountain Park and Towns County Historical Site.			Commerce, civic groups
x	x				Inventory all county signs and comply with all new regulations concerning GIS services	TBD	County Budget/ SPLOST	County Gov't
x	x				Contract for traffic management plan to include the need for road signs and traffic lights	TBD	County Budget	County Gov't
x	x	x	x	x	Maintain opposition to unsubstantiated development that spoils the county's natural and historic resources: limit roadways especially on virgin land, request environmental impact studies by unbiased agencies and studies to preserve historic structures and view-sheds.	\$100	County budget, donations, grants, festivals, etc.	historical committee, Chamber of Commerce, civic groups
x	x	x	x	x	Improve promotion and education about our local national forests, parks, and environmental resources. Develop more natural resources and/or restricted areas. Work with USFS, NPS and USDA Rangers and employees concerning education, management and destructive events such as a drought, fires, rebuilding if necessary.	\$500	County budget, donations, grants, festivals, etc.	historical committee, Chamber of Commerce, civic groups
x	x	x	x	x	Continue preservation of Lake Chatuge and enforcement of sediment/erosion programs. Use festivals/tours for education. Work with state and federal agencies including local groups, Ga. Regional District Commission and the TVA on BMP including feeder streams	\$500	County budget, donations, grants, festivals, etc.	historical committee, Chamber of Commerce, civic groups
x	x	x	x	x	Promote and maintain the Appalachian National Scenic Trail (AT) and other hiking trails and "leave no trace policy."	\$100	County budget, donations, grants, festivals, etc.	historical committee, Chamber of Commerce, civic

								groups
X	X	X	X	X	Promote and publicize the Brasstown Bald Center; work with federal, state and locals to educate	\$100	County budget, donations, grants, festivals, etc.	historical committee, Chamber of Commerce, civic groups
X	X	X	X	X	Promote and publicize scenic mountain and lakeside drives and paths. Work with fed, state and locals to highlight preservation.	\$100	County budget, donations, grants, festivals, etc.	historical committee, Chamber of Commerce, civic groups
X	X	X	X	X	Preserve Cultural Heritage— MUSEUMS & NATIONAL REGISTER. Seek funding to hire coordinator-curator to promote and maintain identified areas of historic cultural need. Develop a museum plan for the county and add to historic sites (buildings, view-sheds, districts, etc.); organize plans for State-of-the-Art Museum/Cultural Center/Performing Arts Center with galleries, auditoriums, festival space, storage space, public digital equipment research area, big screen TVs, etc.	\$5000	County budget, donations, grants, festivals, etc.	historical committee, Chamber of Commerce, civic groups
X	X	X	X	X	Hamilton Gardens, publicize and maintain the gardens	\$100	County budget, donations, grants, festivals, etc.	historical committee, Chamber of Commerce, civic groups
X	X	X	X	X	Promote and publicize the Brasstown Bald Center work with federal, state and locals to educate	\$100	County budget, donations, grants, festivals, etc.	historical committee, Chamber of Commerce, civic groups
X	X	X	X	X	Preserve Cultural Heritage—	\$5000	County budget,	historical

				<p>MEMORABILIA artifacts and digital records. Collect old costumes, old photographs, memorabilia, farm and homestead tools, especially the binding and preservation of old county newspapers along with county records and their conversion to digital form. Purchase and update every three to four years digital media devices such as big screen TVs, computers, scanners, tablets, audio and video equipment for recording and presentations. Publicity for genealogy research and processes for proof of ancestors, DNA, etc. with dedicated computers to this goal.</p>	<p>donations, grants, festivals, etc.</p>	<p>committee, Chamber of Commerce, civic groups</p>
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2017 - 2021 Short-Term Work Program – Hiawassee

2017	2018	2019	2020	2021	Action	Estimated Cost	Funding Source	Responsibility
x					Implement Hiawassee Sidewalk Improvement Project	250,000	DOT T-Grant/Budget	Hiawassee
x					Pedestrian Cross Walk & Turn Lane	\$20,000	Dot T-Grant/Budget	Hiawassee
x					Seek to reduce Citywide speed limits to 35 mph.	NA	NA	Hiawassee
x					Report identifying other forms of revenue for City.	\$500	City	Hiawassee
x					Hiawassee Mayor's Park	\$200,000	SPLOST/Budget	Hiawassee
x					Replace Pumps at Hiawassee Water Plant (Variable speed)	\$80,000	Budget	Hiawassee
x					Report identifying potential needs and opportunities for expanding medical services.	\$1,000	City	Hiawassee
x					Develop Hiawassee Traffic Management Plan.	\$5,000	City/GDOT/Other	Hiawassee
x					Develop Hiawassee Bike and Pedestrian Master Plan.	\$3,000	City/GDOT/Other	Hiawassee
x					Consider legislation calling for a City Referendum on Liquor by the Drink.	NA	NA	Hiawassee
x					Adopt ordinances ensuring any sale of Adult Beverages must be accompanied by food sales.	\$1,000	TBD	Hiawassee
x					Adopt a Historic Buildings Ordinance.	\$1,000	City/ DCA/ Other	Hiawassee
x					Provide Public Restrooms on the Hiawassee City Square.	TBD	TBD	Hiawassee
x					Double Hiawassee Water Treatment Plant's withdrawal Permit.	\$2.6 million	USDA/Water Rates	Hiawassee
x					Improvements at Hiawassee Water Treatment Plant: Third filter & related building & equipment.	\$1.3 million	SPLOST/GEFA/Reserves/ Water Rates	Hiawassee

x					Rehab Digester at the Hiawassee Wastewater Plant	\$50,000	SPLOST/Budget	Hiawassee
x					Sewage Infiltration & Inflow Project.	\$300,000	USDA/SPLOST/GEFA/ Water Rates	Hiawassee
x					Replace 2,200 Water Meters.	\$500,000	GEFA Grant Loan/Water Budget/Splost	Hiawassee
x					Rehab Sewer Lift Stations. [Study in 2016]	\$250,000	GEFA USDA Grant Loan/Sewer Budget	Hiawassee
x					Establish a City Fund to assist private business with exterior or façade improvements based on city theme and standards.	TBD	TBD	Hiawassee
x					Upgrade/Renovate Tanks at the Hiawassee Wastewater Plant	\$250,000	USDA/Budget	Hiawassee
x					Pedestrian PO Cross Walk, Intersection & Turn Lanes.	\$40,000	SPLOST	Hiawassee
	x				Downtown Development: Hiawassee City Square Renovation	\$50,000	SPLOST/Budget/DO T/ARC	Hiawassee
	x				Replace Pumps at Hiawassee Water Plant (Variable Speed).	\$100,000	SPLOST/Reserves/Budget/GEFA	Hiawassee
		x			Increase Wastewater Treatment Plant Discharge Permit from 300,000 to 500,000 gpd.	\$1,000,000	USDA/SPLOST/GEFA/ Water Rates	Hiawassee
			x		Comprehensive Sidewalk Replacement	\$400,000	Ga.Toll Way Authority Grant Loan/General Budget	Hiawassee
				x	Increase Water Storage by adding Additional 150,000 Gallon Water Tank in Bell Creek Area.	\$300,000	SPLOST/GEFA/Budget	Hiawassee
				x	Install Sewer Plant Influent Screen [Study in 2016]	\$200,000	GEFA Grant Loan/Sewer Budget	Hiawassee

2017 - 2021 Short-Term Work Program – Young Harris

2017	2018	2019	2020	2021	Action	Estimated Cost	Funding Source	Responsibility
x					Host outside experts and resources to assess downtown development potential	\$1,000	City	City; Chamber; DCA; GMRC
x					Consider specialized transit/ van service		City; Grants; GDOT	City
x					Identify funding options for current infrastructure improvements	NA	NA	City
x					Forum with partners to review options for sidewalks and pedestrian safety/crosswalks within downtown	NA	NA	City
x	x	x			Review the possibility of a historic preservation ordinance or other similar protection measures.	\$1,000	City; Grants; DNR	City; GMRC
x					Survey to determine valued scenic vistas into and from the City	\$500	City; Grants; DNR	City; GMRC
x					Solicit and implement a Downtown Development Plan	\$10,000	City; Grants; DCA	City
x					Research programs to help with home restoration & reducing vacancies	TBD	TBD	City
x	x	x			Develop and implement a trail and sidewalk master plan	\$3,000	City; Grants; GDOT	City; GMRC
x	x				Review development regulations for green space requirements; Amend as needed	\$3,000	City; Grants; DNR	City
x	x	x	x		Explore applications for grants for trails, sidewalks and park space	TBD	City; Grants; DNR	City
	x				Review enforcement and communication of existing codes with owners and citizens	NA	NA	City
	x	x			Review possible design standards for residential units	\$3,000	City; Grants; DCA	City
	x	x	x		Develop targeted business and branding strategy	\$3,000	City; Grants; DCA	City

	x	x			Explore potential multi-use trail connecting YH with Brasstown Valley Resort	TBD	City; Grants; DNR	City
	x	x			Speak w/County and College about collaboration on public/civic space	NA	NA	City
	x	x			Meeting with GDOT to confirm options for pedestrian safety within downtown such as additional crosswalks and other improvements	NA	NA	City
	x	x	x		Report on options for traffic calming and aesthetics on Hwy 76	\$3,000	City; Grants; GDOT	City
	x	x			Develop "Green Young Harris" promotion program	TBD	City; Grants; DNR	City
	x				Establish sustainability committee	NA	NA	City
	x				Establish sustainability goals for City operations	TBD	City; Grants; DNR	City
	x				Develop report assessing options for development design standards	\$5,000	City; Grants; DNR	City
	x				Conduct collaborative long-term growth study between City and College	\$5,000	City; Grants; DCA	City
	x	x	x		Conduct annexation feasibility study of neighborhoods and subdivisions to continue enabling the city to be pedestrian and bicycle friendly, a diverse and vibrant place to live, work and visit.	TBD	City; Grants; DCA	City; Chamber; DCA; GMRC
	x				Sewer Gravity Dewatering Equipment			
	x	x	x		Extend Street Lighting	TBD	City; Grants; TE	City, Community
	x				Implement streetscape/sidewalk plan focusing on streets w/sidewalks, curbing, crosswalks and other pedestrian improvements.	\$250,000	City, Grants, TE	City, Community
	x				Purchase 4-Wheel Drive Service	\$20,000	City	City

					Truck			
	x	x	x	x	Have a land use forum for economic development representatives; Use for future Comp Plan updates	TBD	City, County, Tourism	City, County, Tourism
	x	x	x	x	Develop coordinated Economic Development Strategy	TBD	City, County, Tourism	City, County, Tourism
	x	x	x	x	Nominate the Berry and Miller Houses to National Register of Historic Places	TBD	City, County	City, County
	x	x			Perform revitalization study for Walker Street/old BREMC building area	TBD	City, SPLOST, Grants	City, County, Economic Development
	x				Host a housing and development workshop for local officials to review market trends and identifies the needs of all citizens and demographics.	TBD	City, SPLOST, Grants	City, County, Economic Development
	x				Develop a Corridor Management Strategy for the County's arterials	TBD	City, SPLOST, Grants	City, County, Economic Development
		x			Report on ways to bring in more retail and entertainment within the city limits	TBD	City; Grants; DED	City
		x			Survey businesses to identify options and needs to foster commercial activity	\$1,000	City; Grants; DED	City
		x			Survey local residents and students to identify business needs and demands	\$1,000	City; Grants; DED	City
		x			Public safety assessment w/ County and College	\$1,000	City; Grants; DCA	City
			x	x	Consider options for nature themed civic events	NA	NA	City
			x	x	Review programs that provide homeowners and business with tools to improve sustainability	\$1,000	City; Grants; DNR	City

IV. APPENDICES

A. Georgia Mountains Regional Commission Area Labor Profile

B. Towns County Area Labor Profile

C. Towns County, Hiwassee and Young Harris Census Data

D. Towns County Comprehensive Plan Public Comment Survey Sample

E. Towns County Comprehensive Plan Public Comment Survey Response Summary: Paper Surveys

F. Towns County Comprehensive Plan Public Comment Survey Response Summary: Online Surveys

G. Comprehensive Plan Meeting Summaries

A. Georgia Mountains Regional Commission Area Labor Profile

Updated: Nov 2016

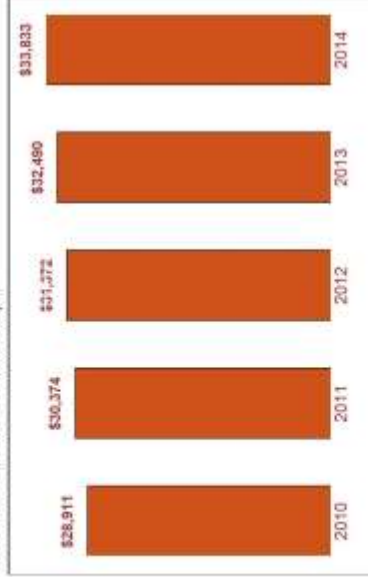
Super Sector Industries

	Establishments			Employment			Weekly Wage		
	2016	% Change	2015	2016	% Change	2015	2016	% Change	2015
Construction	1,684	1.6%	11,475	12,449	8.5%	848	883	4.4%	803
Education and Health Services	1,036	1.7%	29,563	31,148	5.4%	607	759	-1.0%	799
Financial Activities	1,442	2.0%	6,579	6,992	6.3%	1,138	1,122	-1.2%	1,122
Information	211	2.8%	2,107	2,223	5.5%	1,151	1,185	3.0%	1,185
Leisure and Hospitality	1,370	2.3%	23,556	25,513	8.3%	494	461	-6.7%	461
Manufacturing	856	2.6%	39,239	39,850	1.6%	840	823	-2.0%	823
Natural Resources, Mining, and Agriculture	148	6.8%	1,712	1,769	3.3%	873	904	3.6%	904
Other Services	973	1.6%	4,262	4,643	8.9%	543	556	2.4%	556
Professional and Business Services	3,093	2.4%	23,286	24,491	5.2%	998	957	-4.1%	957
Trade, Transportation and Utilities	3,719	3.7%	46,686	47,111	3.1%	737	735	-0.3%	735
Unclassified	852	1.0%	866	1,080	24.7%	930	946	1.7%	946
Government	525	0.4%	32,054	32,785	2.3%	715	716	0.1%	716
Total	16,589	3.3%	220,392	230,052	4.4%	783	772	-1.4%	772

Note: All figures are 1st Quarter of 2015 and 2016.

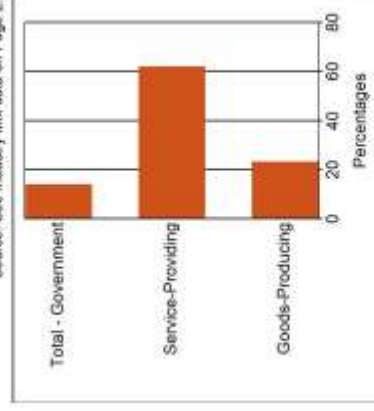
Georgia Mountains RC Per Capita Income

Source: U.S. Bureau of Economic Analysis



Industry Mix 2016

Source: See Industry Mix data on Page 2.



MARK BUTLER - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR
 Equal Opportunity Employer/Program
 Auxiliary Aids and Services Available upon Request to Individuals with Disabilities

Workforce Statistics & Economic Research; E-mail: Workforce_Info@gdol.ga.gov Phone: (404) 232-3875

Industry Mix - 1st Quarter of 2016

	Number OF Firms	Employment NUMBER	PERCENT	WEEKLY WAGE
Goods-Producing	2,933	54,069	23.5	839
Agriculture, Forestry, Fishing and Hunting	139	1,599	0.7	857
Mining, Quarrying, and Oil and Gas Extraction	19	170	0.1	1,350
Construction	1,897	12,449	5.4	883
Manufacturing	878	39,850	17.3	823
Apparel	11	208	0.1	915
Beverage and Tobacco Product	15	343	0.1	770
Chemical	46	1,465	0.6	1,120
Computer and Electronic Product	28	1,201	0.5	1,530
Electrical Equipment, Appliance, and Component	21	1,132	0.5	1,078
Fabricated Metal Product	138	3,080	1.3	929
Food	83	14,950	6.5	866
Furniture and Related Product	75	1,190	0.5	742
Leather and Allied Product	1	*	*	*
Machinery	62	3,323	1.4	912
Miscellaneous	78	1,852	0.8	1,113
Nonmetallic Mineral Product	57	393	0.2	763
Paper	8	114	0.0	719
Petroleum and Coal Products	6	*	*	*
Plastics and Rubber Products	31	1,423	0.6	760
Primary Metal	10	622	0.3	954
Printing and Related Support Activities	68	1,392	0.6	942
Textile Mills	25	2,168	0.9	588
Textile Product Mills	21	163	0.1	551
Transportation Equipment	38	3,808	1.7	932
Wood Product	56	919	0.4	584
Service-Providing	12,582	142,119	61.8	758
Utilities	40	1,134	0.5	1,369
Wholesale Trade	1,167	11,454	5.0	1,280
Retail Trade	2,184	29,533	12.8	493
Transportation and Warehousing	384	4,980	2.2	837
Information	217	2,223	1.0	1,185
Finance and Insurance	830	5,292	2.3	1,221
Real Estate and Rental and Leasing	641	1,700	0.7	814
Professional, Scientific, and Technical Services	2,071	8,856	3.8	1,197
Management of Companies and Enterprises	72	2,804	1.1	1,927
Administrative and Support and Waste Management and Remediation Services	1,024	13,031	5.7	601
Educational Services	169	4,112	1.8	545
Health Care and Social Assistance	1,393	27,034	11.8	838
Arts, Entertainment, and Recreation	241	2,601	1.1	2,007
Accommodation and Food Services	1,160	22,912	10.0	285
Other Services (except Public Administration)	989	4,643	2.0	556
Unclassified - Industry not assigned	1,087	1,080	0.5	846
Total - Private Sector	16,602	197,267	85.7	782
Total - Government	527	32,785	14.3	717
Federal Government	95	1,222	0.5	1,105
State Government	184	5,327	2.3	724
Local Government	248	26,236	11.4	697
ALL INDUSTRIES	17,129	230,052	100.0	772

Note: * Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are 1st Quarter of 2016.

Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

Labor Force Activity												
ANNUAL AVERAGES												
	Labor Force			Employed			Unemployed			Rate		
	2014	2015	% Change	2014	2015	% Change	2014	2015	% Change	2014	2015	% Change
Banks	8,147	8,162	0.2%	7,812	7,718	1.4%	535	444	-17.0%	6.6%	5.4%	-18.2%
Dawson	10,800	10,916	1.1%	10,143	10,376	2.3%	667	542	-17.8%	6.1%	5.0%	-18.0%
Forsyth	100,388	101,774	1.4%	96,136	97,273	2.2%	5,252	4,501	-14.3%	5.2%	4.4%	-15.4%
Franklin	9,255	9,203	-0.6%	8,602	8,624	1.4%	753	579	-23.1%	8.1%	5.3%	-22.2%
Habersham	18,970	18,644	-0.7%	17,656	17,785	0.7%	1,314	1,059	-19.4%	6.9%	5.6%	-18.5%
Hall	80,082	82,277	2.4%	84,790	87,894	3.7%	5,292	4,383	-17.2%	5.9%	4.7%	-20.3%
Hart	10,384	10,304	-0.8%	9,809	9,874	0.7%	775	630	-18.7%	7.5%	6.1%	-18.7%
Lumpkin	15,257	15,170	-0.6%	14,291	14,360	0.5%	966	810	-16.1%	6.3%	5.3%	-15.9%
Rabun	6,553	6,529	-0.4%	6,016	6,096	1.3%	537	433	-18.4%	8.2%	6.8%	-19.5%
Stephens	11,204	10,720	-4.3%	10,356	10,025	-3.2%	848	665	-18.0%	7.6%	6.5%	-14.5%
Towns	4,139	3,900	-5.6%	3,759	3,596	-4.3%	380	304	-20.0%	9.2%	7.8%	-15.2%
Union	9,514	9,786	2.9%	8,692	9,278	4.3%	622	508	-18.3%	6.6%	5.2%	-20.0%
White	13,836	13,740	-0.7%	12,578	13,042	0.5%	858	668	-18.6%	6.2%	5.1%	-17.7%
Georgia Mountains RC	300,529	311,327	0.9%	289,740	295,741	2.1%	19,798	15,586	-17.0%	6.1%	5.0%	-18.0%
Georgia	4,758,708	4,770,873	0.3%	4,414,343	4,490,931	1.7%	342,365	279,942	-18.2%	7.2%	5.9%	-18.1%
United States	155,922,000	157,128,917	0.8%	146,305,000	146,833,417	1.7%	9,817,000	8,296,333	-13.7%	6.2%	5.3%	-14.5%

Employment Trends		Unemployment Rate Trends	
	Georgia Mountains RC		Georgia Mountains RC

Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.
 Source: Georgia Department of Labor, U.S. Bureau of Labor Statistics

Population Estimates		Population				
	617,648		2015 Estimate			
Hall	179,684	24	193,535	7.7	227,478	26.6
City of Gainesville	33,804					
Georgia Mountains RC	617,648		674,664	9.2	805,059	30.3
Georgia	9,687,653		10,214,860	5.4	11,538,707	19.1
United States	308,745,538		321,418,820	4.1	349,439,199	13.2

Source: Population Division, U.S. Census Bureau, *Governor's Office of Planning and Budget.

Top Employers - 2015*

TEN LARGEST EMPLOYERS

Georgia Mountains RC	13,790
Fieldale Further Processing	16,081
Ingles Markets, Inc.	23,066
Northeast Georgia Medical Center, Inc.	38,269
Northside Hospital, Inc.	34,464
PCS	40,315
Pilgrim's Pride Corporation	24,203
Tyson Poultry, Inc.	15,203
University of North Georgia	20,254
Victory Processing, LLC	16,833
Walmart	225,645

SIZE CLASS

Employees	Establishments	Employment
0 - 4	10,561	13,790
5 - 9	2,431	16,081
10 - 19	1,899	23,066
20 - 49	1,266	38,269
50 - 99	491	34,464
100 - 249	276	40,315
250 - 499	74	24,203
500 - 999	23	15,203
1000 - and over employees	12	20,254
Total	16,833	225,645

Note: Data shown for the Third Quarter of 2015.

*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Third Quarter of 2015. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Education of the Labor Force

Georgia Mountains RC

	PERCENT DISTRIBUTION BY AGE					
	PERCENT OF TOTAL	18-24	25-34	35-44	45-64	65+
Elementary	7.5%	4.9%	9.2%	6.4%	5.3%	13.6%
Some High School	11.8%	19.5%	11.9%	9.2%	9.4%	14.8%
High School Grad/GED	30.6%	34.9%	29.7%	27.3%	31.7%	31.2%
Some College	20.6%	33.7%	20.4%	18.4%	20.2%	16.6%
College Grad 2 Yr	5.9%	3.0%	6.3%	7.2%	7.1%	3.6%
College Grad 4 Yr	15.6%	3.7%	16.0%	22.3%	17.0%	12.2%
Post Graduate Studies	7.6%	0.4%	6.5%	9.2%	9.3%	8.0%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+. The "Some College" category represents workers with less than two years of college and no degree.

Source: U.S. Census Bureau - 2010 Decennial Census.

High School Graduates - 2015



	PUBLIC SCHOOLS	PRIVATE SCHOOLS*	TOTAL
Banks	189	-	189
Dawson	252	-	252
Franklin	2,812	-	2,812
Franklin	201	-	201
Hickok-Hamm	366	-	366
Hill	2,107	-	2,107
Hill	218	-	218
Jungles	218	-	218
Rain	151	-	151
Shelburne	231	-	231
Town	83	-	83
White	180	-	180
White	505	-	505
Georgia Mountains R.C.	1,273	-	1,273

Note: Public school include, colleges as well as county school systems.

* Private school data is not available for 2015 from Georgia Department of Education.

Source: The Governor's Office of Student Achievement/Georgia

Colleges and Universities

Georgia Mountains R.C.

Franklin

Emmanuel College
Emmanuel College

<http://www.es.edu>
www.es.edu

Dawson

Southern College
Southern College

<http://www.southcol.edu>
www.southcol.edu

Hill

Florida University
University of North Georgia
Lenoir Technical College

www.floridastate.edu
www.unn.edu
www.lenoir.edu

Hickok-Hamm

North Georgia Technical College
Radford College

www.northga.edu
www.radford.edu

Jungles

University of North Georgia

www.unn.edu

Shelburne

Toccoa Falls College

www.tfalls.edu

White

The Hill Country College

www.hill.edu

White

Young Harris College

www.yh.edu

Note: The colleges and universities listed include public and private institutions. This list is provided as informational purposes only.

Source: Integrated Postsecondary Education Data System (IPEDS).

Technical College Graduates - 2015*

PROGRAMS	TOTAL GRADUATES				PERCENT CHANGE	
	2013	2014	2015	2013-2014	2014-2015	
Accounting Technology/Technician and Bookkeeping*	127	124	251	-2.4	102.4	
Administrative Assistant and Secretarial Science, General*	88	66	124	-35.0	87.9	
Aesthetician/Ethnician and Skin Care Specialist*	16	21	43	31.3	104.8	
Allied Health and Medical Assisting Services, Other*	104	91	96	-12.5	5.5	
Autobody/Collision and Repair Technology/Technician*	38	52	81	36.8	55.8	
Automobile/Automotive Mechanics Technology/Technician*	91	132	203	45.1	53.6	
Business Administration and Management, General*	35	40	117	14.3	192.5	
Business Administration, Management and Operations, Other	7	12	32	71.4	166.7	
CAD/CADD Drafting and/or Design Technology/Technician*	8	11	11	37.5	0.0	
Child Care and Support Services Management*	2	2	1	0.0	-50.0	
Child Care Provider/Assistant*	88	98	159	12.5	60.6	
Clinical/Medical Laboratory Technician	16	14	10	-12.5	-36.6	
Commercial Photography*	16	13	33	-18.8	153.8	
Computer Installation and Repair Technology/Technician*	11	23	56	109.1	143.5	
Cosmetology/Cosmetologist, General*	179	185	316	3.4	70.8	
Criminal Justice(Safety Studies)*	79	50	124	-36.7	148.0	
Culinary Arts/Chef Training	26	22	24	-15.4	9.1	
Customer Service Support/Call Center/Teleservice Operation	2	5	13	150.0	160.0	
Data Entry/Microcomputer Applications, General*	19	16	46	-5.3	155.6	
Data Processing and Data Processing Technology/Technician*	23	25	30	8.7	20.0	
Dental Assisting/Assistant	14	12	26	-14.3	116.7	
Design and Visual Communications, General*	9	6	17	-33.3	183.3	
Drafting and Design Technology/Technician, General*	15	6	12	-46.7	50.0	
Early Childhood Education and Teaching*	42	38	57	-9.5	50.0	
Electrical and Power Transmission Installation/Installer, General*	12	10	16	-16.7	60.0	
Electrician*	21	33	63	57.1	90.9	
Emergency Medical Technology/Technician (EMT Paramedic)*	98	119	219	21.4	84.0	
Entrepreneurship/Entrepreneurial Studies*	4	1	9	-75.0	800.0	
Environmental Control Technologies/Technicians, Other	10	5	10	-50.0	100.0	
Fire Prevention and Safety Technology/Technician*	1	2	6	100.0	200.0	
Fire Science/Fire-fighting*	9	15	12	66.7	-20.0	
Fire Services Administration	1	2	13	100.0	550.0	
Food Preparation/Professional Cooking/Kitchen Assistant*	18	20	21	11.1	5.0	
Golf Course Operation and Grounds Management*	7	6	15	14.3	87.5	
Graphic Design*	2	4	1	100.0	-75.0	
Health Services/Allied Health/Health Sciences, General*	45	67	216	48.9	222.4	
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology*	78	76	140	-2.6	84.2	

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Georgia Mountains RC

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Technical College Graduates - 2015*

PROGRAMS	TOTAL GRADUATES				PERCENT CHANGE	
	2013	2014	2015	2013-2014	2014-2015	
Industrial Mechanics and Maintenance Technology*	90	116	148	28.9	27.6	
Interior Design*	3	6	45	100.0	650.0	
Licensed Practical/Vocational Nurse Training	84	53	130	-36.8	145.3	
Lineworker*	45	52	45	15.6	-13.5	
Machine Shop Technology/Assistant*	60	76	105	26.7	38.2	
Marine Maintenance/Filter and Ship Repair Technology/Technician	10	4	9	-60.0	125.0	
Marketing/Marketing Management, General	5	1	6	-80.0	500.0	
Mechanics and Repair Technologies/Technicians, Other	7	1	6	-85.7	500.0	
Medical Insurance Coding Specialist/Coder*	13	11	17	-15.4	54.5	
Medical Office Assistant/Specialist*	63	39	64	-38.1	64.1	
Medical Office Management/Administration	8	5	19	-37.5	280.0	
Medical/Clinical Assistant	143	135	230	-5.6	70.4	
Network and System Administration/Administrator*	44	42	123	-4.5	192.9	
Nursing Assistant/Aide and Patient Care Assistant/Aide*	144	147	248	2.1	68.7	
Pharmacy Technician/Assistant*	21	13	21	-38.1	61.5	
Phlebotomy Technician/Phlebotomist*	15	15	13	0.0	-13.3	
Professional, Technical, Business, and Scientific Writing*	4	4	14	0.0	250.0	
Radiologic Technology/Science - Radiographer	17	17	13	0.0	-23.5	
Retailing and Retail Operations*	3	1	7	-66.7	600.0	
Surgical Technology/Technologist	13	14	21	7.7	50.0	
Tool and Die Technology/Technician*	8	5	7	-37.5	40.0	
Web Page, Digital/Multimedia and Information Resources Design*	7	17	13	142.9	-23.5	
Welding Technology/Welder*	206	210	352	1.9	67.6	

Definition: All graduates except those listed as technical certificates(*) are diploma and degree graduates. Diploma and degree programs are one to two years in length. Technical certificates are less than a year in length. Duplication may occur due to graduates with multiple awards.

Source: Technical College System of Georgia

*Data shown represents Annual 2013, 2014, and 2015.

Note: Please visit TCSG website for any college configuration changes.

Active Applicants - Georgia Department of Labor

TOTAL	Mgt.	Bus. and Finance	Comp. and Arch. Math	Eng.	Life and Soc. Svcs.	Comm. and Svcs.	Legal	Ed. and Training	Arts and Design	Health Pract.	Health Support
147	35	37	8	8	0	0	3	22	11	9	14
Dawson	297	46	31	61	36	6	14	2	30	27	15
Forsyth	2,563	532	438	721	238	45	22	57	113	145	34
Franklin	337	22	120	31	46	0	3	0	16	12	64
Hebersham	1,024	84	87	101	87	74	0	9	215	81	190
Hell	1,748	258	136	398	117	8	122	18	245	156	149
Hart	345	31	48	90	4	72	0	2	24	10	28
Lumpkin	250	37	0	31	19	0	9	2	43	44	24
Rabun	209	36	30	20	6	0	15	12	11	33	6
Stephens	756	64	80	146	142	10	10	13	63	47	119
Towns	109	36	26	2	0	0	0	14	0	12	17
Union	454	140	17	55	28	8	25	6	3	30	71
White	361	171	3	61	8	2	1	0	9	11	33
Subtotal Area	8,600	1,494	1,053	1,725	739	225	221	124	808	607	777

Active Applicants - Georgia Department of Labor (cont.)

TOTAL	Protect. Svcs.	Food Prep.	Ground Cleaning	Personal Care	Sales	Office Support	Farm. and Forestry	Construction	Installation/ Maint.	Prod.	Trans. and Moving
1,333	22	45	17	25	170	377	9	38	83	389	158
Dawson	1,078	1	43	6	15	336	335	1	24	79	129
Forsyth	3,790	72	103	11	71	765	1,678	8	107	153	369
Franklin	2,822	56	67	19	19	125	484	29	125	209	866
Hebersham	6,965	57	170	138	159	428	1,677	46	165	504	2,111
Hell	6,519	127	247	101	154	458	1,604	53	381	583	1,758
Hart	2,133	16	27	23	25	161	451	5	27	44	982
Lumpkin	1,013	4	40	24	45	177	273	4	77	83	138
Rabun	1,051	52	136	59	51	99	248	4	29	111	127
Stephens	8,571	66	163	54	89	706	1,577	84	176	480	2,169
Towns	889	116	39	29	42	76	171	0	38	54	86
Union	1,971	33	123	36	29	335	545	0	142	118	277
White	2,226	14	169	77	48	300	421	18	70	182	603
Subtotal Area	40,089	638	1,372	594	772	4,139	9,841	261	1,429	2,683	10,842

Note: For current applicant data available for a specific occupation, contact the nearest Georgia Department of Labor Career Center.
 Source: Georgia Department of Labor (active applicants as of September 2016).

Georgia Department of Labor Location(s)

Career Center(s)
1046 Appalachian Hwy
Blue Ridge GA 30513
Phone: (706) 632 - 2033 **Fax:** (706) 632 - 7316

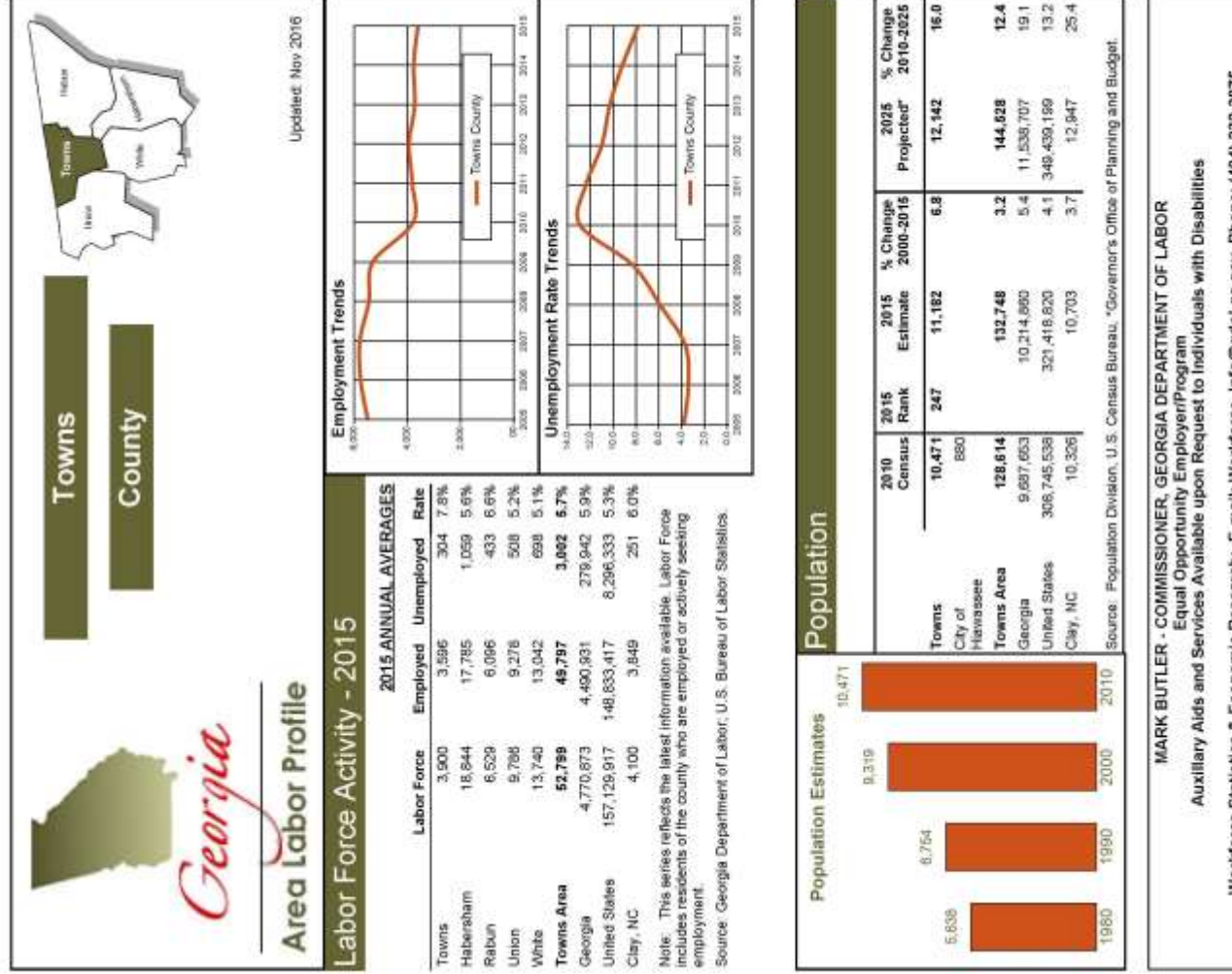
112 N Alexander Street
Toccoa GA 30577
Phone: (706) 282 - 4514 **Fax:** (706) 282 - 4513

215 Hodges Street
Suite #205
Cornelia GA 30531
Phone: (706) 776 - 0811 **Fax:** (706) 776 - 0622

2756 Atlanta Hwy
Gainsville GA 30504
Phone: (770) 533 - 5484 **Fax:** (770) 531 - 5699

For copies of Area Labor Profiles, please visit our website at: <http://dol.georgia.gov> or contact Workforce Statistics & Economic Research, Georgia Department of Labor, 148 Andrew Young International Blvd N.E. Atlanta, GA, 30303-1751. Phone: 404-232-3876; Fax: 404-232-3888 or Email us at workforce_info@dol.ga.gov

