

# *Fannin County Joint Comprehensive Plan 2023-2027*

Joint Comprehensive Plan for Fannin County and the Cities  
of Blue Ridge, McCaysville, and Morganton 2023

*Northwest Georgia Regional Commission  
September 2022*

Northwest Georgia Regional Commission  
503 West Waugh Street  
Dalton, GA 30720  
706-272-2300



Photos:

Top row from left: McCaysville new Riverwalk Shops, downtown Blue Ridge Gartrell Building, Spec  
Building off SR 5

Next row from left: Morganton Point Recreation Area on Lake Blue Ridge, Blue Ridge Campus  
University of North Georgia, Lake Blue Ridge at marina

Bottom photo: Fannin County Courthouse with Rainbow Trout statue  
Background photo: Rock Creek

Fannin County  
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Northwest Georgia Regional Commission  
503 West Waugh Street, Dalton, Georgia 30720

September 2022

Adopted:

Fannin County: September 13, 2022  
City of Blue Ridge: September 20, 2022  
City of McCaysville: September 13, 2022  
City of Morganton: September 13, 2022

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## ACKNOWLEDGEMENTS

### FANNIN COUNTY

#### **County Commission**

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Johnny Searce  
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Sheree Ralston  
Sandy Shinpaugh  
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Donna Thompson

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Rhonda Haight

#### **City Council**

Jack Taylor  
Angie Arp  
Christy Kay  
William Whaley  
Bill Bivins

#### **Staff**

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Amy Mintz  
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Ginger Rogers

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Thomas Seabolt

#### **City Council**

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Jason Woody  
Gilita Carter  
Susan Kiker

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Deb Cantrell

### MORGANTON

#### **Mayor**

Nelson Dean

#### **City Council**

Bill Kendell  
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Fred Corbett

#### **Staff**

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*City Clerk*

#### **Stakeholder Committee Morganton**

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All photos, charts, graphs, and figures created by Gretchen Lugthart unless otherwise noted



*Blue Ridge Art Center, historically the old Fannin Courthouse built in 1937*

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ADOPTION RESOLUTIONS

Fannin County Adoption Resolution

**A RESOLUTION  
TO ADOPT THE**

**Fannin County Joint Comprehensive Plan 2023-2027: Joint Comprehensive Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton (2023-2027)**

**Whereas**, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

**Whereas**, the **Fannin County Joint Comprehensive Plan 2023-2027: Joint Comprehensive Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton (2023-2027)** is now complete; and

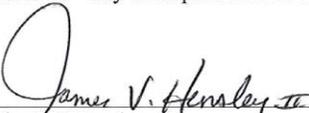
**Whereas**, such **Joint Comprehensive Plan Update** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective October 1, 2018); and

**Whereas**, the second and final public hearing on the draft plan was held on August 9, 2022 at the Fannin County Courthouse, 400 West Main Street, Blue Ridge, Georgia, at 5:30 pm.

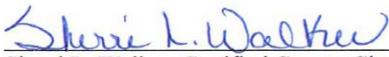
**Now Therefore Be It Resolved**, that the Board of Commissioners of Fannin County, Georgia hereby officially adopts the **Fannin County Joint Comprehensive Plan 2023-2027: Joint Comprehensive Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton (2023-2027)**.

**Resolved**, this 27<sup>th</sup> day of September 2022.

BY:

  
James V. Hensley, II  
Chairman

ATTEST:

  
Sherri L. Walker, Certified County Clerk  
Fannin County, Georgia



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**RESOLUTION NO. BR2022-31**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF BLUE RIDGE, STATE OF GEORGIA, TO ADOPT THE FANNIN COUNTY JOINT COMPREHENSIVE PLAN FOR 2023-2027; JOINT COMPREHENSIVE PLAN FOR FANNIN COUNTY AND THE CITIES OF BLUE RIDGE, MCCAYSVILLE, AND MORGANTON GEORGIA**

**Whereas**, Fannin County and the Cities of Blue Ridge, McCaysville and Morganton adopted a Joint Comprehensive Plan pursuant to the requirements set forth by the Georgia Planning act of 1989 and;

**Whereas**, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

**Whereas**, the Fannin County Joint Comprehensive Plan 2023-2027: Joint Comprehensive Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton (2023-2027) *is* now complete; and

**Whereas**, such Joint Comprehensive Plan Update is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective October 1, 2018); and

**Whereas**, the second and final public hearing on the draft plan was held on August 9, 2022, at the Fannin County Courthouse, 400 West Main Street, Blue Ridge, Georgia, at 5:30 pm.

**Now Therefore Be It Resolved** that the City Council of Blue Ridge, Georgia hereby officially adopts the Fannin County Joint Comprehensive Plan 2023-2027: Joint Comprehensive Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton Georgia, and the Mayor is authorized to execute this resolution and any necessary paperwork. This Resolution shall become effective immediately upon its adoption.

The forgoing Resolution was offered by Councilmember Taylor who moved it adoption. The motion was seconded by Councilmember Whaley, and upon being put to a vote, the vote was as follows:

Councilmember Angie Arp	<u>Yes</u>
Councilmember Jack Taylor	<u>Yes</u>
Councilmember Christy Kay	<u>Yes</u>
Councilmember Bill Bivins	<u>Yes</u>
Councilmember William Whaley	<u>Yes</u>

PASSED AND ADOPTED this 20 day of September, 2022.

  
RHONDA HAIGHT, MAYOR

ATTEST:

  
AMY MINTZ, CITY CLERK



am

McCaysville Adoption Resolution

**A RESOLUTION  
TO ADOPT THE**

**Fannin County Joint Comprehensive Plan 2023-2027: Joint Comprehensive Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton (2023-2027)**

**Whereas**, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

**Whereas**, the **Fannin County Joint Comprehensive Plan 2023-2027: Joint Comprehensive Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton (2023-2027)** is now complete; and

**Whereas**, such **Joint Comprehensive Plan Update** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective October 1, 2018); and

**Whereas**, the second and final public hearing on the draft plan was held on August 9, 2022 at the Fannin County Courthouse, 400 West Main Street, Blue Ridge, Georgia, at 5:30 pm.

**Now Therefore Be It Resolved**, that the City Council of McCaysville, Georgia hereby officially adopts the **Fannin County Joint Comprehensive Plan 2023-2027: Joint Comprehensive Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton (2023-2027)**.

Resolved, this 13<sup>th</sup> day of September, 2022.

BY:

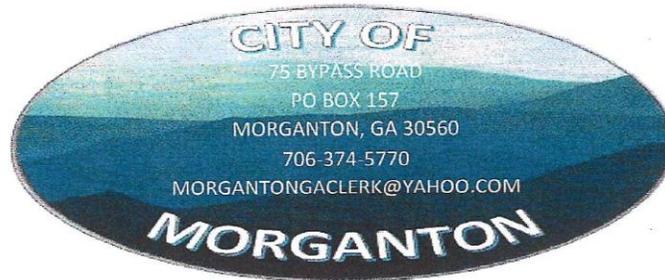
  
Thomas Seabolt  
Mayor, McCaysville, Georgia

ATTEST:

  
Nancy Godfrey, City Clerk  
McCaysville, Georgia

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Morganton Adoption Resolution



**A RESOLUTION  
TO ADOPT THE**

**Fannin County Joint Comprehensive Plan 2023-2027: Joint Comprehensive Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton (2023-2027)**

Whereas, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

Whereas, the **Fannin County Joint Comprehensive Plan 2023-2027: Joint Comprehensive Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton (2023-2027)** is now complete; and

Whereas, such **Joint Comprehensive Plan Update** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective October 1, 2018); and

Whereas, the second and final public hearing on the draft plan was held on August 9, 2022 at the Fannin County Courthouse, 400 West Main Street, Blue Ridge, Georgia, at 5:30 pm.

**Now Therefore Be It Resolved**, that the City Council of Morganton, Georgia hereby officially adopts the **Fannin County Joint Comprehensive Plan 2023-2027: Joint Comprehensive Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton (2023-2027)**.

Resolved, SEPTEMBER 13<sup>th</sup>, 2022

BY:   
NELSON DEAN  
MAYOR, CITY OF MORGANTON

ATTEST:   
JANE NEWTON, CITY CLERK  
CITY OF MORGANTON

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# 1. Introduction-Planning for a Better Community

## PLANNING IN FANNIN COUNTY

Comprehensive planning has played a role in Fannin County government for many years. The first joint (or combined), effort of the county and its cities was completed in 1994, followed by a 10-year update in 2004, a partial update in 2009, and work program updates in 2013. The next update was in 2017, followed by an amendment in 2021 to add broadband information to the plan. The leaders of Fannin County have chosen to make planning a cornerstone of good government for several reasons. First, planning allows the local government to run more efficiently and smoothly, seizing opportunities as they emerge and identifying and solving problems before they become overwhelming. Second, the county and cities have been complying with state requirements to produce a well-organized, comprehensive plan to maintain eligibility for many state loans, grants and permits. By following the process laid out by Georgia Department of Community Affairs, leaders have been able to promote a more democratic and participatory local government. This current effort, the *Fannin County Joint Comprehensive Plan, 2023-2027*, a required five-year update, continues this commitment to good government. Fannin County and the incorporated cities of Blue Ridge, McCaysville, and Morganton are included in this plan.



*Fannin County Courthouse in Blue Ridge*

## REQUIRED ELEMENTS FOR COMPREHENSIVE PLANS IN GEORGIA

Fannin County, located in the North Georgia mountains, has a low resident population, but welcomes many retirees as part-time residents and an increasing number of tourists for short visits. Its remote location and steep mountain peaks are an asset in terms of sustaining unspoiled natural beauty, but a challenge for traditional industrial development. Natural amenities include large areas of forested public land with scenic views, trails, streams and rivers, and Lake Blue Ridge, a reservoir completed in 1930 for flood control and electricity generation. Since the early 20<sup>th</sup> century tourism has contributed to the economy, along with farming, logging, and a limited amount of industry. At the end of the 20<sup>th</sup> century the county experienced a decline in traditional industry, such as factories and mining, as part of its economic base, and an increase in tourism and the vacation home real estate business. The beginning of the 2020's has brought on a demand for housing fueled by pandemic economics and other factors. This demand has led to high housing prices. Planning allows Fannin County and its cities to evaluate options for the future. The governments would benefit from considering ways to manage the influx of visitors, provide more affordable housing, and to diversify their economy with sustainable, long-term solutions suitable for their mountain way of life.

The state of Georgia requires that county and city governments develop, adopt, maintain, and implement a comprehensive plan to qualify for selected state grants, loans, and permits. By adhering to the state's planning process, these local governments maintain their Qualified Local Government

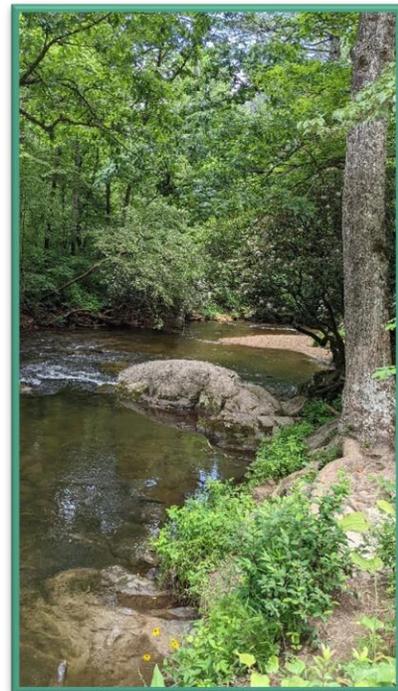
status (QLG). The Rules of the Georgia Department of Community Affairs govern the basic elements to include in the plan. The most recent update of the rules was October 1, 2018 and can be found at O.C.G.A. Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning. This plan complies with these updated requirements. The following elements are required for this community.

- ❖ Community Vision and Goals- a short summary of what residents view as an ideal community and a list of ways to get there.
- ❖ Report of Accomplishment- a table summarizing the status of work activities listed in the last five-year work program. Items that are assessed as underway are automatically moved forward to the next work program, along with activities that were postponed.
- ❖ Community Needs and Opportunities- a collection of ideas from the public and government leaders that reflects the current state of the county and what it could improve and enhance.
- ❖ Land Use/Future Land Use Map and Narrative- a parcel-by-parcel depiction allowing the manager to track trends in the disposition and condition of the land based on human activities. Standard land use categories such as commercial, industrial, single-family residential, multi-family residential, and agriculture/forestry are used.
- ❖ Community Work Program- a list of specific tasks to accomplish within the next 5 years.
- ❖ Broadband Services Element- addresses internet access with a broadband map and narrative. This element is now required for all government to increase local internet connectivity.

Several elements that local Georgia governments sometimes deal with are not required in this community’s plan. A capital improvements element is not required because Fannin does not charge impact fees. None of the governments involved are in the Georgia Job Tax Credit Tier 1, so an economic development section is not required. The county is not close enough to Chattanooga or Atlanta to be part of either city’s Metropolitan Planning Organization, so a transportation section is not required. A housing element is not required because none of the governments are HUD CDBG Entitlement Communities.

### *PAST, PRESENT AND FUTURE IN A MOUNTAIN COMMUNITY*

The mountainous land that would become Fannin County was Cherokee Indian territory when European settlers arrived in Georgia. The Indians farmed, fished, and hunted along the Toccoa River and its tributaries. Through incursions into their territory, the Cherokee gradually lost ground to white settlers, with the discovery of gold in the Georgia mountains in 1829 being a turning point in the process. State land lotteries gave possession of Cherokee lands to whites in the early and mid-1830’s, and the Indians were forcibly removed west in 1838. The settlers who took over the land farmed and harvested timber in the remote mountain valleys. The steep mountain



*Rock Creek on Chattahoochee National Forest*

terrain limited many settlers to subsistence farming and kept the population low, with very few slaves for large-scale plantation farming. The mineral wealth of this area of the mountains lay more in copper than gold. A seam of copper located just over the state line in Tennessee was mined starting in the mid 1800's, contributing to the local economy. This area in Polk County, Tennessee and just over the line in McCaysville, Georgia became known as the Copper Basin. The challenge was that the mountains stood between the mines and the market, and rail lines were difficult to build in that terrain. In 1854 Fannin County was formed out of parts of Union and Gilmer Counties, with the county seat centrally located at Morganton.



*The Baugh House in Blue Ridge*

The main path of Civil War battles in Georgia lay west of Fannin County, bypassing the steep mountain terrain, but the war was a time of suffering and deprivation even far from the battle lines, as farming and other work was disrupted because men left to fight, and looting and lawlessness flourished. The county was divided over the issue of secession and contributed soldiers to both the Confederate and the Union Armies. Copper production temporarily ceased, but was renewed when the Confederates seized the mines, many of which were owned by northern interests, and sold them to southern capitalists. At this point the ore was still moved out by mule-drawn wagons. Rail lines did not arrive in Fannin County until 1886, and one year later the town of Blue Ridge was incorporated at the terminus of the rail line. The arrival of the railroad station in Blue Ridge doomed Morganton's designation as the county seat, with Blue Ridge receiving the designation in 1895. The rail line provided an easier way to get products out of the county, and for visitors to escape the heat of Atlanta in a few hours by rail to stay at mountain resorts and sample the mineral springs in Blue Ridge.

Copper mining in the area continued after the Civil War, with one mine located in Georgia in the western part of the county. By this point, local processing of the ore on a large scale was developing. Miners would process the copper ore by open-air smelting, using abundant wood from the surrounding mountains. This environmentally devastating and wasteful practice continued for many years, causing air-quality problems and damaging the soil in the Copper Basin from sulfuric acid in the rain. Across the state line in Georgia, the residents of McCaysville suffered great hardship from bad air quality. Eventually, in 1907, the law suit that Georgia had brought against the Tennessee Copper Company was settled in the Supreme Court in favor of Georgia, which claimed that the copper company was infringing on the state's sovereign right of control over its land and air. History was made in this remote corner of the country because this court case was an early affirmation of a state's right to control pollution. The capture of sulfur from processing copper ore both alleviated the air quality problems and provided another marketable product, sulfuric acid. The Tennessee Copper Company set up an acid reclamation plant just over the border from McCaysville, near Copperhill. This plant continued production into the 1980's.

Agricultural products figured heavily in the economy of the area, including corn, fruit, and vegetables. For mountain farmers, distilling apples into brandy and corn into whiskey created a cash product that was easier to transport. Both legally and illegally, the process of moonshining was part of the economy well into the 20<sup>th</sup> century. Particularly during the Prohibition era in the 1930's illegal traffic in alcohol was widespread, but even as late as 1983 federal agents broke up a large moonshine operation.



*Lake Blue Ridge at the marina*

The Indians and the settlers harvested timber on a limited basis on the mountain slopes, using traditional tools and livestock to remove the timber. Timber production was ramped up in the 1880's to industrial levels when northern timber companies began purchasing and clearing large areas of land throughout the mountains of Georgia, with railroads available to move the timber out. The denuded landscape suffered erosion and gullying. The degraded hillslopes were acquired by the newly formed Forest Service, whose mission was to restore the land, replant to create a reserve of timber, and protect stream and rivers. Land went into the ownership of the Forest Service in Fannin County starting in 1911. In 1937 this land became part of the newly designated Chattahoochee National Forest, which eventually stretched across north Georgia. Ranger Arthur Woody and others worked to restore the land and the wildlife, reintroducing deer into the Blue Ridge Wildlife Management Area, and trout into the streams. Large areas of Fannin County became National Forest to the west in the rugged Cohutta Mountains and to the south along the Toccoa River and its tributaries, eventually comprising 40% of the county's land. This land provided vast recreational opportunities and timber production in the mid-20<sup>th</sup> century as the replanted forest matured.

The Toccoa Electric Power Company began construction of a dam on the Toccoa River in 1925 and was producing hydroelectric power there by 1931. In 1934 the reservoir's name was changed from Lake Toccoa to Lake Blue Ridge. The Tennessee Valley Authority acquired the dam in 1939. The dam and reservoir have provided protection from floods and allowed for economic development and recreation.

Although Fannin County has never had many heavy industries besides mining, Levi Strauss operated a denim blue jean plant in Blue Ridge from 1959 to 2002, providing jobs and benefits to the community in terms of grants and taxes.

In the 1920's, the federal government-built US Route 76, a paved road into Fannin County's mountains. This was upgraded to four lanes in the 1980's to become Georgia State Route 515 along much of its path. This important north-south route into the mountains allowed visitors to drive to Blue Ridge from Atlanta in a couple of hours and rapidly increased tourism and the second-home building business.

Although manufacturing has declined, a huge tourist industry attracts thousands of visitors to hunt, fish, hike, bike, and boat on the extensive public lands. Tourists ride the Blue Ridge Scenic Railway

from Blue Ridge to McCaysville, rent cabins in the mountains around the county, and drive up on day trips to buy apples and other fruits grown in the Georgia mountains.

In an era where many rural communities with small towns are concerned about their continued existence, Fannin County has a relatively bright outlook because its rural, natural character is the drawing point for visitors. Through the efforts of organizations like the Fannin County Chamber of Commerce, it has become a major tourist destination in Georgia. However, diversifying the economy so that it is not dependent on just the tourist industry would probably increase long-term economic stability. A mix of smaller, site-appropriate industries and businesses would attract younger families to settle as permanent residents and invest in the community. The benefits of this would be many, including people being able to work where they live, local high school graduates returning to the county after completing college, and residents having access to more services in the community. With good planning, a diversified economy would contribute to the rural, small-town culture that residents and visitors love.



*The Blue Ridge Scenic Railway locomotive engine*

## *NATURAL SETTING*

Fannin County is in the Appalachian Mountain's Blue Ridge Province, an area of ancient, heavily eroded mountains covering several states. The western part of the county lies in the Cohutta Mountains, a very old mountain group with sedimentary and metamorphosed sedimentary rocks. In the center, and to the north and east, lies the somewhat flatter area known as the McCaysville Basin. The southern part of the county is in the younger, geologically distinct Blue Ridge Mountains, formed of shist, gneiss, and granite. In the higher elevations, many of the peaks in the county rise above 3000 feet, and one, Cowpen Mountain in the Cohutta Mountains, rises above 4000 feet (4151 feet). Most of the high elevation land is part of the Chattahoochee National Forest. Much of the land outside the cities is forested, but pastures occupy the flatter areas, with some row crops and orchards.

High rainfall feeds the many beautiful streams in the county, all of which are cold enough for trout. Most of the county is in the Tennessee River basin by way of the Toccoa River, which is called the Ocoee once it flows across the state line, and by way of a few tributaries of the Nottely River on the northeastern side of the county. The Toccoa River provides sufficient flow and elevation drop for a reservoir, Lake Blue Ridge. The river's abundant flow also supplies the water for the cities of McCaysville and Blue Ridge, with water intakes on the river. The remainder of the county is in the Coosa River Basin, with a few tributaries of the Etowah River on the south side, while on the west side the Jack's River and several other streams flow into the Conasauga River.

## *REGIONALLY IMPORTANT RESOURCES/ENVIRONMENTALLY SENSITIVE AREAS*

Across Fannin County are found resources that attract users from outside the county or affect all Northwest Georgia. Many of these Regionally Important Resources, shown on the following map, are noted by the state or the Northwest Georgia Regional Commission because they merit special consideration when planning new development. Some of these are man-made features and others are natural resources. National Register of Historic Places Properties in Blue Ridge include the old Fannin County Courthouse, which is now the Art Center. Three foot trails, the Appalachian Trail, the Benton McCaye Trail, and the Pinhoti Trail are of regional significance because they cross county boundaries, incorporate linear greenspace, and provide a unique experience for hikers in North Georgia. The Appalachian Trail is famous internationally for providing a public pedestrian pathway uniting the north and south parts of the Appalachian mountain range that covers Eastern North America. The Chattahoochee National Forest covers 40% of Fannin County and provides timber, recreational activities ranging from fishing, hunting, mountain biking, 4-wheeling, camping, and horseback riding, and habitat for the mountain region's distinctive flora and fauna. The vast forested area contributes to the stable flows in the county's cool mountain streams and protects drinking water supplies.

The state of Georgia encourages local governments to incorporate protection for five types of important natural resources in their planning process so that these resources are not damaged as development occurs. The state considers these Regionally Important Resources as well. The recommendations for protection are called the Environmental Planning Criteria, and they cover five areas of concern. Fannin County contains four of these resources. The Toccoa River is large enough to qualify as a Protected River. There are large areas of mountain terrain that are higher than 2,200 feet and have a slope of 25% or greater, so they receive Mountain Protection status. Much of this steep land is on the Chattahoochee National Forest and would not be developed anyway. The wetlands, though limited due to steep terrain, also receive development restrictions. Since both Blue Ridge and McCaysville get their water out of the Toccoa River, the restrictions of a Water Supply Watershed apply. Fannin County has incorporated the applicable Environmental Planning Criteria in the Fannin County Land Development Ordinance.

## *WATER RESOURCES AND IMPAIRED WATERS OF FANNIN COUNTY*

Rivers, creeks, and lakes are essential to the appeal of the North Georgia mountains. The rivers and streams of the Blue Ridge mountains are cool enough to harbor trout, and their steep grade allows scenic cascades with exciting paddling farther downstream. The largest river in Fannin County, the Toccoa, has been dammed to form Lake Blue Ridge, with one commercial marina for motorized boats and several public access ramps. The waters of Fannin County also provide aquatic habitat for a diverse array of fish



*Fishing the Blue Ridge dam tailwaters, Toccoa River at Tammen Park*

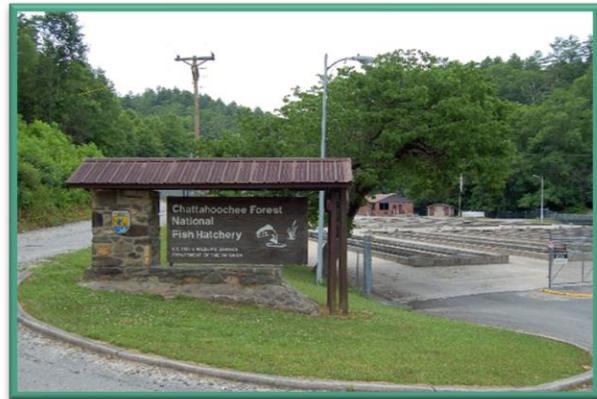
and amphibians, and lush streamside forests provide homes for terrestrial wildlife such as deer, black bear, and turkey. The Toccoa River provides the water supply for Blue Ridge and McCaysville.

Fannin County's mountainous terrain is divided between two major drainages. Most of the county lies in the Tennessee River drainage. The Toccoa River, known as the Ocoee River after it crosses into Tennessee, empties directly into the Tennessee River. Well-known trout streams feeding the Toccoa include Noontootla Creek and Rock Creek in the Chattahoochee National Forest in the south, Hemptown Creek on the east side, and Fightingtown Creek on the north side of the county.

On the west side of the county the high mountains of the Cohuttas rise, which are part of the Coosa River Drainage. The beautiful Jacks River flows into the Conasauga River just outside Fannin County. The largest waterways in the Cohutta Wilderness, the Jacks River and the Conasauga River, are famous for their fish diversity and are two of only four Georgia rivers in the state Scenic River system. Also in the Coosa drainage, Cherrylog Creek arises below the city of Blue Ridge and flows into Gilmer County, joining the Ellijay River, the water supply for the city of Ellijay.

All the waters of the county are designated trout streams, helping to earn Fannin County the title of the Trout Capital of Georgia. Keeping these streams hospitable for trout means maintaining buffers of native trees to cool the waters and filter sediment, especially as Georgia continues to experience warmer temperatures and more intense storms. The Georgia DNR stocks trout in the Toccoa River and other streams in the county. The county is home to the Chattahoochee Forest National Fish Hatchery on Rock Creek, which helps supply these stocked trout.

There are 16 listed waterways on the 2022 Georgia EPD 303(d) list of impaired streams (Table 1 and Table 2). The Toccoa River and Wilscot Creek both have two reaches that are impaired. Four streams are impaired by fecal coliform bacteria. Eleven streams have impaired biotic communities, either fish or macroinvertebrates (this includes aquatic insects, snails, and crayfish, all part of the food chain). The integrity of the biotic community is important for recreational fishing and overall health of the aquatic ecosystem. Many instream biotic communities are impaired in Georgia because of sediment choking the streambed. Three streams are impaired by low pH, possibly from acid runoff from past mining activities. For the 2022 list of impaired streams, the EPD has decided to add two reaches of the Toccoa River as impaired for *E. coli*, as discussed below. *E. Coli* bacteria are associated with the waste of warm-blooded animals and this bacterial species' presence has been correlated with swimming-related gastrointestinal illnesses. It is the bacterial species the US EPA recommends monitoring in recreational waters.



*Chattahoochee Forest National Fish Hatchery on Rock Creek*

Because of its popularity for canoeing, kayaking and tubing, most of the Toccoa River has a recreation designation, in addition to its default fishing designation. The recreational designation means that the river also must meet the standard for *E. coli* bacteria. Visitors and residents benefit from the

boating access points of the Toccoa River Water Trail, with Forest Service-managed access points above the reservoir. The trail continues below the dam, with access points managed by Fannin County at Tammen Park and Horseshoe Bend Park. Further downstream, McCaysville has a boat access ramp at their city park. Commercial outfitters in McCaysville provide a popular tubing run from Horseshoe Bend into McCaysville. Above the reservoir, the ten-mile reach from Big Creek to Lake Blue Ridge has both fecal coliform bacteria levels and *E. coli* levels that exceed the standards. Much further downstream, around McCaysville, the reach from Hothouse Creek to the state line has *E. coli* bacteria levels exceeding the standard. As mentioned above, both of these *E. coli* impairment designations are new for 2022. From the headwaters to Big Creek, the EPD has designated the stream “assessment pending” because it needs to gather data to see if there is a bacterial problem in this stretch as well. The reach directly below Lake Blue Ridge also has an assessment pending because *E. coli* data is not available. Overall, the Georgia EPD’s sampling and analysis indicate that the bacterial levels in the river are a health concern for the many residents and visitors who recreate on the Toccoa River. Careful management of septic systems, forested stream buffers, and public access points could help alleviate bacterial problems. Grant funds from sources such as EPD’s 319 program can be pursued to help fix septic systems and restore riverbanks. The Bipartisan Infrastructure Bill funding provides additional opportunities for watershed restoration, flood prevention, aquatic habitat connectivity, road and trail remediation, and culvert and bridge improvements, especially by working with the Natural Resources Conservation Service and the Forest Service. Partnering with these agencies could be effective in improving water quality in the county.



*Kayaking Morganton Point, Lake Blue Ridge*

Table 1. 2022 Georgia EPD List of Impaired streams, Fannin County-Coosa River Drainage

2022 EPD List Impaired streams, Fannin County-Coosa River Drainage						
Reach Name	Reach location	Criterion violated	Potential causes	Extent	Use	Total Maximum Daily Load (TMDL) studies and other issues
Boardtown Creek	Headwaters to Jones Creek/Bryant Creek	Bio Fish	Non-point source	6.9 miles	Fishing	TMDL completed for Biota Impacted Fish Community 2016
Cherry Log Creek (aka Ellijay River)	Headwaters to Laurel Creek	Bio Fish	Non-point source Urban Runoff/urban effects	5 miles	Drinking Water	TMDL completed for Biota Impacted Fish Community 2016
Jacks River	Rough Creek to Stateline	Fecal Coliform bacteria	Non-point source	9 miles	Fishing, Wild River, Scenic River (Georgia Scenic River System)	TMDL completed for Fecal Coliform 2009
Jigger Creek	Headwaters to the Conasauga River	Bio Fish	Non-point source	5.3 miles	Fishing	TMDL completed for Biota Impacted Fish Community 2016

Table 2. 2022 Georgia EPD List of Impaired streams, Fannin County-Tennessee River Drainage

2022 EPD List-Impaired streams, Fannin County-Tennessee River Drainage						
Reach Name	Reach location	Criterion violated	Potential causes	Extent	Use	Total Maximum Daily Load (TMDL) studies and other issues
Bryan Creek	Headwaters to Hemptown Creek	pH	Non-point source	3 miles	Fishing	
Fightingtown Creek	CR 159 to Stateline	Fecal Coliform bacteria	Non-point source	8 miles	Fishing	TMDL completed for Fecal Coliform 2004
Hemptown Creek	Mitchell Branch to Young Stone Creek	Fecal Coliform bacteria, Bio-Macroinvertebrate	Non-point source	10 miles	Fishing	TMDL completed for Fecal Coliform 2004 TMDL completed for Biota Impacted Macroinvertebrates 2016
Hothouse Creek	Tributary to Toccoa River	pH	Non-point source	8 miles	Fishing	
Skeenah Creek	Headwaters to the Toccoa River	Bio Fish	Non-point source	6.1 miles	Fishing	
South Fork Rapier Mill	Stateline to Stateline	Bio Fish	Non-point source	3.9 miles	Fishing	TMDL completed for Biota Impacted Fish Community 2016
Sugar Creek	Upstream Toccoa River	Bio-Macroinvertebrate	Non-point source	2.1 miles	Fishing	TMDL completed for Biota Impacted Macroinvertebrates 2016
Tributary to South Fork Rapier Mill Creek	Stateline to South Fork Rapier Mill Creek	pH	Non-point source	1 mile	Fishing	
Toccoa River	Big Creek to Lake Blue Ridge	Fecal Coliform bacteria, <i>E. coli</i> bacteria	Non-point source	10 miles	Fishing, Recreation	TMDL completed for Fecal Coliform 2009
Toccoa River	Hothouse Creek to Stateline	<i>E. coli</i> bacteria	Non-point source	5	Fishing, Recreation, Drinking	The water is supporting its Fishing and Drinking Water Uses, but it is not supporting the Recreation Use due to an <i>E. coli</i> impairment.
Tumbling Creek	Headwaters to State Line	Bio Fish	Non-point source	5 miles	Fishing	TMDL completed for Biota Impacted Fish Community 2016
Weaver Creek	Mineral Springs Creek to the Toccoa River	Bio Fish	Non-point source	1.8 miles	Fishing	TMDL completed for Biota Impacted Fish Community 2004
Wilscot Creek	Headwaters to Crawford Creek	Bio Fish	Non-point source	4 miles	Fishing	TMDL completed for Biota Impacted Fish Community 2016
Wilscot Creek	Crawford Creek to Lake Blue Ridge	Bio Fish	Non-point source	3 miles	Fishing	

# Fannin County Regionally Important Resources

Including Environmentally Sensitive Areas & Water Quality Impaired Streams

- City Limits
- Crossroad Community
- Railroads
- Roads
- Highways
- Perennial Streams
- Lakes & Ponds
- Appalachian Trail
- Benton Mackaye Trail
- National Register Properties
- NWT Wetlands
- Pinhoti Trail
- Protected Rivers
- Protected Mountains
- US Forest Service
- Water Supply Watersheds
- Water Quality Impaired Streams

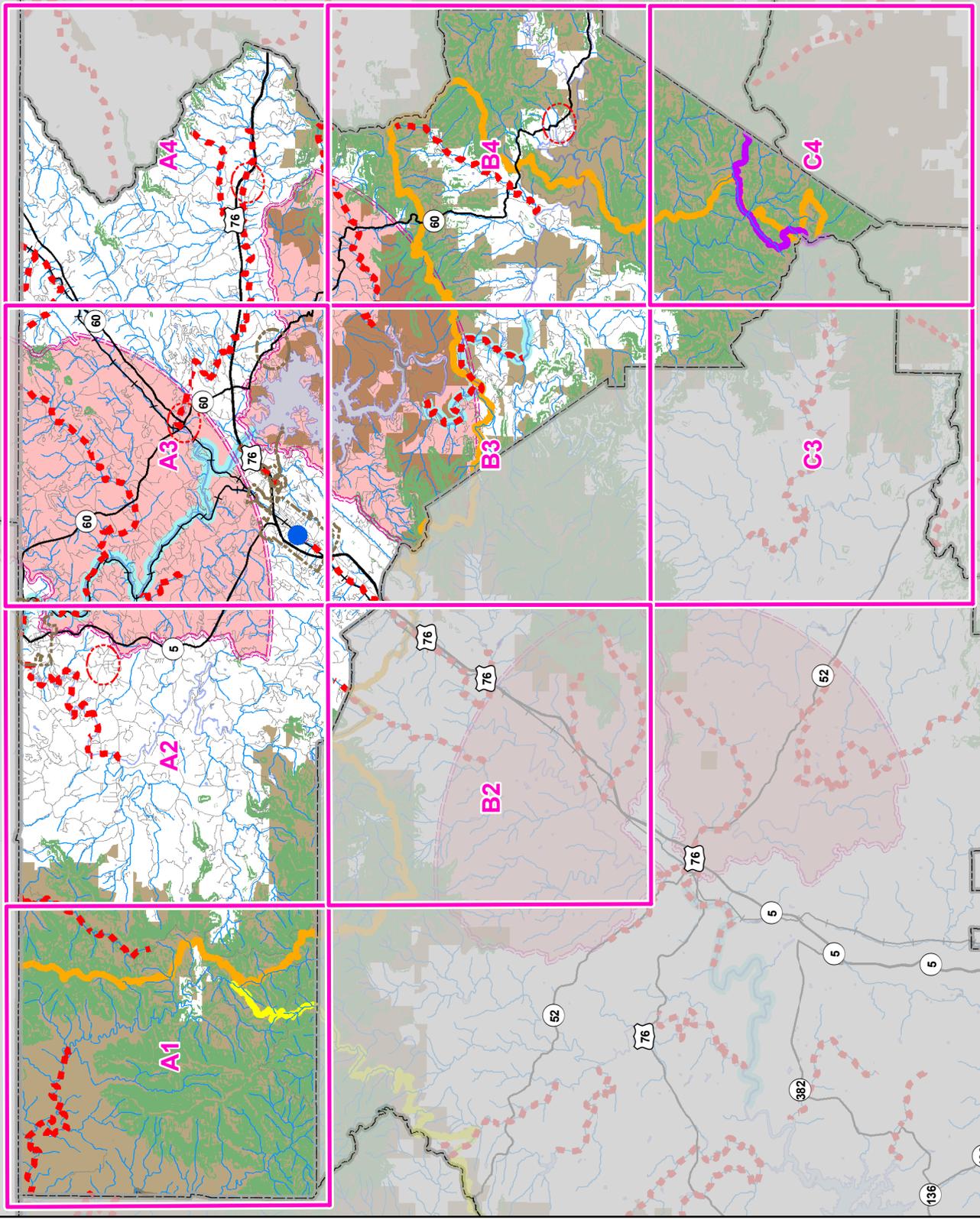


1 in = 4 miles



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Fannin County Grid Map Index for Regionally Important Resources, followed by nine map sections A1, A2, A3, A4, B2, B3, B4, C3, C4

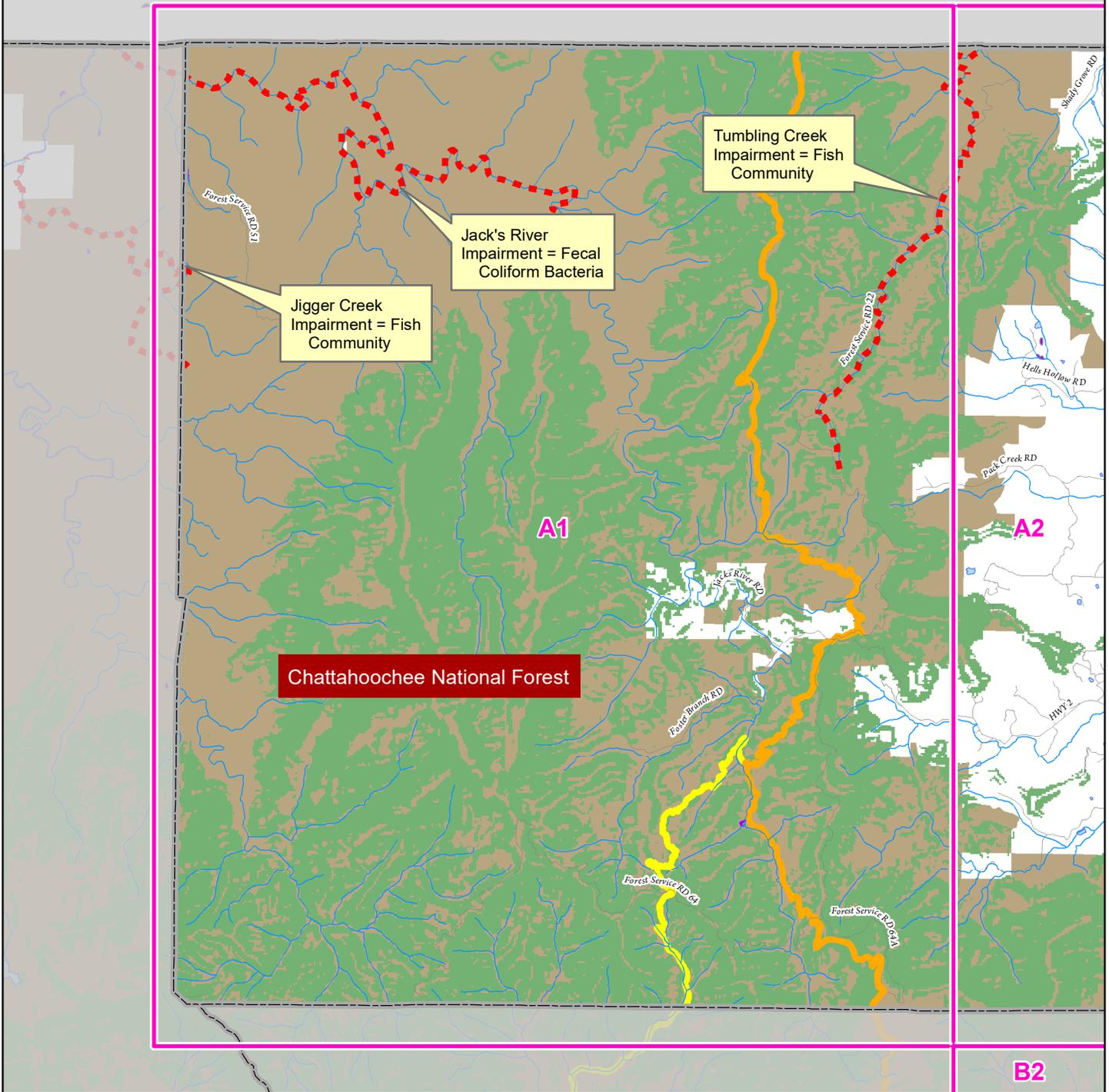


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# Regionally Important Resources

Including Environmentally Sensitive Areas & Water Quality Impaired Streams

1 inch = 1.4 miles



- City Limits
- Crossroad Community
- Railroads
- Roads
- Highways
- Perennial Streams
- Lakes & Ponds
- Pinhoti Trail
- Benton Mackaye Trail
- Water Quality Impaired Streams
- Protected Mountains
- US Forest Service
- NWI Wetlands

Regionally Important Resources / Environmentally Sensitive Areas / Water Quality Impaired Streams

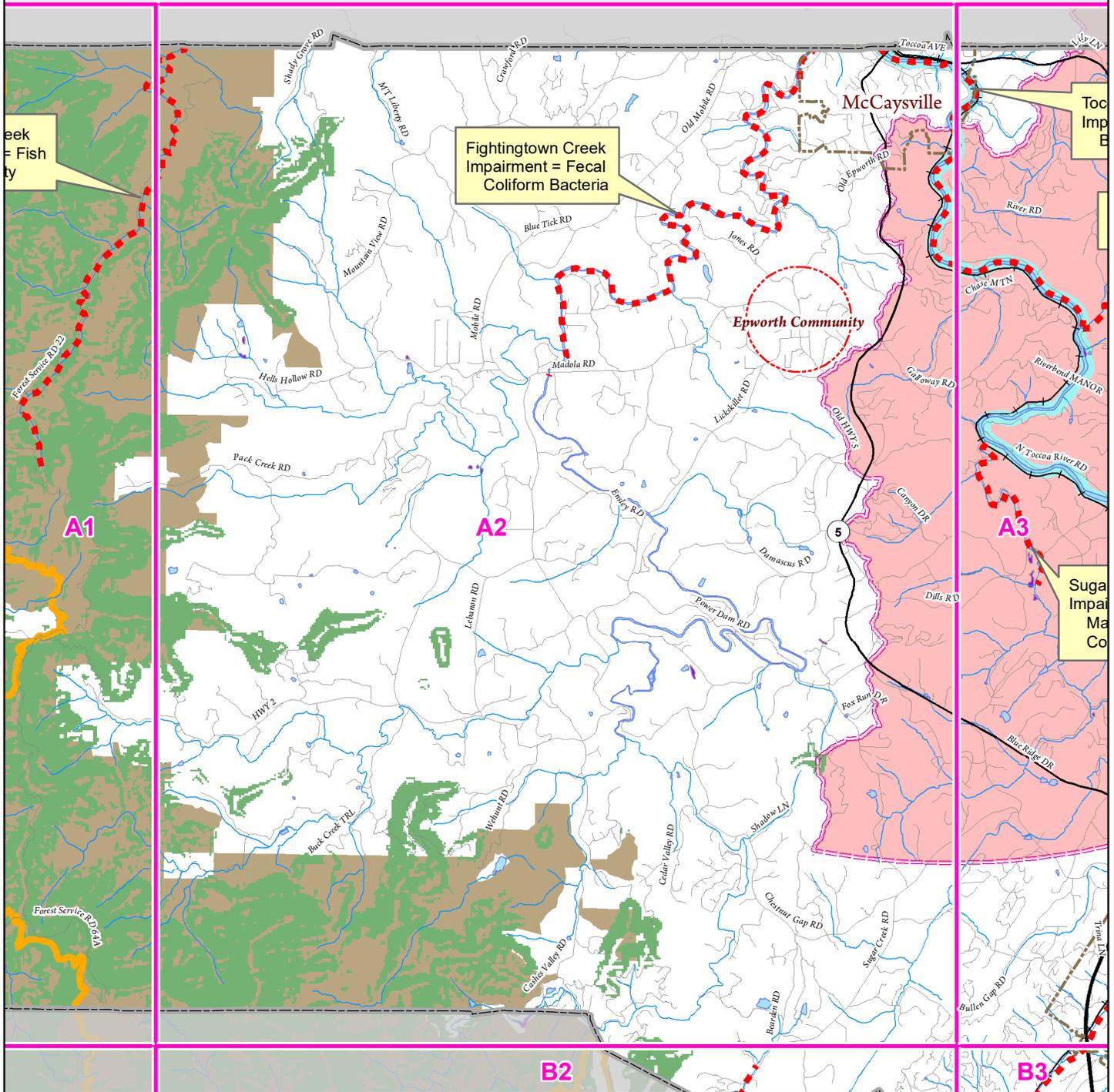


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# Regionally Important Resources

Including Environmentally Sensitive Areas & Water Quality Impaired Streams

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- Water Quality Impaired Streams



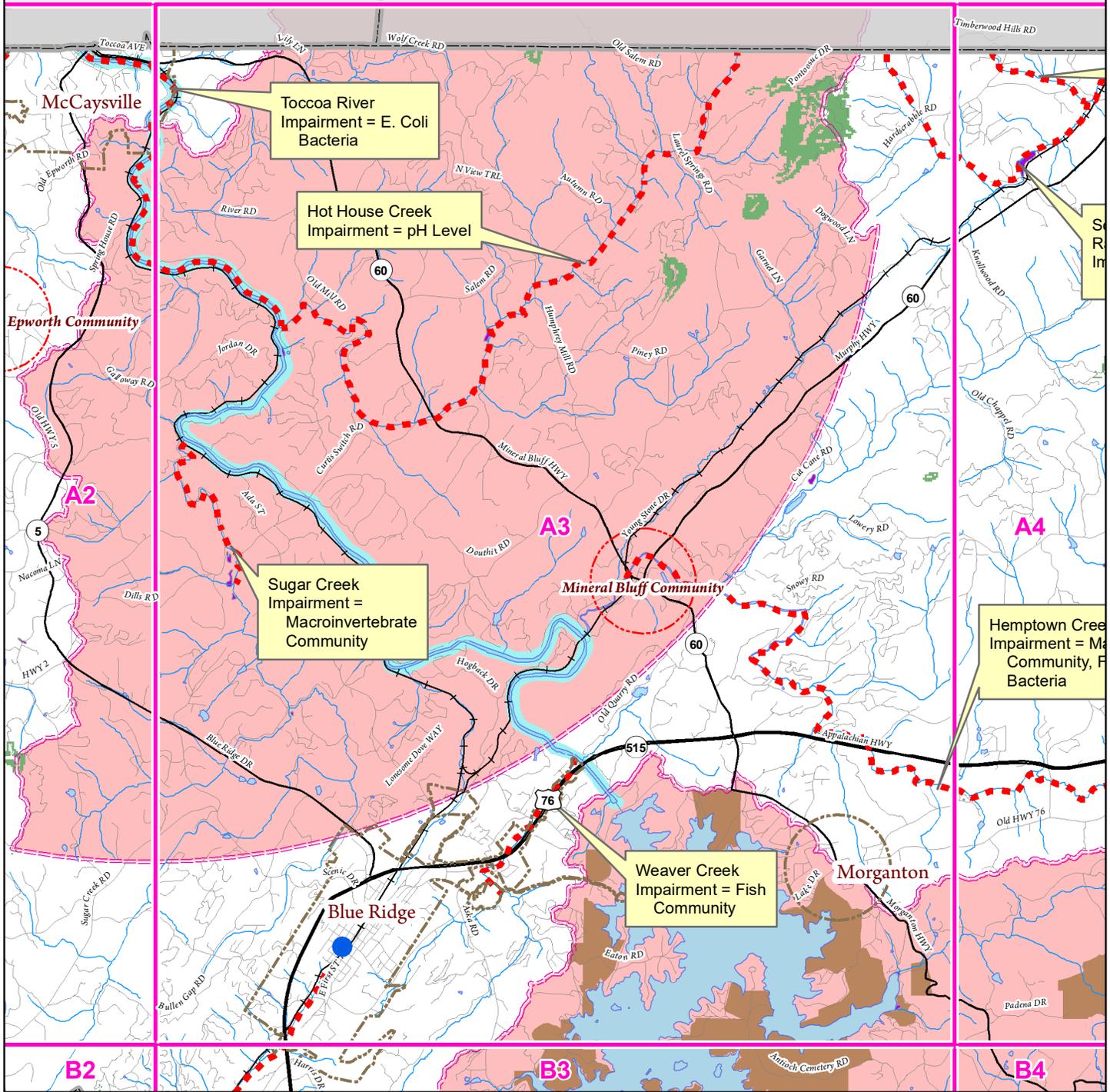
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# Regionally Important Resources

