

CITY OF MOUNT ZION
CARROLL COUNTY, GEORGIA

A Resolution

#2018-009

Whereas, the City of Mount Zion has developed an updated twenty year Comprehensive Plan in compliance with the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989; and

Whereas, the updated Comprehensive Plan has been reviewed and approved by the Three Rivers Regional Commission and the Georgia Department of Community Affairs; and

Whereas, the public had the opportunity for input into the Comprehensive Plan in a public hearing held on the 10th day of July, 2018.

NOW THEREFORE BE IT RESOLVED, that the Mayor and City Council shall officially adopt the updated Comprehensive Plan for the twenty year period of 2018-2038.

So resolved this 30th day of August, 2018.

City of Mount Zion


Mayor

ATTEST:


City Clerk

City of Mount Zion

P.O. Box 597, Mount Zion, GA 30150
Phone 770-832-1622



4455 Mount Zion Rd., Carrollton, GA 30117
Fax 770-832-8790

July 10, 2018

Three Rivers Regional Commission
PO Box 1600
Franklin, GA 30217

RE: Comprehensive Plan Update Submittal

Mount Zion has completed an update of its comprehensive plan and is submitting it with this letter for review by the Three Rivers Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan<s> covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Teresa Ferguson at 770-832-1622.

Sincerely,

A handwritten signature in cursive script that reads "Randy Sims". The signature is written in black ink and is positioned above the printed name of the signatory.

Randy Sims, Mayor
City of Mount Zion

Enclosures

City of Mount Zion

Comprehensive Plan 2018-2038



Prepared with assistance by

Three Rivers Regional Commission
P.O. Box 1600, Franklin, GA 30217

City of Mount Zion Comprehensive Plan

TABLE OF CONTENTS

Introduction	3
Purpose	3
Plan Steering Committee and Public Participation	3
Vision Statement.....	4
Needs and Opportunities	5
Community Goals and Policies	8
Character Areas and Land Use	11
Character Areas Map	17
2018-2023 Community Work Program	18
2013-2017 Short Term Work Program-Report of Plan Accomplishments.....	19
Appendix	

INTRODUCTION

This plan update was completed in accordance with the Georgia Planning Act of 1989 and the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning. Mount Zion, Georgia, is a small rural incorporated City located in the western portion of Carroll County, which is in the western section of the Georgia Piedmont.

Purpose of the plan

The City of Mount Zion Comprehensive Plan shall provide guidance and policy standards for future growth and development. The plan also identifies needs and opportunities that currently exist within the community. Goals, policies, and specific implementation measures are listed to set policy for particular segments and specific areas of the City. At the time of the plan update, the members of the Mount Zion City Council were:

City Council

Randy Sims, *Mayor*

John Griffin, *Councilmember*

Kevin Lepard, *Councilmember*

Eric Robinson, *Councilmember*

Mary Spruill, *Councilmember*

Comprehensive Plan Steering Committee and Public Participation

The City of Mount Zion Council appointed a Comprehensive Plan Steering Committee to assist and guide the update of the comprehensive plan. A series of consecutive meetings took place to address the components of the plan update. The Steering Committee included members of the City government and other community stakeholders. The members of the committee were:

Randy Sims, *Mayor*

Eric Robinson, *Councilmember*

Marty Spruill, *Councilmember*

Melvin Holdridge, *Economic Development Representative*

Jack Dorsey, *Citizen*

Teresa Ferguson, *Clerk*

Donald Newman, *Citizen*

As part of the public participation component, a community survey was developed and distributed to gather input from the greater public. A community open house was also held during the plan development process in May 2018. Two public hearings were held in regards to the comprehensive plan update process in which citizens could obtain information about the planning process, review,

and comment on the plan. The public hearings were held October 10, 2017 and July 10, 2018. Citizen participation materials are included at the end of the plan.

VISION STATEMENT

The City of Mount Zion's vision is to provide prosperity, controlled growth, a positive quality of life, promoting education, delivery of essential services to its residents, while preserving the unique historic features of the Community and any unique or protected natural resources that exist.



NEEDS AND OPPORTUNITIES

The Needs and Opportunities section addresses what the City of Mount Zion currently lacks or sectors of the City where improvements are needed. This section also lists existing opportunities available that should be utilized.

To help gain a more accurate and balanced list of needs and opportunities, a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis was conducted. The results of this exercise resulted in the following list of Needs and Opportunities for Mount Zion.

<p style="text-align: center;">STRENGTHS</p> <ul style="list-style-type: none">• Small, quiet residential suburb• Agriculture• DDA• Police department• Water service• Library• Senior Center• Recreation Department• Health clinic• City historian• Schools• Dollar General	<p style="text-align: center;">OPPORTUNITIES</p> <ul style="list-style-type: none">• Look at annexation• Small cafes and convenience stores• Sidewalk improvements• Rebuild water supply• Upgrade parking• Utilize the DDA for citizens co-op• Update the zoning ordinance
<p style="text-align: center;">WEAKNESSES</p> <ul style="list-style-type: none">• Sidewalks need improved• Water volume is smaller than needs• Need more parking in recreation areas• Planning and zoning ordinances need to be updated• Providing services to non-residents for free	<p style="text-align: center;">THREATS</p> <ul style="list-style-type: none">• Continued reliance on state and federal monies could be a threat to city services• Lack of citizen involvement• Relying on another entity to provide water to the city• Encroachment from surrounding municipalities

Needs & Opportunities

We would like to improve our sidewalks.

We need to increase our water volume.

We need more parking in the recreation areas.

We need to update our planning and zoning ordinances.

We need to start charging non-residents fees for services provided.

We need to improve our public facility capacity in order to attract new development.

We need to promote beautification of our city.

There is an opportunity for small cafes and convenience stores.

There is an opportunity to seek out creative funding sources for sidewalks improvements and improvements to our water supply system.

There is an opportunity to utilize the DDA for a citizens co-op.

We'd like to encourage more economic opportunities in our community.

We need to manage manufactured homes or mobile home parks in certain neighborhoods.

We'd like to encourage housing to develop in existing subdivisions.

We'd like to provide more bike paths and walking trails.

We'd like to encourage development of vacant sites or abandoned structures in our community.

We'd like to discourage visual clutter (such as excessive signage) along roadways.

We'd like to improve the curb-appeal of commercial areas.

We'd like to increase the amount of greenspace or parkland in our community.

We'd like to better protect our natural resources.

We'd like to encourage development to locate in areas most suitable for new growth.

We'd like to ensure our community has enough water now and in the future.

We'd like to continue to manage our storm water run-off and drainage.

We'd like to preserve our rural scenery.

We need to add parking at city and athletic facilities.

We'd like to increase mix of uses in certain neighborhoods.

We'd like to provide more community gathering spaces.

We need to address neighborhood opposition to new developments.

We need to continue to update the Service Delivery Strategy as needed.

We'd like to streamline our local development review process.

COMMUNITY GOALS AND POLICIES

The purpose of the Community Goals and Policies section is to guide and direct the City of Mount Zion's decision-making process for the future of their community.

ECONOMIC DEVELOPMENT

Goal: Encourage small businesses to locate in downtown City storefronts such as coffee shops, cafes, etc...

Policy: Desirable businesses will provide employment good income, and infill development.

HOUSING

Goal: Safe, adequate, and affordable housing should be available for all citizens.

Policy: We will continue to eliminate substandard or dilapidated housing in our community.

Policy: We will continue to promote quality single-family housing construction and housing infill among existing lots.

TRANSPORTATION

Goal: Provide sound city transportation planning that can serve residents and enhance area economic development in the City of Mount Zion.

Policy: The design and construction of new or rebuilt streets, sidewalks and trails can help create efficiency and connectivity in the community, especially local city amenities.

Policy: Alternative transportation options, like bicycle and pedestrian systems, including trails and sidewalks, can work in our community and provide physical, social, and economic benefits for local residents when funding becomes available.

NATURAL/CULTURAL RESOURCES

Goal: Conservation and management of sensitive natural resources can enhance the green spaces that are characteristics of our rural environment.