B. Towns County Area Labor Profile



Industry Mix - 1st Quarter of 2016

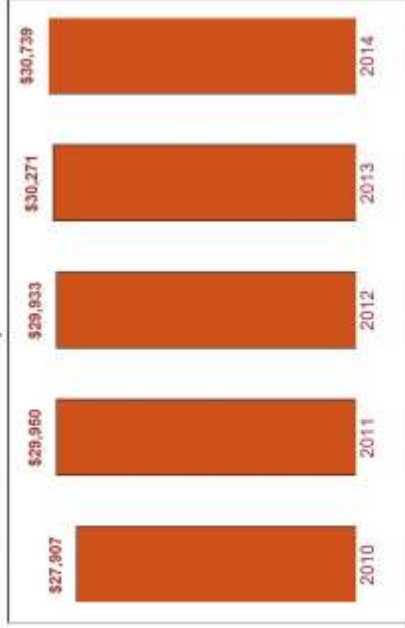
INDUSTRY	TOWNS			TOWNS AREA		
	NUMBER OF FIRMS	EMPLOYMENT NUMBER	WEEKLY WAGE	NUMBER OF FIRMS	EMPLOYMENT NUMBER	WEEKLY WAGE
		PERCENT			PERCENT	
Goods-Producing	65	245	6.6	604	7,868	21.3
Agriculture, Forestry, Fishing and Hunting	3	*	*	46	526	1.4
Mining, Quarrying and Oil and Gas Extraction	3	*	*			
Construction	47	131	3.6	309	1,631	4.4
Manufacturing	12	102	2.8	160	5,670	15.3
Beverage and Tobacco Product	1	*	*	6	38	0.1
Printing and Related Support Activities	2	*	*	13	61	0.2
Chemical	2	*	*			*
Nonmetallic Mineral Product	1	*	*	12	55	0.1
Fabricated Metal Product	1	*	*	19	375	1.0
Electrical Equipment, Appliance, and Component	1	*	*	2	*	*
Furniture and Related Product	1	*	*	15	74	0.2
Miscellaneous	3	17	0.5	19	966	2.6
Petroleum and Coal Products	0	0	0.0	1	*	*
Primary Metal	0	0	0.0	1	*	*
Computer and Electronic Product	0	0	0.0	2	*	*
Textile Product Mills	0	0	0.0	2	*	*
Apparel	0	0	0.0	4	60	0.2
Plastics and Rubber Products	0	0	0.0	4	171	0.5
Textile Mills	0	0	0.0	5	1,005	2.7
Transportation Equipment	0	0	0.0	7	*	*
Machinery	0	0	0.0	7	132	0.4
Food	0	0	0.0	15	*	*
Wood Product	0	0	0.0	20	128	0.3
Service-Providing	231	2,886	78.2	2,319	21,937	58.4
Utilities	1	*	*	16	438	1.2
Wholesale Trade	7	14	0.4	107	510	1.4
Retail Trade	54	368	10.0	514	5,452	14.8
Transportation and Warehousing	9	18	0.5	86	780	2.1
Information	4	32	0.9	32	492	1.3
Finance and Insurance	16	70	1.9	141	760	2.1
Real Estate and Rental and Leasing	21	73	2.0	120	294	0.8
Professional, Scientific, and Technical Services	25	55	1.5	220	681	1.8
Management of Companies and Enterprises	0	0	0.0	9	510	1.4
Administrative and Support and Waste Management and Remediation Services	13	70	1.9	132	847	2.3
Educational Services	2	*	*	24	2,157	5.8
Health Care and Social Assistance	27	55.2	15.0	250	3,186	8.6
Arts, Entertainment, and Recreation	4	59	1.6	39	318	0.9
Accommodation and Food Services	34	783	21.2	326	4,716	12.6
Other Services (except Public Administration)	12	20	0.5	176	639	1.7
Unclassified - Industry not assigned	19	19	0.5	147	154	0.4
Total - Private Sector	315	3,150	85.4	2,923	29,803	80.7
Total - Government	19	540	14.6	178	7,143	19.3
Federal Government	4	25	0.7	37	270	0.7
State Government	9	64	1.7	69	1,236	3.3
Local Government	6	451	12.2	72	5,637	15.3
ALL INDUSTRIES - Georgia	334	3,690	100.0	3,101	36,947	100.0
ALL INDUSTRIES - Georgia				298,415	4,195,419	1,010

Note: *Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are 1st Quarter of 2016.

Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

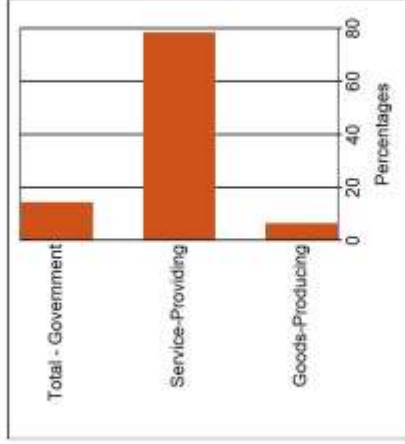
Towns Per Capita Income

Source: U.S. Bureau of Economic Analysis



Towns Industry Mix 2016

Source: See Industry Mix data on Page 2.



Top Ten Largest Employers - 2015*

Towns

- Advanced Digital Cable, Inc.
- Anchor South Employment Services
- Blue Ridge Mountain Electric Membership Corporation
- Brother's At Willow Ranch
- Chatuge Regional Hospital, Inc.
- Fortune Business Solutions
- Ingles Markets, Inc.
- K-B Health Technology, Inc.
- Sodexo USA, Inc.
- Young Harris College

*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Third Quarter of 2015. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Towns Area

- Chatuge Regional Hospital, Inc.
- Ethicon, Inc.
- Freudenberg-NOK General Partnership
- Ingles Markets Inc Georgia Regional
- Mountain Education Center, Inc.
- M. Vernon Mills, Inc.
- PCS
- Piedmont College
- United Community Bank
- Young Harris College

- COUNTY:**
- Towns
- Habersham
- White
- Habersham
- Union
- Habersham
- Habersham
- Habersham
- Union
- Towns

Commuting Patterns

EMPLOYED RESIDENTS OF

Towns

COUNTY WHERE EMPLOYED	NUMBER	PERCENT OF TOTAL
Towns, GA	2,837	74.0
Union, GA	321	8.4
Clay, NC	204	5.3
Rabun, GA	103	2.7
Gwinnett, GA	79	2.1
Fullton, GA	54	1.4
Cobb, GA	38	1.0
Cherokee, NC	34	0.9
Other	162	4.2
Total Residents:	3,832	100.0

PERSONS WORKING IN

Towns

COUNTY OF RESIDENCE	NUMBER	PERCENT OF TOTAL
Towns, GA	2,837	66.4
Union, GA	556	13.0
Clay, NC	341	8.0
Cherokee, NC	302	7.1
Habersham, GA	81	1.9
Gilmer, GA	35	0.8
Fannin, GA	32	0.7
Hamilton, TN	20	0.5
Other	66	1.5
Total Residents:	4,270	100.0

Note: Other category represents employment from U.S. counties only.
Source: U.S. Census Bureau - 2010 County-To-County Worker Flow Files

Version 3.0

Towns Area

Page 3 of 6

Education of the Labor Force

TOWNS AREA

	PERCENT DISTRIBUTION BY AGE					
	OF TOTAL	0-24	25-34	35-44	45-64	65+
Elementary	7.2%	3.8%	8.0%	8.0%	5.7%	1.5%
Some High School	12.9%	17.3%	15.0%	9.5%	11.7%	12.9%
High School Graduate	33.3%	38.1%	32.2%	34.3%	33.5%	31.6%
Some College	22.2%	37.7%	23.7%	20.1%	21.7%	18.9%
College Graduate	5.2%	3.7%	7.4%	8.9%	7.0%	4.0%
College Graduate Plus	11.2%	2.0%	8.9%	10.0%	13.9%	11.4%
Postgraduate Studies	7.2%	0.2%	5.7%	7.8%	9.7%	8.8%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 16-65+. The "Some College" category represents workers with less than two years of college and no degree.

Source: U.S. Census Bureau - 2010 Decennial Census

High School Graduates - 2015



	PUBLIC SCHOOLS	PRIVATE SCHOOLS	TOTAL
Highway	366	-	366
Edson	151	-	151
Towns	83	-	83
Union	180	-	180
White	585	-	585
Towns Area	1,361	-	1,361

Note: Public schools include city as well as county school systems.

- Private school data is not available for 2015 from Georgia Department of Education Research.

Source: The Governor's Office of Student Achievement/Georgia

Colleges and Universities

TOWNS AREA

Undergraduate

North Georgia Technical College	www.northgaetech.edu
Fiskland College	www.fiskland.edu

Graduate

Barack Campus (Satellite campus of North Georgia Technical College)	www.northgaetech.edu
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White

Trans-Atlantic College	www.transatlantic.edu
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TOWNS

Young Harris College	www.yhcc.edu
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Note: The colleges and universities listed include public and private institutions. The list is specific to individual town information becomes available.

Source: Integrated Postsecondary Education Data System (IPEDS)

Technical College Graduates - 2015*

PROGRAMS	TOTAL GRADUATES				PERCENT CHANGE	
	2013	2014	2015	2013-2014	2014-2015	
Accounting Technology/Technician and Bookkeeping*	31	23	67	-25.8	191.3	
Administrative Assistant and Secretarial Science, General*	53	36	86	-38.3	126.3	
Allied Health and Medical Assisting Services, Other*	82	71	74	-13.4	4.2	
Autobody/Collision and Repair Technology/Technician*	25	28	35	12.0	25.0	
Automobile/Automotive Mechanics Technology/Technician*	36	30	58	-16.7	93.3	
Business Administration, Management and Operations, Other	7	12	32	71.4	166.7	
Clinical/Medical Laboratory Technician	10	5	5	-50.0	0.0	
Commercial Photography*	16	13	33	-18.8	153.8	
Computer Installation and Repair Technology/Technician*	2	4	9	100.0	125.0	
Cosmetology/Cosmetologist, General*	68	72	56	5.9	-22.2	
Criminal Justice/Safety Studies	28	33	50	17.9	51.5	
Culinary Arts/Chef Training	26	22	24	-15.4	9.1	
Customer Service Support/Call Center/Teleservice Operation	2	5	13	150.0	160.0	
Electrician*	10	27	32	170.0	18.5	
Emergency Medical Technology/Technician (EMT Paramedic)*	50	55	98	10.0	78.2	
Environmental Control Technologies/Technicians, Other	10	5	10	-50.0	100.0	
Food Preparation/Professional Cooking/Kitchen Assistant*	18	20	21	11.1	5.0	
Golf Course Operation and Grounds Management*	7	8	15	14.3	87.5	
Health Services/Allied Health/Health Sciences, General*	29	53	177	82.8	234.0	
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology*	52	42	90	-19.2	114.3	
Industrial Mechanics and Maintenance Technology*	11	37	21	236.4	-43.2	
Licensed Practical/Vocational Nurse Training	31	27	58	-12.9	114.8	
Lineworker*	45	52	45	15.6	-13.5	
Machine Shop Technology/Assistant*	19	23	48	21.1	108.7	
Marine Maintenance/Filter and Ship Repair Technology/Technician	10	4	9	-60.0	125.0	
Mechanic and Repair Technologies/Technicians, Other	5	1	1	-80.0	0.0	
Medical Insurance Coding Specialist/Coder*	7	7	14	0.0	100.0	
Medical Office Assistant/Specialist*	20	6	28	-70.0	366.7	
Medical/Clinical Assistant	18	30	62	66.7	106.7	
Network and System Administration/Administrator*	16	12	51	-25.0	325.0	
Pharmacy Technician/Assistant	11	13	21	18.2	61.5	
Professional, Technical, Business, and Scientific Writing*	4	2	7	-50.0	250.0	
Tool and Die Technology/Technician*	8	5	7	-37.5	40.0	
Web Page, Digital/Multimedia and Information Resources Design*	5	7	7	40.0	0.0	

Technical College Graduates - 2015*

PROGRAMS	TOTAL GRADUATES				PERCENT CHANGE	
	2013	2014	2015	2013-2014	2014-2015	
Welding Technology/Welder*	88	87	141	-1.1	62.1	

Definition: All graduates except those listed as technical certificates(*) are diploma and degree graduates. Diploma and degree programs are one to two years in length. Technical certificates are less than a year in length. Duplication may occur due to graduates with multiple awards.

Source: Technical College System of Georgia

*Data shown represents Annual 2013, 2014, and 2015.

Note: Please visit TCSG website for any college configuration changes.

Active Applicants - Georgia Department of Labor

TOTAL	Mgt	Bus. and Finance	Comp. and Arch and Math	Eng. and Arch and Eng.	Life and Soc. Svcs. and Soc. Svcs.	Comm. and Svcs.	Legal	Ed and Training	Arts and Design	Health Prac.	Health Support	
Habersham	1,024	84	87	101	87	74	0	9	215	81	96	190
Rabun	209	36	30	20	6	0	15	12	11	33	6	40
Towns	109	36	26	2	0	0	0	0	14	0	12	17
Union	454	140	17	85	28	8	25	6	3	30	71	71
White	361	171	3	61	8	2	1	0	9	11	33	62
Subtotal Area	2,157	469	163	239	129	84	41	27	252	155	218	380

Active Applicants - Georgia Department of Labor (cont.)

TOTAL	Project Svcs.	Food Prep.	Ground Cleaning	Personal Care	Sales Support	Office Support	Farm and Forestry	Cons-Installation	Main: Prod.	Trans and Moving		
Habersham	6,995	57	170	136	159	429	1,677	46	185	504	2,111	1,509
Rabun	1,051	52	136	59	51	99	246	4	29	111	127	135
Towns	889	118	39	29	42	78	171	0	38	54	86	234
Union	1,971	33	123	36	29	335	645	0	142	118	277	333
White	2,226	14	169	77	48	300	421	18	70	182	603	324
Subtotal Area	13,132	274	637	339	329	1,241	3,062	68	474	969	3,204	2,535

Note: For current applicant data available for a specific occupation, contact the nearest Georgia Department of Labor Career Center.
 Source: Georgia Department of Labor (active applicants as of September 2016).

Georgia Department of Labor Location(s)

Career Center(s)
 1048 Appelschian Hwy
 Blue Ridge GA 30513
 Phone: (706) 632 - 2033 Fax: (706) 632 - 7316

For copies of Area Labor Profiles, please visit our website at: <http://dol.georgia.gov> or contact Workforce Statistics & Economic Research, Georgia Department of Labor, 148 Andrew Young International Blvd N.E. Atlanta, GA, 30303-1751. Phone: 404-232-3875; Fax: 404-232-3888 or Email us at workforce_info@dol.ga.gov

C. Towns County, Hiawassee and Young Harris Census Data

Subject	Hiawassee		Young Harris		Towns County	
	Number	Percent	Number	Percent	Number	Percent
SEX AND AGE						
Total population	880	100	899	100	10,471	100
Under 5 years	12	1.4	29	3.2	383	3.7
5 to 9 years	18	2	35	3.9	452	4.3
10 to 14 years	36	4.1	23	2.6	510	4.9
15 to 19 years	23	2.6	385	42.8	826	7.9
20 to 24 years	20	2.3	204	22.7	541	5.2
25 to 29 years	31	3.5	26	2.9	356	3.4
30 to 34 years	10	1.1	22	2.4	378	3.6
35 to 39 years	26	3	24	2.7	494	4.7
40 to 44 years	31	3.5	17	1.9	541	5.2
45 to 49 years	32	3.6	16	1.8	604	5.8
50 to 54 years	33	3.8	17	1.9	654	6.2
55 to 59 years	49	5.6	24	2.7	695	6.6
60 to 64 years	62	7	20	2.2	976	9.3
65 to 69 years	85	9.7	14	1.6	892	8.5
70 to 74 years	90	10.2	17	1.9	827	7.9
75 to 79 years	81	9.2	7	0.8	578	5.5
80 to 84 years	102	11.6	14	1.6	429	4.1
85 years and over	139	15.8	5	0.6	335	3.2
Median age (years)	68.2	(X)	19.9	(X)	51.1	(X)
16 years and over	811	92.2	808	89.9	9,035	86.3
18 years and over	797	90.6	797	88.7	8,830	84.3
21 years and over	789	89.7	287	31.9	8,099	77.3
62 years and over	537	61	68	7.6	3,660	35

65 years and over	497	56.5	57	6.3	3,061	29.2
RACE						
Total population	880	100	899	100	10,471	100
One Race	875	99.4	889	98.9	10,410	99.4
White	852	96.8	831	92.4	10,232	97.7
Black or African American	3	0.3	25	2.8	41	0.4
American Indian and Alaska Native	1	0.1	4	0.4	31	0.3
Asian	11	1.3	12	1.3	44	0.4
Asian Indian	1	0.1	0	0	5	0
Chinese	1	0.1	2	0.2	7	0.1
Filipino	1	0.1	1	0.1	4	0
Japanese	0	0	0	0	0	0
Korean	0	0	0	0	2	0
Vietnamese	0	0	1	0.1	1	0
Other Asian [1]	8	0.9	8	0.9	25	0.2
Native Hawaiian and Other Pacific Islander	0	0	1	0.1	1	0
Native Hawaiian	0	0	1	0.1	1	0
Guamanian or Chamorro	0	0	0	0	0	0
Samoan	0	0	0	0	0	0
Other Pacific Islander [2]	0	0	0	0	0	0
Some Other Race	8	0.9	16	1.8	61	0.6
Two or More Races	5	0.6	10	1.1	61	0.6
White; American Indian and Alaska Native [3]	0	0	1	0.1	24	0.2
White; Asian [3]	1	0.1	1	0.1	8	0.1
White; Black or African American [3]	0	0	5	0.6	10	0.1
White; Some Other Race [3]	1	0.1	1	0.1	9	0.1
Race alone or in combination with one or more other races: [4]						


White	856	97.3	840	93.4	10,289	98.3
Black or African American	4	0.5	30	3.3	53	0.5
American Indian and Alaska Native	1	0.1	6	0.7	57	0.5
Asian	12	1.4	14	1.6	55	0.5
Native Hawaiian and Other Pacific Islander	2	0.2	1	0.1	5	0
Some Other Race	10	1.1	19	2.1	75	0.7
HISPANIC OR LATINO						
Total population	880	100	899	100	10,471	100
Hispanic or Latino (of any race)	24	2.7	36	4	206	2
Mexican	15	1.7	23	2.6	126	1.2
Puerto Rican	1	0.1	1	0.1	23	0.2
Cuban	2	0.2	3	0.3	13	0.1
Other Hispanic or Latino [5]	6	0.7	9	1	44	0.4
Not Hispanic or Latino	856	97.3	863	96	10,265	98
RELATIONSHIP						
Total population	880	100	899	100	10,471	100
In households	767	87.2	352	39.2	9,773	93.3
Householder	456	51.8	150	16.7	4,510	43.1
Spouse [6]	161	18.3	68	7.6	2,524	24.1
Child	98	11.1	113	12.6	1,974	18.9
Own child under 18 years	73	8.3	96	10.7	1,439	13.7
Other relatives	27	3.1	10	1.1	435	4.2
Under 18 years	10	1.1	5	0.6	171	1.6
65 years and over	8	0.9	0	0	103	1
Nonrelatives	25	2.8	11	1.2	330	3.2
Under 18 years	0	0	0	0	28	0.3
65 years and over	6	0.7	1	0.1	53	0.5