Including Environmentally Sensitive Areas & Water Quality Impaired Streams

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- Railroads
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## Regionally Important Resources / Environmentally Sensitive Areas / Water Quality Impaired Streams

- Water Supply Watersheds
- Protected Rivers
- Water Quality Impaired Streams
- National Register Properties
- Protected Mountains
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- US Forest Service



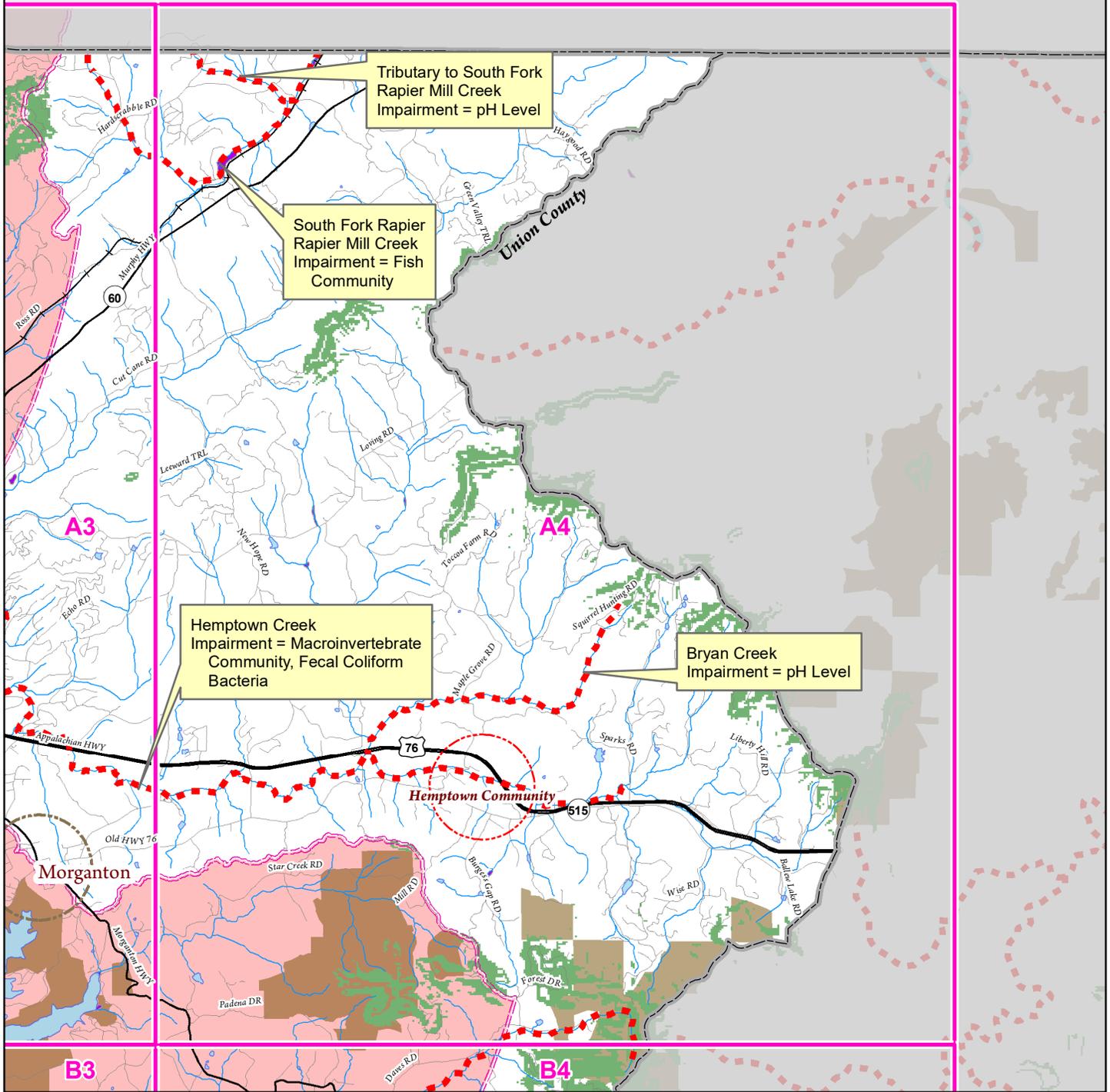
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- US Forest Service
- Lakes & Ponds

Regionally Important Resources / Environmentally Sensitive Areas / Water Quality Impaired Streams



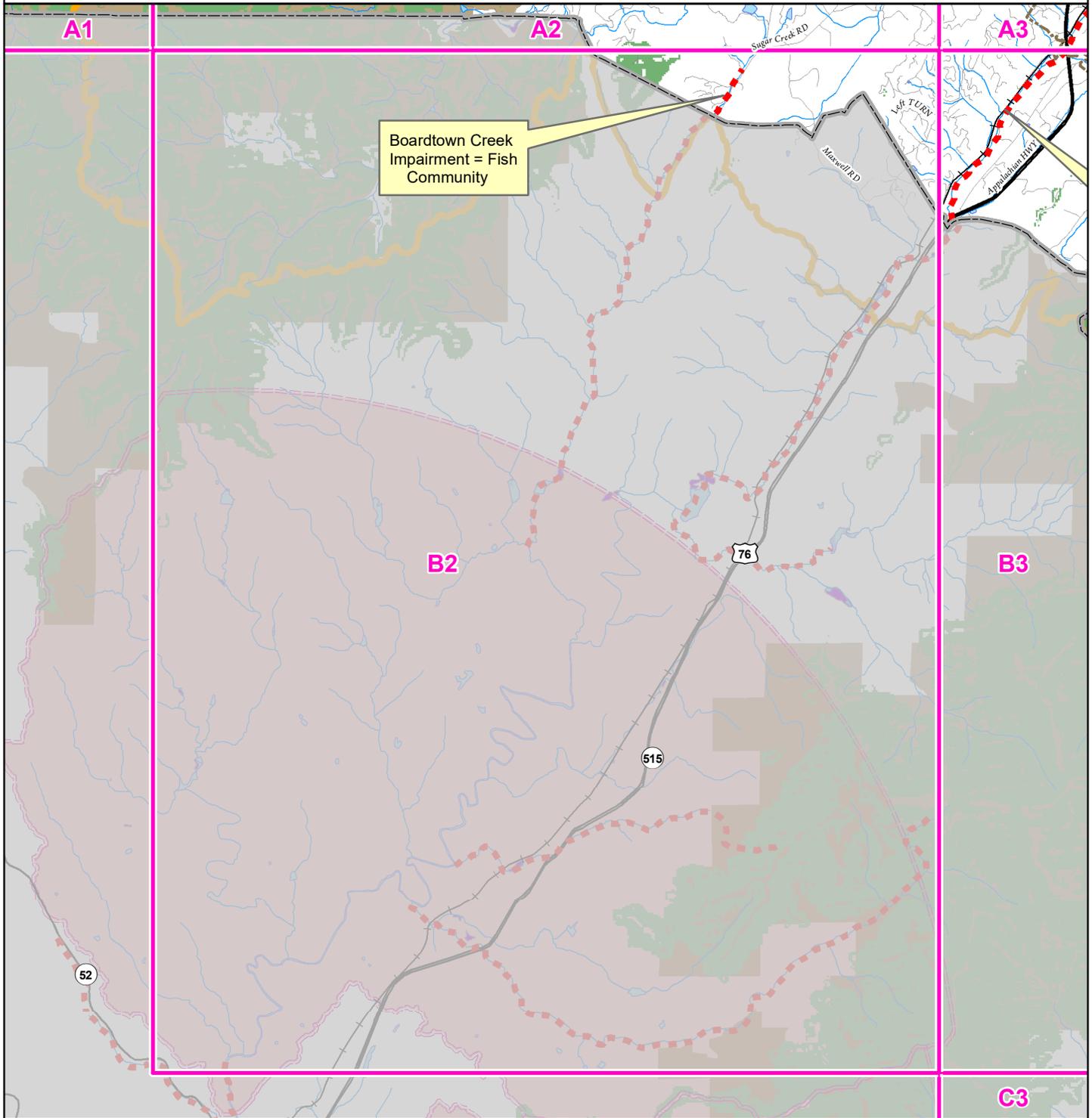
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# Regionally Important Resources

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## Regionally Important Resources / Environmentally Sensitive Areas / Water Quality Impaired Streams

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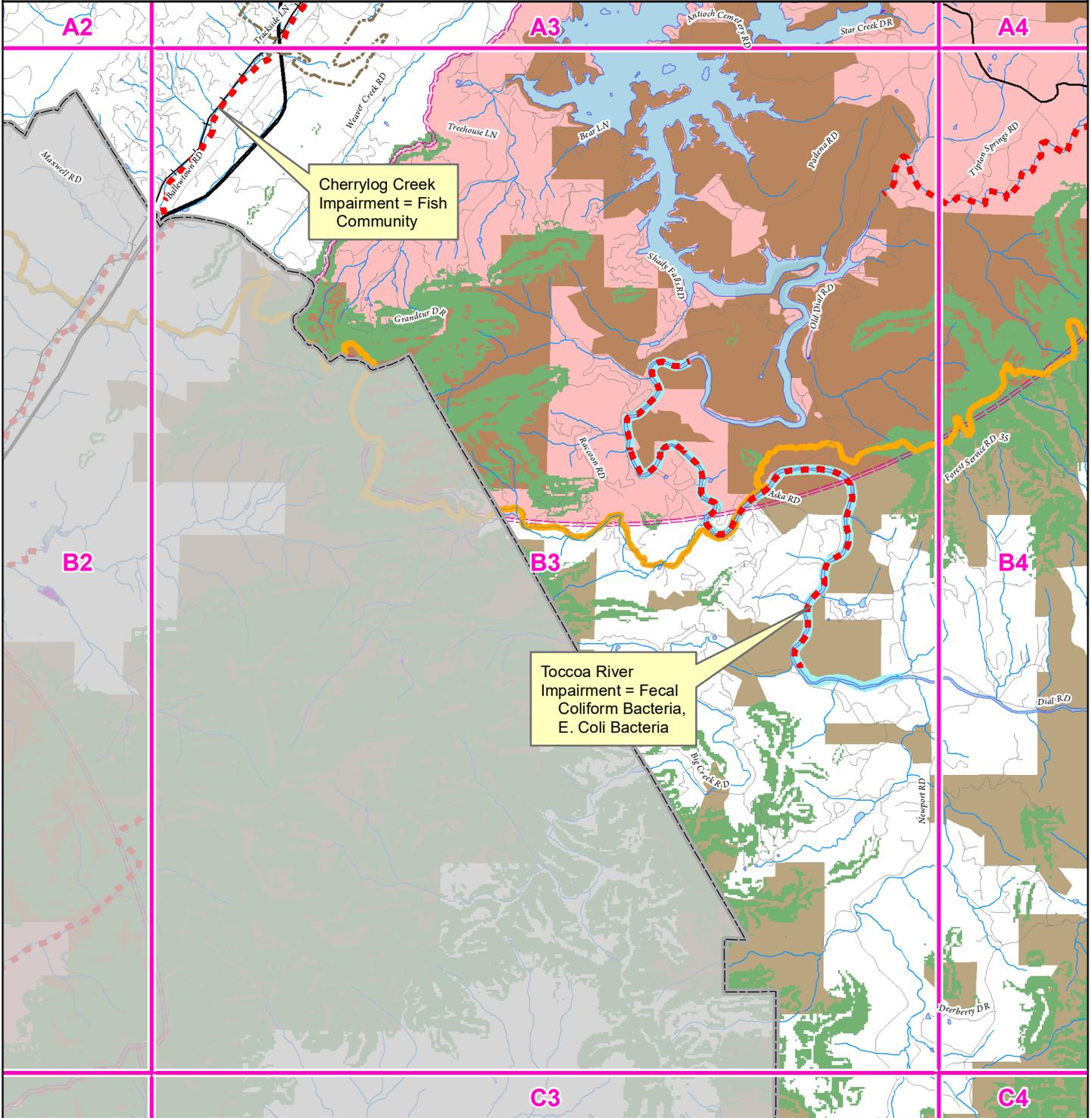


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# Regionally Important Resources

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Regionally Important Resources / Environmentally Sensitive Areas / Water Quality Impaired Streams



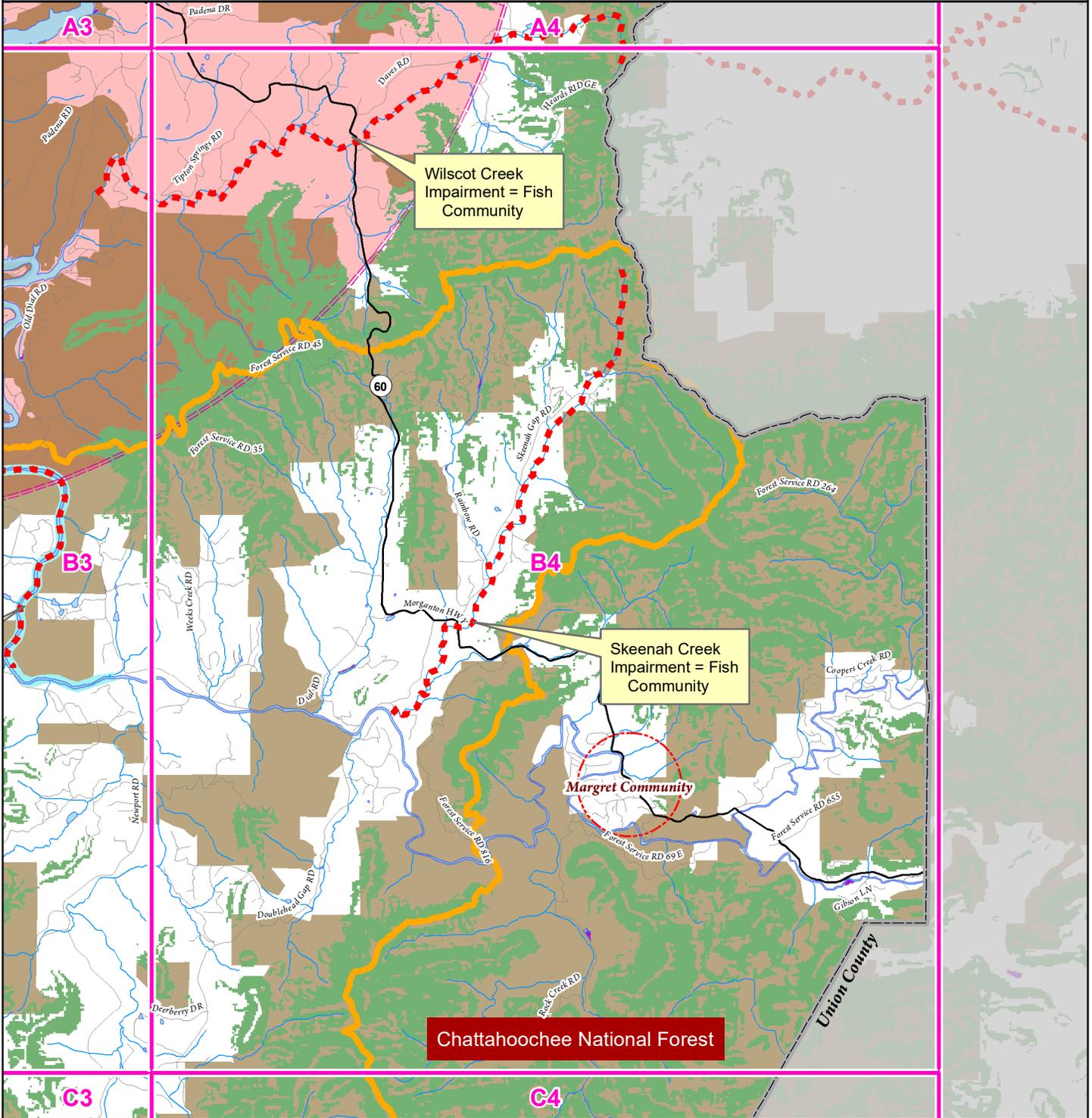
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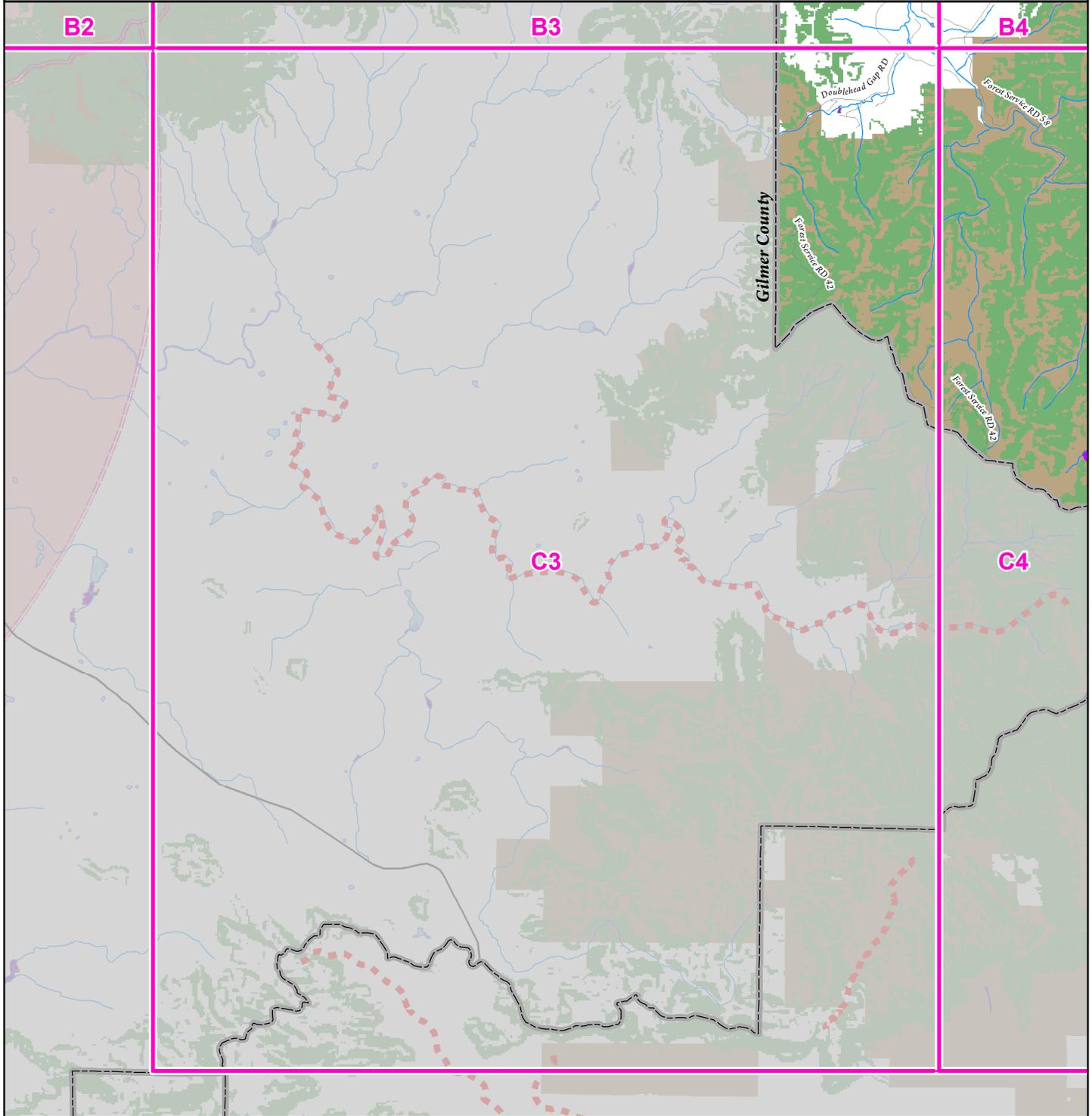


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# Regionally Important Resources

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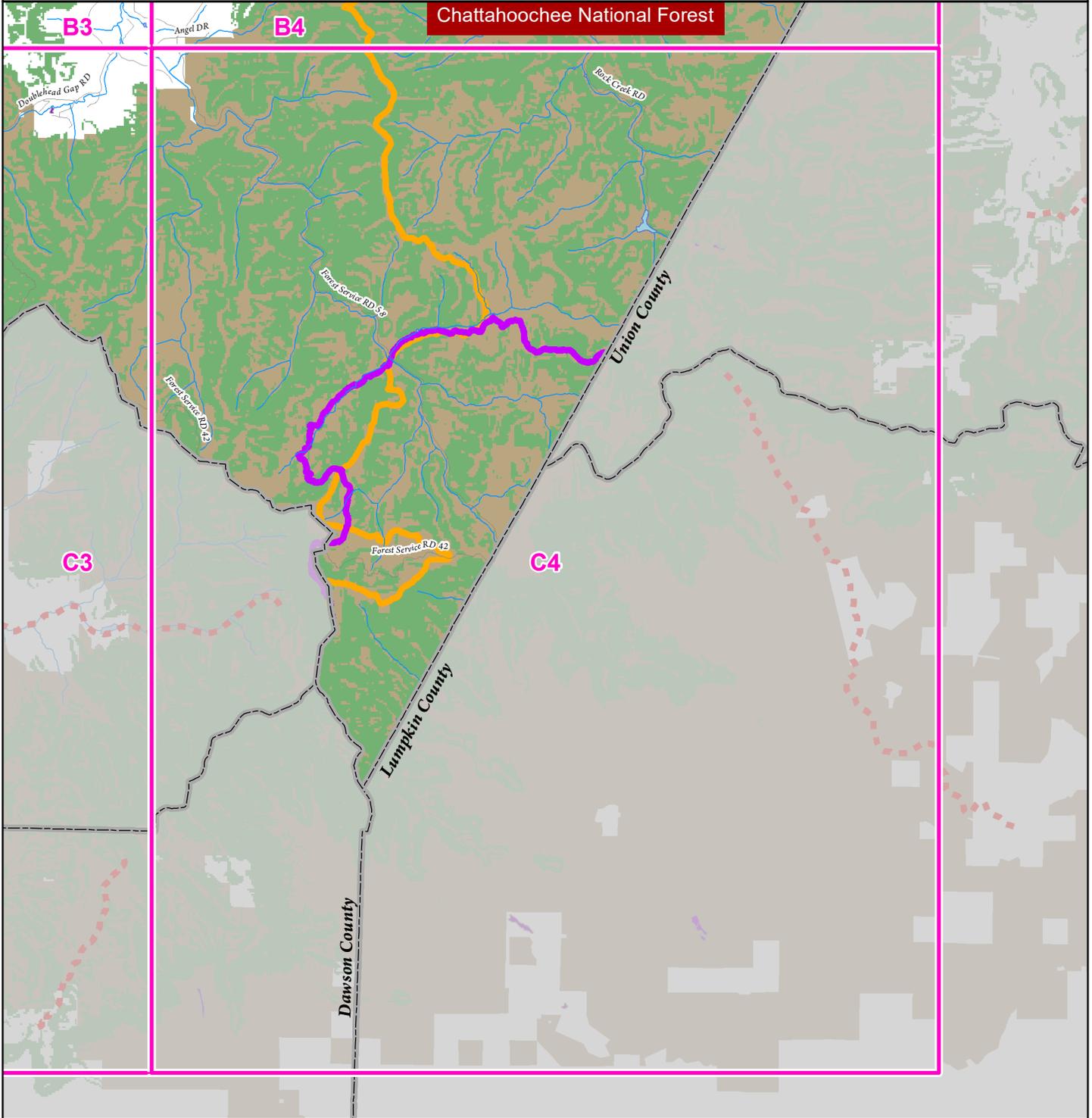


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# Regionally Important Resources

Including Environmentally Sensitive Areas  
& Water Quality Impaired Streams

1 inch = 1.4 miles



- |                     |                   |               |
|---------------------|-------------------|---------------|
| City Limits         | Roads             | Lakes & Ponds |
| Crossroad Community | Highways          |               |
| Railroads           | Perennial Streams |               |
- Regionally Important Resources / Environmentally Sensitive Areas / Water Quality Impaired Streams**
- |                      |                                |
|----------------------|--------------------------------|
| Appalachian Trail    | Water Quality Impaired Streams |
| Benton Mackaye Trail | Protected Mountains            |
| NWI Wetlands         | US Forest Service              |



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### *POPULATION AND HOUSING*

Georgia's population has grown rapidly since the 1950's, but much of that growth is in urban areas. Fannin County has had a low population with relatively slow population growth for most of the 20<sup>th</sup> century, then a jump in growth since 1990 (Figure 1). Neighboring Union County, also mountainous, has a similar population. The mountain counties of Gilmer and Murray have somewhat higher populations. The population projections from the Governor's Office of Planning and Budget show Murray and Union Counties increasing through 2060, but Gilmer peaks in 2030 then declines slightly. Most unusually, Fannin's population is projected to decline steadily after 2030 to 17,719, which is 7600 fewer people than in 2020. This is probably based on the high percentage of older people in the county. Because many of those older people are retirees who will continue to settle in the mountains, that projected steep drop in population may not occur.

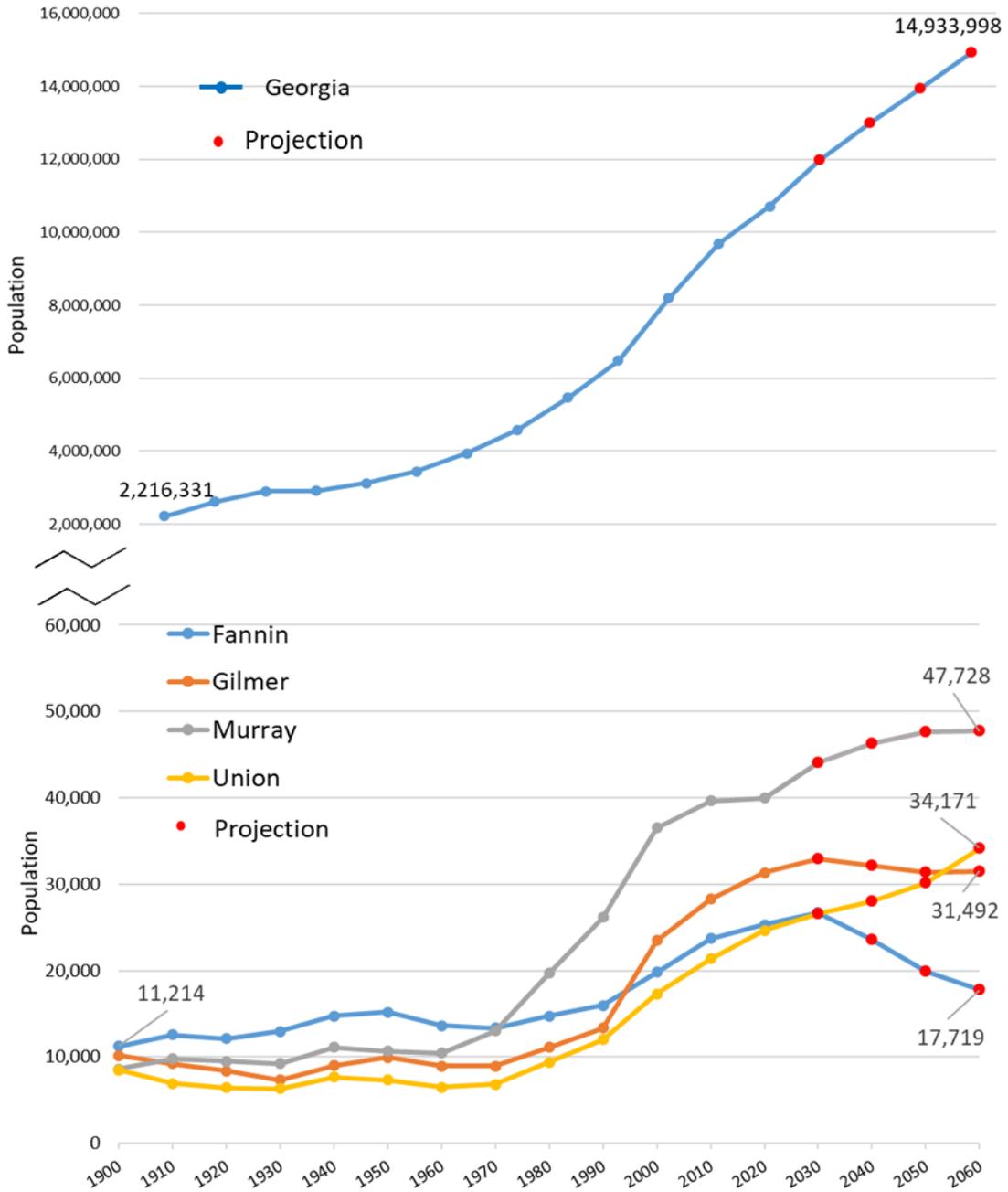


Figure 1. Population trends for Fannin, Gilmer, Murray and Union Counties and Georgia. US Census and Gov. Office of Planning and Budget

Table 3 shows the population trend for the county and each of the cities for the decennial census since 2000, with the overall gain of more than 5500 people. Most of that gain was in the county, not the cities. McCaysville saw a small amount of growth by 2020.

Table 3. Population trends for Fannin County and its cities. US Decennial Census

Population: Fannin County and its cities			
	Year		
	2000	2010	2020
Fannin County (including cities)	19,798	23,682	25,319
Blue Ridge	1,210	1,290	1,253
McCaysville	1,071	1,056	1,149
Morganton	299	303	285

The seasonal versus permanent population is an important issue in this county whose economy has become recreation-based. A look at the total housing unit trends from the last three decennial Census counts show that housing units have gone up by over 6500 units, a 59% increase (table 4). Most of this increase in housing units is in the unincorporated county, with Blue Ridge and McCaysville seeing modest growth, and Morganton remaining the same.

Table 4. Housing Unit trends for Fannin County and its cities. US Decennial Census

Housing Units: Fannin County and its cities			
	Year		
	2000	2010	2020
Fannin County (including cities)	11,134	16,207	17,643
Blue Ridge	631	638	688
McCaysville	604	658	645
Morganton	152	142	143

Figure 2 shows trends in occupancy in the county’s housing units from 2000 to 2020. Vacant units include those unoccupied because they need repairs as well as seasonally occupied vacation homes and short-term rentals. Occupied units have increased by 2820, while vacant units have increased by 3689. Those represent the county’s many summer cabins either seasonal occupied by the owner whose full-time residence is outside the mountain area or rented by the day or week to tourists. Fannin County has 37% of its housing units vacant, the 3<sup>rd</sup> highest percentage among Georgia’s counties. The second highest is Rabun County, another mountain tourist destination, with 39% vacant. Quitman County is number 1 with 41% vacant units. Quitman is a low-population county on Lake Eufaula with a large RV park on the lake.

The growing tourist trade fuels this demand for short term rentals. According to the Fannin County Chamber of Commerce 2021 Tourism Report , in 2020 the lodging expenditures jumped 53% from 2019, and then 2021 experienced a 57% jump from 2020 (Figure 3). In 2021, 1.4 million visitors

arrived in Fannin County, with 897,485 overnight visitors . These visitors use resources and put pressure on the county’s infrastructure in many of the same ways full-time residents do.

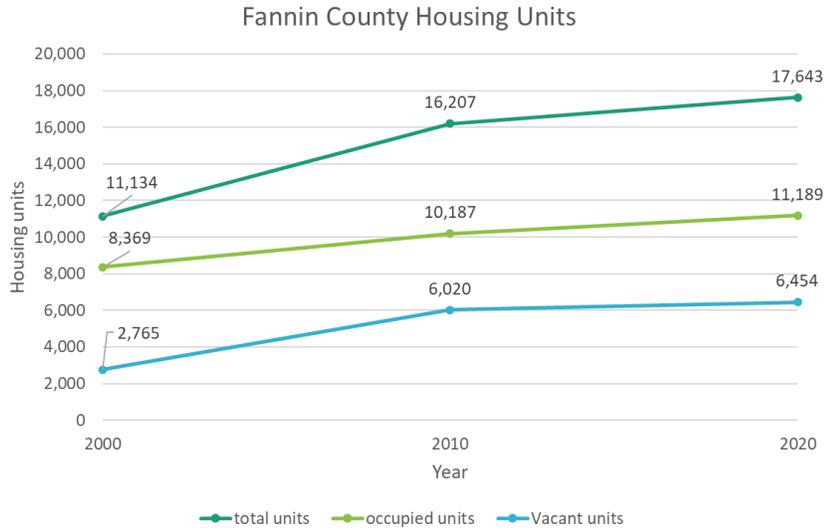
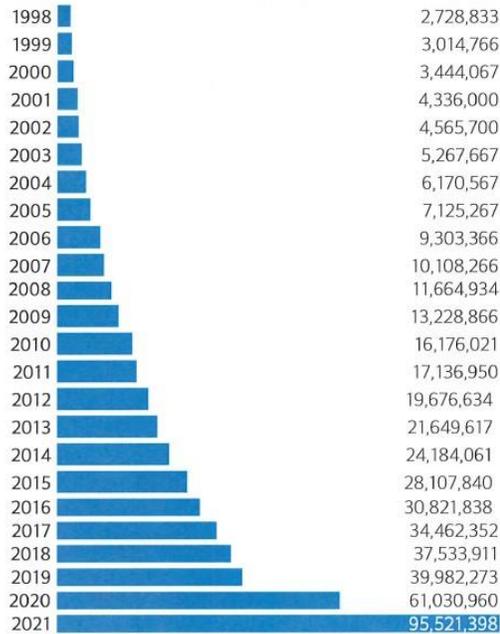


Figure 2. Trends in occupied and vacant housing units in Fannin County. US Decennial Census



\*Note: Excludes City of Blue Ridge

Figure 3. Fannin County Taxable Lodging Expenditures since 1998. Source: Fannin County Chamber of Commerce 2021 Tourism Report

## *BROADBAND ELEMENT*

Access to high-speed internet has become a necessity for business and was shown to be important for residents' quality of life during the 2020 COVID-19 pandemic shutdown. In 2015, the Federal Communications Commission set the definition of high-speed internet, or broadband, at 25 megabits per second for download (downstream), and 3 megabits per second for upload (upstream). The state of Georgia used this definition as a benchmark for high-speed internet service in Senate Bill 403, which was passed to become the "Achieving Connectivity Everywhere (ACE)" Act in spring 2018. This Act has allowed for the creation of the Broadband Ready Program to help communities bring high-speed internet service to even the most rural areas, with funding administered by OneGeorgia Authority.

Fannin County participates in the Broadband Ready Community program to facilitate better internet connectivity for all residents in the county. The county passed the Broadband Ready Ordinance in 2021 to allow streamlining of the permitting process. When applying for funds to expand internet access, the Fannin County Economic Development Authority identified several reasons better broadband service is needed. The population of the county has increased, there are over 4,000 second homes and over 1,500 short-term rentals, and over 1.5 million tourists visited the county in 2020. The county has shown economic strength and resiliency, with high self-employment and recent job growth despite the pandemic. A 2021 survey of residents showed further need for high-speed internet. Emergency services in Fannin County were also identified as needing improved internet. Fannin County received three million dollars in American Rescue Plan Act (ARPA) funds in January 2022, partnering with Ellijay Telephone Company (ETC), who will invest one million, with the goal to deliver service to 996 customers. According to Fannin County's work program, the county will continue to pursue funding for further expansion of high-speed internet.

In addition to ETC, there are two other primary internet providers serving Fannin County and its cities. All three companies offer fiber. The companies are Ellijay Telephone Company (ETC), Telephone and Data Systems (TDS), and Blue Ridge Mountain EMC.

The cities of Blue Ridge, McCaysville, and Morganton have internet coverage according to the state map and are not pursuing Broadband Ready status during the upcoming five-year planning period.

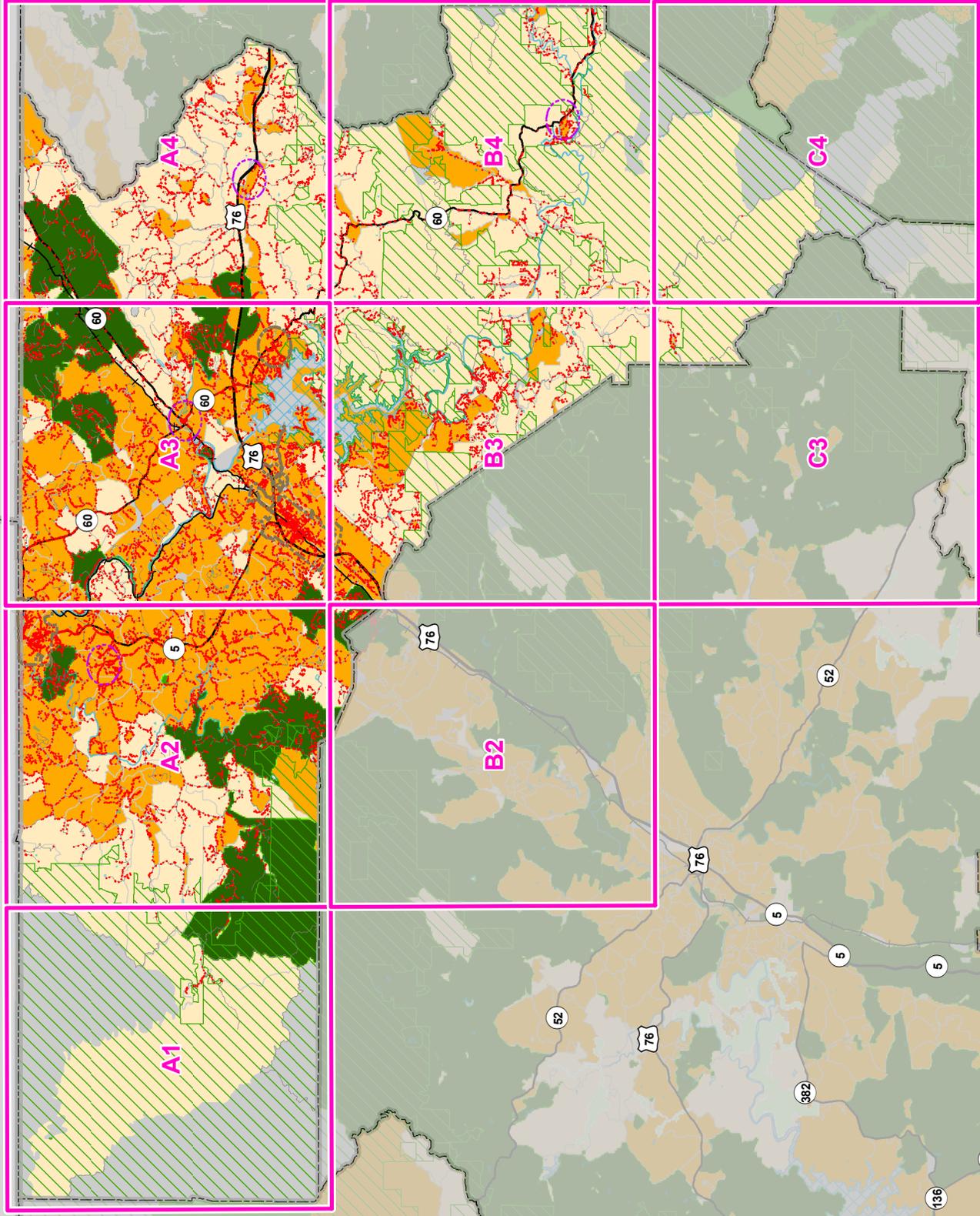
The Georgia Department of Community Affairs released an updated Georgia Broadband Availability Map on July 1, 2022. NWGRC staff compared this map with the future land use map in this Comprehensive Plan and added overlays showing the Forest Service boundaries and the Lake Blue Ridge boundaries. The layers for the Broadband Availability map show orange as broadband-served areas (broadband is available in 80% of the locations), the tan as broadband-unserved (less than 80% of the locations), and the gray as areas with "No locations" (no addresses of either a residential or business nature). The Forest Service land is shown in green hatch marks, while Lake Blue Ridge is shown with blue hatch marks. Fannin County lies in the Blue Ridge mountains, with more than 40% of its land in the Chattahoochee National Forest, as discussed in Section 5, Land Use in Fannin County and its Municipalities. Most of the land in the Park/Recreation/Conservation land use category is National Forest, with a very small amount of county park land included as well. This "Forest Service Land" on the Broadband Availability Map is public land used for conservation, recreation, and forestry and cannot have residences or businesses. The western part of the county is in the Chattahoochee's Cohutta Wilderness, where there are not even roads, only trails and dispersed campsites.

The state's Broadband Availability map includes address data from the Census using Census blocks as mapping units. While Census blocks are the smallest geographic unit for which the Census tabulates data in the decennial Census, there are drawback to using these units in rural areas. In remote areas a block can cover a large geographic area because block boundaries are based on easily recognized features like roads or rivers. A block does not have to have population and can in fact be used to define an uninhabitable area, like a lake. The "No locations" on the map are blocks where there are no addresses (no residences or businesses) and therefore no population. The map has captured some of the area of Forest Service land using this block analysis, but the patchwork nature of the Forest Service land means that there are Census blocks containing both private land with residences and Forest Service land. In addition, part of Lake Blue Ridge on the west side is shown as "served", even though it is open water. Since the success of the broadband program lies in showing where there are unserved residences and businesses that that might want to purchase internet service, these overlays allows the viewer to see the full extent of Forest Service land and the full extent of Lake Blue Ridge. In addition, the address points from the county's emergency management service records are on the map, showing actual residences and businesses.

This map shows areas where broadband programs have allocated funding. The ARPA funded areas are shown in dark green and are spread throughout the county, allow broadband improvements in a wide range of areas, including the Cashes Valley Road area, two areas below McCaysville, a large area in the northeastern part of the county, an area directly west of Blue Ridge, and an area above Morganton around SR 515/SR 76. The map also shows several blocks in light green that received funding from the FCC Rural Digital Opportunity Fund (RDOF), helping rural homes and small businesses. These are located near the Fannin County Hospital, which lies on SR 5 south of McCaysville.