Policy: The protection and conservation of our community's natural resources (trees, terrain, water, and open space) and historic homes, buildings, and sites will play an important role when making decisions about future growth and development.

Policy: Low impact development that preserves natural topography, existing vegetation, springs, and existing stream courses is a preference in our community.

Policy: Protection of water supply watersheds, ground water recharge areas, and wetlands are recognized as our responsibility.

COMMUNITY FACILITIES AND SERVICES

Goal: Provide sufficient facilities to administer governance, maintain public safety, enhance quality of life, and be responsive to local development.

Policy: Remain responsive and flexible to potential changes needed in the water and septic services available to the area.

Policy: Continue to work with the County for fire, police, solid waste, and emergency services and facilities are priorities for maintaining public safety and health through mutual aid agreements.

Policy: Recreation and park facilities and services represent an investment in our quality of life and the social interaction of the population.

Policy: Maintenance and updates of public facilities, as needed, are visible statements about civic pride, community support, and the desire to be successful.

LAND USE

Goal: Maintaining the rural, historic community atmosphere is an important quality of life issue for local residents.

Policy: Decisions on new development will contribute to, not take away from, our community's rural, scenic character and historic sense of place.

Policy: Enhance features that make Mount Zion walkable and improve pedestrian access to the core of the community surrounding the post office, City hall, school, and churches when funds become available.

Policy: Low density residential development is supportive of our rural environment, and new land uses must support protection of the environment and the preservation or creation of open space, buffers, and trails.

INTERGOVERNMENTAL COORDINATION

Goal: Cooperation with other local governments, local agencies, and the State influence and contribute to our success.

Policy: Update and implement the Comprehensive Plan as a guide for local decision-making.

Policy: Coordinate with Carroll County School Board for mutual use of the football field and Mount Zion Middle School and reciprocate the use of our recreation facilities.

Policy: We will collaborate with other local governments on matters of mutual interest.

Policy: We are committed to the intent and occasional review and update of the Service Delivery Strategy.

Policy: Available grants are important to our success and can make our budget more efficient.

CHARACTER AREAS AND LAND USE

Character areas are geographic sub-areas of a community that contain unique characteristics and physical form. According to the Department of Community Affairs, Character areas have unique or special characteristics, have potential to evolve into a unique area when provided specific and intentional guidance, or require special attention due to unique development issues. Character areas may be identified by the types of development found there which vary from historic downtowns, commercial/industrial areas, or residential neighborhoods. Other character areas may lack development and include more natural features, such as greenspace or parkland.

The following list identifies character areas found within the City of Mount Zion. Each character area listed contains a description and desired development patterns, recommended land uses, and a list of implementation measures. Current photos are also included, which give an actual snap shot into each distinct character area.

COMMERCIAL



Definition

Mount Zion has a commercial area that is mainly along one major highway that runs through the City. Currently the most thriving business is a Dollar General along with other small businesses.

Specific land uses

Land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a storefront or office building.

Implementation measures

- Promote aesthetically appealing design standards.
- Promote connectivity between developments.

RESIDENTIAL



Definition

Mount Zion’s residential area is one of the larger components of the City. Most homes were built prior to 1980.

Specific land uses

Land uses permitted in this character area include single-family residential, and some neighborhood commercial.

Desired development patterns

As houses are restored and infill occurs, the maintenance of the historic character and the protection of the view shed along the streets will be important.

Implementation Measures

- Promote traditional neighborhood design (TND) standards.
- Promote connectivity between developments.

AGRICULTURE



Description

Rural land encompasses a large portion of the land area within the City limits of Mount Zion. The area contains active farmland and large tract residential.

Desired Development Patterns

This area will remain rural and agricultural into the near future. Buffering of any new subdivision development will be encouraged.

Land Uses

Land uses within this character area include agricultural and residential.

Implementation Measure

- Promote the use of conservation subdivisions to protect rural character and preserve greenspace.

PUBLIC INSTITUTIONAL



Description

Land inside the City of Mount Zion containing government owned buildings and property is classified as public institutional.

Desired development patterns

Mount Zion recommends maintaining and developing these properties to remain aesthetically attractive in the community.

Specific land usage

Land designated for government use of properties.

Implementation measures

- Greenspace acquisition
- Open space protection

GREENSPACE/PARK



Description

Within the City of Mount Zion, there exists parcels of land containing greenspace and parks. These areas contain amenities such as playgrounds, ball fields, and greenspace.

Desired development patterns

Mount Zion recommends continued conservation of these areas to protect the environment.

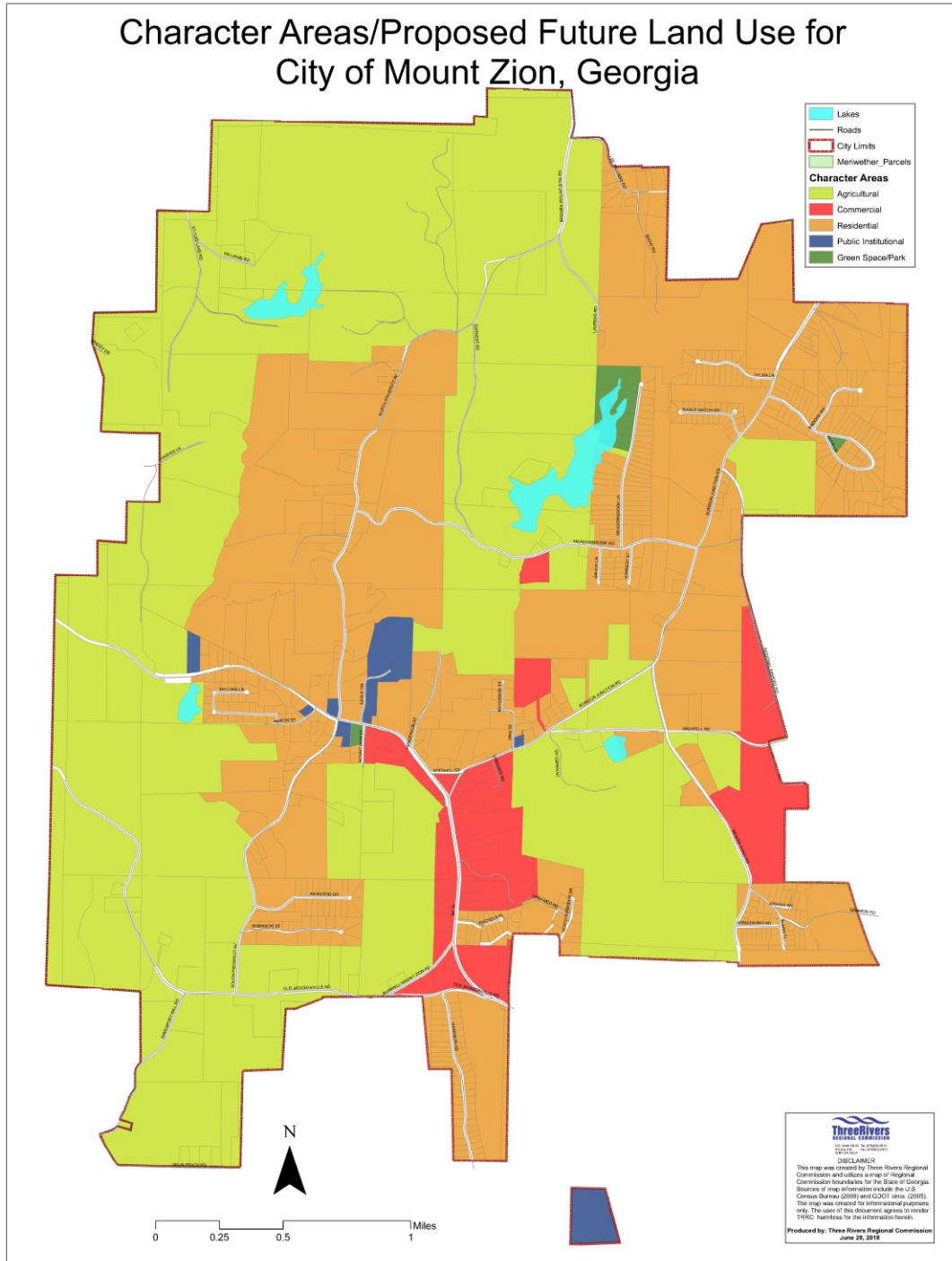
Specific land usage

Land designated for greenspace, parks and recreational usage.