Unmarried partner	13	1.5	7	0.8	181	1.7
In group quarters	113	12.8	547	60.8	698	6.7
Institutionalized population	113	12.8	0	0	151	1.4
Male	37	4.2	0	0	68	0.6
Female	76	8.6	0	0	83	0.8
Noninstitutionalized population	0	0	547	60.8	547	5.2
Male	0	0	256	28.5	256	2.4
Female	0	0	291	32.4	291	2.8
HOUSEHOLDS BY TYPE						
Total households	456	100	150	100	4,510	100
Family households (families) [7]	203	44.5	97	64.7	2,981	66.1
With own children under 18 years	45	9.9	53	35.3	795	17.6
Husband-wife family	161	35.3	68	45.3	2,524	56
With own children under 18 years	26	5.7	29	19.3	586	13
Male householder, no wife present	5	1.1	7	4.7	116	2.6
With own children under 18 years	3	0.7	6	4	56	1.2
Female householder, no husband present	37	8.1	22	14.7	341	7.6
With own children under 18 years	16	3.5	18	12	153	3.4
Nonfamily households [7]	253	55.5	53	35.3	1,529	33.9
Householder living alone	240	52.6	48	32	1,358	30.1
Male	76	16.7	17	11.3	551	12.2
65 years and over	46	10.1	5	3.3	228	5.1
Female	164	36	31	20.7	807	17.9
65 years and over	140	30.7	15	10	533	11.8

Households with individuals under 18 years	53	11.6	56	37.3	910	20.2
Households with individuals 65 years and over	311	68.2	42	28	2,078	46.1
Average household size	1.68	(X)	2.35	(X)	2.17	(X)
Average family size [7]	2.41	(X)	2.97	(X)	2.65	(X)
HOUSING OCCUPANCY						
Total housing units	744	100	201	100	7,731	100
Occupied housing units	456	61.3	150	74.6	4,510	58.3
Vacant housing units	288	38.7	51	25.4	3,221	41.7
For rent	96	12.9	12	6	239	3.1
Rented, not occupied	1	0.1	0	0	11	0.1
For sale only	22	3	7	3.5	293	3.8
Sold, not occupied	1	0.1	2	1	19	0.2
For seasonal, recreational, or occasional use	152	20.4	9	4.5	2,373	30.7
All other vacant	16	2.2	21	10.4	286	3.7
Homeowner vacancy rate (percent) [8]	8.4	(X)	9	(X)	7.5	(X)
Rental vacancy rate (percent) [9]	30.7	(X)	12.9	(X)	20.8	(X)
HOUSING TENURE						
Occupied housing units	456	100	150	100	4,510	100
Owner-occupied housing units	240	52.6	69	46	3,613	80.1
Population in owner-occupied housing units	449	(X)	148	(X)	7,883	(X)
Average household size of owner-occupied units	1.87	(X)	2.14	(X)	2.18	(X)
Renter-occupied housing units	216	47.4	81	54	897	19.9
Population in renter-occupied housing units	318	(X)	204	(X)	1,890	(X)
Average household size of renter-occupied units	1.47	(X)	2.52	(X)	2.11	(X)

D. Towns County Comprehensive Plan Public Comment Survey Sample

Distributed in paper and online format through Survey Monkey, 428 responses received in total

Towns County

Hiwassee & Young Harris
2016 COMPREHENSIVE PLAN SURVEY

Want to tell your civic leaders what your community should be like in 20-30 years?

Want to tell them which issues you feel are most important?

Here's your chance!

Towns County, Hiwassee and Young Harris are updating their joint *Comprehensive Plan* that will help guide development and capital projects. Your hometown can only achieve its vision if it knows what that vision is, so please take part in this process and tell us your vision for the future of your hometown! Please take a few minutes to complete the following survey and submit your results to one of the locations listed below. *All comments will be read and incorporated into the Comprehensive Plan, and all responses will be kept confidential.* Be sure to also check for future announcements about additional meetings and other opportunities to participate.

Please submit all completed surveys to:

- Towns County Commissioner's Office
- Hiwassee City Hall
- Young Harris City Hall

Or to:

Joe Rothwell, Regional Planner
 Georgia Mountains Regional Commissioner
 P.O. Box 1720
 Gainesville, GA 30503
 O: 770.538.2619
 F: 770.538.2625
 Email: jrothwell@garc.ga.gov

I am submitting comments for: (select) Towns County -- **Hiwassee** -- Young Harris **Resident** **Business Owner**


1.1.I would like my community to try to _____ growth and development.
 a) attract a high volume of b) attract some c) limit

2.) New growth and development should be directed toward:
 a) **in/around cities** b) along highway c) expand in _____ (please list location)

3.) Our community's most important asset that should be preserved in the future is...
 The mountains and lake

4.) Our community's biggest liability that should be changed in the future is...
 Lack of economic growth and support of local businesses

5.) With respect to **economic development**, our top priorities should be (pick 2):
 XX _____ Attract/sustain new commercial businesses
 _____ Attract/sustain new manufacturing and industry
 XX _____ Attract/sustain any business to downtown areas
 _____ Attract/sustain any business with high paying jobs
 _____ Other (please list: _____)




Towns County
Hiwassee Young Harris
2016 COMPREHENSIVE PLAN SURVEY

6.) With respect to housing, our most important needs are (pick 2):
 XX _____

 more family housing
 more high-end housing
 more apartments
 more senior housing
 fewer dilapidated houses
 design guidelines for new construction
 Other (please list: affordable housing for those who are not wealthy retirees)
 XX _____

7.) With respect to historic and cultural resources, our most important issues are (pick 2):
 XX _____
 XX _____
 preserving existing historic structures
 design guidelines for new development
 improving sidewalks, bicycle and pedestrian accessibility around the City
 need for more park space
 need for more/new civic space
 Other (please list:)

8.) On a scale of 1 (Very poor) to 5 (Very good), how do you rate each of the following public services:
 5 _____
 4 _____
 3 _____
 2 _____
 1 _____
 Water
 Sewer
 Police/ Public Safety/ EMS
 Fire protection
 General government
 Parks and recreation
 Roads
 Schools
 Other (please list:)

9.) Please rank the following issues in terms of priority, with 1 being most important:
 1 _____
 4 _____
 3 _____
 2 _____
 5 _____
 Preserving the rural character of Hiwassee, Young Harris and Towns County
 Increasing tourism
 Increasing job opportunities
 Preserving the low cost of living
 Preserving the standard of living
 Other (please list:)

10.) Highway development can attract significant growth and development. Regarding these vital corridors in Hiwassee, Young Harris and Towns County, please rank the following issues in terms of priority, with 1 being most important:
 1 _____
 6 _____
 2 _____
 3 _____
 4 _____
 5 _____
 Managing traffic volumes
 Managing safety
 Luring more/new retail
 Luring more/new dining
 Luring any new jobs
 Preserving the appearance and rural character
 Other (please list:)

Thank you for your time and for caring about your hometown!
Be sure to participate in the public meetings!



E. Towns County Comprehensive Plan Public Comment Survey Response Summary: 285 Paper Responses Received

<i>I am a:</i>	<i>Towns County</i>	<i>Hiawassee</i>	<i>Young Harris</i>	<i>No City/County</i>
	57	89	20	119
1) (growth type)	<i>Towns County</i>	<i>Hiawassee</i>	<i>Young Harris</i>	<i>No City/County</i>
A	13	18	4	31
B	35	57	11	74
C	10	9	4	10
2) (growth & development)	<i>Towns County</i>	<i>Hiawassee</i>	<i>Young Harris</i>	<i>No City/County</i>
A	41	56	13	67
B	13	19	3	30
C	4	5	3	19
3) (asset preserved)	Lake Chatuge (34)	Lake Chatuge (54)	Lake Chatuge (8)	Lake Chatuge (53)
	Mountains	Mountains (19)	Mountains (3)	Mountains (14)
	Forests	Natural beauty (10)	Small town character (2)	Natural beauty (11)
	Access to Lake	Small town feel (7)	Forests (2)	Forests (6)
	Downtown beauty	Young Harris College (4)	Nice quiet place to live	Small town feel (5)
	Bell Mtn.	Small town business (3)	Young Harris College	Historic downtown area (5)
	Environment	Trails/Parks (3)	County Museum	Appearance of roads (3)
	Unique Culture	Safety of community (2)	Old bldgs. on Main St.	Scenery/Scenic beauty (3)
	Fairgrounds	Outdoor activities	Rural appeal	Nature (3)
	Rec Facilities	Well-kept road sides	History	Fairgrounds (3)
	Natural Resources	Downtown development	Historical bldgs./houses	Natural resources (3)
	Wildlife	Hamilton Gardens	Nature	Hamilton Gardens (3)

	The park	Infrastructure	College life	Safe environment (3)
	Hometown feel	Natural Resources	Agriculture/fisheries	Water (3)
	Tourism	City & community appearance		Aesthetics (2)
	Understanding	Towns Co. Rec. Center		Schools (2)
	Water Quality	Quality of businesses downtown		Parks (2)
	Sense of Community	Politics		Tourism (2)
	Children/Schools	Family/community		Campgrounds (2)
	Hamilton Gardens	Quiet peaceful City		Tired of clutter by vendors
		Country Music Show		Hospitality
		Camping		Lakefront facilities & access
		People		Mom & Pop businesses
		Spurring more tourism		Main St.
		Nice place to live & visit		Town of Hiawassee
		Main St.		College growth
				Limit mtn development & preserve beauty of area
				Building architecture
				Jobs
				Green space
				Cleanliness
				Veteran's Memorial Park
				USFS, WMAS
				Wildlife
				Beach area
				Marine opportunities
				Charm
				Rural appeal

<i>4) (assets changed)</i>	<i>Towns County</i>	<i>Hiawassee</i>	<i>Young Harris</i>	<i>No City/County</i>
	Fire Safety	Too many junky/Vacant businesses (28)	Too many junky/Vacant businesses (6)	Too many thrift shops/junkyards along hwy (23)
	Loss of young people	Lack of zoning (11)	Sole Commissioner (2)	Need zoning (6)
	appearance of rundown bldgs/property	Environmental hazards (3)	Lack of bike lanes/maintained sidewalks (2)	Red lights/traffic (6)
	Waste water facility dumping into Lake	Lack of availability of jobs (3)	More ambulance personnel on duty	Fairgrounds (6)
	Lack of development control/planning	Non-Americans (3)	Gov't officials not pursuing progress	No jobs (5)
	Signs everywhere	City Council & Mayor (2)	Young Harris as a bypass for thru traffic	Drug trafficking/vicious dogs (3)
	Uncontrolled growth	Infrastructure (2)	Access to produce	Consolidated water system (3)
	Loss of liquor tax money	Lack of economic growth (2)	No zoning	Consolidated gov't/utilities (3)
	No curb appeal	Lack of Sunday alcohol (2)	Limit the growth	Unplanned growth (3)
	Ugly businesses	Slow/limited growth (2)	Fact that almost every business dies in winter	Trash/pollution (2)
	Lack of zoning	Tax liability for large number of seniors (2)		Economy (2)
	Litter control	Traffic (2)		Develop master plan for Hiawassee (2)
	Too many fast food rest.	Uncontrolled development (2)		Limiting growth (2)
	Lack of cooperation between Cities	Support local businesses		Appearance of community
	Sole commissioner	Recycling corner @ 288 is horrible		Lack of opportunities for youth to live here
	Lack of vision	Specialized healthcare		Creating business friendly environment
	Fight business growth	Needs to be a destination not a drive thru		Bad roads, no crosswalks

	High density housing	Allowing development not compatible w/ existng		Good health care
	Commercial architectural controls in business area	Streetscapes/sidewalk placement		Cities contributing to emergency services
	Increasing rec. & shopping venues	Lack of sewer services		Environmental issues/Water/Nat'l Resources
	Liberalism	Misuse of public bldgs		Degradation
	Traffic patterns	Too many mobile homes		Need bldg codes to keep incompatible uses apart
	Lack of consolidated water & sewer system	Boat size		Need more security & police
		Town square		Sole Commissioner
		Drinking water		Main St.
		More restaurants on Lake Chatuge		Bldgs taking away from culture
		More voices/local gov't votes on issues		Business closings
		GA Mtn. Fairground		Poor housing
		Helping citizens		Young Harris needs an established downtown route to hwy
		Old downtown area		Lack of small business growth/economic plan
		Chain stores/Walmart, etc.		Mowing lawns within 10' of body of water
		Consolidation of utilities		Sidewalks at Young Harris
		Young families moving into area full time		Lack of community development
				Limited solar farms
				Illegal immigrants & welfare recipients
				Allowing alcohol to attract restaurants

				Parks/Lake access
				Courthouse
				Lack of retail
				Self serving attitudes
				Continue to upgrade hospital & staff
				No fast food except Chik-Fil-A
5) Econ. Priorities	<i>Towns County</i>	<i>Hiawassee</i>	<i>Young Harris</i>	<i>No City/County</i>
<i>commercial</i>	29	46	9	62
<i>manufacturing</i>	21	16	5	34
<i>any business to downtown</i>	39	64	16	71
<i>any business w/ high pay</i>	14	20	8	36
<i>other</i>	11	25	3	24
6) Housing	<i>Towns County</i>	<i>Hiawassee</i>	<i>Young Harris</i>	<i>No City/County</i>
<i>more family housing</i>	15	24	9	37
<i>more high-end housing</i>	6	4	1	9
<i>more apartments</i>	7	4	5	11
<i>more senior housing</i>	9	12	2	28
<i>fewer dilapidated houses</i>	39	62	15	70
<i>design guidelines</i>	24	53	7	46

<i>other</i>	9	10	2	23
7) Cultural resources	<i>Towns County</i>	<i>Hiawasse</i>	<i>Young Harris</i>	<i>No City/County</i>
<i>preserving structures</i>	25	36	9	42
<i>design guidelines</i>	33	49	7	61
<i>improving sidewalks</i>	34	51	12	63
<i>need for more park space</i>	10	17	7	25
<i>need more/new civic space</i>	8	1	0	11
<i>other</i>	4	15	3	11
8) Public Services	<i>Towns County</i>	<i>Hiawasse</i>	<i>Young Harris</i>	<i>No City/County</i>
<i>Water</i>				
1	4	3	0	8
2	6	5	1	6
3	14	23	3	22
4	19	23	8	29
5	8	29	4	36
<i>Sewer</i>				
1	11	10	3	13
2	6	8	0	14
3	7	25	4	12

4	9	15	4	12
5	5	15	2	22
<i>Police/ Public Safety/ EMS</i>				
1	0	2	1	4
2	5	2	1	4
3	7	22	0	15
4	20	24	6	25
5	21	30	7	56
<i>Fire protection</i>				
1	3	1	0	4
2	5	10	0	6
3	9	11	3	26
4	21	23	6	23
5	19	28	6	42
<i>General government</i>				
1	11	18	2	14
2	15	18	3	16
3	12	21	3	32
4	5	15	2	27
5	7	8	4	10
<i>Parks and recreation</i>				
1	2	8	1	5

2	12	18	1	7
3	15	20	5	31
4	15	16	6	33
5	10	20	4	27
Roads				
1	1	7	0	8
2	15	10	7	16
3	17	40	5	40
4	17	19	5	32
5	3	7	1	5
Schools				
1	3	2	0	5
2	7	5	4	10
3	7	23	2	24
4	19	21	3	24
5	9	18	5	28
Other				
1	3	7	2	10
2	0	2	0	0
3	1	1	0	1
4	0	1	0	0
5	0	0	0	2
9) Issues				
	<i>Towns County</i>	<i>Hiawasse</i>	<i>Young Harris</i>	<i>No City/County</i>
<i>Preserving character</i>				
1	24	32	7	42

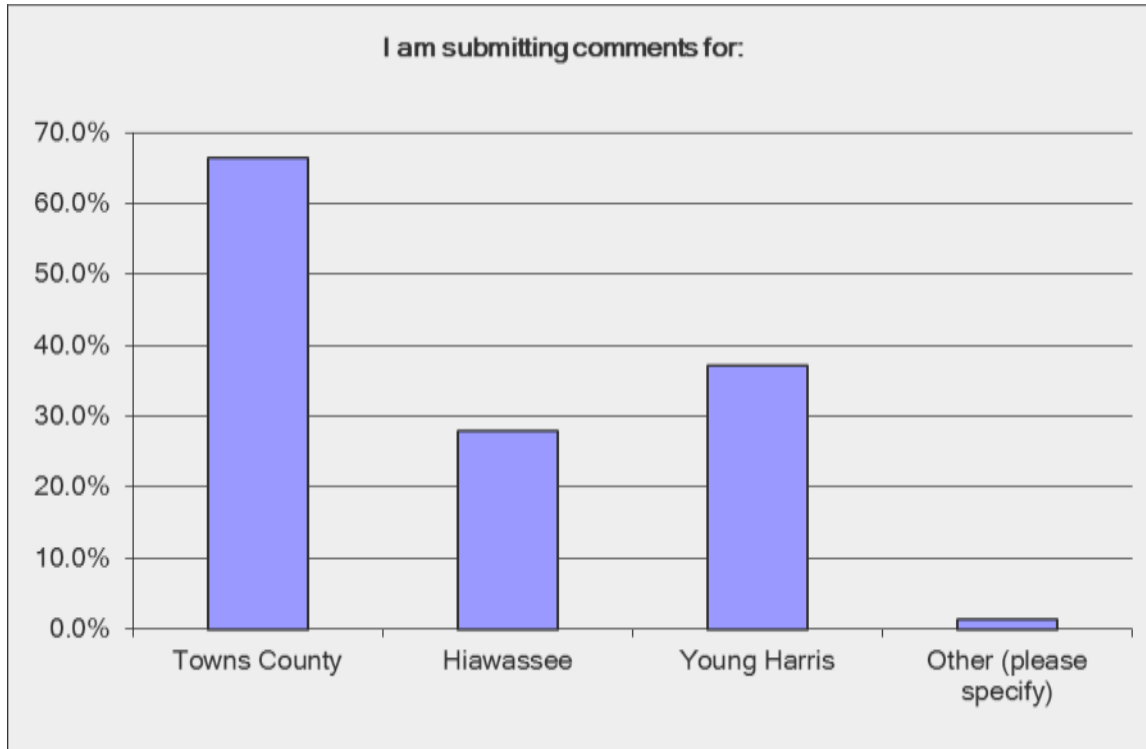
2	9	5	2	11
3	6	14	0	16
4	5	7	3	15
5	4	11	4	15
6		2		0
Increasing tourism				
1	9	16	3	26
2	14	23	3	17
3	5	11	5	15
4	7	13	5	21
5	16	11	3	20
6	0	0	0	0
Increasing job opportunities				
1	24	30	6	49
2	7	13	4	23
3	10	9	5	12
4	9	12	2	12
5	4	6	2	6
6	0	3	0	0
Preserving low cost of living				
1	6	15	3	18
2	8	10	1	20
3	9	10	5	15