# Fannin County Broadband Availability Map

Fannin Broadband Availability Grid Map Index followed by Sections A1, A2, A3, A4, B2, B3, B4, C3, C4



- Address Locations
  - Crossroad Community
  - City Limits
  - Railroads
  - Highways
  - Roads
  - ▨ US Forest Service Land
- ### Broadband
- ARPA Grant Projects
  - FCC RDOF (Terrestrial)
- ### Census Block Status
- No Locations
  - Served
  - Unserved



1 in = 4 miles



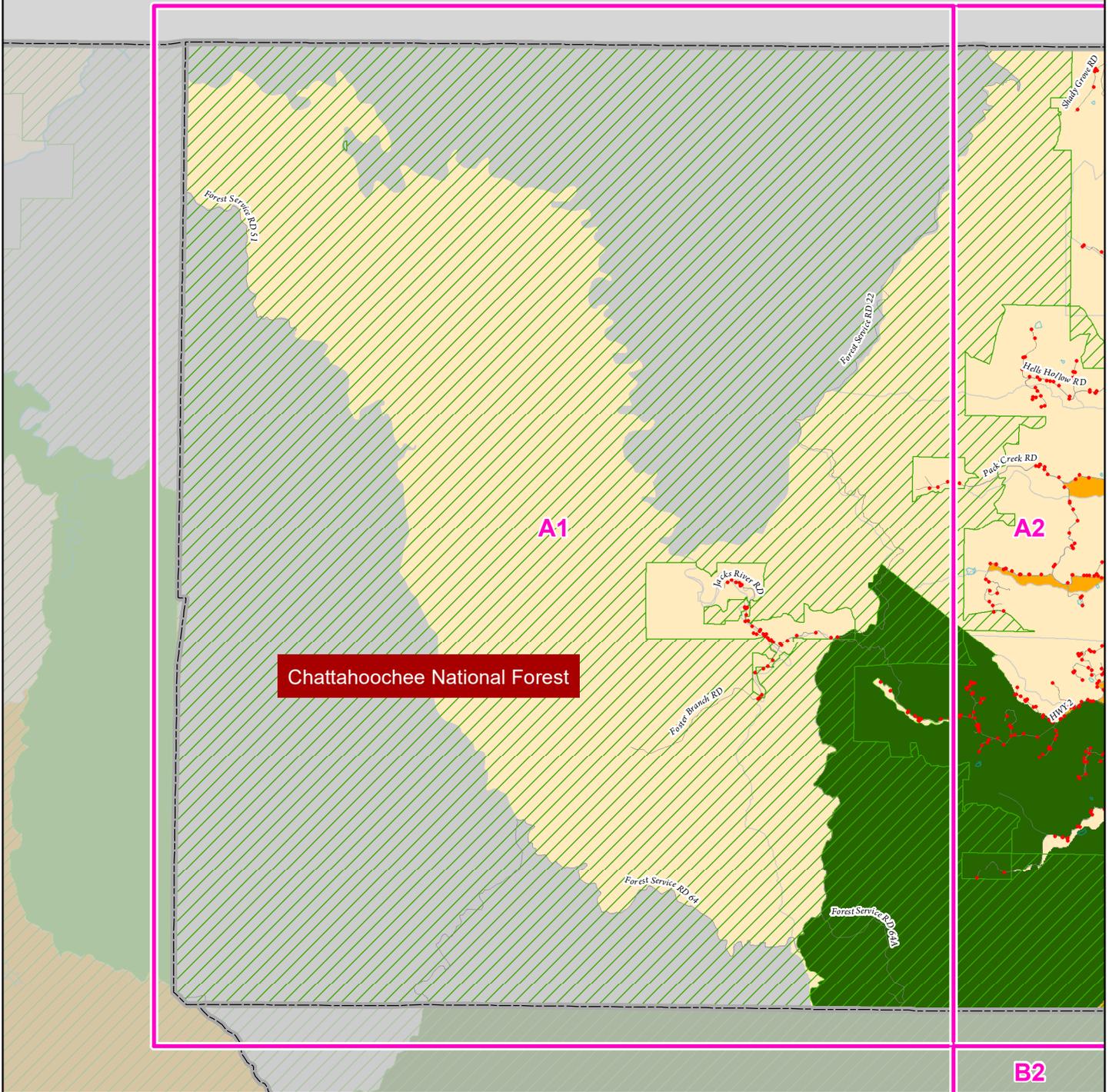
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# Broadband Availability

1 inch = 1.4 miles



- City Limits
- Crossroad Community
- Address Locations
- Railroads
- Roads
- Highways
- Lakes & Ponds
- US Forest Service Land

## Broadband

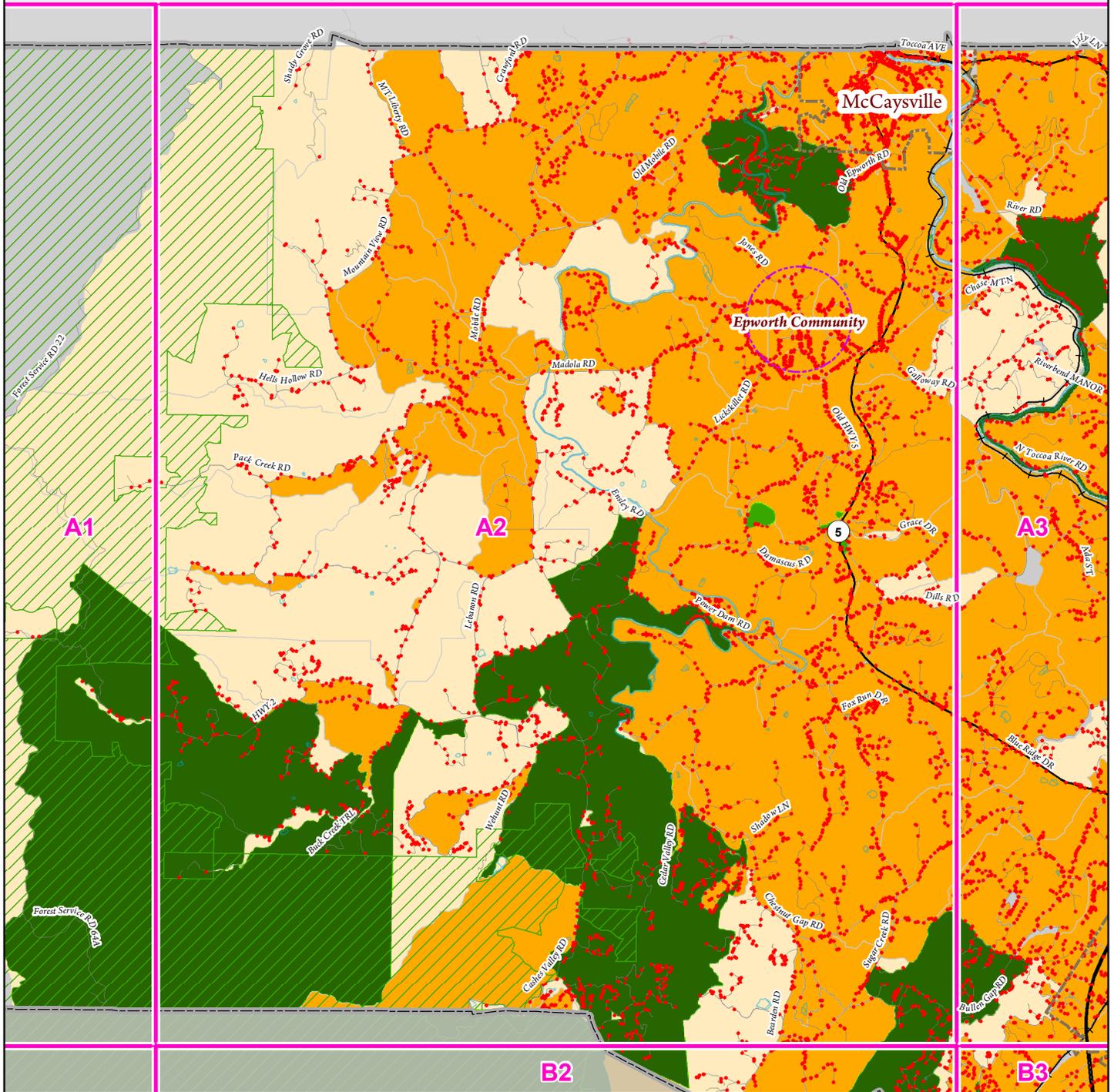
- ARPA Grant Projects
- No Locations
- Served
- Unserved



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# Broadband Availability

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## Broadband

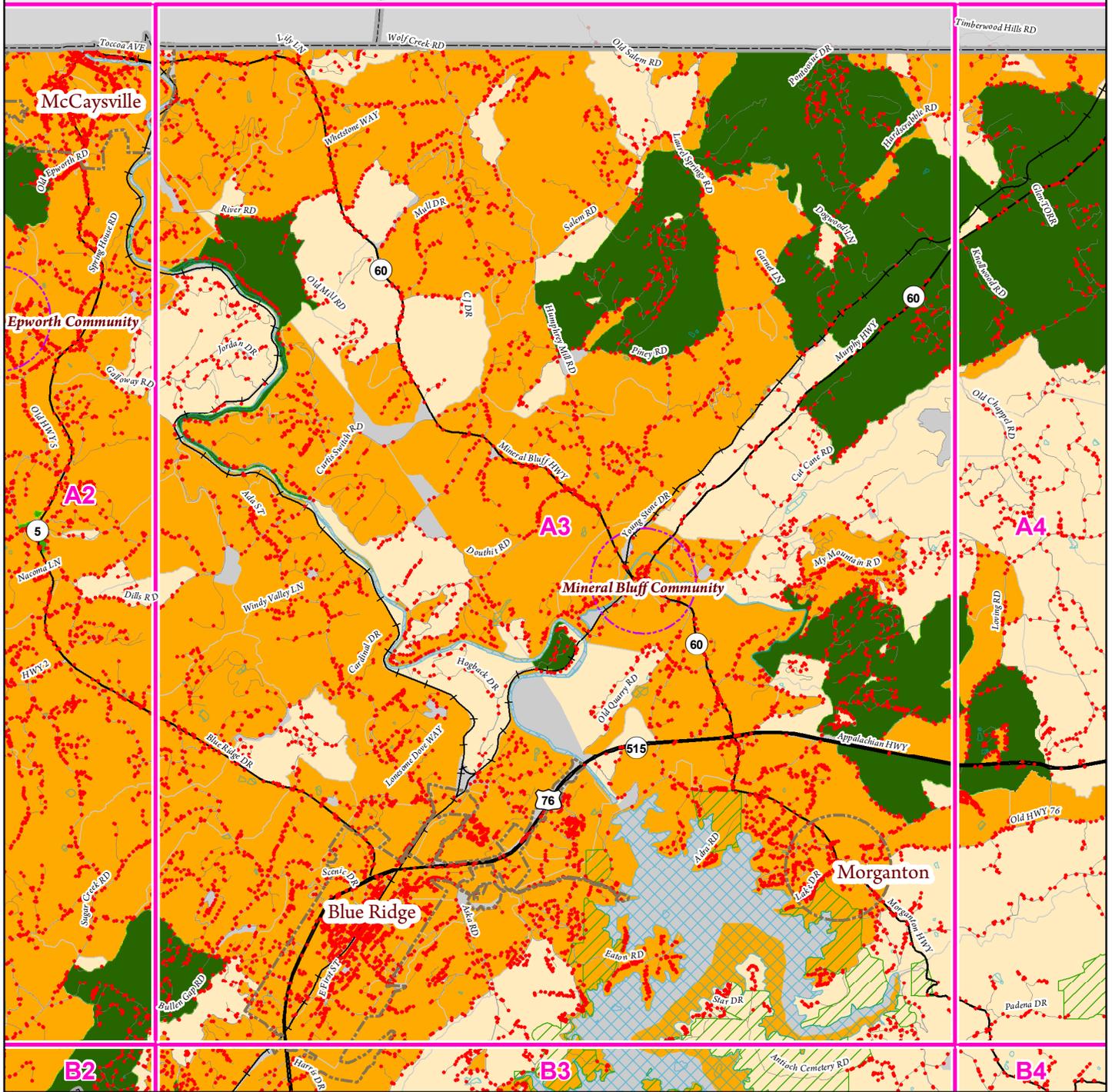
- ARPA Grant Projects
- Census Block Status - No Locations
- Served
- FCC RDOF (Terrestrial)
- Census Block Status - Unserved



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# Broadband Availability

1 inch = 1.4 miles



- City Limits
- Crossroad Community
- Address Locations
- Railroads
- Roads
- Highways
- Lakes & Ponds
- US Forest Service Land

## Broadband

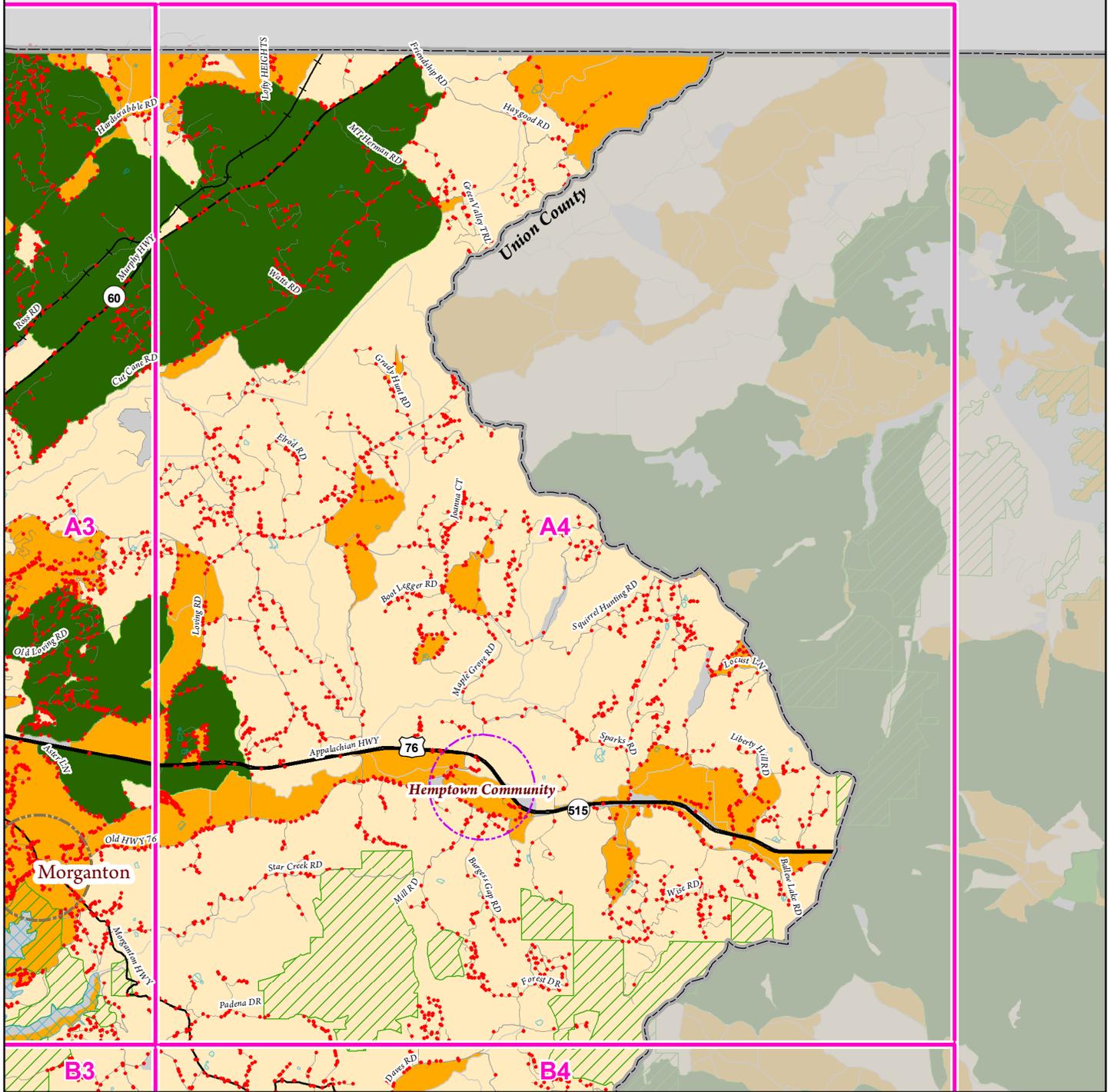
- ARPA Grant Projects
- Served
- Unserved
- FCC RDOF (Terrestrial)
- No Locations



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# Broadband Availability

1 inch = 1.4 miles



- City Limits
- Crossroad Community
- Address Locations
- Railroads
- Roads
- Highways
- Lakes & Ponds
- US Forest Service Land

## Broadband

- ARPA Grant Projects
- Served
- Unserved
- No Locations

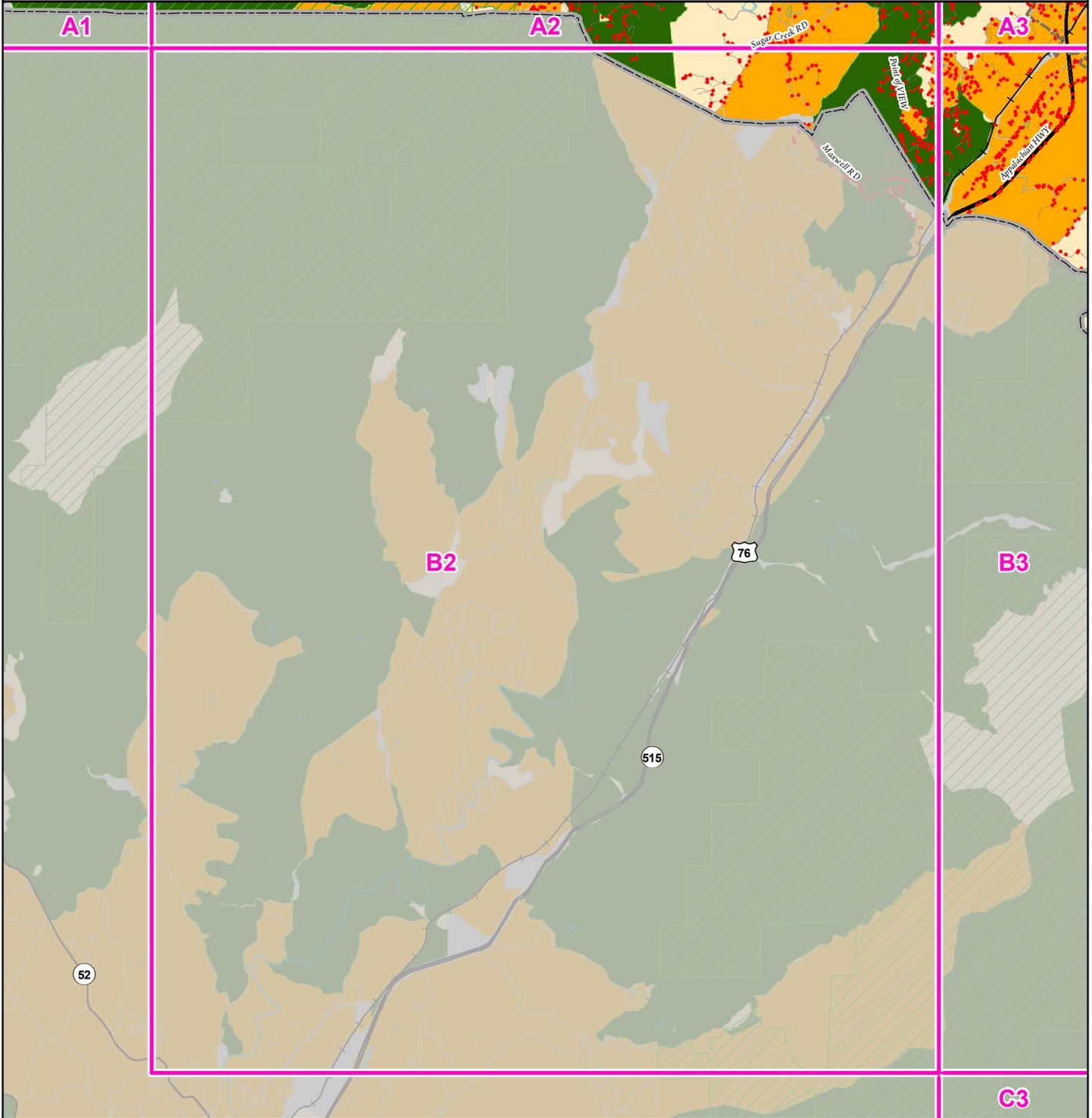


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## Section A4

# Broadband Availability

1 inch = 1.4 miles



- City Limits
- Crossroad Community
- Address Locations
- Railroads
- Roads
- Highways
- Lakes & Ponds
- US Forest Service Land

## Broadband

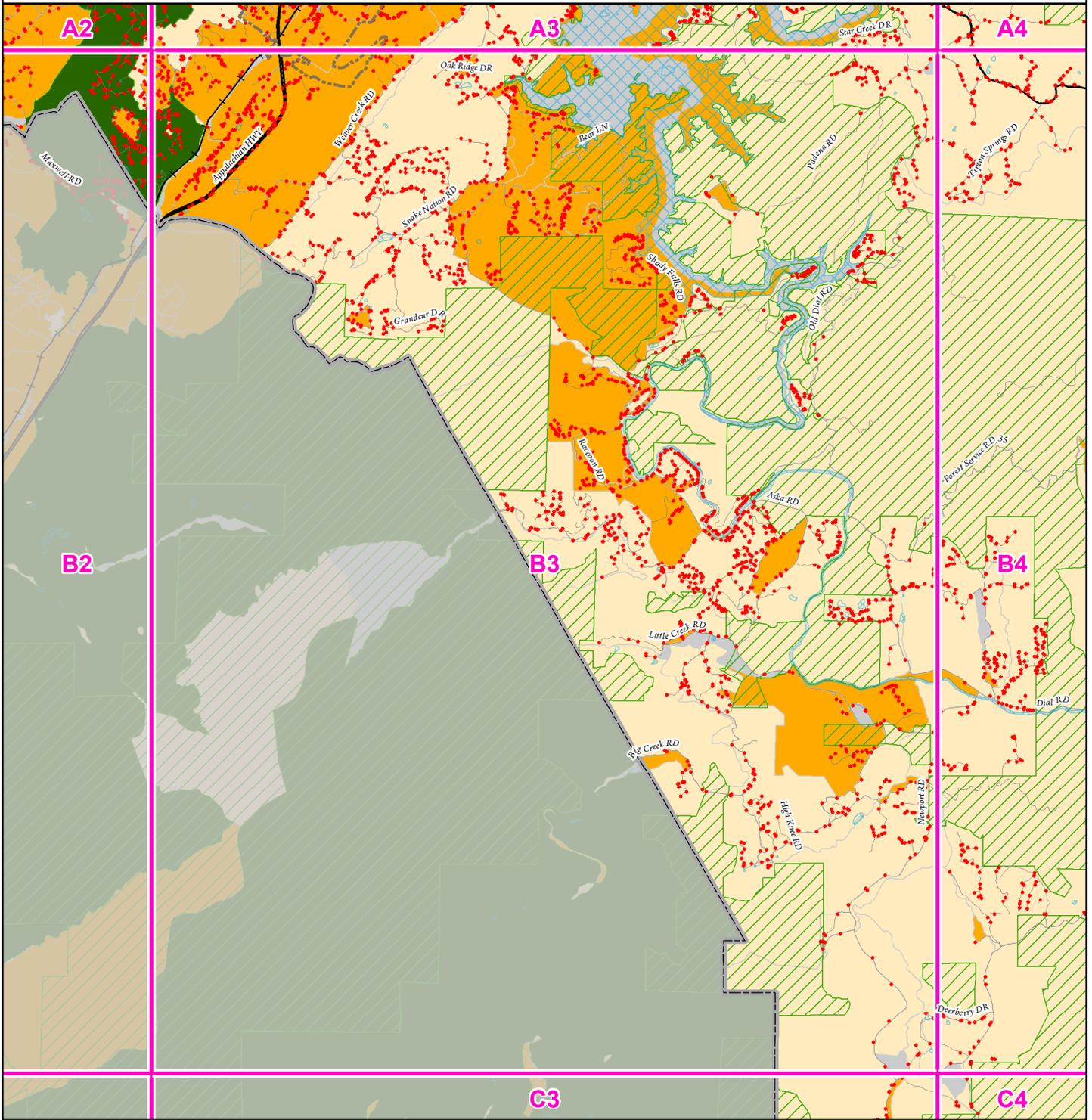
- ARPA Grant Projects
- No Locations
- Served
- Unserved



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# Broadband Availability

1 inch = 1.4 miles



- City Limits
- Crossroad Community
- Address Locations
- Railroads
- Roads
- Highways
- Lakes & Ponds
- US Forest Service Land

## Broadband

- ARPA Grant Projects
- Served
- Unserved
- No Locations
- Census Block Status

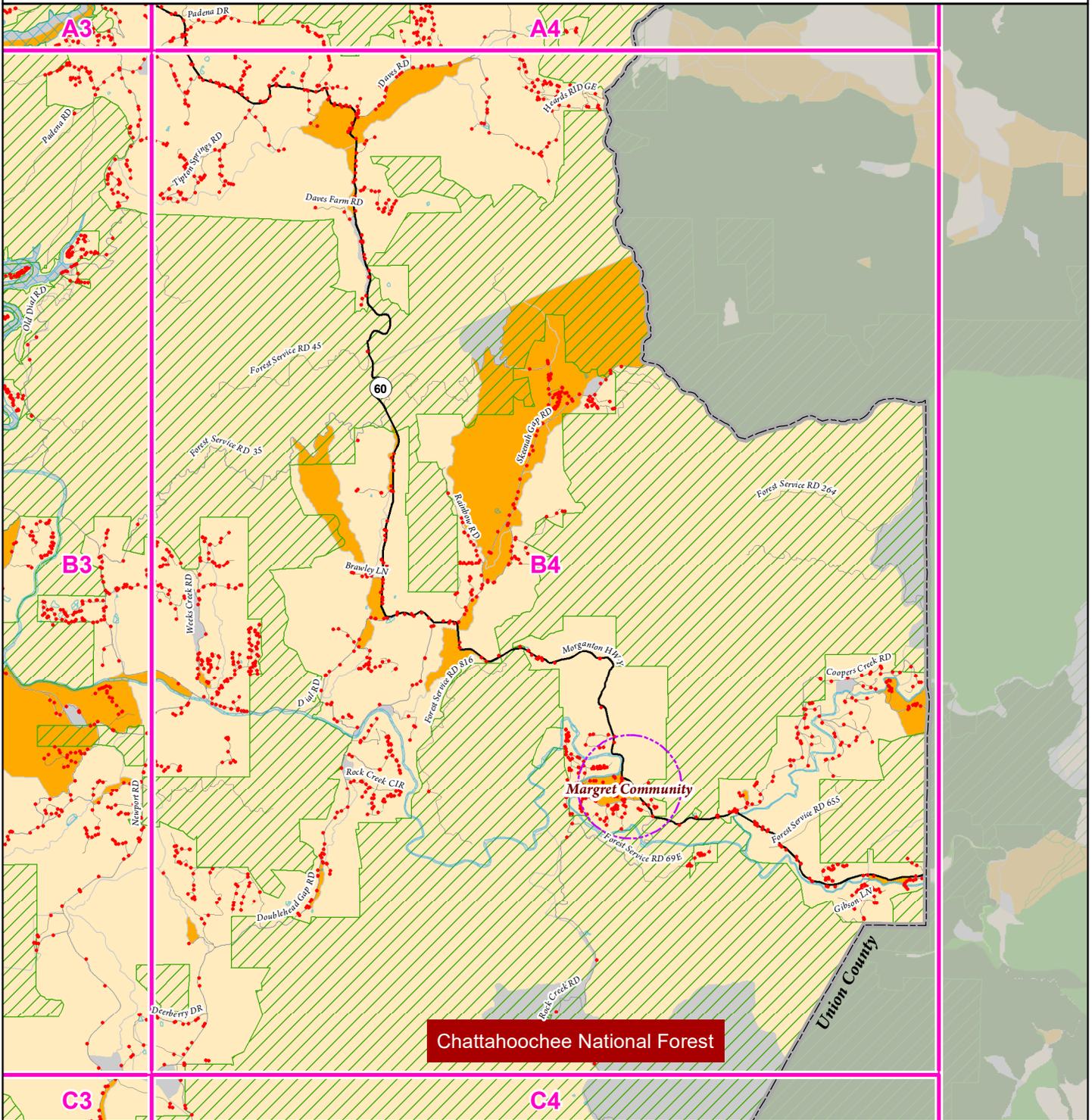


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## Section B3

# Broadband Availability

1 inch = 1.4 miles



- City Limits
- Crossroad Community
- Address Locations
- Railroads
- Roads
- Highways
- Lakes & Ponds
- US Forest Service Land

## Broadband

- ARPA Grant Projects
- Served
- Unserved
- No Locations



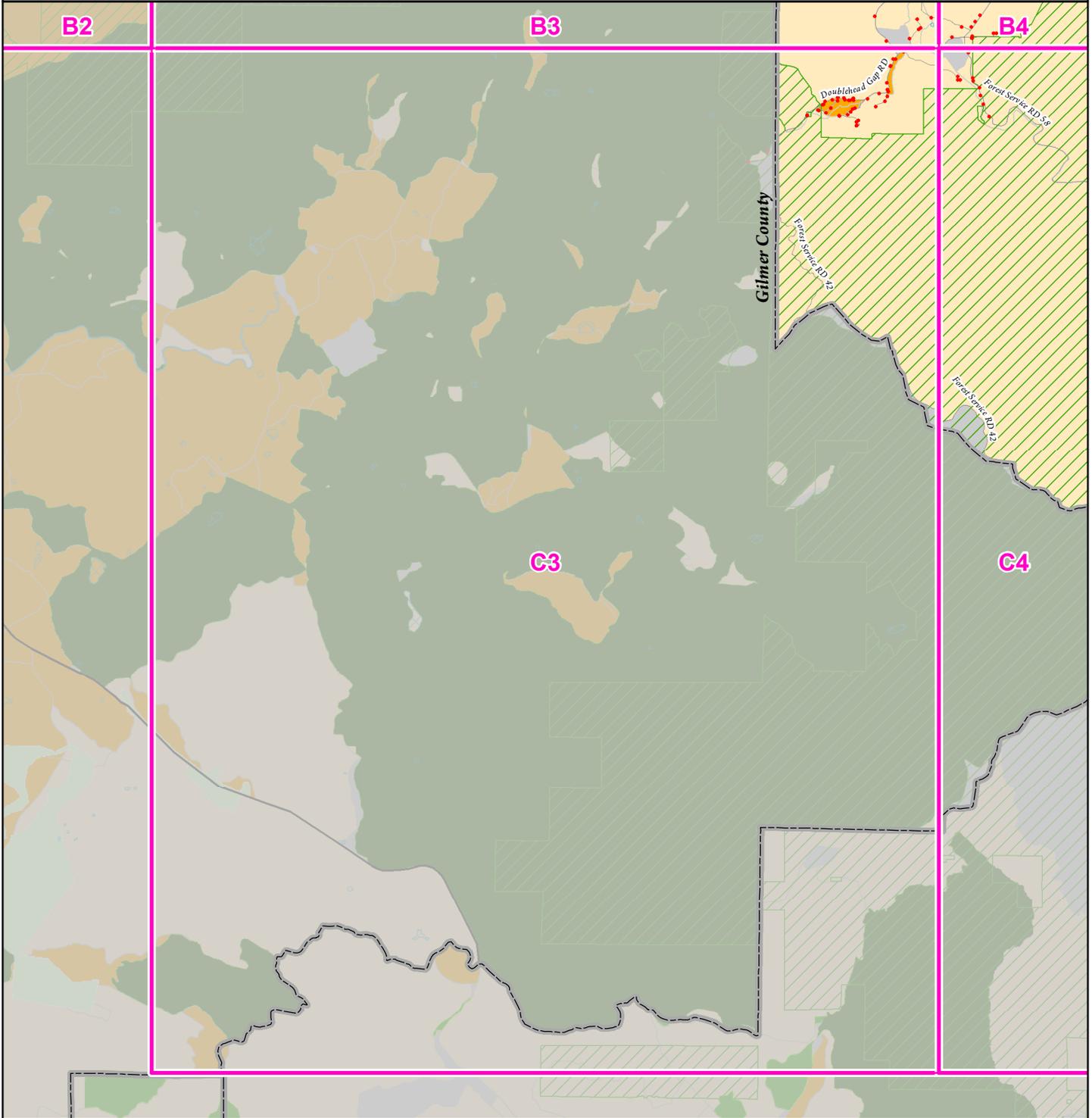
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## Section B4

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# Broadband Availability

1 inch = 1.4 miles



- City Limits
- Crossroad Community
- Address Locations
- Railroads
- Roads
- Highways
- Lakes & Ponds
- US Forest Service Land

## Broadband

- ARPA Grant Projects
- Served
- No Locations
- Unserved

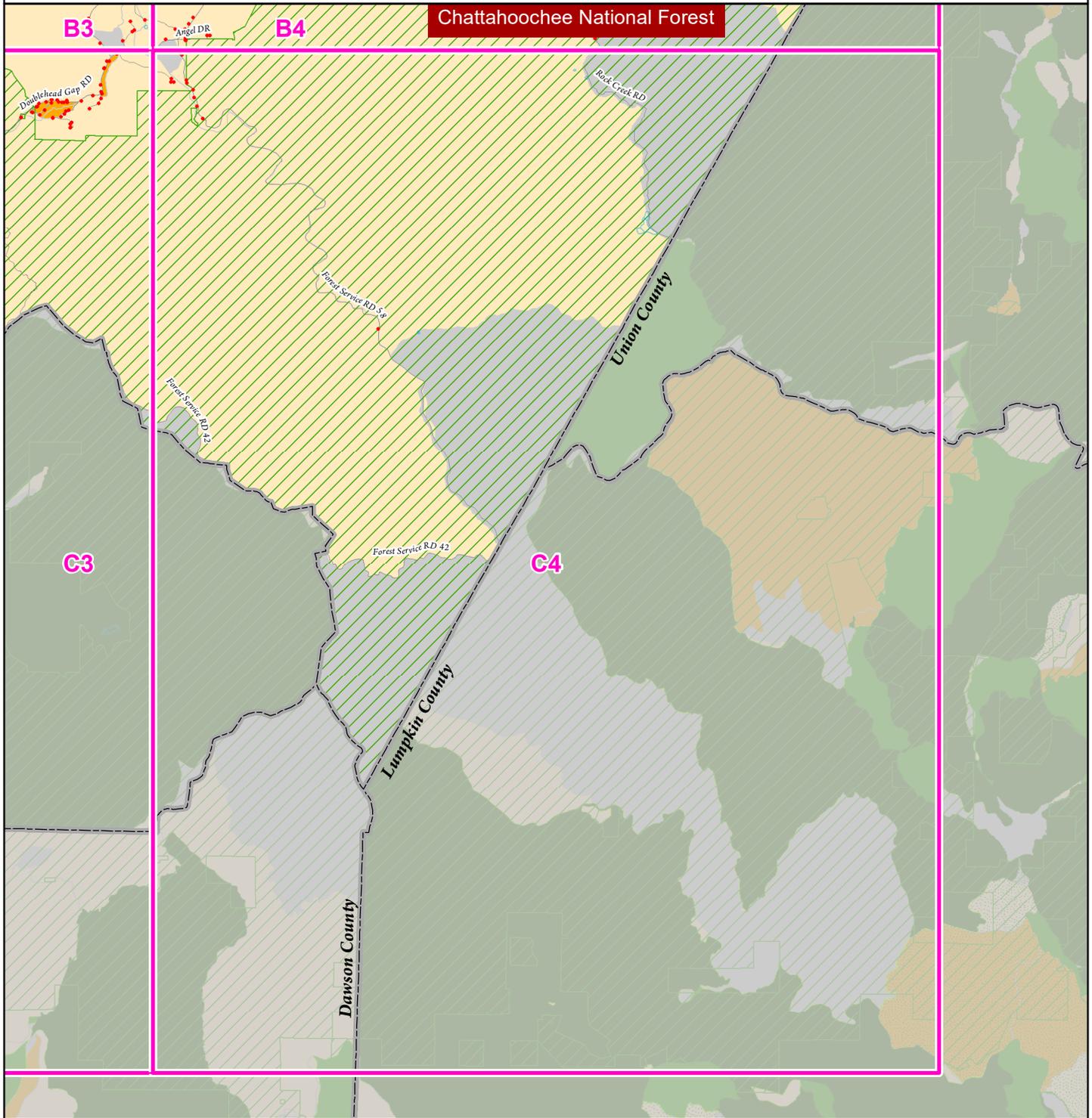
## Section C3



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# Broadband Availability

1 inch = 1.4 miles



- City Limits
- Crossroad Community
- Address Locations
- Railroads
- Roads
- Highways
- Lakes & Ponds
- US Forest Service Land

## Broadband

- ARPA Grant Projects
- No Locations
- Served
- Unserved



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## Section C4

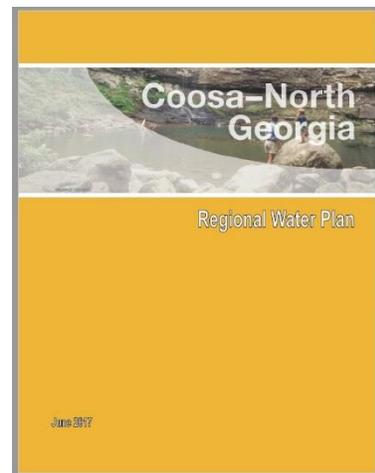
## PUBLIC PARTICIPATION

Getting the public involved in the planning process helps build understanding of and support for projects. When governments provide a formal process for local residents to say what they would like to see happen in their community, the residents have greater ownership in the results. Engaging the public is a required element of Georgia's planning rules and is a fair and effective way to build democratic principles into local government. For Fannin County, the process began with a public hearing in December 2021 announcing the five-year update of the Fannin Joint Comprehensive Plan. A Community Vision Survey for Fannin County was developed and made available online and at the second and third stakeholder meetings. There were 289 respondents to the survey. Since anyone could take the survey who wished, and participants were not randomly selected, the survey is not statistically significant, but it does provide insight into how residents view their community. See Appendix B for the tabulated results of the survey and a discussion of how the survey results relate to the Needs and Opportunities developed in the stakeholder meetings.



*Open House, Fannin Art Center April 19, 2022.  
Photo Julianne Meadows*

The members of the steering committee were the direct link between the local governments and the NW Georgia Regional Commission and included government officials and other local people. The county and each city were asked by NWGRC staff to select stakeholders representing professional and volunteer areas of interest. NWGRC staff held three public meetings for these stakeholders and the general public in February, March and April 2022 at the Blue Ridge Art Center. The first two stakeholder meetings involved the SWOT process, where groups of stakeholders wrote down Strengths, Weaknesses, Opportunities and Threats for each community. This brain-storming exercise provided items for the Needs and Opportunities lists. The land use maps were displayed at the stakeholder meetings and participants were encouraged to write corrections on the maps. The first stakeholder meeting also included a PowerPoint presentation about population and housing trends, the impact of tourism on the community, and funding opportunities like the American Rescue Plan Act and the Bipartisan Infrastructure Bill. The second meeting included a PowerPoint about the Regional Water Plan and the Broadband Ready program. Discussion of the impaired streams of the county and the Environmentally Sensitive Areas (wetlands, protected rivers, protected mountains, and water-supply watersheds) was illustrated by a map of these resources. The third stakeholder meeting was an open house-style meeting where attendees could view and critique that Needs and Opportunities lists.



*Coosa-North Georgia Regional Water Plan  
. <https://waterplanning.georgia.gov/coosa-north-georgia-regional-water-plan>*

Steering committee members for each community met after the stakeholder meetings to finalize which projects would make it to the work program from the Needs and Opportunities. See Appendix A for a list of meetings and other contact with the communities.



*Second Stakeholder Meeting Blue Ridge table*



*Second Stakeholder Meeting Fannin Table*



*Second Stakeholder Meeting Morganton Table*



*First Stakeholder Meeting McCaysville Table*

## *2. Community Vision, Goals, and Policies-The Community looks Ahead*

Every community wants to offer some basic positive points like jobs and good housing. The planning process lets communities go beyond the basics to develop a vision of what would be ideal for their unique situation.

To give the governments a stronger sense of the direction the communities would like to go, the planners added goals to the vision statements. Goals can be used as guiding principles, which, if applied to problems faced by the community, can make the vision a reality. The goals are general statements related to issues brought up by residents and government managers during the public input process, such as the short-term rental market, and affordable housing, infrastructure expansion, and protection of natural resources. The county and its municipalities have several goals that are the same because they are all part of the same mountainous geographical area, share the same school system, and all have tourism, the second-home business and recreation as a major part of their economies.

The Policy list for each government includes general items to guide more specific projects. The policies represent reasonable ways in which the governments have committed to approaching ongoing problems. These policies were work program items removed from the last work program because they were considered too general to implement in the five-year period that the work program covers.



*Fannin County Chamber of Commerce McCaysville Visitor Center*

## *FANNIN COUNTY*

### FANNIN VISION STATEMENT

Fannin County is home to the Blue Ridge Scenic Railway and a premier vacation destination to the North Georgia Mountains. Our county is located 90 miles north of Atlanta and includes 106,000 acres of Chattahoochee National Forest land. Along with spectacular mountain views, the county has many recreational opportunities to offer everyone, including beautiful Lake Blue Ridge. We will strive to provide a safe, healthy and beautiful environment for all who live, work or visit here. Our community will use cooperation between the county government, its cities, businesses, other government agencies, organizations, and citizens to solve problems with fairness and efficiency, plan for the future, and enhance the quality of life for all.



*Fannin County Courthouse, built in 2004*

### FANNIN COUNTY GOALS

1. We will ensure that our county is a welcoming, safe, clean and unique destination for our many visitors to enjoy. Our community will be a place where the natural and cultural treasures of the Southern Appalachians are celebrated by residents and our visitors alike.
2. We will encourage the development of businesses and industries that diversify the economic base and provide quality employment opportunities close to home while minimizing the impact on our infrastructure and mountain environment.
3. We will develop policies that protect our rural landscape, both for the enjoyment of residents and visitors. We will strive to protect fish and wildlife, as well as for agricultural and forest product production.
4. We will continue to support the arts in our community by providing facilities and staff for artistic and cultural development.
5. As the Trout Capital of Georgia, Fannin County has an abundance of clean cold-water streams. We have policies which protect water quality in the county's streams and rivers, and Lake Blue Ridge.
6. We will work to promote an adequate range of safe, affordable, and resource-efficient housing and lodging in the community so that the members of our workforce can live in the community.
7. We will carefully plan the expansion of infrastructure, such as water, into areas where it will enhance residential, commercial, and industrial development.
8. We will seek to provide fire and police facilities and staff to adequately protect life and property throughout all areas of the county.

9. We will support our public school system and other institutions that provide job skills in our community and encourage opportunities for residents to further their education and training.
10. We will work with other government agencies and neighboring counties to address regional issues such as water management, wildland fire management, and recreation.
11. We will collaborate with the private sector to ensure the availability of reliable, affordable broadband access for all residents, by participating in the Broadband Ready Program, applying for funding, and identifying areas with broadband needs.

## FANNIN COUNTY POLICIES

### Housing

1. Initiate rehabilitation and revitalize neighborhoods through identified programs for affordable housing
2. Encourage affordable housing by seeking out programs to develop subsidized housing such as CDBG and CHIP
3. Encourage affordable housing by seeking out home ownership programs such as DCA's Georgia Dream Homeownership Program and USDA's Single Family Housing Guaranteed Loan Program
4. Promote programs that reward homeowners who invest in energy efficient home improvements, such as TVA's Energy Right Program
5. Promote senior housing options in unincorporated Fannin County

### Transportation

1. Implement the NG Regional Bike and Pedestrian Facilities Plan
2. Develop plan to prioritize wayfinding signage needs throughout county and explore funding sources.

### Cultural and Natural Resources

1. Continue to Implement Total Maximum Daily Load Plans by encouraging participation in Section 319 grant funds for septic system repair and agricultural BMP installation through Limestone Valley RC&D
2. Continue to Implement Total Maximum Daily Load Plans by encouraging participation in EQIP and CRP programs through NRCS

### Community Facilities and Services

1. Continue to expand public water distribution system for the unincorporated area.

### Intergovernmental Coordination

1. Review and update service delivery strategy as needed when changes in services occur and when issues arise, to the benefit of the citizens of Fannin County and its municipalities

## *BLUE RIDGE*

### BLUE RIDGE VISION STATEMENT

Blue Ridge will provide excellent lodging, dining, shopping, arts, and cultural experiences for visitors in the heart of Fannin County, the premier vacation destination in the North Georgia mountains. For visitors and residents alike, safety, good health, and friendliness are vital to our small-town way of life. We consider a diverse economy important to long-term economic prosperity and seek to promote industries and business that fit well with our size and terrain. We will protect the natural resources that draw people to this area, such as stable soil, clean water and fresh air, to the benefit of all. The government of Blue Ridge will run efficiently, using fiscal responsibility in providing services to its residents. We will continue to plan for the future and cooperate with the county and other government agencies to improve the quality of life in our city.



*Blue Ridge City Hall*

### BLUE RIDGE GOALS

1. We will ensure that visitors to Blue Ridge are welcome and find lodging, food and recreation in a relaxed, small-town atmosphere that highlights our natural wonders and mountain culture.
2. We will encourage the development and expansion of businesses and industries that provide quality employment and enhance our small-town character.
3. As a state designated Art Town, Blue Ridge will continue to preserve and support the artistic and cultural development of our community.
4. We will develop policies that maintain downtown Blue Ridge as the focal point of the community.
5. We will work to promote an adequate range of safe, affordable, and resource-efficient housing and lodging in Blue Ridge so that the members of our workforce can live in the community in which they work and visitors will have a range of accommodations from which choose.
6. We will carefully plan the expansion of infrastructure to enhance residential, commercial, and industrial development.
7. We depend on the Toccoa River for our water supply and recreate on Lake Blue Ridge. We will develop policies that protect water quality in the Toccoa River, its tributaries, and Lake Blue Ridge.
8. We will support our public school system and other institutions that provide job skills in our community and encourage opportunities for residents to further their education and training.

## BLUE RIDGE POLICIES

### Economic Development

1. Work with Fannin County Development Authority to identify light industries and small commercial developments suitable for Blue Ridge
2. Work with Chamber of Commerce to define and advertise the unique and distinctive tourist opportunities in Blue Ridge for a competitive edge

### Housing

1. Work with Chamber of Commerce to develop and advertise the unique character of Blue Ridge in terms of housing

### Transportation

1. Consider plan to develop bike routes in the “Pedestrian and Bicycle Facilities Analysis for the City of Blue Ridge” (NWGRC)

### Cultural and Natural Resources

1. Continue to support the mission of the NW Georgia Water Resources Partnership

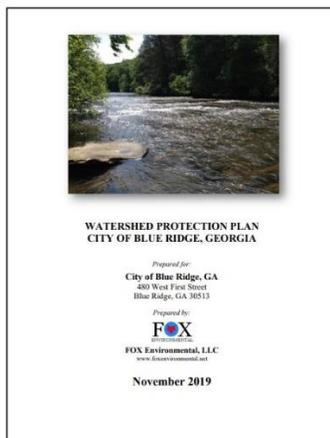
### Community Facilities and Services

1. Continue to improve public facilities, including improvements to city facilities

### Intergovernmental Coordination

1. Initiate regular meetings between county, the school board, and municipalities twice a year.
2. Review and update service delivery strategy as needed when changes in services occur and when issues arise, to the benefit of the citizens of Fannin County and its municipalities.

Referenced in the Blue Ridge Report of Accomplishments:



<https://www.cityofblueridgega.gov/Assets/Files/AgendasAndMinutes/2020/Blue%20Ridge%20WPP%2011.13.19.pdf>

## *MCCAYSVILLE*

### MCCAYSVILLE VISION STATEMENT:

McCaysville has a unique and scenic atmosphere, due to its location on the Georgia border with the Toccoa River running through the heart of town and the Blue Ridge Mountains surrounding it. Although tourism is a major part of our economy, we encourage a diversified economic base to promote long-term stability. We will be thrifty with limited resources, using planning to solve problems, manage growth, and capitalize on opportunities. We believe that an ideal government is responsive to the public and encourages citizens to participate. We will continue to cooperate with the county, other government agencies, and our sister city Copper Hill across the state line in Tennessee to improve the quality of life in our city.



*McCaysville City Hall*

### MCCAYSVILLE GOALS

1. We will ensure that visitors to McCaysville are welcome and can recreate in a relaxed, small-town atmosphere that highlights our natural wonders and mountain culture.
2. We will encourage the development and expansion of businesses and industries that provide quality employment and enhance our small town character.
3. We will develop policies that maintain downtown McCaysville as the focal point of the community.
4. We will work to promote an adequate range of safe, affordable, and resource-efficient housing in McCaysville so that the members of our workforce can live in the community in which they work.
5. We will carefully plan the expansion of infrastructure to enhance residential, commercial, and industrial development.
6. We depend on the Toccoa River for water supply and recreation. We will develop policies that protect water quality in the Toccoa River and its tributaries.
7. We will support our public school system and other institutions that provide job skills in our community and encourage opportunities for residents to further their education and training.
8. We will continue to cooperate with our sister city Copper Hill, Tennessee on matters that affect us both, including water and sewer supply.

MCCAYSVILLE POLICIES

Economic Development

1. Work with Fannin County Development Authority and Chamber of Commerce to identify low-impact industries, and smaller businesses which are a good fit for the city

Intergovernmental Coordination

1. Initiate regular meetings between county, the school board, and municipalities twice a year.
2. Review and update service delivery strategy as needed when changes in services occur and when issues arise, to the benefit of the citizens of Fannin County and its municipalities.