Implementation measures

- Land preservation
- Limit new development
- Conservation easements

CHARACTER AREA MAP



This is NOT a zoning map. This is only to be used as a guide and does not obligate the council to make decisions based off of this map.

COMMUNITY WORK PROGRAM 2018-2023

City of Mount Zion – Community Work Program 2018-2023				
Activity	Years	Responsible Party	Cost	Funding Sources
If the TSPLOST passes, install city sidewalks.	2019-2023	City	\$200,000	TSPLOST, city
Upgrade of water distribution system.	2018-2023	City	\$6,000,000	Grants, loans, GF
Construction of city commercial area involving citizen co-op and small food services.	2018-2023	DDA	\$500,000	DDA, private
Recruit a solar farm into the city.	2018-2020	City	\$10,000	SPLOST
Engineering study of a freshwater well.	2018-2019	City	\$50,000	Grants, city
Acquire property for a freshwater well system.	2018-2019	City	\$100,000	city

REPORT OF ACCOMPLISHMENTS SHORT TERM WORK PROGRAM 2013-2017

Mount Zion Short Term Work Program 2013-2017 Report of Plan Accomplishments		
Project or Activity	Status	Explanation
Update and maintain zoning ordinance and code programs.	Complete	
Put ordinances and codes on Municode.com.	Complete	
Passively develop park located in city center with new playground and PA system.	Complete	
Landscape and sod, and install bleachers and paved parking at ballfields.	Complete	
Expand partnership with Southern Crescent Agency on Aging.	Complete	
Construct city basketball courts.	Complete	
Remodel rear of gymnasium and expand ventilation system.	Complete	
Seek funding for sidewalk improvements and expansion.	Dropped	Lack of funds.

CITY OF MOUNT ZION
PUBLIC HEARING NOTICE FOR
2018-2038 COMPREHENSIVE PLAN UPDATE

The City of Mount Zion is initiating the process to begin a full update of their joint comprehensive plan that was originally adopted in 2008. The full comprehensive plan update is required and will be prepared according to new rules promulgated by the Georgia Department of Community Affairs (DCA), which became effective on March 1, 2014.

The purpose of the public hearing is to brief the community on the process to be used to update the joint comprehensive plan, opportunities for public participation in development of the plan update, and to obtain input on the proposed planning process. Those interested in learning about and participating in the plan update should attend the meeting.

Following this process will allow participating local governments to maintain their Qualified Local Governments (QLG) status, and therefore be eligible for state grant funds, state loans, and state permits.

This public hearing will be held at the **Mount Zion City Hall, 4455 Mount Zion Road** Mount Zion, Georgia on **Tuesday October 10, 2017 at 7:00 p.m.** The public is invited to attend and participate in this public hearing.

Notice of Public Hearing

The City of Mount Zion, Georgia will hold a public hearing on July 10, 2018 at 4:00 p.m. at City Hall, located at 4455 Mount Zion Road, Mount Zion GA 30150. The purpose of the public hearing is to receive public comment on the updated Comprehensive Plan for the planning period 2018-2038.

All interested citizens may comment at the public hearing. In addition, the City will accept written comments until 5 p.m. on July 9, 2018. Persons with special needs relating to handicapped accessibility or foreign language shall contact Teresa Ferguson at (770) 832-1622 prior to July 10, between the hours of 8 a.m. to 5p.m., Monday through Friday, except holidays. Persons with hearing disabilities may contact us through the Georgia Relay Service, at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

MOUNT ZION COMPREHENSIVE PLAN 2018-2038



Kick-off - Public Hearing

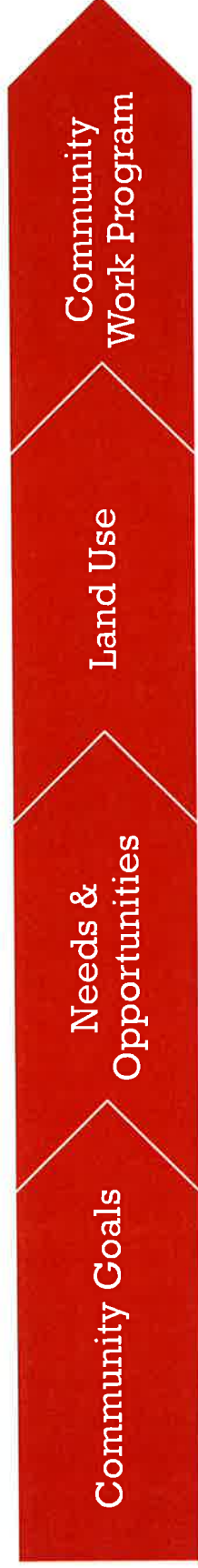
October 10, 2017 7:00PM

WHY A COMPREHENSIVE PLAN?

- State Law – Georgia Planning Act of 1989
- Assess existing conditions and future needs
- Establish community-based, long-term vision for the community's future
- Establish policy guidance for future actions based on a shared vision
- Formalize plan to leverage public and private investment
- Meet state planning requirements and maintain QLC status.
- Remain eligible for grants and other funding programs.



PLAN FRAMEWORK



- Vision Statement
- Goals
- Policies

- Community Priorities

- Character Areas and Land Use Narrative

- Five-year action plan
- Long term and ongoing activities



PLANNING HORIZON

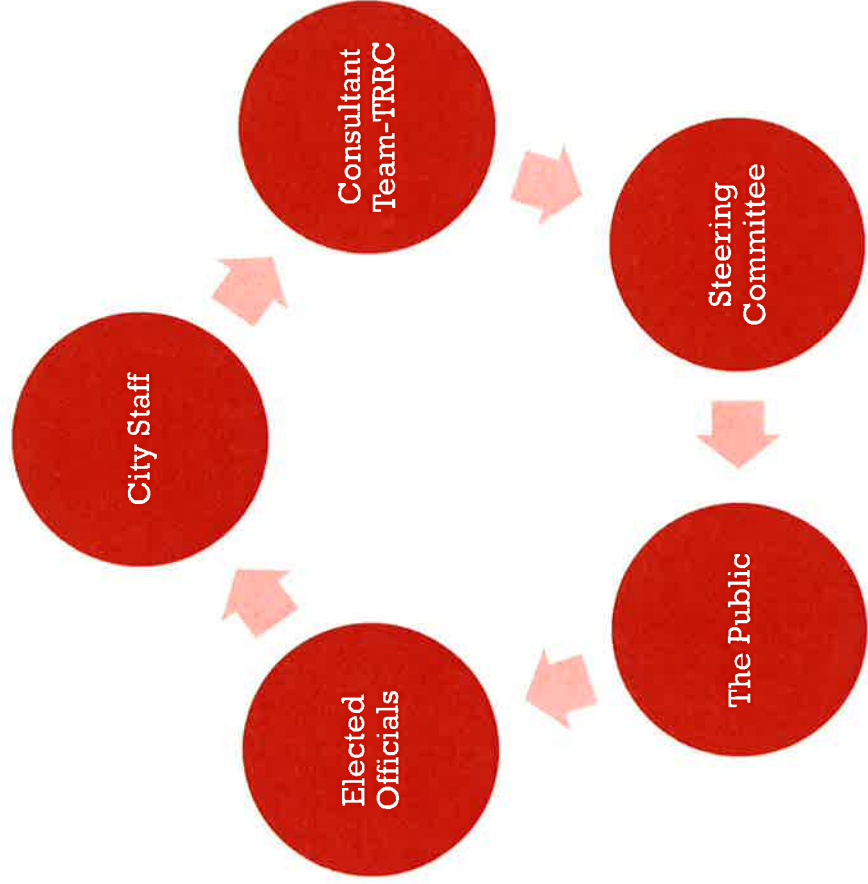
- 20 years
- 5 year work program
- 5 year required plan update and also to be updated regularly to account for changes in city, economy, and environment



2018 2023 2038



COMPREHENSIVE PLAN TEAM



PUBLIC PARTICIPATION

- **Activities include:**
 - **Steering Committee – Community Stakeholders**
 - Elected officials from each municipality
 - Economic development representative
 - Other community appointees
 - **Open House/Community Visioning Events**
 - Citizen and stakeholder input
 - Community vision for the future
 - **Draft Plan Review**
 - 30-day local and regional review



Proposed Schedule for Completion of the Mount Zion Comprehensive Plan 2018-2038

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
Task										
Initial Kick off/1 st public hearing	X									
Steering Committee meetings		X	X	X	X	X				
Public Open House				X						
Comprehensive Plan Development			X	X	X	X	X			
2 nd public hearing/Letter of Transmittal for Review								X		
Review by the RC and DCA									X	

Adoption by Town

X



QUESTIONS???