4	9	16	4	13
5	10	9	2	27
6	0	2	0	0
<i>Preserving standard of living</i>				
1	9	15	4	22
2	10	13	7	18
3	13	15	0	26
4	9	7	2	17
5	3	12	4	10
6	0	1	0	0
<i>other</i>				
1	5	13	1	4
2	1	0	0	1
3	0	3	1	0
4	1	1	0	0
5	2	0	0	0
6	2	0	0	0
10) Highway Development	<i>Towns County</i>	<i>Hiawasse</i>	<i>Young Harris</i>	<i>No City/County</i>
<i>Managing traffic volumes</i>				
1	11	12	2	27
2	11	14	6	15
3	10	12	1	14

4	11	11	2	9
5	4	12	3	18
6	3	12	3	12
<i>Managing safety</i>				
1	13	22	4	33
2	15	12	3	20
3	13	13	5	12
4	3	13	2	15
5	7	8	3	15
6	2	4	0	5
<i>Lure more/new retail</i>				
1	7	21	8	35
2	10	16	3	17
3	10	10	4	17
4	11	11	2	12
5	11	11	1	11
6	5	10	0	10
<i>Lure more/new dining</i>				
1	9	28	2	29
2	11	14	3	22
3	6	10	8	17
4	6	9	2	13

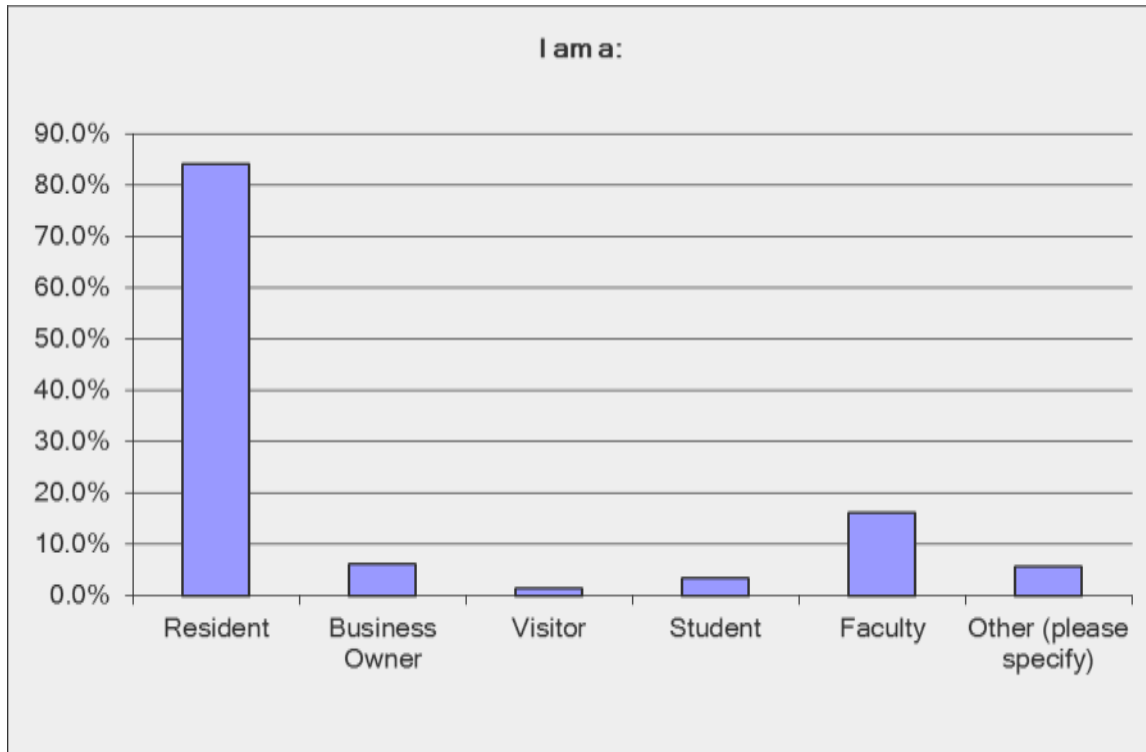
5	10	11	0	6
6	11	6	2	9
<i>Luring any new jobs</i>				
1	16	15	6	39
2	5	12	1	11
3	9	11	3	15
4	14	20	3	12
5	7	8	2	14
6	4	8	1	4
<i>Preserving character</i>				
1	21	24	5	35
2	7	5	3	9
3	6	17	0	12
4	4	5	0	11
5	4	8	5	11
6	9	12	3	21
<i>other</i>				
1	2	5	2	6
2	1	0	0	0
3	0	1	0	0
4	0	0	0	0
5	0	0	0	0
6	2	1	0	0

F. Towns County Comprehensive Plan Public Comment Survey Response Summary: 143 Online Survey Monkey Responses Received



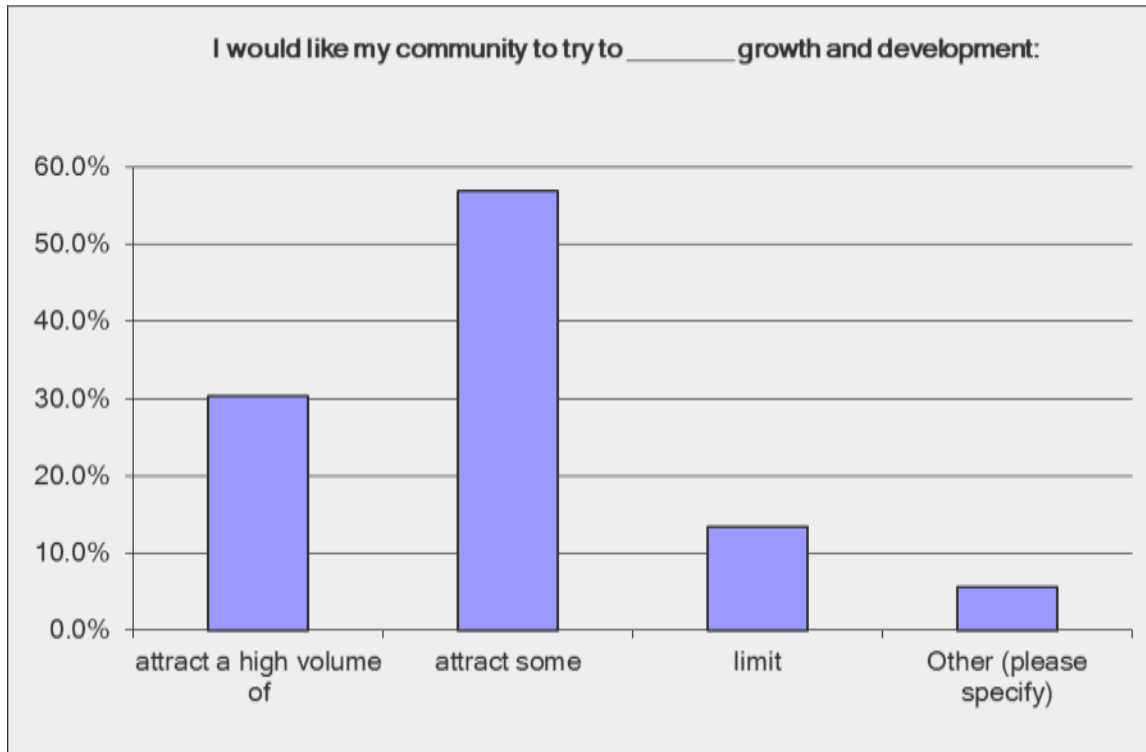
Question 1.

Answer Options	Response Percent	Response Count
Towns County	66.4%	95
Hiawassee	28.0%	40
Young Harris	37.1%	53
Other (please specify)	1.4%	2
<i>answered question</i>		143
<i>skipped question</i>		0



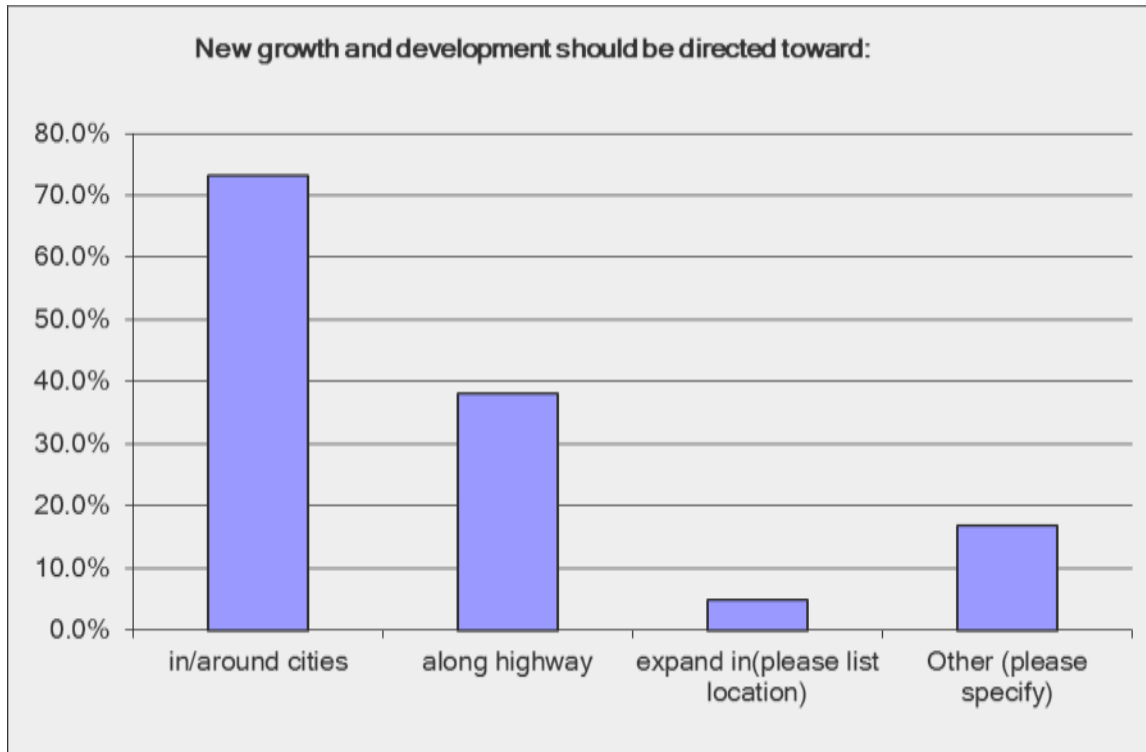
Question 2.

I am a:		
Answer Options	Response Percent	Response Count
Resident	83.9%	120
Business Owner	6.3%	9
Visitor	1.4%	2
Student	3.5%	5
Faculty	16.1%	23
Other (please specify)	5.6%	8
<i>answered question</i>		143
<i>skipped question</i>		0



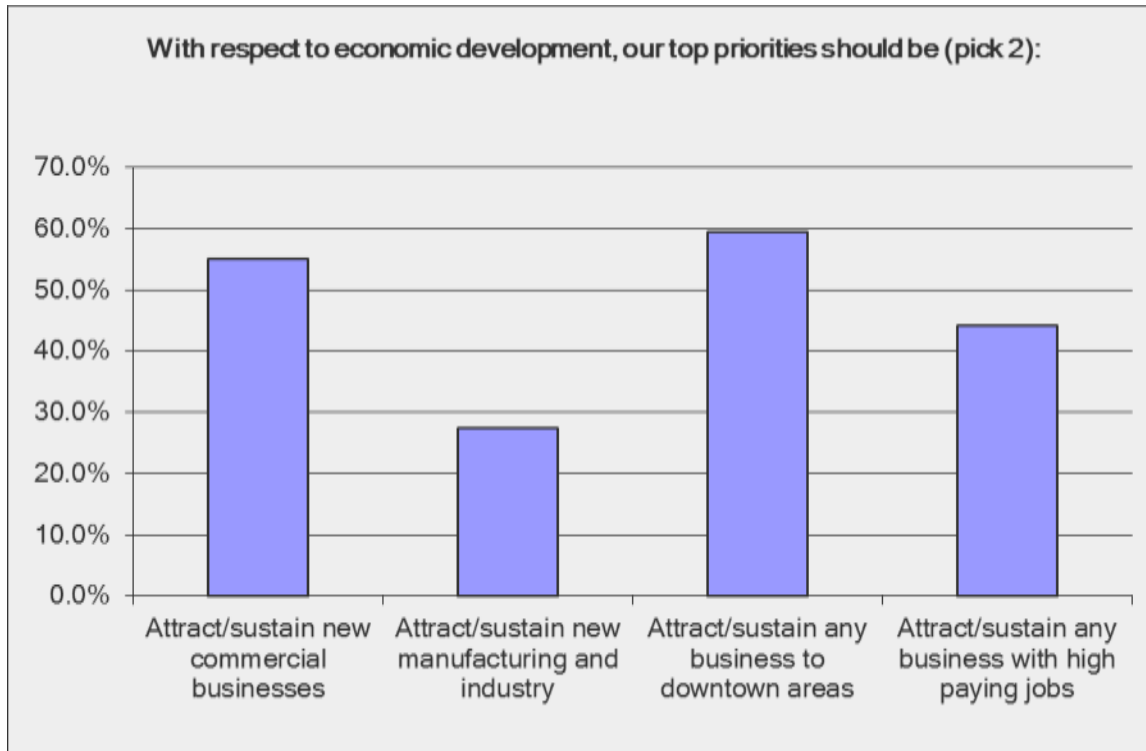
Question 3.

Answer Options	Response Percent	Response Count
attract a high volume of	30.3%	43
attract some	57.0%	81
limit	13.4%	19
Other (please specify)	5.6%	8
<i>answered question</i>		142
<i>skipped question</i>		1



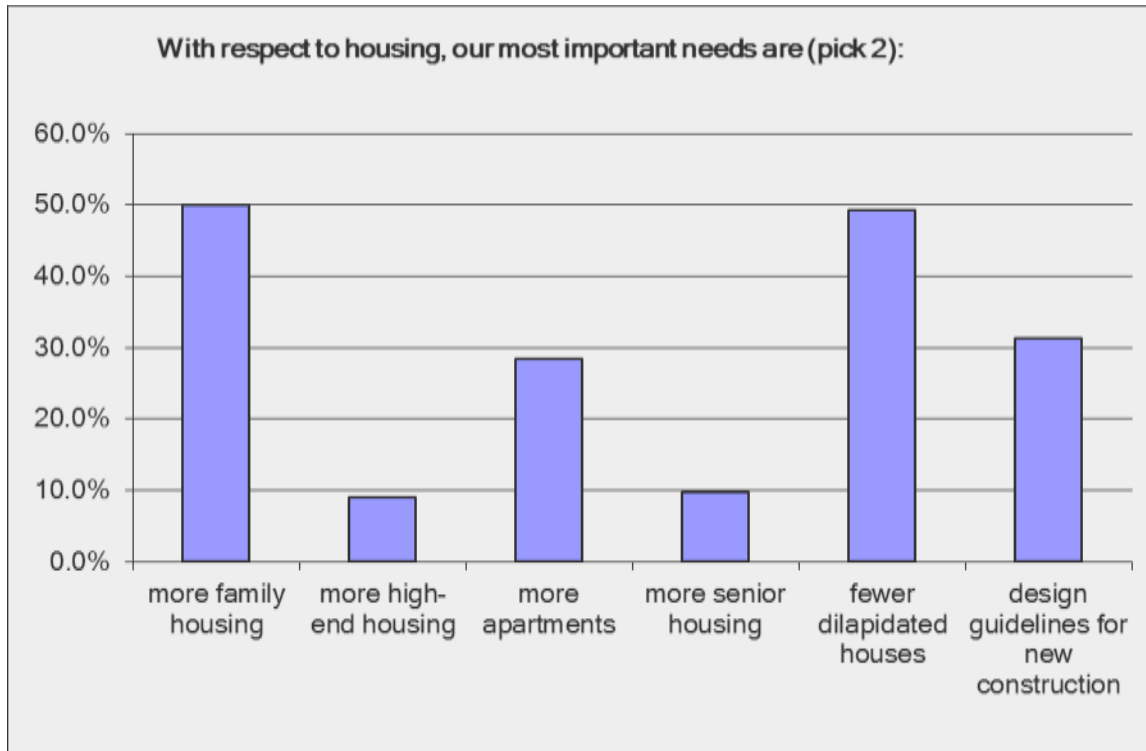
Question 4.

Answer Options	Response Percent	Response Count
in/around cities	73.2%	104
along highway	38.0%	54
expand in (please list location)	4.9%	7
Other (please specify)	16.9%	24
<i>answered question</i>		142
<i>skipped question</i>		1



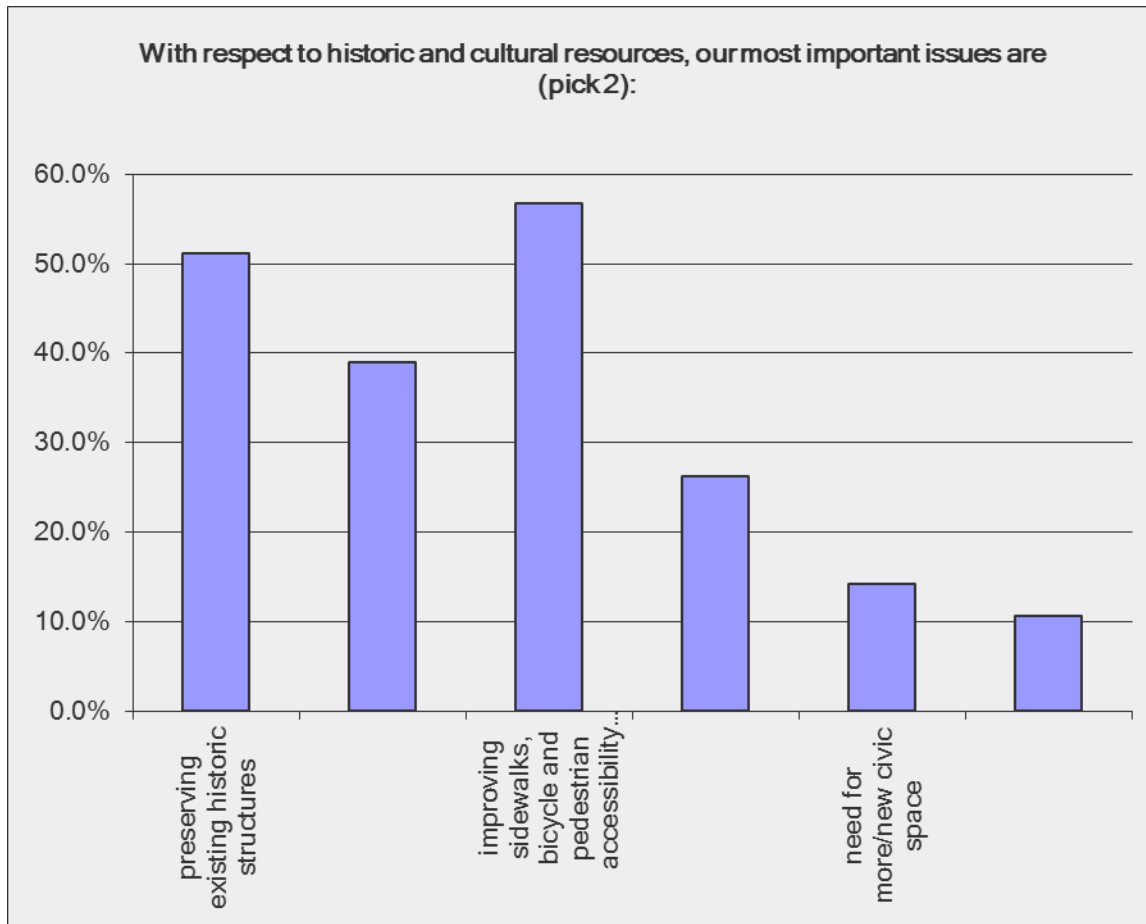
Question 5.