## MORGANTON

### MORGANTON VISION STATEMENT

The Mayor, Council Members and employees of the City of Morganton strive to be good stewards to our citizens, community and to the responsibility and money entrusted to us. We work to provide the finest quality water and services to the City of Morganton residents, businesses and customers in our service area both efficiently and effectively.



*Morganton City Hall. Photo by Joyce Waters*

### MORGANTON GOALS

1. The goal of our city administration is to be an organization that proudly serves our community by:
  - A. Providing safe water and distribution to our customers
  - B. Ensuring a safe environment for our employees to work
  - C. Providing quality service to our customers
  - D. Developing a consumer- and business-friendly environment
  - E. Creating a team effort with our staff, residents and customers
  - F. Ensuring inclusion of community in our efforts
2. We will ensure that visitors to Morganton are welcome in our relaxed, small-town that serves as a gateway to Lake Blue Ridge.
3. We will encourage the development and expansion of businesses and industries that provide quality employment and enhance our small town character.
4. We will support our public school system and other institutions that provide job skills in our community and encourage opportunities for residents to further their education and training.
5. We will protect our abundant groundwater, the source of our water supply, and the waters of Lake Blue Ridge, on whose shores the city is located.

### MORGANTON POLICIES

#### Economic Development

1. Work with Fannin County Development Authority to identify light industries and small commercial developments suitable for Morganton
2. Work with Fannin County Development Authority to develop economic projects suitable for size and location of city.
3. Encourage and support the county school system in offering vocational training
4. Promote revitalization of buildings in the heart of the city.

#### Housing

1. Seek assistance from county in enforcing building codes to deal with dilapidated housing

Transportation

1. Develop signage alerting drivers to pedestrian traffic on roads.

Intergovernmental Coordination

1. Review and update service delivery strategy as needed when changes in services occur and when issues arise, to the benefit of the citizens of Fannin County and its municipalities.

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### *3. Reports of Accomplishment-Work Well Done*

The action items of the comprehensive plan lie in the work programs. Updating the work programs involved first evaluating which items were completed on the past work program. NWGRC planning staff created each government's report of accomplishments from their previous work program, with the five-year timeframe of 2018 to 2022. Steering committee members decided which items were complete, underway, postponed, or needing to be dropped. Projects that were underway or postponed were moved to the new work program, to become continuing projects for the next five-year period. The review of the old work programs was an ongoing process, from early 2022 until the new work programs were finalized in May and June of 2022. The projects that were underway and postponed were the first items to be listed on the new work programs, then additional items were added from the stakeholder meetings and the steering committee meetings. Since this is a planning tool and not a binding contract, there was no penalty for postponing or dropping an item, but the government officials had to give a reason for the postponement or cancellation of a project. Sometimes the expected funding did not materialize, the problem was solved in another way, or a new administration had different priorities.



*The new Riverwalk shops on the Toccoa River in McCaysville*

FANNIN COUNTY REPORT OF ACCOMPLISHMENTS

REPORT OF ACCOMPLISHMENTS, 2018-2022						
Fannin County						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>ECONOMIC DEVELOPMENT</b>						
Pursue funding from ARC, OGA, and TVA to improve FCDA owned sites that would encourage suitable business expansion. Consider matching funds, if applicable.	2018-2022		X (2023-2027)			Rewrite to say: Pursue funding from ARC, OGA, or TVA to improve or build on FCDA owned sites that would encourage suitable business expansion. Consider matching funds, if applicable.
Secure funds for additional industrial building at Kyle Road site and/or Ada Street Site. Consider matching funds, if applicable.	2018-2022				X	This item is basically the same as the first item; FCDA owned sites are Kyle Road and Ada Street
Workforce development: i. Continue support for workforce development and business resources through public and private partners. ii. Develop and foster partnerships with technical schools and universities including: 1. Fannin County School System & CTAE programming 2. UNG Blue Ridge & Dahlonega 3. North Georgia Technical College	2018-2022		X (2023-2027)			Rewrite to add Dalton State College to list of schools

**REPORT OF ACCOMPLISHMENTS, 2018-2022**

**Fannin County**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Implement Georgia Tech’s recommendations from their 2017 labor market study to assist with industry recruitment and existing businesses. Consider development of a business incubator and/or co-working space to support the community.	2018-2022		X (2023-2027)			Rewrite to say: Consider development of a business incubator to support the community.
<b>HOUSING</b>						
Revise County Subdivision Regulations for conservation design subdivisions and to include community gardens.	2019		X (2023)			
Amend adopted land development regulations to create improved standards for manufactured homes as well as the design and compatibility of manufactured home parks.	2018		X (2023)			
Initiate rehabilitation and revitalize neighborhoods through identified programs for affordable housing.	2018-2022				X	Move to Policy section as a general beneficial activity to pursue
Encourage affordable housing by seeking out programs to develop subsidized housing such as CDBG and CHIP	2018-2022				X	Move to Policy section as a general beneficial activity to pursue
Encourage affordable housing by seeking out home ownership programs such as DCA’s Georgia Dream Homeownership Program and USDA’s Single Family Housing Guaranteed Loan Program	2018-2022				X	Move to Policy section as a general beneficial activity to pursue

**REPORT OF ACCOMPLISHMENTS, 2018-2022**

**Fannin County**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Promote programs that reward homeowners who invest in energy efficient home improvements, such as TVA's Energy Right Program	2018-2022				X	Move to Policy section as a general beneficial activity to pursue
Promote senior housing options in unincorporated Fannin County	2018-2022				X	Move to Policy section as a general beneficial activity to pursue
<b>TRANSPORTATION</b>						
Establish ongoing Transportation Planning and Coordination Program	2018				X	GDOT's MATS public transportation program for the mountain area is an ongoing government service
Implement the NG Regional Bike and Pedestrian Facilities Plan	2018-2022				X	Move to Policy section as a general beneficial activity to pursue
Support DOT right-of-way acquisition process for widening of SR 5 to improve congestion	2018-2019	X				
Conduct traffic engineering study to determine if traffic signals on SR 5 at Tom Boyd Road and other locations would reduce congestion and improve safety	2019				X	Current GDOT project to widen SR5 will address the problem
Develop plan to prioritize wayfinding signage needs throughout county and explore funding sources.	2018-2020				X	Move to Policy section as a general beneficial activity to pursue. Signage updates are ongoing throughout county
Pave, resurface, maintain and repair various roads countywide. Gravel and maintain various roads countywide.	2018				X	routine function of government

**REPORT OF ACCOMPLISHMENTS, 2018-2022**

**Fannin County**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>NATURAL AND CULTURAL RESOURCES</b>						
Continue to Implement Total Maximum Daily Load Plans by supporting the enforcement of rules for installation of septic systems	2018-2022				X	Routine function of government; very similar to following item
Continue to Implement Total Maximum Daily Load Plans by encouraging participation in Section 319 grant funds for septic system repair and agricultural BMP installation through Limestone Valley RC&D	2018-2022				X	Move to Policy section as a general beneficial activity to pursue.
Continue to Implement Total Maximum Daily Load Plans by encouraging participation in EQIP and CRP programs through NRCS	2018-2022				X	Move to Policy section as a general beneficial activity to pursue.
Develop and implement a visual buffer along SR 515.	2020		X (2023-2027)			
Improve enforcement of soil erosion and sedimentation regulations by attending Commissioners' training for issuance of variances through ACCG.	2018		X (2023-2027)			Rewrite: Train Commissioners to be familiar with soil erosion and sedimentation regulations and their enforcement
Use existing Historic Preservation Ordinance to establish a Historic Preservation Commission	2018		X (2023-2027)			
Develop plan to resurvey historic properties and consider feasibility of establishing historic districts	2020		X (2023-2027)			

**REPORT OF ACCOMPLISHMENTS, 2018-2022**

**Fannin County**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Pursue nominations to the National Register of Historic Places	2018-2022		X (2023-2027)			
Work with local organizations, including Blue Ridge Arts Association and Fannin County Heritage Foundation to plan programs to preserve and celebrate Appalachian culture	2018-2022		X (2023-2027)			Rewrite to add at the end “and artistry”
Develop a cultural community plan that would <ul style="list-style-type: none"> <li>i. Oversee development of public art program</li> <li>ii. Develop cohesive scheduling and coordination of the many festivals and events that take place in Fannin County.</li> <li>iii. Identify and pursue cultural grant opportunities such as National Endowment for the Arts.</li> </ul>	2019		X (2023-2024)			
To help control littering increase rural patrols, enforce current littering laws, and publish names of violators in paper when prosecuted.	2018-2022		X (2023-2027)			Rewrite to say: to help control littering, improve litter ordinance, and increase support of Adopt-A-Road program and move to Community Facilities and Services section
To help control littering, consider starting an affiliated branch of Keep America Beautiful in Fannin County	2019				X	Lack of staff

**REPORT OF ACCOMPLISHMENTS, 2018-2022**

**Fannin County**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>COMMUNITY FACILITIES AND SERVICES</b>						
Continue to expand public water distribution system for the unincorporated area.	2018				X	Move to Policy section as a general beneficial activity to pursue.
Fannin County Rec Park on Tom Boyd Road i. Phase V raise the ball field if needed. ii. Study future recreation development at park	2018		X 2023			
Construct facilities for E911, emergency management, and fire department and upgrade vehicles and equipment.	2018	X (2020)				
Develop plan to move library into an existing structure outside courthouse	2019		X (2023-2027)			
Develop parking facilities in or around Blue Ridge to improve courthouse parking	2018	X				
Add links on the Fannin County website to GA Forestry Commission's burn permit requirements, and to the Forest Service Fire Alert page	2018	X (2022)				
Rehabilitate Lake Blue Ridge/Green Creek Trail and make handicap accessible	2018		X 2024			
Plan and design public recreation area at TVA property below Lake Blue Ridge dam	2018	X				

**REPORT OF ACCOMPLISHMENTS, 2018-2022**

**Fannin County**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Partner with cities and/or private partners to develop a proposal to explore the possibility of a community center or convention center.	2022		X (2023-2027)			Rewrite: Explore the possibility of a community center/amphitheater.
Participate in the Broadband Ready Community program, with adopted ordinance.	2019-2022		X (2023-2027)			
Apply for funding, when applicable, to help with expansion of broadband services to areas of the county in most need. Consider contributing matching funds, if applicable.	2020-2022		X (2023-2027)			
Continue to identify areas with the most need of broadband by utilizing the GBDI map released in July 2020, local provider information, and requests/concerns from the public. Distribute survey to community to help gather real data to support the need.	2019-2022	X				
Explore locations with the greatest broadband needs as it relates to Emergency Management Agency (EMA) and Emergency Medical Services, Fire/Rescue, E-911 Services.	2021-2022	X				
Encourage Fannin Regional Hospital to provide more options for mental health care	2018-2022				X	Not a function of county government

**REPORT OF ACCOMPLISHMENTS, 2018-2022**

**Fannin County**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Add paved walking trail, pavilion and other improvements to Horseshoe Bend Park	2020		X (2023-2027)			
<b>LAND USE</b>						
Develop and implement policies and ordinances that establish basic requirements for buffering incompatible land uses, including land uses of adjacent governments, site plan review, and parking standards for residential and commercial use	2019		X 2023			
Study and identify Best Practices and model ordinances for landscaping and tree-planting for commercial/industrial developments.	2018		X 2023			
<b>INTERGOVERNMENTAL COORDINATION</b>						
Initiate regular meetings between county, the school board, and municipalities twice a year.	2018-2022		X (2023-2027)			
Work with Chamber of Commerce to develop a planning board with a representative from each city to plan	2018-2022		X (2023-2027)			

**REPORT OF ACCOMPLISHMENTS, 2018-2022**

**Fannin County**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
and develop a shared vision between cities and county						
Review and update service delivery strategy as needed when changes in services occur and when issues arise, to the benefit of the citizens of Fannin County and its municipalities.	2018-2022				X	Move to Policy section as a general beneficial activity to pursue. Also required function of government
Attend 2 Association of County Commissioners of Georgia events per year	2018-2022		X (2022-2026)			



*Fannin County Emergency Service Center*

*BLUE RIDGE REPORT OF ACCOMPLISHMENTS*

<b>REPORT OF ACCOMPLISHMENTS, 2018-2022</b>						
<b>City of Blue Ridge</b>						
<b>WORK PROGRAM ACTIVITY</b>	<b>YEAR</b>	<b>STATUS</b>				<b>Explanation if postponed or dropped</b>
		<b>Complete</b>	<b>Underway; Projected Completion Date</b>	<b>Postponed</b>	<b>Dropped</b>	
<b>ECONOMIC DEVELOPMENT</b>						
Work with Fannin County Development Authority to identify light industries and small commercial developments suitable for Blue Ridge	2018-2022				X	Move to Policy section as a general beneficial activity to pursue
Work with Chamber of Commerce to define and advertise the unique and distinctive tourist opportunities in Blue Ridge for a competitive edge	2018-2022				X	Move to Policy section as a general beneficial activity to pursue
Consider Department of Community Affairs (DCA) Georgia Main Street program to promote a unified and coordinated downtown	2019		X (2023-2027)			
Plan with McCaysville to improve the train experience when train riders disembark in both towns.	2018-2022				X	Lack of interest
Work with Fannin County Development Authority to identify low-impact industries suitable for the city	2018-2022				X	This is basically the same as the first item above in the Economic Development section
Develop guidelines and information for film-making industry	2020				X	County function

**REPORT OF ACCOMPLISHMENTS, 2018-2022**

**City of Blue Ridge**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Partner with North Georgia College to develop programs for continuing education opportunities	2018-2022				X	Lack of interest
<b>HOUSING</b>						
Work with Chamber of Commerce and local TV station to provide information to visitors and new residents	2018-2022	X				
Strengthen zoning ordinances and enforcement of zoning regulations in residential zones to protect residential neighborhoods	2018-2022		X 2023			Move to land use section and combine with "Review and strengthen land development regulations" from Cultural and Natural Resources section.
In residential areas, develop inventory of sidewalk needs and ADA compliance shortfalls	2019		X 2023			Move to transportation and combine with "Use the "Pedestrian and Bicycle Facilities Analysis for the City of Blue Ridge" (NWGRC) to prioritize upgrades to sidewalk system"
Work with Chamber of Commerce to develop and advertise the unique character of Blue Ridge in terms of housing	2018-2022				X	Move to Policy section as a general beneficial activity to pursue
<b>TRANSPORTATION</b>						
Establish ongoing Transportation Planning and Coordination Program	2018		X 2023 -2024			

**REPORT OF ACCOMPLISHMENTS, 2018-2022**

**City of Blue Ridge**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Prioritize list of repairs to roads	2018		X 2023			See notes on combining this item with sidewalk inventory and sidewalk repair items
Support the MATS transportation program for affordable, on call transportation service	2018-2022				X	Dropped because this is a routine function of Blue Ridge government
Develop plan for enhanced public transportation system that uses shuttles to and from parking area during festival events	2018		X 2023 -2024			
Develop list of directional signage needs	2019		X 2023			
Repair various streets and bridges	2018-2022				X	Dropped because this is a routine function of Blue Ridge government
Pedestrian crosswalk at Mountain Street	2018	X				
Use the “Pedestrian and Bicycle Facilities Analysis for the City of Blue Ridge” (NWGRC) to prioritize upgrades to sidewalk system	2018-2022		X 2023			Combine with sidewalk item from Housing and with road repair prioritization item in Transportation to say: <b>Prioritize list of repairs to roads, and use the “Pedestrian and Bicycle Facilities Analysis for the City of Blue Ridge” (NWGRC) prioritize upgrades to sidewalk system and ADA compliance shortfalls</b>

**REPORT OF ACCOMPLISHMENTS, 2018-2022**

**City of Blue Ridge**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Consider plan to develop bike routes in the “Pedestrian and Bicycle Facilities Analysis for the City of Blue Ridge” (NWGRC)	2018-2022				X	Move to Policy section as a general beneficial activity to pursue
<b>Natural and Cultural Resources</b>						
Continue to implement Total Maximum Daily Load Plans: a. Adopt and implement the watershed protection plan currently under development  b. Apply for EPD 319 Grant funding for stabilizing streambanks	2018-2022	X-a			X-b	Item “a” is complete. Item ‘b” is dropped because of limited streambanks inside city
Continue to support the mission of the NW Georgia Water Resources Partnership	2018-2022				X	Move to Policy section as a general beneficial activity to pursue
Review and strengthen land development regulations	2018		X 2023			Move to land Use section, combine with “Strengthen zoning ordinances and enforcement of zoning regulations in residential zones to protect residential neighborhoods” from Housing
Support efforts to seek grants for Art Center, cultural festivals and events, and historic preservation in city	2018-2022	X				

**REPORT OF ACCOMPLISHMENTS, 2018-2022**

**City of Blue Ridge**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>COMMUNITY FACILITIES AND SERVICES</b>						
Develop a proposal to explore the possibility of a community center or convention center.	2020				X	No interest
Initiate a proposal to develop an outdoor stage	2018			X		Lack of funds
Extend public water along Orchard Road	2018	X				
Continue to apply for CDBG grants to expand water and sewer to all streets within the city limits.	2018-2022		X (2023-2027)			Rewrite to say "Continue to apply for grants and other funding sources to expand water and sewer to all streets within the city limits."
Require businesses in newly developed areas to provide for parking	2018-2022	X				
Obtain grant money for pavilion and bathroom at Mineral Springs Park	2019			X		Lack of funds
Improvements to public facilities, including improvements to city facilities	2018				X	Move to Policy section as a general beneficial activity to pursue
<b>LAND USE</b>						
Create a downtown development plan that provides a boundary to expand streetscape improvements, & identify locations for key governmental/cultural facilities	2018-2022	X				

**REPORT OF ACCOMPLISHMENTS, 2018-2022**

**City of Blue Ridge**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Work with UGA’s Georgia Downtown Renaissance Partnership (GDRP) through the Renaissance Strategic Visioning and Planning Program (RSVP) to redevelop East Main Street, allowing expansion of downtown area	2018-2022	X				Work was completed without the RSVP program
<b>INTERGOVERNMENTAL COORDINATION</b>						
Initiate regular meetings between county, the school board, and municipalities twice a year.	2018-2022				X	Move to Policy section as a general beneficial activity to pursue
Work with Chamber of Commerce to develop a planning board with a representative from each city to plan and develop a shared vision between cities and county	2018-2022		X (2023-2027)			Rewrite to say “planning roundtable” instead of “planning board”.
Review and update service delivery strategy as needed when changes in services occur and when issues arise, to the benefit of the citizens of Fannin County and its municipalities.	2018-2022				X	Move to Policy section as a general beneficial activity to pursue
Attend one function of the Georgia Municipal Association per year	2018-2022				X	Dropped because this is a routine function of Blue Ridge government

*MCCAYSVILLE REPORT OF ACCOMPLISHMENTS*

<b>REPORT OF ACCOMPLISHMENTS, 2018-2022</b>						
<b>City of McCaysville</b>						
<b>WORK PROGRAM ACTIVITY</b>	<b>YEAR</b>	<b>STATUS</b>				<b>Explanation if postponed or dropped</b>
		<b>Complete</b>	<b>Underway; Projected Completion Date</b>	<b>Postponed</b>	<b>Dropped</b>	
<b>ECONOMIC DEVELOPMENT</b>						
Coordinate with the Fannin County Chamber of Commerce to develop a tourist information center for tourism promotion-	2018	X				
Implement and enforce new alcohol ordinance	2018-2022	X				
Consider DCA's Georgia Main Street program to promote a unified and coordinated downtown.	2018-2022				X	Staff not available.
Work with Fannin County Development Authority and Chamber of Commerce to identify low-impact industries, and smaller businesses which are a good fit for the city	2018-2022				X	Moved to Policy section as an ongoing function of government.
Develop downtown development master plan to improve streetscape along Blue Ridge Drive/SR 5 and connect downtown to park.	2019		X (2024)			
Repair erosion and drainage issues throughout city	2019		X (2023-2027)			Move item to Community Facilities and Services

**REPORT OF ACCOMPLISHMENTS, 2018-2022**

**City of McCaysville**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Landscape riverbanks around bridges, SR 5 and SR 60	2019		X (2027)			Move item to Community Facilities and Services, rewrite to say “work with DOT on bank stabilization when SR 5 bridge is replaced, landscape riverbanks around bridges”
<b>HOUSING</b>						
Initiate rehabilitation and revitalization of neighborhoods through identified programs for affordable housing.	2018-2022				X	Staff not currently available. Moved to policy section since it is an ongoing function of government when staffing is available.
Support route of SR5 bypass that minimizes demolition of houses	2018-2022	X				
<b>TRANSPORTATION</b>						
Implement the McCaysville Bicycle and Pedestrian Facilities Plan. Specific projects: a. Add sidewalks from First Baptist Church to River Road on SR 60, on both sides of SR5 and other locations b. Add pedestrian crossing on SR 60 and SR 5 with flashing lights (3-way stop) c. LED lights on concrete bridge and steel bridge d. Update street signs	2018-2019	b.complete c. lights on steel bridge complete d.complete		a. sidewalks on SR 5 will be in state project to widen SR 5 c. concrete bridge is in state DOT project	a. sidewalks on Sr 60 not supported by DOT-lack of width	Moved “implement the McCaysville Bicycle and Pedestrian Facilities plan” to Policy section. Separate these in new work program with this rewrite: a: Update our existing sidewalks on SR5 and other locations b. work with GDOT and NWGRC to include lights in concrete bridge replacement project

**REPORT OF ACCOMPLISHMENTS, 2018-2022**

**City of McCaysville**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
To relieve traffic congestion a. Support completion of proposed bypass of SR5 b. Work with state, railroad, and local church across road to manage traffic around the train pavilion	2018-2022		X (2023-2027)			
Explore increasing parking through the addition of a parking area and directional signage.	2018-2019	X				
<b>NATURAL AND CULTURAL RESOURCES</b>						
Continue to implement the Total Maximum Daily Load Plans: a. Apply for EPD 319 Grant funding for stabilizing Toccoa riverbanks and other streambanks	2018-2022			X		Lack of staff
<b>COMMUNITY FACILITIES AND SERVICES</b>						
Coordinate with county to sell water for county's expansion of water lines in nearby unincorporated areas	2018-2022				X	Capacity Limitations

**REPORT OF ACCOMPLISHMENTS, 2018-2022**

**City of McCaysville**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
a. Implement a water source protection plan by adding a raw water storage tank to drinking water treatment facility b. Conduct a water leak and repair study for aging pipes c. Add meters to pump stations	2018-2019		X (2023-2024)			Reword b: Conduct water leak detection and repair for aging pipes
Develop a plan for funding and building a community center	2019-2020				X	No current plans
Improve City Park and recreation facilities	2019		X (2023)			
Upgrade public safety facilities and public service equipment	2018	X				
<b>LAND USE</b>						
Develop and implement policies and ordinances that deal with land use, including: a. zoning ordinance to establish basic requirements for buffering incompatible land uses, b. site plan review, c. development regulations d. parking standards.	2018-2022			X		Lack of staff, rapidly changing conditions
Develop and implement a sign ordinance	2020				X	Not a priority of current administration

**REPORT OF ACCOMPLISHMENTS, 2018-2022**

**City of McCaysville**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>INTERGOVERNMENTAL COORDINATION</b>						
Initiate regular meetings between county, the school board, and municipalities twice a year.	2018-2022				X	Moved to Policy section as an ongoing function of government
Work with Chamber of Commerce to develop a planning board with a representative from each city to plan and develop a shared vision between cities and county	2018-2022				X	Elected officials and staff currently work with the McCaysville Chamber of Commerce, which is very active
Review and update service delivery strategy as needed when changes in services occur and when issues arise, to the benefit of the citizens of Fannin County and its municipalities.	2018-2022				X	Move to Policy section as an ongoing function of government
Attend one Georgia Municipal Association event per year.	2018-2022		X (2023-2027)			
Develop a community group to provide information about programs, such as healthcare programs, under one umbrella	2020				X	Health care services information is now accessible and hospital is in close proximity
Establish a local advisory board of residents that meets with the government to discuss local issues and grants, and develop solutions	2018				X	Staff currently hold town hall meetings two times a year to discuss local issues with residents

*MORGANTON REPORT OF ACCOMPLISHMENTS*

<b>REPORT OF ACCOMPLISHMENTS, 2018-2022</b>						
<b>City of Morganton</b>						
<b>WORK PROGRAM ACTIVITY</b>	<b>YEAR</b>	<b>STATUS</b>				<b>Explanation if postponed or dropped</b>
		<b>Complete</b>	<b>Underway; Projected Completion Date</b>	<b>Postponed</b>	<b>Dropped</b>	
<b>ECONOMIC DEVELOPMENT</b>						
Work with Fannin County Development Authority to identify light industries and small commercial developments suitable for Morganton	2018-2022				X	Move to Policy section as a general beneficial activity to pursue
Work with Fannin County Development Authority to develop economic projects suitable for size and location of city.	2018-2022				X	Move to Policy section as a general beneficial activity to pursue
Develop list of suggested improvements for building owners to attract customers and buyers	2018				X	no way to implement a suggested list
Encourage and support the county school system in offering vocational training	2018-2022				X	Move to Policy section as a general beneficial activity to pursue
Promote revitalization of buildings in the heart of the city.	2018-2022				X	Move to Policy section as a general beneficial activity to pursue
<b>HOUSING</b>						
Seek assistance from county in enforcing building codes to deal with dilapidated housing	2018-2022				X	Move to Policy section as a general beneficial activity to pursue
Review ordinance relating to substandard or dilapidated housing	2018		X (2023)			
Encourage development of existing residential area	2018-2022	X				

**REPORT OF ACCOMPLISHMENTS, 2018-2022**

**City of Morganton**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>TRANSPORTATION</b>						
Establish ongoing Transportation Planning and Coordination Program.	2018				X	This is a function of the county
Develop signage alerting drivers to pedestrian traffic on roads.	2019				X	Move to Policy section as a general beneficial activity to pursue
<b>NATURAL AND CULTURAL RESOURCES</b>						
Partner with businesses in town to develop a Summer Friday night music on the square at city hall and grill park area.	2018-2022			X (2023)		Rewrite to say: Partner with elementary school to participate in the annual car show (postponed because of COVID)
Partner with Forest Service to incorporate the Morganton Point picnic area in a summer festival.	2018-2022				X	Existing festival in this area is organized privately with sufficient funds and resources
Partner with local churches to use their facilities for festivals	2018-2022				X	Lack of staff
<b>COMMUNITY FACILITIES AND SERVICES</b>						
No items under Community Facilities and Services						
<b>LAND USE</b>						
Partner with county to enforce building/ housing codes and nuisance ordinance	2018-2022				X	See housing section for similar item regarding working with county to enforce building codes

**REPORT OF ACCOMPLISHMENTS, 2018-2022**

**City of Morganton**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>INTERGOVERNMENTAL COORDINATION</b>						
Initiate regular meetings between county, municipalities, and school board twice a year.	2018-2022		X			Rewrite to say: Initiate regular meetings between county and municipalities twice a year.
Work with Fannin Chamber of Commerce to develop a planning board with a representative from each city to plan and develop a shared vision between cities and county.	2018-2022				X	Lack of staff
Review and update service delivery strategy as needed when changes in services occur and when issues arise, to the benefit of the citizens of Fannin County and its municipalities.	2018-2022				X	Move to Policy section as an ongoing function of government
Develop a community group to provide information about programs, such as healthcare programs, under one umbrella	2018-2019				X	Lack of staff

## 4. Needs and Opportunities-Identifying needed Improvements

The main activity of the first two public stakeholder meetings was to gather input about issues facing Fannin County and its cities. This was done using the SWOT analysis, a brainstorming exercise for groups that identifies the group's Strengths, Weaknesses, Opportunities, and Threats. It is a widely-used planning tool for businesses and other organizations to help identify problems and develop solutions. When attendees arrived at the stakeholder meetings, staff directed them, based on where they said they were from, to one of four tables labeled for each government. On the tables were sheets of paper for the SWOT analysis. After background information was presented to the whole group, the participants at the tables began a breakout



*Second Stakeholder Meeting, Blue Ridge Arts Center, March 24, 2022*

session to address the Strengths, Weaknesses, Opportunities, and Threats for each of seven planning categories: Economic Development, Housing, Transportation, Natural/Cultural Resources, Community Facilities and Services, Land Use, and Intergovernmental Coordination. Each sheet had one planning category and columns for the Strengths, Weaknesses, Opportunities, and Threats. A scribe was chosen and the group worked together to fill in each column. The planners collected the sheets and used the comments to develop more specific needs and opportunities, with each need or opportunity assigned a strategy to solve the problem. These strategies became potential work program items. For example, Fannin stakeholders wrote that there was not enough public transportation. One strategy was to expand the county's MATS (Mountain Area Transportation Service) on-call transportation service with more vans and drivers, longer hours of operation, and a larger service area, but there was also another strategy to make sure people knew about the MATS service by developing a paper brochure for those who did not have access to internet, for distribution at the senior center and the courthouse. Some of the strategies were work program items carried forward from the previous work program by way of the report of accomplishments. If a work program item was carried forward, that would indicate that the problem it addressed had not yet been solved. At the third stakeholder meeting, which was an open house format, the Needs and Opportunities list for each government were displayed for attendees to rate with sticky dots. Steering committee members reviewed the needs and opportunities lists at later meetings to decide which items would be on the final work program.

*FANNIN COUNTY NEEDS AND OPPORTUNITIES*

Items in green are carried forward from report of accomplishment

**FANNIN COUNTY ECONOMIC DEVELOPMENT**

<b>CODE</b>	<b>ISSUE:</b>
<b>ED1</b>	<p>Tourism industry is booming, but other industries are limited</p> <p><b>The need or opportunity is to:</b></p> <p>Pursue funding from ARC, OGA, or TVA to improve or build on FCDA owned sites that would encourage suitable business expansion. Consider matching funds, if applicable.</p>
<b>ED 2</b>	<p><b>ISSUE:</b></p> <p>A trained workforce helps attract industries that require skilled labor and provide permanent residents with good jobs</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Workforce development: <ul style="list-style-type: none"> <li>i. Continue support for workforce development and business resources through public and private partners.</li> <li>ii. Develop and foster partnerships with technical schools and universities including: <ol style="list-style-type: none"> <li>1. Fannin County School System &amp; CTAE programming</li> <li>2. UNG Blue Ridge &amp; Dahlonega</li> <li>3. North Georgia Technical College</li> <li>4. Dalton State</li> </ol> </li> </ul> </li> </ul>
<b>ED 3</b>	<p><b>ISSUE:</b></p> <p>The Fannin Chamber of Commerce and the Fannin Economic Development Authority have worked to organize resources useful in attracting businesses to area</p> <p><b>The need or opportunity is to:</b></p> <p>Consider development of a business incubator to support the community.</p>
<b>ED 4</b>	<p><b>ISSUE:</b></p> <p>Promoting regional development benefits Fannin County</p> <p><b>The need or opportunity is to:</b></p> <p>Pursue funding through ARC or other sources to improve regional economic development in the Copper Basin</p>

**FANNIN COUNTY HOUSING**

<b><u>CODE</u></b>	<b>ISSUE:</b>
<b>H 1</b>	<p>Conservation design subdivisions allow shared space such as community gardens and protection of streams, streambanks, trees, and steep areas.</p> <p><b>The need or opportunity is to:</b></p> <p>Revise County Subdivision Regulations for conservation design subdivisions and to include community gardens.</p>
<b>H 2</b>	<p><b>ISSUE:</b></p> <p>Standards are needed for non-traditional housing, such as mobile homes and mobile home parks.</p> <p><b>The need or opportunity is to:</b></p> <p>Amend adopted land development regulations to create improved standards for manufactured homes as well as the design and compatibility of manufactured home parks.</p>
<b>H 3</b>	<p><b>ISSUE:</b></p> <p>Because of second home and short-term rental markets, there is a lack of affordable housing for children of long-term residents and workforce housing</p> <p><b>The need or opportunity is to:</b></p> <ol style="list-style-type: none"> <li>a. Encourage affordable housing by seeking out home ownership programs such as DCA’s Georgia Dream Homeownership Program and USDA’s Single Family Housing Guaranteed Loan Program</li> <li>b. Apply for GICH program in partnership with cities to develop local solutions to housing issues, including conducting a housing inventory, exploring land banks, exploring low income housing credits, locating available land suitable for building affordable housing or higher density housing (with the consideration that higher density housing would need land with sewer)</li> </ol>

**FANNIN COUNTY TRANSPORTATION**

<b>CODE:</b>	<b>ISSUE:</b>
<b>T 1</b>	<p>Public transit with vans on a call and reserve system with MATS (Mountain Area Transportation System) is available, but requests for rides exceed the availability, and the service does not make trips outside the county</p> <p><b>The need or opportunity is to:</b> Expand MATS service in terms of number of vans and drivers, hours of operation, and service area</p> <p><b>ISSUE:</b></p>
<b>T 2</b>	<p>Although information about MATS and other transportation services, like Disabled American Veterans, is on county website, some of the residents who might need these services do not have access to internet</p> <p><b>The need or opportunity is to:</b> Prepare brochure of public transit services and make paper copies available at senior center and courthouse</p> <p><b>ISSUE:</b></p>
<b>T 3</b>	<p>Traffic backs up at junction of SR 5 and SR 515</p> <p><b>The need or opportunity is to:</b> Work with GDOT to establish an additional turn lane at SR 5 and SR 515</p> <p><b>ISSUE:</b></p>
<b>T 4</b>	<p>Bridge on CR 38/Shallowford Rd at Toccoa River needs replacing</p> <p><b>The need or opportunity is to:</b> Replace bridge on CR38/Shallowford Rd at Toccoa River</p> <p><b>ISSUE:</b></p>
<b>T5</b>	<p>Bridge on CR 159/Madola Rd at Fightingtown Creek needs replacing</p> <p><b>The need or opportunity is to:</b> Replace bridge on CR 159/Madola Rd at Fightingtown Creek</p> <p><b>ISSUE:</b></p>
<b>T 6</b>	<p>Bypass around McCaysville will improve mobility and connectivity in northern part of county and within the region.</p> <p><b>The need or opportunity is to:</b> McCaysville Bypass from Old Flowers Rd to SR 60</p>

<b>T 7</b>	<p><b>ISSUE:</b></p> <p>Bridge on SR60 at Hothouse Creek needs replacing</p> <p><b>The need or opportunity is to:</b></p> <p>Replace Bridge SR 60 at Hothouse Creek</p>
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**FANNIN COUNTY NATURAL AND CULTURAL RESOURCES**

<b>CODE:</b>	<b>ISSUE:</b>
<b>NCR 1</b>	<p>The Chattahoochee National Forest provides a wealth of public forested land in the county that attracts visitors. Many visitor form their first impression of the county on the SR 515 road corridor, which is privately owned. Visual buffers could protect these forested views in the foreground for visitors.</p> <p><b>The need or opportunity is to:</b></p> <p>Develop and implement a visual buffer along SR 515.</p>
<b>NCR 2</b>	<p><b>ISSUE:</b></p> <p>Although high elevation areas above 2200 feet and slope over 25% have restrictions on the type of development, increased development and overuse of natural resources, erosion around existing or newly developed structures, and development along streams and rivers threaten the scenic beauty of the county and endangers soil and water resources.</p> <p><b>The need or opportunity is to:</b></p> <p>Train Commissioners to be familiar with soil erosion and sedimentation regulations and their enforcement.</p>
<b>NCR 3</b>	<p><b>ISSUE:</b></p> <p>There is a concern that Appalachian culture will be lost without planning</p> <p><b>The need or opportunity is to:</b></p> <ol style="list-style-type: none"> <li>a. Use existing Historic Preservation Ordinance to establish a Historic Preservation Commission</li> <li>b. Work with local organizations, including Blue Ridge Arts Association and Fannin County Heritage Foundation to plan programs to preserve and celebrate Appalachian culture and artistry</li> </ol>
<b>NCR 4</b>	<p><b>ISSUE:</b></p> <p>Since the last survey of historic properties in the 1990's, many changes have occurred, leading to losses to neglect, remodeling, and demolition</p> <p><b>The need or opportunity is to:</b></p> <p>Develop plan to resurvey historic properties and consider feasibility of establishing historic districts</p>

<b>NCR 5</b>	<p><b>ISSUE:</b> Recognition of historic resources can lead to their protection and restoration, benefiting the cultural heritage of the community</p> <p><b>The need or opportunity is to:</b> Pursue nominations to the National Register of Historic Places</p>
<b>NCR 6</b>	<p><b>ISSUE:</b> There is no cultural community plan to coordinate events and efforts</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Develop a cultural community plan that would             <ul style="list-style-type: none"> <li>i. Oversee development of public art program</li> <li>ii. Develop cohesive scheduling and coordination of the many festivals and events that take place in Fannin County</li> <li>iii. Identify and pursue cultural grant opportunities such as National Endowment for the Arts.</li> </ul> </li> </ul>

**FANNIN COUNTY COMMUNITY FACILITIES AND SERVICES**

<b><u>CODE:</u></b>	<b>ISSUE:</b>
<b>CFS 1</b>	<p>Litter is a problem in county</p> <p><b>The need or opportunity is to:</b> to help control littering, improve litter ordinance, and increase support of Adopt-A-Road program</p>
<b>CFS 2</b>	<p><b>ISSUE:</b> Upgrades at Fannin County Rec Park would be beneficial</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Fannin County Rec Park on Tom Boyd Road             <ul style="list-style-type: none"> <li>i. Phase V raise the ball field if needed.</li> <li>ii. Study future recreation development at Park</li> </ul> </li> </ul>
<b>CFS 3</b>	<p><b>ISSUE:</b> The library needs more space</p> <p><b>The need or opportunity is to:</b> Develop plan to move library into an existing structure outside courthouse</p>

<p><b>CFS 4</b></p>	<p><b>ISSUE:</b> More short-distance trails are needed (0.5-1 mile), and accessible trails serve whole community</p> <p><b>The need or opportunity is to:</b> Rehabilitate Lake Blue Ridge/Green Creek Trail and make handicap accessible</p>
<p><b>CFS 5</b></p>	<p><b>ISSUE:</b> Community center or convention center would contribute to cultural life of county</p> <p><b>The need or opportunity is to:</b> Explore the possibility of a community center/amphitheater</p>
<p><b>CFS 6</b></p>	<p><b>ISSUE:</b> There is a lack of high-speed internet in some parts of the county</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Participate in the Broadband Ready Community program, with adopted ordinance</li> <li>b. Apply for funding, when applicable, to help with expansion of broadband services to areas of the county in most need. Consider contributing matching funds, if applicable.</li> </ul>
<p><b>CFS 7</b></p>	<p><b>ISSUE:</b> Improvements to Horseshoe Bend Park would be beneficial</p> <p><b>The need or opportunity is to:</b> Add paved walking trail, pavilion and other improvements to Horseshoe Bend Park</p>
<p><b>CFS 8</b></p>	<p><b>ISSUE:</b> Fire stations need upgrades and paid firefighters</p> <p><b>The need or opportunity is to:</b> Implement fire station improvements, add stations as necessary, and paid firefighters.</p>
<p><b>CFS 9</b></p>	<p><b>ISSUE:</b> Many areas of the county do not have access to county water (wells only)</p> <p><b>The need or opportunity is to:</b> Develop prioritization plan for county water expansion</p>

<p><b>CFS 10</b></p>	<p><b>ISSUE:</b>            Courthouse needs upgrades</p> <p><b>The need or opportunity is to:</b>            Upgrade courthouse and provide more administrative square feet for citizen services</p>
<p><b>CFS 11</b></p>	<p><b>ISSUE:</b>            Tammen Park would benefit from upgrades</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Potential upgrades at Tammen Park               <ul style="list-style-type: none"> <li>i. upgrade restroom</li> <li>ii. repair pavilion</li> <li>iii. add picnic tables</li> <li>iv. add pickle ball court</li> </ul> </li> </ul>
<p><b>CFS 12</b></p>	<p><b>ISSUE:</b>            Additional recreational activities at local parks would benefit residents and visitors</p> <p><b>The need or opportunity is to:</b>            Revitalize old Blue Ridge City Park for community use and travel sports</p>

**FANNIN COUNTY LAND USE**

<b>CODE:</b>	<b>ISSUE:</b>
<b>LU 1</b>	<p>conflicts between land uses will become more frequent as more land within the county is developed. Overuse of natural resources could be better managed with land-use regulations</p> <p><b>The need or opportunity is to:</b></p> <p>Develop and implement policies and ordinances that establish basic requirements for buffering incompatible land uses, including land uses of adjacent governments, site plan review, and parking standards for residential and commercial use</p>
<b>LU 2</b>	<p><b>ISSUE:</b></p> <p>Sustainable development and beautification would contribute to Fannin County’s reputation as a tourist destination.</p> <p><b>The need or opportunity is to:</b></p> <p>Study and identify Best Practices and model ordinances for landscaping and tree-planting for commercial/industrial developments.</p> <p><b>ISSUE:</b></p>
<b>LU3</b>	<p>Noise from gatherings or parties in residential areas of the county can be disturbing to neighbors</p> <p><b>The need or opportunity is to:</b></p> <p>Add quiet hour requirements to lodging ordinance to help control human-caused noise from gatherings or parties at short-term rental properties</p>

**FANNIN COUNTY INTERGOVERNMENTAL COORDINATION**

<b>CODE:</b>	<b>ISSUE:</b>
<b>IC 1</b>	<p>Open communication between governments increases efficiency and promotes working together on solutions</p> <p><b>The need or opportunity is to:</b></p> <p>Initiate regular meetings between county, the school board, and municipalities twice a year.</p>
<b>IC 2</b>	<p>Developing a shared vision improves coordination of effort between governments</p> <p><b>The need or opportunity is to:</b></p> <p>Work with Chamber of Commerce to develop a planning roundtable with a representative from each city to plan and develop a shared vision between cities and county</p>
<b>IC3</b>	<p>County governments benefit from keeping up with current state and federal policies and best practices and networking with other counties to develop solutions</p> <p><b>The need or opportunity is to:</b></p> <p>Attend two Association of County Commissioners of Georgia events per year</p>



*Fishing Deck at Tammen Park on Toccoa River*

*BLUE RIDGE NEEDS AND OPPORTUNITIES*

Items in green are carried forward from report of accomplishment

**BLUE RIDGE ECONOMIC DEVELOPMENT**

<b>CODE</b>	<b>ISSUE:</b>
<b>ED1</b>	<p>Many improvements to downtown have occurred, and the Fannin County Chamber of Commerce is strong, but downtown faces threats from big box stores with shops lack variety. Downtown would benefit from being more coordinated and unified, using design, organization, and promotion to build solid economic development with historic aspects protected and enhanced.</p> <p><b>The need or opportunity is to:</b></p> <p>Consider Department of Community Affairs (DCA) Georgia Main Street program to promote a unified and coordinated downtown</p>
<b>ED2</b>	<p>A more diversified economic base would be beneficial</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Work with North Georgia University and Fannin County Economic Development Authority to identify programs leading to higher paying jobs.</li> <li>b. Work with Fannin County Economic Development Authority and Blue Ridge Downtown Development Authority to attract small manufacturing jobs appropriate to the city.</li> <li>c. Support Fannin County High School’s CTAE (Career, Technical and Agricultural Education) program to prepare students for careers and entry into technical college</li> </ul>

**BLUE RIDGE HOUSING**

<b>CODE:</b>	<b>ISSUE:</b>
<b>H 1</b>	<p>Although residents benefit from high housing property values, property taxes are high and the city is limited in its range of housing, with a lack of long-term rentals affordable housing and workforce housing.</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Apply for GICH program in partnership with Fannin County and other cities to develop local solutions to housing issues</li> <li>b. Partner with private foundation to supply workforce housing</li> </ul>

**BLUE RIDGE TRANSPORTATION**

<b><u>CODE:</u></b>	<b>ISSUE:</b>
<b>T 1</b>	<p>Parking plan has been adopted, but further transportation planning is needed to manage traffic from tourists and residents.</p> <p><b>The need or opportunity is to:</b></p> <p>Establish ongoing Transportation Planning and Coordination Program</p>
<b>T 2</b>	<p>Potential transportation repairs and improvements include paving, bike lanes, and lane striping. Prioritizing road repairs is efficient when funds are limited. Working with county may be efficient.</p> <p><b>The need or opportunity is to:</b></p> <p>Prioritize list of repairs to roads, and use the “Pedestrian and Bicycle Facilities Analysis for the City of Blue Ridge” (NWGRC) prioritize upgrades to sidewalk system and ADA compliance shortfalls</p>
<b>T 3</b>	<p>Taxis and ride share offer solutions to short-distance transportation. Solutions to traffic congestion may include trolleys, buses or vans to move people from parking areas to downtown venues, especially during festivals</p> <p><b>The need or opportunity is to:</b></p> <p>Develop plan for enhanced public transportation system that use shuttles to and from parking area during festival events</p>
<b>T 4</b>	<p>Updating directional signage is necessary as new buildings are added to the downtown. Working with county may be efficient.</p> <p><b>The need or opportunity is to:</b></p> <p>Develop list of directional signage needs</p>
<b>T 5</b>	<p>Traffic at Aska Road and old SR 76 is congested at certain times of day</p> <p><b>The need or opportunity is to:</b></p> <p>Consider easements and process of adding round-about at Aska Road and old SR 76 to manage traffic efficiently during both busy and slow periods</p>
<b>T 6</b>	<p>Traffic congestion on SR 5 to McCaysville is a problem</p> <p><b>The need or opportunity is to:</b></p> <p>Support GDOT in SR 5 expansion process</p>

**BLUE RIDGE NATURAL AND CULTURAL RESOURCES**

<b><u>CODE</u></b>	<b>ISSUE:</b>
<b>NCR 1</b>	<p>Several historic and cultural facilities are found in Blue Ridge, including Baugh House, the library, and the Blue Ridge Art Center, but further protection of historic resources would help preserve the city’s heritage and establish its unique character.</p> <p><b>The need or opportunity is to:</b></p> <p>Review the existing Historic Preservation Ordinance for City of Blue Ridge to determine if it needs to be updated.</p>
<b>NCR 2</b>	<p><b>ISSUE:</b></p> <p>Design standards for building architecture and facades would add to the visual appeal of the city and unify the downtown appearance</p> <p><b>The need or opportunity is to:</b></p> <p>Adopt design standards</p>
<b>NCR 3</b>	<p><b>ISSUE:</b></p> <p>Several greenspace areas are found in the city, including Mineral Springs Park, Blue Ridge City Park, and downtown track-side park, but more greenspace could be added, including pocket parks, and sidewalk planting areas</p> <p><b>The need or opportunity is to:</b></p> <p>Identify areas for additional greenspace in central business district areas</p>