Kimberly Dutton

Planner

Three Rivers Regional

Commission

770-854-6026

ksdutton@threeriversrc.com

James Abraham

Planner

Three Rivers Regional

Commission

678-692-0510

jabraham@threeriversrc.com



Mount Zion
Comprehensive Plan Update 2018-2038
Steering Committee Meeting
November 30, 2017

AGENDA

1. Introductions.
2. Complete SWOT Analysis.
3. Adjourn.

Sign-in sheet

M2 Steering meeting

11/30/17

7PM

email

1) Kim Dutton

TRAC

2) James Abraham

James Abraham
City Council

3) John Corbett

City clerk
- Water board
- DDA

4) Teresa Ferguson

5) Donald Newman

6) Melvin (Holden)

7) (JACIE DORSEY - 770-832-9340)
(P.O. Box 701 - Mt. Zion, GA. 30150)

- City historian
- DDA

8) Randy Sims

9) Marty Smith

City Council
City Council

10) Kevin Smith

Mount Zion
Comprehensive Plan Update 2018-2038
Steering Committee Meeting
January 30, 2018

AGENDA

1. Discuss Needs & Opportunities.
2. Discuss Goals.
3. Adjourn.

Mount Zion
Comprehensive Plan Update 2018-2038
Steering Committee Meeting
March 27, 2018

AGENDA

1. Discuss Goals & Policies
2. Adjourn.

Mount Zion
Comprehensive Plan Update 2018-2038
Steering Committee Meeting
April 24, 2018

AGENDA

1. Discuss Character Areas.
2. Adjourn.

Mount Zion
Comprehensive Plan Update 2018-2038
Steering Committee Meeting
June 26, 2018

AGENDA

1. Discuss Vision Statement.
2. Adjourn.

Mount Zion Comprehensive Plan 2018-2038
Steering Committee Meeting
June 26, 2018
Sign In sheet

Name	Address	Phone	Email
KINDWALT	TRRC	770-854-6076	ksdustnet@threevetrc.com
MELVIN HOLMES		770-830-1455	
Mandy Spaul		770 654 6977	
Eric Robinson	147 Meadowsbrook	6788505391	ericr41@bellsouth.net
Andy Sims	MZ	7706174160	
John Giff	MZ	6786349688	john.giff@msd.org
Sam Mikesell	TRRC	678-692-0510	
Kevin Lepard	Mount Zion		

You're Invited.....

**COMPREHENSIVE PLAN
PUBLIC OPEN HOUSE
MOUNT ZION
COMPREHENSIVE PLAN UPDATE**

WHEN: Tuesday, May 22, 2018 from 4:30 pm to 6:30pm

WHERE: Mount Zion Senior Center
4445 Mount Zion Rd
Carrollton, GA

Sign In sheet
5.22-18

Public Comment
Mt Zion Comprehension
Plan

Jereen Fudge
Kim Dutton
Donald Newman
Andy Sims
Donnie Dillard
Kelly Sullivan

Mount Zion Comprehensive Plan Update 2018-2038

VISIONING EXERCISE

What are the things you like most about this community?

The quiet community atmosphere.
The community center
Police Department
Water Department and maintenance people.

What things would you change about this community?

need more road maintenance in most areas
more commercial business.
improvement to sidewalks and additional
walks.

What would you like this community to be like in 10 years?

Water roadways
improvements in water department.
distribution system.

Mount Zion Comprehensive Plan Update 2018-2038

VISIONING EXERCISE

What are the things you like most about this community?

Small town feel , Lots of Agricultural areas.

What things would you change about this community?

Like to see some restaurants + a few small businesses.

What would you like this community to be like in 10 years?

Same Small town feel but with some small businesses.

Sidewalks, through majority of town.
+ bike paths



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits () I live outside the
city limits

What are the things you like most about this community?

very little growth

What things would you change about this community?

maybe get a restaurant

What would you like this community to be like in 10 years?

the same as it is now.



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits () I live outside the city limits

What are the things you like most about this community?

1. Quiet, clean, friendly
2. Mayor/Council friendly, informative, hard workers
3. Staff works hard, goes overboard to serve citizens
4. Mayor/Council/Staff works hard to keep expenses down (does so worth of work for every \$10.00)
5. Staff goes beyond what is normal.

What things would you change about this community?

1. Curb all streets
2. Lay sidewalks along all major streets
3. Have more parks (both active and inactive)
4. Support more "old times" to boards, etc
5. Annex more territory -
6. Place more crosswalks at dangerous intersections
7. Work closely w/ schools/churches
8. Blvd business district w/ mall.

What would you like this community to be like in 10 years?

1. Free standing library in its own bldg
2. Walking park at Lake J - FRB Duncan
3. Park where waterfall is w/ walking trail/ picnic tables, wading area
4. Bank
5. 8 foot wide way from west gate to Tamm park w/ walkway
5. Sewer station



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits () I live outside the
city limits

What are the things you like most about this community?

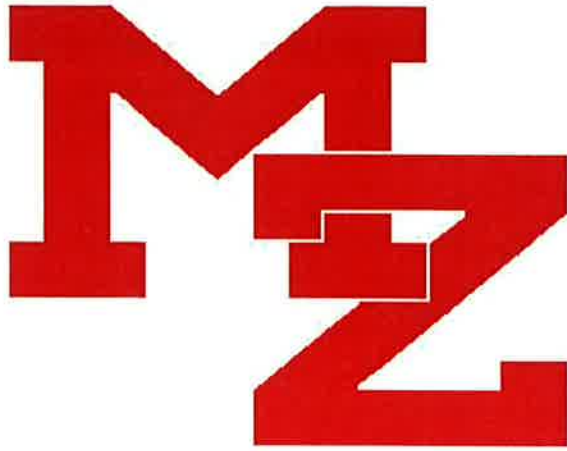
The sense of Community. It's a small close knit area.

What things would you change about this community?

I would like to see more walking + bike trails.

What would you like this community to be like in 10 years?

I'd like to have 1 or 2 places to eat + more recreation trails. & the show that it's great.



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits () I live outside the
city limits

What are the things you like most about this community?

Peaceful & QUIET Mostly

What things would you change about this community?

Need more Business
to HELP with TAX structure

What would you like this community to be like in 10 years?

A PLACE where your CHILDREN would
to stay INSTEAD of MOVING AWAY!



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits () I live outside the
city limits

What are the things you like most about this community?

*The RURAL, slower pace of life.
No traffic congestion*

What things would you change about this community?

Additional Retail business

What would you like this community to be like in 10 years?

*An example to others in its quality
of life, safety of its citizens, & A city
government THAT interacts the citizens
it serves.*



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits () I live outside the city limits

What are the things you like most about this community? Its tranquil! most of citizens get along w/each other. The crime rate is very low. We have most of amenities that large towns have w/out all of the "hulabeta" that you experience in a large town. We don't have to worry about loose taxes, etc. We have very low taxes and all of us could stand higher taxes.

What things would you change about this community? I would try to get more stoneh cakes in the town. I would try to get more citizens involved in their town. I would try to lay more sidewalks for young kids and older people. Funds can be obtained from state through portable system and match it by town. one wide sidewalk can be laid from western city limits (falls) to the eastern city limits (state park shoppers) build sidewalk 12 ft wide so we can walk, ride wheel chairs, use bicycles/ tricycles, etc.