Answer Options	Response Percent	Response Count
Attract/sustain new commercial businesses	55.1%	76
Attract/sustain new manufacturing and industry	27.5%	38
Attract/sustain any business to downtown areas	59.4%	82
Attract/sustain any business with high paying jobs	44.2%	61
Other (please specify)		15
<i>answered question</i>		138
<i>skipped question</i>		5



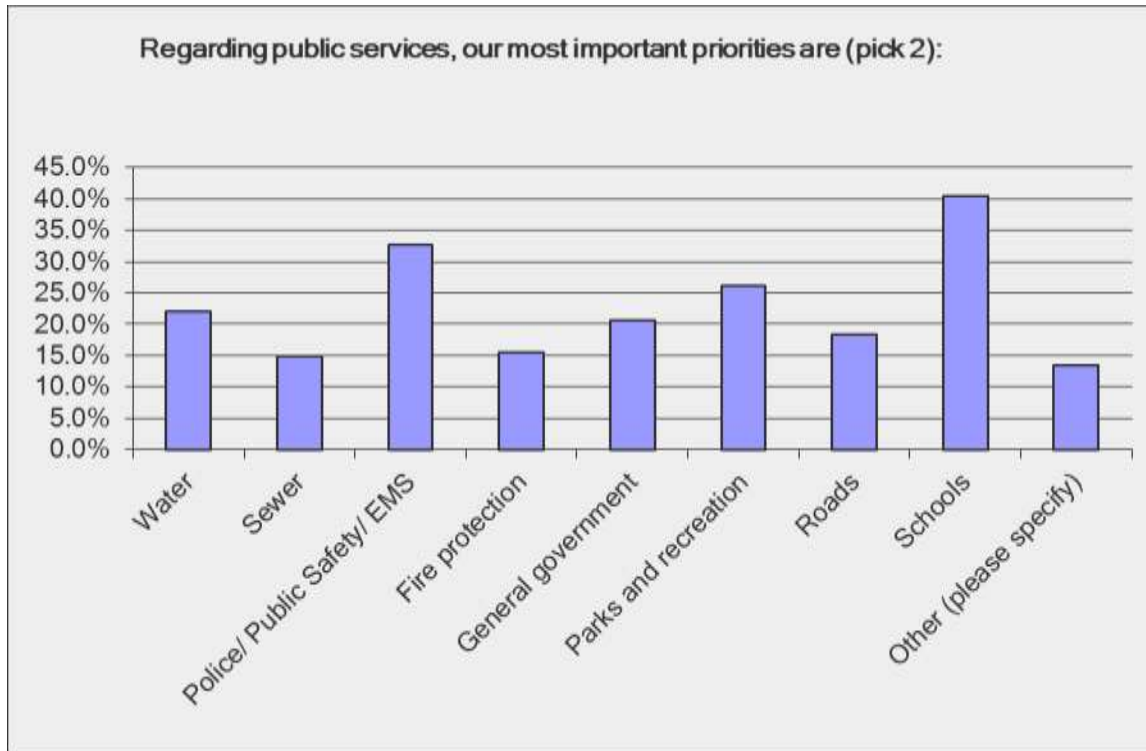
Question 6.

Answer Options	Response Percent	Response Count
more family housing	50.0%	67
more high-end housing	9.0%	12
more apartments	28.4%	38
more senior housing	9.7%	13
fewer dilapidated houses	49.3%	66
design guidelines for new construction	31.3%	42
Other (please specify)		22
<i>answered question</i>		134
<i>skipped question</i>		9



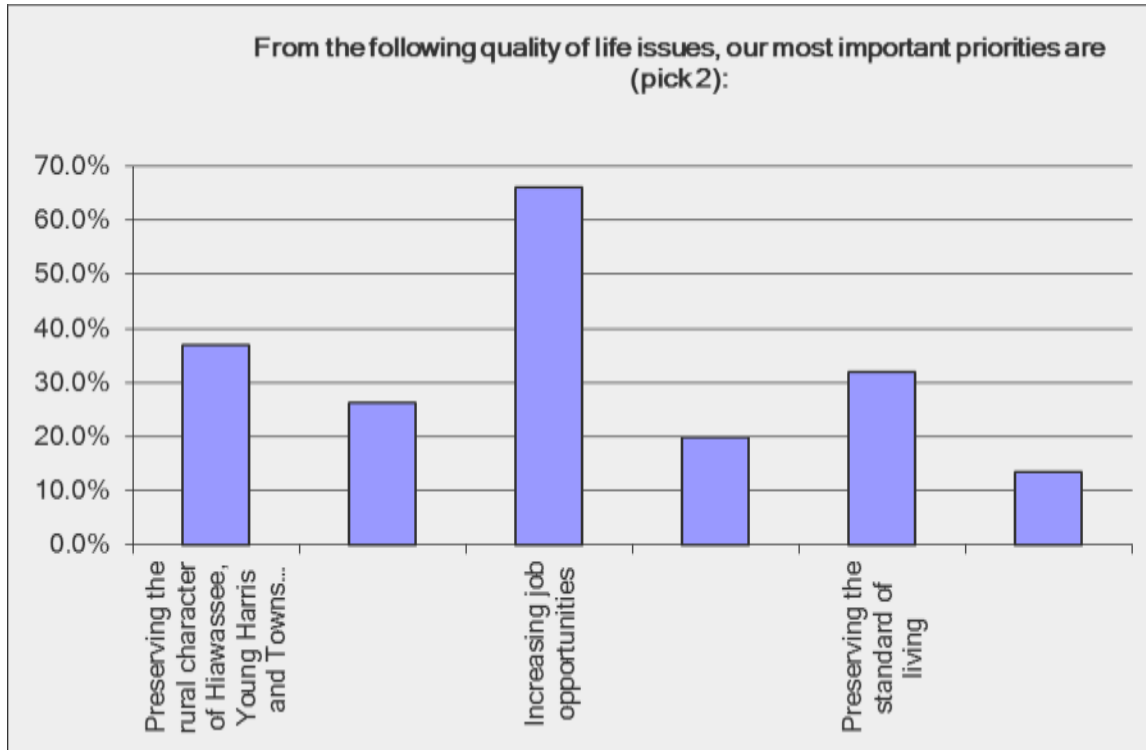
Question 7.

Answer Options	Response Percent	Response Count
preserving existing historic structures	51.1%	72
design guidelines for new development	39.0%	55
improving sidewalks, bicycle and pedestrian accessibility around the City	56.7%	80
need for more park space	26.2%	37
need for more/new civic space	14.2%	20
Other (please specify the most important asset that should be preserved)	10.6%	15
	<i>answered question</i>	141
	<i>skipped question</i>	2



Question 8.

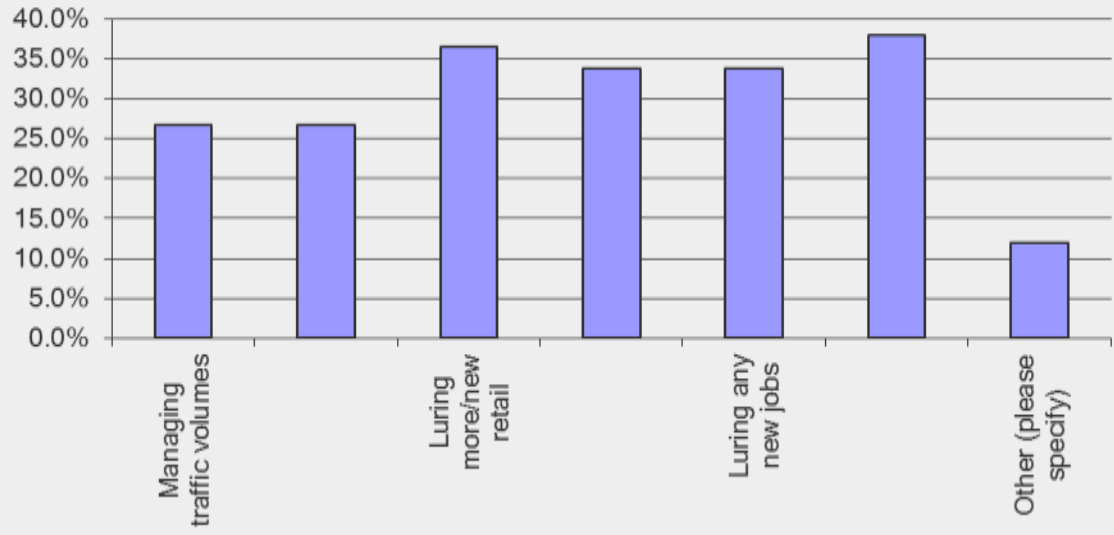
Answer Options	Response Percent	Response Count
Water	22.0%	31
Sewer	14.9%	21
Police/ Public Safety/ EMS	32.6%	46
Fire protection	15.6%	22
General government	20.6%	29
Parks and recreation	26.2%	37
Roads	18.4%	26
Schools	40.4%	57
Other (please specify)	13.5%	19
<i>answered question</i>		141
<i>skipped question</i>		2



Question 9.

Answer Options	Response Percent	Response Count
Preserving the rural character of Hiawassee, Young Harris and Towns County	36.9%	52
Increasing tourism	26.2%	37
Increasing job opportunities	66.0%	93
Preserving the low cost of living	19.9%	28
Preserving the standard of living	31.9%	45
Other (please specify)	13.5%	19
<i>answered question</i>		141
<i>skipped question</i>		2

Highway development can attract significant growth and development. Regarding these vital corridors in Hiawassee, Young Harris and Towns County, our most important priorities are (pick 2):



Question 10.

Answer Options	Response Percent	Response Count
Managing traffic volumes	26.8%	38
Managing safety	26.8%	38
Luring more/new retail	36.6%	52
Luring more/new dining	33.8%	48
Luring any new jobs	33.8%	48
Preserving the appearance and rural character	38.0%	54
Other (please specify)	12.0%	17
<i>answered question</i>		142
<i>skipped question</i>		1

G. Comprehensive Plan Meeting Summaries

1. Hiawassee Stakeholder Meeting 5/18/16

Towns County Chamber of Commerce

**TOWNS COUNTY COMPREHENSIVE PLAN
STAKEHOLDER MEETING
TOWNS COUNTY CHAMBER OF COMMERCE
1:00 PM-Wednesday May 18, 2016**

Sign In Sheet

<u>Name</u>	<u>Email Address</u>	<u>(Hiawassee, Young Harris or County)</u>
Lynn McPeak	lynnmcpeak@yahoo.com	Hiawassee
Jeremy Hagedorn	j.hagedorn@farmersagent.com	Hiawassee
Condace Lee	condacelee@tcmemo.net	County - Chamber
John Allen	john@brownhennbuilders.com	Chick
Rick Martin	rick_martin@ucbi.com	Hiawassee
Janet Allen	janet.hiawassee@windstream.net	Hiawassee

AGENDA

1.) Introductions

DISCUSSION/ACTION:

2.) Purpose and why the comprehensive plan is required

3.) Overview of components of comprehensive plan to include:

- vision statement
- needs and opportunities
- existing and future land use
- character areas
- short Term Work Program (STWP) for Hiawassee
- additional document components as needed/required

4.) Discuss public comment survey and public meetings

5.) Next meeting date

6.) Adjournment

2. Hiawassee Stakeholder Meeting 6/15/16

Towns County Chamber of Commerce

TOWNS COUNTY COMPREHENSIVE PLAN
 STAKEHOLDER MEETING
 TOWNS COUNTY CHAMBER OF COMMERCE
 1:00 PM-Wednesday June 15, 2016

Sign In Sheet

<u>Name</u>	<u>Email Address</u>	<u>(Hiawassee, Young Harris or County)</u>
Janet Allen	janethiawasse@windstream.net	Hiawassee
John Allen	john@brownbrownbuilders.com	Hi
Bill Pearson	hiawasseekill@windstream.net	Hi
Jeremy Hogsted	jhogsted@farmersagent.com	Hiawassee
Lynn McPeak	lynnmcpeak@yahoo.com	Hiawassee
LIZ ORDIALES	LIZORDIALES@WINDSTREAM.NET	Hiawassee
Rick Martin	rick_martin@ncbi.com	n

AGENDA

1.) Discussion of components of comprehensive plan to include:

- vision statement
- needs and opportunities

2.) Discuss public comment survey and public meetings

- survey still under review by each city/county to address local needs
- public meeting dates tbd, most likely during or after council meetings

3.) Next meeting date to be 7/13/16 and discussion topics

- land use/areas that require special attention
- Report of Accomplishments (ROP) and Short Term Work Program (STWP)

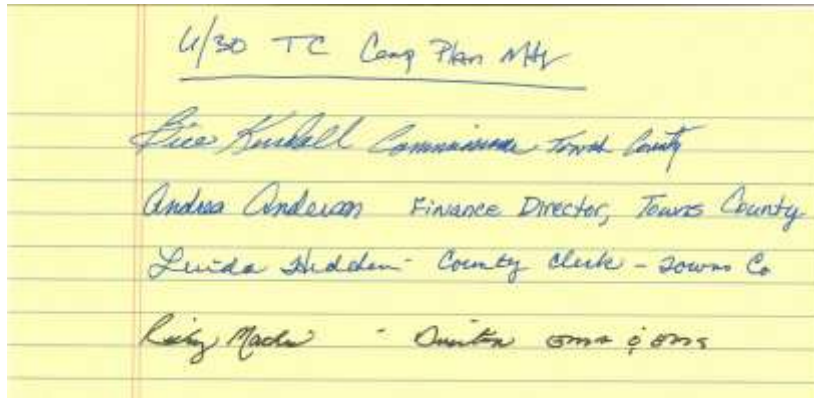
4.) Adjournment

3. Towns County Stakeholder Meeting 6/30/16

Towns County Courthouse, Commissioner's Office

Bill Kendall, Sole Commissioner
Andrea Anderson, Finance Director
Linda Hedden, County Clerk
Rickey Mathis, County EMA/EMS Director

All met to discuss Towns County's current and future STWP, community vision and needs and opportunities. The public comment survey and public meeting dates were also discussed and the first planned for July 21st at 5:30 at the Towns County Recreation and Conference Center.



6/30 TC Comp Plan Mtg

Bill Kendall - Commissioner - Towns County

Andrea Anderson - Finance Director, Towns County

Linda Hedden - County Clerk - Towns Co

Rickey Mathis - County EMA/EMS

4. Hiawassee Stakeholder Meeting 7/13/16

Towns County Chamber of Commerce

TOWNS COUNTY COMPREHENSIVE PLAN
 STAKEHOLDER MEETING
 TOWNS COUNTY CHAMBER OF COMMERCE
 1:00 PM-Wednesday July 13, 2016

Sign In Sheet

Name	Email Address	(Hiawassee, Young Harris or County)
Lynn McPeak	lynnmcpeak@yahoo.com	Hiawassee
Liz Ordiales	LIZORDIALES@WINDSTREAM.NET	Hiawassee
Rick Martin	rickmartin@web.com Rick-Martin@web.com	Hiawassee
Paul Stancil	citymanager@hiawasseega.org	Hiawassee
Jared Allen	JaredHiawassee@windstream.net	Hiawassee

AGENDA

1.) Discussion of components of comprehensive plan to include:

- Land use/areas that require special attention
- Report of Accomplishments and Short Term Work Program

2.) Discuss public meetings and survey

- The first public hearing will be held at the Towns County Recreation and Conference Center: 150 Foster Park Road, Young Harris, GA 30582 on July 21, 2016 at 5:30 p.m.
- Survey will be available at meeting and online through surveymonkey.com

3.) Next meeting date to be 8/17/16 and discussion topics

- Character areas (pictures needed for each area), p66 (some of the implementation measures and objectives will be moved to policy sections on p88)
- Urban Redevelopment Plan priorities: streetscape, landscaping, sidewalk improvements, lighting, signage and wayfinding, pedestrian seating, connectivity, pocket parks and improvements to existing park space. Beautification of existing historic buildings. Water features and community gathering space such as an amphitheater.

4.) Adjournment

5. Young Harris Stakeholder Meeting 7/14/16

Young Harris City Hall

TOWNS COUNTY COMPREHENSIVE PLAN
STAKEHOLDER MEETING
YOUNG HARRIS CITY HALL
1:00 PM-Thursday July 14, 2016

Sign In Sheet

Name Email Address (Hiwassee, Young Harris or County)

Deb Edwards	dedwards157@brmemc.net	YH
Stewart Conrad	CONRADJRL@WINSTON.COM	YH
Cathy Cox	ccox@yhc.edu	YH - Towns Co.
Masha Elliott	melliott@winston.com	Young Harris

AGENDA

1.) Introductions

DISCUSSION/ACTION:

2.) Purpose and why the comprehensive plan is required

- PowerPoint handout with schedule included

3.) Overview of components of comprehensive plan to include:

- vision statement
- needs and opportunities
- existing and future land use
- character areas
- short Term Work Program (STWP) for Young Harris
- Report of Accomplishments (ROA) for Young Harris

4.) Discuss public comment survey and public meetings

- The first public hearing will be held at the Towns County Recreation and Conference Center: 150 Foster Park Road, Young Harris, GA 30582 on July 21, 2016 at 5:30 p.m.
- Survey will be available at meeting and online through surveymonkey.com

5.) Next meeting date to be 8/11/16

6.) Adjournment

6. Towns County Public Meeting 7/21/16

Towns County Recreation and Conference Center

**Notice of Public Hearing
for
Towns County, Hiwassee and Young Harris
Joint Comprehensive Plan**

Towns County and the Cities of Hiwassee and Young Harris invite all interested persons to attend a public hearing concerning the development of the joint Towns County, Hiwassee and Young Harris Comprehensive Plan. The plan is required to comply with the Georgia Planning Act of 1989. The hearing is intended to inform the public about the purpose of the plan, the planning process, development schedule and provide an explanation of the public participation process to be followed by the County/Cities during the preparation of the comprehensive plan. Opportunity will also be provided for interested citizens to have input on local needs and issues through public comment and written survey. The public hearing will be held at the Towns County Recreation and Conference Center: 150 Foster Park Road, Young Harris, GA 30582 on July 21, 2016 at 5:30 p.m.