**BLUE RIDGE COMMUNITY FACILITIES AND SERVICES**

<b>CODE</b>	<b>ISSUE:</b>
<b>CFS 1</b>	<p>Although the city has a small-town atmosphere, attracts many visitors as a resort town, and hosts many festivals, there is not a permanent outdoor stage for larger music events. Outdoor music venues provide a range of entertainment for young adults through seniors</p> <p><b>The need or opportunity is to:</b> Initiate a proposal to develop an outdoor stage</p>
<b>CFS 2</b>	<p><b>ISSUE:</b> Five-year water and sewer plan has been developed to address aging Water and sewer pipes, and sufficient water and sewer facilities allow for expansion of businesses and residences</p> <p><b>The need or opportunity is to:</b> Continue to apply for CDBG grants to expand water and sewer to all streets within the city limits.</p>
<b>CFS 3</b>	<p><b>ISSUE:</b> Bathrooms are needed at Mineral Springs Park, and a pavilion is an additional amenity for visitors</p> <p><b>The need or opportunity is to:</b> Obtain grant money for pavilion, bathroom, and exercise equipment at Mineral Springs Park</p>
<b>CFS 4</b>	<p><b>ISSUE:</b> Internet service is slow</p> <p><b>The need or opportunity is to:</b> Work with Downtown Development Authority and Fannin County on project to improve cell and internet strength</p>
<b>CFS 5</b>	<p><b>ISSUE:</b> As people buy more electric vehicles, charging stations will be necessary to accommodate them, with added benefit of promoting sustainable transportation, less air pollution, and smaller carbon footprint in city.</p> <p><b>The need or opportunity is to:</b> Install electric vehicle charging stations</p>

<b>CFS 6</b>	<b>ISSUE:</b> Increase in visitors to city means more public restrooms are necessary to accommodate them.
	<b>The need or opportunity is to:</b> Add public restrooms downtown
<b>CFS 7</b>	<b>ISSUE:</b> Additional parking downtown would be beneficial, especially during festivals
	<b>The need or opportunity is to:</b> Support efforts for additional parking in the downtown area
<b>CFFS8</b>	<b>ISSUE:</b>
	There are drainage issues on Mountain Street downtown
	<b>The need or opportunity is to:</b> Improve drainage in Mountain Street area

**BLUE RIDGE LAND USE**

<b><u>CODE:</u></b>	<b>ISSUE:</b>
<b>LU 1</b>	<p>Success of tourism and downtown businesses puts pressure on residential living in Blue Ridge, a town with a small footprint. Blue Ridge has sloping terrain that requires some earth-moving and grading to develop, with the potential for sediment movement off-site</p> <p><b>The need or opportunity is to:</b></p> <p>Strengthen zoning ordinances and enforcement of zoning regulations and land development regulations in residential zones to protect residential neighborhoods</p>

**BLUE RIDGE INTERGOVERNMENTAL COMMUNICATION**

<b>CODE:</b>	<b>ISSUE:</b>
IC 1	Planning with everyone at the table may be effective for developing a long-term vision <b>The need or opportunity is to:</b> Work with Chamber of Commerce to develop a planning roundtable with a representative from each city to plan and develop a shared vision between cities and county



1>Fannin County Senior Center in Blue Ridge



2. Gazebo, Blue Ridge downtown park

*MCCAYSVILLE NEEDS AND OPPORTUNITIES*

Items in green are carried forward from report of accomplishment

MCCAYSVILLE ECONOMIC DEVELOPMENT

<b>CODE:</b>	<b>ISSUE:</b>
<b>ED 1</b>	<p>Ongoing Widening of SR 5, addition of landscaping, and construction of the bypass around McCaysville mean that planning will be required to incorporate these changes into the rest of the city.</p> <p><b>The need or opportunity is to:</b></p> <p>Develop downtown development master plan to improve streetscape along Blue Ridge Drive/SR 5 and connect downtown to park.</p>

MCCAYSVILLE HOUSING

<b>CODE:</b>	<b>ISSUE:</b>
<b>H 1</b>	No items at current time

**MCCAYSVILLE TRANSPORTATION**

<b>CODE:</b>	<b>ISSUE:</b>
<b>T 1</b>	<p>Sidewalks on SR5 would increase safety and walkability for residents and tourists</p> <p><b>The need or opportunity is to:</b>  Update our existing sidewalks on SR5 and other locations (rewritten)</p>
<b>T 2</b>	<p><b>ISSUE:</b></p> <p>Decorative lighting on bridges, which are major architectural features of the city, adds to festive appeal of city</p> <p><b>The need or opportunity is to:</b>  Work with DOT and NWGRC to include lights in concrete bridge replacement project (rewritten)</p>
<b>T 3</b>	<p><b>ISSUE:</b></p> <p>Traffic is increasing with congestion though city from SR5 into Tennessee and there are not alternate routes to exit the city</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. To relieve traffic congestion: <ul style="list-style-type: none"> <li>i. Support completion of proposed bypass of SR 5</li> <li>ii. work with state, railroad, and local church across road to manage traffic around the train pavilion</li> </ul> </li> </ul>
<b>T 4</b>	<p><b>ISSUE:</b></p> <p>SR5 bridge over Toccoa River is aging</p> <p><b>The need or opportunity is to:</b>  Replace bridge SR5 @ Toccoa River in McCaysville</p>
<b>T 5</b>	<p><b>ISSUE:</b></p> <p>Bypass around McCaysville would reduce congestion downtown</p> <p><b>The need or opportunity is to:</b>  McCaysville Bypass from Old Flowers Rd to SR 60</p>

**MCCAYSVILLE NATURAL AND CULTURAL RESOURCES**

<b>CODE:</b>	<b>ISSUE:</b>
<b>NCR 1</b>	<p>Riverbanks are eroded and denuded along the Toccoa River, causing erosion and decreasing water quality</p> <p><b>The need or opportunity is to:</b></p> <p>Continue to implement the Total Maximum Daily Load Plans: Apply for EPD 319 Grant funding for stabilizing Toccoa riverbanks and other streambanks</p>

**MCCAYSVILLE COMMUNITY FACILITIES AND SERVICES**

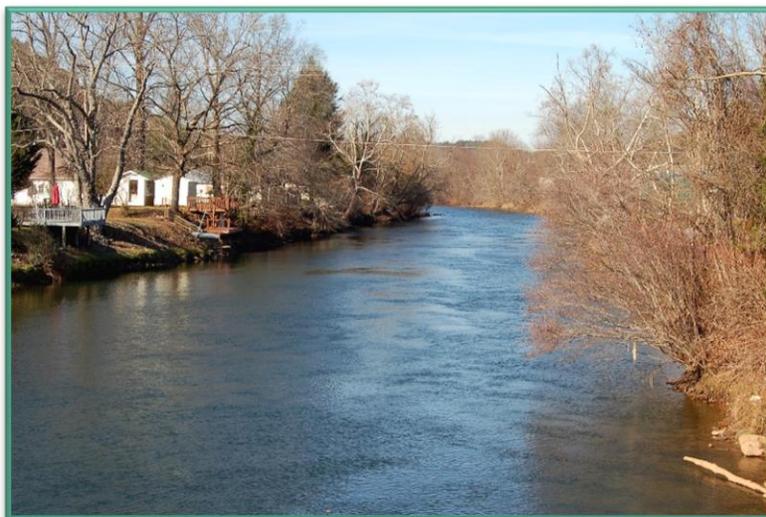
<b>CODE:</b>	<b>ISSUE:</b>
<b>CFS 1</b>	<p>Drinking water supply from Toccoa River needs to be protected from poor water quality during storms (sediment in water) and needs to be conserved with updated lines and equipment</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>i. Implement a water source protection plan by adding a raw water storage tank to drinking water treatment facility</li> <li>ii. Conduct water leak detection and repair for aging pipes (rewritten)</li> <li>iii. Add meters to pump stations</li> </ul>
<b>CFS 2</b>	<p><b>ISSUE:</b></p> <p>Improvements to recreation areas benefit residents and visitors alike</p> <p><b>The need or opportunity is to:</b></p> <p>Improve City Park and recreation facilities</p>
<b>CFS 3</b>	<p><b>ISSUE:</b></p> <p>Erosion from city landscape decreases water quality of Toccoa River and drainage causes safety issues and damage to property</p> <p><b>The need or opportunity is to:</b></p> <p>Repair erosion and drainage issues throughout city (moved from Economic Development section)</p>
<b>CFS 4</b>	<p><b>ISSUE:</b></p> <p>Riverbanks are eroded and denuded in center of town</p> <p><b>The need or opportunity is to:</b></p> <p>Work with DOT on bank stabilization when SR 5 bridge is replaced, landscape riverbanks around bridges (rewritten, moved from Economic Development section)</p>

**MCCAYSVILLE LAND USE**

<b>CODE:</b>	<b>ISSUE:</b>
<b>LU 1</b>	<p>Rapidly changing conditions and small amount of public land mean that land use planning is needed to give city the tools to manage pressures from development and tourism and to protect property values.</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Develop and implement policies and ordinances that deal with land use, including:                             <ul style="list-style-type: none"> <li>i. zoning ordinance to establish basic requirements for buffering incompatible land uses</li> <li>ii. site plan review</li> <li>iii. development regulations</li> <li>iv. parking standards.</li> </ul> </li> </ul>

**MCCAYSVILLE INTERGOVERNMENTAL COORDINATION**

<b>CODE:</b>	<b>ISSUE:</b>
<b>IC 1</b>	<p>Staff and elected officials benefit from continuing education provided by Georgia Municipal Association to keep updated on trends, funding opportunities, and changes in laws and policies</p> <p><b>The need or opportunity is to:</b></p> <p>Attend one Georgia Municipal Association event per year.</p>



*Toccoa River at McCaysville*

*MORGANTON NEEDS AND OPPORTUNITIES*

Items in green are carried forward from report of accomplishment

**MORGANTON ECONOMIC DEVELOPMENT**

<b>CODE:</b>	<b>ISSUE:</b>
<b>ED 1</b>	<p>We want to increase retail activity, but owners are unwilling to sell existing empty storefronts</p> <p><b>The need or opportunity is to:</b></p> <p>Work with Fannin Economic Development Authority to develop a short and long-term action list for economic development appropriate for Morganton’s unique small-town and recreational focus.</p>

**MORGANTON HOUSING**

<b>CODE:</b>	<b>ISSUE:</b>
<b>H 1</b>	<p>There is dilapidated housing within the city</p> <p><b>The need or opportunity is to:</b></p> <p>Review ordinance related to substandard or dilapidated housing</p>

**MORGANTON TRANSPORTATION**

<b>CODE:</b>	<b>ISSUE:</b>
<b>T 1</b>	<p>There are blind spots when cars turn out onto Old Route 76 from Church Street, Maple Street, and Fain Drive</p> <p><b>The need or opportunity is to:</b></p> <p>Work with state to improve signage and sight distance at Church Street, Maple Street, and Fain Drive.</p>
<b>T 2</b>	<p><b>ISSUE:</b></p> <p>There is a lack of traffic rule enforcement within city</p> <p><b>The need or opportunity is to:</b></p> <p>Coordinate with county to increase patrols and ticketing</p>

**MORGANTON NATURAL AND CULTURAL RESOURCES**

<b><u>CODE:</u></b>	<b>ISSUE:</b>
<b>NCR 1</b>	<p>Annual car show is an attraction for residents and visitors alike</p> <p><b>The need or opportunity is to:</b></p> <p>Partner with elementary school to participate in the annual car show (postponed because of COVID)</p>
<b>NCR 2</b>	<p><b>ISSUE:</b></p> <p>Proximity to Chattahoochee National Forest Morganton Point Recreation area means the city is a recreation community, with boat launch, campground, and swimming beach directly next to town, but during peak season there are pressures from the number of outside visitors the area attracts.</p> <p><b>The need or opportunity is to:</b></p> <p>Work with Forest Service to develop ways to manage visitor numbers at peak season</p>

**MORGANTON COMMUNITY FACILITIES AND SERVICES**

<b>CODE:</b>	<b>ISSUE:</b>
<b>CFS 1</b>	<p>Morganton has a small-town atmosphere and ethic where local churches like Morganton Baptist provide community support and social services, but the small size of the town means that staff and resources for code enforcement and policing are not available.</p> <p><b>The need or opportunity is to:</b></p> <p>Work with Fannin County to improve code enforcement and police presence</p>
<b>CFS 2</b>	<p><b>ISSUE:</b></p> <p>Morganton Point Recreation Area is next to Morganton on Lake Blue Ridge, but there are safety issues when pedestrians and bikers travel Lake Drive to the point during peak recreation periods. In addition, easier access to the downtown would encourage visitors to walk or ride and thus reduce car traffic and parking issues and improve downtown business.</p> <p><b>The need or opportunity is to:</b></p> <p>Work with Forest Service to develop a pedestrian/bike path to the Morganton Point Recreation Area.</p>
<b>CFS 3</b>	<p><b>ISSUE:</b></p> <p>The community center is an asset, and improvements would be beneficial</p> <p><b>The need or opportunity is to:</b></p> <p>Design space for Wi-Fi station in community center with additional amenities such as bathroom</p>
<b>CFS 4</b>	<p><b>ISSUE:</b></p> <p>Morganton’s municipal well system supplies high quality water to the city, but more information on water capacity and effect on water table would allow better planning for expansion</p> <p><b>The need or opportunity is to:</b></p> <ol style="list-style-type: none"> <li>a. Work with Georgia EPD to evaluate water capacity and long-term viability of city wells in anticipation of water demands due to development and evaluate potential to cause a decrease in ground water levels and water quality with increased development.</li> <li>b. Consider expanding water service expand south on SR60 and east on Old 76 to increase revenue for city and promote development</li> </ol>

**MORGANTON LAND USE**

<b>CODE:</b>	<b>ISSUE:</b>
<b>LU 1</b>	No items at current time

**MORGANTON INTERGOVERNMENTAL COORDINATION**

<b>CODE:</b>	<b>ISSUE:</b>
<b>IC 1</b>	<p>There is a need to work closer with the county on several issues and the county is willing to assist the city with services (EMS, police, etc.)</p> <p><b>The need or opportunity is to:</b></p> <p>Initiate regular meetings between county and municipalities twice a year</p>



*Morganton country charm*

## 5. Land use in Fannin County and its Municipalities

### TRENDS IN LAND USE IN FANNIN COUNTY

Northwest Georgia Regional Commission staff updated the existing land use maps using tax information and further checked them with satellite imagery. Standard land use categories were used to characterize human activity across the county’s landscape. The eight categories are:

- 1)Agricultural/Forestry; 2)Commercial; 3)Industrial; 4)Park/Recreation/Conservation;
- 5)Public/Institutional; 6)Single family Residential; 7)Multi-family Residential; and
- 8)Transportation/Communication/Utilities.

See the following “Land Use Category Descriptions” section for a detailed explanation of the categories and local photos illustrating each category. This land use system excludes open water, such as Lake Blue Ridge. Since the roads are lines in the GIS system, the Transportation/Communication/Utilities area totals below do not include the roads. In terms of roads, only the right-of-way of the four-lane SR 515 (SR 76) is included.

The total 2022 county dry land area of Fannin County, including the cities, as measured from GIS files is 243,101 acres (Table 5).Table 6 shows the land use for unincorporated Fannin County, excluding the cities. To help reveal land use trends, the land use data from the 2004 and 2017 comprehensive plans are also shown. The variation in the total acreage for each year relates to difference in how the parcel files are organized on GIS from year to year. The largest land use category is Park/Recreation/Conservation at 44%, the vast majority of which is the Chattahoochee National Forest. This mountainous forested terrain shapes the character of the county. The counties and cities also have several parks that fall in this category. The land use category that declined the most from 2004 to 2017 is Agriculture/Forestry, dropping from 40.6% to 29.9%, a drop of almost 11 percentage points. There was an accompanying rise of about 10% in Single Family Residential, from 15.5% in 2004 to 25.1% in 2017 for the whole county (Table 5), and a very similar rise in unincorporated Fannin County, excluding the cities (Table 6). Between 2017 and 2022 there was almost no change in these two categories. How does this align with the current building boom that has been going on since 2021? Between 2004 and 2017 lots were subdivided, so their tax designation changed, but not all the houses were built. That period included the Recession. The other land use categories showed little change over the 18-year period.

Table 5. Land Use Comparison, Fannin County Total land area

Land Use Category	Fannin County Total Land Area					
	2004		2017		2022	
	Acres	Percent	Acres	Percent	Acres	Percent
Agriculture/Forestry	98,485	40.6%	72,591	29.9%	72,541	29.8%
Commercial	1,229	0.5%	1,805	0.7%	1,989	0.8%
Industrial	467	0.2%	112	0.0%	115	0.0%
Park/Recreation/Conservation	104,217	43.0%	105,913	43.7%	106,328	43.7%
Public/Institutional	609	0.3%	765	0.3%	816	0.3%
Single-family Residential	37,538	15.5%	60,907	25.1%	60,818	25.0%
Multi-family Residential	54	0.0%	67	0.0%	79	0.0%
Transportation/Communication/Utilities	31	0.0%	434	0.2%	417	0.2%
total:	242,630	100.0%	242,594	100.0%	243,101	100.0%

Table 6. Land Use Comparison, Fannin County Unincorporated land area

Land Use Category	Fannin County Unincorporated Land Area					
	2004		2017		2022	
	Acres	Percent	Acres	Percent	Acres	Percent
Agriculture/Forestry	97,597	40.7%	72,294	30.2%	72,174	30.05%
Commercial	892	0.4%	1,283	0.5%	1,441	0.6%
Industrial	406	0.2%	86	0.0%	89	0.0%
Park/Recreation/Conservation	104,208	43.5%	105,812	44.2%	106,232	44.2%
Public/Institutional	499	0.2%	550	0.2%	612	0.3%
Single-family Residential	36,134	15.1%	59,280	24.7%	59,321	24.7%
Multi-family Residential	17	0.0%	23	0.0%	26	0.0%
Transportation/Communication/Utilities	18	0.0%	325	0.1%	304	0.1%
total:	239,771	100.0%	239,652	100.0%	240,198	100.0%

Blue Ridge annexed land between 2004 and 2022, as shown by their overall increase in acreage in Table 7. Some of this land was Commercial, particularly on the north side along SR 515. One annexed tract was in Agriculture/Forestry use on the south side of the city. Overall, Commercial land use increased from 19.7% in 2004 to 28.4% in 2022, almost 9%, while the Single Family Residential category declined by almost 5%, although due to the increase in the city’s footprint, the overall acreage in Single Family was about the same. The small amount of Industrial land use declined from 4.4% to 1.7%.

Table 7. Land Use comparison, Blue Ridge

Land Use Category	Blue Ridge Land Area					
	2004		2017		2022	
	Acres	Percent	Acres	Percent	Acres	Percent
Agriculture/Forestry	333	24.2%	68	4.6%	140	9.0%
Commercial	271	19.7%	417	28.0%	440	28.4%
Industrial	60	4.4%	26	1.8%	26	1.7%
Park/Recreation/Conservation	8	0.6%	43	2.9%	36	2.3%
Public/Institutional	74	5.4%	172	11.6%	161	10.4%
Single-family Residential	607	44.1%	637	42.8%	610	39.4%
Multi-Family Residential	14	1.0%	18	1.2%	28	1.8%
Transportation/Communication/Utilities	10	0.7%	106	7.1%	109	7.0%
total:	1,377	100.0%	1,487	100.0%	1,550	100.0%

In McCaysville, some land was de-annexed during the 18-year period that this data covers (Table 8). Agriculture/Forestry land use category shifted down and then up slightly, ending up at 16.5% in 2022 from 34% in 2004. Commercial increased somewhat from 2004 to 2022. Single Family Residential experienced increases by 2017 follow by a slight decrease by 2022 but ended the period higher than in 2004. Industrial land use declined to zero by 2022.

Table 8. Land Use comparison, McCaysville

Land Use Category	McCaysville Land Area					
	2004		2017		2022	
	Acres	Percent	Acres	Percent	Acres	Percent
Agriculture/Forestry	342	34.1%	146	14.8%	146	16.5%
Commercial	56	5.6%	79	8.0%	72	8.1%
Industrial	1	0.1%	0	0.0%	0	0.0%
Park/Recreation/Conservation	1	0.1%	1	0.1%	1	0.1%
Public/Institutional	18	1.8%	19	1.9%	18	2.1%
Single-family Residential	559	55.8%	712	72.2%	619	70.0%
Multi-Family Residential	23	2.3%	26	2.6%	26	2.9%
Transportation/Communication/Utilities	2	0.2%	3	0.3%	3	0.3%
total:	1,002	100.0%	986	100.0%	885	100.0%

The decline in Agriculture/Forestry land use in Morganton from 44.4% to 17.7% from 2004 to 2022 is partly because the 58 acres of Forest Service land that borders Lake Blue Ridge in the Morganton city limits was placed in the Agriculture/Forestry category in 2004. That land is more accurately defined as Park/Recreation/Conservation land use and is consistent with the designation for Forest Service land in unincorporated Fannin County. Commercial and Single Family Residential also increased somewhat over that period. There is no Industry or Multifamily residential land use in Morganton (Table 9).

Table 9. Land Use Comparison, Morganton

Land Use Category	Morganton Land Area					
	2004		2017		2022	
	Acres	Percent	Acres	Percent	Acres	Percent
Agriculture/Forestry	212	44.4%	83	17.7%	81	17.3%
Commercial	9	1.9%	27	5.7%	37	7.9%
Industrial	0	0.0%	0	0.0%	0	0.0%
Park/Recreation/Conservation	0	0.0%	57	12.1%	58	12.5%
Public/Institutional	19	4.0%	24	5.2%	24	5.2%
Single-family Residential	238	49.8%	278	59.4%	268	57.1%
Multi-Family Residential	0	0.0%	0	0.0%	0	0.0%
Transportation/Communication/Utilities	0	0.0%	0	0.0%	0	0.0%
total:	478	100.0%	468	100.0%	469	100.0%

*LAND USE CATEGORY DESCRIPTIONS*

<b>Land Use Map Category</b>
<i>Agriculture/Forestry</i>
<i>Found in: Unincorporated Fannin County, McCaysville, and Morganton</i>
<i>Description:</i>

Land in this category includes fields, pastures, and farmsteads used for farming, orchards, vineyards used for fruit production, and forest areas used for commercial timber or pulpwood harvesting. Forest Service lands are not included in this category because they are managed for multiple uses, are public, and are a major recreational draw in this tourist-oriented county.

Much of the agriculture in Fannin County is poultry and cattle production, with hay and some row crops, but orchards and vineyards are also found here, contributing to agritourism. Aquaculture takes place at the Chattahoochee National Forest Fish Hatchery, where trout are raised for release into North Georgia’s streams and rivers.



*Pasture in Fannin County*



*Apple Orchards at Mercier Orchards*



*Plowed field on floodplain of Toccoa River in McCaysville*



*Pasture and forest in Fannin County*

**Land Use Map Category**

**Park/Recreation/Conservation**

*Found in:* Unincorporated Fannin County, Blue Ridge, McCaysville, and Morganton

*Description:*

This land use category includes areas dedicated to active or passive recreational uses and/or conservation. This includes privately or publicly owned playgrounds, parks, nature preserves, wildlife management areas, national or state forests, golf courses, and recreational centers. Chattahoochee National Forest lands are included in this category and make up more than 40% of the area in the county. The forest provides multiple recreational opportunities, including fishing, hunting, camping, biking, hiking, and boating access. There are parks in Blue Ridge and McCaysville and unincorporated Fannin County.



*Morganton Point Recreation Area on Lake Blue Ridge, Chattahoochee National Forest.*

**Fannin County:**

- Fannin County Park on Tom Boyd Road
- Tammen Park below Blue Ridge Dam
- Ron Henry Horseshoe Bend Park on Toccoa River
- Three Campgrounds on Chattahoochee National Forest



*Toccoa River Park, McCaysville*

**Blue Ridge:**

- Blue Ridge City Park on Gray Street
- Downtown City Park
- Mineral Springs Park-Mineral Springs Road
- The Haven Dog Park-run by Humane Society



*Downtown City Park, Blue Ridge*

**McCaysville:**

- Toccoa River Park

**Morganton:**

- Morganton Point Recreation Area with campground (Chattahoochee National Forest)

**Land Use Map Category**

**Transportation/Communication/Utilities**

*Found in:* Unincorporated Fannin County, Blue Ridge, McCaysville

*Description:*

Land in this category includes major transportation routes, railroad facilities, radio towers, and power generation plants.

Major automobile routes are State Routes 60, 5 and 515, which is also US 76. There is no interstate in Fannin County.

Fannin County is served by the short line Georgia Northeastern Railroad that runs from Marietta, through Woodstock, Jasper, and Ellijay to Blue Ridge as a freight line. This line hauls mainly timber, grain, poultry and marble products. The subsidiary Blue Ridge Scenic Railway runs north from Blue Ridge to McCaysville/Copperhill and is a passenger service for tourists. This popular attraction has been in service since 1998.

Blue Ridge Dam on the Toccoa River was completed in 1930 by the Toccoa Electric Power Company. Taken over by the Tennessee Valley Authority in the 1930's, it serves to generate power and provide flood control. The water intakes for the drinking water plants for Blue Ridge and McCaysville are located on the Toccoa River downstream of the reservoir.



*Railroad line in Blue Ridge*



*TVA Powerhouse below Blue Ridge Dam*



*TVA Blue Ridge Reservoir and Dam*

**Land Use Map Category**

*Public/Institutional*

*Found in:* Unincorporated Fannin County, Blue Ridge, McCaysville, Morganton

*Description:*

Public buildings and other facilities owned by the federal, state, or local government fall into this category as well as institutions that are not for profit. Government buildings such as courthouses, city halls, police and fire stations, libraries, prisons, post offices, and schools fall in this category. Privately owned facilities that are considered institutional include colleges, churches, cemeteries, and hospitals. Fannin County has one public high school, one middle school, and 3 elementary schools. The fire department has 15 stations located throughout the county. Fannin Regional Hospital is located between McCaysville and Blue Ridge on SR 5.



*Cemetery in rural Fannin County*



*Fannin Regional Hospital on SR 5*



*Fannin County Courthouse, Blue Ridge*



*Fire Station #14, SR 60*

**Land Use Map Category**

*Industrial*

*Found in:* Unincorporated Fannin County, Blue Ridge

*Description:*

This category includes land used for manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining and mineral extraction activities, and other similar uses.

Although Fannin County’s mountainous terrain and remote location limit large-scale industrial development, there are two industrial parks providing opportunities for manufacturing, and a new spec building available for industry on SR 5.



*Fannin County Economic Dev. Authority spec building off SR 5*



*Whitepath Fabtech in Blue Ridge*

**Land Use Map Category**

*Commercial*

*Found in:* Unincorporated Fannin County, Blue Ridge, McCaysville, and Morganton

*Description:*

Land in this category is used for non-industrial businesses, including retail sales, office, service and entertainment.

Both the cities of Blue Ridge and McCaysville have typical commercial downtowns with storefronts. Several big box stores and fast food restaurants are located at the intersection of SR 515 and SR 5 on the north side of Blue Ridge. Along SR 5 outside of Blue Ridge, Mercier Orchards has a large retail store combined with pick-your-own orchards, making it an agritourism destination. Strip malls and other retail businesses are located in unincorporated Fannin County south of Blue Ridge along SR 515. Some commercial development, in the form of gas stations/convenience stores is also located at the intersection of SR 515 and SR 60 east of Blue Ridge. Further north on SR 60 the crossroad community of Mineral Bluff has convenience stores and other small businesses. Morganton has several small businesses and a restaurant.



*Restaurant in Morganton*



*Stores across from the depot, Toccoa Ave, McCaysville*



*Downtown Blue Ridge*



*Strip mall on SR 515 Fannin County*

**Land Use Map Category**

*Multi-family Residential*

*Found in: Unincorporated Fannin County, Blue Ridge, McCaysville*

**Description:**

Buildings containing two dwelling units or more are in this land use category. This includes duplexes and apartment buildings with multiple units.

Overall, there is not much multifamily housing in this area. Multifamily public housing can be found in Blue Ridge and McCaysville. In unincorporated Fannin County, multifamily housing is limited because of limited sewer service, but 3 apartment complexes are located near Blue Ridge. There is no multifamily housing in Morganton.



*Public Housing in McCaysville*



*Public housing on Industrial Boulevard, Blue Ridge*



*Apartments off Mineral Springs Road in Fannin County*

**Land Use Map Category**

*Single-family Residential*

*Found in: Unincorporated Fannin County, Blue Ridge, McCaysville, and Morganton*

*Description:*

This land use category is comprised of dwellings occupied by one family. The vast majority of residences in Fannin County are designed to be occupied by one family. Many single-family residences in unincorporated Fannin County serve at least part of the year as short-term vacation rentals. Zoning in Blue Ridge restricts short-term rentals to certain areas of the city.



*Single family residence, Blue Ridge*



*Single family residence, Morganton*



*Single family residence in Fannin County*



*Single family Residence, McCaysville*

## UPDATING THE FUTURE LAND USE MAPS

The existing land use maps were updated by NWGRC mapping staff using the latest tax information and review of satellite imagery, as explained previously. These maps were displayed at stakeholder meetings and copies were presented at steering committee meetings. Staff encouraged participants to review the maps for changes that had not been captured by the tax records or imagery review. Government officials were encouraged to consider areas where they want to direct land use or show trends in land use in the next five years. Issues that are currently important to officials include transportation changes around McCaysville, with the planned bypass and the widening of SR 5, and Commercial, Single Family Residential and Multi-family Residential land use changes in Blue Ridge. In the county, the conversion of Agriculture/Forest land use to Single Family Residential is a concern. Many of these changes in the county from Agriculture/Forest to Single Family Residential would be second homes, leading to a loss of open space with no increase in homes that local residents could afford. Keeping up with services like fire protection to these new homes in mountainous terrain is a growing concern for the county.

Fannin County had no further changes to their updated Future Land Use map. Blue Ridge had several changes to the city's map, mainly switches from Single Family Residential to Commercial and Commercial to Single Family Residential. They wanted to change the area behind the Fannin County High School that was Agriculture/Forest to Public/Institutional. A 66-acre area of Agriculture/Forest directly south of the school property was changed to Single Family Residential. McCaysville is waiting to make changes to their land use map until the bypass is built and SR 5 is widened. Morganton has an area that is currently Agriculture/Forestry that is about to be developed into Single Family Residential. The future land use maps are found on the following pages for Fannin County, Blue Ridge, McCaysville, and Morganton. To save space, the existing land use maps used to build the future land use maps are not shown here.

The county and city of Blue Ridge have been divided into sections on a grid to show more detail. The county map index is shown first, with nine section maps following. Blue Ridge has a map index followed by three section maps. Because McCaysville and Morganton each cover a smaller area, they are showed as single maps.

### Commercial Development:



*Blue Ridge Ada St*



*Morganton- boat rental*



*McCaysville-Toccoa Ave*



*Blue Ridge-house converted to restaurant- West Main St*



*Blue Ridge-West Main St*

Fannin County Grid Map Index for Future Land Use Map, followed by nine map sections- A1, A2, A3, A4, B2, B3, B4, C3, C4

# Future Land Use Map Fannin County, GA

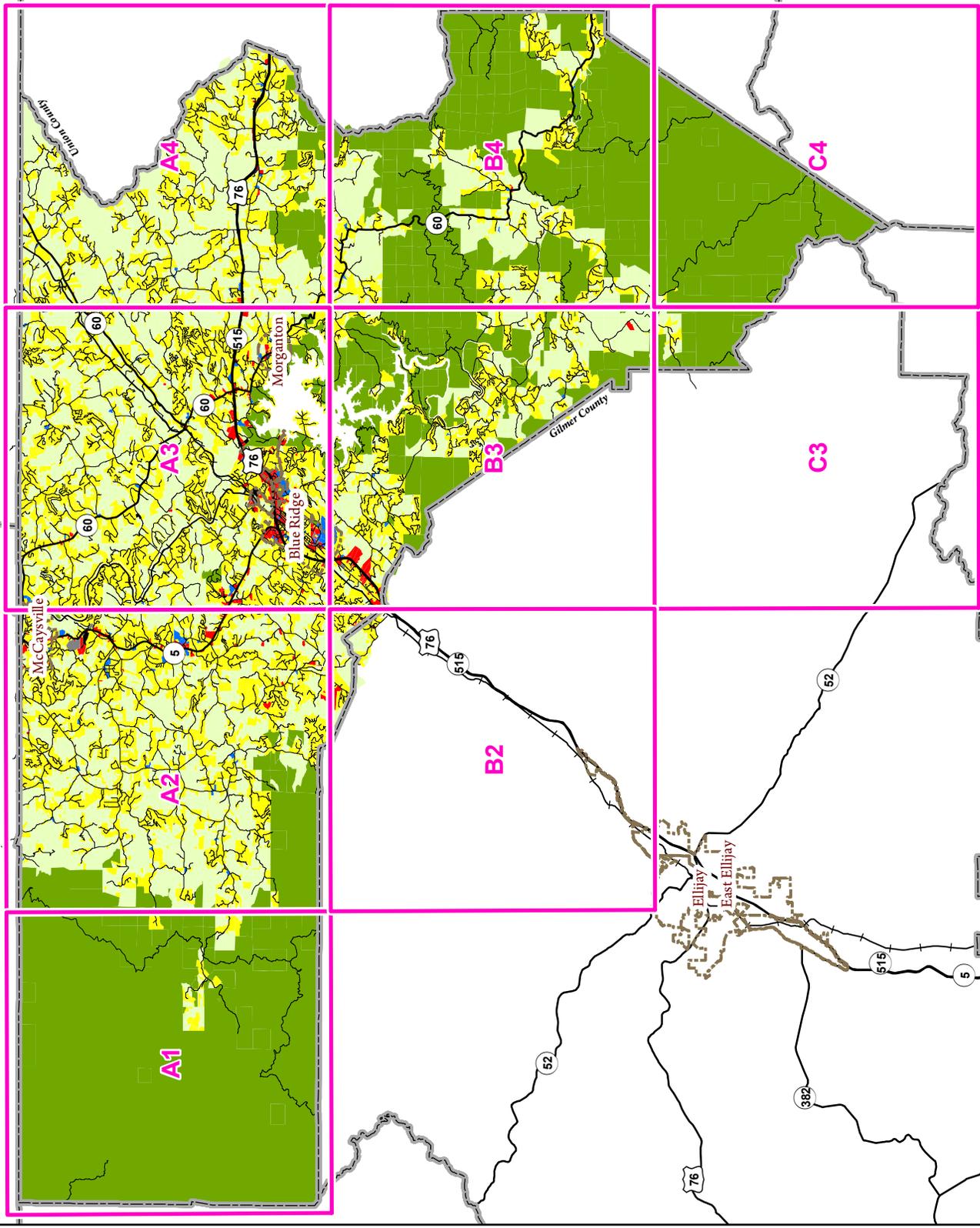
- Roads
- Highways
- Railroads
- City Limits
- Agriculture/Forestry
- Commercial
- Industrial
- Multi-Family Residential
- Park/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Transportation/Utilities
- Communication/Utilities



1 in = 4 miles



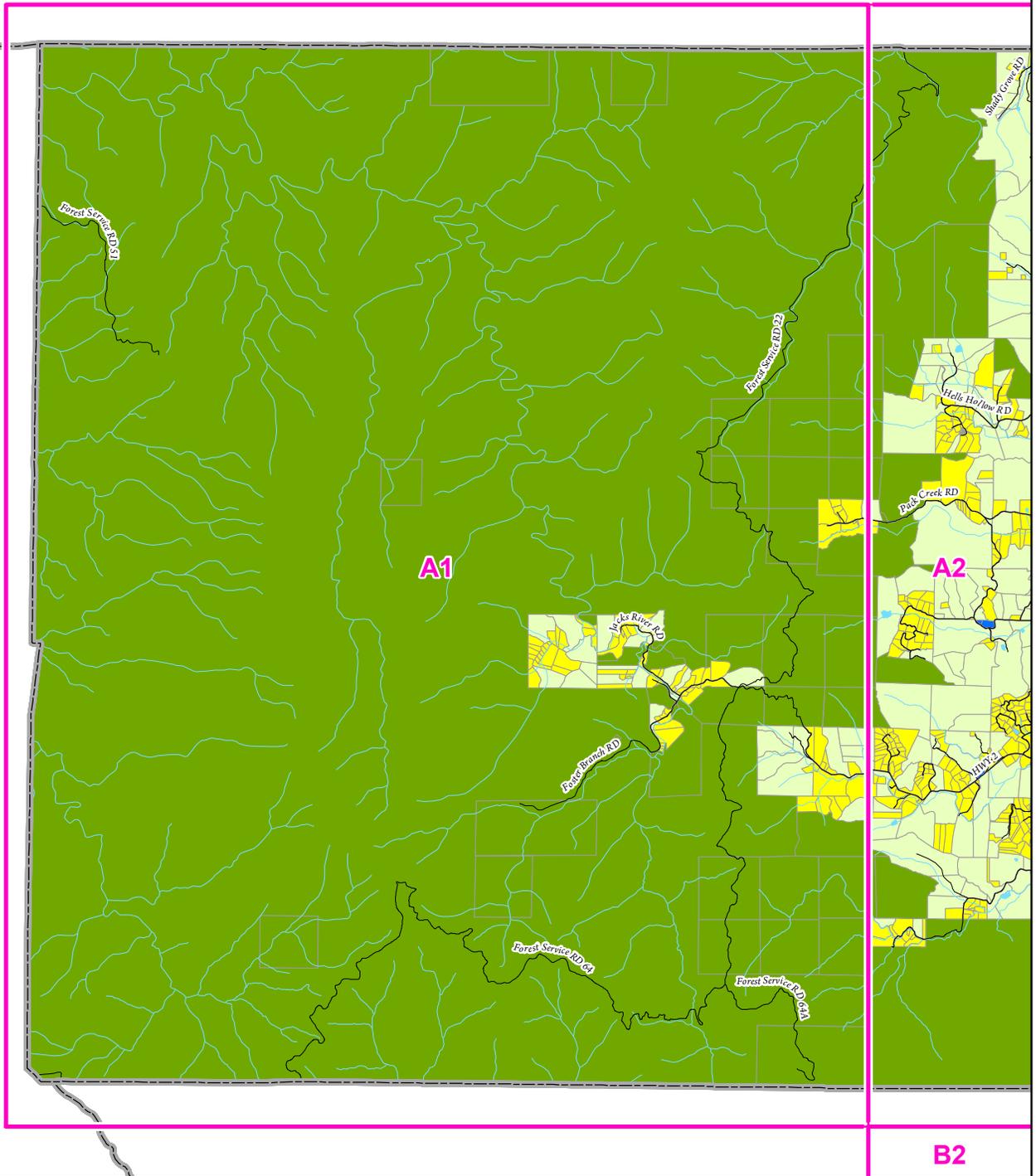
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# Future Land Use Map - Fannin County, Georgia

1 inch = 1.4 miles



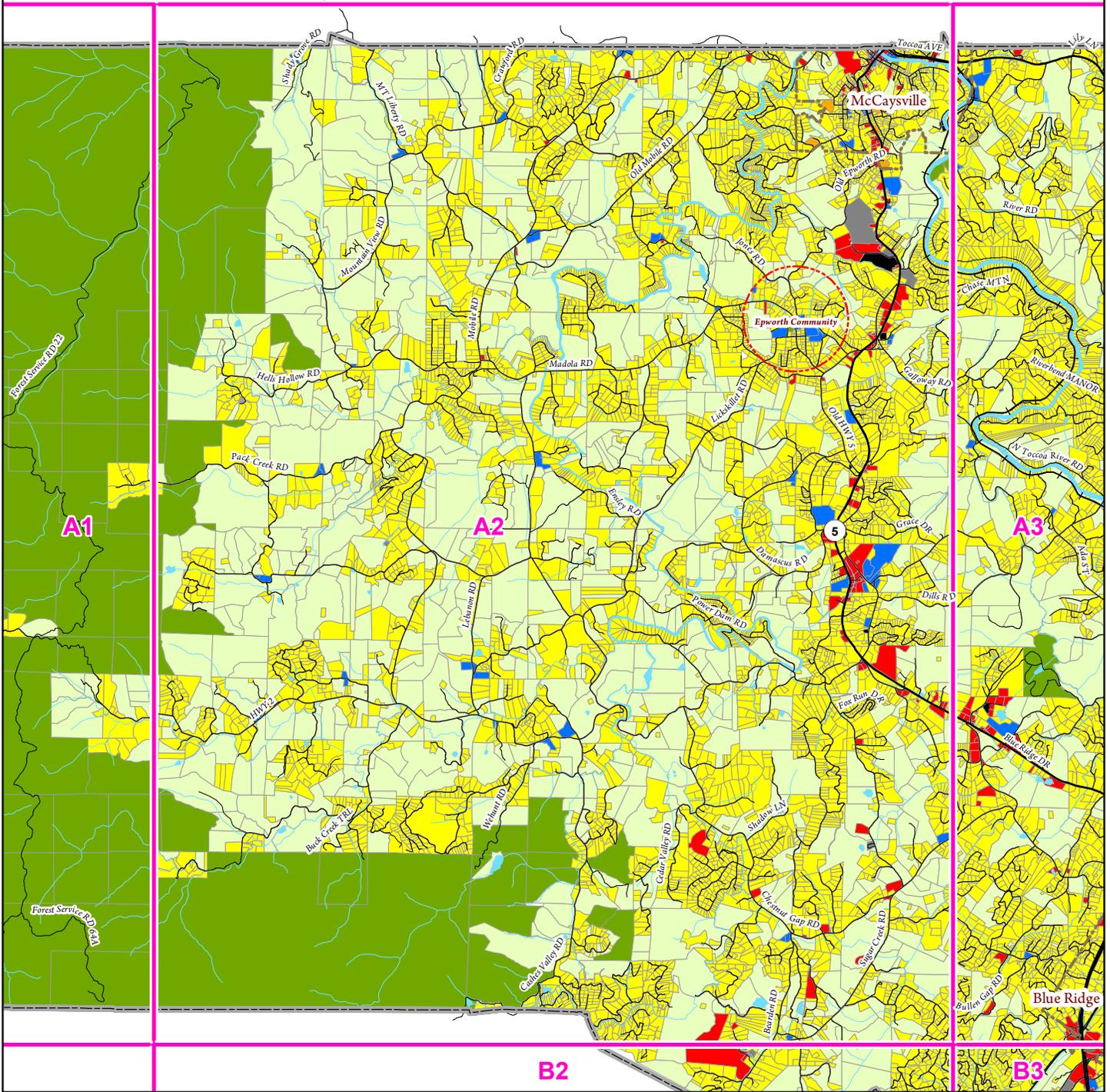
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- Highways      — Rivers & Streams       City Limits
- Agriculture/Forestry       Public/Institutional
- Park/Recreation/Conservation       Single Family Residential



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# Future Land Use Map - Fannin County, Georgia

1 inch = 1.4 miles



- Roads
- Highways
- Railroads
- Rivers & Streams
- Lakes & Ponds
- City Limits
- Crossroad Community

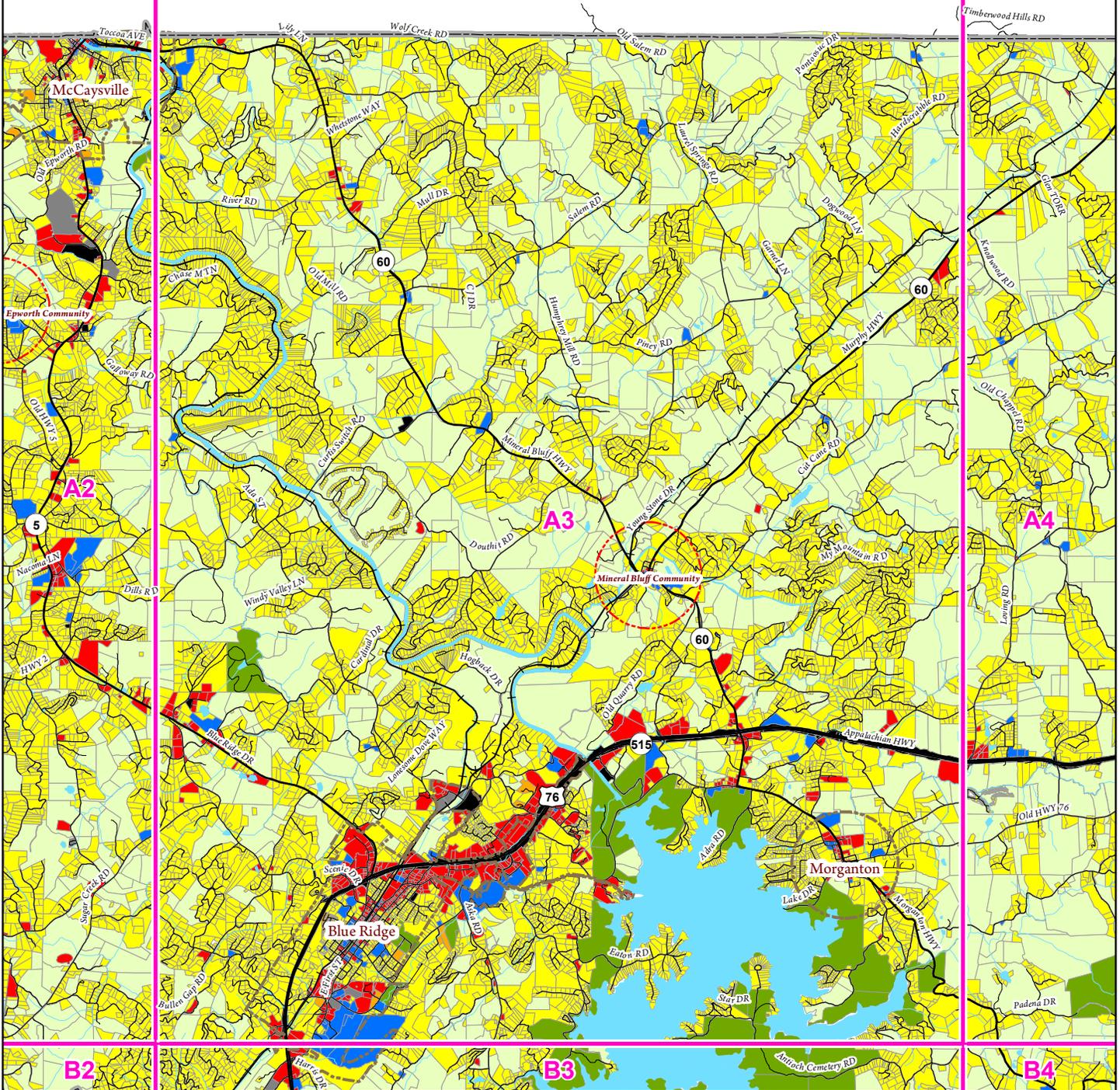
- Agriculture/Forestry
- Park/Recreation/Conservation
- Commercial
- Public/Institutional
- Industrial
- Single Family Residential
- Multi-Family Residential
- Transportation/Communication/Utilities



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# Future Land Use Map - Fannin County, Georgia