What would you like this community to be like in 10 years? I would like Mt. Zion to have a few more stores, a gas station, a cafe or ~~cafe~~, a bank, a drug store, etc.

JACK DORSEY
MT. ZION GA. 30652



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits () I live outside the
city limits

What are the things you like most about this community?

enjoying Senior Center and all activities
Police Department
Recreation Department

What things would you change about this community?

Bringing in restaurant like Subway

What would you like this community to be like in 10 years?

Hope it will still be a small town community.

Gabriel Sherry RYT®
 (916) 287-1708
 gabrielsberry.com
 gabrielsberry@gmail.com



Community Yoga Classes are by donation. The health benefits of Yoga should be available to all people.

Yoga for Seniors at the *Mount Zion Community Center*.
 This seated Yoga improves strength, flexibility, balance, and much more for all!
 Offered: every Tuesday, Wednesday, and Thursday at 10:00AM

Beginner Yoga at *Old High School* across from the Mount Zion Methodist Church.
 A gentle introductory class to Yoga (bring your own Yoga mat to class)
 Offered: every Saturday at 10:00AM

We need ALL of the MZ "Family" to fill out this survey and return to City Hall on or before Monday, October 9th. This is a very important survey for our community. This survey form can be picked up at Mt. Zion City Hall and the Mt. Zion Public Library. We will also have this form on Saturday, October 7th at Mt. Zion Founder's Day. If you fill out the form on Founder's Day your name will go in a special drawing. Don't miss out on MZ Founder's Day and your chance at an awesome prize!



Mount Zion Comprehensive Plan
 Update 2018-2038

Community Survey

Please choose one:

I live in the city limits I live outside the city limits

What are the things you like most about this community? The rural feel of it even though there are subdivisions and businesses. That folks are neighborly. That the city employees are friendly and responsive. Police are friendly and responsive. City council is pretty informal and listens to what citizens have to say.

Nice that it's near Bremen and Carrollton so we can stay small but have access to stuff. Like it's near the interstate.

What things would you change about this community? Lots of rental properties that aren't necessarily kept up very well. Would like to see recycling offered by city. Wish internet service was better. Lots of litter. Roads could use some work.

What would you like this community to be like in 10 years? It would be nice if it could stay about like it is, but that is unlikely. People are going to want to move here. We need to do some planning to be able to have growth that doesn't make big changes in the community.

As bad of a rap as our zoning ordinance has gotten the last few years, zoning is probably the most critical aspect of controlling growth we don't want in our community.



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

- I live in the city limits I live outside the city limits

What are the things you like most about this community?

friends + family

What things would you change about this community?

What would you like this community to be like in 10 years?



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits () I live outside the
city limits

What are the things you like most about this community?

Everything Friendly
Food

What things would you change about this community?

What would you like this community to be like in 10 years?



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

() I live in the city limits I live outside the
city limits

What are the things you like most about this community?

Family

What things would you change about this community?

Nothing!
I ♥ it!

What would you like this community to be like in 10 years?

*Almost
the same*



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

- I live in the city limits I live outside the city limits

What are the things you like most about this community?

People, Schools, Activities

What things would you change about this community?

New Middle School

What would you like this community to be like in 10 years?

Still safe and Happy



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits () I live outside the city limits

What are the things you like most about this community?

*Friendless, Food
Happy People*

What things would you change about this community?

(Handwritten scribble)

What would you like this community to be like in 10 years?



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits () I live outside the city limits

What are the things you like most about this community?

friendship

What things would you change about this community?

nothing

What would you like this community to be like in 10 years?

?



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits () I live outside the
city limits

What are the things you like most about this community?

How close everyone is. The
athletics, the teachers-

What things would you change about this community?

Nothing.

What would you like this community to be like in 10 years?

Same



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

- () I live in the city limits (X) I live outside the city limits

What are the things you like most about this community?

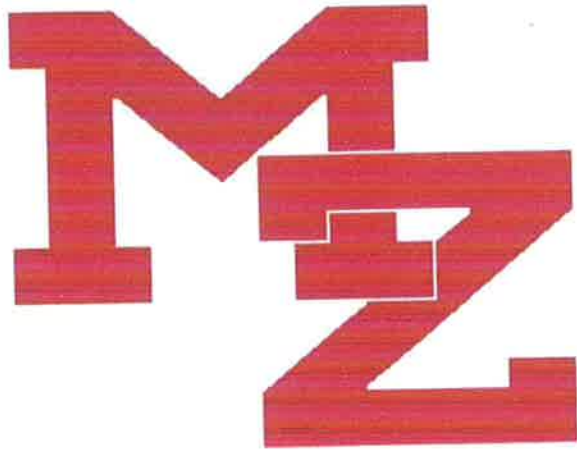
Rural

What things would you change about this community?

Nothing

What would you like this community to be like in 10 years?

THE SAME



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

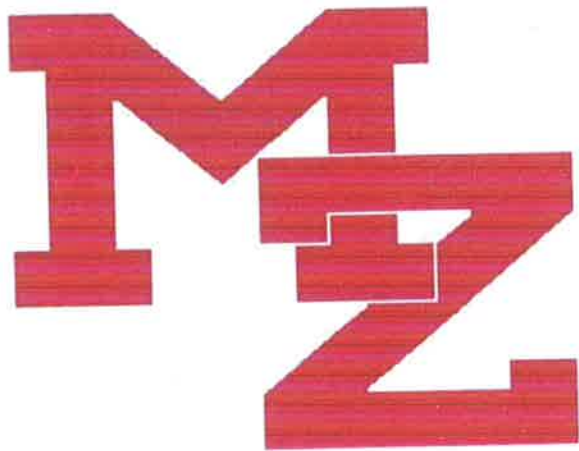
Please choose one:

I live in the city limits () I live outside the city limits

What are the things you like most about this community? *people*

What things would you change about this community? *nothing*

What would you like this community to be like in 10 years? *great*



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

() I live in the city limits I live outside the city limits

What are the things you like most about this community?

MY WIFE WENT TO MT. ZION SCHOOL IN 48-53
& THEN WE ELOPED IN 1953 &
BEEN MARRIED FOR 64 YRS.
& HAVE 3 G-KIDS, 2 ARE
MINISTERS & ONE IS AN BBA
IN TEXAS CARING FOR THE ELDERLY
IN NURSING HOMES!

What things would you change about this community?

KEEP UP THE TOP GRADUATION RATE!
TEACH THEM HISTORY OF WHY WE
HAVE OUR FREEDOM AFTER 220 YRS.
OF FIGHTING FOR IT!

* DON REEVES, U.S. NAVY VETERAN!!
109 CHURCH ST.
BREMEN, GA. 30110 770-537-3766

What would you like this community to be like in 10 years?

* KEEP MT. ZION A CHRISTIAN BELIEVING TOWN!!



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

- I live in the city limits I live outside the city limits

What are the things you like most about this community?

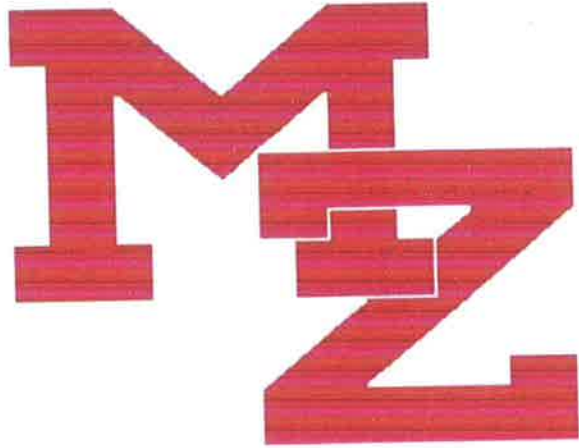
Its a close community

What things would you change about this community?

side walks

What would you like this community to be like in 10 years?

Stay small



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

- I live in the city limits I live outside the city limits

What are the things you like most about this community?