AGENDA

**TOWNS COUNTY
AGENDA
County Meeting
July 21, 2016
5:30 pm**

1. Open Meeting- Bill Kendall, Commissioner
 - a. Welcome and Introduction
 - b. Review of the county's 2011-2015 Short-Term Work Program
2. Joe Rothwell- Regional Planner, Georgia Mountain Regional Commission
 - a. Powerpoint Presentation
 - b. Questions and Answers
 - c. Next Public Hearing- date & time TBD
3. Adjourn

Link to view/print the current 10 Year Comprehensive Plan
http://www.dca.state.ga.us/development/planningqualitygrowth/Adopted/2010Local/20Comprehensive/20Plans/2010/Towns_Co_Hiwassee_Ci_YoungHarris_Ci_Joint_CAG_2010.pdf

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Michelle Stapp		706-990-6795
Chick Stul		706-781-5053
John Anderson		706-896-2600
Wmck Luca		706-994-7178
Betty Luca		706-994-9800
John Luca	jluca@comcast.net	706-334-1879
John Luca		
John Van Vliet	JHVANVLIET@GMAIL.COM	
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Shirley Clinton	shc1658@windstream.net	
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John Reynolds		
Stacy Collins		

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Andy Baker
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Nira Kurrimbus nira@leParisienCafe.com

T Lynne Marshall

Janice Cochran

Janice Cochran

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Suzanne Wilson	js.wilson1986@comcast.net	706-663-9672
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Jessie Yamazaki		
Jelle Kinsey	JelleKinsey@windstream.net	706-877-0004
Jessie Kinsey	SARRETT, Jessie @ Gmail - 808	
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Bertram Matthew	bmattis219@hotmail.com	706-874-3998
John Salesbee Waite	waite.jhs@yahoo.com	516-606-6068
Kathleen Cole	KKcole34@gmail.com	706-896-4775
LINDA J. CURTIS	LC1154.Sheriff@icloud.com	706-970-7140
John + Helen	jlhdno5872@Aol.com	706-881-5577
John + Helen	John.yamazaki@wind.com	706-970-7710

Public Comment Notes:

- Those in attendance were updated on what has been accomplished for the short term work program form 2011-2015.
- The Young Harris bypass and its proposed location was discussed.
- Preserving and maintaining important natural resources such as Hamilton Gardens was mentioned and how efforts would be listed in the Needs and Opportunities section of the Comprehensive Plan.
- Copies of the survey were distributed to the 100+ in attendance.

7. Young Harris Stakeholder Meeting 8/11/16

Young Harris City Hall

TOWNS COUNTY COMPREHENSIVE PLAN
STAKEHOLDER MEETING
YOUNG HARRIS CITY HALL
1:00 PM-Thursday August 11, 2016

Sign In Sheet

Name	Email Address	(Hiawassee, Young Harris or County)
Sharon Miller	Smiller2653@gmail.com	Young Harris
Deb Edwards	dedwards157@brmemc.net	YH
STEVE CONRAD	CONRADJRI@WINDSTREAM.NET	YH.
MARSHA ELLIOTT	rme Elliott@windstream.net	YH

AGENDA

1.) Discussion of components of comprehensive plan to include:

- vision statement
- needs and opportunities

2.) Discuss public comment survey and public meeting date

3.) Next meeting date and discussion topics

- land use/areas that require special attention
- character areas (pictures needed for each area)
some of the implementation measures and objectives will be moved to policy sections

4.) Adjournment

8. Hiawassee Stakeholder Meeting 8/17/16

Towns County Chamber of Commerce

TOWNS COUNTY COMPREHENSIVE PLAN
PUBLIC COMMENT MEETING
TOWNS COUNTY CHAMBER OF COMMERCE

1:00 PM-Wednesday August 17, 2016

Sign In Sheet

Name	Email Address	(Hiawassee, Young Harris or County)
Liz Ordiales	LIZORDIALES@windstream.net	Hiawassee
Lynn McPeak	lynnmcpeak@yahoo.com	Hiawassee
John Allen	john@brannhannbuilders.com	Hiawassee
Jeanette Allen	jeanethiawassee@windstream.net	Hiawassee
Jeremy Hogsted	jeremy.hogsted@gmail.com	Hiawassee
Rick Stawell	citymanager@hiawasseega.gov	Hiawassee

AGENDA

1.) Discussion of components of comprehensive plan to include:

- Hiawassee Urban Redevelopment Plan (URP)
- Complete Streets Program
- Character areas (pictures needed for each area), p66 (some implementation measures and objectives will be moved to policy sections on p88)

2.) Discuss public meetings and survey

- Hiawassee City Hall, August 23 at 5:30
- Survey available at meeting and online through surveymonkey.com 132 paper, 68 sm received by 8/16, email recap sent 8/16

3.) Next meeting date and discussion topics

- Report of Accomplishments (ROP) p94 and Short Term Work Program (STWP) p97
- Wednesday, September 21st?

4.) Adjournment

9. Hiwassee Public Meeting 8/23/16

Hiwassee City Hall

TOWNS COUNTY COMPREHENSIVE PLAN
PUBLIC COMMENT MEETING
HIAWASSEE CITY HALL

5:30 PM-Tuesday, August 23, 2016

Sign In Sheet

Name	Email Address	(Hiwassee, Young Harris or County)
John Holroyd	J.Holroyd@SWEET'S.com	Hiwassee
Lynn McPeak	lynnmcpeak@yahoo.com	Hiwassee
DAVID H. GIBBS	DHG@KAPIC.COM	HIAWASSEE
Barbara Mathis	mathis@hiwassee.com	Hiwassee
Joan Crofford		
Jane Chumier	JCSCRUS@gmail.com	Hiwassee
Bill Scott & Sue	WGSCHATUL@YAHOO.COM	Hiwassee
Anne Fitchell		Hiwassee
Scott + Sheree DAVIS	sedsd.sd@gmail.com	(towns cty) HIAWASSEE
Josh + Julie Alexander	marleyroy134@yahoo.com	(Hiwassee City)
Liz Devalos	LORDVALOS@prod.com	Hiwassee

AGENDA

- 1.) Welcome and Introductions
- 2.) PowerPoint Presentation
- 3.) Questions and Answers
- 4.) Adjourn

Public Comment Notes:

- Better connectivity, explores options of bus or trolley connecting key points in the city.
- Improvements needed for trash receptacles, signage, landscaping
- More focus on ordinances, land use and code enforcement.
- Passage of the alcohol ordinance to help attract restaurants.
- Focus on local businesses, "shop local" campaign, business retention, business incubation/mentoring, small business startup/assistance
- Increased business hours in conjunction with events to attract more people downtown during holidays and other times of the year.
- Better appreciation of historic buildings, city history, local historic landmarks, cemeteries.
- Hiwassee is a resort town but does not accommodate recreational/large vehicles.
- Safety campaign focusing on parking/crosswalks, shared parking w/other lots not used during certain hours, better signage/wayfinding directing people where to go.
- More focus on local needs from businesses, not just catering to tourists. More stores selling everyday items, not souvenirs.
- Maps of local businesses and historic sites desired.

10. Towns County Stakeholder Meeting 8/25/16

Towns County Recreation and Conference Center

TOWNS COUNTY COMPREHENSIVE PLAN
STAKEHOLDER MEETING
TOWNS COUNTY RECREATION & CONFERENCE CENTER

5:30 PM-Thursday August 25, 2016

Sign In Sheet

Name	Email Address	(Hiawassee, Young Harris or County)
Bill Kendall		
MARSHA ELLIOTT	rmelliott@windstream.net	TOWNS Y.H.
JACK MILLER	MILLERJ5224@comcast.com	
Bruce Howard	lastflightout@windstream.net	Y.H.
Nathan Hughes	nath.hughes.2016@gmail.com	County
CAROL TOWNSEND	infiniti.2004@live.com	TOWNS + Y.H.
Julie Alexander	marleyrox134@yahoo.com	Hiawassee, YH
Vince Stone	vstone@mountainregionallibrary.org	Young Harris
Joan Crothers	joan.crothers@live.com	Hiawassee
Gosh Alexander	josh61000@yahoo.com	Hiawassee, YH
Sheree Davis	sedsl.d.s@gmail.com	Hiawassee, GA
Scott Davis	tdh@atcoteq.com	Hiawassee, GA
Patty Miller		
Arlene Miller		
Marcie Johnson		
Eden Johnson		
Margaret Botting	mbotting1@windstream.net	Hiawassee, GA
Rosanne Barrett	rosanne.barrett@dep.state.ga.us	TOWNS Co.
Dan Sellers	dsellers@windstream.net	Young Harris
Scotty Carver	rocknicker45@gmail.com	Hiawassee
John Cronin	jsc3iii@gmail.com	Hiawassee

TOWNS COUNTY COMPREHENSIVE PLAN
STAKEHOLDER MEETING
TOWNS COUNTY RECREATION & CONFERENCE CENTER

5:30 PM-Thursday August 25, 2016

Sign In Sheet

Name	Email Address	(Hiawassee, Young Harris or County)
Steve D. Coker	7877 Young Harris Ct. 30582	Young Harris
David Cunningham	Hiawassee-706-766-5975	Hiawassee
Cliff Brasler	Hiawassee - 706-897-3419	Hiawassee
Cecil Hughes	cecilhughes2003@yahoo.com	706-751-9835
Tommy Jackson		706-244-1892
Alisa Richards	bjkendall2@yahoo.com	Hiawassee, 706-766-2276
Richard Botting	BOTTING1@WINDSTREAM.NET	706-781-8305
Debbie Phillips	debbiephillips@gmail.com	706-761-8055
Steve Youngblood	Scy.youngblood@windstream.net	706-897-7777
Rayette Ross	rayetteross@yahoo.com	Hiawassee
Wes Hooper	twrecreation2200@gmail.com	706-296-2600
Kay Yandell	kyandell@brmemc.com (Y.H.)	
John Yandell	kyandell@brmemc.com (Y.H.)	
Michael Annist	MVAG2362@brmemc.net	

TOWNS COUNTY COMPREHENSIVE PLAN
STAKEHOLDER MEETING
TOWNS COUNTY RECREATION & CONFERENCE CENTER

5:30 PM-Thursday August 25, 2016

Sign In Sheet

<u>Name</u>	<u>Email Address</u>	<u>(Hiawassee, Young Harris or County)</u>
Donna Howell	howelld@brnmc.net	County
Richard Cyphers	hc12fr@yahoo.com	County
Henry Chambers	hwc@windstream.net	County
Don Miller	dmiller@brnmc.net	County
Jeanie Bradley	bradjo2@windstream.net	County

AGENDA

1.) Introductions

DISCUSSION/ACTION:

2.) Purpose and why the comprehensive plan is required

3.) Overview of components of comprehensive plan to include:

- vision statement
- needs and opportunities
- existing and future land use
- character areas
- report of accomplishments (ROA) for everything achieved during last STWP
- short Term Work Program (STWP) for Towns County

4.) Discuss public comment survey and public meetings

5) Meet with committees to give input

6) Committee Reports due to Steering Committee by Sept 20, 2016

6.) Adjournment

11. Young Harris Stakeholder Meeting 9/15/16

Young Harris City Hall

TOWNS COUNTY COMPREHENSIVE PLAN
STAKEHOLDER MEETING
YOUNG HARRIS CITY HALL
10:00 AM-Thursday September 15, 2016

Sign In Sheet

Name Email Address (Hiawassee, Young Harris or County)

Marsha Elliott rmelliott@windstream.net YH

AGENDA

1.) Discussion of components of comprehensive plan to include:

- land use/areas that require special attention
- character areas

2.) Next meeting: Thursday 10/27 at 10am

3.) Adjournment

12. Hiawassee Stakeholder Meeting 9/28/16

Towns County Chamber of Commerce

TOWNS COUNTY COMPREHENSIVE PLAN
STAKEHOLDER MEETING
TOWNS COUNTY CHAMBER OF COMMERCE

1:00 PM-Wednesday, September 28, 2016

Sign In Sheet

Name	Email Address	(Hiawassee, Young Harris or County)
Lynne Peak	lynnepeak@yahoo.com	Hiawassee
Jeremy Hogest	jhogest@farmersagent.com	Hiawassee
Cardace Lee	cardacelee@brmeme.net	Hiawassee
Janet Allen	janet.hiawassee@windstream.net	Hiawassee

AGENDA

1.) Discussion of components of comprehensive plan to include:

- Short and long-term policies/activities
- Report of Accomplishments (ROA) and Short Term Work Program (STWP)

2.) Next meeting: Thursday 11/10 at 1 PM

3.) Adjournment

13. Young Harris Public Meeting 10/04/16

Young Harris City Hall

SWOT Analysis with Mayor Gibby and 20+ citizens in attendance.

AGENDA

- 1.) Welcome and Introductions
- 2.) SWOT analysis of Young Harris and public discussion of what can be done to improve the city
- 3.) Questions and Answers
- 4.) Adjourn

Public Comment Notes:

STWP projects for sewer expansion and park expansion to be complete within the next month.

1.) Strengths:

- Communities not in the city limits such as Pine Crest and Ashland Cove are interested in being annexed into city.
- Quality of retirement options.
- Low crime, strong police support, public engagement/civic mindedness level high.
- Superior education level for higher education.
- YH college presence and community events such as concerts, art events, etc.
- Small town college atmosphere, mountain setting (mountains, creeks, rivers, valley), walkable, natural beauty of the area.
- Sense of safety.
- Lack of sign pollution that allows for the valley to be preserved in its natural setting without visual clutter such as billboards due to sign ordinance limiting the type and size of signage.
- Rural city life.
- Town Hall meetings.
- Updated library.
- Fiber/IT infrastructure.

2.) Weaknesses:

- Union General building improved but other buildings need to be upgraded to attract more businesses and infill/new construction opportunities.
- Zoning codes enacted.
- Historic Preservation codes and ordinances have been discussed but design guidelines effort has been stagnant.
- Animal Control needed.
- Code enforcement needed (Mayor currently does this).
- Junk cars and other trash is prevalent in some areas.

- Negative actions outside city limits such as junk and code violations impact the gateways into the city.
- Better way of reporting code violations and solutions is needed.
- Too many citizens live outside the city in unincorporated areas and would like to be annexed.
- Abandoned buildings/unsafe buildings creates a public safety hazard.
- Post Office/parking in college area: relocate Post Office to area that will better serve the city. PO currently in long term lease but current location is prone to accidents and is a safety/liability issue.
- Large gateway signs are needed.
- Too many stoplights.
- Too much tourism traffic which brings additional crime and over development.

3.) Opportunities:

- Economic Development.
- Offer business incentives that the city can support fiscally such as tax breaks to foster business growth, create jobs and foster sustainability with maintaining business already existing in the city.
- Walkability to contribute towards more local businesses such as coffee shops, restaurants, cafes, etc.
- The city has the most progressive alcohol ordinance in the area to foster business development and retention.
- Small environmentally friendly manufacturing, clothing, IT, server farm opportunities/developments desired.
- 55+ older single family housing desired that minimizes the owners responsibility for maintenance.
- Design guidelines by GDOT bypass area needed.
- Limit large scale development that could have a negative impact on the city.
- Use needed for old BRM EMC building.
- Meals on wheels infrastructure needs to be upgraded (larger kitchen, facility, preparation area) to better serve the city.

- More unique destination attractions needed such as Persimmon Creek farmhouse restaurant.
- Balance needed for college expansion and appropriate private development.

4.) Tasks (How does the city accomplish its goals):

- Demographics analysis.
- Market Fiber/IT infrastructure such as with North GA Network.
- Utilize BRM EMC connections.
- Utilize volunteer, civic commitments, social media and print promotions.
- Investigate incentives such as lower taxes. Tax freezes for a specific time period (taxes are already low) and assist promoting new businesses and city assets such as the mountains and valley.
- Promote tourism and balance it benefits and impacts the city and exists alongside other business categories.
- Year round economy needed.
- Leverage retirement economy for local citizens and preserve and protect the reasons why they chose to relocate to Young Harris.
- Keep taxes low but not to where they impact city services such as fire and rescue, road improvements, etc.
- College student support that includes a campus meal plan that is accepted at local eateries and contributes to the local economy.

14. Towns County Stakeholder Meeting 10/25/16

Towns County Recreation and Conference Center

TOWNS COUNTY COMPREHENSIVE PLAN
STAKEHOLDER MEETING
TOWNS COUNTY RECREATION & CONFERENCE CENTER

5:30 PM-Tuesday October 25, 2016

Sign In Sheet

Name	Email Address	(Hiawassee, Young Harris or County)
Steve Holloway		County
Ricky Petho	rpetho@briemc.net	County
Betty Greenwood		Hiawassee
Alice Puckett	alipuckett@yahoo.com	County
Jonny Webb		County
DEREK CUNNINGHAM		County
GROVER BARKETT		County
Carl Hughes		County
Joelle Kinsey		County
Jodyne Marshall		County

5:30 PM-Tuesday October 25, 2016

Sign In Sheet

Name	Email Address	(Hiawassee, Young Harris or County)
Jean Brothers	jeanbrothers@briemc.net	Hiaw.
Brenda Hunt	bth11@briemc.net	Hiawassee
Jack Miller	jackmiller5734@aol.com	Hiawassee
Susu Davis	susuclavis@briemc.net	Hiawassee
Dora Berry	dberry@townscounty.edu	Hiawassee
Diana Howell	howelld@briemc.net	County / YH
Harold Copeland	hc_tcf@yahoo.com	YH
Michael Pugh	mpugh@briemc.net	Hiawassee County
Henry Chambers	hwc@windstream.net	County
John Yandall	tyandall@briemc.net	County
Thery Lassars	terryl@ymail.com	County
Andrea Anderson	ecocommissioner@yahoo.com	County
Sunida Bradley	bradjo2@windstream.net	706-596-2325

AGENDA

- 1.) Introductions
- 2.) Discussion of components discussed at August 25th meeting to include:
 - needs and opportunities
 - short Term Work Program (STWP) for Towns County
- 3.) Discuss anything additional that should be updated or added to the comprehensive plan

15. Young Harris Stakeholder Meeting 10/27/16

Young Harris City Hall

TOWNS COUNTY COMPREHENSIVE PLAN
STAKEHOLDER MEETING
YOUNG HARRIS CITY HALL
10:00 AM-Thursday October 27, 2016

Sign In Sheet

Name Email Address (Hiawassee, Young Harris or County)

Rosemary Royston rosemary@yhc.edu -YHC
Marsha Elliott melliotte@windstream.net YH

AGENDA

1.) Introductions

2.) Discussion of updated components including:

- Needs and Opportunities
- Land Use: Bypass
- Areas that require special attention
- Character Areas: Bypass
- Policies/Objectives, etc.
- ROA/STWP

3.) Discuss anything additional that should be updated or added to the comprehensive plan

4.) Adjournment

16. Hiawassee Stakeholder Meeting 11/10/16

Towns County Chamber of Commerce

TOWNS COUNTY COMPREHENSIVE PLAN
STAKEHOLDER MEETING
TOWNS COUNTY CHAMBER OF COMMERCE

1:00 PM-Thursday November 10, 2016

Sign In Sheet

<u>Name</u>	<u>Email Address</u>	<u>(Hiawassee, Young Harris or County)</u>
Liz ORDIALES	LIZORDIALES@windstream.net	Hiawassee