1 inch = 1.4 miles



- Roads      —+— Railroads       Lakes & Ponds        Crossroad Community
- Highways       Rivers & Streams        City Limits

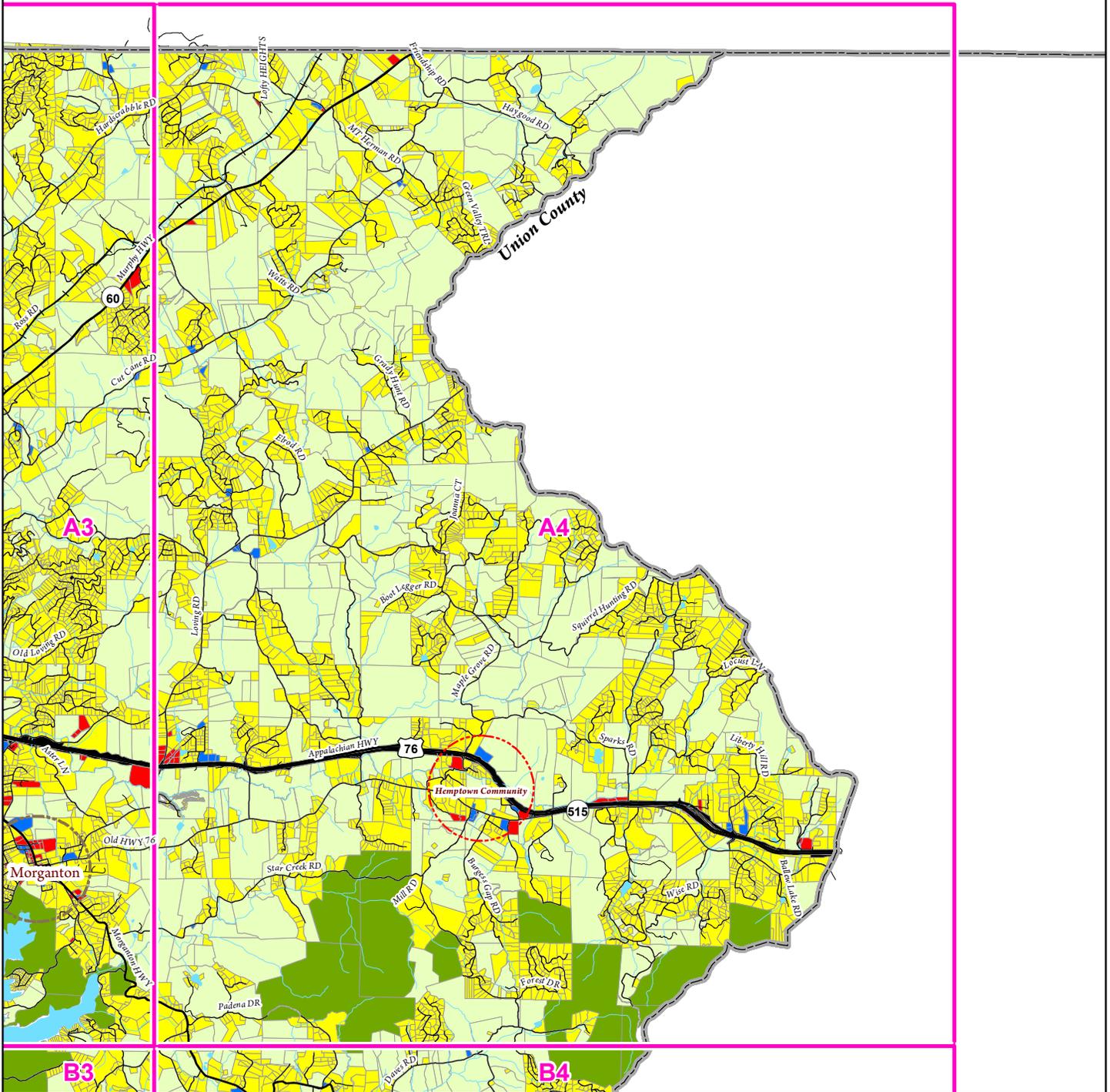
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- Commercial
- Industrial
- Multi-Family Residential
- Park/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Transportation/Communication/Utilities



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# Future Land Use Map - Fannin County, Georgia

1 inch = 1.4 miles



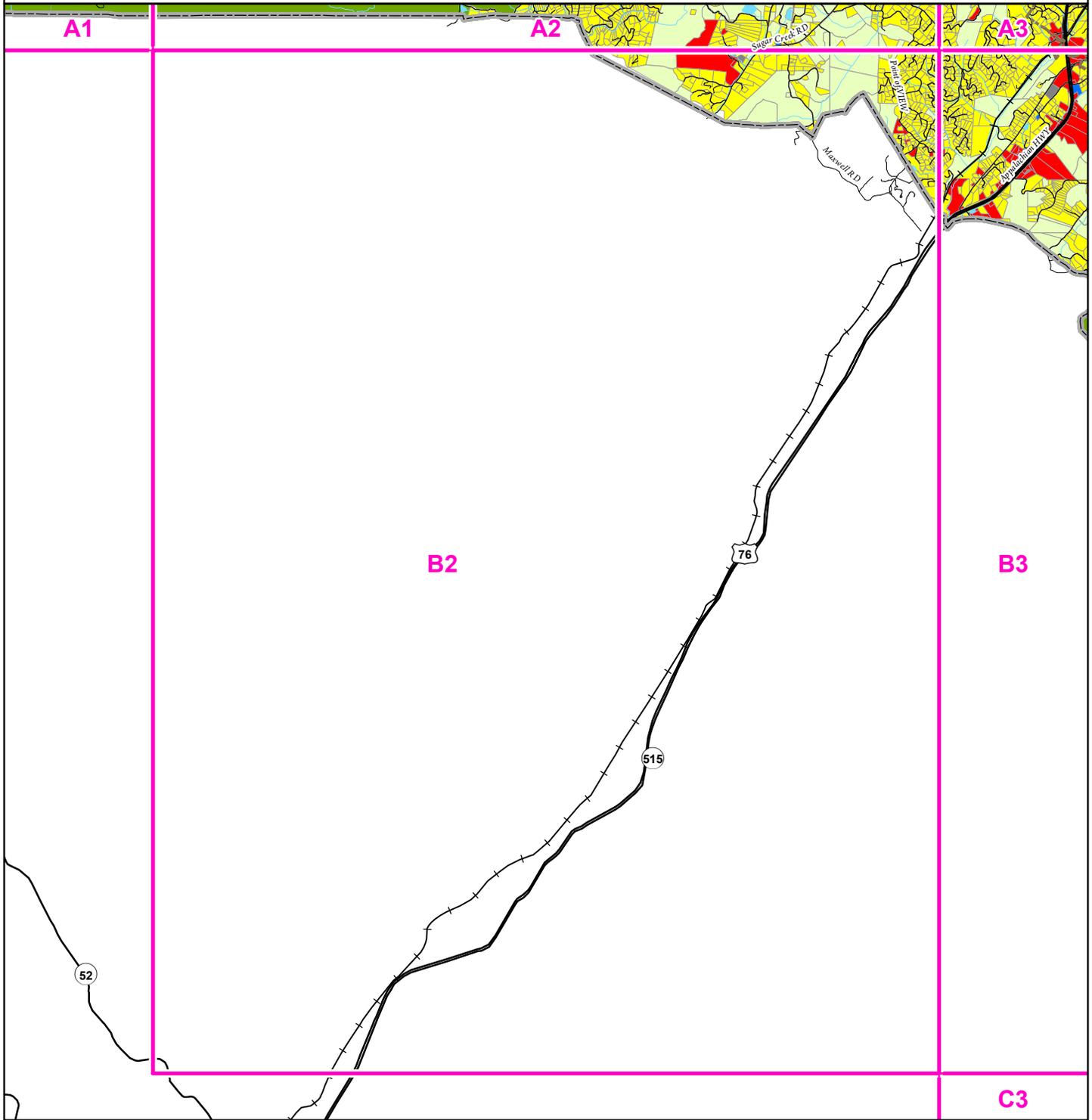
- |                                |                                          |                   |                           |
|--------------------------------|------------------------------------------|-------------------|---------------------------|
| — Roads                        | — Railroads                              | — Lakes & Ponds   | - - - Crossroad Community |
| — Highways                     | — Rivers & Streams                       | - - - City Limits |                           |
| — Agriculture/Forestry         | — Public/Institutional                   |                   |                           |
| — Commercial                   | — Single Family Residential              |                   |                           |
| — Park/Recreation/Conservation | — Transportation/Communication/Utilities |                   |                           |



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# Future Land Use Map - Fannin County, Georgia

1 inch = 1.4 miles



- Roads      +— Railroads      [Light Blue] Lakes & Ponds
- Highways      — Rivers & Streams      [Dashed Box] City Limits

- [Light Green] Agriculture/Forestry      [Blue] Public/Institutional
- [Red] Commercial      [Yellow] Single Family Residential
- [Grey] Industrial      [Black] Transportation/Communication/Utilities
- [Dark Green] Park/Recreation/Conservation



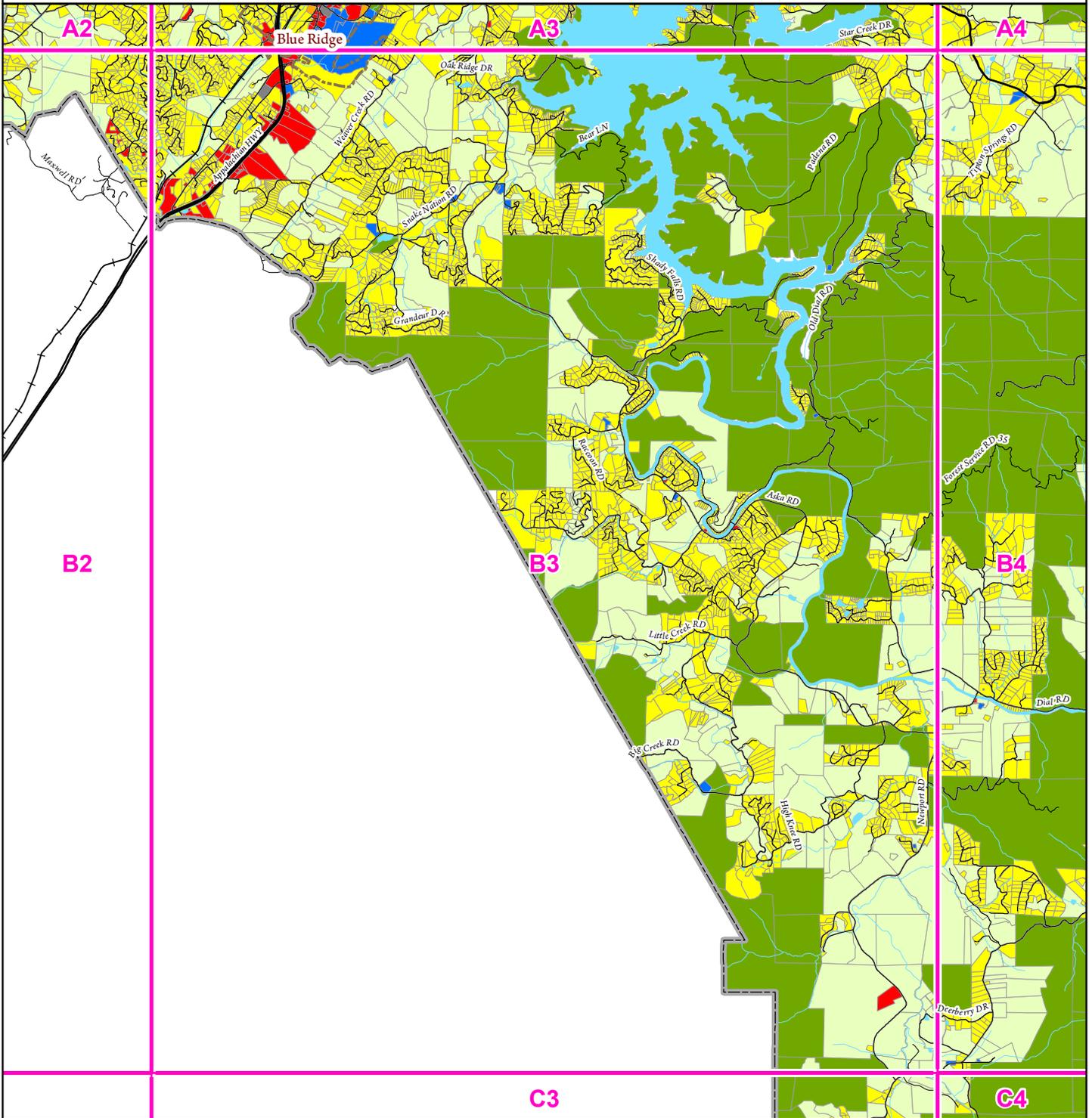
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## Section B2

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# Future Land Use Map - Fannin County, Georgia

1 inch = 1.4 miles



- Roads
- +— Railroads
- Highways
- Rivers & Streams
- City Limits
- Lakes & Ponds

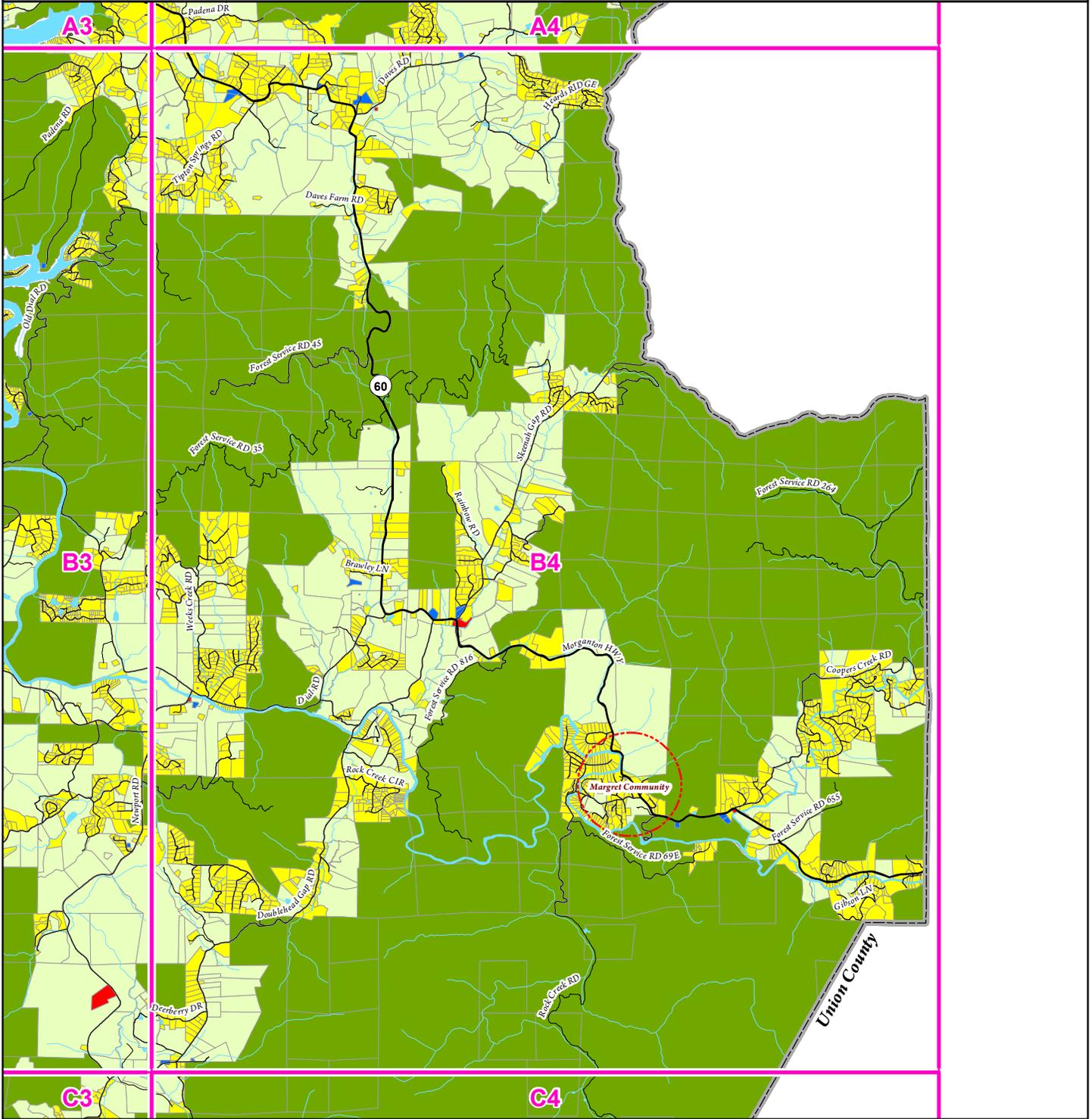
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- Park/Recreation/Conservation
- Commercial
- Public/Institutional
- Industrial
- Single Family Residential
- Multi-Family Residential
- Transportation/Communication/Utilities



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# Future Land Use Map - Fannin County, Georgia

1 inch = 1.4 miles



- Roads
- Highways
- Railroads
- Rivers & Streams
- Lakes & Ponds
- City Limits
- Crossroad Community

- Agriculture/Forestry
- Commercial
- Park/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Transportation/Communication/Utilities



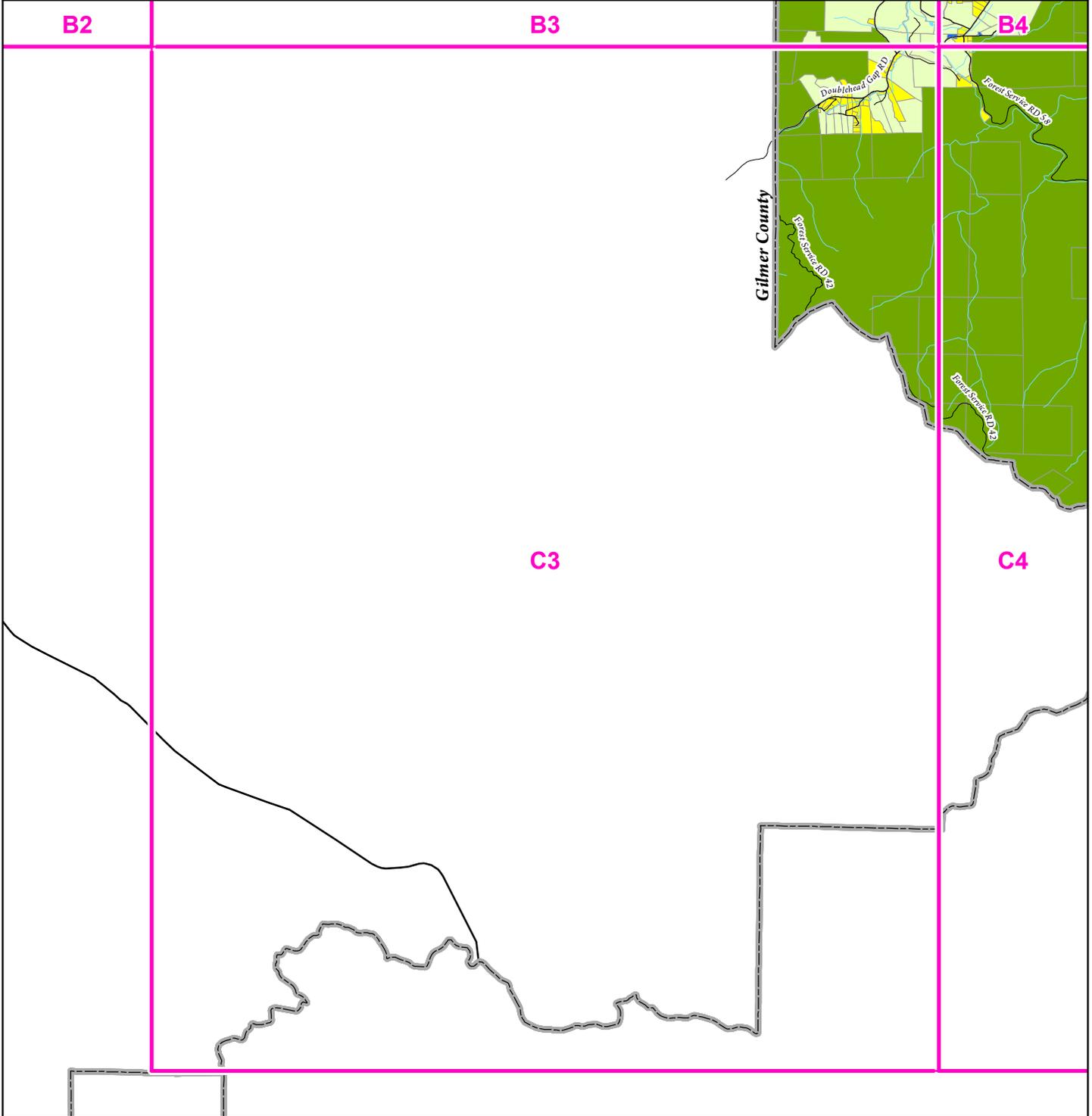
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# Future Land Use Map - Fannin County, Georgia

1 inch = 1.4 miles



- Roads      +— Railroads       Lakes & Ponds
- Highways      — Rivers & Streams       City Limits
- Agriculture/Forestry
- Park/Recreation/Conservation       Single Family Residential

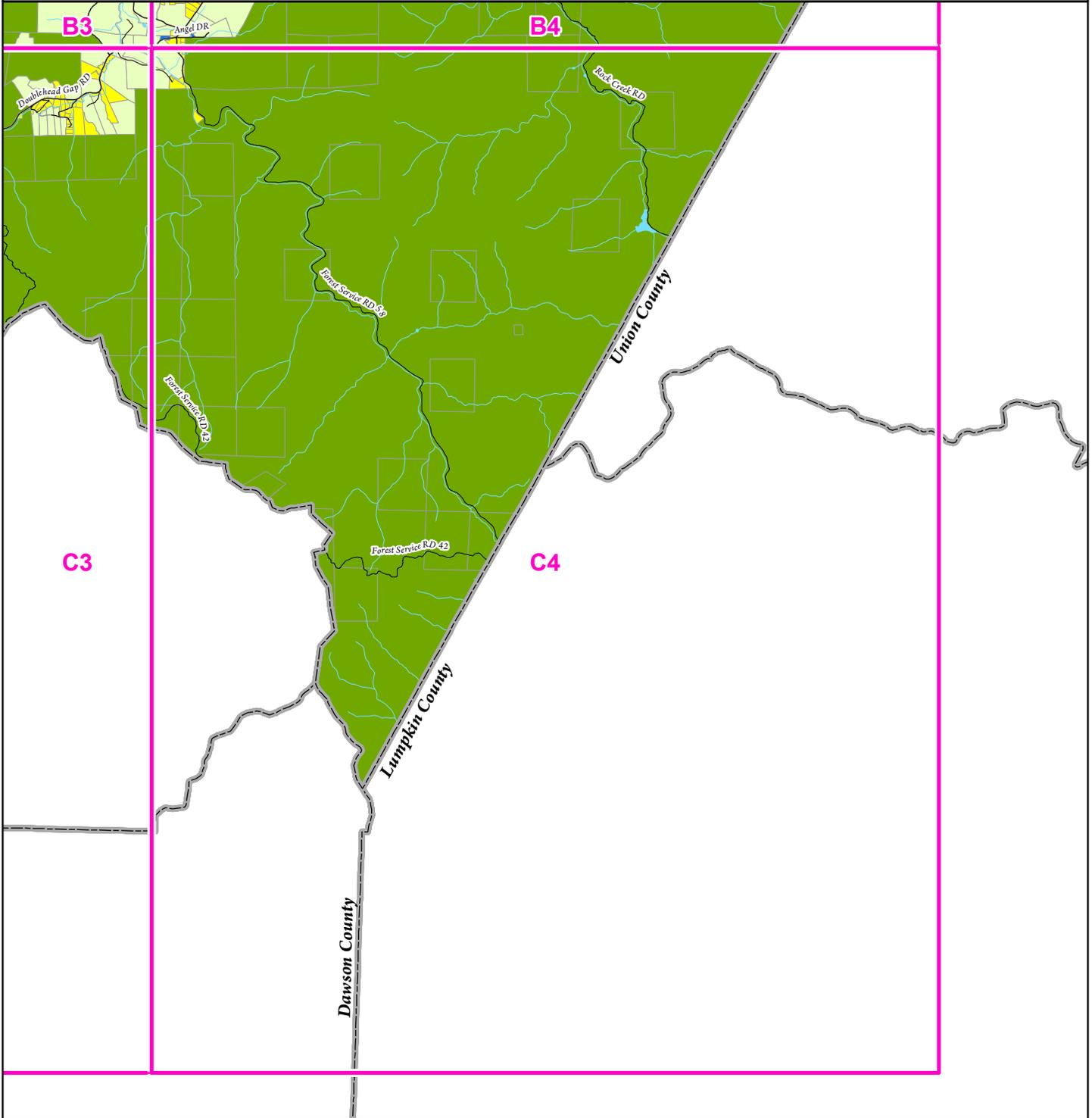


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## Section C3

# Future Land Use Map - Fannin County, Georgia

1 inch = 1.4 miles



- Roads      +— Railroads       Lakes & Ponds
- Highways      — Rivers & Streams       City Limits
- Agriculture/Forestry
- Park/Recreation/Conservation       Single Family Residential



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## Section C4

# Future Land Use Map Blue Ridge, GA

- Roads
- Highways
- Railroads

Character Areas

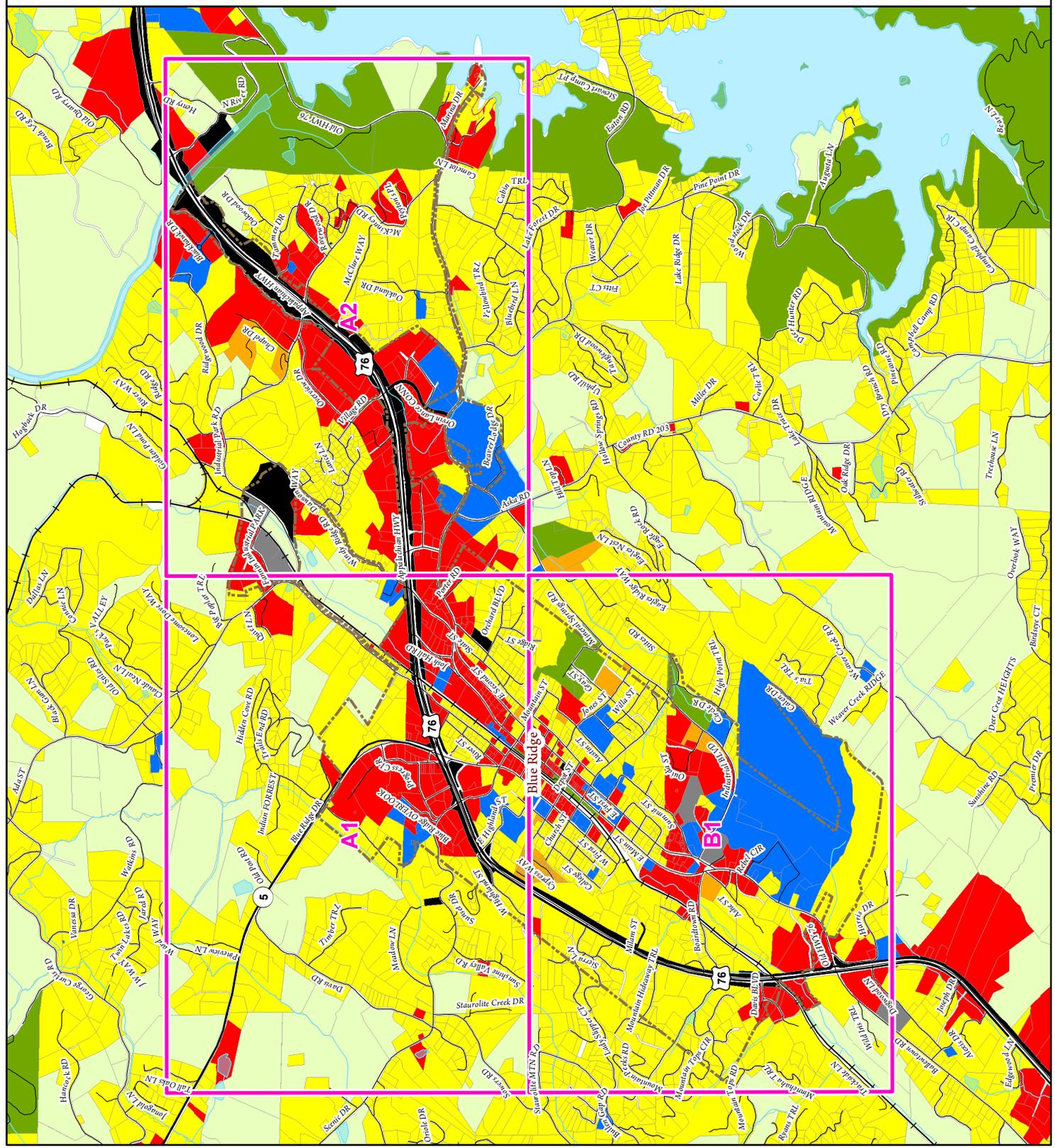
- Agriculture/Forestry
- Commercial
- Industrial
- Multi-Family Residential
- Park/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Transportation/Utilities
- Communication/Utilities



1 in = 0.6 miles



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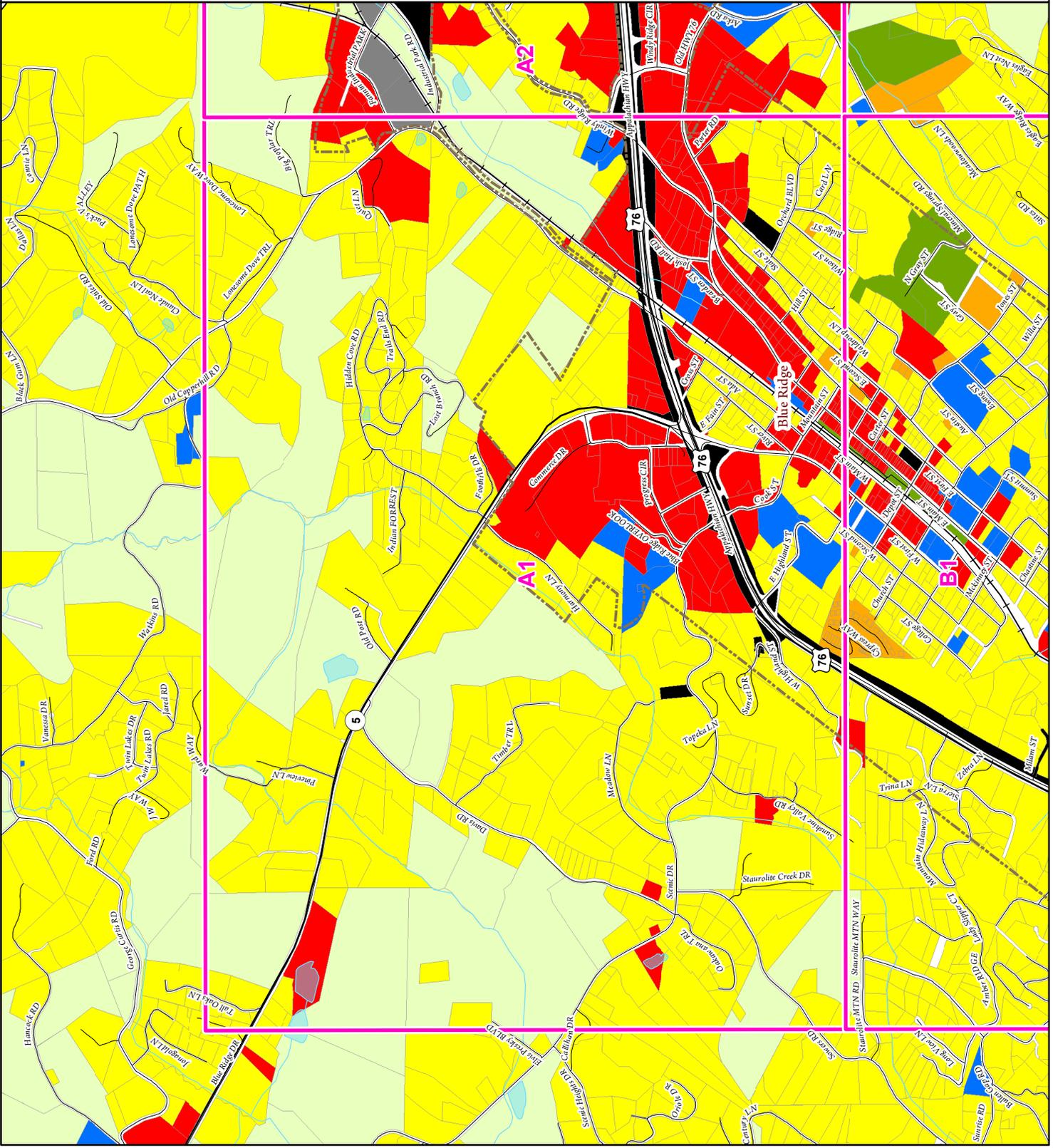
# Future Land Use Map Blue Ridge, GA

- Roads
- Highways
- Railroads
- City Limits

- Agriculture/Forestry
- Commercial
- Industrial
- Multi-Family Residential
- Park/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Transportation/Communication/Utilities



1 in = 0.3 miles



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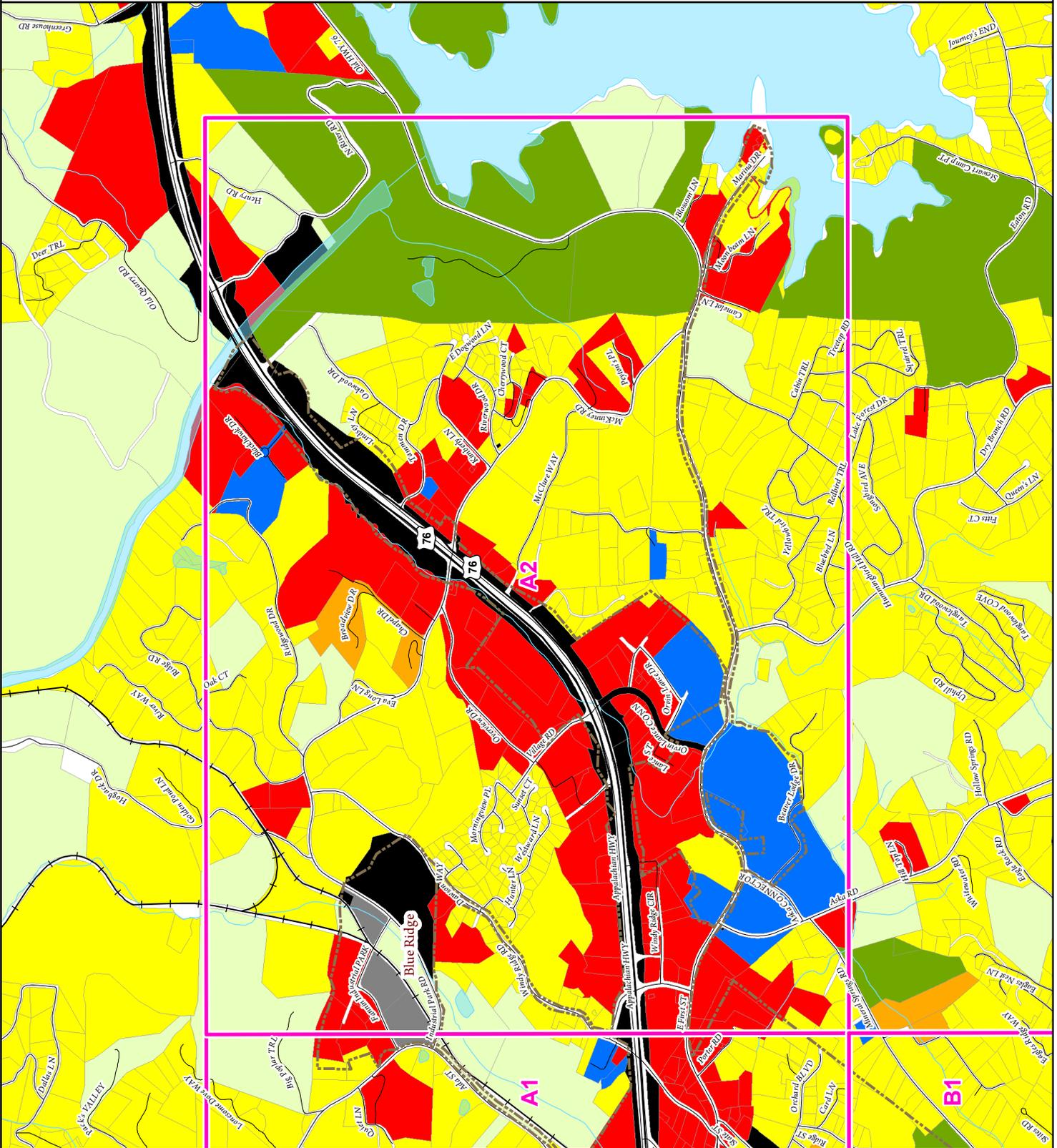
# Future Land Use Map Blue Ridge, GA

- Roads
- Highways
- Railroads
- City Limits

- Agriculture/Forestry
- Commercial
- Industrial
- Multi-Family Residential
- Park/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Transportation/Communication/Utilities



1 in = 0.3 miles



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# Future Land Use Map Blue Ridge, GA

- Roads
- Highways
- Railroads
- City Limits

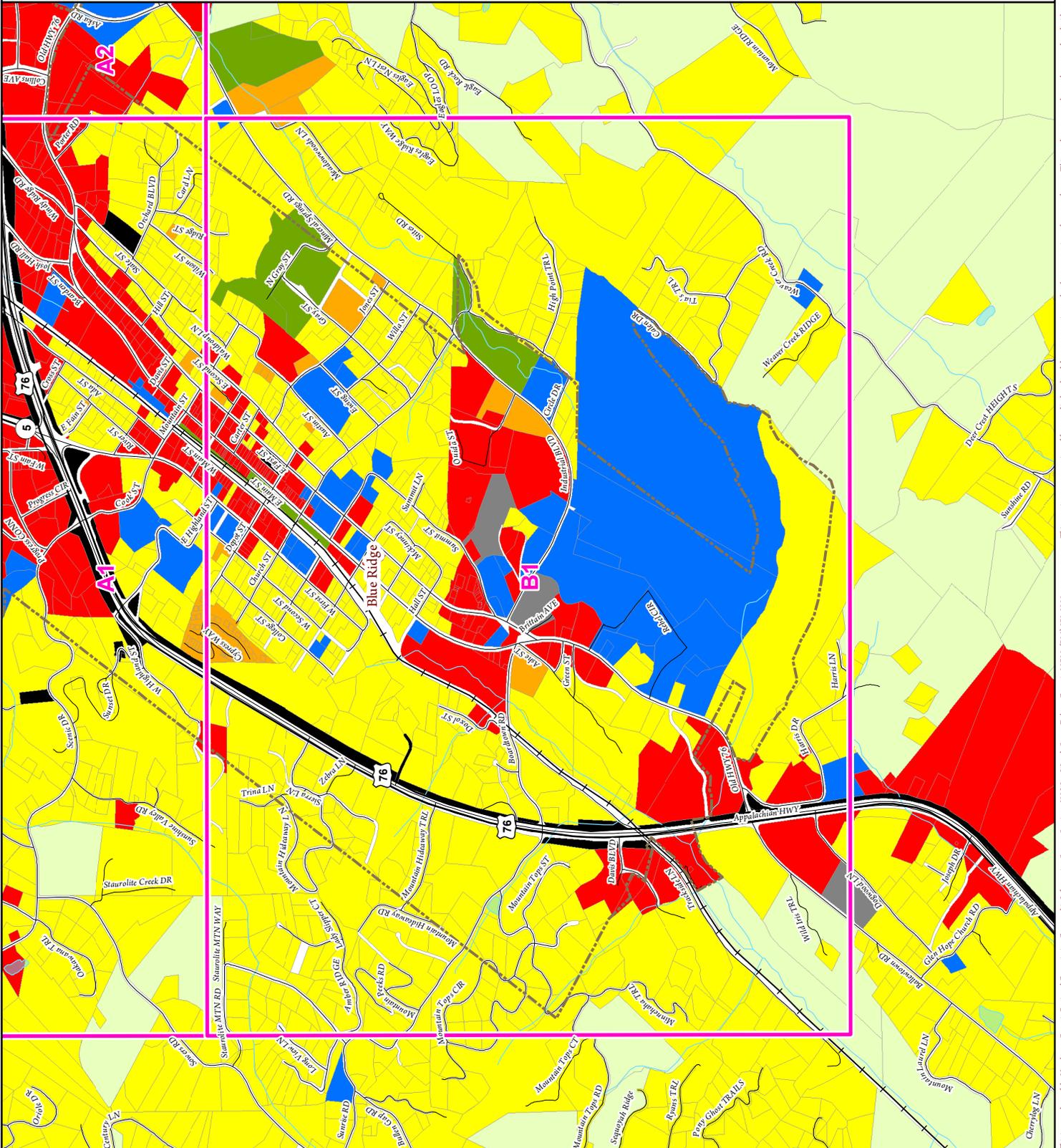
- Agriculture/Forestry
- Commercial
- Industrial
- Multi-Family Residential
- Park/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Transportation/Utilities
- Communication/Utilities



1 in = 0.3 miles



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Section B1

# Future Land Use Map McCaysville, GA

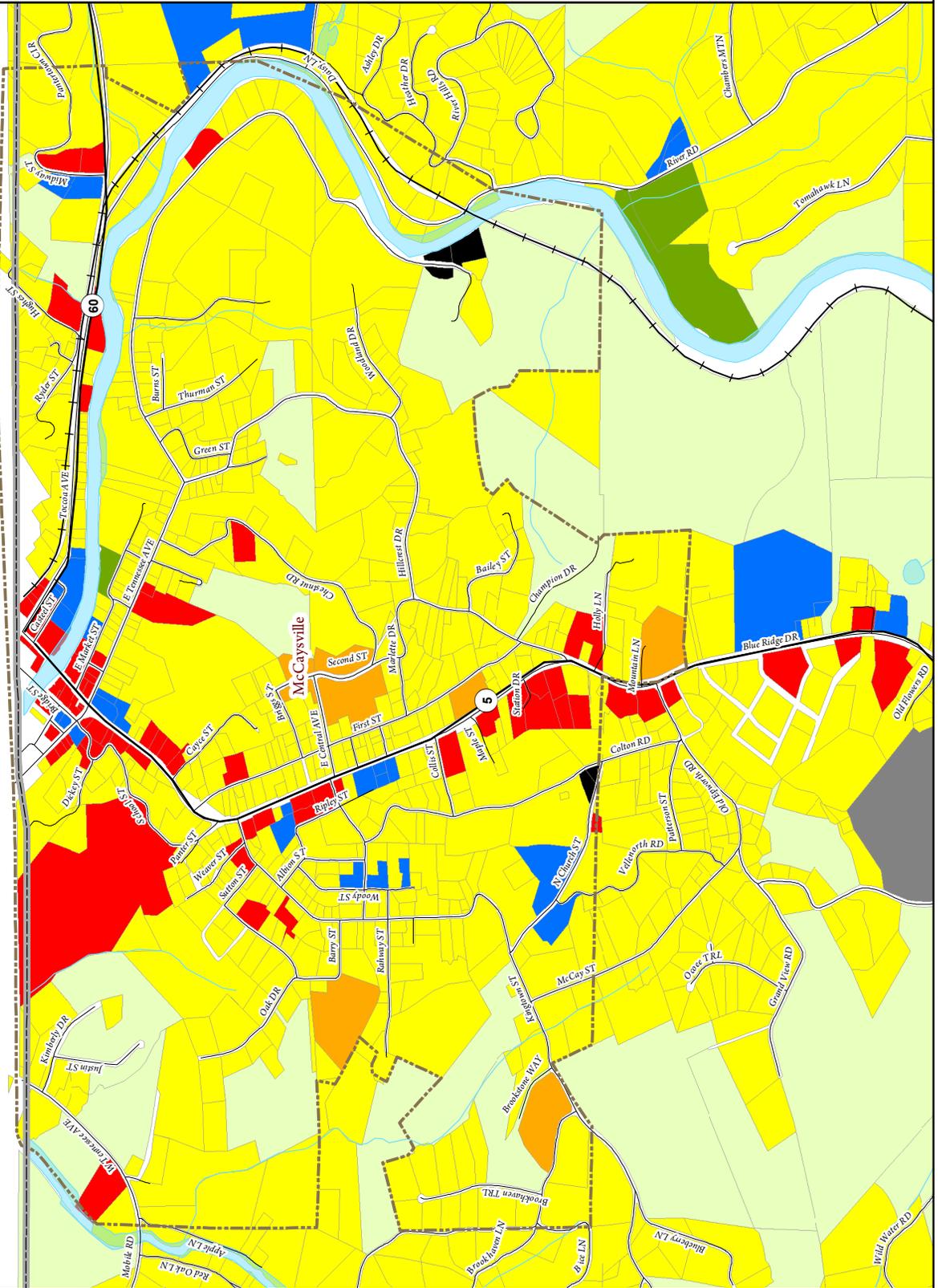
- Roads
- Highways
- Railroads
- City Limits
- Agriculture/Forestry
- Commercial
- Industrial
- Multi-Family Residential
- Park/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Transportation/Utilities
- Communication/Utilities



1 in = 0.3 miles



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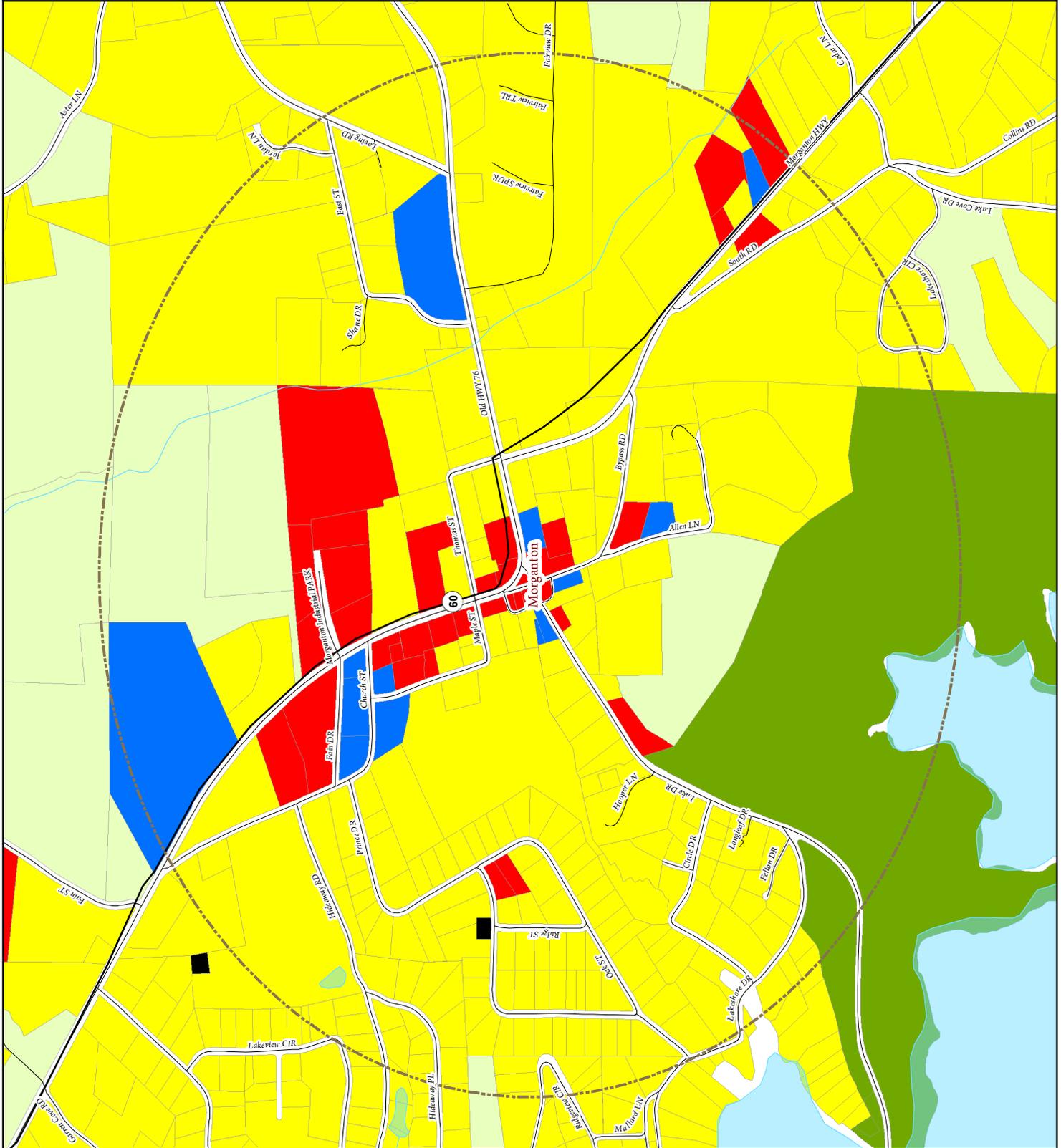
# Future Land Use Map Morganton, GA

- Roads
- Highways
- City Limits

- Agriculture/Forestry
- Commercial
- Park/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Transportation/Communication/Utilities



1 in = 0 miles



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## 6. Community Work Programs-Building a Better Community

Each government's Community Work Program is a list of specific projects that the government is willing to track and accomplish. General ideas about problems and issues came from the stakeholders' SWOT analysis, then these were formulated into Needs and Opportunities. Planners identified Strategies to address the Needs and Opportunities, and these strategies were potential work program items. Other items were carried forward from the last work program. The steering committee members evaluated these items to decide which items went into the final work programs. Steering committee members included elected officials, government administrators, and people who did not work for the government. These steering committee members had the final say in the process. The steering committee deleted some of the items based on reasons such as funding, staffing, overall public interest level, and jurisdictional issues. When a work program item was deleted by the steering committee, the planners deleted it from the Needs and Opportunities section as well.