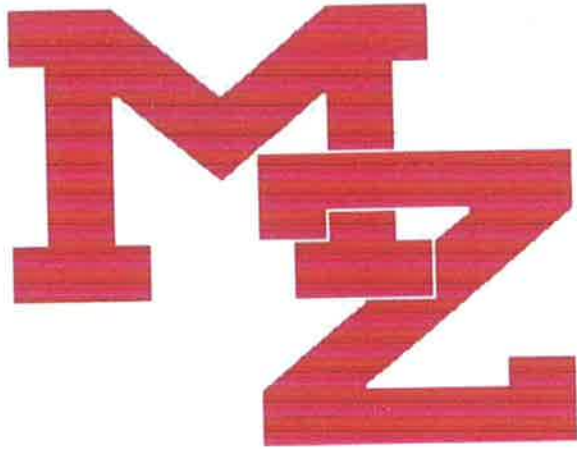
The school

What things would you change about this community?

Nothing

What would you like this community to be like in 10 years?

exactly the same



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits () I live outside the city limits

What are the things you like most about this community?

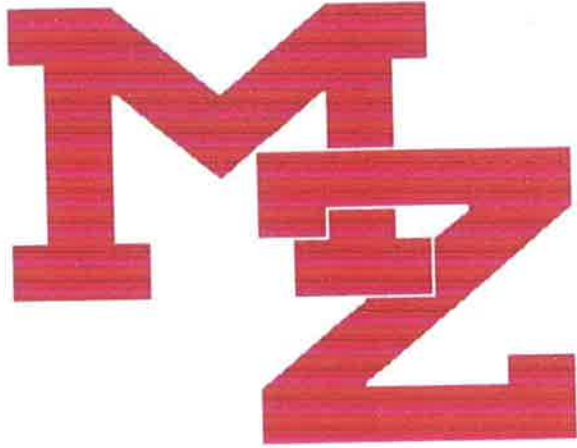
Love for family

What things would you change about this community?

Nothing

What would you like this community to be like in 10 years?

Same.



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

- I live in the city limits I live outside the city limits

What are the things you like most about this community?

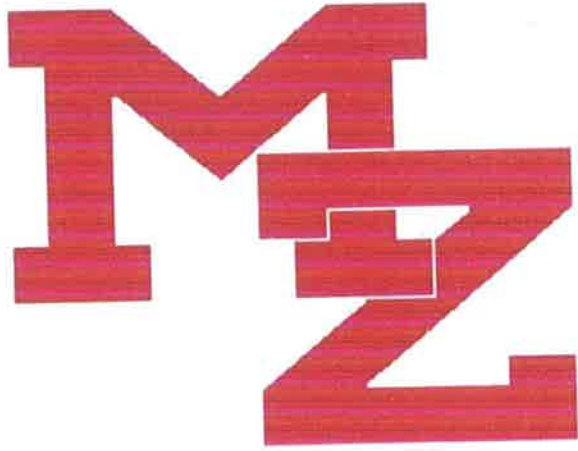
The marching band.

What things would you change about this community?

Nothing

What would you like this community to be like in 10 years?

Same



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

- I live in the city limits I live outside the city limits

What are the things you like most about this community?

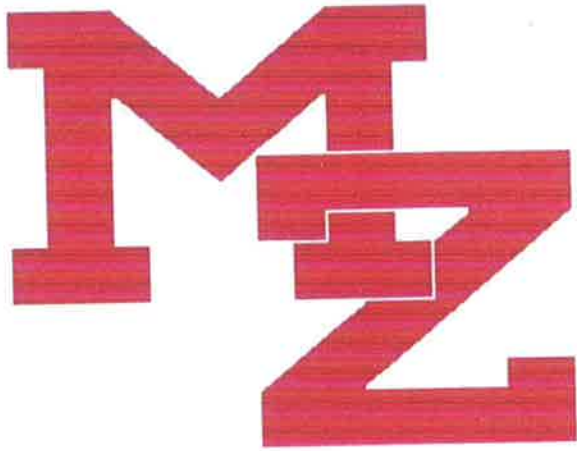
The family aspect, and how connected the community is. I live in a much larger city, and it is nothing like this. MZ is a real gem.

What things would you change about this community?

Honestly, I love this community. I wouldn't change a thing.

What would you like this community to be like in 10 years?

The exact same, which will be difficult.



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits () I live outside the city limits

What are the things you like most about this community?

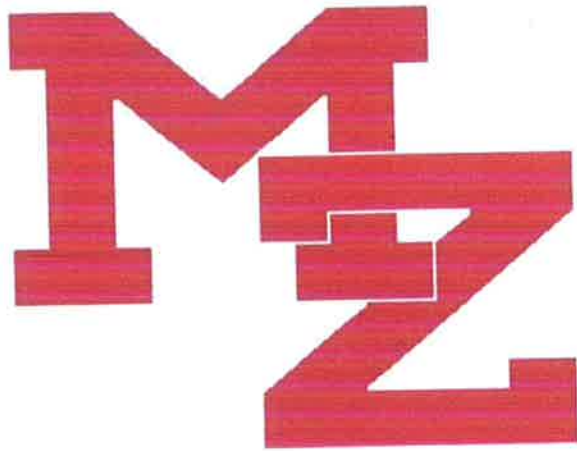
Every Body helping one another

What things would you change about this community?

More Community Events

What would you like this community to be like in 10 years?

HAVE MORE BUSINESSES



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits () I live outside the city limits

What are the things you like most about this community?

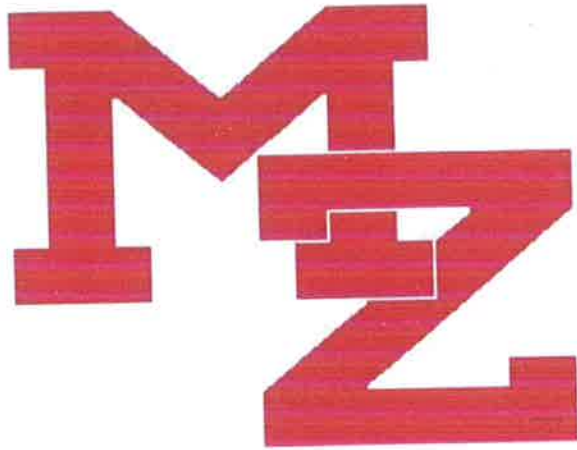
I love the library activities, and sports opportunities.

What things would you change about this community?

~~Need~~ Need a restaurant or 2

What would you like this community to be like in 10 years?

Not many changes



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

- I live in the city limits () I live outside the city limits

What are the things you like most about this community?

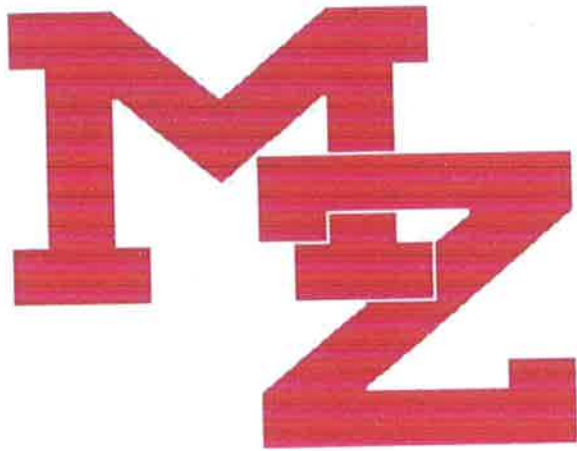
I love how close everybody is and how the people are always supportive over all the other people

What things would you change about this community?

I think we should have more community functions

What would you like this community to be like in 10 years?

A great big family and everybody coming to the functions



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits () I live outside the
city limits

What are the things you like most about this community?

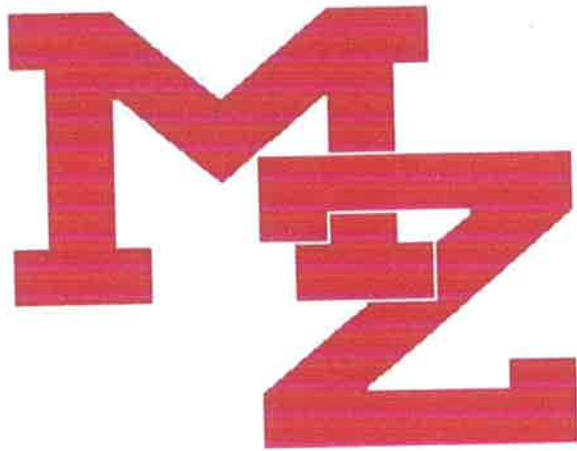
Its family!