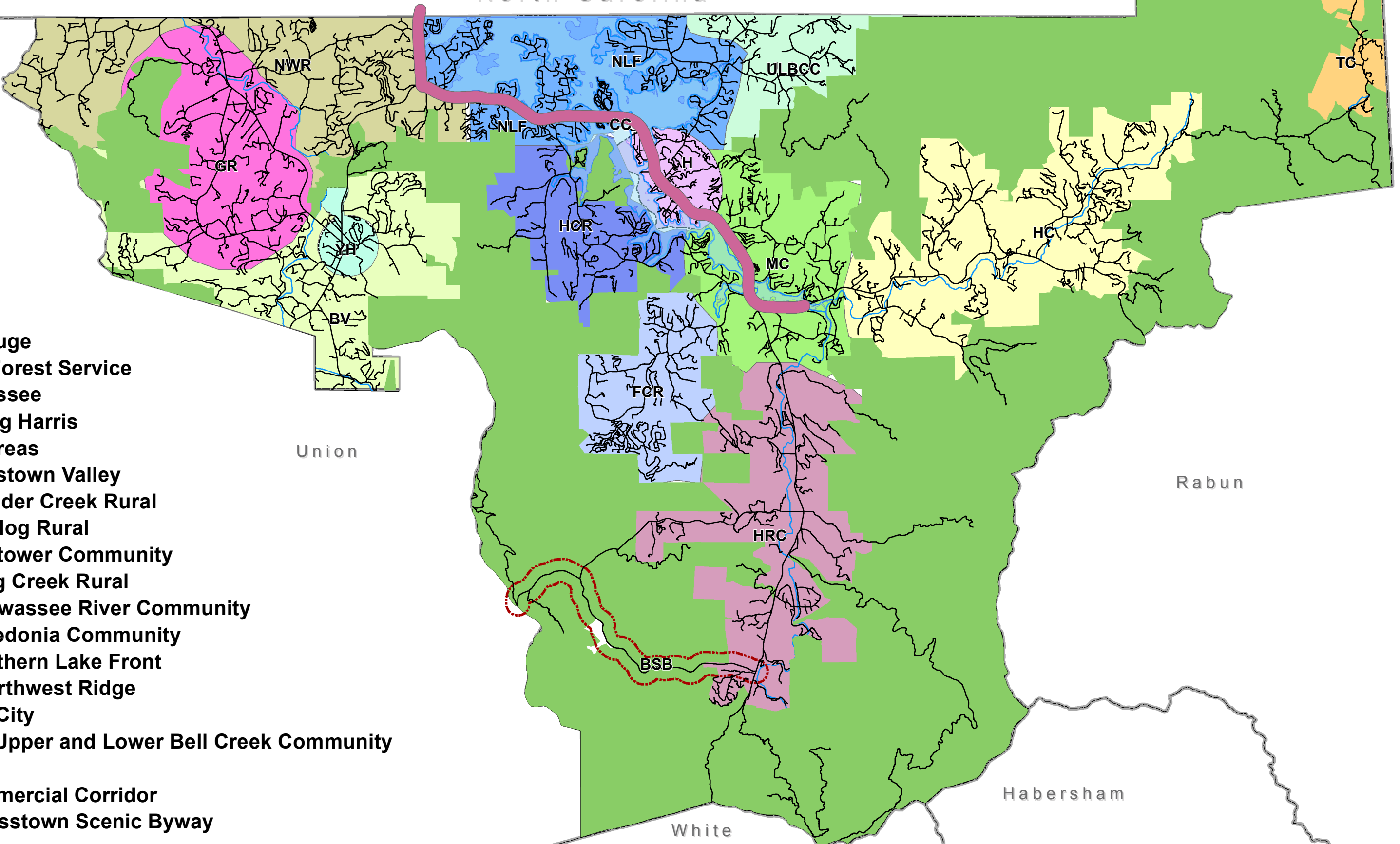
AGENDA

1.) Review of revised components to include:

- vision
- needs and opportunities

2.) Discuss anything additional that should be updated or added to the comprehensive plan

3.) Adjournment



Legend









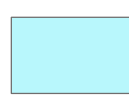
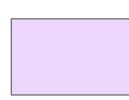

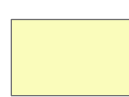
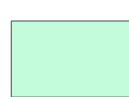
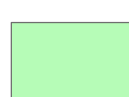
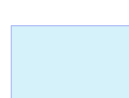
- ~ Roads
- Lake Chatuge
- National Forest Service
- H - Hiawassee
- YH - Young Harris
- Character Areas**
- BV - Brasstown Valley
- FCR - Fodder Creek Rural
- GR - Gumlog Rural
- HC - Hightower Community
- HCR - Hog Creek Rural
- HRC - Hiawassee River Community
- MC - Macedonia Community
- NLF - Northern Lake Front
- NWR - Northwest Ridge
- TC - Tate City
- ULBCC - Upper and Lower Bell Creek Community
- ~ Streams
- CC - Commercial Corridor
- BSB - Brasstown Scenic Byway

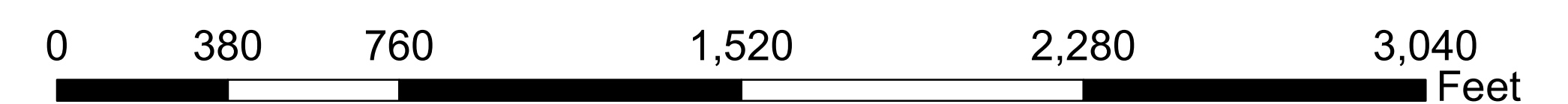
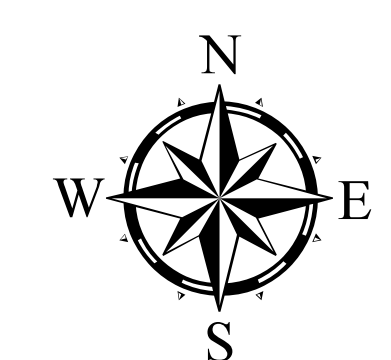
Character Areas Towns County



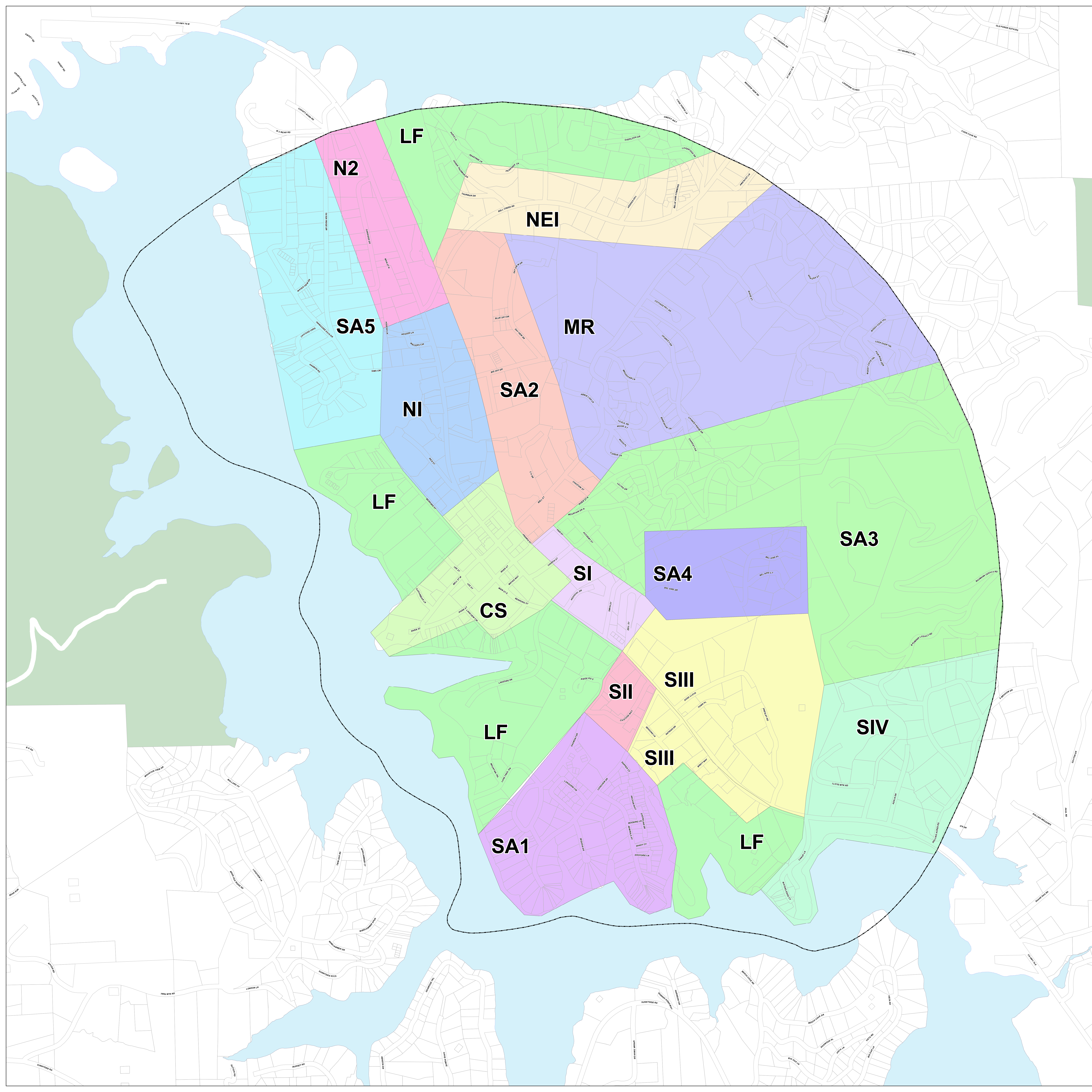
City of Hiawassee Character Areas

Legend

-  National Forest
- Character Areas**
-  CS, City Square
-  MR, Mountain Rural
-  N2, North Commercial Corridor
-  NE, Bell Creek Road Corridor
-  N1, North Main Street
-  SA1, Admiral Point
-  SA2, Big Sky
-  SA3, Whiskey Mountain
-  SA4, Bel Aire Mountain
-  SA5, Hiawassee Estates
-  SI, South City Center
-  SII, South Business Center
-  SIII, South Main Street
-  SIV, South Gateway
-  LF, Lake Front
-  Lake Chatuge



Map Prepared By: FDB, July, 2016



Legend

Roads

City Limits

Towns15

Character Areas

BMD - Bald Mountain District

CD - College District

CR - College Residential

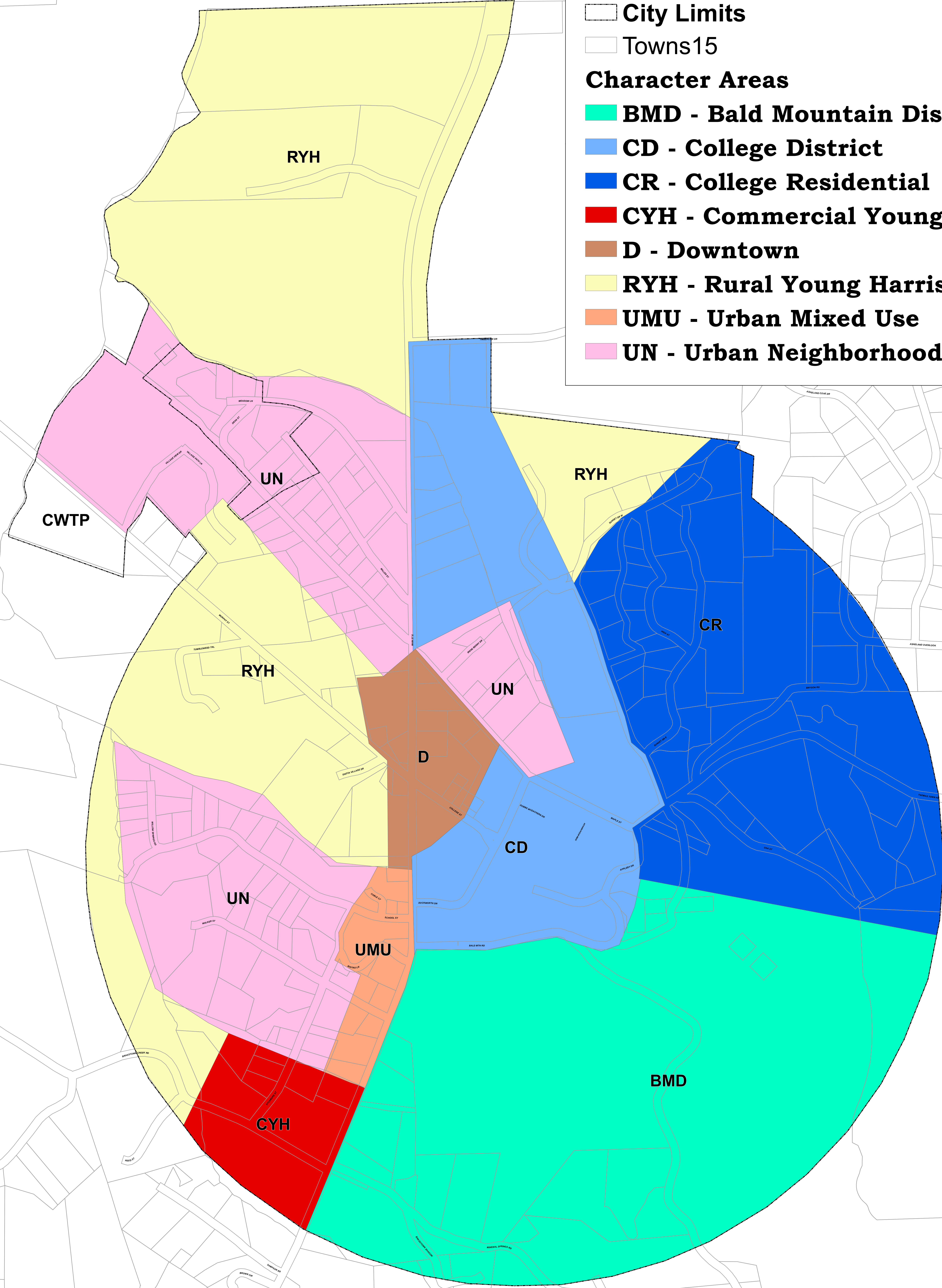
CYH - Commercial Young Harris

D - Downtown

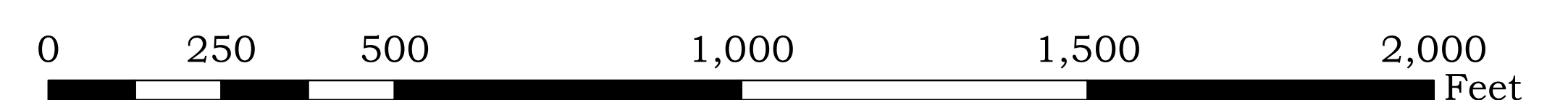
RYH - Rural Young Harris

UMU - Urban Mixed Use

UN - Urban Neighborhood



City of Young Harris Character Areas



RESOLUTION

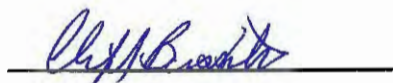
WHEREAS, the Commissioner, as the governing authority of Towns County, has participated in developing the required 5 year update of the Towns County Comprehensive Plan; and

WHEREAS, the Georgia Mountain Regional Commission assisted Towns County and its partners in the preparation of the update and submitted the completed update to the Department of Community Affairs (DCA) for approval; and

WHEREAS, the DCA found that the updated plan did adequately address the Minimum Standards for Local Comprehensive Planning; and

THEREFORE, IT IS HEREBY RESOLVED, by the Commissioner of Towns County, that the Towns County Comprehensive Plan as approved by the Georgia Mountain Regional Commission and the Georgia Department of Community Affairs is officially adopted and the same shall be transmitted together with this resolution to the Department of Community Affairs for the Qualified Local Government status certification.

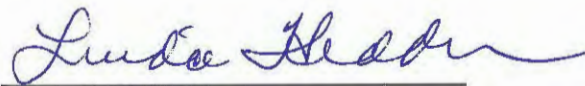
SO RESOLVED, THIS 21st DAY OF March, 2017.



Cliff Bradhaw

Sole Commissioner, Towns County

Attest:



Linda Hedden

County Clerk, Towns County

MOTION TO ADOPT and APPROVE ORDINANCE FOR 2016 COMPREHENSIVE PLAN (5 YEAR)

FIRST READING HIAWASSEE COUNCIL MEETING

I Move that the City Council Adopt First Reading Ordinance of 2016 Comprehensive Plan (5 Year)

Motion By : Liz Ordiales and

Motion By : Anne Mitchell

Voting Yes, this 4th day of April, 2017

Barbara Mathis

BARBARA MATHIS, MAYOR

Anne Mitchell

ANNE MITCHELL, COUNCILMAN

Rayette Ross

RAYETTE ROSS, COUNCILMAN

Kris Berrong

KRIS BERRONG, COUNCILMAN

Jay Chastain Jr.

JAY CHASTAIN JR., COUNCILMAN

Liz Ordiales

LIZ ORDIALES, COUNCILMAN

Adoption Certified by:

Teresa Kelley

Teresa Kelley, Deputy City Clerk

[CITY SEAL]

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF YOUNG HARRIS,
GEORGIA TO ADOPT THE 2016 TOWNS COUNTY JOINT COMPREHENSIVE PLAN**

WHEREAS, the Georgia Planning Act of 1989 (codified at O.C.G.A. §§ 45-12-200 *et seq.*; 50-8-1 *et seq.*; 12-2-1 *et seq.*; and 36-70-12 *et seq.*) requires cities and counties to prepare comprehensive plans regarding local economic and natural resources; and

WHEREAS, such comprehensive plans are required to be prepared in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Minimum Planning Standards and Procedures require that local governments update their comprehensive plans at least every ten years; and

WHEREAS, Towns County and the cities of Hiawassee and Young Harris last adopted a Joint Comprehensive Plan in 2010; and

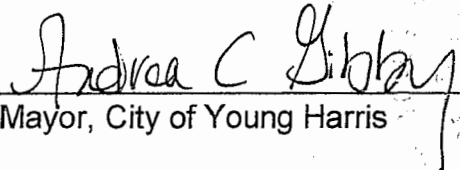
WHEREAS, Towns County and the cities of Hiawassee and Young Harris have undertaken to update the 2010 Joint Comprehensive Plan resulting in the completion of the 2016 Towns County Joint Comprehensive Plan; and

WHEREAS, the 2016 Towns County Joint Comprehensive Plan complies with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs.


NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of Young Harris, Georgia adopts the 2016 Towns County Joint Comprehensive Plan.

BE IT FURTHER RESOLVED, that upon its enactment by the City Council, a copy of this Resolution shall be forwarded by the City Clerk to the Georgia Mountains Regional Commission within seven (7) days of the date of adoption.

SO ADOPTED this 4th day of April, 2017.



Mayor, City of Young Harris

Attest: 

Shirley Jarrard, City Clerk