In the following work program tables, items shown in green were carried forward from the last work program covering the years 2017-2022. The code in the first column can be used to trace that item back to the Needs and Opportunities lists, which have been numbered for each municipality. Following this is a short description of the project, then an estimated time table, an estimated cost, a funding source, and the responsible party, the entity charged with carrying out the work. It should be noted again that this is a list to guide the efforts of the government, not a binding contract.



*University of North Georgia Blue Ridge Campus*

*FANNIN COUNTY COMMUNITY WORK PROGRAM*

Items in green are carried forward from report of accomplishment.

FANNIN COUNTY COMMUNITY WORK PROGRAM, 2023-2027									
CODE:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
<b>ED</b>	<b>ECONOMIC DEVELOPMENT</b>								
ED1	1.Pursue funding from ARC, OGA, or TVA to improve or build on FCDA owned sites that would encourage suitable business expansion. Consider matching funds, if applicable. (rewritten)	X	X	X	X	X	\$10,000/yr	Fannin Development Authority, ARC, TVA, OneGeorgia Authority	Fannin Development Authority
ED2	2. Workforce Development: i. Continue support for workforce development and business resources through public and private partners ii. Develop partnerships with technical schools and universities, including: 1. Fannin County School System & CTAE programing 2. UNG Blue Ridge & Dahlonega 3. North Georgia Technical College. 4. Dalton State College (rewritten)	X	X	X	X	X	\$2,000/yr	Fannin Development Authority	Fannin Development Authority
ED3	3. Consider development of a business incubator to support the community. (rewritten)	X	X	X	X	X	\$2,000	Fannin Development Authority, Georgia Tech Center for Economic Devel Research, ARC	Fannin Development Authority, Georgia Tech Center for Economic

FANNIN COUNTY									
COMMUNITY WORK PROGRAM, 2023-2027									
CODE:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
									Devel Research
ED4	4. Pursue funding through ARC or other sources to improve regional economic development in the Copper Basin	X	X	X	X	X	\$500,000	ARC	Fannin Development Authority,
H	HOUSING								
H1	1. Revise County Subdivision Regulations for conservation design subdivisions.	X	X	X	X	X	\$1,500	General Fund	Fannin County
H2	2. Amend adopted land development regulations to create improved standards for manufactured homes as well as the design and compatibility of manufactured home parks.	X	X	X	X	X	\$1,500	General Fund	Fannin County Planning Commission; County Commission
H3	3. Encourage affordable housing by seeking out home ownership programs such as DCA's Georgia Dream Home ownership Program and USDA's Single Family Housing Guaranteed Loan program	X	X	X	X	X	\$1,000	General fund	Fannin County, Georgia DCA
H3	4. Apply for GICH program in partnership with cities to develop local solutions to housing issues, including conducting a housing inventory, exploring land banks, exploring low income housing credits, locating available land suitable for building affordable housing or higher density housing (with the consideration that higher density housing would need land with sewer)	X	X	X	X	X	\$5,000	General Fund	Fannin County, Blue Ridge, Georgia DCA

FANNIN COUNTY									
COMMUNITY WORK PROGRAM, 2023-2027									
CODE:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
<b>T</b>	<b>TRANSPORTATION</b>								
T1	1.Expand MATS service in terms of number of vans and drivers, hours of operation, and service area	X	X	X	X	X	\$100,000	GDOT Grant, county match	Fannin County, GDOT
T2	2. Prepare brochure of public transit services and make paper copies available at senior center and courthouse	X	X	X	X	X	\$2,000	General fund	Fannin County
T3	3. Work with GDOT to establish an additional turning lane at SR5 and SR 515	X	X	X	X	X	\$10,000	GDOT	Fannin County, GDOT
T4	4. Replace bridge on CR38/Shallowford Rd at Toccoa River- construction plus utilities	X					\$2,224,088	GDOT/ US DOT	GDOT/Fannin County
T5	5. Replace bridge on CR 159/Madola Rd at Fightingtown Creek- construction plus utilities			X	X		\$2,460,000	GDOT/ US DOT	GDOT/Fannin County
T6	6. McCaysville Bypass from Old Flowers Rd to SR 60	X					\$44,870,936	GDOT/ US DOT	GDOT
T7	7. Replace Bridge SR 60 at Hothouse Creek- construction plus utilities	X					\$4,730,568	GDOT/ US DOT	GDOT/Fannin County
<b>NC</b>	<b>NATURAL AND CULTURAL RESOURCES</b>								
NC1	1. Develop and implement a visual buffer along GA 515.	X	X	X	X	X	\$15,000	General fund	Fannin County
NC2	2. Train Commissioners to be familiar with soil erosion and sedimentation regulations and their enforcement. (rewritten)	X	X	X	X	X	\$2,000	General fund	Fannin County Commission
NC3	3. Use existing Historic Preservation Ordinance to establish a Historic Preservation Commission	X					\$1,000	General fund	Fannin County

FANNIN COUNTY									
COMMUNITY WORK PROGRAM, 2023-2027									
CODE:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
NC3	4. Work with local organizations, including Blue Ridge Arts Association and Fannin County Heritage Foundation, to plan programs to preserve and celebrate Appalachian culture and artistry (rewritten)	X	X	X	X	X	\$2,000/yr	General fund	Fannin County
NC4	5. Develop plan to resurvey historic properties and consider feasibility of establishing historic districts			X			\$3,000	General fund	Fannin County
NC5	6. Pursue nominations to the National Register of Historic Places	X	X	X	X	X	\$1,000/yr	General fund	Fannin County
NC6	7. Develop a cultural community plan that would i. Oversee development of public art program ii. Develop cohesive scheduling and coordination of the many festivals and events that take place in Fannin County iii. Identify and pursue cultural grant opportunities such as National Endowment for the Arts.	X	X				\$2,000	General fund	Fannin County, City of Blue Ridge
<b>CFS</b>	<b>COMMUNITY FACILITIES AND SERVICES</b>								
CFS1	1. To help control littering, improve litter ordinance, and increase support of Adopt-A-Road program (moved from Cultural and Natural Resources section)	X	X	X	X	X	\$10,000	General fund	Fannin County
CFS2	2. Fannin County Rec Park on Tom Boyd Road i. Phase V raise the ball field if needed. ii. Study future recreation development at Park	X					\$1,500,000	SPLOST, LWCF	Fannin County
CFS3	3. Develop plan to move library into an existing structure outside courthouse	X	X				\$1,300,000	General fund, grants	Fannin County

FANNIN COUNTY COMMUNITY WORK PROGRAM, 2023-2027									
CODE:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
CFS4	4. Rehabilitate Lake Blue Ridge/Green Creek Trail and make handicap accessible	X	X				\$20,000	Fannin County, DNR Rec Trails Grant, Forest Service, Volunteers	Fannin Co, Forest Service, Blue Ridge Lake Assoc, Benton MacKaye Trail Assoc.
CFS5	5. Explore the possibility of a community center/amphitheater.					X	\$250,000	SPLOST, Tourism Product Development funds (TPD), grants, ARC	Fannin County, City of Blue Ridge, Chamber of Commerce
CFS6	6. Participate in the Broadband Ready Community program, with adopted ordinance	X	X	X	X	X	\$2,000	Fannin County, OneGeorgia Authority	Fannin County, FCDA, utilities
CFS6	7. Apply for funding, when applicable, to help with expansion of broadband services to areas of the county in most need. Consider contributing matching funds, if applicable.	X	X	X	X	X	\$50,000+	Fannin County, OneGeorgia Authority	Fannin County, FCDA, utilities
CFS7	8. Add paved walking trail, pavilion and other improvements to Horseshoe Bend Park				X		\$100,000	Fannin County, DNR Rec Trails Grant, state and local funds	Fannin County
CFS8	9. Implement fire station improvements, add stations as necessary, and paid firefighters.	X	X	X	X	X	\$2,500,000	SPLOST, General Fund, grants, ARC, SAFER	Fannin County

FANNIN COUNTY									
COMMUNITY WORK PROGRAM, 2023-2027									
CODE:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
CFS9	10. Develop prioritization plan for county water expansion	X	X	X	X	X	\$2,500,000	Fannin County Water Auth, Grants, ARC, GEFA	Fannin County
CFS10	11. Upgrade courthouse and provide more administrative square feet for citizen services	X	X	X			\$500,000	SPLOST	Fannin County
CFS11	12. Potential upgrades at Tammen Park i. upgrade restroom ii. repair pavilion iii. additional picnic tables iv. add pickle ball court	X	X	X	X	X	\$500,000	SPLOST, Fannin Co TPD funds, LWCF	Fannin County
CFS12	13. Revitalize old Blue Ridge City Park for community use and travel sports	X	X	X			\$2,500,000	SPLOST, Fannin Co TPD funds, grants, LWCF	Fannin County
<b>LU</b>	<b>LAND USE</b>								
LU1	1. Develop and implement policies and ordinances that establish basic requirements for buffering incompatible land uses, including land uses of adjacent governments, site plan review, and parking standards for residential and commercial use	X	X	X	X	X	\$2,000	General fund	Fannin County
LU2	2. Study and identify Best Practices and model ordinances for landscaping and tree-planting for commercial/industrial developments.	X	X	X	X	X	\$1,000	General fund	Fannin County
LU3	3. Add quiet hour requirements to lodging ordinance to help control human-caused noise from gatherings or parties at short-term rental properties		X	X			\$1,000	General fund	Fannin County

FANNIN COUNTY									
COMMUNITY WORK PROGRAM, 2023-2027									
CODE:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
<b>IC</b>	<b>INTERGOVERNMENTAL COORDINATION</b>								
IC1	1. Initiate regular meetings between county, the school board, and municipalities twice a year.	X	X	X	X	X	\$1,000	General fund	Fannin County, Blue Ridge, McCaysville, Morganton
IC2	2. Work with Chamber of Commerce to develop a planning roundtable with a representative from each city to plan and develop a shared vision between cities and county (rewritten)	X	X	X	X	X	\$1,000	General fund	Fannin County, Blue Ridge, McCaysville, Morganton, Chamber
IC3	3. Attend two Association of County Commissioners of Georgia events per year	X	X	X	X	X	\$1,000	General fund	Fannin County

*BLUE RIDGE COMMUNITY WORK PROGRAM*

Items in green are carried forward from report of accomplishment

City of Blue Ridge									
COMMUNITY WORK PROGRAM, 2023-2027									
CODE:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
<b>ED</b>	<b>ECONOMIC DEVELOPMENT</b>								
ED1	1. Consider Department of Community Affairs (DCA) Georgia Main Street program to promote a unified and coordinated downtown	X	X	X	X	X	\$1,000	General fund, DCA	City of Blue Ridge, DCA
ED2	2. Work with North Georgia University and Fannin County Economic Development Authority to identify programs leading to higher paying jobs.	X	X	X	X	X	\$1,000	General fund	City of Blue Ridge, FCEDA
ED2	3. Work with Fannin County Economic Development Authority to attract small manufacturing jobs appropriate to the city.	X	X	X	X	X	\$1,000	General fund	City of Blue Ridge, FCEDA City of Blue Ridge, FCEDA
ED2	4. Support Fannin County High School's CTAE (Career, Technical and Agricultural Education) program to prepare students for careers and entry into technical college	X	X	X	X	X	\$1,000	General fund	City of Blue Ridge, FCEDA
<b>H</b>	<b>HOUSING</b>								
H1	1. Apply for GICH program in partnership with Fannin County and other cities to develop local solutions to housing issues	X	X	X	X	X	\$5,000	General fund	City of Blue Ridge, DCA
H1	2. Support application of private foundations to supply workforce housing	X	X	X	X	X	\$1,000	Low Income Housing Tax Credits and other funding sources	City of Blue Ridge

City of Blue Ridge									
COMMUNITY WORK PROGRAM, 2023-2027									
CODE:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
<b>T</b>	<b>TRANSPORTATION</b>								
T1	1. Establish ongoing Transportation Planning and Coordination Program	X	X				\$2,000	General Fund	City of Blue Ridge
T2	2. Prioritize list of repairs to roads, and use the "Pedestrian and Bicycle Facilities Analysis for the City of Blue Ridge" (NWGRC) prioritize upgrades to sidewalk system and ADA compliance shortfalls (moved in part from Housing section and combined)	X					\$24,000	General Fund	City of Blue Ridge
T3	3. Develop plan for enhanced public transportation system that uses shuttles to and from parking area during festival events	X	X				\$1,000	General Fund	City of Blue Ridge
T4	4. Develop list of directional signage needs	X					\$1,000	General Fund	City of Blue Ridge
T5	5. Consider easements and process of adding round-about at Aska Road and old SR 76 to manage traffic efficiently during both busy and slow periods			X	X	X	\$1,000,000	GDOT, US DOT, SPLOST	City of Blue Ridge, Fannin County Schools
T6	6. Support GDOT in SR 5 expansion process	X	X	X	X	X	\$1,000	General Fund	City of Blue Ridge
<b>NC</b>	<b>NATURAL AND CULTURAL RESOURCES</b>								
NC1	1. Review the existing Historic Preservation Ordinance for City of Blue Ridge to determine if it needs to be updated.	X					\$1,000	General Fund	City of Blue Ridge
NC2	2. Adopt design standards	X					\$1,000	General Fund	City of Blue Ridge
NC3	3. Identify areas for additional greenspace in central business district areas	X	X				\$1,000	General Fund	City of Blue Ridge

City of Blue Ridge									
COMMUNITY WORK PROGRAM, 2023-2027									
CODE:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
<b>CF</b>	<b>COMMUNITY FACILITIES AND SERVICES</b>								
CFS1	1. Initiate a proposal to develop an outdoor stage	X					\$2,000	General Fund	City of Blue Ridge
CFS2	2. Continue to apply for grants and other funding sources to expand water and sewer to all streets within the city limits. (rewritten)	X	X	X	X	X	\$2,000/yr	General Fund, GEFA, ARC	City of Blue Ridge
CFS3	3. Obtain grant money for pavilion, bathroom, and exercise equipment at Mineral Springs Park		X				\$75,000	LWCF Grant, General Fund	City of Blue Ridge
CFS4	4. Work with Downtown Development Authority and Fannin County on project to improve cell and internet strength	X					\$3,000	General Fund	City of Blue Ridge, Fannin County
CFS5	5. Install electric vehicle charging stations	X	X				\$5,000	Tri-state EMC, GDOT	Blue Ridge, GDOT
CFS6	6. Add Public Restrooms downtown	X					\$1,000,000	Grants, Blue Ridge TPD funds	Blue Ridge,
CFS7	7. Support efforts for additional parking in the downtown area	X	X	X	X	X	\$2,000	Private and public funds	Downtown Development Authority
CFS8	8. Improve drainage in Mountain Street area	X	X				\$1.2 million	Splost	City of Blue Ridge

City of Blue Ridge									
COMMUNITY WORK PROGRAM, 2023-2027									
CODE:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
<b>LU</b>	<b>LAND USE</b>								
LU1	1. Strengthen zoning ordinances and enforcement of zoning regulations and land development regulations in residential zones to protect residential neighborhoods (rewritten and moved from Housing section and Natural and Cultural Resources section)	X					\$5,000/yr	General fund	Blue Ridge Planning Commission, City of Blue Ridge
<b>IC</b>	<b>INTERGOVERNMENTAL COORDINATION</b>								
IC1	1. Work with Chamber of Commerce to develop a planning roundtable with a representative from each city to plan and develop a shared vision between cities and county	X	X	X	X	X	\$1,000/yr	Fannin County Chamber of Commerce	Fannin Co, Blue Ridge, McCaysville, Morganton

## MCCAYSVILLE COMMUNITY WORK PROGRAM

Items in green are carried forward from report of accomplishment

City of McCaysville									
COMMUNITY WORK PROGRAM, 2023-2027									
CODE:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
<b>ED</b>	<b>ECONOMIC DEVELOPMENT</b>								
ED1	1. Develop downtown development master plan to improve streetscape along Blue Ridge Drive/SR 5 and connect downtown to park.		X				\$5,000	General Fund, ARC	City of McCaysville
<b>H</b>	<b>HOUSING</b>								
H1	No items currently								
<b>T</b>	<b>TRANSPORTATION</b>								
T1	1. Update our existing sidewalks on SR5 and other locations (rewritten)	X	X				\$2,000	GDOT	City of McCaysville, GDOT
T2	2. Work with DOT and NWGRC to include lights in concrete bridge replacement project (rewritten)	X	X				\$1,000	GDOT, ARC	City of McCaysville, GDOT
T3	3. To relieve traffic congestion: i. Support completion of proposed bypass of SR5 ii. Work with state, railroad, and local church across road to manage traffic around the train pavilion	X	X	X	X	X	\$1,000/yr	General Fund	City of McCaysville
T4	4. Replace bridge SR5 @ Toccoa River in McCaysville					X	\$5,170,000	GDOT, USDOT	GDOT
T5	5. McCaysville Bypass from Old Flowers Rd to SR 60	X					\$44,870,936	GDOT, USDOT	GDOT

City of McCaysville									
COMMUNITY WORK PROGRAM, 2023-2027									
CODE:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
<b>NC</b>	<b>NATURAL AND CULTURAL RESOURCES</b>								
NC1	1. Continue to implement the Total Maximum Daily Load Plans: Apply for EPD 319 Grant funding for stabilizing Toccoa riverbanks and other streambanks	X	X	X	X	X	\$3,000/yr	General Fund, EPD 319 grant funds	City of McCaysville
<b>CFS</b>	<b>COMMUNITY FACILITIES AND SERVICES</b>								
CFS1	1. i. Implement a water source protection plan by adding a raw water storage tank to drinking water treatment facility ii. Conduct water leak detection and repair for aging pipes (rewritten) iii. Add meters to pump stations	X	X				\$300,000	SPLOST, ARC	City of McCaysville
CFS2	2. Improve City Park and recreation facilities	X					\$500,000	OneGeorgia Grant	City of McCaysville
CFS3	3.Repair erosion and drainage issues throughout city (moved from Economic Development section)	X	X	X	X	X	\$10,000	General Fund	City of McCaysville
CFS4	4.Work with DOT on bank stabilization when SR 5 bridge is replaced, landscape riverbanks around bridges (rewritten, moved from Economic Development section)					X	\$10,000	General Fund	City of McCaysville
<b>LU</b>	<b>LAND USE</b>								
LU1	1.Develop and implement policies and ordinances that deal with land use, including: i. zoning ordinance to establish basic requirements for buffering incompatible land uses ii. site plan review iii. development regulations	X	X	X	X	X	\$2,000/yr	General fund	City of McCaysville

City of McCaysville									
COMMUNITY WORK PROGRAM, 2023-2027									
CODE:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
	iv. parking standards								
<b>IC</b>	<b>INTERGOVERNMENTAL COORDINATION</b>								
IC1	1. Attend one Georgia Municipal Association event per year.	X	X	X	X	X	\$2,000/yr	General fund	City of McCaysville

*MORGANTON COMMUNITY WORK PROGRAM*

Items in green are carried forward from report of accomplishment

City of Morganton									
COMMUNITY WORK PROGRAM, 2023-2027									
CODE:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
<b>ED</b>	<b>ECONOMIC DEVELOPMENT</b>								
ED1	1. Work with Fannin Economic Development Authority to develop a short and long-term action list for economic development appropriate for Morganton's unique small-town and recreational focus	X	X	X	X	X	\$200/yr	Fannin County Development Authority	Fannin Co Development Authority, City of Morganton
<b>H</b>	<b>HOUSING</b>								
H1	1. Review ordinance relating to substandard or dilapidated housing	X					\$250	General fund	City of Morganton
<b>T</b>	<b>TRANSPORTATION</b>								
T1	1. Work with state to improve signage and sight distance at Church Street, Maple Street, and Fain Drive.	X	X	X	X	X	\$200	GDOT	GDOT, City of Morganton
T2	2. Coordinate with county to increase patrols and ticketing	X	X	X	X	X	\$200	Fannin County	Fannin Co, City of Morganton
<b>NC</b>	<b>NATURAL AND CULTURAL RESOURCES</b>								
NC1	1. Partner with elementary school to participate in the annual car show (postponed because of COVID)	X	X	X	X	X	\$250/yr	General fund	City of Morganton
NC2	2. Work with Forest Service to develop ways to manage visitor numbers at peak season.	X	X	X	X	X	\$200	General fund	USFS, City of Morganton

<b>City of Morganton</b>									
<b>COMMUNITY WORK PROGRAM, 2023-2027</b>									
<b>CODE:</b>	<b>Activity Description</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	<b>Responsible Party</b>
<b>CFS</b>	<b>COMMUNITY FACILITIES AND SERVICES</b>								
CFS1	1. Work with Fannin County to improve code enforcement and police presence	X	X	X	X	X	\$200	Fannin County	Fannin Co, City of Morganton
CFS2	2. Work with Forest Service to develop a pedestrian/bike path to the Morganton Point Recreation Area.	X	X	X	X	X	\$200	USFS, DNR Rec Trails Program Grant	USFS, City of Morganton
CFS3	3. Design space for Wi-Fi station in community center with additional amenities such as bathroom	X	X	X	X	X	\$15,000	General Fund, grants	City of Morganton
CFS4	4. Work with Georgia EPD to evaluate water capacity and long-term viability of city wells in anticipation of water demands due to development and evaluate potential to cause a decrease in ground water levels and quality with increased development.	X	X				\$10,000	grants	GA EPD, City of Morganton
CFS4	5. Consider expanding water service south on SR60 and east on Old 76 to increase revenue for city and promote development			X	X	X	\$15,000	ARC, GEFA, grants	City of Morganton
<b>LU</b>	<b>LAND USE</b>								
LU1	No items currently								
<b>IC</b>	<b>INTERGOVERNMENTAL COORDINATION</b>								
IC1	1. Initiate regular meetings between county and municipalities twice a year.	X	X	X	X	X	\$500/yr	General fund	City of Morganton

## *Appendix A: Public Participation Documentation*

October 2022. Gretchen Lugthart and Julianne Meadows met with the governments of Fannin County, Blue Ridge, McCaysville, and Morganton for initial Steering Committee meetings at their government offices.

November 24, 2021. Notice of the First Public Hearing for the Fannin County Joint Comprehensive Plan Update appeared in the *News Observer* as a display advertisement.

December 8, 2022. Gretchen Lugthart and Julianne Meadows met virtually with governments of Fannin County and McCaysville for second steering committee meeting.

December 14, 2021. First Public Hearing held at Fannin County Courthouse.

December 21, 2021. Julianne Meadows met with Mayor-elect Rhonda Haight to discuss planning process. The city of Blue Ridge held a public hearing for the comprehensive plan, and Julianne spoke at that hearing.

January 13, 2022. Gretchen Lugthart and Julianne Meadows met in person with Mayor-elect Rhonda Haight.

February 1, 2022. Gretchen Lugthart sent announcement of the first stakeholder meeting to the *News Observer* to go in the Community Calendar for February 9, 16, and 23, 2022. They ran it February 9 and February 23, 2022.

February 14, 2022. Gretchen Lugthart emailed pre-meeting information packets to stakeholders to prepare for the stakeholder meeting on February 24.

February 14, 2022. Gretchen Lugthart emailed a printable flyer advertising the first stakeholder meeting for bulletin board post to each government. She also emailed flyer to art director Nichole Potzauf to post at the meeting location in the Art Center.

February 22, 2022. Gretchen Lugthart sent stakeholders an email reminder of the first stakeholder meeting.

February 24, 2022. First Stakeholder Meeting for Fannin County Joint Comprehensive Plan Update held at the Blue Ridge Art Center, Blue Ridge, Georgia.

Mid-March, 2022. Fannin Community Vision Survey available online. Survey runs until May 19, 2022. The link to the survey was on the Fannin website. Link to survey was sent to newspaper as well. Paper copies of the survey were available at the second and third stakeholder meetings.

March 2, 2022. The *News Observer* runs article covering the first stakeholder meeting including announcement of the second stakeholder meeting March 24 (see copy in Appendix C).



*First Stakeholder meeting in the Blue Ridge Art Center*

March 2, 2022. Gretchen Lugthart sent announcement of the second stakeholder meeting to the *News Observer* to go in the Community Calendar for March 9, 16, and 23, 2022. They ran it March 9, and March 16, 2022.

March 3, 2022. Gretchen Lugthart emailed a printable flyer advertising the second stakeholder meeting for bulletin board post to each government. She also emailed flyer to art director Nichole Potzauf to post at the meeting location in the Art Center.

March 2022. Second stakeholder meeting announced on Fannin, Blue Ridge, and McCaysville websites.

March 23, 2022. Gretchen Lugthart sent stakeholders an email reminder of the second stakeholder meeting.

March 24, 2022. Second Stakeholder Meeting for Fannin County Joint Comprehensive Plan Update held at the Blue Ridge Art Center, Blue Ridge, Georgia.

March, 2022. Gretchen Lugthart sent announcement of the third stakeholder meeting to the *News Observer* to go in the Community Calendar for April 6, 13, and 20, 2022. They ran it April 6, 2022.

April 1, 2022. Gretchen Lugthart sent email to county and city leaders requesting that they post announcement of 3<sup>rd</sup> stakeholder meeting on their websites.

April 4, 2022. Gretchen Lugthart emailed a printable flyer advertising the third stakeholder meeting for bulletin board post to each government. She also emailed flyer to art director Nichole Potzauf to post at the meeting location in the Art Center.

April 6, 2022. McCaysville stakeholder meeting at McCaysville City Hall.

April 19, 2022. Gretchen Lugthart sent stakeholders an email reminder of the third stakeholder meeting.

April 21, 2022. Third Stakeholder Meeting-Drop-in Open House for the Fannin County Joint Comprehensive Plan Update held at the Arts Center, Blue Ridge, Georgia.

May 19, 2022. Steering Committee meetings for Fannin County and city of Blue Ridge covering work programs, land use maps, and other matters.

May 25, 2022. Steering Committee meeting for City of McCaysville covering work programs, land use maps, and other matters.

June 3, 2022. Steering Committee meeting for City of Morganton covering work programs, land use maps, and other matters.

July 20, 2022. Notice of the Second Public Hearing for the Fannin County Joint Comprehensive Plan Update appeared in the *News Observer* as a display advertisement.

August 9, 2022. Second Public Hearing for Fannin Comprehensive Plan held at Fannin County Courthouse.

## *Appendix B: Fannin County Community Vision Survey*

### *DISCUSSION OF SURVEY RESULTS RELATED TO THE NEEDS AND OPPORTUNITIES*

The Fannin County Community Vision Survey was available online from mid-March 2022 to mid-May 2022. Staff brought paper copies to the second and third stakeholder meetings and collected the completed surveys at the meetings. Anyone with knowledge of and interest in the survey could complete it, resulting in a non-random selection of participants. There was bias towards participants who had internet access, since the paper copies were only available at the meetings, despite efforts to disseminate them more broadly. Because the participants were not selected randomly, the results cannot be statistically analyzed, but the 289 respondents allow for a wider range of perspective than the approximately fifty people that participated in the stakeholder meetings.

The first three questions characterized the respondents. The largest number, 42%, came from unincorporated Fannin County, with Blue Ridge having the next largest at 30%. In response to identifying where the respondent worked, the largest number, 44%, indicated that they were retired or otherwise at home, which does reflect Fannin County's many full- and part-time residents enjoying their retirement in the mountains. In terms of age, younger people were not well represented in this survey, with only one person less than eighteen taking the survey. Efforts to get the survey into the high school were not effective.

When asked to rate their community on a scale of 1 to 10, from poor to excellent, 73% chose good to excellent. That is not surprising since retirees choose to locate in this beautiful part of the Blue Ridge Mountains.

Questions 5 and 6 allowed respondents to choose as many items as they wanted from a list of possible responses. For Question 5, which asked what they liked about their community, 72% of the respondents chose outdoor activities such as hunting, fishing, hiking and biking. Also rating high were friendly and helpful neighbors and the small-town atmosphere. When asked in Question 6 what they did not like about the community, the top choice was the rising cost of living, followed by the inadequate housing choices, loss of scenic views and natural areas, too many tourists, and too much traffic. These responses fit with the comments on the SWOT sheets regarding what the stakeholders valued and what they considered problems. The stakeholders were very concerned about the rapid pace of development, rising cost of housing, traffic congestion, and the tourist trade overshadowing the needs of local people.

To get a better understanding what respondents wanted to do about rapid development, Question 7 offered a list of growth management actions and asked the respondent to check as many as they would support. Conserving agricultural and forest land was the top choice, with 64% choosing it, followed by land use regulation/zoning, chosen by 61%. A close third was limiting total annual development, with 54% of respondents choosing this item. About 40% of the county is presently under conservation management as the forested land of the Chattahoochee National Forest. This appears as Park/Recreation/Conservation on the land use maps. Outside the National Forest, land in the Agriculture/Forestry land use category continues to be converted to Single Family Residential land use, especially with the current building boom. To provide further perspective on housing, Question 8 gave a list of housing types and asked the respondent to choose which they would be interested in seeing developed, allowing them to choose as many as they wanted.

By far the most frequent choice was workforce/affordable housing. This reflects opinions voiced at the stakeholder meetings that starter homes were not available and that prices for single-family homes were outrageously high. These stakeholders were not necessarily advocating for more apartments, the kind of housing often associated with workforce housing. The price of single-family homes and increase in the cost of living was a major focus of stakeholders at the meetings.

Using the response from the first question about community of residence, Questions 9-13 asked the respondent what they thought was the most important issue for their specific community, unincorporated Fannin County or the three incorporated cities. For those in Fannin County, issues with the high cost of housing were frequently mentioned, along with concerns about the rapid pace of development and need for better control of development. The respondents from the cities were also concerned about overdevelopment. Respondents from Blue Ridge often focused on traffic, rising cost of living, and too many tourists.

The final question asked what type of projects the respondent would support to make the county a better place, with respondents choosing as many options as they wanted. The most frequently chosen option (63.7%) was more strict land use ordinances to control future growth. Other frequent choices were more oversight of short-term rentals, investing in downtowns, better internet service, protecting more open space, and preserving more farms and agricultural land.

The survey results were presented and discussed at the steering committee meetings. To help address housing issues, Fannin County and Blue Ridge are planning to apply to the Georgia Initiative for Community Housing program (GICH). Fannin County will pursue additional funding to improve broadband in the rural parts of the county. Blue Ridge will be improving its zoning ordinance and land development regulations to protect residential zones and pursuing improvements to downtown, like design standards, additional greenspace, electric vehicle charging stations, and parking. McCaysville has several items related to managing traffic and improving pedestrian access to areas in downtown, including the bridge replacement over the Toccoa River, the bypass, and updating sidewalks on SR5. Morganton also has several items on its work program related to transportation and traffic congestion.

The tabulated results of the Fannin County Community Vision Survey are found below.

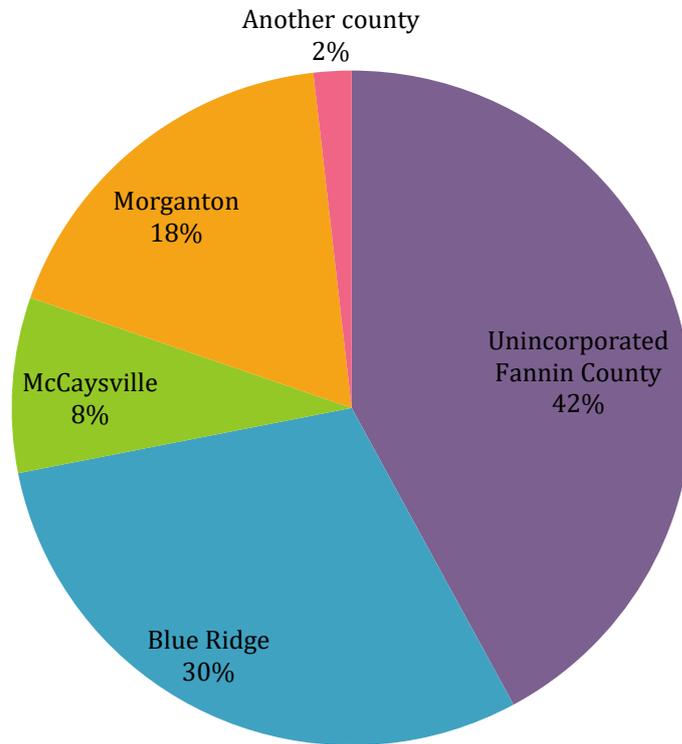


*Mountain Area Transportation Service (MATS) buses at Fannin County Senior Center*

*REPORT FOR FANNIN COUNTY 2022 COMMUNITY VISION SURVEY*

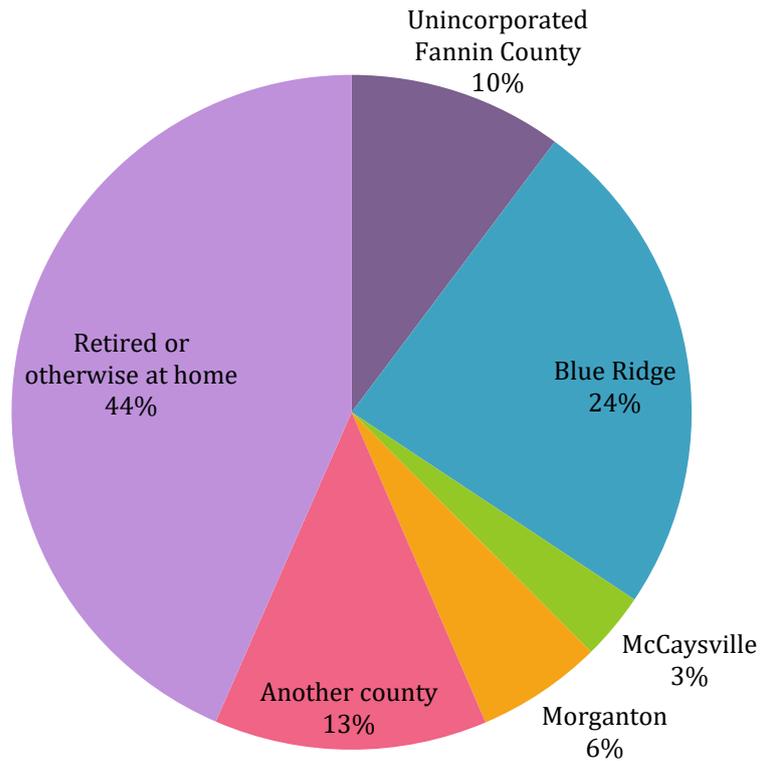
There were 289 responses overall. NWGRC used survey program by Alchemer to prepare and distribute this survey electronically. Paper copies were also distributed at meetings.

**1. In what community do you live?**



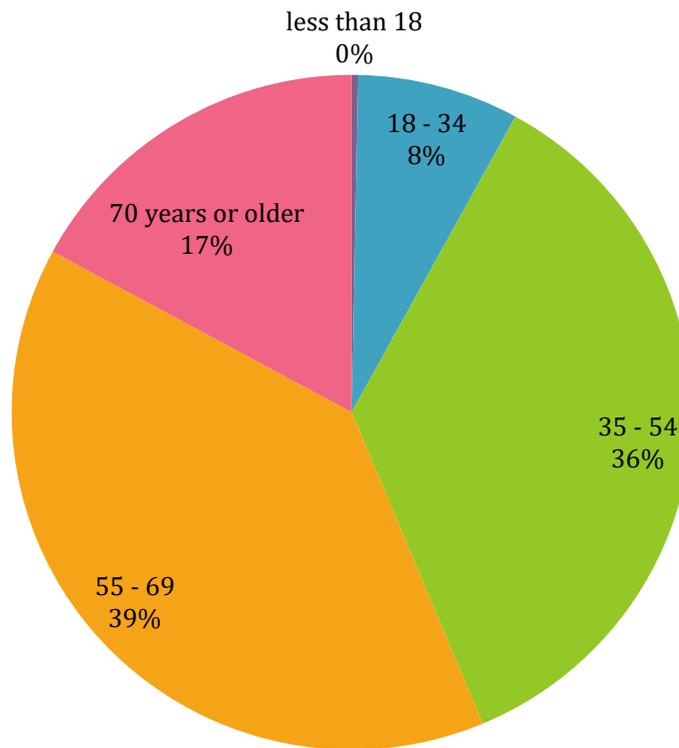
Value	Percent	Count
Unincorporated Fannin County	42.1%	120
Blue Ridge	29.8%	85
McCaysville	8.4%	24
Morganton	17.9%	51
Another county	1.8%	5
	Totals	285

**2.In what community do you work?**



Value	Percent	Count
Unincorporated Fannin County	10.2%	29
Blue Ridge	24.2%	69
McCaysville	3.2%	9
Morganton	6.0%	17
Another county	13.0%	37
Retired or otherwise at home	43.5%	124
	Totals	285

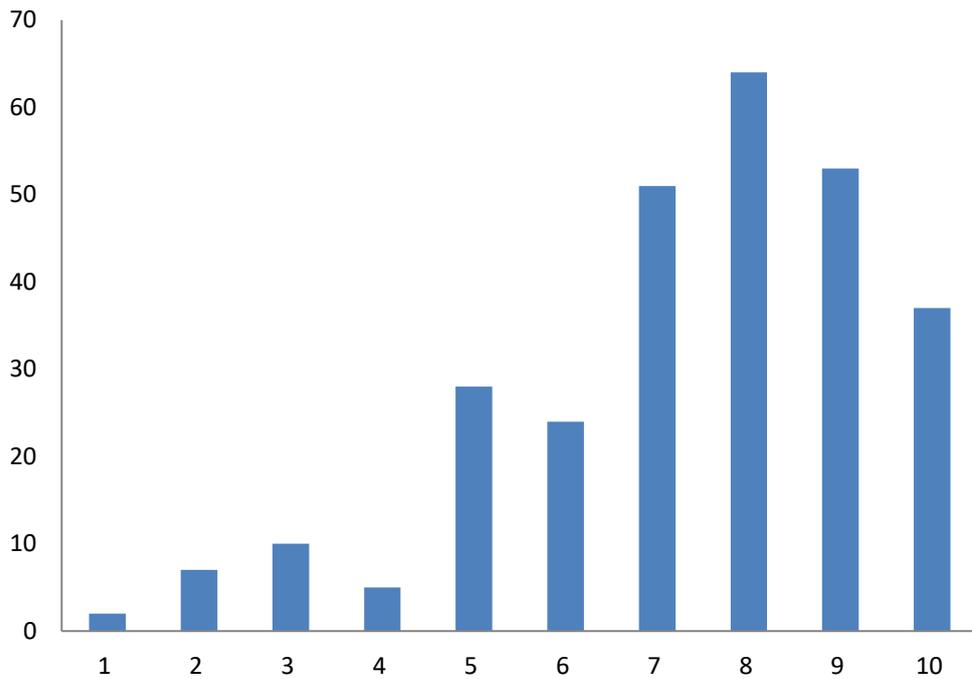
**3.What is your age?**



Value	Percent	Count
less than 18	0.3%	1
18 - 34	7.7%	22
35 - 54	35.7%	102
55 - 69	39.2%	112
70 years or older	17.1%	49
	Totals	286

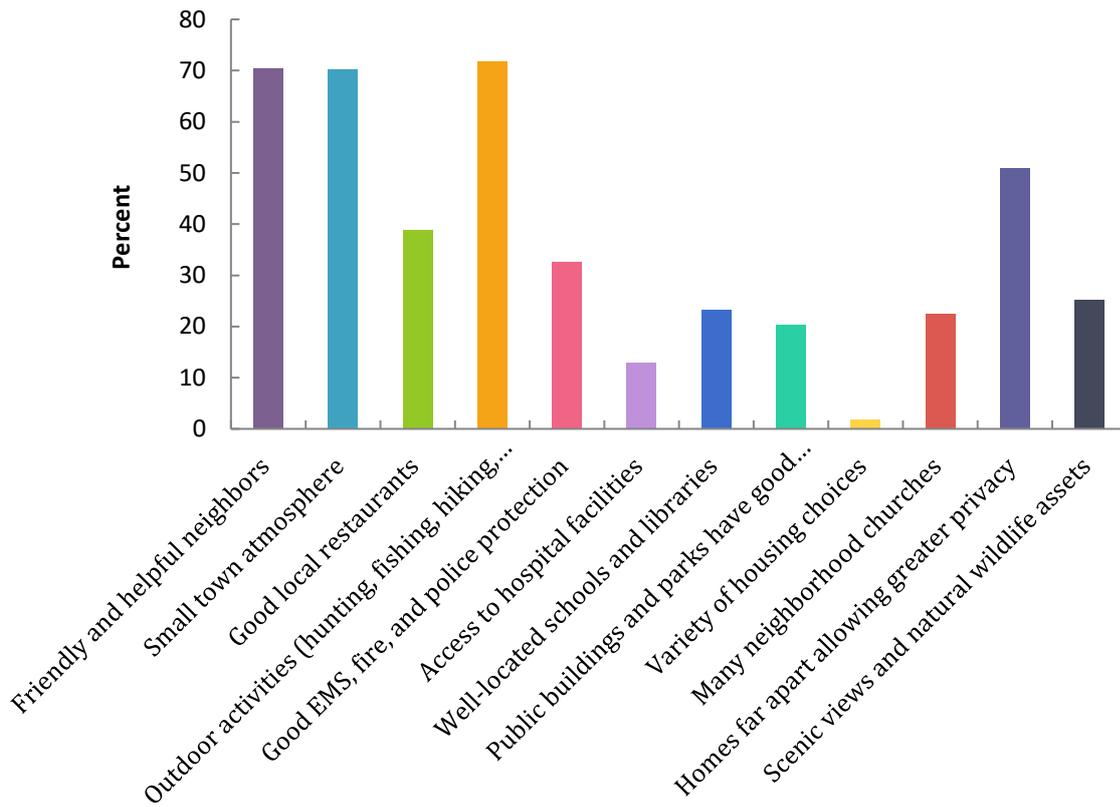
**4. Rate your community on a scale of 1-10.**

**9-10 Excellent place to live.    7-8 Good    5-6 Ok    3-4 Fair    1-2 Poor**



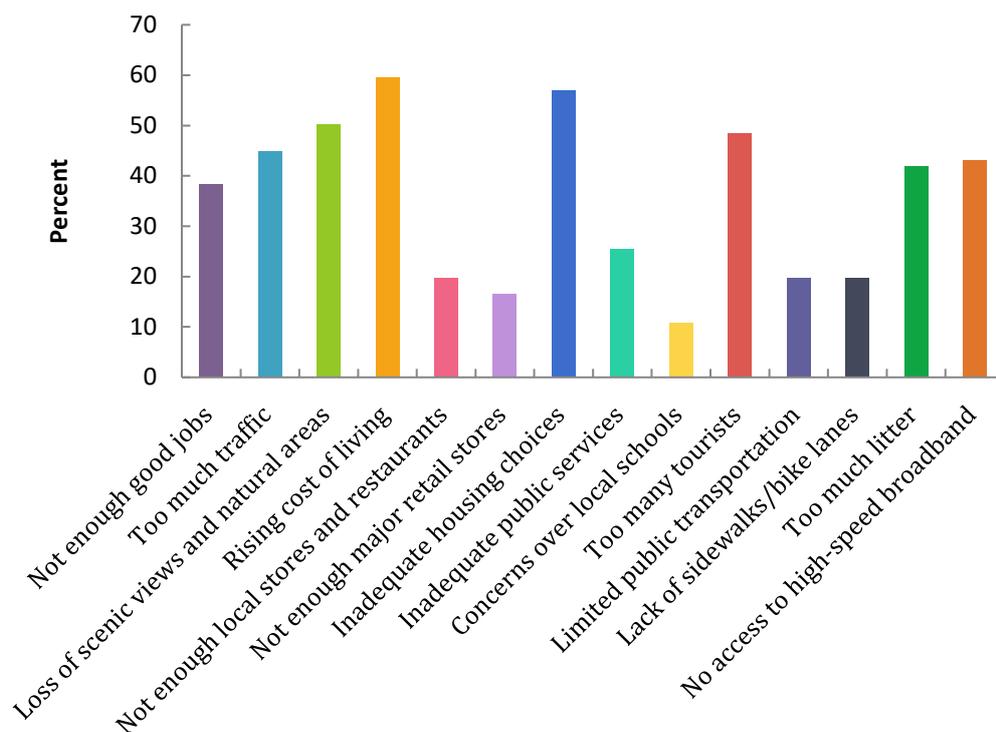
Count	Response
2	1
7	2
10	3
5	4
28	5
24	6
51	7
64	8
53	9
37	10