What things would you change about this community?

maybe add gymnastics to the rec

What would you like this community to be like in 10 years?

I like it like it is



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

- I live in the city limits I live outside the city limits

What are the things you like most about this community?

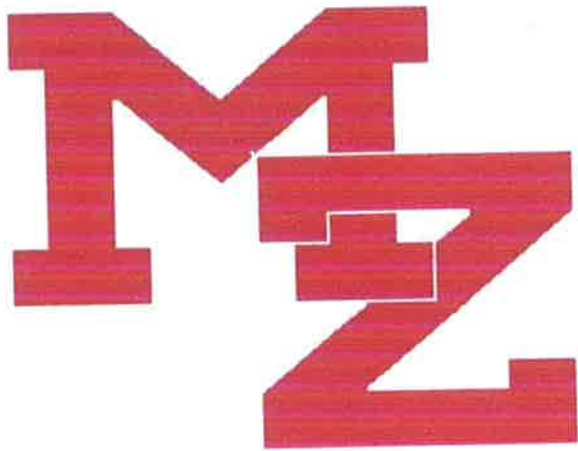
Close knit, warm and inviting.

What things would you change about this community?

Haven't been here long enough to be able to answer.

What would you like this community to be like in 10 years?

Able to be flexible to change as people begin to move westward. To stay close knit and inviting.



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

- I live in the city limits I live outside the city limits

What are the things you like most about this community?

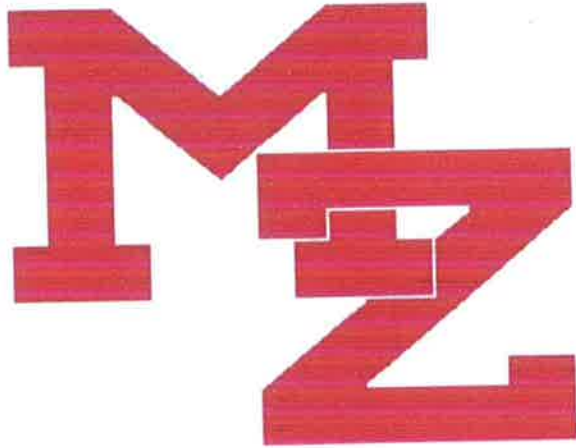
family, and freinds

What things would you change about this community?

nothing

What would you like this community to be like in 10 years?

nice, no shootings



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits () I live outside the
city limits

What are the things you like most about this community?

Like Live here

What things would you change about this community?

More active

What would you like this community to be like in 10 years?

a greener and expanded



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits () I live outside the
city limits

What are the things you like most about this community?

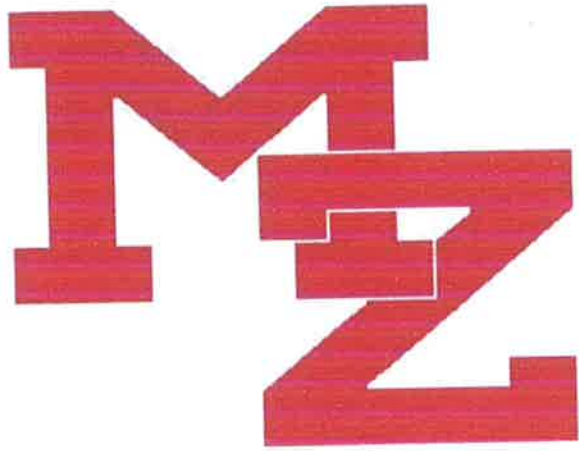
People

What things would you change about this community?

Nothing

What would you like this community to be like in 10 years?

Still Small Community



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits I live outside the
city limits

What are the things you like most about this community?

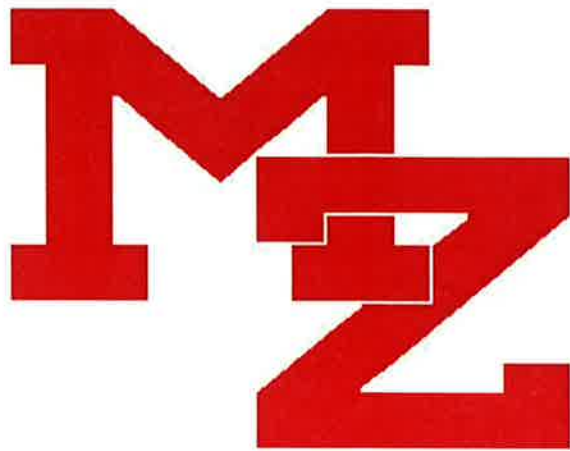
Library
Community Center
Water Department

What things would you change about this community?

Everyone should know
the History!

What would you like this community to be like in 10 years?

Family



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

- I live in the city limits I live outside the city limits

What are the things you like most about this community?

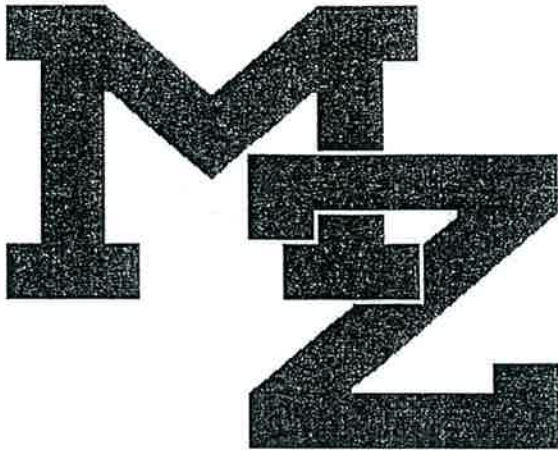
I Like a small community with a big heart -
MT. Zion is a community that tries to keep
us connected together with Faith, heart and
spirit.

What things would you change about this community?

More thing directed at keeping our Adults
healthier to. They have adult elderly friendly
out door equipment

What would you like this community to be like in 10 years?

Still small with a lot more fun wise,
to keep us here



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits () I live outside the
city limits

What are the things you like most about this community?

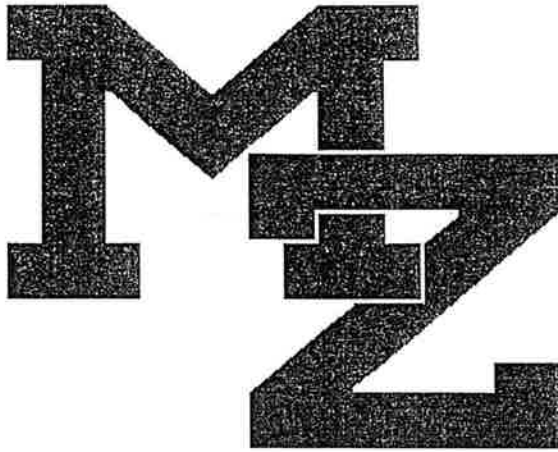
It's small, friendly

What things would you change about this community?

It's good

What would you like this community to be like in 10 years?

To have some restaurants



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

- () I live in the city limits (✓) I live outside the
city limits

What are the things you like most about this community?

People

What things would you change about this community?

Nothing

What would you like this community to be like in 10 years?

The same



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

- I live in the city limits I live outside the city limits

What are the things you like most about this community?

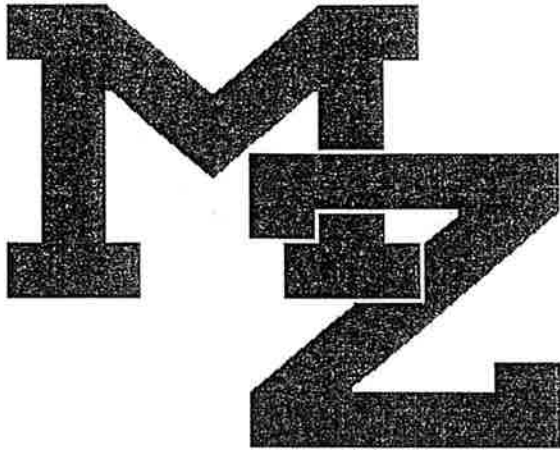
I live here

What things would you change about this community?

nothing

What would you like this community to be like in 10 years?