**5.What do you like about your community? (Select all that apply)**



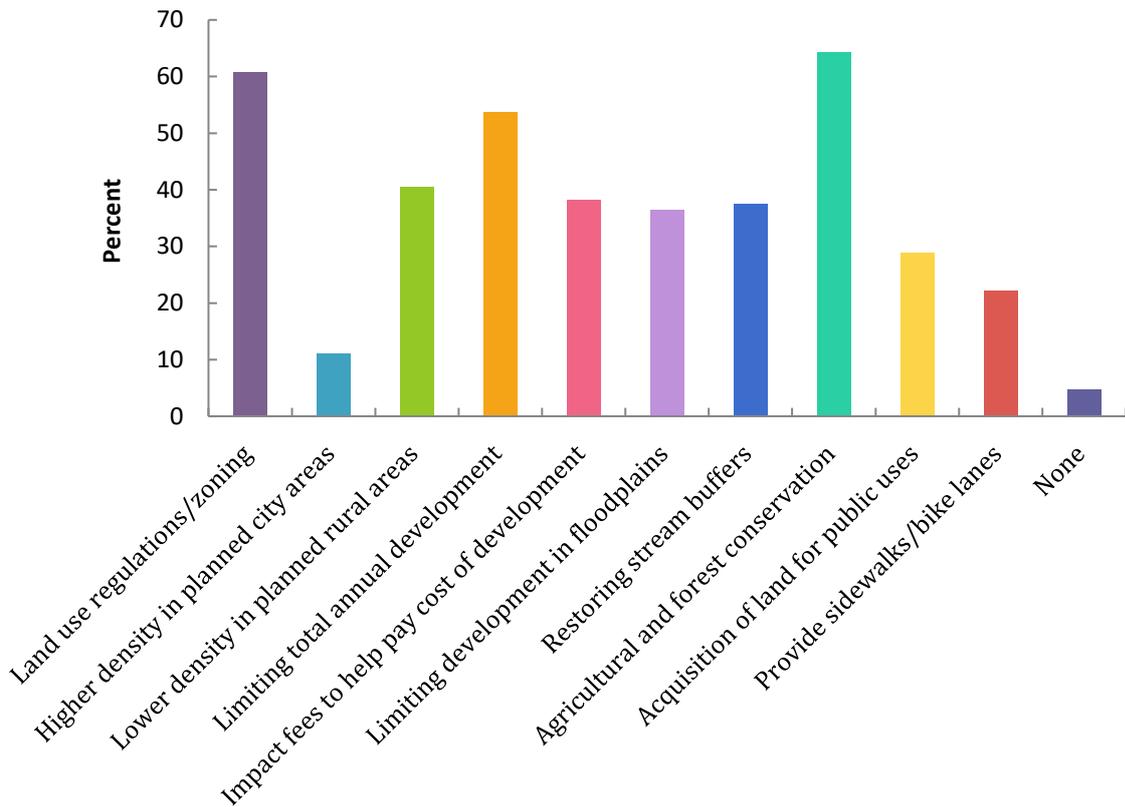
Value	Percent	Count
Friendly and helpful neighbors	70.5%	201
Small town atmosphere	70.2%	200
Good local restaurants	38.9%	111
Outdoor activities (hunting, fishing, hiking, biking, etc.)	71.9%	205
Good EMS, fire, and police protection	32.6%	93
Access to hospital facilities	13.0%	37
Well-located schools and libraries	23.2%	66
Public buildings and parks have good accessibility	20.4%	58
Variety of housing choices	1.8%	5
Many neighborhood churches	22.5%	64
Homes far apart allowing greater privacy	50.9%	145
Scenic views and natural wildlife assets	25.3%	72

**6.What don't you like about your community? (Select all that apply)**



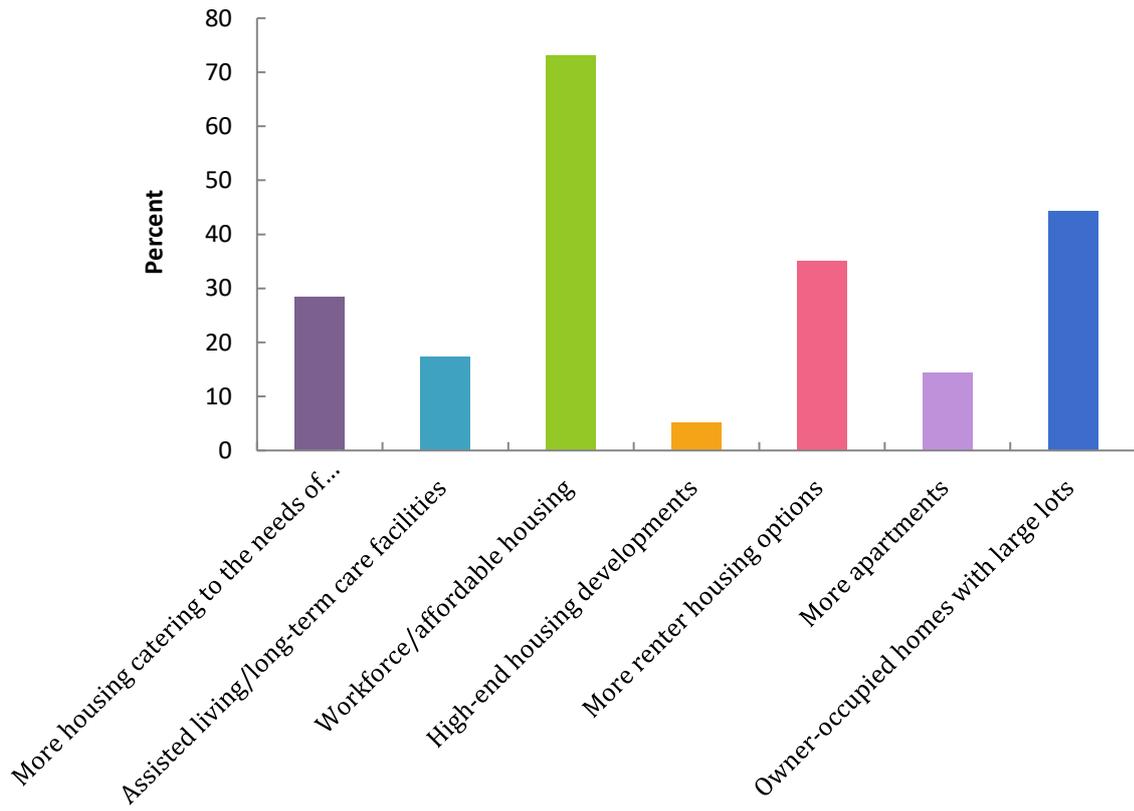
Value	Percent	Count
Not enough good jobs	38.4%	107
Too much traffic	44.8%	125
Loss of scenic views and natural areas	50.2%	140
Rising cost of living	59.5%	166
Not enough local stores and restaurants	19.7%	55
Not enough major retail stores	16.5%	46
Inadequate housing choices	57.0%	159
Inadequate public services	25.4%	71
Concerns over local schools	10.8%	30
Too many tourists	48.4%	135
Limited public transportation	19.7%	55
Lack of sidewalks/bike lanes	19.7%	55
Too much litter	41.9%	117
No access to high-speed broadband	43.0%	120

**7.What types of growth management actions would you support? (Select all that apply)**



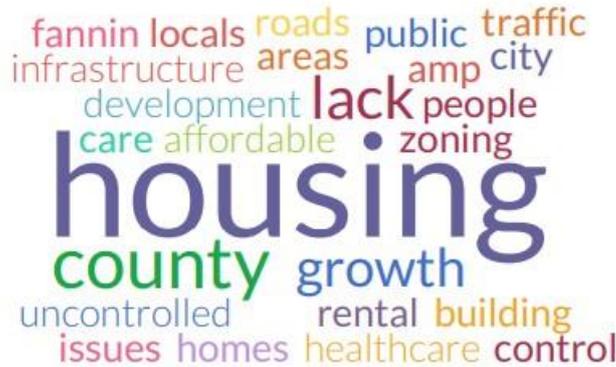
Value	Percent	Count
Land use regulations/zoning	60.7%	170
Higher density in planned city areas	11.1%	31
Lower density in planned rural areas	40.4%	113
Limiting total annual development	53.6%	150
Impact fees to help pay cost of development	38.2%	107
Limiting development in floodplains	36.4%	102
Restoring stream buffers	37.5%	105
Agricultural and forest conservation	64.3%	180
Acquisition of land for public uses	28.9%	81
Provide sidewalks/bike lanes	22.1%	62
None	4.6%	13

**8.What type of housing are you interested in seeing be developed in your community? (Select all that apply)**



Value	Percent	Count
More housing catering to the needs of retirees and/or seniors	28.4%	77
Assisted living/long-term care facilities	17.3%	47
Workforce/affordable housing	73.1%	198
High-end housing developments	5.2%	14
More renter housing options	35.1%	95
More apartments	14.4%	39
Owner-occupied homes with large lots	44.3%	120

**9.If you are from unincorporated Fannin County, describe the most important issues facing Fannin County in 10-15 words or less.**



Response	
1.	Need to take care of the local people and it making stuff to expensive for them
2.	Renting!!!!
3.	We do not want more home density in the county. No subdivisions...quite taking away our vistas and forests.
4.	Infrastructure, roads, water, sewage. Housing, littering. Library. more police.
5.	Affordable housing, adequate workforce, healthcare/fitness facilities to include seniors, outdoor pickle ball courts/nice tennis courts, indoor and outdoor swimming pool.
6.	Healthcare/Hospital and doctors
7.	Nope
8.	Better Healthcare, affordable workforce housing
9.	Too many trees coming down, not enough being replanted. Too many trees "topped" and left to die. No noise ordnances for rental/party houses.
10.	Zoning, infrastructure, roads, short term rentals are out of control
11.	The increase in traffic and the impact of rental cabins is overwhelming.
12.	Poor infrastructure to support growing population
13.	Uncontrolled growth, no plan
14.	If expanding development, make it uniformed to a small town feeling.
15.	Affordable housing.
16.	rapid development is destroying our environment
17.	Affordable Housing, but a lot of issues such as water/sewer also affect higher density housing.
18.	Stopping the uncontrolled growth

19.	Zoning, litter, we need town hall meetings to be heard by the elected officials
20.	Over building of cabins designed primarily for rental to tourists
21.	Over-development and lack of infrastructure.
22.	Low-paying jobs, limited middle or working-class long-term rentals/buying options, extremely limited childcare options.
23.	roads
24.	Unrestricted growth & development with no governmental controls & oversight (i.e. - zoning, land use plans).
25.	Affordable housing to buy or rent. Litter control Animal care for the neglected Homeless people
26.	Water and sewer limitations
27.	Nowhere affordable to live, traffic issues, high prices, need more medical access, everything caters for tourists while locals go without theater, swimming pools, etc. tourist expensive restaurants but hardly any just family down home affordable ones other than fast food
28.	Need for a sewer system that expands beyond Blue Ridge. McCaysville needs sewer help!
29.	Overpopulation, uneducated population in the sense that they do not understand conservation of these unincorporated areas, not enough government intervention to protect wild places
30.	Lack of zoning Lack of affordable housing
31.	Short-term Rentals, Residents being pushed aside, Need Zoning & Impact Fees, Need County & Cities to work together
32.	Road maintenance, trash, ordinances for the upkeep is properties with dump like eyesores, betters trash facilities, recycling of materials,
33.	Affordable housing Zoning and ordinance issues communication and partnerships between city and county governments and the work they do
34.	Affordable housing and expanding public safety to accommodate influx of people.
35.	County water system, no sustainable jobs all based on tourism.
36.	zoning, noise control, hooded caps overnight lighting for wildlife and dark skies
37.	Lack of affordable housing. Not enough focus on needs of locals. Need to protect natural areas.
38.	Developing for tourist and affordable housing. Gatlinburg, we do not want!
39.	Lack of zoning for commercial use. Commercial use in residential area with tourists overflowing into quiet areas.
40.	We're the new Roswell. Too expensive, too crowded, disregard for recreational opportunities and public spaces.

41.	affordable, safe, housing, keeping outdoor hiking areas natural and real
42.	Greed from county and city officials. Government is an embarrassment
43.	Higher cost of housing/living
44.	Not enough resources for full-time residents.
45.	Lack of infrastructure
46.	Limited access to high-speed internet
47.	Fannin County desperately needs to focus on sustainable industry for the local people and affordable housing
48.	Light pollution, development and deforestation on mountaintops, Too much unlimited building
49.	Crumbling infrastructure, inadequate fire protection, lax traffic enforcement, litter, light pollution, deforestation
50.	My child will not be able to live here. The rising cost of housing will not allow it. The rise of homelessness and tent villages is a major issue but even professionals cannot afford to live here. We need nurses and teachers waitresses and store clerks to be able to live where they work. But people with second goes and vacation homes are killing us. Plus the sewage issues in Blue Ridge city are a MAJOR issue that no one will address yet we keep building more and more things for tourists. Locals are being ran out of town.
51.	The amount of land being cleared and built on with no regulation, as well as way too many short term rental homes
52.	sewer and water
53.	Clean it up. Better parks.
54.	Lack of affordable housing for locals
55.	Homes with junked up yards are not only unattractive but create health hazards from runoff and mosquitoes and also effect the sale of the neighboring homes.
56.	Too many houses being built that people can't afford
57.	- lack of planning design (city/county regs) - school system's priorities - quality of hospital care
58.	Controlled growth. Affordable housing for Seniors and those working in the area.
59.	Tourism is out of control in destroying nature
60.	Affordable housing is the most critical need in Fannin County.
61.	The volume of non-residents who flock here for vacation yet our public safety remains the same.
62.	Affordable housing and healthcare choices

63.	Too much building downtown. Not enough affordable housing for workers.
64.	Uncontrolled growth of subdivisions
65.	Uncontrolled growth of subdivisions
66.	uncontrolled growth in rental property and lack of comprehensive/responsible zoning
67.	Floridiots or locals selling to Floridiots who buy up our beautiful mtn lands & pastures and build subdivisions.
68.	The need to help the county manage balancing tensions between old and new while building a modern, livable, affordable county for all. Also, need regulations to remove dilapidated, environmentally damaging abandoned homes and businesses.
69.	Maintain tourism with farms
70.	Traffic volume
71.	Lack of noise ordinance regarding barking dogs
72.	keeping property taxes where the average person can afford to pay them and not have their property sold at the courthouse!!
73.	Noise, trash, uncontrolled development, light pollution, public safety & transportation
74.	Need library. No more STR. More fire & EMS
75.	Housing for our work force
76.	Need for an agreed upon strategic vision. More effective governance.
77.	Land development Park choices Pool
78.	No building codes. They are destroying the charm of Main St.
79.	Fannin County is slowly losing the value it is known for: beautiful scenery, small-town, and friendly community members. We are starting to cater more to people from not around here and catering less to our local members.
80.	Uncontrolled growth in all areas of Fannin County.
81.	Lack of infrastructure and corresponding development. Poor leadership without vision for future.
82.	We need upgraded infrastructure...roads, sewers, electric grid
83.	Destruction of culture and community by realtors and developers.
84.	Lack of affordable housing for those making under \$35k.
85.	Handling growth and managing tax dollars better. Roads need attention.
86.	Rural development.
87.	Traffic, road repair

88.	Development. Too much Development.
89.	Affordable Housing Inadequate Public safety
90.	I believe we need to ensure proper policing
91.	Unaffordable housing compared to the cost of living
92.	Manage the amount of rental properties in the rural areas of the county
93.	Over development of rural areas and excessive intrusion into our daily lives
94.	Threat of 5G coming in with repeater antennas located every 1000 feet - destroying health & natural life!
95.	Lacking infrastructure to keep up with development. 5G technology being imposed on downtown residents and businesses when there are solutions to better connections.
96.	Keeping the area vibrant & future growth income positivity to encourage the brightest youth to remain or to resettle here! Also, make it great for ppl who work from home to relocate here. They use full gyms with pools, delivery services for everything. This would ensure the income upward & keeping Fannin County relevant to the State Government for years to come.
97.	Lots should be at least 2.5 acres to build on.

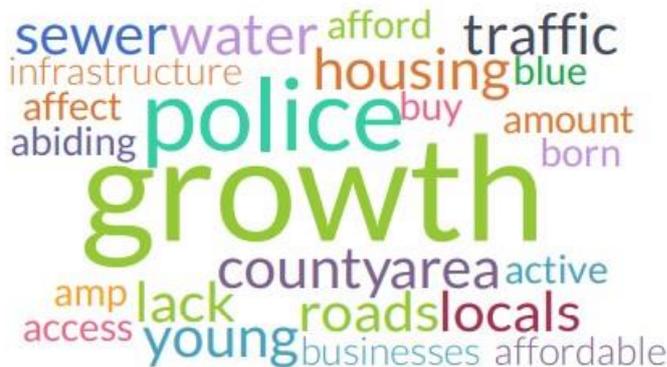


14.	Not a native but have been here full time for seven years and had property for nearly 20. We need a comprehensive long range plan that is reviewed annually and followed. Costs of development should be on the developer for infrastructure development.
15.	The development of downtown and lack of free parking for locals.
16.	Over too rapid development. Too touristy. Hotel in town center is an atrocity!!
17.	Building growth too fast without aesthetics. The buildings downtown should all have a similar look to them to keep it cohesive.
18.	Lack of affordable housing
19.	Too many people
20.	The most important issue is natural land being desecrated for cabins. Blue Ridge lake is over-run with mansions. I wish Fannin would conserve its natural beauty.
21.	Growth, lack of parking infrastructure not maintaining the mountain friendly town feel.
22.	Drugs Abuse , Starter Homes, Lower income Housing. Jobs, Restaurants.
23.	Growth without a vision, lack of medical facilities
24.	Infrastructure cannot accommodate the influx of tourists and people moving to the area. I am also worried about the water table from so many wells and water companies hauling water away from here. Major problems are going to ensue.
25.	Lack of resources, investment, and facilities for full-time residents and poor infrastructure for sustainable growth
26.	Instituting growth management plan, and lack of affordable worker housing.
27.	Strict development requirements and plan review board in order to keep the downtown charm
28.	Unrestricted over development
29.	Growing at a faster rate than our infrastructure can handle.
30.	The sewer and water treatment plant needs to be bigger or build a new one to accommodate the growth here.
31.	Nothing to do other than outdoor activities
32.	Not enough restaurants to accommodate, affordable housing, congested traffic
33.	The cost of living is too high for the minimum wage jobs. We do not have access to affordable housing.
34.	Need affordable housing options for those interested in living and working in BR.
35.	Lack of industry and affordable housing

36. Too much tourism
37. Sewer and water infrastructure improvements before any further development!
38. Helping locals with affordable housing!!
39. It is beyond hard for locals who were born and raised here to stay here with the rising cost of housing. If you cannot afford to build, you're out of luck. Which just brings in ppl from other states to buy our expensive housing and will forever change what foundations our town was built on. They want to make it like what they left.
40. Lack of integrity with our city government
41. Control growth to maintain small town feel
42. Tourist coming to town doubling our population and increase in traffic.
43. Too many tourists. Can't even park downtown. Also not having a good hospital.
44. Not enough restaurants & workers to meet the need of the growth. Labor Force!
45. Lack of restaurant workers!
46. People wanting to change it to suit their style. Leave it alone
47. Poverty, meth, drug use, NO affordable housing
48. Grow is good but growing too fast can be harmful
49. I would love to see better housing for local staff in addition for local homeowners to have the option to rent their home for long term or short term with direct neighbor approval.
50. Developing and following along range comprehensive plan.
51. No plans to grow infrastructure to meet public safety needs.
52. Too much development with chain stores, fast food joints.
53. Limited parking in town; especially for residents
54. Regulation of parking for locals
55. Over development of the downtown area and lack of affordable housing.
56. Affordable housing, traffic, public parking downtown.
57. The need to fix the water issues.

58.	Uncontrolled growth and outside investor/development have caused traffic, environmental, and crowding concerns. Blue Ridge has lost the charm that visitors travel here to experience.
59.	Litter. It's a total embarrassment to the community. 2 suggestions: 1. Hold trash hauling companies or individuals that do not have closed beds. 2. Do more pickup. If litter is a fact of life than the county needs to spend more to keep the community clean.
60.	Over growth in the city and surrounding areas, the expansion of light pollution and the loss of natural habitats
61.	Upgrading infrastructure, unwanted large commercial developments in downtown business district, approval of package liquor sales
62.	Lack of a master plan for Blue Ridge for 5, 10,20 years out
63.	Overdevelopment, greed, gentrification, overpriced outsider housing, too many short term rentals
64.	Uncontrolled growth ruining small town way of life by catering to tourists instead of locals
65.	No regional development plan nor impact fees.
66.	Controlled growth. If we grow too much, too fast, it will ruin the overall Blue Ridge brand. Nothing else really will matter if no one wants to live here down the road.
67.	nobody likes all the fancy businesses and tourist in this town. too many damn people! not to mention all the Florida idiots and liberal retards moving in
68.	affordable housing for renters growth with limiting restrictions(no high rise over 2 stories)
69.	traffic
70.	The biggest issue blue ridge has now is that the people who live here cannot even afford to live anymore with the rising cost of everything. Can't afford to rent. Can't afford to eat. Hell can't even afford to live. Do better think about YOUR citizens and YOUR small town or "use to be" small town. It's a shame people who grew up in blue ridge can't even stay because there is nowhere to live anymore that's affordable. And that's on all of you making it better for tourists but what about the locals.

**11.If you are from McCaysville, describe the most important issue facing McCaysville in 10-15 words or less.**



Response
1. Future development, & infrastructure. Better roads. Clean up the Crack/meth heads. The garbage in front of homes with Copperhill TN
2. Lack of honest and law abiding Police presents. Terrible Emergency Room and Medical care at Fannin County hospital. Dangerous roads.
3. Traffic plan cannot support growth
4. Not much of restaurant options
5. Increase sewer/ water capacity. Better growth mindset
6. Public health concern over trash and drug dealing
7. We need residential zoning to keep businesses out of neighborhoods.
8. Traffic is a major problem! Lots of police, but they are not pro-active, because crime is rising.
9. N/a
10. Lack of employment and housing
11. No restaurants, tri state needs competition they are horrible
12. Water and sewer infrastructure keeping up with the growth. Also, affordable housing to allow young people to stay here and fill the jobs in the area.
13. To many non-locals and investment companies moving in and pushing locals out. Hard for young couples to start out and buy a house or land here when this is where there family is from. When tourist are moving in with higher paid incomes and buying property up which is raising prices where born and raised locals can't even afford to buy them a place
14. Trafficking, uncontrolled rural growth, existing (as a county) in the shadow of blue ridge but having zero say so in matters that affect us.

15. I feel we have no guidance as far as our mayor and city council. It seems the police chief has access to spend any amount of city funds that he wants.
16. The area is growing rapidly, and there is not a lot of space to grow; therefore, causing a lot of congestion for the locals.

**12.If you are from Morganton, describe the most important issue facing Morganton in 10-15 words or less.**



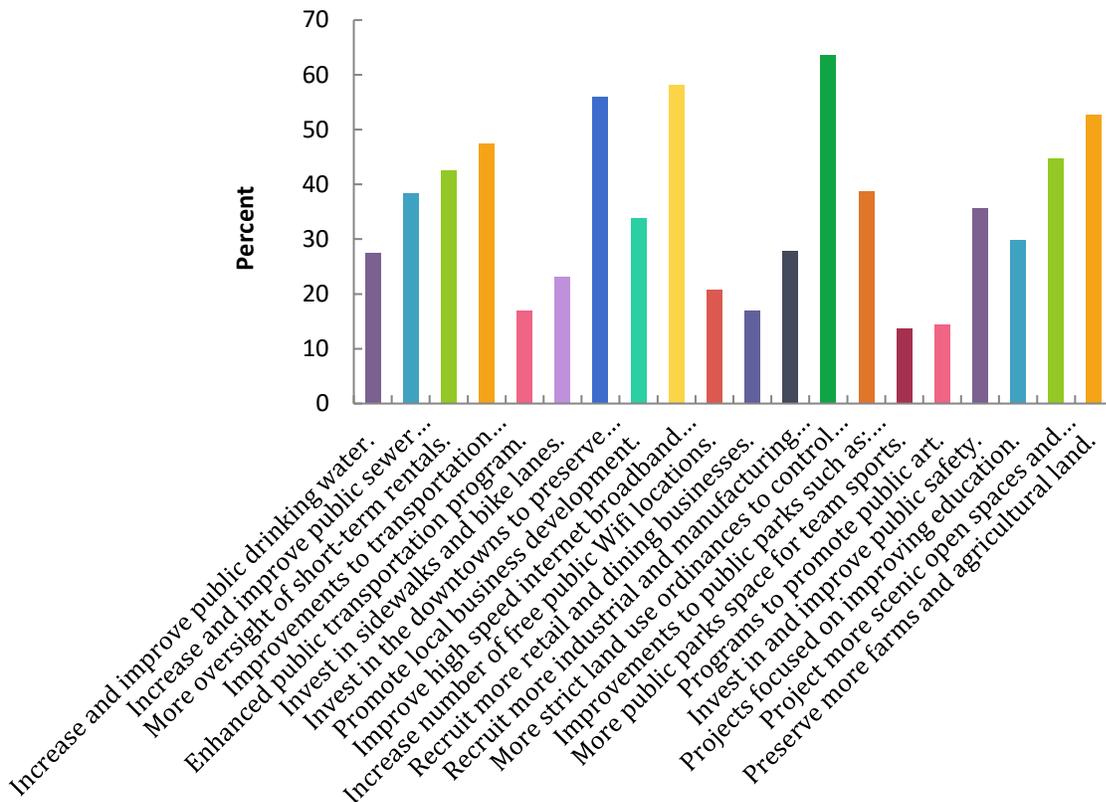
Response
1. Crime and trash
2. Lack of business development in the area
3. Inadequate law enforcement
4. No ordinances on cluttering personal property.
5. Need closer grocery option and restaurants, improved library facility in Blue Ridge
6. To many rental homes
7. Keep it country. Don't support tourist destination. Came for small town atmosphere. If I needed more fast food choices I'd drive further.
8. Uncontrolled growth, becoming little Gatlinburg.
9. (Morganton area) The increase of tourism traffic makes getting in/out of roadways difficult.
10. Only being here since 2020, I would say an important opportunity is getting businesses back in the area and help promote their location to tourists
11. Trash and junk in yards and surrounding areas. Change in city governance. City water needed.
12. Choice of internet. Destruction of forests.
13. The cost to purchase land or a home. The cost to rent a home. Our land and home taxes going up.
14. No cell reception/can't get good Wi-Fi
15. Gravel roads need to be maintained better.
16. Lack of access to broadband over 25MB. It's embarrassing.
17. Morganton has no vision for its present and future existence. The city of Morganton has no website or Facebook page. Information concerning city issues is only known by a small inner circle of people.

18.	Lack of work force
19.	Speeding traffic on Loving rd. Need red light at Loving rd. intersection
20.	Need high speed internet
21.	Need high speed internet; preparing students for high-paying professional jobs; managed growth with sustainable, long-term planning
22.	Lack of broadband. High crime.
23.	Need less development and more conservation
24.	USPS is inadequate. No restaurants available. Trashy neighborhood no control. Horrible internet access
25.	Trash and junk in yards and surrounding areas. Change in city governance. City water needed. More community oriented events for families. Support for east Fannin Elementary school.
26.	Drug use in the area, litter, dilapidated properties
27.	Overdevelopment with "tiny homes" on small lots without density, infrastructure or environmental oversight, Holt developments on Sparks Road and Maple Grove being two examples.
28.	Development is being done without community involvement. Would like Zoning laws to prevent low density or tiny home developments.
29.	Too much housing development now, especially in Squirrel Hunting area.
30.	Zoning and limiting over growth
31.	Land development
32.	Stop tiny home development due to inadequate water supply and internet service.
33.	High speed internet
34.	The idea of uncontrolled growth and development as envisioned by "tiny homes" and their environmental impact as well as impact on traffic and wildlife.
35.	The development planned by Bill Holt on Squirrel Hunting Road.
36.	Developments i.e.: tiny homes(Bill Holt), single family homes and/or low income affordable housing
37.	one weekend rental can cause havoc with no respect or consequences for bad behavior. weekend warriors
38.	The need for good internet, otherwise it is awesome! Please don't bring Atlanta here, we don't want a ton of apartments. If we wanted Atlanta, we would have stayed there. We appreciated and love the small town atmosphere here and the low crime.
39.	Fiber optics, no public park for walking
40.	Farm land being sold to developers. We need to preserve our farms!

**13.If you are from another county, comment on Fannin County in 10-15 words or less.**

Response	
1.	I think you guys need to stop building properties better the schools make them more multicultural teach the kids to stop being racist!!!!!!!!!!!!!!
2.	We will retire here, and really love the area. Definitely need developers to pay impact fees and/or upgrade infrastructure when building
3.	I'm from Fannin but live in Gilmer because I cannot afford Fannin with two incomes.
4.	Too much tourist growth and not enough left for locals, not enough grocery stores, housing, etc.

**14. What types of projects would you support to make Fannin County a better place? (Select all that apply)**

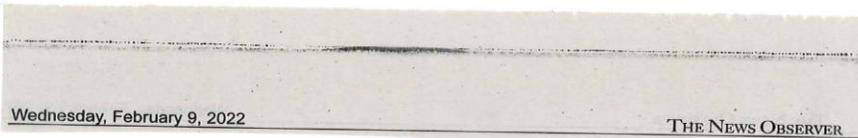


Value	Percent	Count
Increase and improve public drinking water.	27.5%	78
Increase and improve public sewer infrastructure.	38.4%	109
More oversight of short-term rentals.	42.6%	121
Improvements to transportation infrastructure such as: roads, intersections, street lighting, etc.	47.5%	135
Enhanced public transportation program.	16.9%	48
Invest in sidewalks and bike lanes.	23.2%	66
Invest in the downtowns to preserve historic landmarks, improve walkability, improve parking.	56.0%	159
Promote local business development.	33.8%	96
Improve high speed internet broadband access throughout county.	58.1%	165
Increase number of free public Wifi locations.	20.8%	59

Recruit more retail and dining businesses.	16.9%	48
Recruit more industrial and manufacturing companies.	27.8%	79
More strict land use ordinances to control future growth.	63.7%	181
Improvements to public parks such as: parking, trails, signs, dog areas, and other amenities.	38.7%	110
More public parks space for team sports.	13.7%	39
Programs to promote public art.	14.4%	41
Invest in and improve public safety.	35.6%	101
Projects focused on improving education.	29.9%	85
Project more scenic open spaces and woodlands.	44.7%	127
Preserve more farms and agricultural land.	52.8%	150

## *Appendix C: Newspaper Coverage, Webpage Coverage, other advertising*

The following announcement appeared in the February 9, 16, and 23, 2022 editions of *The News Observer*.



### COMMUNITY CALENDAR

#### **Fannin County to meet for input**

The first Stakeholder Meeting for gathering public input for Fannin County's Comprehensive Plan update will be at 6 p.m., Thursday, February 24, at The Arts Center, 420 West Main Street, Blue Ridge. The group will begin developing issues and opportunities important for the management of the county and cities of Blue

Ridge, McCaysville, and Morganton. The meeting is open to the public and all are welcome.

The following article covering the first stakeholder meeting appeared in the March 2, 2022 edition of *The News Observer*.

Wednesday, March 2, 2022

THE NEWS OBSERVER

A3

## Comprehensive plan work begins

By MOLLIE ALLEN  
mollie@thenewsobserver.com

Public officials and community members gathered at The Art Center in Blue Ridge for the Fannin County Joint Comprehensive Plan Stakeholders Meeting Thursday, February 24.

The meeting was an attempt at gathering as much perspective about the community as possible, and specifically, to identify each municipality's and the county's strengths, weaknesses, opportunities and threats.

These characteristics will be used by the North West Georgia Regional Commission (NWGRC), who facilitated the meeting, to develop a county-wide five-year comprehensive plan.

Officials from Fannin County, McCaysville, Blue

Ridge and Morganton attended with several citizens from each location.

NWGRC Senior Planner Gretchen Lughart explained that the plan will not be "written in stone" but serves as a guide for officials as they make decisions throughout their tenure.

"What we do in these meetings, it does matter," Fannin County Chamber of Commerce President Christie Gribble said. "It matters when you're going after grants, and it's (specific needs are) in your plan."

Additionally, Lughart presented a slide show with statistics and trends for the area. The statistics were gathered from the 2020 US Census data while the trends were gathered from the Georgia Governor's Office of Planning and Budget.

By 2030, the county's population is expected to peak, and then, it will decline by nearly 9,000 residents. Lughart said this could be due to the large Baby Boomer population.

The county ranks number three in the state for vacant housing units with 37% of the total 17,643 units being cited. Vacant units include all homes that are not used as a primary residences such as short-term rentals and second homes.

In 2021, 1.4 million people visited Fannin County.

The City of McCaysville was the only municipality to see a significant increase in population in the last 20 years.

A second stakeholders meeting will be held Thursday, March 24, at 6 p.m. at The Art Center, and all are invited to attend.



News Observer photo/Mollie Allen

Fannin County Board of Commissioners Chairman Jamie Hensley told of some accomplishments the county has made since the inception of their last Five-Year Comprehensive Plan during the Fannin County Joint Comprehensive Plan Stakeholders Meeting Thursday, February 24.

## COVID cases decline

By GLENN HARBISON  
glenn@thenewsobserver.com

Fewer confirmed cases of COVID-19 continue to be reported in Fannin County by both the Georgia Department of Public Health (DPH) and the county school system.

Friday, February 25, Fannin schools reported no new cases of the virus among students or staff for the second week in a row.

The same day, the DPH said 44 new COVID-19 cases had been reported in Fannin County during the previous week. That

The following announcements were posted on government websites during the month of February for the first stakeholder meeting.

Fannin County's website:

### Five-year update of the Comprehensive Plan

The first Stakeholder Meeting for Fannin County's Comprehensive Plan update will be at 6 pm, Thursday, February 24, 2022 at Blue Ridge Art Center, 420 West Main Street, Blue Ridge. The group will begin discussing topics like economic development, housing, transportation, and natural resources management for the county and cities of Blue Ridge, McCaysville, and Morganton. The meeting is open to the public and all are welcome. Join in planning your community's future!



Contact Information

Please Read

Blue Ridge's website:



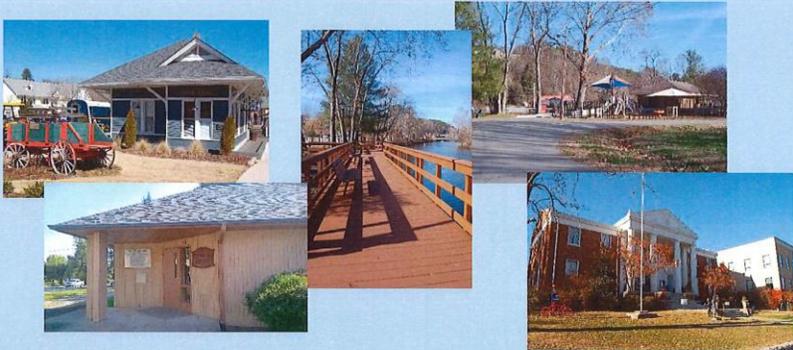
McCaysville website:



Gretchen Lugthart sent the following printable flyer to each government and Nichole Potzauf of the Art Center to print off and post in an appropriate location before the first stakeholder meeting February 24, 2022. She sent similar flyers for the next two stakeholder meetings as well.

*Want to help plan your community's future?  
You are invited to the*

***Public Stakeholder Meeting  
For the Fannin County Joint  
Comprehensive Plan Update  
February 24, 2022, 6 pm  
Blue Ridge Art Center  
420 West Main Street, Blue Ridge***



*Participate in brainstorming on issues for Fannin County, Blue Ridge, McCaysville, and Morganton. Open to the public: all are welcome! Issues cover Transportation, Natural and Cultural Resources, Community Facilities and Services. Housing, and more.*

Hosted by Fannin County, Blue Ridge, McCaysville and Morganton, in cooperation with:



Northwest Georgia Regional Commission  
503 West Waugh Street  
Dalton, GA 30720  
706-272-2300

Website announcements for second stakeholder meeting:

Fannin website:

The screenshot shows the top navigation bar of the Fannin County website with links for HOME, OUR COUNTY, FANNIN COUNTY GEORGIA (logo), SERVICES, and DEPARTMENTS. Below the navigation are four blue banners: 'PLEASE TAKE A MOMENTS TO READ THE OUR COMMUNITY PARTNERS MESSAGE REGARDING COVID -19', 'CLICK HERE FOR COVID-19 UPDATES AND TESTING INFORMATION', 'PUBLIC NOTICE OF ORDINANCE REVISIONS', and 'PUBLIC NOTICE OF SECOND STAKEHOLDER MEETING MARCH 24TH'. At the bottom of the banners are three grey buttons: 'NOTICE: AMENDED LODGING ORDINANCE 2022', 'MILEAGE RATE/ TINY HOME SUBDIVISION : PUBLIC HEARING VIDEO', and 'NOTICE: AMENDED ALARM ORDINANCE 2022'.

**We are updating Fannin County’s Comprehensive Plan that covers economic development to cultural and natural resources, and everything in between. Give your input by completing the Community Vision Survey below.**

[Please click here to complete the survey](#)

The second Stakeholder Meeting for Fannin County’s Comprehensive Plan update will be at 6 pm, Thursday, March 24, 2022, at Blue Ridge Art Center, 420 West Main Street, Blue Ridge. Many thanks to those who attended the first meeting to help plan your community’s future. The group will continue brainstorming about land use, cultural and natural resources, and community facilities and services, and other resources for the county and cities of Blue Ridge, McCaysville, and Morganton. The meeting is open to the public and all are welcome.

The screenshot shows the Blue Ridge Georgia website header with a search bar and navigation links: Home, Departments, City Government, Business, Pay Online, Residents, Visitors, and Contact. The main content area features a 'City Calendar' section with a 'Subscribe to this feed' button. The event listed is 'NWGRC Stakeholder Second Meeting' with the following details: Event Location: Blue Ridge Art Center, Start Date: 3/24/2022 06:00 PM, and End Date: 3/24/2022 08:00 PM. A detailed description of the meeting is provided below the event details, and contact information for the City Clerk is listed at the bottom: Contact Name: City Clerk, Contact Phone: 706-632-2091.

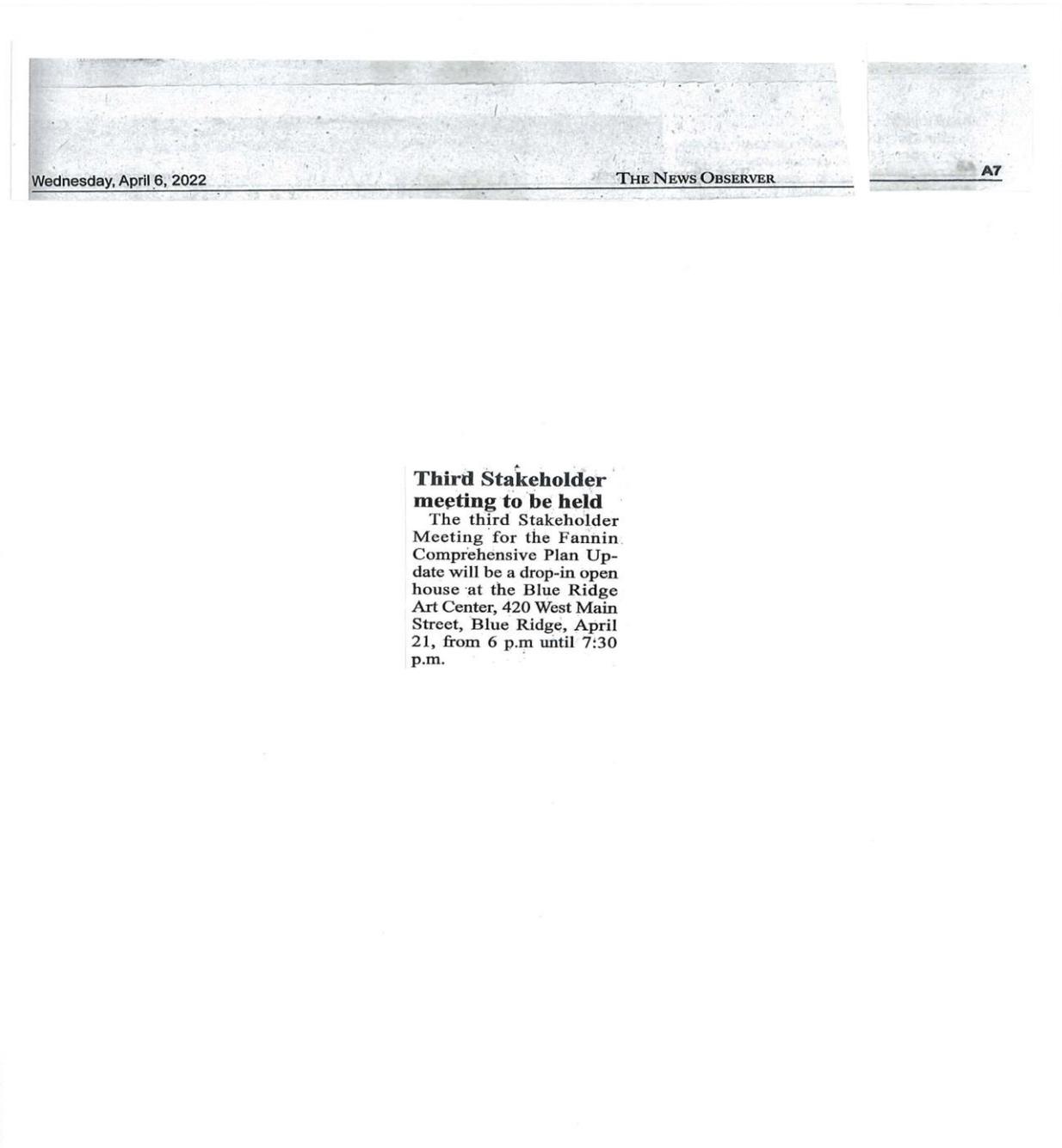
## City News



### Second Stakeholder Meeting: Fannin County

The second Stakeholder Meeting for Fannin County's Comprehensive Plan update will be at 6 pm, Thursday, March 24, 2022, at Blue Ridge Art Center, 420 West Main Street, Blue Ridge. Many thanks to those who attended the first meeting to help plan your community's future. The group will continue brainstorming about land use, cultural and natural resources, and community facilities and services, and other resources for the county and cities of Blue Ridge, McCaysville, and Morganton. The meeting is open to the public and all are welcome.

The following announcement appeared in the April 6, 13, and 20, 2022 editions of the Fannin News Observer (check each paper as it comes in)



Wednesday, April 6, 2022

THE NEWS OBSERVER

A7

**Third Stakeholder meeting to be held**

The third Stakeholder Meeting for the Fannin Comprehensive Plan Update will be a drop-in open house at the Blue Ridge Art Center, 420 West Main Street, Blue Ridge, April 21, from 6 p.m until 7:30 p.m.

## Appendix D: Legal Notices

This legal advertisement of the First Public Hearing for the update of the Fannin County Joint Comprehensive Plan appeared in the Fannin County newspaper *The News Observer* on Wednesday, November 24, 2021.

### **PUBLIC HEARING NOTICE FANNIN COUNTY, BLUE RIDGE, MCCAYSVILLE, AND MORGANTON JOINT COMPREHENSIVE PLAN**

The above governments share a comprehensive plan, the Fannin County Joint Comprehensive Plan, 2018-2028, Amended 2021. Under planning rules promulgated by the Georgia Department of Community Affairs effective on October 1, 2018, it is time for a five-year update of the Plan document. This first public hearing is intended to explain the process for the plan preparation and the opportunities for public participation in the development of the updated plan. These affected governments intend to appoint citizens to participate as part of a Stakeholder Committee to work with planners for the plan preparation. In addition, broad citizen participation at every meeting related to the plan preparation is desirable and recommended.

The plan document, estimated for completion in draft form by July 2022, will ultimately be submitted for review to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs. Plan approval by October 31, 2022 will allow the affected governments to extend their Qualified Local Government status, and each will therefore be eligible for State loans, grants, and permits for another five years.

This public hearing will be held in the Fannin County Court House, Jury Assembly Room (3<sup>rd</sup> floor to the left), 400 West Main St., Suite 100, Blue Ridge, Georgia 30513 at 5:30 PM on December 14, 2021.

This legal advertisement of the Second Public Hearing for the update of the Fannin County Joint Comprehensive Plan appeared in Fannin County newspaper *The News Observer* on Wednesday, July 20, 2022.

**PUBLIC HEARING NOTICE**

**FANNIN COUNTY, BLUE RIDGE,  
MCCAYSVILLE, AND MORGANTON**

**UPDATE OF JOINT COMPREHENSIVE PLAN**

Fannin County and the cities of Blue Ridge, McCaysville, and Morganton have prepared a draft Joint Comprehensive Plan Update for 2023-2027 according to the 2018 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989.

Accordingly, a joint public hearing is scheduled for the County and Cities to accept comments on the “Draft Joint Comprehensive Plan for Fannin County and the cities of Blue Ridge, McCaysville, and Morganton,” for the period 2023-2027. This draft plan was prepared by Fannin County and the cities of Blue Ridge, McCaysville, and Morganton with broad public participation, and with guidance from a Steering Committee of public and private sector individuals. After the public hearing and receipt of public comment, the draft plan will be submitted for review by the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs. Plan approval by October 31, 2022 is required to maintain Qualified Local Government (QLG) status for each local government per the Georgia Planning Act of 1989, allowing continued eligibility for State loans, grants, and permits for another five years.

The public hearing on the draft plan will be held at the Fannin County Court House, Jury Assembly Room, (3rd Floor on the left) 400 West Main St, Suite 100, Blue Ridge, Georgia 30513 at 5:30 on Tuesday, August 9, 2022.

A copy of the draft plan will be available for review on the Northwest Georgia Regional Commission website, [nwgrc.org](http://nwgrc.org).