Don't know



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

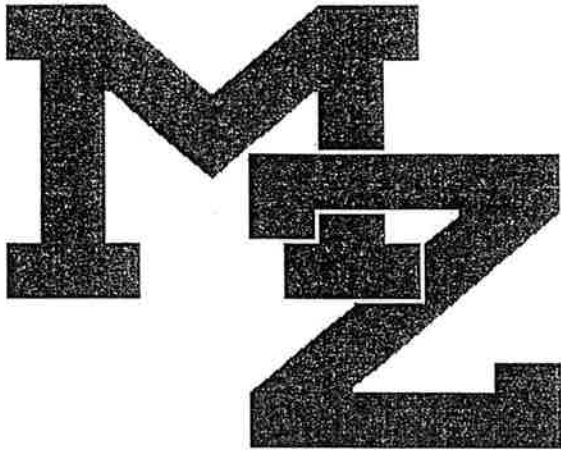
I live in the city limits () I live outside the
city limits

What are the things you like most about this community?

I like the small town. Family friendly

What things would you change about this community? *more events*

What would you like this community to be like in 10 years?



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits () I live outside the
city limits

What are the things you like most about this community?

People

What things would you change about this community?

Price of water

What would you like this community to be like in 10 years?

Same



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits () I live outside the
city limits

What are the things you like most about this community?

Nothing

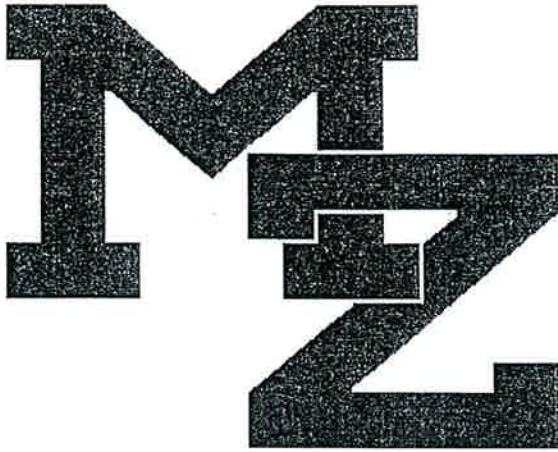
nothing

What things would you change about this community?

Nothing

What would you like this community to be like in 10 years?

people loving people



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits () I live outside the
city limits

What are the things you like most about this community?

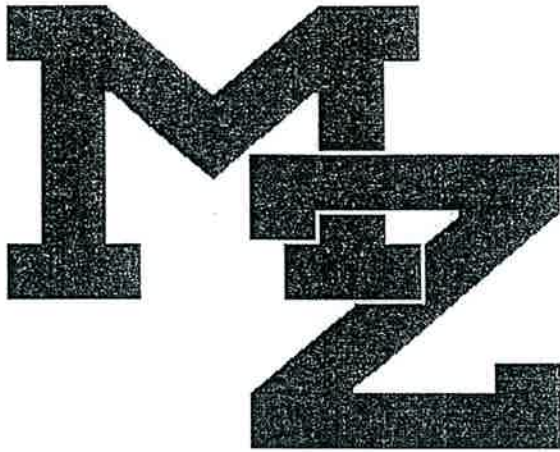
Its Beautiful an Friendly

What things would you change about this community?

Nothing

What would you like this community to be like in 10 years?

Love it the way it is.



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

() I live in the city limits (/) I live outside the
city limits

What are the things you like most about this community?

Friendly, everyone helps everyone out.
Small town

What things would you change about this community?

Nothing, I love it!

What would you like this community to be like in 10 years?

Nothing, I like it the way that it is.



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits () I live outside the
city limits

What are the things you like most about this community?

The people

What things would you change about this community?

I'd raise awareness
around income inequality. There are too many
poor folk.

What would you like this community to be like in 10 years?

I'd like to see more tolerance and acceptance.
And I believe we will see the area change
for the better.



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

- I live in the city limits I live outside the city limits

What are the things you like most about this community?

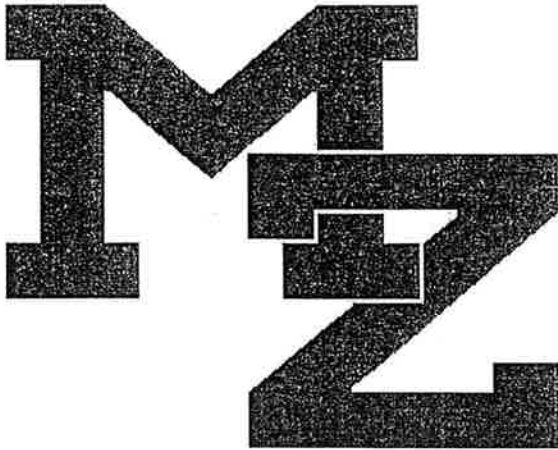
It's a small town
People are friendly

What things would you change about this community?

Just the Roads

What would you like this community to be like in 10 years?

Still Small



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits () I live outside the city limits

What are the things you like most about this community?

The unity

What things would you change about this community?

nothing

What would you like this community to be like in 10 years?

The same Love small towns



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

- () I live in the city limits (x) I live outside the city limits

What are the things you like most about this community?

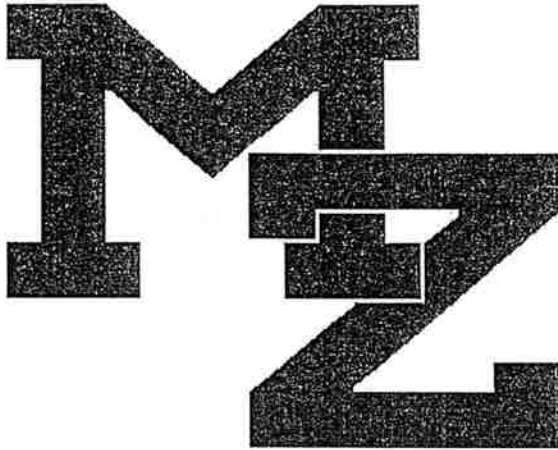
Everything

What things would you change about this community?

Nothing

What would you like this community to be like in 10 years?

~~Not~~ Bigger place



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

I live in the city limits () I live outside the
city limits

What are the things you like most about this community?

Country atmosphere, local pd

What things would you change about this community?

would like small restaurant
have drug-free community

What would you like this community to be like in 10 years?

I don't even know if I'll be alive in 10 years



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

- I live in the city limits () I live outside the city limits

What are the things you like most about this community?

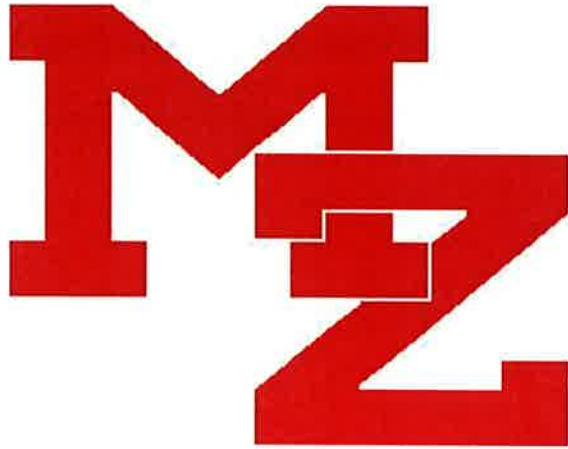
It's like family

What things would you change about this community?

nothing

What would you like this community to be like in 10-years?

Yes! I hope so



Mount Zion Comprehensive Plan
Update 2018-2038

Community Survey

Please choose one:

- I live in the city limits I live outside the
city limits

What are the things you like most about this community?

The Peace & Quiet

What things would you change about this community?

What would you like this community to be like in 10 years?